

EPHRAIM MOGALE LOCAL MUNICIPALITY



REVIEW EPHRAIM MOGALE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK PHASE 3: DRAFT SPATIAL DEVELOPMENT FRAMEWORK (SDF)

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TABLE OF CONTENTS

PROJECT INFORMATION SHEET	i
TABLE OF CONTENTS.....	i
LIST OF FIGURES	vi
LIST OF MAPS	vii
LIST OF TABLES.....	vii
LIST OF ABBREVIATIONS AND ACRONYMS	ix
1. INTRODUCTION & BACKGROUND.....	2
1.1. BACKGROUND TO THE PROJECT.....	2
1.2. PROJECT OBJECTIVES	3
1.3. EPHRAIM MOGALE MUNICIPALITY'S CONTEXT	4
1.3.1. Municipal Locality	4
1.3.2. Local Context	6
1.3.3. Regional Context	9
1.3.4. Important Transport Linkages.....	10
1.4. DOCUMENT OUTLINE.....	10
2. POLICY CONTEXT AND VISION DIRECTIVES	12
2.1. LEGISLATIVE CONTEXT	13
2.1.1. Local Government: Municipal Systems Act 2000	13
2.1.2. Spatial Planning and Land Use Management Act 2013 (SPLUMA)14	
2.1.2.1. Implication of the SPLUM development principles to the SDF	14
2.1.3. Ephraim Mogale Local Municipality Land Use Management Bylaw, 2017.....	15
2.2. POLICY CONTEXT.....	15
2.2.1. National Development Plan (NDP) 2030.....	15
2.2.2. National Spatial Development Framework 2022.....	17
2.2.3. The Limpopo Development Plan 2025-2030.....	19
2.2.4. Limpopo Provincial Spatial Development Framework, 2025.....	20
2.2.5. Comparison of Spatial Development Outcomes Across National and Provincial Spheres	24
2.2.6. District and Local Municipal Policy Context	26
2.2.6.1. Draft Sekhukhune District Spatial Development Framework, 202526	
1.5. Alignment with Neighbouring Municipalities SDF's	29
2.2.6.2. Ephraim Mogale Local Municipality IDP 2025/26	34
2.2.6.2.1.IDP Key Issues and Challenges	34
2.2.6.2.2.Municipal Vision & Mission	34
2.2.6.3. Ephraim Mogale Spatial Development Framework (2019)	35
2.2.6.3.1. Analysis of Implementation of 2019 SDF	37
2.2.7. Other Legislation and Policy	38
2.3. SYNTHESIS AND WAY FORWARD.....	38

2.3.1. Compliance Obligations.....	38	3.1.5. Geology.....	59
2.3.2. Renewal Obligations.....	39	3.1.6. Minerals and Mining.....	61
2.3.3. Development Obligations.....	39	3.1.7. Disaster Risk Areas.....	61
2.3.4. Towards Ephraim Mogale Municipality's "Spatial Vision 2040" ..	40	3.1.8. Bio-Physical Issues Summary.....	66
2.4. Policy Challenges and Opportunities	41	3.2. SOCIO-ECONOMIC ENVIRONMENT	69
2.4.1. Policy Challenges	41	3.2.1. Population Profile	69
2.4.2. Policy Opportunities.....	42	3.2.1.1. Ward level population and households	69
2.5. Concluding Remarks	42	3.2.1.2. Age and Gender.....	71
3. ANALYSIS OF THE CURRENT REALITY: SPATIAL OPPORTUNITIES AND THREATS	45	3.2.1.3. Key statistics	71
3.1. BIO-PHYSICAL ENVIRONMENT	45	3.2.1.4. District Population Comparison	72
3.1.1. Topography, Hydrology and Catchment Areas	45	3.2.1.5. Population Projections.....	74
3.1.1.1. Hydrology	45	3.2.2. Education Levels.....	76
3.1.1.2. Catchment.....	46	3.2.3. EPMLM Economic Structure	76
3.1.1.3. Topography	46	3.2.3.1. Agriculture Sector GVA.....	77
3.1.2. Biodiversity and Ecosystems.....	48	3.2.4. Employment Profile.....	77
3.1.2.1. Protected and Conservation Areas.....	53	3.2.4.1. Employment Status	77
3.1.3. Land Capability.....	55	3.2.4.2. Employment Sectors.....	78
3.1.3.1. Agriculture Potential	55	3.2.4.3. Income Distribution.....	78
3.1.3.2. Agricultural Activities.....	57	3.2.5. Safety and Security.....	79
3.1.4. Vegetation/ Biomes.....	57	3.2.5.1. Crime	79
		3.2.6. Land Tenure and Value	80

1.6.	Land Under Magoši	83	3.3.4.1.2.Key	Provincial	Road	Network
3.2.7.	Land Restitution Claims.....	85	101			
3.2.8.	Summary of Socio-Economic Issues	85	3.3.4.1.3.Municipal		road	network
3.3.	BUILT ENVIRONMENT ANALYSIS	88	101			
1.7.	Dominant Land Uses & Activity Patterns	88	3.3.4.2. Railway Transport Service			103
3.3.1.1.	Agriculture	88	3.3.4.3. Air Transport Service			103
3.3.1.2.	Conservation and open space	89	3.3.4.4. Public Transport Infrastructure			103
3.3.1.3.	Mining.....	89	3.3.5. Water.....			105
3.3.1.4.	Human Settlements	91	3.3.6. Sanitation/ Sewerage			106
1.8.	Settlement Role, Hierarchy And Function	91	3.3.7. Energy			107
3.3.1.5.	Marble Hall Urban Core.....	91	3.3.7.1. Marble Hall License Area.....			108
3.3.1.6.	Rural Development Areas,	94	3.3.7.1. Energy for Cooking and Lighting.....			109
3.3.2.	Townships – Potential Revenue Base.....	95	3.3.8. Solid Waste			109
3.3.3.	Housing Trends	95	3.3.8.1. Solid Waste Collection			109
3.3.3.1.	Housing Needs Projection	96	3.3.8.2. Solid Waste Disposal.....			110
3.3.3.2.	Current Housing Needs & Allocation	98	3.3.9. Social Services			111
3.3.3.3.	Land Use Management Instruments.....	99	3.3.9.1. Health Services			111
3.3.4.	Infrastructure.....	100	3.3.9.2. Education Services			111
3.3.4.1.	Roads and Transport Networks	100	3.3.9.3. Police Station.....			112
3.3.4.1.1.	National	Road	Network			
100						
			3.3.9.4. Cemeteries			112
			3.3.9.5. Postal Services			115

3.3.9.6. Other Government Services.....	115	4.4.3.1.1.Development	Containment
3.3.10. Summary of Built Environment Issues	116	141	
3.4. SYNTHESIS OF THE DEVELOPMENT ENVIRONMENTS	119	4.4.3.1.2.Residential	Development and Housing
3.4.1. Policy Directives Integrated Synthesis of Challenges and Opportunities	119	142	
4.1. Bio-Physical Synthesis of Challenges and Opportunities.....	121	4.4.3.1.3.Provision of Engineering & Social Services	
4.2. Socio-Economic Synthesis of Challenges and Opportunities ..	124	143	
3.4.2. Built Environment Synthesis of Challenges and Opportunities .	127	4.4.3.1.4.....	Business
3.4.3. Final Synthesis.....	130	145	
3.4.3.1. Municipal Planning Implications	130	4.4.3.1.5.Connectivity and Movement	Routes
3.4.3.2. The Strategic Direction Ahead.....	131	145	
4. SPATIAL PROPOSALS	133	4.4.3.1.6.Functional	Development Zones
4.1. Towards Ephraim Mogale Municipality's "Spatial Vision 2050"	133	146	
4.2. Local Spatial Development Outcomes, Goals and Principles .	134	4.4.3.1.6.1. Mining Zone	146
4.3. Conceptual Spatial Framework/ Spatial Concept	136	4.4.3.1.6.2. Airport Zone (AZ)	147
4.4. Spatial Development Framework.....	138	4.4.3.1.6.3. Other Features and Land Uses	147
4.4.1. Spatial Tools and Concepts.	138	4.4.3.2. Rural Nodes	148
4.4.2. Composite Spatial Development Plan.....	138	4.4.3.2.1.Moganyaka/ Leeuwfontein	Rural Node
4.4.3. Hierarchy of Settlements	139	148	
4.4.3.1. Marble Hall Core Urban Area	141	4.4.3.2.2.Rathoke/ Zamenkomst	Rural Node
		150	
		4.4.3.2.3.Ga-Rakgwadi	Rural Node
		151	

4.4.3.2.4.Elandskraal 153	Rural	Node	5.2. Institutional Arrangements 176
4.4.3.2.5.Ditholong/Letebejane 154	Rural	Node	5.3. Capital Investment Framework 178
4.4.3.3. Scattered Settlement Clusters 156			5.4. Capital Expenditure Framework 183
4.4.3.3.1.North-Eastern 156		Cluster	5.4.1. Spatial Summary of Investment..... 191
4.4.3.3.2.Eastern 157		Cluster	5.5. Implementation Monitoring 193
4.4.3.3.3.Northern 158		Cluster	5.6. Inputs into the IDP 194
4.4.3.3.4.Western 158		Areas	5.7. Inputs into sector plans 194
4.4.3.3.5.Central 158		area	5.8. Supporting Policies for the Ephraim Mogale SDF 194
4.4.4. Agricultural and Farming Zone (AFZ) 159			6. CONCLUSION 196
4.4.5. Biodiversity Areas 159			7. ANNEXURE A: OTHER LEGISLATION AND POLICY IMPACTING THE EPHRAIM MOGALE SDF 199
4.5. Spatial Strategies..... 160			7.1. SDF Content Requirement in terms of MSA and SPLUMA 199
4.5.1. Spatial Growth Management 160			7.2. Legislation That May Have An Impact On The SDF 201
4.5.2. Urban and Rural Land-Use 161			7.3. Other Relevant Policies 213
4.5.3. Natural Environment 165			
5. Implementation Framework..... 169			
5.1. Guidelines for Land Use Management 170			

LIST OF FIGURES

Figure 1: Sekhukhune District Population Breakdown	6	Figure 21: Household Income Distribution	79
Figure 2: Racial Profile	6	Figure 22: Land Ownership in EPMLM	80
Figure 3: MSDF Context within government's policy and strategic plans framework	12	Figure 23: Market Value per Land Ownership Category	82
Figure 4: SPLUMA Principles Implications	14	Figure 24: 2019 Settlement Hierarchy	91
Figure 5: Key Spatial NDP Objective and Actions	16	Figure 25: Marble Hall Electrical Demand vs Capacity	108
Figure 6: NSDF Development Levers	18	Figure 26: Ideal Institutional Structure for EPMLM PED Department ...	176
Figure 7: Limpopo Development Plan 2025-2030	22	Figure 27: Capital Expenditure MTEF Split	183
Figure 8: Limpopo PSDF	23	Figure 28: Budget Breakdown per Ward	192
Figure 9: SDM SDF Development Objective	27		
Figure 10: Sekhukhune Proposed Nodal Hierarchy	28		
Figure 11: EPMLM SDF Vision Elements	41		
Figure 12: Designated Protected Areas within EPMLM	53		
Figure 13: Location of current and developing future land use conflicts in Sekhukhune and Capricorn Districts	54		
Figure 14: Agricultural Activities	58		
Figure 15: Population per ward	69		
Figure 16: Age and Gender Distribution	71		
Figure 17: EPMLM Economic Sectors	77		
Figure 18: Main Agricultural Commodities in EPMLM	77		
Figure 19: Employment status	78		
Figure 20: Employment Sectors	78		

LIST OF MAPS

Map 1: EPMLM Municipal Locality Context.....	5
Map 2: EPMLM Wards	8
Map 3: EPMLM Regional Locality Context.....	9
Map 4: Topography and Hydrology	47
Map 5: Biodiversity Spatial Plan.....	49
Map 6: EPMLM Land Capability.....	56
Map 7: Geological Map	60
Map 8: Population Density per Ward	70
Map 9: Land Ownership	81
Map 10: Tribal Jurisdiction	84
Map 11: Socio-Economic Environment Synthesis	86
Map 12: Main Land Uses	90
Map 13: Marble Hall Urban Core	93
Map 14: Road Network	102
Map 15: Access to Social Services	114
Map 16: Bio-Physical Environment Synthesis.....	123
Map 17: Socio-Economic Synthesis.....	126
Map 18: Built Environment Synthesis	129
Map 19: Conceptual Development Framework.....	137
Map 20: EPMLM Composite SDF	140
Map 21: Urban Core Development Framework	144
Map 22: Moganyaka/ Leeuwfontein Rural Node	149
Map 23: Rathoke/ Zammenkomst Rural Node	151

Map 24: Ga-Rakgwadi Rural Node	152
Map 25: Elandskraal Rural Node	154
Map 26: Ditholong/ Letebejane Rural Node	155
Map 27: Matseding/ Phetwane FDA	156
Map 28: North-eastern Village Cluster	157
Map 29: Eastern Village Cluster	157
Map 30: Northern Village Cluster	158
Map 31: Matlala-Ramoshebo Village	158

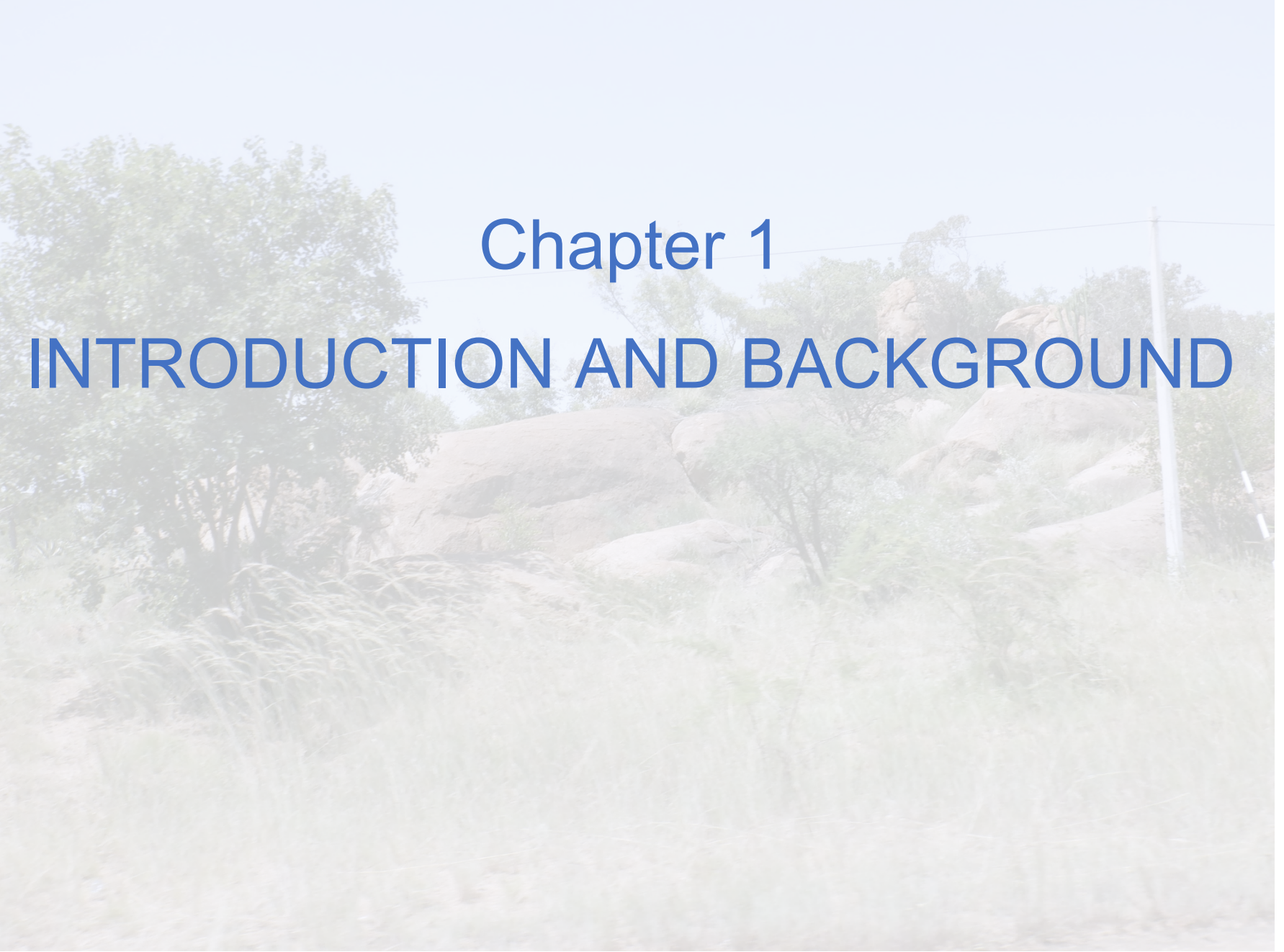
LIST OF TABLES

Table 1: Municipal Wards and Settlements.....	7
Table 2: National and Provincial Spatial Development Outcomes.....	24
Table 3: Rivers and Dams within EPMLM.....	45
Table 4: CBA Land Management Recommendations.....	50
Table 5: Potential Disaster Risk Exposure in EPMLM	61
Table 6: List of Settlements Encroaching on Wetlands.....	62
Table 7: Summary of Bio-Physical Challenges and Opportunities.....	67
Table 8: Ephraim Mogale Key Population Statistics from 2011 to 2022 ..	71
Table 9: Population and Household Growth Trends, 2001 to 2022	73
Table 10: CSIR Population Growth Trends and Projections.	74
Table 11: Population Growth Scenarios.....	75

Table 12: Level of Education.....	76	Table 36: Recommended land uses per land use zone.....	173
Table 13: Attendance of an Education Institution (5 – 24 years)	76	Table 37: Agriculture Compatible Land Uses.....	175
Table 14: Socio-Economic Challenges and Opportunities.....	87	Table 38: Capital Investment Framework: Projects Implemented by Other State Institutions	178
Table 15: Townships within EPMLM	95	Table 39: Proposed Criteria for project prioritization and budget allocation	182
Table 16: Housing Statistics by Dwelling Type	96	Table 40: Capital Expenditure Framework (EPMLM Projects).....	184
Table 17: Estimated Household Growth	97	Table 41: Spatial Distribution of the Capital Budget.....	192
Table 18: Housing Needs Projections.....	97	Table 42: SDF Implementation Monitoring Tracker	193
Table 19: Housing Interventions in EPMLM.....	99	Table 43: SDF Legislative Compliance Requirements.....	199
Table 20: Formal Public transport facilities in Ephraim Mogale	103	Table 44: Relevant Legislative Imperatives	201
Table 21: EPMLM Water Provision	105	Table 45: Implications of Other Policies.....	213
Table 22: Access to Sanitary Services.....	106		
Table 23: EPMLM Wastewater Treatment Works (WWTW).....	107		
Table 24: Energy Used for Cooking and Lighting	109		
Table 25: Solid Waste Disposal in EPMLM.....	109		
Table 26: Waste Collection frequency	110		
Table 27: EPMLM Solid Waste Sites	110		
Table 28: Villages Outside 5km Radius of PHC.....	111		
Table 29: EPMLM Cemeteries	112		
Table 30: Summary of Built Environment Issues	116		
Table 31: Settlement Hierarchy.....	139		
Table 32: Urban Core Engineering and Social Services Standards	143		
Table 33: Spatial Growth Management strategies	160		
Table 34: Urban and Rural Land use Spatial Strategies.....	161		
Table 35: Natural Environment Management Spatial Strategies	165		

LIST OF ABBREVIATIONS AND ACRONYMS

APAP	Agricultural Policy Action Plan
COGHSTA	Cooperative Governance, Human Settlements and Traditional Affairs
CRDP	Comprehensive Rural Development Programme
DRDLR	Department Rural Development and Land Reform
EPMLM	Ephraim Mogale Local Municipality
I&APs	Interested and Affected Parties
IDP	Integrated Development Plan
IUDF	Integrated Urban Development Framework
LDP	Limpopo Development Plan
LED	Local Economic Development
ME	Monitoring and Evaluation
MSA	Municipal Systems Act 2000 (Act 32 of 2000)
MSDF	Municipal Spatial Development Framework
NDP	National Development Plan
NSDF	National Spatial Development Framework
PSDF	Provincial Spatial Development Framework
SADC	Southern African Development Community
SDA	Strategic Development Area
SDF	Spatial Development Framework
SDM	Sekhukhune District Municipality
SPLUMA	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
FDA	Future Development Area



Chapter 1

INTRODUCTION AND BACKGROUND

1. INTRODUCTION & BACKGROUND

Ephraim Mogale Local Municipality's Council has developed its Integrated Development Plan (IDP) for its term of office, which is reviewed annually to ensure implementation of programmes towards attaining Council's vision and identified municipality's critical needs. An initially developed Spatial Development Framework (SDF) was reviewed in the year 2019 to align with the IDP vision. The municipality has now identified the need to review the Ephraim Mogale SDF 2019 in order to align with current policy directives and the changing socio-economic environment.

A SDF is a spatial plan which reflects the agreed spatial values, principles and proposals of the future development desires and policies of the communities residing within the municipality. The spatial plan illustrates the desired form of current and future land development, in order to guide development of areas of priority spending based on the analysis and the vision as agreed upon by the IDP and SDF processes, and provides general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, towns and residential areas.

1.1. BACKGROUND TO THE PROJECT

The introduction of SDFs as part of integrated development planning process brought the required tool aimed at addressing historically distorted, unviable and unsustainable spatial patterns and challenges caused by apartheid planning. Ephraim Mogale Local Municipality (EPMLM) has initiated the process for the review of its 2019 Municipal Spatial Development Framework (MSDF/ SDF) as part of its IDP implementation.

In terms of the Municipal Systems Act (Act 32 of 2000) Section 26 (e), all municipalities are required to prepare an Integrated Development Plan (IDP) for their area of jurisdiction, which must include the following core components:

- the **Municipal Council's Vision** for the long-term development of the municipality with special emphasis on the municipality's most critical development and internal transformation needs.
- an **assessment of the existing level of development** in the municipality, which must include an identification of communities which do not have access to basic services.
- the **Council's Development Priorities and Objectives** for its elected term, including its local economic development aims and its internal transformation needs.

- the **Council's Development Strategies** which must be aligned with any national or provincial sectoral plans and planning requirements binding on the municipality in terms of legislation.
- a **Spatial Development Framework** which must include the provision of basic guidelines for a land use management system for the municipality.

1.2.PROJECT OBJECTIVES

The objective of this project is therefore to “review the *Municipal SDF in compliance with SPLUMA and the comprehensive guidelines developed by DLRRD*”¹.

This exercise shall entail the following:

- I. Development of a Spatial vision of the municipality.
- II. development of conceptual scenario for envisaged spatial form.
- III. development of Micro-spatial Plans for the core areas.
- IV. setting out objectives that reflect desired spatial form of the rural area of the municipality.
- V. contain strategies, policies and plans which must-
 - a) Indicate desired patterns of land use within the municipality.

- b) Address the spatial reconstruction of the location and nature of development within the municipality, and
 - c) Provide strategic guidance in respect of the location and nature of development within the municipality.
- VI. Set out basic guidelines for land use management system in the municipality.
- VII. Set out a capital investment framework for the municipality's development programs.
- VIII. Analysis and clarification of how sector plans will implement the SDF.
- IX. Contain a strategic assessment of the environmental impact of the SDF.
- X. Address sustainable bio-regional planning (identify programs, interventions, and projects for the development of land within the municipality).
- XI. provide a visual representation of the desired spatial form of the municipality, which representation:
 - a) Must indicate where public and private land development and infrastructure investment should take place.
 - b) Must indicate desired or undesired utilization of space in the district municipality.
 - c) Must identify areas where strategic intervention is required

¹ EPMLM Terms of Reference for Review of SDF 2025

The terms of reference issued by the municipality further specify the following issues in the review of the SDF:

- Evidence of vertical alignment between municipal SDF and plans and intentions of the district, province and national.
- Should be aligned with the SDFs of neighboring local municipalities
- Spatial implications of the adjacent local municipality SDF should be clarified.
- Land use management systems and practices in the municipality should be clarified.
- Municipal spatial patterns and dysfunctionality should be analyzed. Whether municipality is non affluent or affluent.
- Identification, viability and sustainability of existing nodal points of municipality significant for promoting economic growth.
- Highlighting major structuring elements, migration and urbanization trends as well as their spatial implication within the municipality.
- Point out municipal and/or growth points which need urgent attention by the municipality.
- Overlay the conceptual diagram into various layers of information such as the cadastral.

The review process shall be guided by the provisions of relevant legislation and policies as shall be discussed later in this section. The guidelines for development of SDF as issued by DALRRD shall also be used to guide the

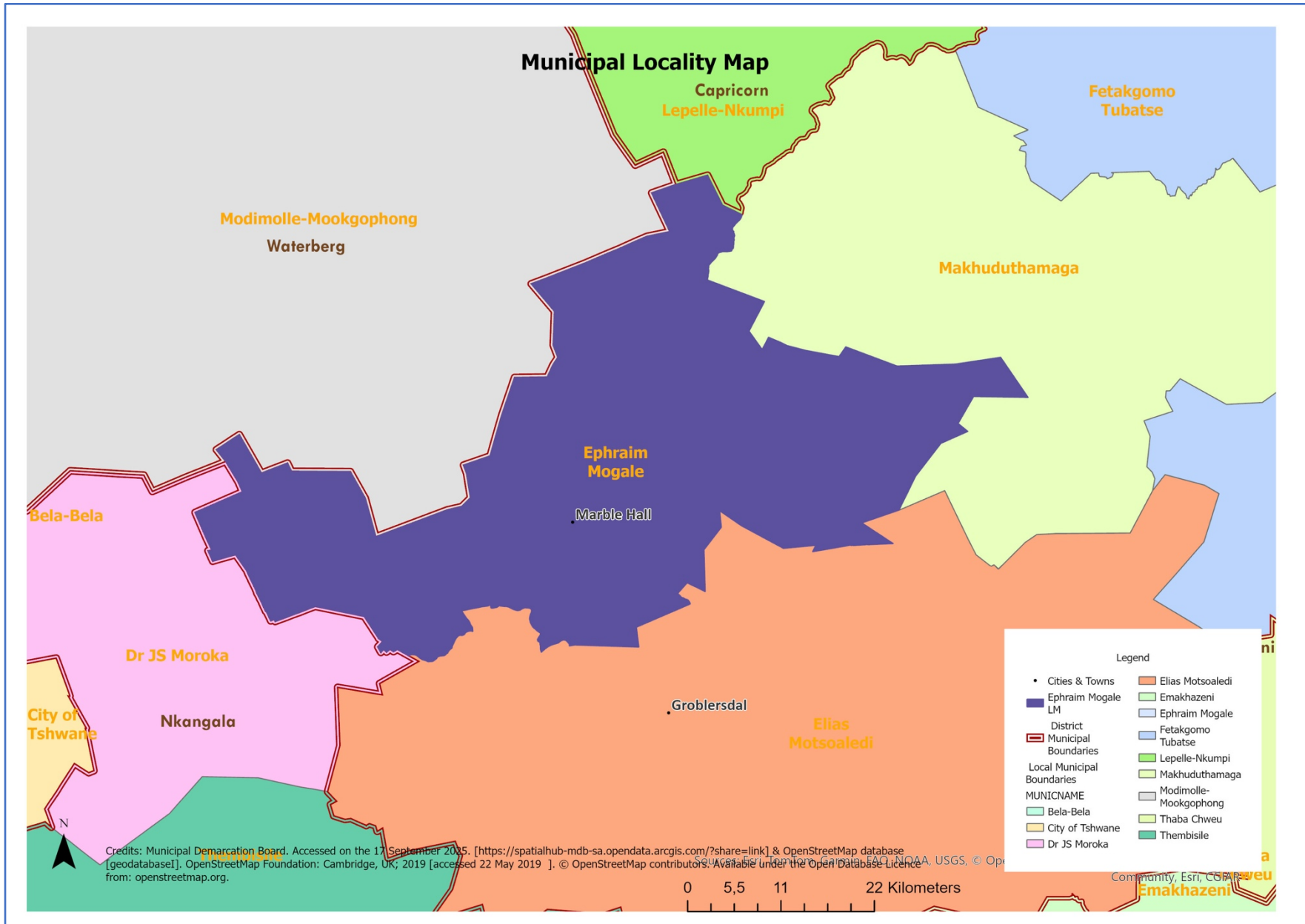
process. A brief background information of the municipality is provided hereunder to set the scene for the project.

1.3.EPHRAIM MOGALE MUNICIPALITY'S CONTEXT

1.3.1. Municipal Locality

Ephraim Mogale Local Municipality forms part of and is situated in the western parts of Sekhukhune District Municipality (Map 1). The municipality is bordered by:

- Makhuduthamaga Local Municipality on the east to north-east within Sekhukhune District Municipality,
- Elias Motswaledi Local Municipality on the south to south-east within Sekhukhune District Municipality,
- Lepelle Nkumpi Local Municipality on the north within Capricorn District Municipality,
- Modimolle- Mookgopong Local Municipality on the north-west to south-west within Waterberg District Municipality as well as
- Dr. JS Moroka Local Municipality on the south-west of the municipality, located in Nkangala District Municipality, Mpumalanga Province.



Map 1: EPMLM Municipal Locality Context

1.3.2. Local Context

Ephraim Mogale Municipality is a predominantly rural medium capacity Category B municipality with a geographical area of 201 130 hectares. According to StatsSA Census 2022 data, the municipality has a population of 132 468 people, which is the lowest in the Sekhukhune District at less than half of the third placed neighbour, Elias Motswaledi Municipality (Figure 1).

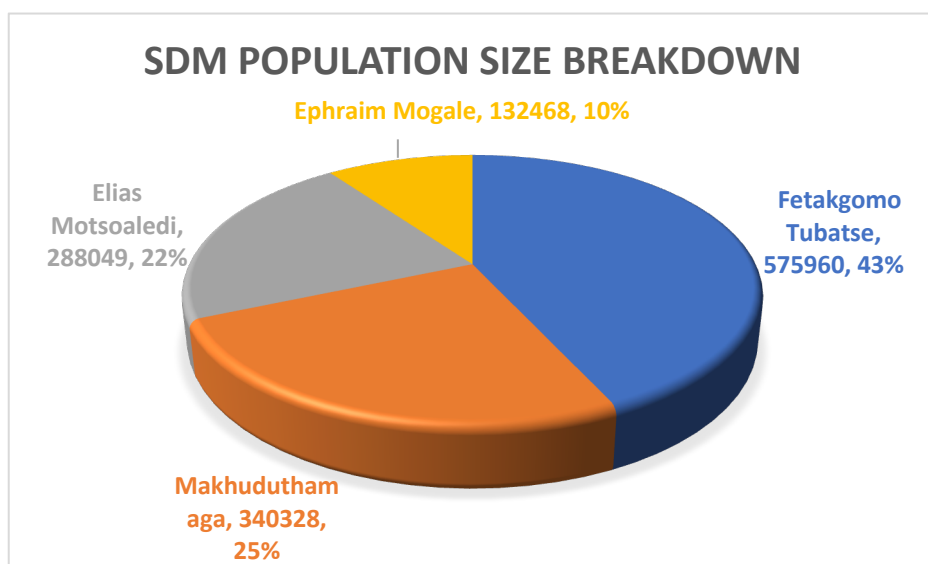


Figure 1: Sekhukhune District Population Breakdown
(Source: StatsSA 2022)

Overall, the municipality is highly homogenous, with Black African population accounting for almost 98% of the municipality's residents and

all other non-Black African groups collectively accounting for just over 2% of the total population as depicted in Figure 2.

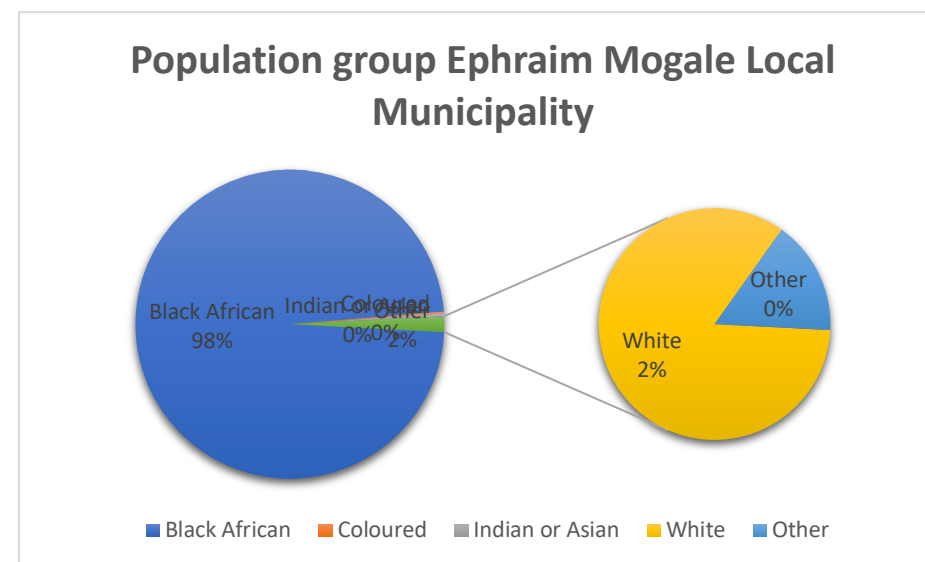


Figure 2: Racial Profile

Source: StatsSA (<https://census.statssa.gov.za/#/province/9/2>)

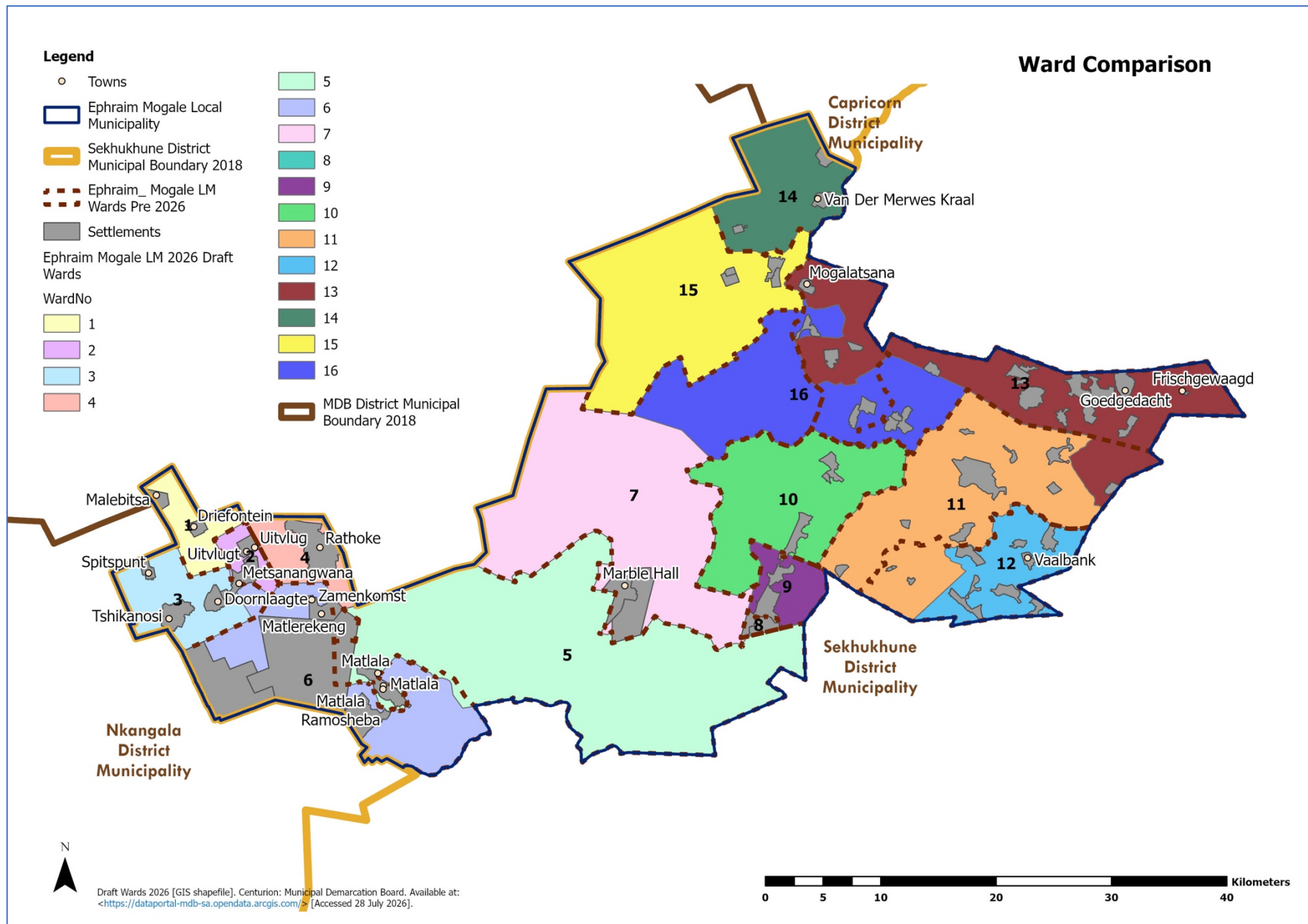
The municipality has an estimated 35 953 households, with an average household size of 3.7 members, located across sixteen (16) wards, the composition of which is shown in Table 1. The municipal wards are further depicted in Map 2.

Table 1: Municipal Wards and Settlements²

Ward	Villages
WARD 1	Malebitsa & Driefontein
WARD 2	Uitvlucht, Keerom, Spitspunt, Tshikanoshi & Kloppe
WARD 3	Matlerekeng
WARD 4	Matlerekeng & Rathoke
WARD 5	Matlala Ramoshebo, Midway, Toitskraal & Madikoti
WARD 6	Ditholong, Ramoshebo, Mmamaneng, Mokgwaneng & Matatadibeng
WARD 7	Marble Hall
WARD 8	Leeuwfontein & RDP
WARD 9	Moganyaka & Manapyane
WARD 10	Mamphogo & Mmakgatle
WARD 11	Rakgwadi, Selebaneng, Goru, Moeding, Puleng A&B, Ga Mmela, Mmatilo, Makhutso & Mohlalaotwane
WARD 12	Serithing, Vaalbank, Hlopha, Ngwalemong, Mabitsi, & Ga Makgatle
WARD 13	Disenyane, Garagopola, Mathukuthela, Mohlotsi, Manotolwaneng, Greenside, Moomane, Ga Masha, Matseding, Vleishgewag, Motseleope, Mogalatsane & Tompi Seleka
WARD 14	Regae & Dichweung
WARD 15	Morarela, Mbuzini & Elandskraal
WARD 16	Letebejane, Phetwane, Tsimanyane, Ditholong & Mafisheng

It is further noted that there might be delimitations of certain wards in preparation for the 2026 local government elections before the conclusion of this review process, however any changes will be noted.

² Ephraim Mogale Local Municipality IDP 2025/2026

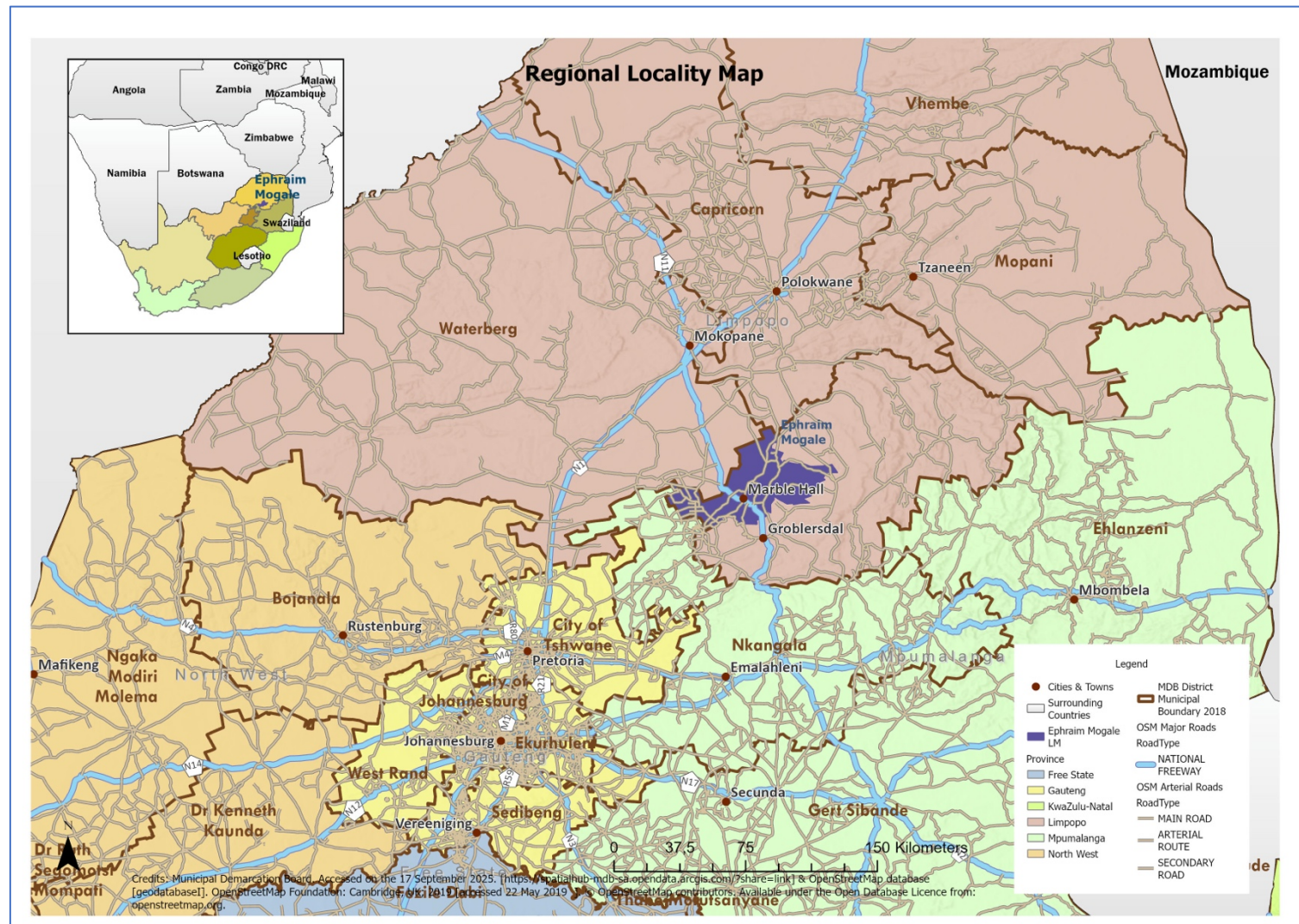


Map 2: EPMLM Wards

1.3.3. Regional Context

Ephraim Mogale Municipality is located to the southern part of Limpopo Province within the Sekhukhune District Municipality (Map 3). It is situated about 150km from Polokwane, 100km from Mokopane, 145km from Pretoria, and 250km from Mbombela³ as reflected in Map 3.

The next sections of this document will discuss the legislative and policy directives that must inform, be adhered to or observed in the process of reviewing the EPMLM SDF 2019.



Map 3: EPMLM Regional Locality Context

1.3.4. Important Transport Linkages

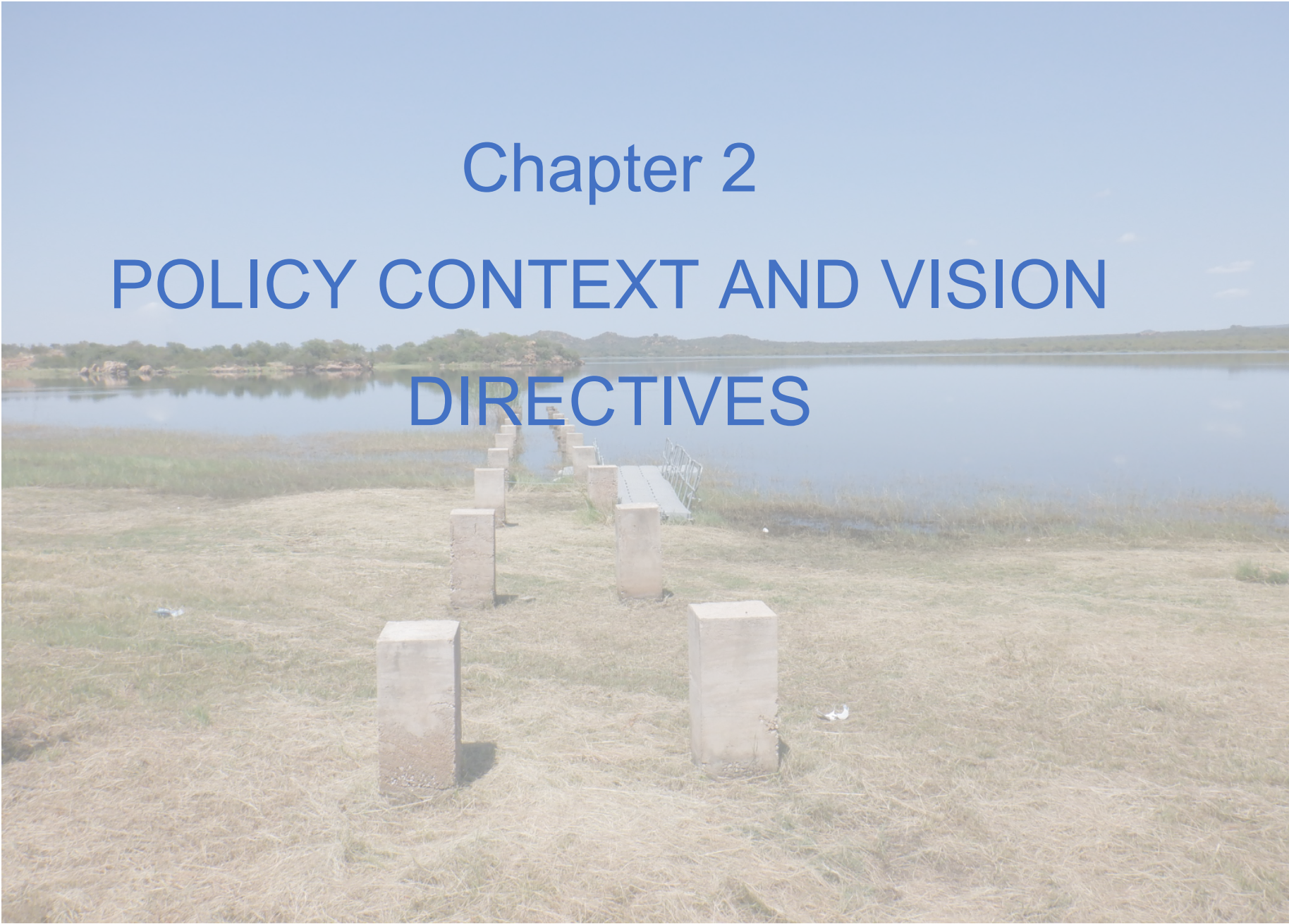
The following roads are the most prominent roads and transport routes in the municipal area or larger region and provides linkages between major nodal areas:

- N11 from Mokopane via Marble hall to Groblersdal;
- R573 Moloto road from Gauteng;
- R33 from Modimolle to Marble Hall;
- R25/R33 via Groblersdal to Jane Furse;
- D27-D2534-D3600: Marble Hall – Elandskraal, which links Marble Hall via Elandskraal and Van der Merweskraal to the Zebediela area in Lepelle-Nkumpi Municipality. Important to note that this route also runs through the Schuinsdraai Nature Reserve and Flag Boshielo dam;
- D4100- Leeuwfontein– Apel/Lebowakgomo route: This route links Marble Hall via Leeuwfontein to the R579 at Apel towards Lebowakgomo, which eventually connects to the R37 (Dilokong Provincial; Development Corridor between Polokwane and Tubatse.

1.4. DOCUMENT OUTLINE

This document comprises the following Chapters:

- Chapter 1: Introduction and Background
- Chapter 2: Policy Context and Vision Directives
- Chapter 3: Spatial Challenges and Opportunities
- Chapter 4: Spatial Development Proposals
- Chapter 5: Implementation Framework
- Chapter 6: Conclusion
- Annexures



Chapter 2

POLICY CONTEXT AND VISION DIRECTIVES

2. POLICY CONTEXT AND VISION DIRECTIVES

Development in South Africa, and by implication the Ephraim Mogale Local Municipality, is broadly guided and directed by a wide range of legislation, as well as a range of national, provincial and local development policies and plans. The following section briefly discusses the relevant development policies and plans and highlights the most important guidelines that will inform the Ephraim Mogale Local Municipality's SDF Review visioning.

The MSDF context within government's strategic and sector plans is as illustrated in Figure 3⁴.

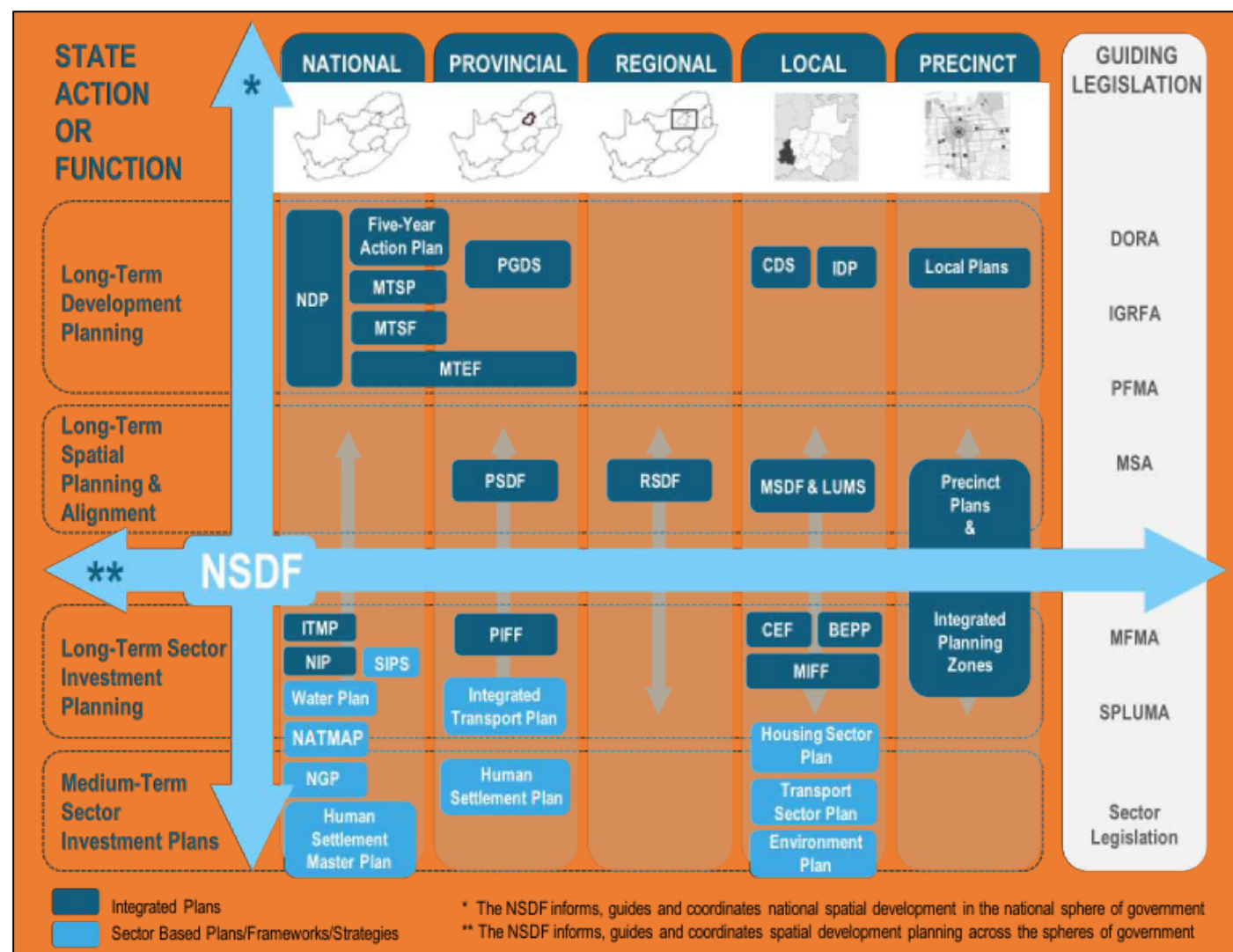


Figure 3: MSDF Context within government's policy and strategic plans framework

2.1.LEGISLATIVE CONTEXT

The formulation of the EPMLM SDF is governed by three (3) key legislations as discussed below.

2.1.1. Local Government: Municipal Systems Act 2000

The Local Government Municipal Systems Act, 32 of 2000, first introduced the concept of the Municipal Spatial Development Framework (MSDF) as a component of the mandatory integrated development plan (IDP) that every municipality must adopt. The provisions of the MSA that deal with MSDFs must be read closely with the relevant provisions, especially Part E, of SPLUMA. While the MSA establishes the core features of the MSDF, SPLUMA adds detailed provisions which these Guidelines cover. Two elements of the MSA's treatment of MSDFs should be noted:

- Chapter 5 of the Act deals with integrated development planning and provides the legislative framework for the compilation and adoption of IDPs by municipalities. Within the chapter section 26(e) specifically requires an SDF as a mandatory component of the municipal IDP. The rest of the chapter's provisions on IDPs thus apply to SDFs as well.
- In 2001 the Minister for Provincial and Local Government issued the *Local Government: Municipal Planning and Performance Management Regulations*. Within these regulations Regulation

2(4) which prescribes the minimum requirements for a municipal SDF.

In complying with the requirements of the Municipal Systems Act (Act 32 of 2000), the Ephraim Mogale Local Municipality prepared its Spatial Development Framework in 2008. One of the requirements of the act is that the IDP and the SDF should be annually reviewed to update and evaluate progress and to ensure that the spatial, social, environmental and economic challenges confronting municipalities are addressed.

In line with the above requirements for the compilation of SDFs as stipulated in the Municipal Systems Act, it is hereby confirmed that the primary objective of this exercise is to implement the **EPMLM 2025/2026 IDP**, whereby the municipality has decided to undertake a 5-year review of its 2019 SDF. The review will accordingly incorporate progress made in the implementation of the IDP and SDF as well as update the development objectives and strategies to ensure that the municipality's spatial, socio-economic and environmental challenges are updated and can be addressed.

2.1.2. Spatial Planning and Land Use Management Act 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) was promulgated to provide a framework for spatial planning and land use management throughout the country. The Act provides an understanding into the relationship between spatial planning and land use management system including monitoring, coordination and review of spatial planning and land use management system at different spheres of government.

Chapter 4 of the Act (section 12 (1) & (5)) provides the requirement to prepare SDF's at various levels with section 20 & 21 dealing with the preparation and content requirement for a municipal SDF.

The Act provides five key development principles applicable to spatial planning, land development and land use management⁵, namely:

- Spatial justice
- Spatial efficiency
- Resilience
- Spatial sustainability, and
- Good administration

The implications of these principles for the SDF review are discussed in further detail in the next section.

2.1.2.1. Implication of the SPLUM development principles to the SDF

The SPLUMA normative principles must guide the preparation, adoption and implementation of any spatial development framework, policy or by-law concerning spatial planning and the development or use of land as per Figure 4.

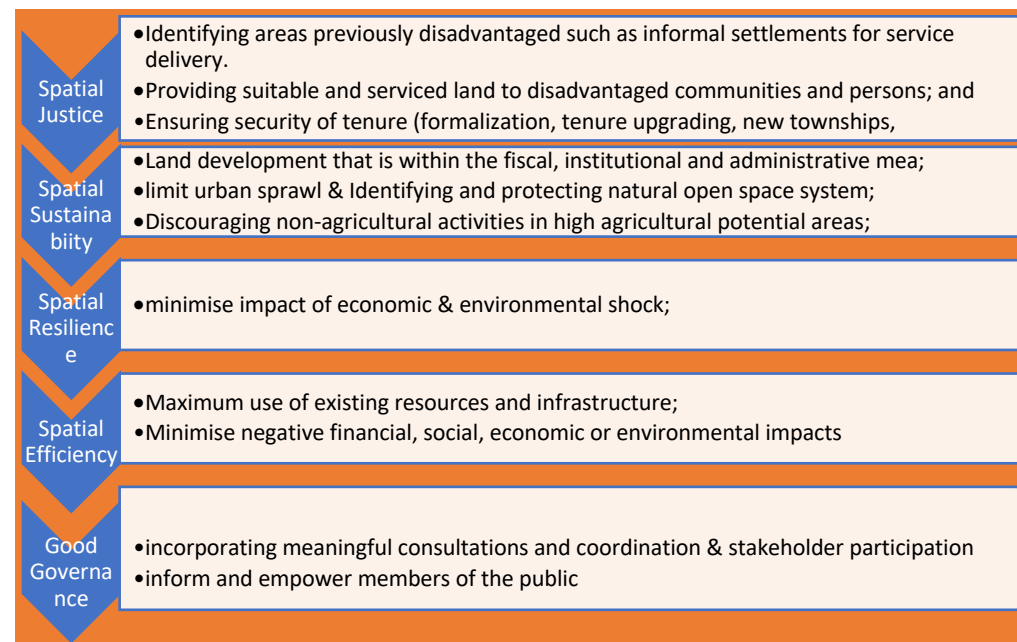


Figure 4: SPLUMA Principles Implications

⁵ The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), section 7

2.1.3. Ephraim Mogale Local Municipality Land Use Management Bylaw, 2017

In conforming to the framework set by SPLUMA, the EPMLM bylaw sets clear provisions for preparation, amendment and/or review of its Municipal Spatial Development Framework in chapter 2, with sections 5-10 detailing the provisions relating to:

- The legal status of an MSDF.
- The content of and MSDF.
- Process and structures responsible for review/ development of and MSDF.
- Public and stakeholder participation and involvement in preparation, amendment and/or review of an MSDF.
- Due consideration of MSDF provision in land use management decision-making.

The bylaw further provides provisions governing conflict with other statutes⁶, which therefore directs that the provisions of the bylaw shall serve as the primary prescriptive tool in the current process of reviewing the MSDF and where necessary to be read with provision of other statutes.

The above are primary legislative provisions that guide the development or review of the SDF and provide key legislative provisions that must be

observed during the process as well as those that must be achieved. They form as the core mandate for this process and their provisions serve as a baseline against which the SDF elements must be measured.

2.2. POLICY CONTEXT

Several national, provincial and local level policies must be considered for their applicability as they provide strategic objectives and principles for guiding development in various parts of the country. This section discusses the policies that are found to be applicable/ relevant to EPMLM and therefore provide guidelines in the review of the SDF.

2.2.1. National Development Plan (NDP) 2030

The National Development Plan was developed as a plan that sets out an integrated strategy for accelerating growth, eliminating poverty and reducing inequality by 2030. The NDP, supported by the New Growth Path and other relevant programmes, provides a platform to look beyond the current constraints to the transformation imperatives over the next 20 to 30 years. In particular Chapter 8 of the NDP sets out key human settlements targets which among others focus on transforming human settlements and the national space economy, which include:

- more people living closer to their places of work.

⁶ Section 3 of EPMLM Land Use Management Bylaw 2017

- better quality public transport.
- more jobs in proximity to townships; as well as
- environmental sustainability and
- improvement of rural economies.

To achieve these targets the NDP advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.

ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE 32. Put in place a regulatory framework for land use, to ensure the conservation and restoration of protected areas CHAPTER 8: TRANSFORMING HUMAN SETTLEMENTS Objectives • Strong and efficient spatial planning system, well integrated across the spheres of government. • Upgrade all informal settlements on suitable, well located land by 2030. • More people living closer to their places of work. • Better quality public transport. • More jobs in or close to dense, urban townships.	INCLUSIVE RURAL ECONOMY Actions 37. Rural economies will be activated through improved infrastructure and service delivery; a review of land tenure, service to small and micro farmers, a review of mining industry commitments to social investment, and tourism investments Actions 42. Reforms to the current planning system for improved coordination. 43. Develop a strategy for densification of cities and resource allocation to promote better located housing and settlements. 44. Substantial investment to ensure safe, reliable and affordable public transport.
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Figure 5: Key Spatial NDP Objective and Actions

The NDP focusses on the critical capabilities needed to transform the economy and society. In particular, it assists government in confronting the nine primary challenges by providing broad framework to guide key choices and actions that will help government in its drive to grow the economy, create jobs, address poverty and establish social cohesion, namely:

- Where should government direct its investment and development initiatives to ensure sustainable and maximum impact?
- What kinds of spatial forms and arrangements are more conducive to the achievement of our objectives of democratic nation building and social and economic inclusion?
- How can government as a whole capitalise on complementarities and facilitate consistent decision making; and move beyond focusing on integration and coordination procedures to establishing processes and mechanisms that would bring about strategic coordination, interaction and alignment?

The following challenges derived from the NDP are applicable and critical to Ephraim Mogale LM:

- Creation of jobs and improvement of livelihoods.
- Expansion of infrastructure.
- Transforming urban and rural spaces; and
- Improving education and training.

The SDF as part of the IDP will have to address challenges identified in the NDP, among others, in the following ways:

- The SDF need to make proposals regarding LED programmes and projects that will create jobs and improve the livelihoods of communities.
- The Ephraim Mogale LM and other spheres need to identify and prioritise several infrastructure projects that are of catalytic nature in those localities of economic development potential to ensure maximum impact.
- The SDF will have to design strategies that will address the dysfunctional spatial form created by apartheid. This will include consolidating development and investment in areas with potential for development to ensure maximum utilization of resources in what is referred to as nodal development areas, corridor development and infill/densification.
- To address the problem of illiteracy, a decline in people with tertiary qualifications and lack of job-related skills, the SDF will make certain proposals regarding the improvement of skills and education in the form of skills-training facilities.

2.2.2. National Spatial Development Framework 2022

The NSDF envision a South Africa with: *“All Our People Living in Shared and Transformed Places in an Integrated, Inclusive, Sustainable and Competitive National Space Economy”*.

This vision is accompanied by the mission of: *“Making our Common Desired Spatial Future Together Through Better Planning, Investment, Delivery and Monitoring”*

The NSDF proposes a set of spatial development levers aimed at giving spatial expression to the above spatial vision as well as supporting the shift that is required towards the new National Spatial Development Logic (illustrated in Figure 6), namely:

- Urban Areas and Regions as Engines of National Transformation, Innovation and Inclusive Economic Growth.
- National Spatial Development Corridors as Incubators and Drivers of New Economies and Quality Human Settlements.
- Productive Rural Regions as Drivers of National Rural Transitions and Cornerstones of our National Resource Foundation.
- A National Spatial Social Service Provisioning Model to Ensure Effective, Affordable and Equitable Social Service Delivery.
- National Ecological Infrastructure System to Ensure a Shared, Resilient and Sustainable National Natural Resource Foundation.
- A National Transport, Communications and Energy Infrastructure Network to Ensure a Shared, Inclusive and Sustainable Economy.

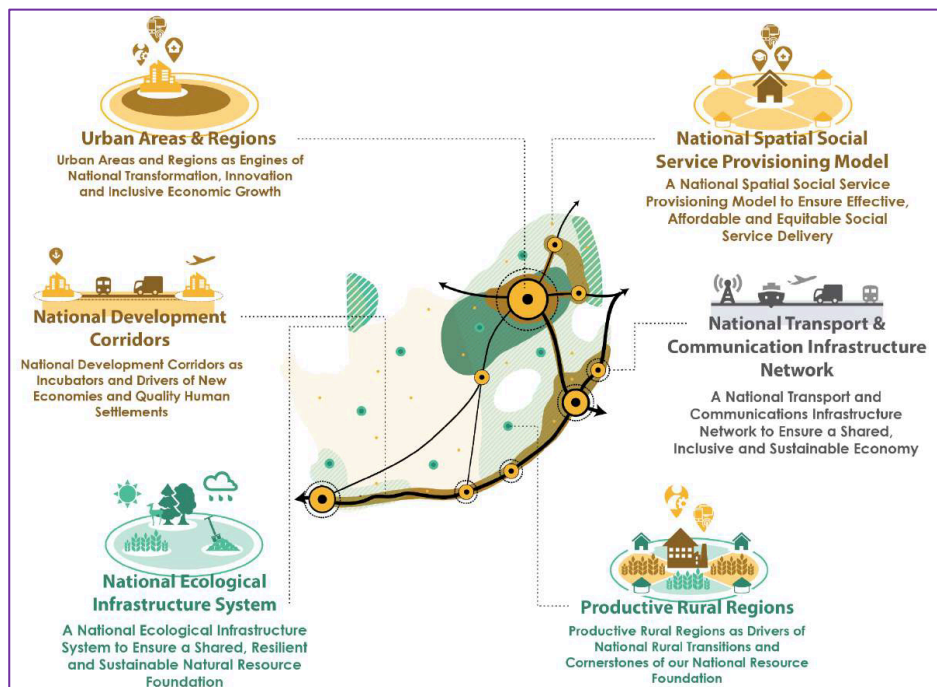


Figure 6: NSDF Development Levers⁷

The NSDF further sets out a Desired Ideal National Spatial Development Pattern, which provides an image of a:

Resilient, sustainable and inclusive post-Apartheid national spatial development pattern that is well-served by a consolidated system of international, national and regional development nodes and corridors, with a highly productive network of rural regions, where development nodes,

rural regions and hard infrastructure are embedded within the capabilities and interdependencies of the national ecological infrastructure system.

This ideal pattern is 'detailed-out' in five '**Sub-Frames**', namely:

- Inter-Regional Connectivity;
- The National System of Nodes and Corridors;
- The National Resource Economy Regions;
- The National Movement and Connectivity Infrastructure System; and
- The National Ecological Infrastructure and Natural Resource System.

NSDF Areas Applicable to EPMLM

The NSDF provides for **national systems of nodes** and guide how investments and levels of services can be provided in those nodes. The lowest level category falls under **Other Small Towns and Settlements. Marble Hall** and by implication other key rural dense settlements within EPMLM fall within this category. The NSDF provides the following as spatial and investment guidance under this category:

- Consolidate and provide basic services to the local population in a network of small towns and settlements.*
- Urban consolidation and basic service delivery in growing regions must keep pace with population growth and economic development.*

⁷ Source: NSDF

- *In densely populated and growing rural regions, (1) settlement must be consolidated in nodes, and (2) spatial planning and rural design done to ensure managed and quality future settlement development.*
- *In areas that are ecologically sensitive and that experience harsh climatic conditions, and are set to experience even harsher such conditions, existing settlement expansion and new settlement formation/ development must be discouraged.*
- *In arid areas and areas experiencing a decline in population, settlements must be consolidated, and maintenance prioritised in core towns.*
- *Mining development must be decoupled from settlement development, and existing settlement expansion or formation/development of new settlements in the case of new mining developments be carefully considered and decisions based on a full life-cycle analysis of the mining activities and the life of the settlement/s after mine-closure.*

The NSDF recommends the following **spatial development priorities** for small towns and other settlements, which are therefore applicable to EPMLM:

- **Strengthen and Consolidate Existing Towns, e.g. Marble-Hall**
- **Support Towns in Stressed Regions, e.g.:** Areas experiencing a decline in population,

- **Develop New Towns and Transform Existing Dense Settlements:**
In dense growing rural regions,(**NSDF,P122**)

Within the **NSAA** the NSDF identifies EPMLM as one of the municipalities that fall under **Olifants River Catchment National Resource Risk Area(NRRA)**. The **National Resource Risk Areas (NRRA)** include areas where water production, Human Settlement, Agriculture and /or Mining and dense population areas are in competition and intersect and where the catchments are stressed often due to pollution. The NSDF however notes that these NRRA offer some development opportunities/prospects; including among others the following which are applicable to EPMLM: Human Capital Development, *International* and Local Tourism, Rural Enterprises and Small Scale Manufacturing, High Value and Small Scale Agriculture Potential, Strategic National Ecosystem Area, Agro-processing and Beneficiation, and Game Farming and Industry. (**NSDF, p.164**)

2.2.3. The Limpopo Development Plan 2025-2030

In her foreword, the Premier of Limpopo Province outlines as strategic priorities of the Limpopo Development Plan (LDP) as follows:

“We anchor our efforts around three core pillars: driving inclusive growth and job creation, alleviating poverty while addressing the high cost of living and fostering a capable, ethical government that puts developmental needs at its core.”⁸

⁸ Limpopo Development Plan 2025-30

The LDP envisions a “resilient, vibrant, and prosperous province” and further sets six (6) strategic objectives to achieve that vision, namely:

- Ensure sustainable development and climate resilience.
- Job creation through inclusive economic growth and digital transformation.
- Improve quality of life through equality and accessibility.
- Strengthen the efficiency and accountability of public services.
- Promote vibrant and equitable rural and urban communities.
- Prioritise social protection and economic transformation.

It further encompasses a range of targeted strategies, focusing on vital sectors such as agro- processing, mining beneficiation, education access, tourism development, and community safety. Productive sectors for the Central region, which includes Sekhukhune are reflected in Figure 6.

From the above and Figure 7, the EPMLM SDF needs to identify the municipality’s comparative and competitive economic sectors and advantages. Agro-processing and tourism development have been identified among the vital economic sectors to unlock economic development in the province. The SDF must therefore identify initiatives and interventions to strengthen the municipality’s agricultural and tourism competitive advantage and improve the local economy.

2.2.4. Limpopo Provincial Spatial Development Framework, 2025

The Limpopo Spatial Development Framework envisions “a *provincial spatial structure where the natural environment and valuable agricultural land are protected for future generations, with a strong, diverse and growing economy, and that offers its residents high quality living environments and good job opportunities*”

The following are spatial development objectives for Limpopo province:

- i. Capitalise on the Province’s strategic location within the SADC region to facilitate trade links and regional cooperation on resource sharing.
- ii. Capitalise on and improve regional and local connectivity to establish a connected network of nodes and settlements.
- iii. Provide a strategic and coherent rationale for public sector investment, including engineering, community and economic infrastructure, to optimise service delivery.
- iv. Encourage urban and rural spatial restructuring to address spatial injustice and facilitate climate change mitigation and adaptation.
- v. Aggressively protect and enhance the province’s natural resources, including scarce fresh water sources and high biodiversity landscapes.
- vi. Guard valuable agricultural land as a scarce resource and national asset.

-
- vii. Consolidate and enhance the province's ecotourism product.
 - viii. Encourage and institutionalise the sustainable development of its massive mineral potential and encourage diversification and industrialisation through green economy initiatives; and
 - ix. Create an enabling environment for both large- and small-scale business development (retail, office, commercial, industrial).

Figures 7 & 8 provide the composite SDF proposals, reflecting the identified comparative and competitive potential per provincial growth points.

It is important to note that Ephraim Mogale municipality has still not yet been accorded a higher nodal status in relation to strategic development trajectory of the province , with Marble Hall's designation still remaining a Municipal Growth Point. The SDF should however still endeavour to align with those objectives which are relevant to municipality, such as guarding valuable agricultural land, protecting natural resources, etc.

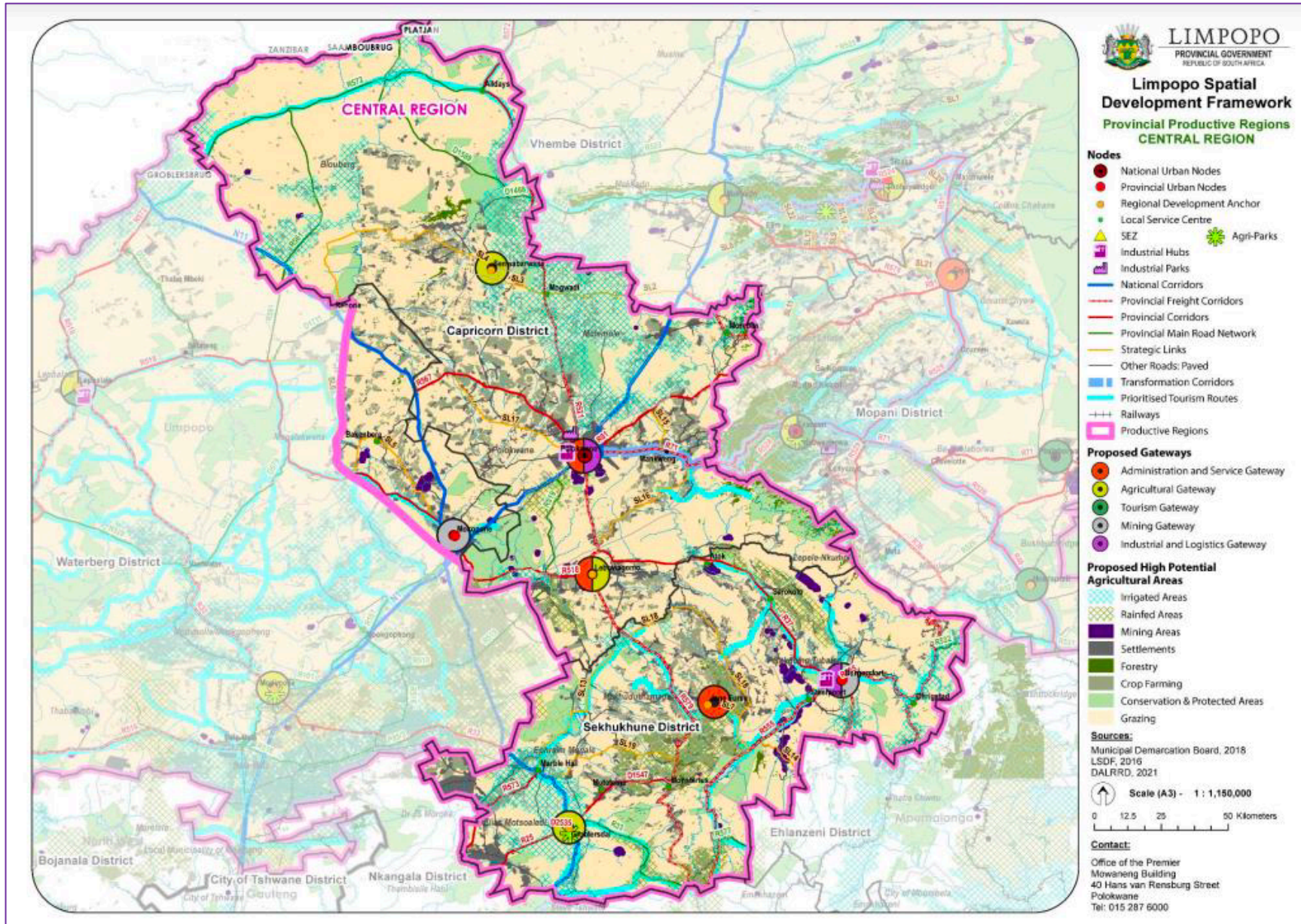
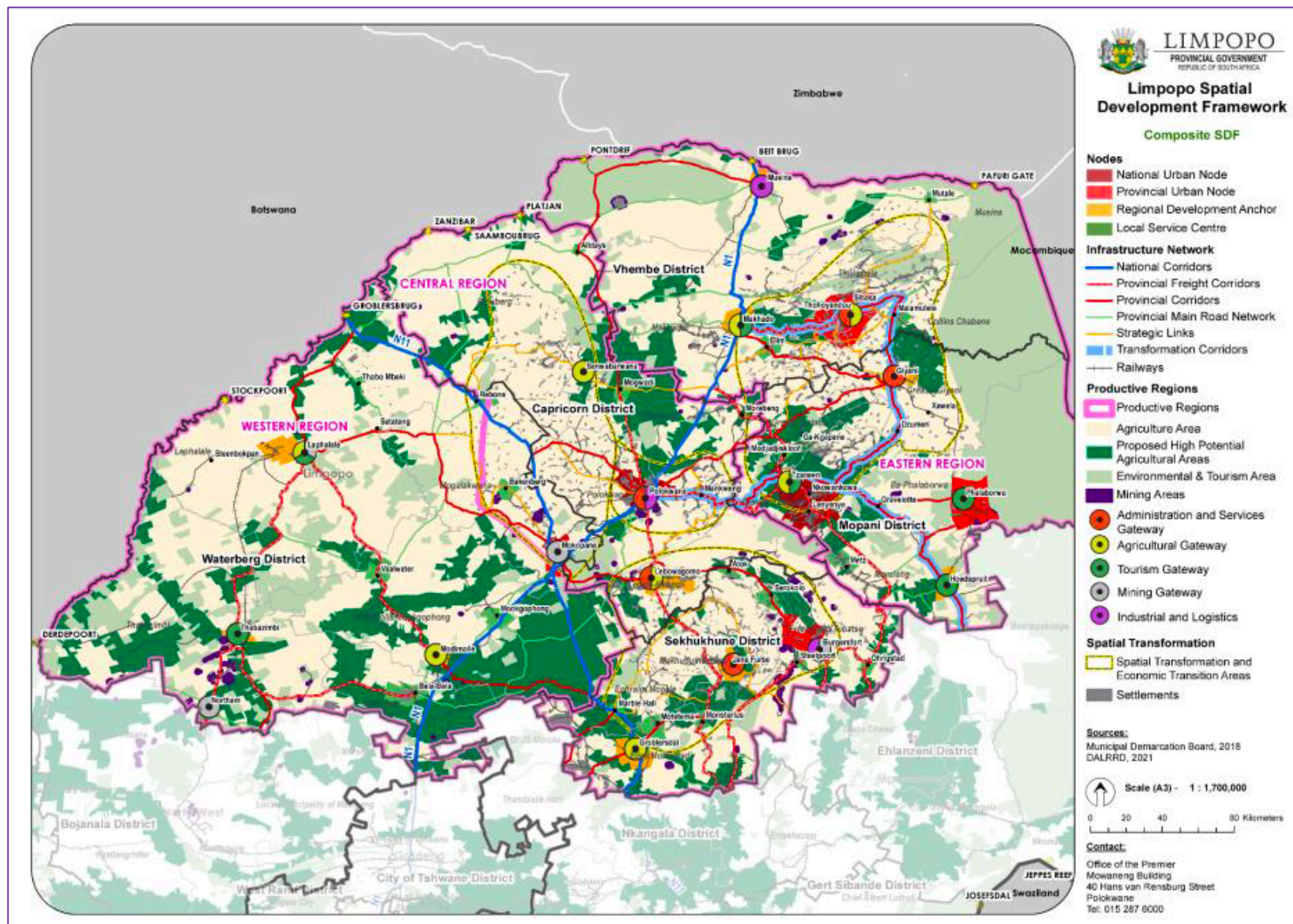


Figure 7: Limpopo Development Plan 2025-2030



2.2.5. Comparison of Spatial Development Outcomes Across National and Provincial Spheres

Both the NSDF and Limpopo PSDF outline five aligned Spatial Development Outcomes that must be accomplished taking into account the Theory of Change and using the National Spatial Development Levers. These outcomes connect the National Spatial Development Vision and

Logic in this part of the NSDF to the desired Post-Apartheid National Spatial Development Pattern (Table 2).

Table 2: National and Provincial Spatial Development Outcomes

Development outcome	National spatial outcome	Limpopo Provincial spatial development outcome
1. Nodes, Anchors & Corridors for urbanisation (sustainable human settlements) & economic development	A network of consolidated, transformed and well-connected national urban nodes, regional development anchors, and development corridors that enable South Africa to derive maximum transformative benefit from urbanisation, urban living and inclusive economic development.	A network of consolidated, transformed and well-connected urban nodes, regional development anchors and rural service centres that enable Limpopo to derive maximum transformative benefit from urbanisation and concentrated rural settlements, enabling climate change adaptation, inclusive economic development and equal, effective and efficient access to social services in support of equitable and inclusive provincial human capital development.
2. Productive Corridors	National corridors of opportunity enable sustainable and transformative national development, urbanisation, urban consolidation, mutually beneficial urban and rural linkages, and ecological management.	Provincial-scale corridors and productive rural regions enable sustainable livelihoods supported by economic diversification through green industrialisation and participation in the Fourth Industrial Revolution, mutually beneficial urban-rural linkages, and wise management, nurturing and conservation of ecological assets and ecosystem services.

Development outcome	National spatial outcome	Limpopo Provincial spatial development outcome
3. Connectivity & Movement Infrastructure	National connectivity and movement infrastructure systems are strategically located, extended and maintained, to support a diverse, adaptive and inclusive space economy and a set key national and regional gateway cities and towns.	Provincial connectivity and movement infrastructure systems are strategically located, extended and maintained, to support a diverse, ecologically sustainable, adaptive, regenerative and inclusive economy, and a set of key provincial, national and regional gateway cities and towns.
4. Productive rural regions	Productive rural regions, supported by sustainable resource economies and strong and resilient regional development anchors that provide access to people living in rural areas to the national and global economy.	Productive regions are supported by sustainable resource economies and strong and resilient regional development anchors provide effective, efficient and equitable access to people living in rural areas to the provincial, national and global economy.
5. Ecological infrastructure & natural resources	National ecological Infrastructure and the national natural resource foundation is well-protected and managed, to enable sustainable and just access to water and other natural resources, both for current and future generations.	The provincial ecological infrastructure and natural resource foundation are well-protected and managed, to enable climate change mitigation and sustainable and equitable access to water, high-potential agricultural land, minerals and other natural resources, both for current and future generations.

There is clear alignment of spatial development outcomes at National and Provincial strategic planning levels. The EPMLM SDF should therefore align itself to the national and provincial spatial development outcomes based on its strategic location within the province and its comparative advantages in agriculture & conservation and tourism as well as strategic movement infrastructure linking it to key provincial and national centres/ growth points.

2.2.6. District and Local Municipal Policy Context

Various policies at district and local municipal level also inform the EPMLM SDF review and their implications are hereby considered.

2.2.6.1. Draft Sekhukhune District Spatial Development Framework, 2025

The District Spatial Vision aims to address the challenges faced by the district, particularly the high unemployment rate amongst the young, and capitalise on its mining activities, while leveraging its unique geographical and socio-economic characteristics. The SDF review aims to achieve the following;

- Consolidating government investment (spatial targeting) around a number of prioritised urban and rural nodes.
- Linking into the commercial opportunities offered by the tourism industry bordering the district to the north, east and south.
- **Becoming a commercial agricultural hub of choice in the southern extents of the district and focusing on agrarian transformation in the central parts.**

- Maximising the economic benefits to be derived from the Dilokong platinum Belt and consolidating mining beneficiation industries around the Steelpoort and Burgersfort nodal point.
- A developed platinum city for a sustainable human settlement around Fetakgomo-Tubatse LM.
- Promoting integrated economic growth and sustainable development across all four local municipalities
- Enhance inter- and intra-district transport linkages.

The Development Objectives of the District Spatial Development Framework, highlighting the strategic goals and priorities that guide sustainable growth, land use, infrastructure development, and socio-economic progress within the district are reflected in Figure 8⁹.

⁹ Draft Sekhukhune SDF 2025

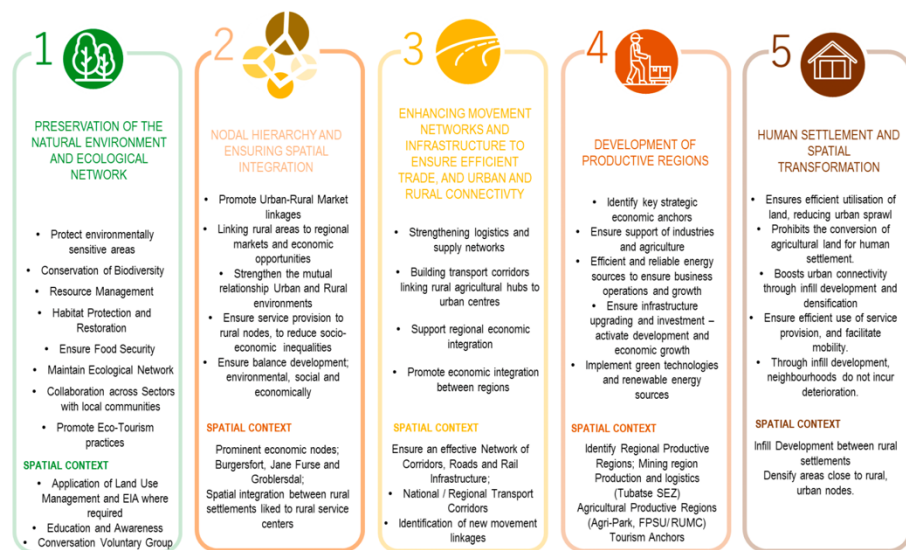


Figure 9: SDM SDF Development Objective

These objectives are aligned to the national and provincial outcomes and therefore important to consider in formulating the EPMLM objectives and development proposals to ensure consistency and alignment of planning in line with the principles of cooperative government contained in the IGR Framework Act.

Notable in the SDM SDF are the following proposals relevant to EPMLM:

- Designation of Marble Hall as a Local Service Point as well as Leeuwfontein/ Moganyaka, Letebejane, Elandskraal and ga-Rakgwadi as Rural Service Centres (Figure 9)¹⁰.
- Significance of N11 National Transport Corridor, supporting interprovincial trade between Mpumalanga and Limpopo, while also providing vital local connectivity for businesses and farming activities around Groblersdal and Marble Hall.
- Proposed development of a Farmers Production Support Unit (FPSU) in/ around Marble Hall in support of the proposed Sekhukhune Agri-Hub in Groblersdal.
- The potential contribution to tourism development by proposed Mafulo-a-Matala Route, which traverses along the N11 from Middelburg and the R25 from Pretoria, reaching the Schuinsdraai Nature Reserve and the Flag Boshielo Dam.
- Identification of Strategic Development Areas (SDA's) for human settlement in the municipality.

¹⁰ Draft Sekhukhune SDF 2025

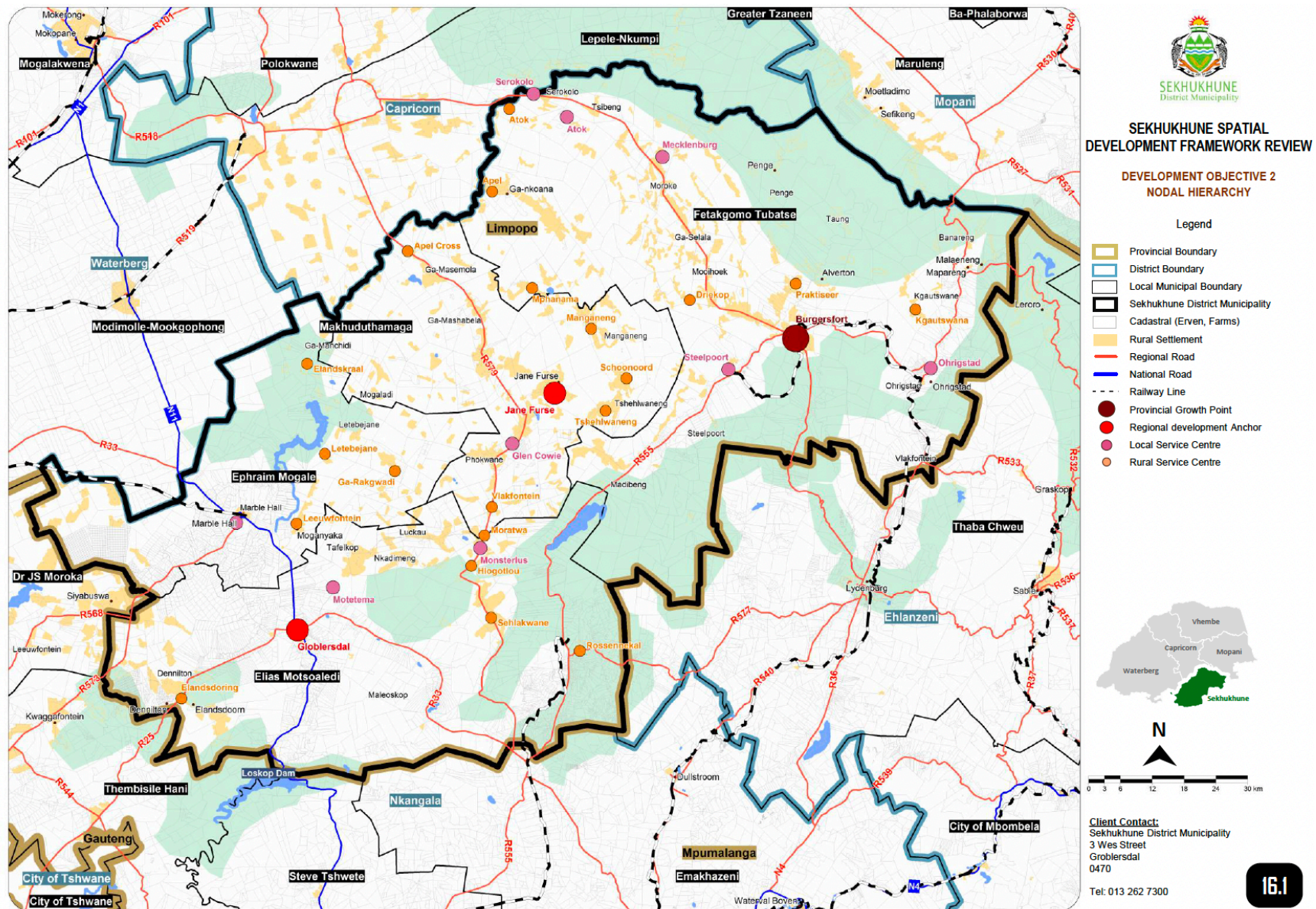
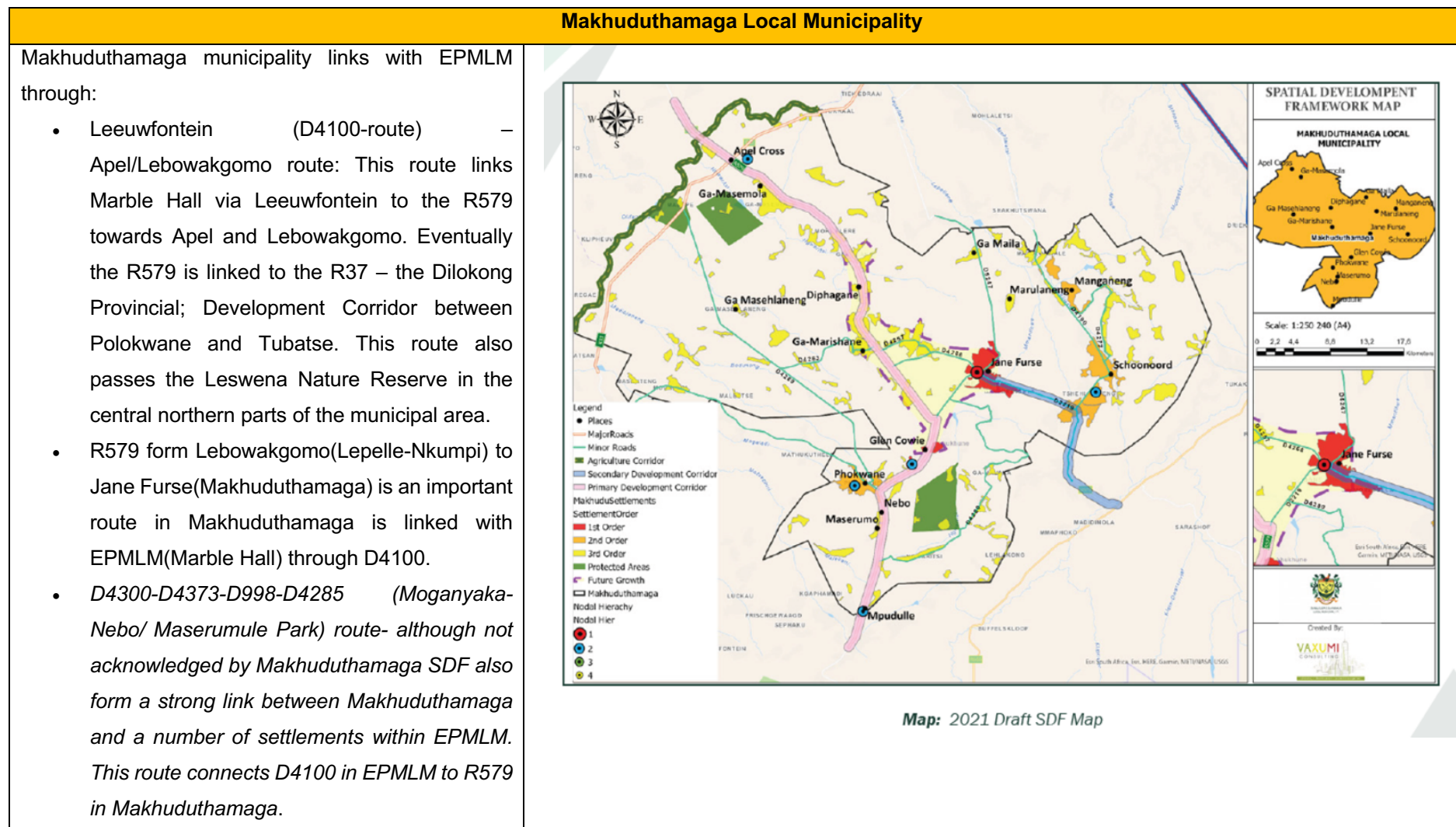


Figure 10: Sekhukhune Proposed Nodal Hierarchy

1.5. Alignment with Neighbouring Municipalities SDF's

The following sections best indicates key/strategic links between EPMLM and adjacent municipalities.



Elias Motsoaledi Local Municipality

Elias Motsoaledi local Municipality link with EPMLM through the following:

- The N11 route from Botswana through Mogalakwena and Marble Hall (within EPMLM) into Elias Motsoaledi Municipality through to Mpumalanga and up to Kwazulu-Natal. Part of the route is along the major agricultural belt (Agricultural Corridor) linking the municipal area with Groblersdal in the adjacent Elias Motsoaledi Municipality.
- The R25, which falls outside the municipal area – but, becomes R33 joining the D1547 District Road east outside Groblersdal = This is identified in the Greater Sekhukhune District SDF as major Multi Nodal East-West Corridor. This route is also along a proposed Rail Corridor .

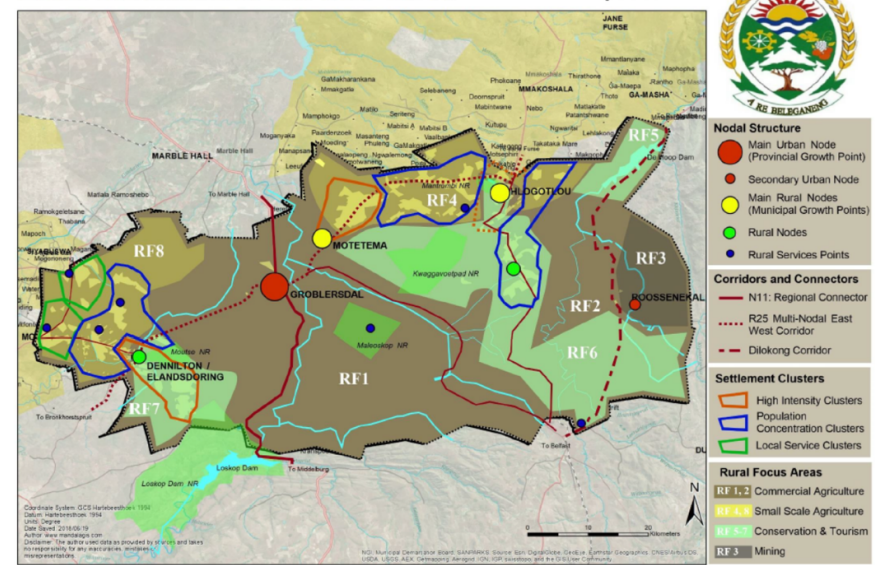
Further alignment can be realised through the Agri-Park development in the Sekhukhune District Municipality, where:

- Groblersdal is regarded as Agri-hub, with strong links Tubatse and Jane Furse as Farmer Production Support Unit (FPSU's)
- Groblersdal and Marble Hall identified as Functional Region (FR1) . Moganyaka, Leeuwfontein and Mamphokgo forms part of the identified Intervention Area (IA 2), which is included in the functional region (FR 1).

See a maps extracted from Elias Motsoaledi SDF indicating route linkages and the spatial implication of the proposed Sekhukhune Agri-Park.

Elias Motsoaledi LM SDF 2018

Composite SDF



Rural Focus Areas: Agriculture

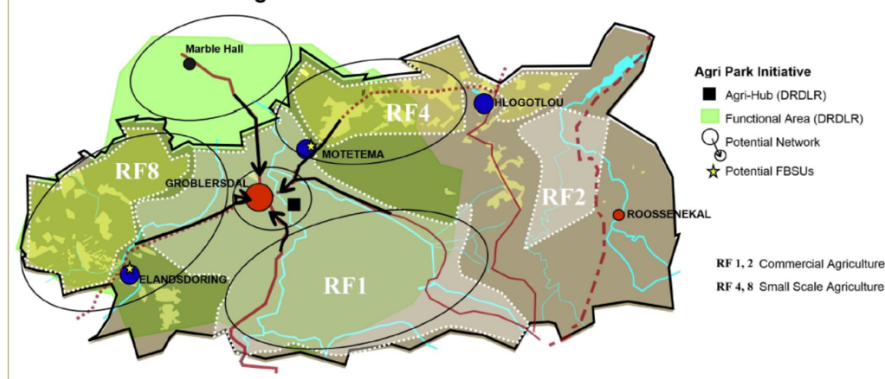
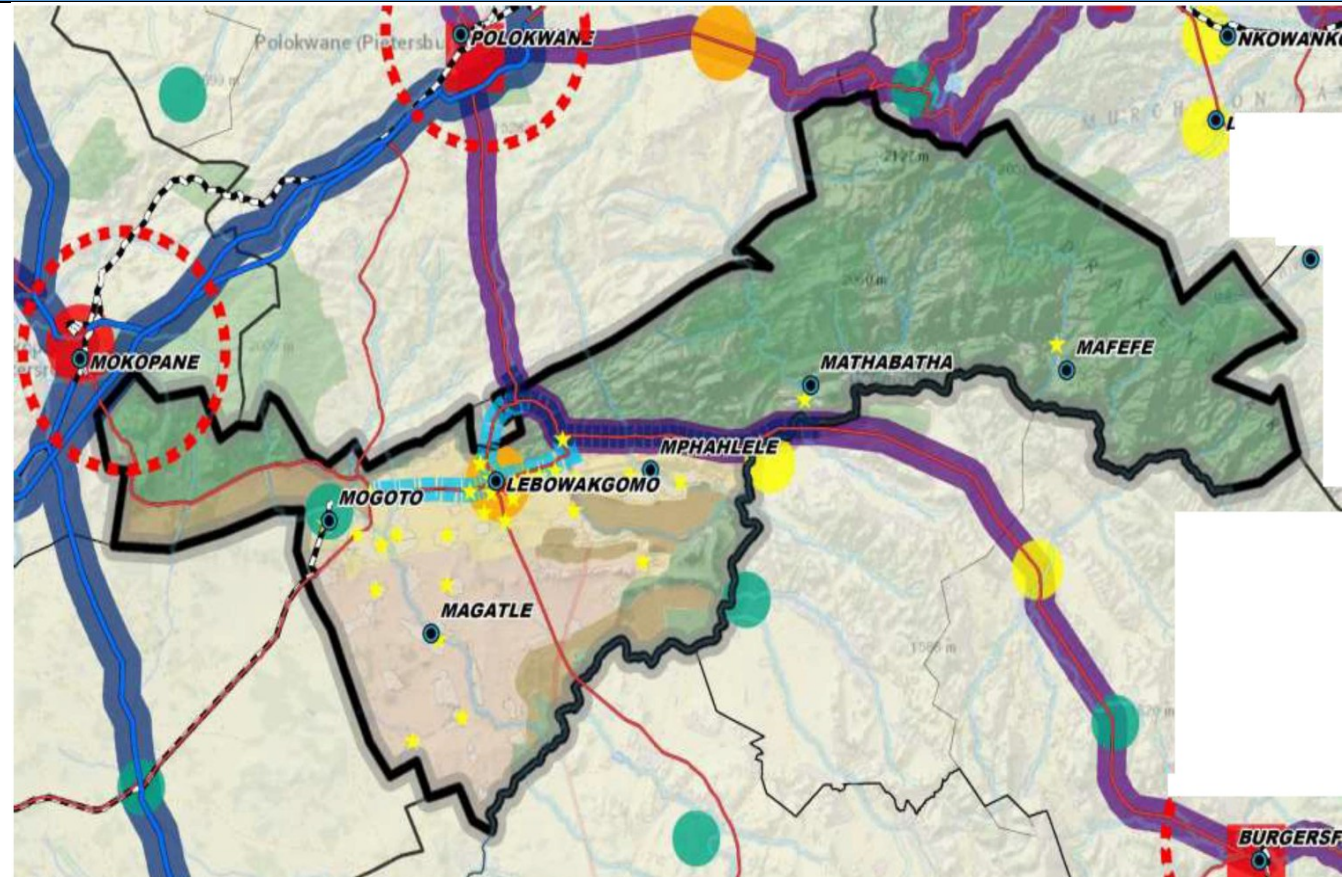


Figure 15: Agri-Park Spatial Implications

The details regarding the Agri Hub and FPSU facilities are set out by DRDLR as follows (conceptual):

Lepelle-Nkumpi Local Municipality

- Lepelle-Nkumpi Local municipality links with EPMLM through the following:
- D4100-route (Leeuwfontein–Apel/Lebowakgomo): This route links Marble Hall via Leeuwfontein to the R579 towards Apel and Lebowakgomo. Lebowakgomo is a major growth point in the Lepelle-Nkumpi Municipality.
- D27-D2534-D3600 (Marble Hall – Elandsdraai): This route links Marble Hall via Elandsdraai and Van der Merwesdraai to the Zebediela area in the jurisdiction area of Lepelle-Nkumpi Municipality. Important to note that this route also runs through the Schuinsdraai Nature Reserve and Flag Boshielo dam.

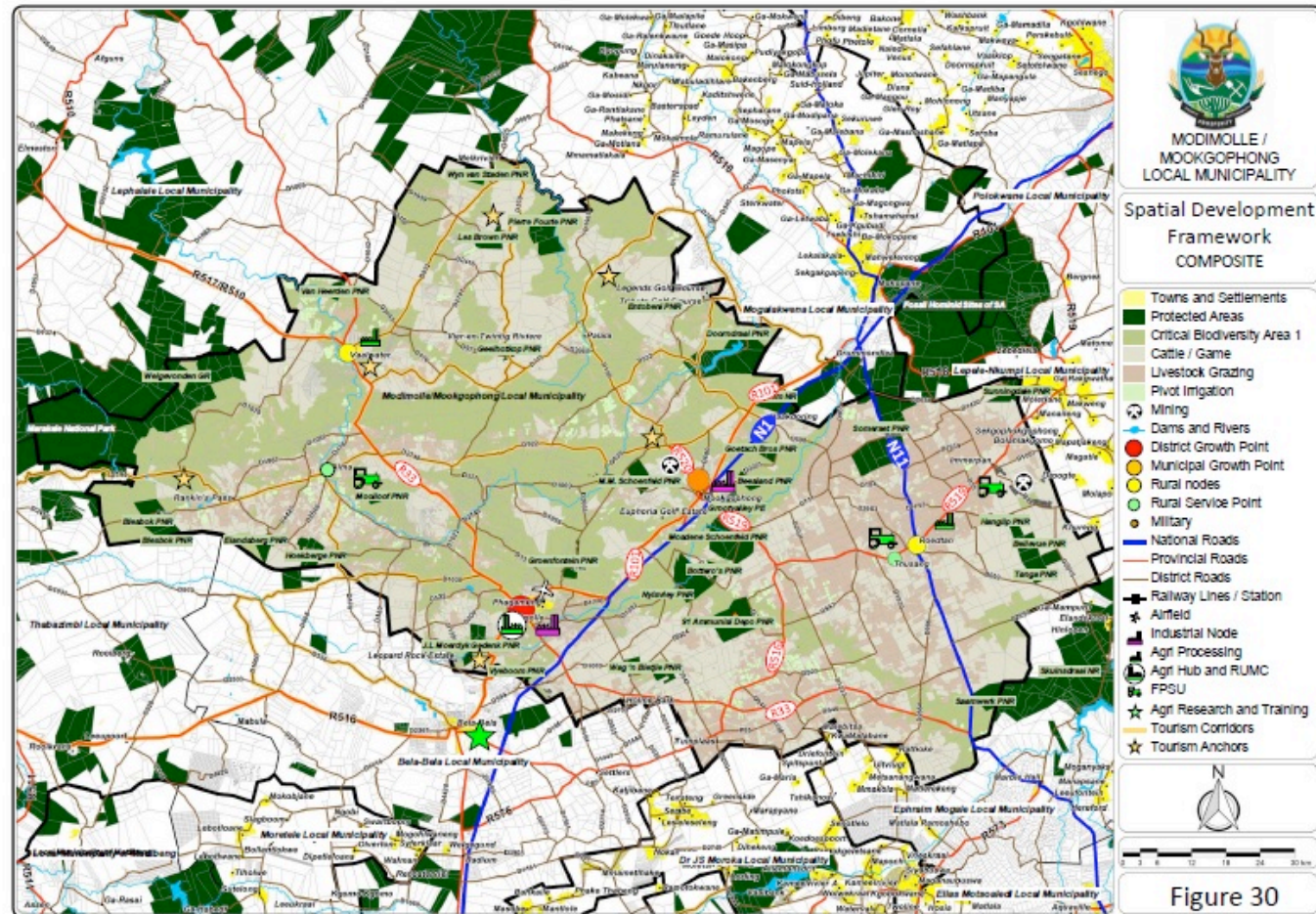


It is however important to note that Lepelle-Nkumpi current SDF is silent on the importance of this route. This may not take away from a possibility of strong links between settlements on the northwestern side of EPMLM with services in neighbouring settlements in Lepelle-Nkumpi.

Modimolle-Mookgophong Local Municipality

EPMLM is linked to Modimolle/Mookgophong through the following strategic links:

- The N11 route from Botswana through Mogalakwena and Modimolle/Mookgophong Municipalities and Marble Hall (within EPMLM) into Elias Motsoaledi Municipality through to Mpumalanga and up to Kwazulu-Natal;
- The R33 from Modimolle linking with the N11 just north of Marble Hall and outside the municipal area of jurisdiction, is also acknowledged in the Limpopo SDF as Road Freight Corridor. At this intersection of the R33 with the N11 it becomes one corridor route via Marble Hall through Groblersdal towards Durban and Richards Bay in Kwazulu-Natal.



Dr. JS Moroka Local Municipality

EPMLM is linked to Dr J S Moroka Local Municipality through the following:

- The R573 route also known as the Moloto-road from Gauteng(mainly Pretoria) through Siyabuswa located with Dr JS Moroka and Marble Hall(located within EPMLM). *This is an important route which is also acknowledged in the Limpopo SDF as public transport network link as well as road freight route. Road users use the R573 as an alternative to the N1, due to high toll fees.*

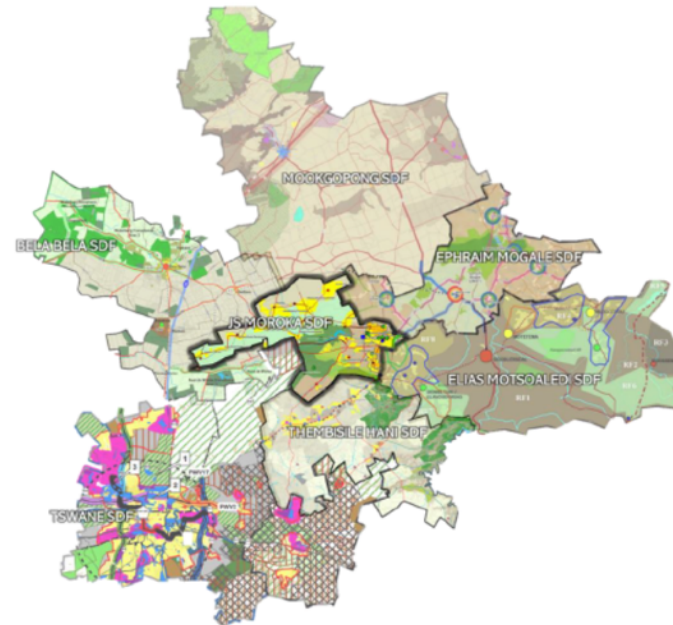
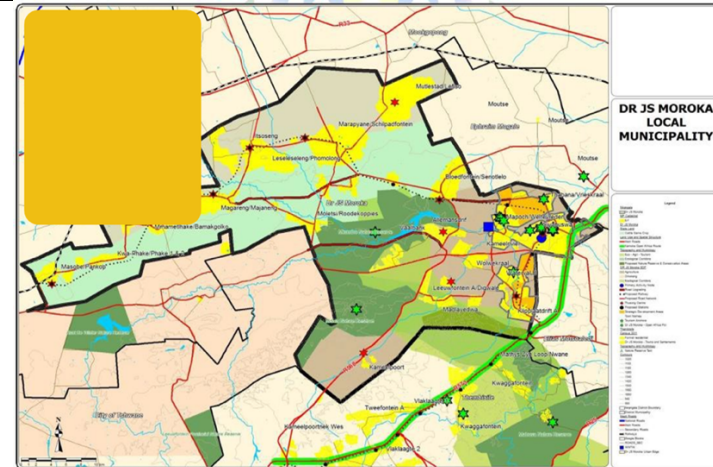
Dr JS Moroka Municipality SDF also acknowledges the following as areas for possible alignment with EPMLM:

- The Moloto Corridor links towards Marble Hall as the key activity node of the Municipality.*
- Linkages between Rathoke/ Zamenkomst Rural Node are evident.*

This may provide a possibility that accessibility of Marble Hall to a segment of the population of JS Moroka LM for business and value-added activities should be harnessed towards an increased investment attraction.

Furthermore, certain services may be available for the EPMLM's western communities in neighbouring villages of Senotlelo upto Denilton.

It is also important to mention that certain villages on the southern and western side of EPMLM are serviced from Moutse Regional water Scheme



2.2.6.2. Ephraim Mogale Local Municipality IDP 2025/26

2.2.6.2.1. IDP Key Issues and Challenges

The following Challenges are derived from the Ephraim Mogale IDP¹¹:

Challenges (Spatial-related)

Poverty Stricken Communities
Poor Revenue Generation/ Enhancement
Ageing infrastructure
Segregated Human Settlements
High rate of unemployment

2.2.6.2.2. Municipal Vision & Mission

The current IDP of EPMLM has set the following vision for development of the municipality:

“To be a world-class agricultural hub of choice”

This vision relies on the area’s pristine commercial agriculture sector for its development with the intent to become a hub of choice.

Becoming a hub of choice requires this municipal economic sector to beat other comparable economies within Limpopo province as well as regionally. The vision has 3 components:

- Agricultural hub: agriculture-based economic development
- World-class: must be globally competitive
- Of choice: accessible to key markets, such that it will be preferred over others.

To achieve these requires:

- Innovative production methods for global competitiveness.
- Competitive labour.
- Access to essential services (water and electricity).
- Unhindered access to markets nationally and worldwide.
- Security of tenure.

The mission statement of the municipality is:

“To involve the community in the economic, environment and social development for sustainable service delivery”.

The above statements imply that the municipality’s dominant programmes and interventions should be geared towards supporting development and uplifting of the agriculture sector in the area with the community taking centre-stage of all the programmes and initiatives.

¹¹ Ephraim Mogale Municipality: IDP 2025/2026, 167

The priorities for development of the municipality to achieve its vision should include:

- Creating functional rural development anchored on the agriculture sector and sustainable services.
- Attaining economic development supported by the Agricultural sector in the municipality.
- Provision of engineering services (roads, water, electricity, etc.) to ensure accessibility of the economic opportunities in the municipality.
- Sustainable human settlements (transit-oriented developments, infill developments, new townships and housing provision).
- Promoting and supporting tourism development while preserving the natural environment.
- Community services and safety (clinics, community halls, schools, ECD centre, safety infrastructure, sports facilities, etc.).

2.2.6.3. Ephraim Mogale Spatial Development Framework (2019)

The 2019 Municipal Spatial Development Framework for Ephraim Mogale Local Municipality reflects the following key challenges and opportunities for the municipality as listed below.

Challenges:

- **Spatial misalignment** between provincial directives, Limpopo SDF (2025) growth-points, Sekhukhune District and the municipality's actual nodal structure, weakening Marble Hall's role relative to Groblersdal.
- **Environmental constraints** from the Olifants River system, wetlands, CBAs/ESAs, conservation areas, and high-risk settlements that limit safe, developable land.
- **Weak socio-economic base** characterised by slow population growth, high unemployment, and a predominantly rural settlement pattern that raises service-delivery costs.
- **Economic leakage to Groblersdal**, driven by stronger services, competitive rates, new retail developments, and rising property values that outcompete Marble Hall.
- **Infrastructure and land limitations**, including sewer and sanitation backlogs, schooling shortages, traditional tenure barriers, land-sale moratoriums, and unresolved land claims.
- **Connectivity and growth-management challenges**, including the need to review the N11 bypass, protect agricultural corridors, and clarify the roles of key nodes such as Marble Hall, Groblersdal, and Leeuwfontein/ Moganyaka.

Opportunities:

- *Strong regional connectivity through major corridors (N11, R573 Moloto Road, R33, R25/R33) enhances trade, mobility and access to growth nodes*

- *Strategic secondary routes (Marble Hall–Elandsdraal–Zebediela and Leeuwfontein–Apel–Lebowakgomo) strengthen links to major provincial development corridors*
- *Potential to revive and extend the railway from Rathoke–Marble Hall to Groblersdal and Tubatse, boosting logistics and agro-processing*
- *Expansion of the public transport network can improve mobility for rural communities*
- *Formalisation and tenure upgrading in rural settlements can unlock investment, housing delivery and service improvements*
- *High-value agricultural belt (south–Marble Hall–Elandsdraal–Flag Boshielo) offers strong potential for agro-processing and rural economic development*
- *Flag Boshielo Dam and surrounding nature reserves provide significant eco-tourism and recreation opportunities*
- *Water access levels are comparatively better than the district average, with 70.4% of households accessing water on-site or in-yard, supporting future development*

The 2019 MSDF further reflects the following spatial vision for the municipality:

“Sustainable and spatially integrated agricultural hub of choice”

The following Development Principles set out for the development of the Ephraim Mogale Municipality¹², give effect to the land development principles contained in SPLUMA and the Limpopo Provincial SDF:

- Development Principle 1: Protect and promote agricultural development– through ensuring that areas of high agricultural potential are protected by discouraging urban sprawl and promoting agricultural production, manufacturing and processing.
- Development Principle 2: Sustainable balance in development– balancing between agriculture, human settlement development, environmental protection and the development and utilisation of natural resources.
- Development Principle 3: Promote rural urban interdependency in development– in order to ensure that the development in these areas complement each other and co-exist in production, trade, basic services and governance.
- Development Principle 4: Sustainable and transformed human settlement– through the creation of compact and dense settlements, housing development on land accessible to job opportunities and economic activities, provision of integrated transport and greater diversity of housing and financing options.
- Development Principle 5: Coordination between land development and transportation networks- to ensure higher connectivity, accessibility and mobility between the development modes

¹² Ephraim Mogale Municipality SDF 2019

identified within EPMLM as well as with the economic activity areas within the surrounding region.

- Development Principle 6: Revitalise small towns and villages– Focussing mainly on Marble Hall as the urban core surrounded by areas of high agricultural activity with intensive crop farming and Rural Development Nodes where revitalisation should focus on job creation, empowerment and the improvement of quality of life.
- Development Principle 7: Protect environmentally sensitive areas and promote eco-tourism

The Municipality should review these principles to assess their relevance considering the new issues that would have come forward and either adopt or amend. It is however anticipated there should not be major changes and therefore the municipality will primarily follow approach as per the abovementioned principles in its development initiatives, by stimulating investment, redressing past social and spatial inequities as well as restructuring the space economy in its jurisdiction.

The SDF should therefore:

- Identify growth points/ nodes and corridors where investment will be made in infrastructure and must include strategies to encourage orderly development in these areas.
- Explicitly address spatial restructuring through investment in rural areas and strategic movement and connectivity infrastructure to support a diverse, adaptive and inclusive space economy.
- Make concrete proposals on ecological resource preservation and agriculture development.

- Reflect on services delivery backlogs and present a position on the provision of services, especially in rural areas (areas of no/ low development potential).
- Reflect on and make proposals for spatial implications of social investment in communities.

2.2.6.3.1. Analysis of Implementation of 2019 SDF

The 2019 SDF recorded numerous spatial interventions for implementation, mainly by the municipality and its partners. Assessment of implementation progress upto the year 2026 shows the following:

NUMBER OF PROJECTS/ INTERVENTIONS PLANNED	NUMBER OF INTERVENTIONS IMPLEMENTED	PERFORMANCE
51 = TOTAL 42= EPMLM 9=SDM	7	13.7% (14%)

The above performance shows a dire picture on the municipality's ability and commitment to implement its own programmes, which may be due to various challenges. It is, however, important to note that this then highlights the need to put spatial planning at the forefront of

transforming the municipality. Annexure B provides full details regarding the spatial interventions and implementation or lack of implementation thereof.

Formulation of objectives with associated strategies and policies must reflect the desired spatial form of development in Ephraim Mogale Municipality informed by and consistent with the above policy perspectives and thrusts.

2.2.7. Other Legislation and Policy

The SDF is an integrative spatial tool for the municipality and therefore its effectiveness must be measured further on the extent to which its strategic proposals and policy guidelines take other sector-specific legislation and policies into account. Some of the key legislations and policies as well as their provisions are discussed in **Annexure A** hereof.

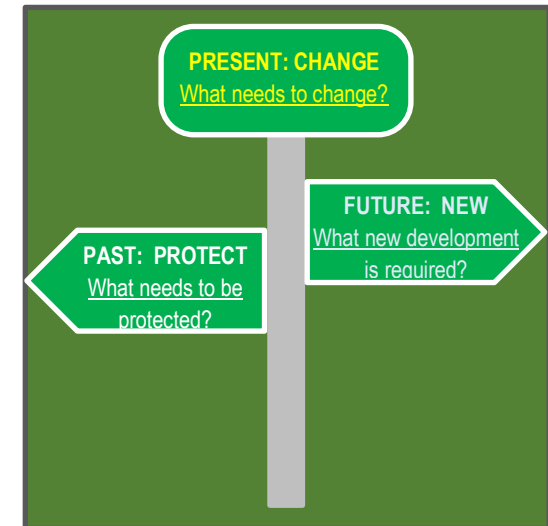
2.3. SYNTHESIS AND WAY FORWARD

The legislation and policies on spatial development and land-use management reflected to in this section should guide the compilation of the Ephraim Mogale Municipal Spatial Development Framework. The challenge lies in the integration of all the key developmental issues relevant to the municipality to provide a framework for sustainable

future development of the municipality, which can support its people through social and economic development.

With the above policy directives in mind the new/ reviewed EPMLM SDF must strive to achieve a new development and renewal agenda for the municipality's development while expected to comply with other policy prescripts by achieving a balance between:

- (1) Protecting the key natural resources and infrastructure,
- (2) Renewing & Transforming the Existing and
- (3) Developing Anew.



2.3.1. Compliance Obligations

The reviewed SDF:

- must comply with the legislative and policy prescripts as discussed.
- should strive to be consistent with all applicable policy provisions across the government spheres to ensure alignment of strategic thrusts, programmes and interventions.

2.3.2. Renewal Obligations

Focus must be renewed towards existing opportunities, programmes and plans to capitalise on already committed resources and to maximise their impact.

Renewal programmes may include:

- refocusing the strategic objectives to be in line with the renewed spatial vision for the municipality.
- Revitalisation of specific schemes, locations and/ or areas, e.g. rural development initiatives or small-town revitalisation (Marble Hall).
- planned maintenance of existing infrastructure to prolong its lifespan and minimise future cost.

2.3.3. Development Obligations

The reviewed SDF must propose critical interventions for development of the municipality in support of the spatial vision and in line with the re-aligned strategic thrusts that will set the municipality on a new sustainable spatial development trajectory. Development must no longer take place haphazardly as all stakeholders must be co-opted into the new development trajectory of the municipality.

The following elements/directives to the Ephraim Mogale SDF are articulated across the key policies and legislation governing development within the area: -

- Promotion of high-density living environments, promotion of high-quality living environments, increase in mixed use/multi-use spaces.
- Establishment of agro-processing industries in gaining value from the agricultural sector of the municipality may be among some of the strategies to be considered for developing the rural economy. The SDF will have to provide guidelines for land use management systems which will facilitate rather than prohibit development in areas zoned Agriculture without harming this sector.
- Basic needs of people within the municipality must be met.
- Areas located on development corridors and adjacent to main growth centres must be supported
- Clustering of economic, social and transport facilities is required to maximize thresholds and to ensure the maximum and efficient use of resources
- Development must not compromise environmental/ ecological assets within the municipality.
- Agriculture and tourism opportunities must be maximised.
- Linkages to surrounding municipalities and region must be noted, reflected upon and enhanced where it is to the benefit of promoting integrated development of the municipality and the region.

2.3.4. Towards Ephraim Mogale Municipality's "Spatial Vision 2040"

Section 12 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA, Act 16 of 2013) requires municipalities to formulate a Vision relating to Spatial Development Framework based on policy directives, key issues, challenges and opportunities identified in the municipal area including inputs from various stakeholders.

Section 12, read together with the Constitution requires that a vision must be informed by an analysis of the socio-economic, spatial, and infrastructural realities of the area, including an assessment of where gaps exist in the provision of basic services. The Municipality is also required to assess its own capacity to redress inequities and to meet basic needs, and to gear itself towards institutional transformation with a view to improving its organisational efficiency and effectiveness in meeting those needs.

The following key aspects identified from the above policy documents and issues will inform the formulation of the SDF:

- stimulate sustainable development in municipality's nodal points and development corridors.
- protect the environment by limiting sprawl and by proper residential planning especially in rural areas under Traditional Councils.

- accelerate provision, upgrading and maintenance of engineering infrastructure & services and social facilities throughout the municipality.
- improve internal and inter-regional connectivity through upgrading of major roads linking settlements and major economic centres within the municipality.
- land use intensification through infill and densification especially in urban and peri-urban areas.
- local economic development and job creation.
- improvement of local tourism and linkage with regional and provincial tourism network.
- improve housing delivery which caters for all.
- improvement of organizational systems to ensure successful implementation of the SDF.

The final vision should cover some or all the following elements:

- **Inclusive Agriculture and conservation focused economic development:** to cover the municipal economy's current comparative advantage and to reach historically excluded communities.
- **Spatial transformation-** co-opting key stakeholders in the drive to transform the spatial arrangements and to create sustainable developments/ human settlements.

- **Sustainable service delivery-** provision of engineering services must be sustainable and must support economic development and spatial transformation/ restructuring imperatives.

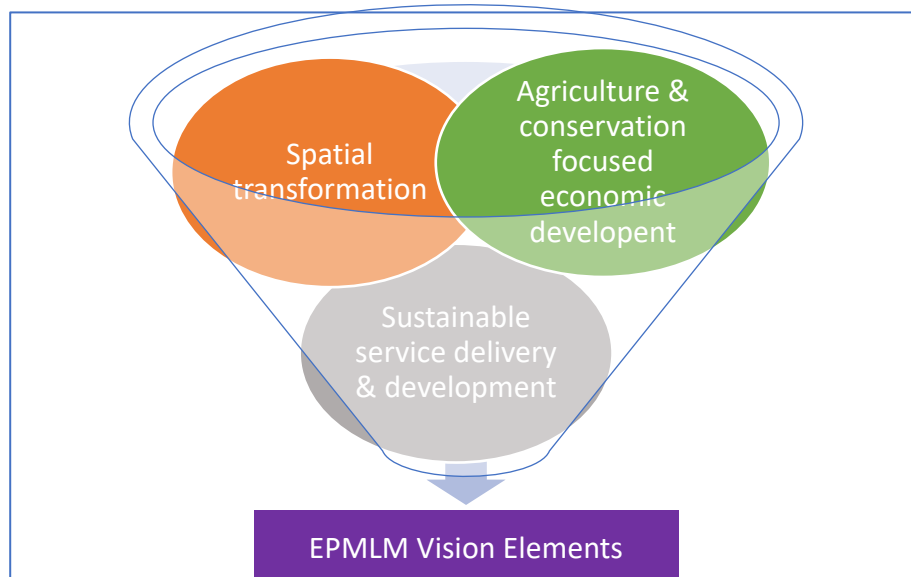


Figure 11: EPMLM SDF Vision Elements

Based on the above-stated issues, several spatial vision options are proposed to drive the municipality's spatial development imperatives that will inform the new Ephraim Mogale MSDF. These are based on key policy considerations which shall then be informed by the ensuing spatial analysis to arrive at a final spatial vision.

The existing vision is:

- "Sustainable and spatially integrated agricultural hub of choice".
The municipality has the discretion to keep this vision if it is found to fit its spatial trajectory.

Among other proposals to consider as a new spatial vision for the municipality are:

- "An agricultural hub, integrated in its communities and 1connected globally/ to the world"
- "A globally connected Agricultural Hub, integrated in and benefiting its communities"
- "A world-class agricultural hub, sustaining the development of its community"
- A world-class agricultural hub, driving integrated and sustainable community development.

It is important to note that the refinement and adoption of the vision shall be attained during the conceptual development and strategies phase (phase 3) of this process and the above proposals are but an indication of the strategic options available to the municipality. It is further proposed that the refined vision should indicate a horizon period of 10 to 20 years as per provisions of section 21 (c) of SPLUMA.

2.4. Policy Challenges and Opportunities

Various challenges and opportunities arise from the above policy directives and are discussed below.

2.4.1. Policy Challenges

- Transforming human settlements to achieve integrated, equitable spatial patterns

- Supporting rural spatial development and sustainable rural densification
- Protecting high-value agricultural land while supporting agricultural development
- Safeguarding and enhancing natural environmental resources
- Misalignment between Limpopo SDF and Sekhukhune SDF around growth classifications – Limpopo categorise Marble Hall as Local Service point while Sekhukhune categorise it as District Growth point.
- Groblersdal's designation as a Provincial Growth Point potentially disadvantaging Ephraim Mogale (especially Marble Hall)
- CRDP-driven town and village revitalisation increasing pressure for formalisation of rural settlements
- Implementation gaps: several action plans from the previous SDF were never initiated or completed

2.4.2. Policy Opportunities

- Strong regional linkages (N11 Corridor, Moloto Road, Moloto Rail) unlock regional connectivity and rural development
- Groblersdal's status as Provincial Growth Point and Agri-Hub can positively influence Marble Hall if leveraged through SDF strategies
- Functional-region linkages between Groblersdal–Marble Hall strengthen economic integration while regional linkages via

Mokopane, Roedtan, Bela-Bela, Modimolle, Lephalale expand economic and tourism networks

- Identified Intervention Areas (Moganyaka, Leeuwfontein, Mamphokgo) offer targeted development potential
- Opportunity to revive Marble Hall railway station to support logistics and mobility
- CRDP town and village revitalisation supports formalisation and improved rural settlement planning
- East–West Multi-Nodal Corridor (Groblersdal–Jane Furse–Tubatse) strengthens regional access and market reach
- Flag Boshielo Dam and surrounding nature reserves offer strong tourism and eco-tourism potential
- Identification of Marble Hall as a district growth point by Sekhukhune District Municipality may create opportunity for infrastructure support.
- Adjacent municipal growth points (Groblersdal, Jane Furse, Mokopane, Middelburg) create broader development synergies.

2.5. Concluding Remarks

The EPMLM is embarking on a process to review its SDF to align it with the changing socio-economic dynamics, as well as changing policy environment across various government spheres. The review shall also track implementation of projects towards attaining the spatial trajectory set in the 2019 SDF.

The review is a key requirement in term of the provision of various guiding legislations such as the MSA 2000, SPLUMA 2013 as the municipality's 2017 SPLUM Bylaw. It shall be further informed by various policies across government spheres to ensure alignment. The process shall also entail a critical look at the municipality's spatial vision, to review its relevance and attainability. Various proposals have been placed in the hat to be considered the process of reviewing the spatial vision, a process to be concluded during the Spatial Strategies stage (phase 3), which shall be informed by the comprehensive spatial analysis to identify issues and opportunities.

The next phase shall entail undertaking a multi-sectoral analysis of the municipality's Bio-physical, Socio-Economic and Built Environment to understand fully and update the spatial challenges and opportunities. These shall then guide a proper positioning of a desired development trajectory, which should be viewed against the backdrop of the prevailing national and provincial planning framework.

Chapter 3

SPATIAL CHALLENGES AND OPPORTUNITIES- STATUS QUO ANALYSIS



3. ANALYSIS OF THE CURRENT REALITY: SPATIAL OPPORTUNITIES AND THREATS

The EPMLM municipal environment is influenced by the interaction of three critical elements, whose combined effects provide either opportunities or threats to the development of a sustainable environment, namely the Bio-Physical (Natural) Factors, Socio-Economic as well as the Built Environment (Man-made) factors. An analysis of these factors and their interaction will provide insight into the issues that influence the current spatial setup in the municipality as well as provide a planning basis upon which the SDF will manage their future interactions to achieve a sustainable municipality.

3.1. BIO-PHYSICAL ENVIRONMENT

3.1.1. Topography, Hydrology and Catchment Areas

The National Freshwater Ecosystem Priority Areas (NFEPA) (Nel et al 2011) identifies rivers, wetlands and estuaries in South Africa that are most important for sustaining the integrity and continued functioning of our freshwater ecosystems. (SD BRP, 14).

3.1.1.1. Hydrology

The Olifants River, which almost runs south-north through the centre of the municipality, is a tributary of the Limpopo River, which falls into the Drainage Area B of the Drainage basins of South Africa. Several permanent or seasonal rivers flow through the municipality and feed into the three (3) dams located within the municipality and ultimately into the Olifants River Water Management Area as depicted in Table 3 and Map 4.

Table 3: Rivers and Dams within EPMLM

Name of Dam	Supplying River or Watercourse	Wall Type	Purpose	Capacity (1000m3)
Flag Boshielo – (previously Arabie) Dam	Ga-Makatlé Elands Motsephiri Olifants Puleng Moses	Earthfill & Gravity	Irrigation, industrial & domestic	185,000
Makotswane (Buffelsdoorn) Dam	Makotswane	Earthfill	Irrigation	3,150
Lola Montes Dam-Lebowa	Motsephiri	Buttress	Irrigation	1,400

Source: Department of Water and Sanitation, List of DWS Dams

The Elands River is classified as Class D river (largely modified). There are various small wetlands dispersed throughout the Municipality, but there are no declared Ramsar wetlands.

3.1.1.2. Catchment

SDM falls within the Olifants Water Management Area. Many key hydrological processes within the Sekhukhune District Municipality extend beyond the municipality's borders as well. "It is therefore important to note that any changes to the hydrological processes upstream could have a detrimental effect on the hydrological processes downstream. It is also of significance that functioning hydrological systems need to remain in a natural state in order to effectively mitigate climate change" (SDM Bioregional Plan Appendix A, 2018, pg. 15).

3.1.1.3. Topography

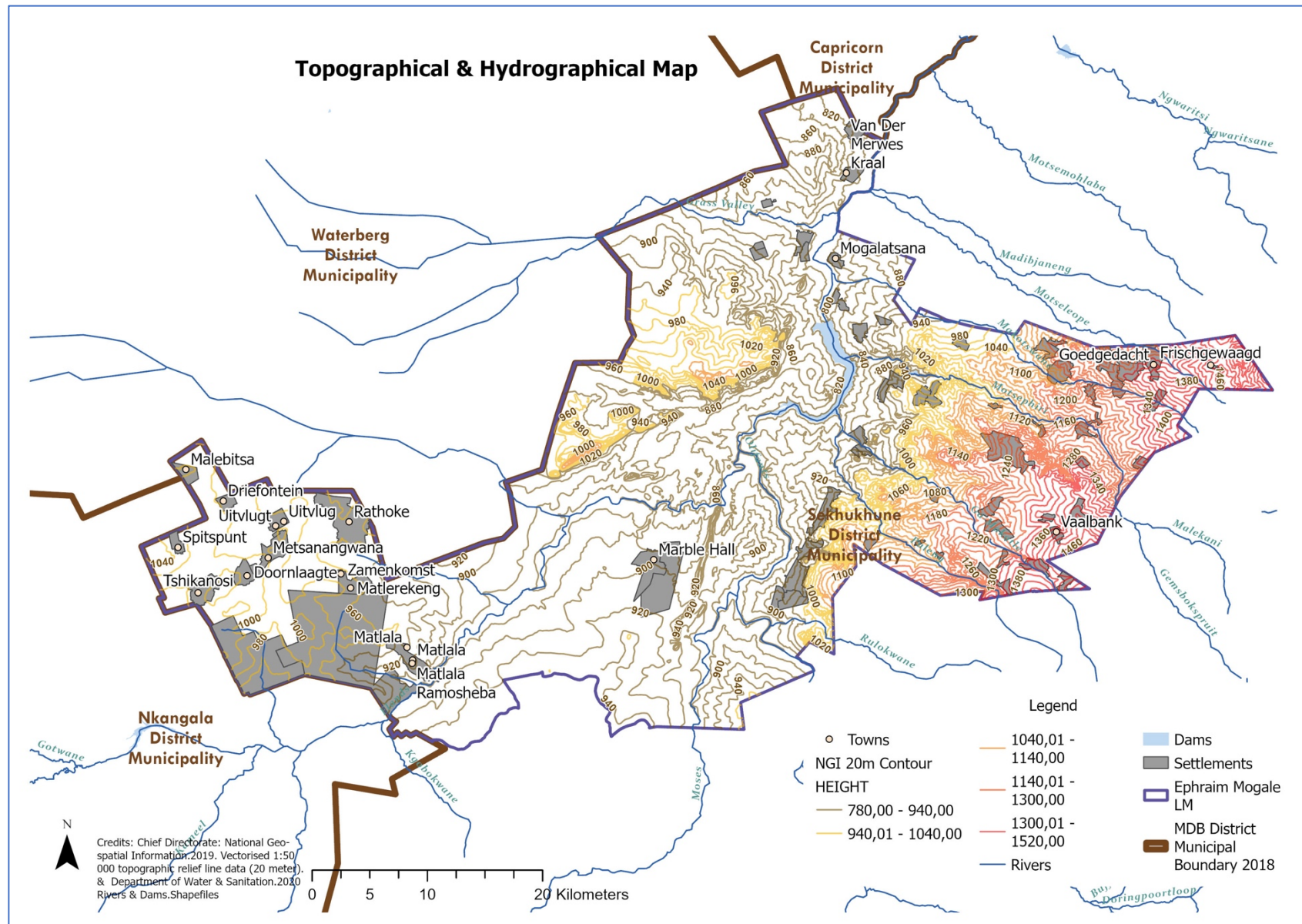
The municipal area has relatively gentle slopes in the central and western parts with steep, mountainous regions occurring in the northern and eastern areas. There are no mountain ranges in the municipal area. Map 4 depicts the topography of the municipality.

Villages occupying the steep and mountainous north and eastern sections of the municipality are:

Cluster	Core villages	Other villages within cluster
Ditholong/Letebejane Rural Node	Ditholong (Kromdraai); Letebejane; Tsimanyane (Goedvertroud); Tsimanyane South (Mooihoek);	Arabie; Magatle A and B (Makharankana) and Matseding (Tomp Seleka Agricultural College).
Moganyaka-Leeuwfontein Rural Node	Moganyaka; Manapsane; Mamphokgo South; Mamphokgo North.	
Ga-Rakgwadi Rural Node	Mohlalaotwane (Vooruitsig),	Mbitsi A and B; Ngwalemong A and B; Mmotweng; Vaalbank; Seriteng and Makgatle
Elandskraal Rural Node	Elandskraal. Hinlopen (Morarela)	Regae (Van der Merweskraal); Doornpoort; Mogalatsana; Phetwane and Weltevrede (Ga-Mapuru).
Scattered settlements/villages	Frischgewaagd; Ga-Masha; Ga-Mmela; Madiilo; Goru. Ga-Reagopola; Greenside; Makhutso; Manotelwaneng; Mathukhuthela; Moeding; Mohlotshi; Moomane South; Motseleope; Puleng A and B; Selebaneng.	

The municipality's western settlements located on gentle slopes are:

Zamenkomst/Rathoke Rural Node	Other villages
Zamenkomst (Matlereking); Rathoke (Makeepsvley); Uitvlugt (Ga-Pota); Metsanangwana (Keerom); Mmakola (Doornlaagte) and Tshikanosi (Leeukuil	Spitspunt; Kwamatabane (Malebitsa); Driefontein and Matlala Ramosheba (Toitskraal)



Map 4: Topography and Hydrology

3.1.2. Biodiversity and Ecosystems

Critical Biodiversity Areas (CBAs) are areas required to meet biodiversity targets for ecosystems, species and ecological processes, as identified in a systematic biodiversity plan. Ecological Support Areas (ESAs) are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of Critical Biodiversity Areas and/or in delivering ecosystem services. The purpose of the bioregional plan is to inform land-use planning, environmental assessment and authorisations, and natural resource management, by a range of sectors whose policies and decisions impact on biodiversity.

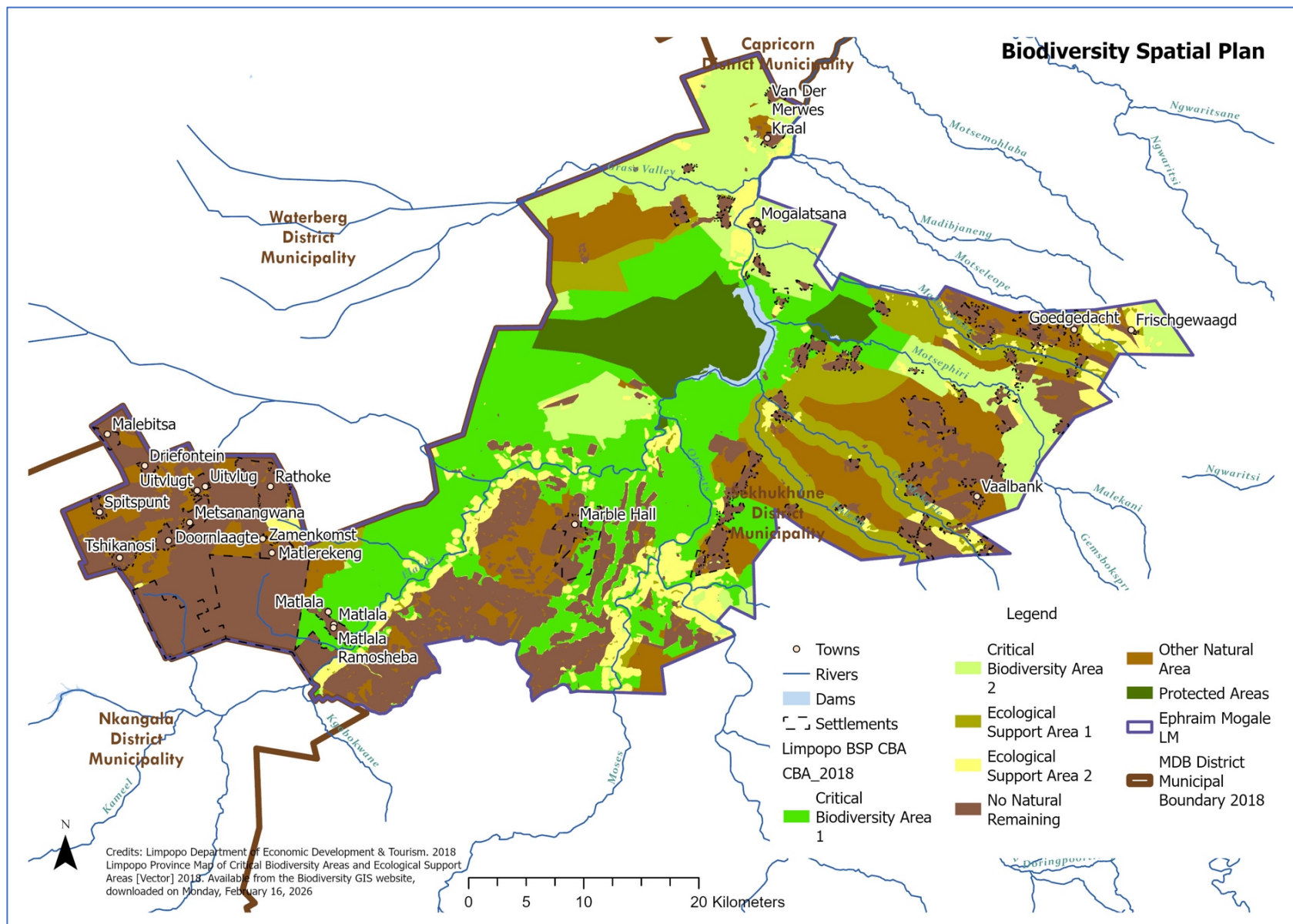
A total of 42% of the Municipality's surface area, approximately 83 759ha hectares, is designated as Critical Biodiversity Areas (CBA), which include the categories Protected Areas (PA) and Critical Biodiversity Areas (CBA 1 & CBA 2). Ecological Support Areas (CBA 1 & CBA2) adds another 16% to land that must be managed under strict environmental regulation together with the applicable local land use management regulations (**total 58%**).

The above area includes two (2) Provincial Nature Reserves within the Municipal area which are also classified as Protected Areas, under the management of Limpopo Department of Economic Development, Environment and Tourism (LEDET) namely:

- the Schuinsdraai Nature Reserve (9 590ha), which surrounds the Flag Boshielo Dam (formerly known as Arabie Dam) to the west and
- the Leswena Nature Reserve (1 612ha) located east of the Schuinsdraai Nature Reserve and the Flag Boshielo Dam.

There are no classified heritage sites within the Municipality.

The extend of the CBAs and ESAs within the Ephraim Mogale Municipality, together with the associated land management objectives contained in the Sekhukhune Bioregional Plan 2018 is depicted in Table 4 and spatially represented in Map 5.



Map 5: Biodiversity Spatial Plan

Table 4: CBA Land Management Recommendations

Category	Size/ extent	%	Definition/ Description	Land Management Objective	Land Management Recommendations
Protected Areas	12,334.79	6%	Formal Protected Areas and Protected Areas pending declaration under the National Environmental Management Protected Areas Act (NEMPAA), including National Parks, Nature Reserves, Special Nature Reserves and Protected Environments.	As per the relevant Protected Area Management Plan	Maintain or obtain formal conservation protection
Critical Biodiversity Area 1 (CBA1)	46,452.99	23%	- Irreplaceable sites - Areas that are essential for meeting biodiversity targets. - No alternative sites are available to meet targets.	- Maintain in a natural state with limited or no biodiversity loss. - Rehabilitate degraded areas to a natural or near natural state and manage for no further degradation.	- Obtain formal conservation protection where possible. - Implement appropriate zoning to avoid loss of intact habitat or intensification of land use.
Critical Biodiversity Area 2 (CBA2)	26,801.44	13%	- Areas selected to meet biodiversity targets. - Alternative sites may be available to meet targets, but these are the optimal sites based on complementarity, connectivity and	- Maintain in a natural state with limited or no biodiversity loss. - Rehabilitate degraded areas to a natural or near natural state and manage for no further degradation.	- Obtain formal conservation protection where possible. - Implement appropriate zoning to avoid loss of intact habitat or intensification of land use.

Category	Size/ extent	%	Definition/ Description	Land Management Objective	Land Management Recommendations
			avoidance of conflict with other land uses.		
Ecological Support Area 1 (ESA1)	18,257.27	9%	Natural, near natural and semi-natural or degraded areas that support the ecological functioning of CBAs and protected areas and maintain ecological processes.	Maintain ecosystem functionality and connectivity allowing for limited loss of biodiversity pattern.	- Implement appropriate zoning and land management guidelines to avoid impacts on ecological processes and connectivity. - Avoid intensification of land use. - Avoid fragmentation of natural landscapes
Ecological Support Area 2 (ESA2)	14,941.47	7%	Areas with no natural habitat that are nevertheless important for supporting ecological processes.	- Avoid additional / new impacts on ecological processes. - Ensure that land use is not intensified and that activities are managed to minimise impact on threatened species.	- Avoid intensification of land use, which may result in additional impact on ecological processes. - Avoid conversion of agricultural land to more intensive land uses or to more intensive forms of agriculture, which may have a negative impact on threatened species or ecological processes.

Category	Size/ extent	%	Definition/ Description	Land Management Objective	Land Management Recommendations
Other Natural Areas (ONA)	30,948.20	15%	Natural and intact but not required to meet targets and not identified as CBAs or ESAs.	Subject to town and regional planning guidelines and policy.	Subject to town and regional planning guidelines and policy.
No Natural Habitat Remaining (NNR)	51,394.18	26%	- Areas with no significant direct biodiversity importance. - Areas with no natural habitat or degraded natural areas that are not required as ESAs, including intensive agriculture, urban, industry and built infrastructure.	Subject to town and regional planning guidelines and policy.	Subject to town and regional planning guidelines and policy
Total	201,130.33	100%			

It is important to note that 59% of the landmass within EPMLM falls is classified as either PA, CBA 1& 2 and ESA 1& 2, requiring that land use management decisions in these areas must comply strictly with the above guidelines.

3.1.2.1. Protected and Conservation Areas

“Protected Areas (PA’s) are declared and formally protected under the Protected Areas Act, and include National Parks, legally declared Nature Reserves, World Heritage Sites and Protected Environments that are secured by appropriate legal mechanisms” (Sekhukhune Bioregional Plan 2018, pg 17).

Ephraim Mogale Municipality comprises certain areas which are considered sensitive and on which development should either be limited or discouraged. Environmental and conservation areas in the Ephraim Mogale Municipality include:

- Water Bodies.** This refers to resources such as drainage channels, wetlands, rivers and floodplains. Among them Flag Boshielo Dam, Olifants River, Elands River, Mosephiri River, Moses River, and all rivers that drain into the Olifants.
- Conservation Areas** include Schuinsdraai Nature Reserve, Leswena Nature Reserve, etc.
- Cultural or Historical Areas-** None, as mentioned in the previous section.

According to the Sekhukhune Bioregional Plan, (2018) sixteen (16) of the fifty-one (51) Designated Protected Areas in the Sekhukhune area fall within EPMLM, among them including Marble Hall Fisheries,

Schuinsdraai Nature Reserve and a number of Private Nature Reserves as depicted in Figure 12.

Schuinsdraai Protected Area has been identified as a key urgent priority area owing to the fact that under 50% natural land cover remains, cultivation levels as well as, human impacts are an issue (Sekhukhune Bioregional Plan, pg 8).

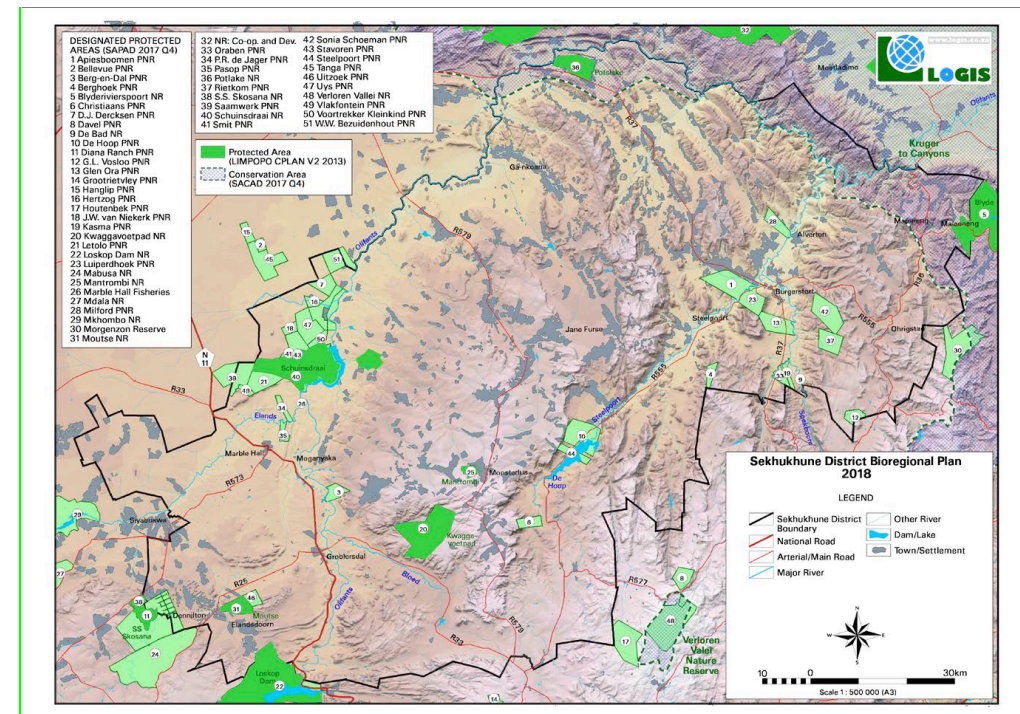


Figure 12: Designated Protected Areas within EPMLM

There are, however, several development/ human settlement nodes in the province where serious biodiversity issues are emerging especially with regards to landscape connectivity. These threats to biodiversity need to be managed through the land use planning and decision-making process.

The areas of concern that can be found in EPMLM (Sekhukhune DM) are:

- Area 3 on Figure 13: Kwamhlanga – Siyabuswa – Elandsdoring Rural Settlement** : Since the development of the LCPv2 a large settlement was built in the last remaining biodiversity corridor along the Elands River. Options for landscape linkages connecting the Dinokeng biodiversity node in Gauteng eastwards into Mpumalanga or Limpopo are rapidly disappearing. Human settlement in this area is likely controlled by tribal rather than municipal authorities. This area is a priority for intervention in Limpopo, however, a strategy for managing and guiding rural “urban sprawl” in tribal areas is urgently needed in Limpopo (Sekhukhune Bioregional Plan, pg. 22).

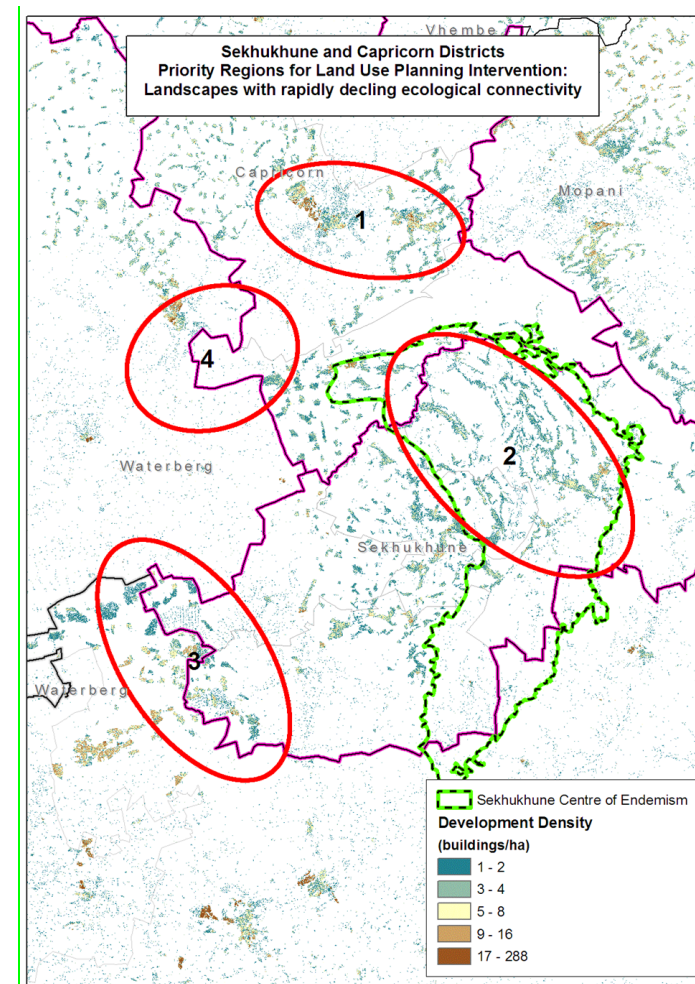


Figure 13: Location of current and developing future land use conflicts in Sekhukhune and Capricorn Districts

This area includes, Matlerekeng- Rathoke village cluster and the smallholdings and the municipality must strive to partner with the concerned stakeholders regarding land use management.

3.1.3. Land Capability

Land capability is defined as the most intensive long-term use of land for purposes of rainfed farming determined by the interaction of climate, soil and terrain. The Ephraim Mogale municipal area comprises a variety of soil types with varying physical and chemical characteristics. These soil types yield different agricultural potential in terms of their suitability for different crops and their varying level of fertility. Furthermore, different soil types influence the type of land use development in a particular area and intervention strategies and mechanisms required for a particular development. For instance, a successful economic development and food security projects hinge on fertile agricultural soils.

The Environmental Potential Atlas of Southern Africa (ENPAT) classifies soil types in terms of their agricultural potential as follows:

- a) **High Capability/ Potential Soils.** These are soils which are highly suitable for agricultural development especially if there is sufficient rainfall or irrigation and with the selection of suitable crops.
- b) **Moderate Capability/ Potential Soils.** These soils are of moderate agricultural potential and are often used for

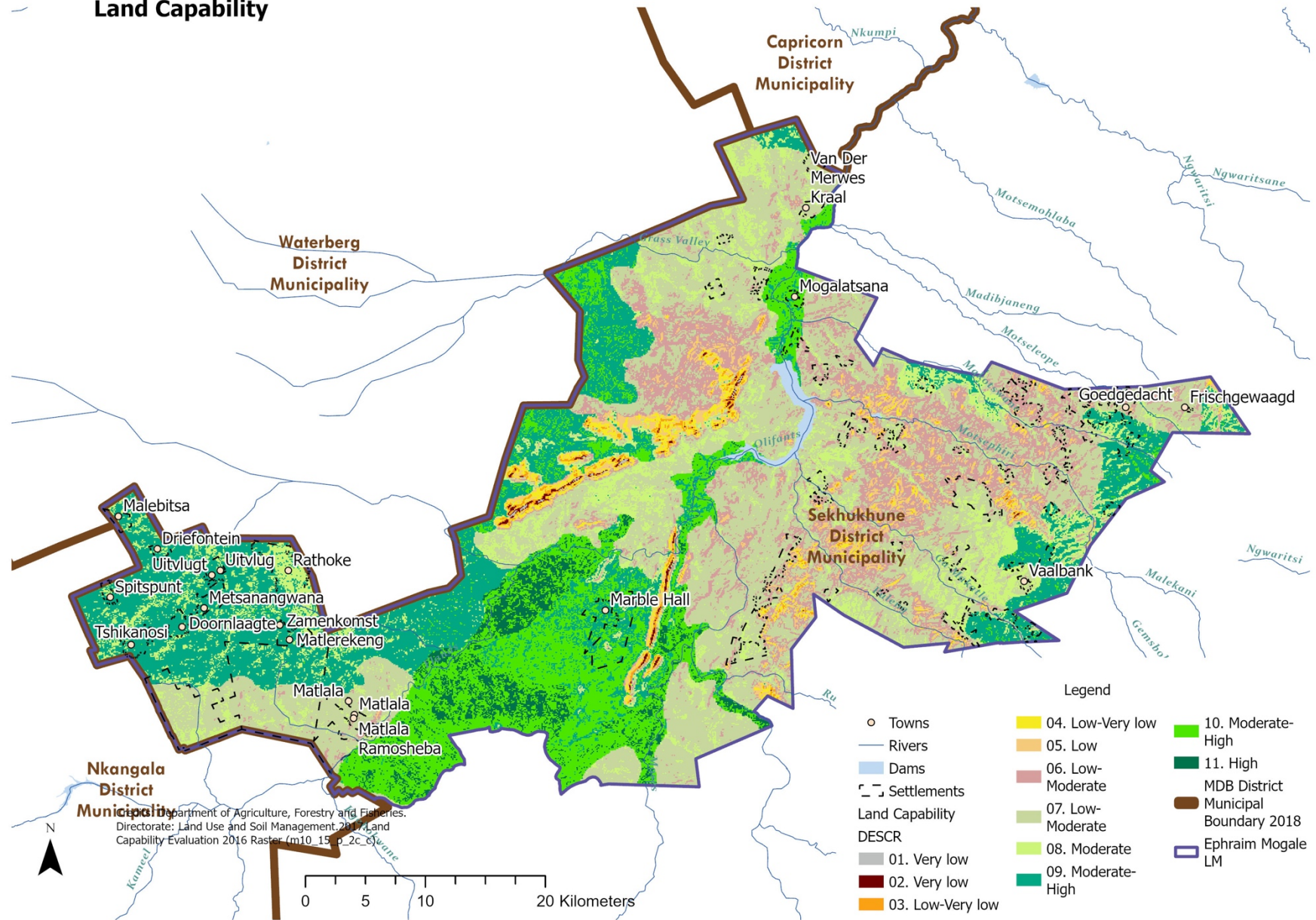
subsistence farming and have moderate agricultural yields and often occur on moderate slopes. Most of the study area comprise of soils in this category.

- c) **Low Capability/ Potential Soils.** Soils in this category are not suitable for agricultural development. These are soils with very low clay content, are shallow and usually occur on steep slopes. Soils in this category are widespread towards the northern, eastern and southern parts of the study area. The economic potential of these soils can be improved by means of fertilizers to make them suitable for specific crops.

3.1.3.1. Agriculture Potential

The latest land capability data released by the Department of Department of Agriculture, Forestry and Fisheries as depicted on Map 6 indicates that the north, northeastern, eastern and north-western quadrants of the municipality is predominantly land with low to low-moderate capability. Land with moderate to high land capability is limited to the south and south-eastern quadrants of the Municipal area, along the Elands-, Moses and Olifants Rivers up to the Flag Boshielo dam. (2019 SDF).

Land Capability



Map 6: EPMLM Land Capability

The areas to the south-west of the municipality and west of the Eland river, have a combination of low-moderate and moderate-high agricultural capabilities. It is therefore important to invest in agricultural development in these areas, if the municipality pursues its vision of “*agricultural hub of choice*”.

3.1.3.2. Agricultural Activities

Agricultural activities of high intensity of crop farming with irrigation systems are essentially located in the south and south-eastern quadrants of the Municipal area along the Elands-, Moses and Olifants Rivers up to the Flag Boshielo dam (on land classified with moderate to high land capability).

Cattle farming, which are less water intensive in comparison with crop farming, are predominantly found in the north-eastern and eastern quadrants of the Municipal area and a small section of the western areas. The cattle farming is mostly small scale/subsistence farming in villages/ settlements and smallholding area.

Figure 14 depicts the agricultural activities around Sekhukhune, with EPMLM dominated by Irrigated farms, dryland subsistence fields around rural settlements, Natural environment used mainly for cattle farming (grazing) and smallholding settlements.

3.1.4. Vegetation/ Biomes

The Ephraim Mogale Municipality ecosystem largely comprises three main vegetation types, namely:

- Central Sandy Bushveld
- Sprinbokvlakte Thornveld
- Sekhukhune Plains Bushveld

According the Sekukhune Bioregional plan, 2018, “**Vulnerable** ecosystems are located in the north of the District along the R37 and in the south and south western areas of the District near Marble Hall, Groblersdal and Monsterlus:

- Loskop Thornveld
- Northern Escarpment Dolomite Grassland
- Rand Highveld Grassland
- Sekhukhune Montane Grassland
- Sekhukhune Plains Bushveld
- Springbokvlakte Thornveld”

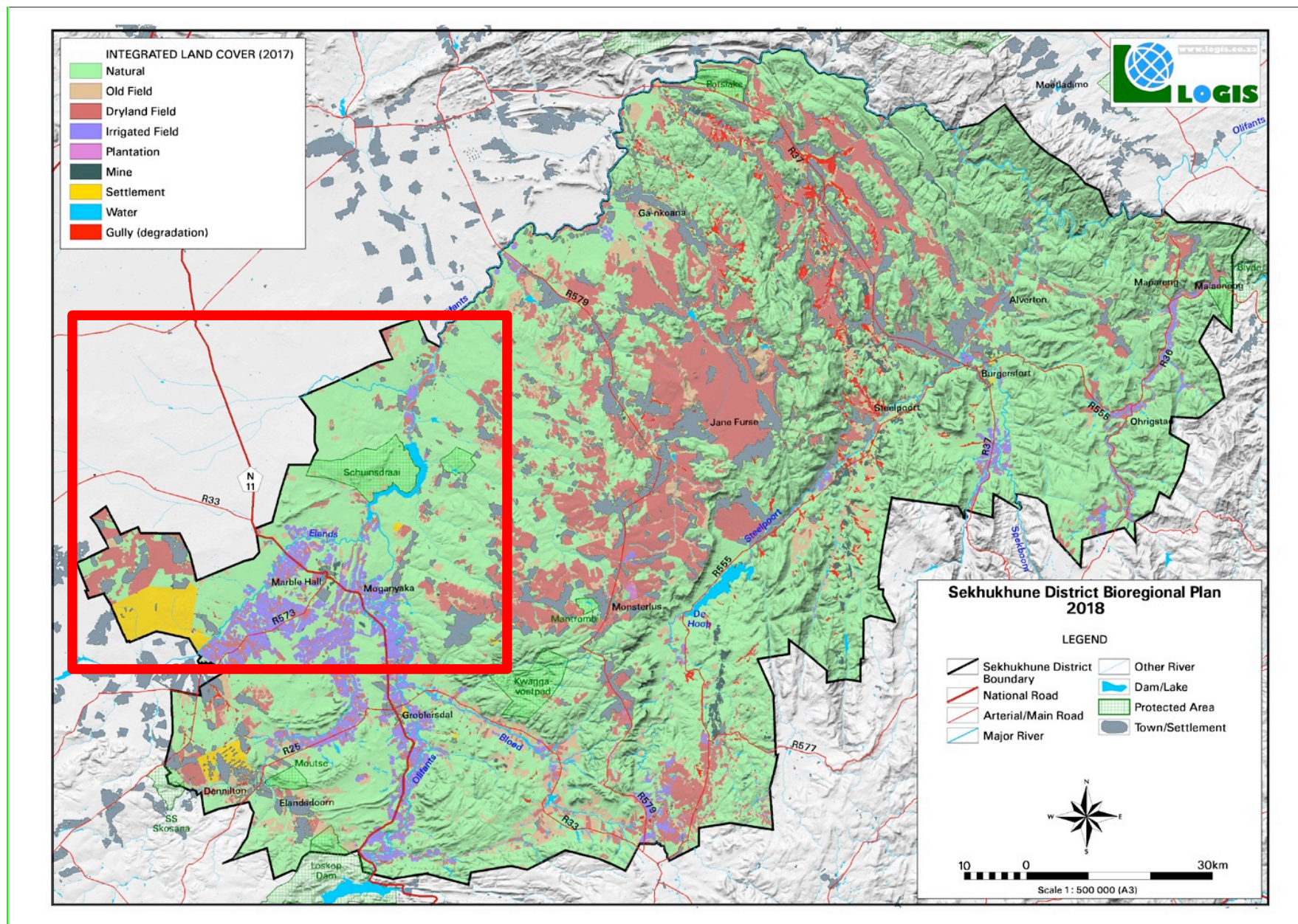


Figure 14: Agricultural Activities

3.1.5. Geology

The regional geology of the area is largely influenced by formations associated with the Bushveld Igneous Complex, particularly the eastern limb which is one of the largest layered igneous intrusions. The municipality lies within the Bushveld Igneous Complex.

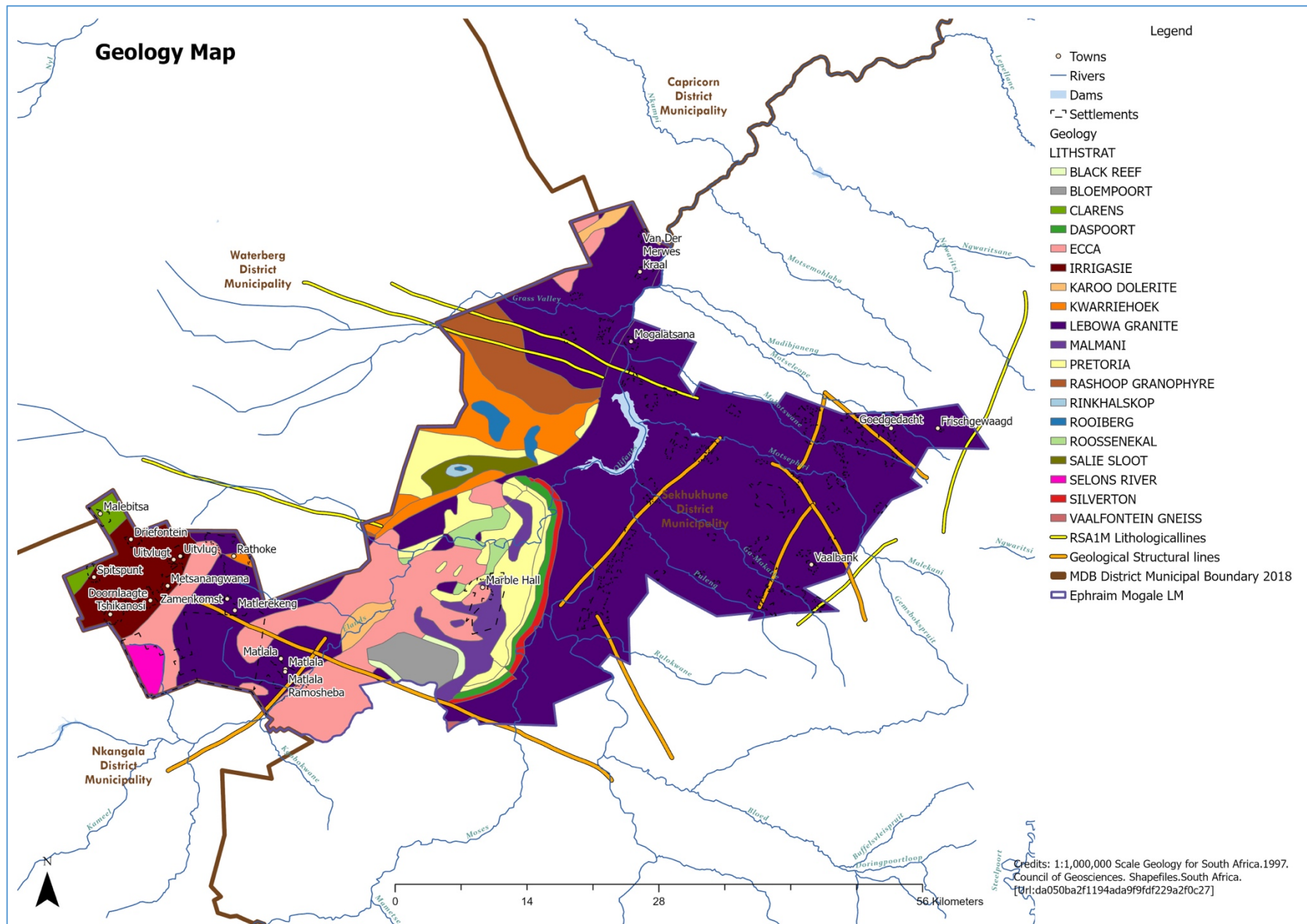
As reflected in Map 7, the south-western portion of the area is mainly underlain by intrusive rocks associated with the Waterberg Group, which consist largely of acidic to intermediate igneous rocks. In some locations, smaller occurrences of mafic and ultramafic rocks are also present.

The western part of the municipality is dominated by formations belonging to the Karoo Super group. These include extensive basaltic rocks of the Lebombo Group as well as sandstones of the Clarens Formation. In addition, smaller areas contain sedimentary rocks such as shales, siltstones, and mudstones, which form part of the Eccu Group.

In the central and eastern parts of the area, the geology is dominated by rocks of the Bushveld Igneous Complex. The most significant of these are the Lebowa Granite Suite, as well as the Rashoop Granophyre Suite. Towards the north and east, rocks of the Rustenburg Layered Suite are also present.

The northern part of the municipality is mainly underlain by rocks of the Transvaal Supergroup, particularly the Black Reef Quartzite Formation, which consists of silicified sandstones and quartzites.

According to the regional geological map, the Ephraim Mogale Local Municipality is not underlain by carbonate or dolomitic rock formations. As a result, the area is not considered to be susceptible to dolomite-related geohazards such as sinkhole or subsidence formation. The geological conditions are therefore generally regarded as favourable for development. However, site-specific geotechnical investigations are still recommended to confirm the local ground conditions and ensure suitable foundation design.



Map 7: Geological Map

3.1.6. Minerals and Mining

There are two active mines within the Ephraim Mogale Municipality, namely Lyttelton Dolomite Mine and Lime-Chem. Mining in the municipal area is limited to these two mines and their respective mining areas just north-east (Lime-Chem) and east (Lyttelton) of Marble Hall township.

- The Lyttelton Dolomite Mine is located on the Farm Loskop Noord 12-KS, owned by the Department of Public Works. It has a mining lease area for 30 years (from 2014) and an estimated lifespan of more than 100 years. The mine currently employs approximately 83 individuals (40 permanent and 40 contract employees). Although the mine is currently only actively mining north of the N11, it is investigating potential expansion to the south of the N11, increasing its employment with approximately 140 individuals. An application for access from the N11 is already in process.
- Lime-Chem is located on the farm Scherp Arabie 743-KS, which is privately land.

Mining activity normally bring with it the potential for development of scattered small resourced based mining informal settlements, which are problematic from a growth and service delivery point of view. A stark example of this are the informal settlements that sprung around Marble Hall, which have been demolished by the municipality.

3.1.7. Disaster Risk Areas

Various areas within the municipality are prone to disaster risk exposure, through Deforestation, Veld fires, Water Pollution, Storms and Floods. Disaster risk in/ for the municipality ranges from green (low) to red (high) and depends on the hazard, vulnerability and the capacity to cope. Most parts of the municipality are orange to dark orange indicating that the municipality has a medium disaster risk.

The following potential risk areas have been identified in the municipality:

Table 5: Potential Disaster Risk Exposure in EPMLM

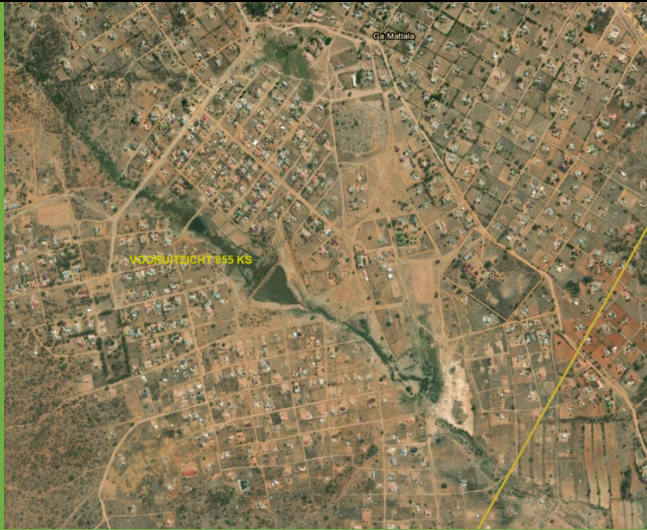
Risk	Affected areas
Houses located within flood line areas and in wetlands	Manapyane, Leeuwfontein, Rathoke, Matlala Ramoshebo & many other settlements
Houses located under powerlines	Manapyane and Leeuwfontein
Demarcation of sites in an area within a close proximity to effluent dams/ oxidation ponds.	Leeuwfontein/Moganyaka
Houses located near the Littleton Quarry blast radius	On the eastern side of Marble Hall Extension 5
Dolomitic areas are in close proximity to residential areas	South of Marble Hall (Marble Hall Extension 6)
Deforestation	

Table 6 shows areas encroaching on wetlands.

Table 6:List of Settlements Encroaching on Wetlands

Leeuwfontein		
		
Moganyaka	Mmanapyane	Mamphokgo
		

Mohlalaotwane/ Ga-Rakgwadi



Letebejane



Regae



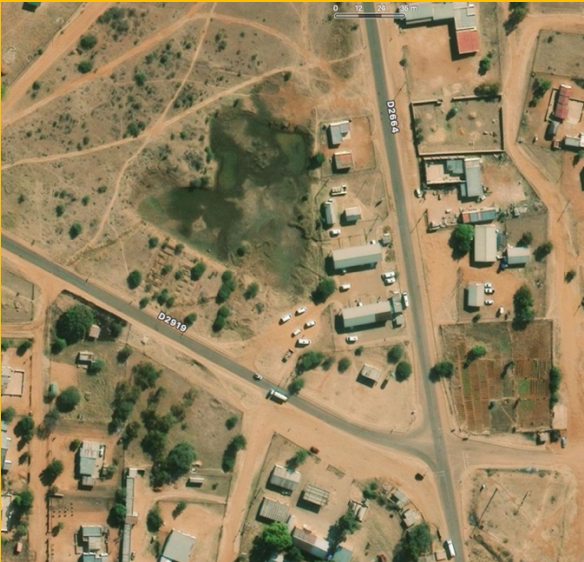
Regae



Rathoke



Matlerekeng/ Zusammenkomst



KwaMatabane



Matlala Ramosheba



3.1.8. Bio-Physical Issues Summary

- While the Olifants river plains and catchment areas represent a positive contribution to the ecological wealth of the municipality as well as key economic sectors, it faces constant risk from development with floodline and wetland encroachments, and therefore requiring strong measures to protect it. Similarly, the two nature reserves and Flag Boshielo Dam must be protected for ecological sustainability while extracting the economic benefits they present.
- Added to the above, almost 60% of the municipality's landmass has been declared as Protected, Critical Biodiversity and Ecological Support Areas, therefore stronger land use management measures and development restrictions must be pursued in these areas, which will also help to lessen disaster risks faced by many areas and residents.
- Extension of settlements in certain northern eastern parts of the municipality may be challenged by the generally steep topography, which is also suitable for cattle breeding, while the gentle western terrains may be more arable. There must be clear programmes and intervention to make good of the unutilised

arable land capability/ potential of the western segment of the municipality as well as to draw some commercial value out of the strong eastern potential for cattle breeding.

- The mineral potential as well as discovery and extraction occurring on the eastern side of Marble Hall town pose an existential threat to the town as well as a very high threat to the sustainability of the Olifants river plain & catchment, ecologically sensitive areas and arable agriculture activities due to its intrusiveness. It's short and long-term economic benefits need to be assessed against the aforementioned environmental threats through a bold inter-governmental engagement between all authorities involved, namely municipality, DMR, LEDET, Environmental Affairs, Agriculture, Water Affairs, etc.

Table 7 presents a further summary of the Bio-Physical Environment challenges and opportunities.

Table 7: Summary of Bio-Physical Challenges and Opportunities

Bio-physical factors	Challenges	Opportunities
Hydrology	- Flood plains of Olifants river, as well as those of other smaller drainage systems are at risk from development, in certain areas which are within the 1:100 years flood return period. Strong measures are required to protect this important environmental feature. - Development restrictions along the rivers and wetlands must be observed carefully and avoided.	The Olifants River which is a tributary of the Limpopo River with other permanent or seasonal rivers which flows through large parts of the municipal area, also creating wetlands provides an opportunity in terms of agriculture, wildlife and eco-tourism on the one hand.
Topography	The northern and eastern areas are mainly on steep terrain and have regular occurrences of some natural koppies and drainage feature, which can make development and extension of settlements to be unsuitable.	The topography is generally suitable for development, with the western areas/ settlements located on gentle slopes, which are also suitable for agriculture purposes.
Biodiversity	- The two Nature Conservation Areas in the central parts close to the Flag Boshielo Dam places restrictions on development which needs to be observed in all land use management decisions. - Critical Biodiversity Areas (CBA's) and Ecological Support Areas cover a large part of the municipal area, with CBA 1 areas in close proximity of the two Nature Conservation areas in the central parts of the municipal area and CBA 2 following and covering large areas in southern, northern and eastern directions, some in areas where villages already exists; - Ecological Support Areas are along the Olifants River as well as other rivers/ streams. These areas must be	The two Nature Conservation Areas in the central parts close to the Flag Boshielo Dam provides an opportunity for eco-tourism and the local economy and need to be protected.

Bio-physical factors	Challenges	Opportunities
	carefully observed if any development or agriculture needs to take place.	
Land capability	- Unutilised agricultural potential in the western parts of the municipality where moderate arable land capability is mainly unused - Potential clash of high capability arable soils around Marble Hall restricting possible expansion of the town.	- Significant high potential agriculture/ arable soils also occur within the municipality and would need to be protected from development of other land uses so as to ensure food security. - Crop farming in the southern and central parts forms the basis of agricultural activities in the municipal area. - Opportunity to support arable agricultural development in the western parts of the municipality. - Cattle farming in the eastern parts and western parts of municipality need to be supported to commercialise.
Geology		The geological conditions are generally regarded as favourable for development.
Minerals	- Mining development in the area is located close to settlements (Marble Hall) and therefore may pose land use incompatibility due to its intrusiveness and effects (blasting tremors, noise, dust, and heavy vehicle traffic). - Mining also has an inherent potential to attract illegal settlements, e.g. Chocolate informal settlement	Mineral potential areas as well as the existing mining operations have a potential to boost economic growth and employment in the area and would need to be protected and properly managed.
Disaster risk	- Houses located within flood line areas & wetlands - Demarcation of sites next to oxidation ponds/ effluent dams or under powerlines. - Mine blasting radius (500m) encroaching on housing or vice versa, including informal settlement on private property.	

3.2. SOCIO-ECONOMIC ENVIRONMENT

3.2.1. Population Profile

Demographic trends are key driving forces for any development of an area in terms of housing, retail, community and government services, safety and security and engineering services. The demographic profile influences the level of demand for goods and services, the type of goods and services needed and the pressure on local services, infrastructure and public transport.

3.2.1.1. Ward level population and households

Figure 15 shows that the municipality's is unevenly distributed across 16 wards, with population concentrated in a small number of high-density areas. Wards 9, 15, and 8 form the primary population hubs, together accounting for 32 500 people which is roughly a quarter of the population in the municipality. A broad middle band of nine wards, each with 7,000–9,500 people, forms the municipality's settlement core. Four wards (2,5,7and 11) each have population below 7 000 with Ward 7, having the lowest at just over 3,000 residents.

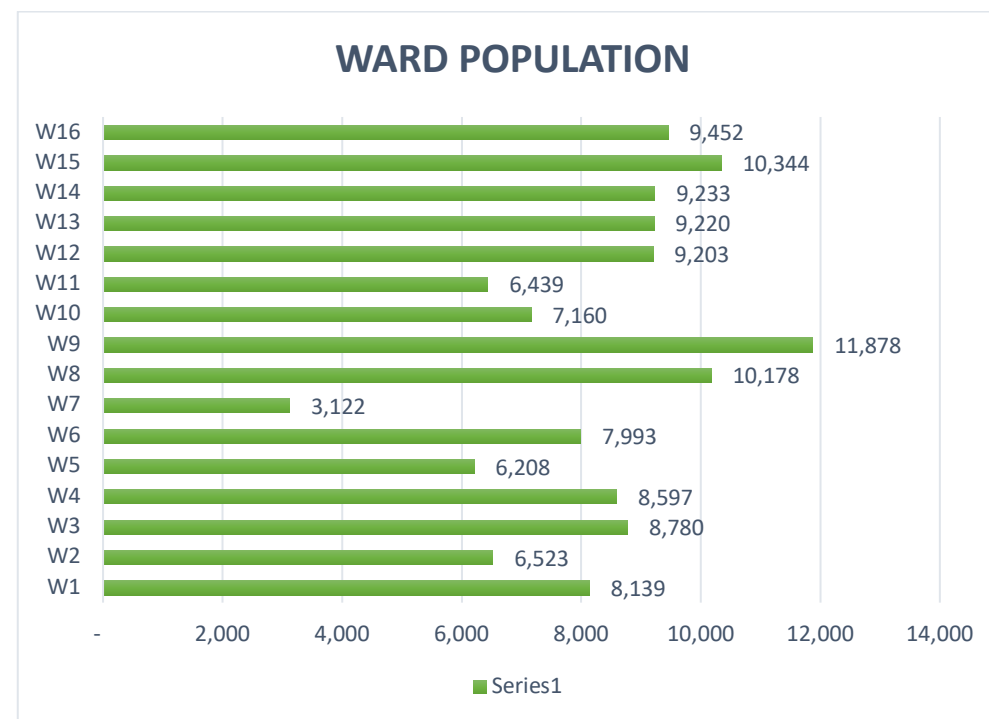
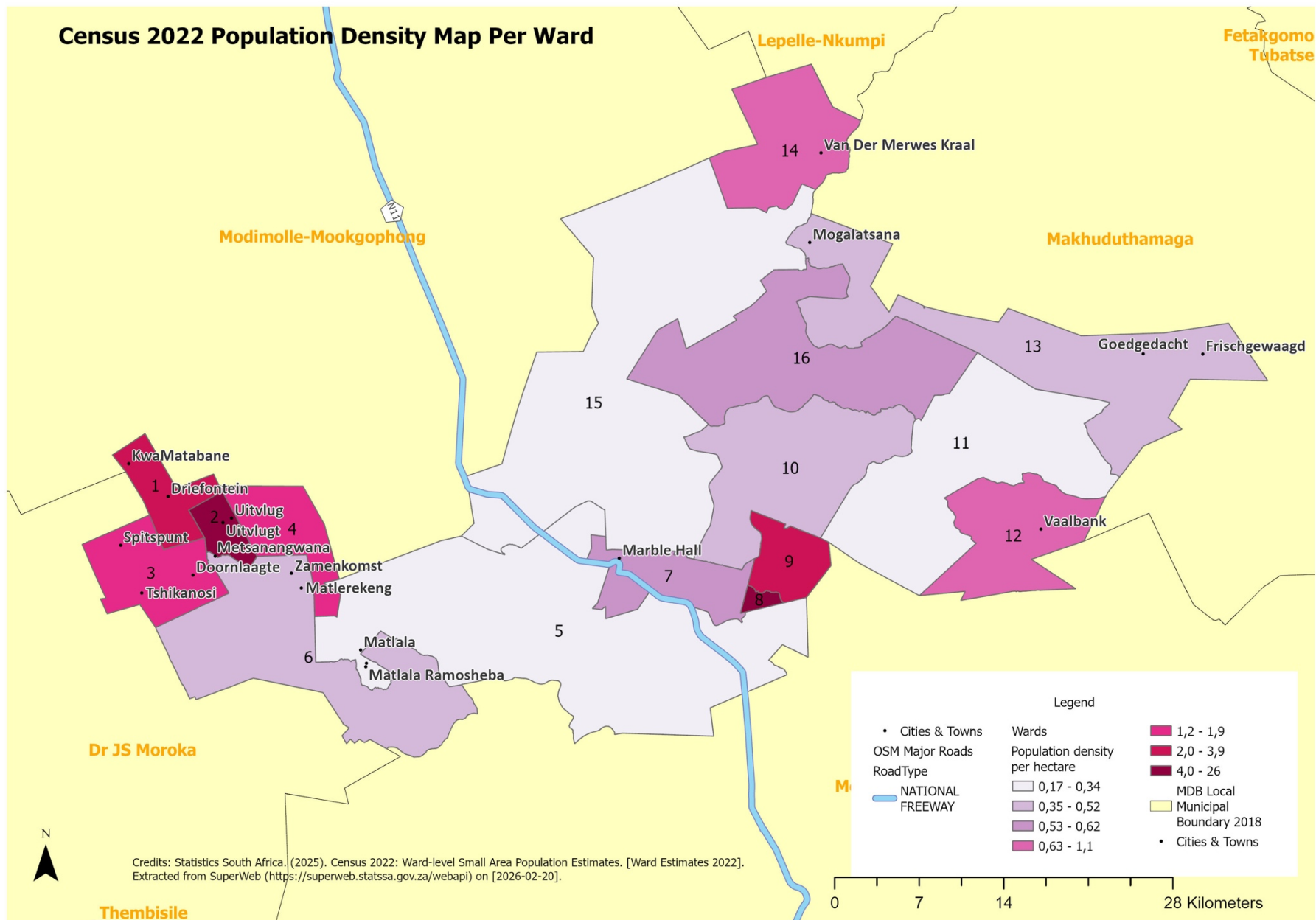


Figure 15: Population per ward

Source: Stats SA Census 2022

Overall, the data shows a municipality with diverse settlement patterns, varying population densities, and a mix of compact and widely dispersed village groupings, all of which have implications for service delivery, infrastructure planning, and resource allocation. Map 8 shows the population density per wards.



Map 8: Population Density per Ward

The lowest population densities are found in wards 5,6,10,13 and 15 with a population density ranging between 0,17 to 0, 52 people per hectare, while wards 1, 2, 8 and 9 reflect the highest population densities ranging between 2 to 26 people per hectare. The remainder of the wards have densities ranging from 0,53 to just below 2 people per hectare.

3.2.1.2. Age and Gender

The data in Figure 16 indicates that the population is broadly balanced by gender across all age groups, with females slightly outnumbering males throughout. The largest segment is adults aged 15–34, totalling 42,542 people, followed by the 35–59 group at 32,205. The youngest (0–4) and oldest (60+) groups are the smallest, each just over 15,000. Overall, the distribution shows a youthful population with a strong concentration in the working-age range.

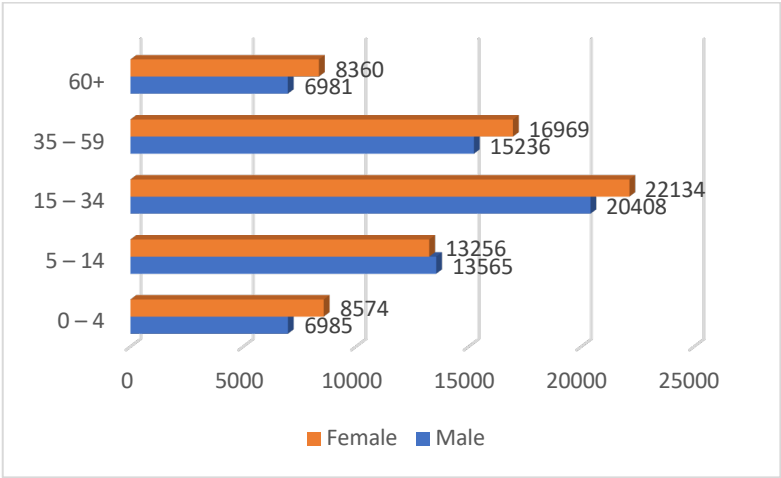


Figure 16: Age and Gender Distribution

Source: Stats SA Census 2022

3.2.1.3. Key statistics

Table 8 in summary shows that between 2011 and 2022, the municipality experienced steady population growth, a rising share of working-age residents, and a notable decline in dependency levels, signalling improving demographic sustainability. Education levels improved slightly, with fewer adults lacking schooling and a modest rise in higher-education attainment. Household numbers increased while household size slightly decreased, reflecting broader national trends. Living conditions improved significantly, with major gains in access to formal housing, electricity, piped water, sanitation, and refuse removal services. Overall, the area shows clear progress in human development and service delivery, alongside gradual population aging and a more favourable labour-force profile.

Table 8: Ephraim Mogale Key Population Statistics from 2011 to 2022

Name	2022	2011
Total population	132 468	123 648
Young children (0-14 years)	32,0%	35,5%
Working age population (15-64 years)	60,0%	57,6%

Name	2022	2011
Elderly (65+ years)	8,0%	6,9%
Dependency ratio	66,5	73,7
Sex ratio	89,0	88,9
No schooling (20+ years)	17,8%	22,7%
Higher education (20+ years)	5,3%	4,9%
Number of households	35 953	32 284
Average household size	3,7	3,8
Formal dwellings	97,0%	93,2%
Flush toilets connected to sewerage	26,1%	10,8%
Weekly refuse disposal service	28,7%	10,6%
Access to piped water in the dwelling	28,2%	12,3%
Electricity for lighting	97,0%	89,6%

Source: Stats SA

3.2.1.4. District Population Comparison

Overall, EPMLM remains the smallest and slowest-growing municipality in Sekhukhune, with significantly lower population growth and a much smaller share of the district's total population compared to other local municipalities within the district. Table 9 tracks population and households growth trends of EPMLM in comparison to the provincial and district figures from 2001 to 2022. Overall, the data highlights three consistent trends between the province, the district municipality and EPMLM: growing populations, faster-growing household numbers, and shrinking household sizes.

- EPMLM recorded modest population growth of 9.1% but still saw a substantial 35.4% increase in households and a decline in household size from 4.6 to 3.7. These shifts have direct implications for housing provision, infrastructure planning, and long-term service delivery strategies.
- Limpopo's population grew by 31.6% over the period, with growth accelerating after 2011. Household numbers increased even faster—by 51.8%—while average household size fell from 4.2 to 3.6.
- Sekhukhune District showed similar but stronger patterns, with a 38.3% population increase and a 66.5% rise in households, alongside a notable reduction in household size.

Table 9: Population and Household Growth Trends, 2001 to 2022

	Census 2001	Census 2011	Census 2022	Average annual growth 2001 - 2011 (%)	Average annual growth 2011-2022 (%)	Total overall growth 2001 to 2022 (%)	Total growth 2001 to 2022 in numbers
Limpopo Province							
Population	4,995,106	5,404,868	6 572 721	0.8%	2.0%	31.6%	1 577 615
Households	1,193,475	1,418,085	1 811 565	1.9%	2.5%	51.8%	618 090
Average Household Size	4.2	3.8	3.6				
Sekhukhune District Municipality							
Population	966,915	1,076,840	1,336 805	1.1%	2.2%	38.3%	369 890
Households	204,700	263,802	340 753	2.9%	2.9%	66.5%	136 053
Household Size	4.7	4.1	3.9				
Ephraim Mogale Local Municipality							
Population	121,384	123,648	132 468	0.2%	0.6%	9.1%	11 084
Households	26,558	32,284	35 953	2.2%	1.0%	35.4%	9 395
Household Size	4.6	3.8	3.7				

Source: Statistics South Africa, Census 2001, Census 2011 and Census 2022

3.2.1.5. Population Projections

For purposes of projecting possible future population scenarios in the municipality, the following analysis is made.

1. Scenario 1: StatsSA actual population growth trends from 2011 up to 2022 is 0.6% as presented in Table 9 above.
2. Scenario 2: CSIR Greenbook population projection. The population projections contained in the Green Book are indicated in Table 10.

Table 10: CSIR Population Growth Trends and Projections.

Population	2001	2011	2030	2050
Medium growth scenario	121 389	123 648	138 854	135 185
High growth scenario	121 389	123 648	142 441	145 429

Source: CSIR Green Book

According to the CSIR Greenbook:

- The CSIR's medium growth scenario predicts a growing population for the municipality upto 2030 reaching 138 854, after which it projects the population to start a slow decline to ultimate go down to 135 185 by 2050.
- The high growth scenario projects a growing population to ultimately reach 145 429, representing a constant growth rate of

0.6% per annum. This aligns with the current population growth trends as recorded by StatsSA from 2011 to 2022.

For purposes of population projections, this report hereby looked at three growth scenarios for EPMLM informed by the scenarios above, and made assumptions as follows:

- a. Low growth = 0.2%
- b. Medium growth= 0.4%
- c. High growth = 0.6%
- d. 2011 is the base year
- e. 2022 Census is the benchmark (against which to test the projection accuracy or closeness thereof).

Table 11 presents the results of the population projections from 2011 based on the above growth projection scenarios.

The results can further be tested using following formula for population projection:

$$x(t) = x_0 \times (1 + r)^t$$

- Where $x(t)$ is the final population after time t
- x_0 is the initial population
- r is the rate of growth
- and t is the total time (number of years)

Table 11: Population Growth Scenarios

Scenario	2011 (Baseline)	2022 (Benchmark)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2050
High	123 648	132 058	132 850	133 647	134 449	135 256	136 067	136 884	137 705	138 531	139 362	156 137
Medium	123 648	129 198	129 715	130 234	130 755	131 278	131 803	132 330	132 859	133 391	133 924	144 478
Low	123 648	126 395	126 648	126 901	127 155	127 409	127 664	127 919	128 175	128 432	128 689	133 668

From the above, the high growth scenario aligns with the medium growth scenario projected by the CSIR Greenbook up to 2030, and the medium growth scenario aligns with the Greenbook's high growth scenario up to 2050. The medium growth scenario is, however misaligned from the 2022 STATSSA Census population which can be used as a benchmark to test the accuracy of the projections, with the high growth scenario recording a close 132 058, therefore this report adopts the following:

- **Population will continue to grow at current rate of 0.6% up to 2030/2031** and the growth rate may start declining to a rate of 0.4% or lower to ultimately reach a population of around 145 000 in 2050.
- Based on the current growth rate of 0.6% and the average household size of 3.7, this means that up to 2031 households will

grow to 37 665, with approximately an additional 1 712 new housing opportunities required.

- This represents an annual average growth of 190 households for 9 years (from 2023 to 2031).

The results indicate that the population growth in the municipality is likely to fluctuate between and 0.2% and 0.6% during the next five years and even twenty-five years. The growth will be influenced by other factors such as birth rate, household size as well as migration patterns.

3.2.2. Education Levels

The level of education, especially higher education, provides an indication of the level of human development and skills available in a specific area. It also indicates the type of market skills required from the labour force and impacts on job creation in a specific geographical area.

Table 12: Level of Education

Name	Frequency	%
No Schooling	12 630	17,8%
Some Primary	6 349	9,0%
Completed Primary	2 797	3,9%
Some Secondary	23 958	33,8%
Grade 12/Std10	21 075	29,7%
Higher Education	3 725	5,3%
Other	380	0,5%

Source: Stats SA Census 2022

Educational levels reflected in the Table 12 shows that most adults have some secondary education (33.8%) or have completed Grade 12 (29.7%), making these the two dominant education levels. A significant share of the population—17.8%—has no schooling, while only 5.3% have attained higher education. Regarding primary-level education, the table shows that 9% have some primary schooling while 3.9% have completed primary school. Overall, the data reflects a community with

moderate secondary-level attainment but relatively low levels of higher education.

Table 13 indicates that most young people aged 5–24 are attending an educational institution, with 77.9% enrolled. The remaining 22.1% are not attending, indicating that roughly one in five youths are currently outside the education system.

Table 13: Attendance of an Education Institution (5 – 24 years)

Attendance at an Institution	Number	%
Yes	36 255	77,9%
No	10 279	22,1%

3.2.3. EPMLM Economic Structure

The municipality is ranked 134th in terms of its contribution to the national GVA. The economy of Ephraim Mogale Local Municipality comprises the following sectors of the Economy, ranked in terms of value:

- 1) Community, Social & Government Services and Personal services
- 2) Wholesale, Retail trade, Catering and Accommodation (Tourism industry)
- 3) Finance, Insurance and Real Estate

- 4) Agriculture forestry and fisheries
- 5) Transport, Storage and Communication
- 6) Electricity, Gas and Water
- 7) Manufacturing
- 8) Mining industry and quarrying –dolomite and limestone (source: CSIR Greenbook)

The contribution of each sector is reflected in Figure 17, with the first three (3) sectors (Government, Wholesale and Finance) collectively contributing over 75% of the municipality's GVA.

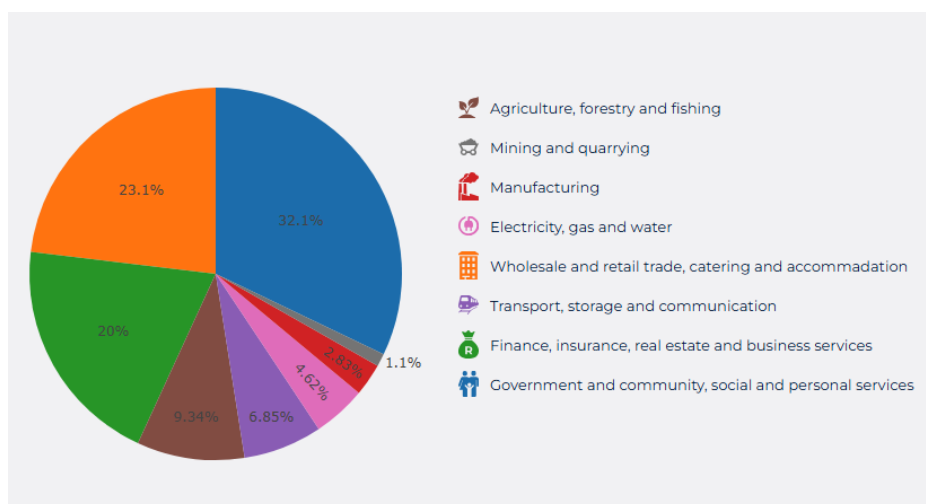


Figure 17: EPMLM Economic Sectors

Others may include the network of **informal** traders which operates throughout the municipal area, construction, etc. (**EPMLM IDP 2025/2026**)

3.2.3.1. Agriculture Sector GVA

According to CSIR Greenbook, Agriculture, Forestry and Fisheries contribute 9.34% to EPMLMs GVA production. It contributes 30.72% to the municipality's total employment. Its total contribution to the sector's national GVA is only 0.32% and is therefore ranked 99th out of 213 municipalities nationwide. The main agricultural commodities produced within the municipality are tobacco, Citrus and beef cattle.

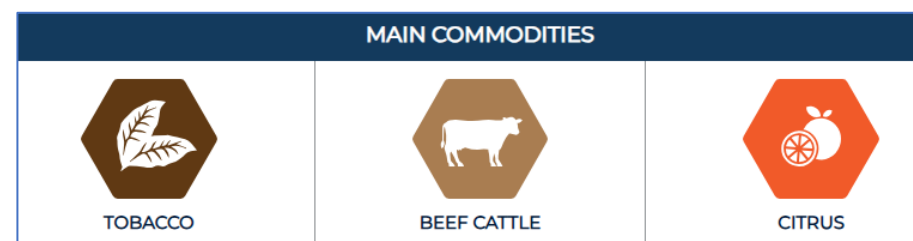


Figure 18: Main Agricultural Commodities in EPMLM

3.2.4. Employment Profile

3.2.4.1. Employment Status

Employment levels in the municipality show a large proportion of residents outside the labour force. Only 18, 345 people are employed, while 12, 943 are unemployed and 5,299 are discouraged work-seekers. A much larger group—34, 572 people—is classified as not economically active, and 52, 470 fall under the not applicable category (mostly children, students, and others not of working age). Overall, the data reflects low labour-market absorption and a high dependency ratio, with

relatively few residents participating in formal employment as depicted in Figure 19.

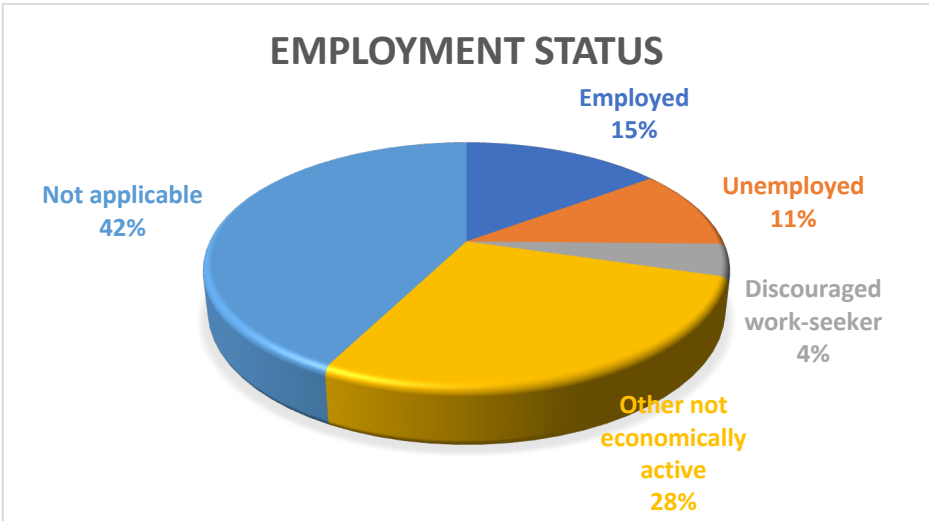


Figure 19: Employment status

The Municipality has a relatively small economy, contributing only 1% to the provincial value of production. 41.4% of the 31 294 are economically active (employed or unemployed but looking for work). Among the economically active youth (15-34 years) in the area, almost half (48, 8%) are unemployed (StatsSA, Census 2022).

3.2.4.2. Employment Sectors

Figure 20 shows that most employed residents in the municipality work in the formal sector, which accounts for 12,114 jobs and represents the

core of local employment. The informal sector provides 3,073 jobs, while private households employ 2,640 people, reflecting the role of domestic work in the local economy. A small number (524) fall under the unknown category. Overall, employment is dominated by the formal sector, with smaller but notable contributions from informal and household-based work (Source: EPMLM IDP 2025/2026).

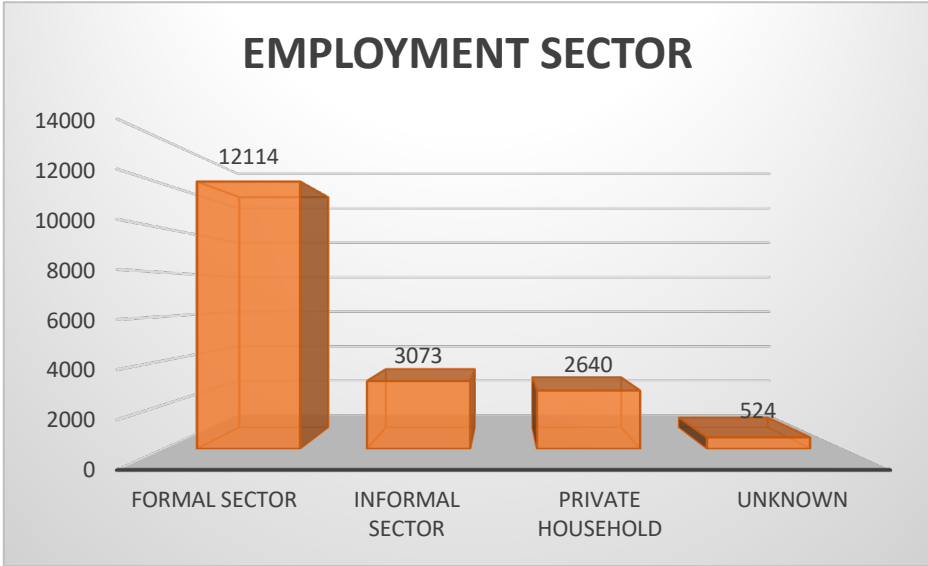


Figure 20: Employment Sectors

3.2.4.3. Income Distribution

Household income in the municipality is heavily concentrated in the lower-income brackets, with nearly half of all households earning below R19,600 per year. The largest group falls within the R9,601–R19,600 range, followed by households with no income. Middle-income

categories (R19,601–R76,400) make up a moderate share, while higher-income households are very few, with less than 5% earning above R153,800 annually. Overall, the income profile reflects a predominantly low-income community with limited upward income mobility as shown in Figure 21.

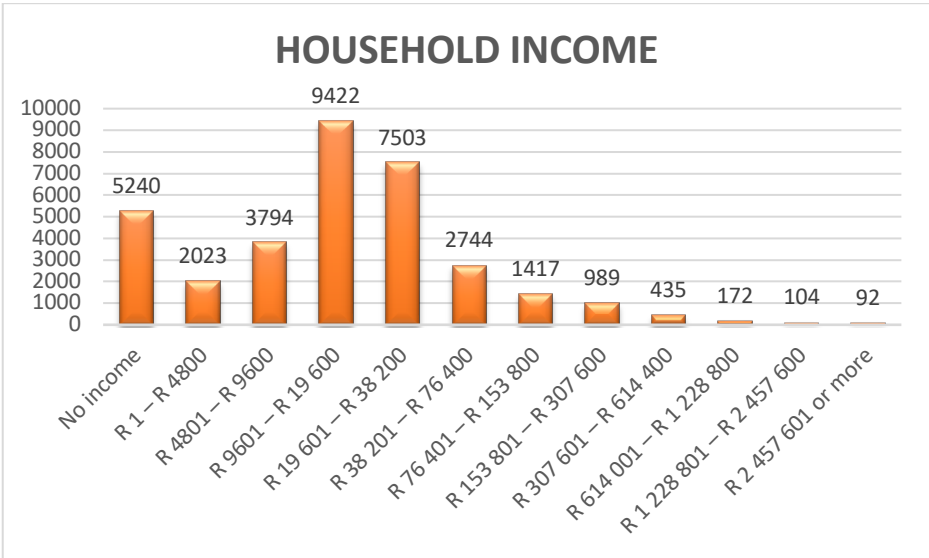


Figure 21: Household Income Distribution

The income distribution shows a municipality with high levels of poverty and significant income inequality. Nearly half of all households earn below R19,600 per year, and 15.4% have no income at all, indicating widespread economic vulnerability. Middle-income households are present but limited, while high-income households make up less than 1% of the total. This sharp concentration at the bottom of the income

scale, combined with a very small affluent group, reflects a highly unequal income structure and a community where most households face severe financial constraints and limited economic mobility.

3.2.5. Safety and Security

The South African Police service (SAPS) is responsible for the safety and security in the municipality. The most common crimes in the area are assault and theft. There are Community Policing Forums (CPFs), and the Community Safety Forum was launched and functional. The municipality needs to budget for their monthly stipend which is an allowance for their monthly sittings. For the municipality to achieve economic growth, safety and security is required to attract investments and thus create jobs and poverty alleviation. The municipality should jointly with the Department of Safety and Security, develop and implement crime prevention strategy (EPMLM IDP 2025/26).

3.2.5.1. Crime

Crime affects the investment confidence in an area as well as the social stability of the residents, and therefore spatial planning needs to combat crime through spatial and social integration. The SDF should therefore identify initiatives that will discourage criminal tendencies and encourage community cohesion and identify adequate spatial requirements and locations for such.

3.2.6. Land Tenure and Value

Land tenure refers to land ownership or holding of land by title, lease, permission to occupy or customary tenure. Land ownership/ tenure plays a critical role in development as it influences access to land and its affordability. There are essentially two categories of tenure systems in South Africa, namely:

- a “formal system” whereby land is surveyed and recorded in the Surveyor-General’s office and registered in the Deeds Registry office as freehold titles.
- a more “informal system” and deals with communal land and customary land tenure types, mostly managed through/ under the Interim Protection of Informal Land Rights Act (IPILRA) by the Department of Rural Development and Land Reform. Important to note is that such land is mostly registered under ownership of the government of the Republic of South Africa and is regarded as being held in trust for the affected communities.

As depicted in Figure 22 about 56% of land within the municipality is privately owned with government owning approximately 44% of property and the municipality owning only less than 1% (refer also to Map 9). The

government-owned land include land held in trust/ communal ownership for traditional communities as mentioned above¹³.

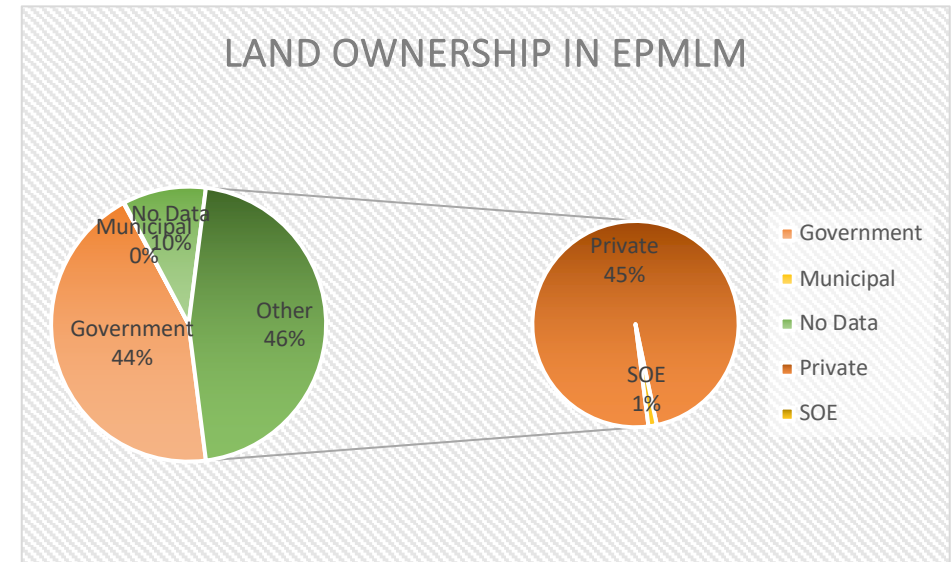


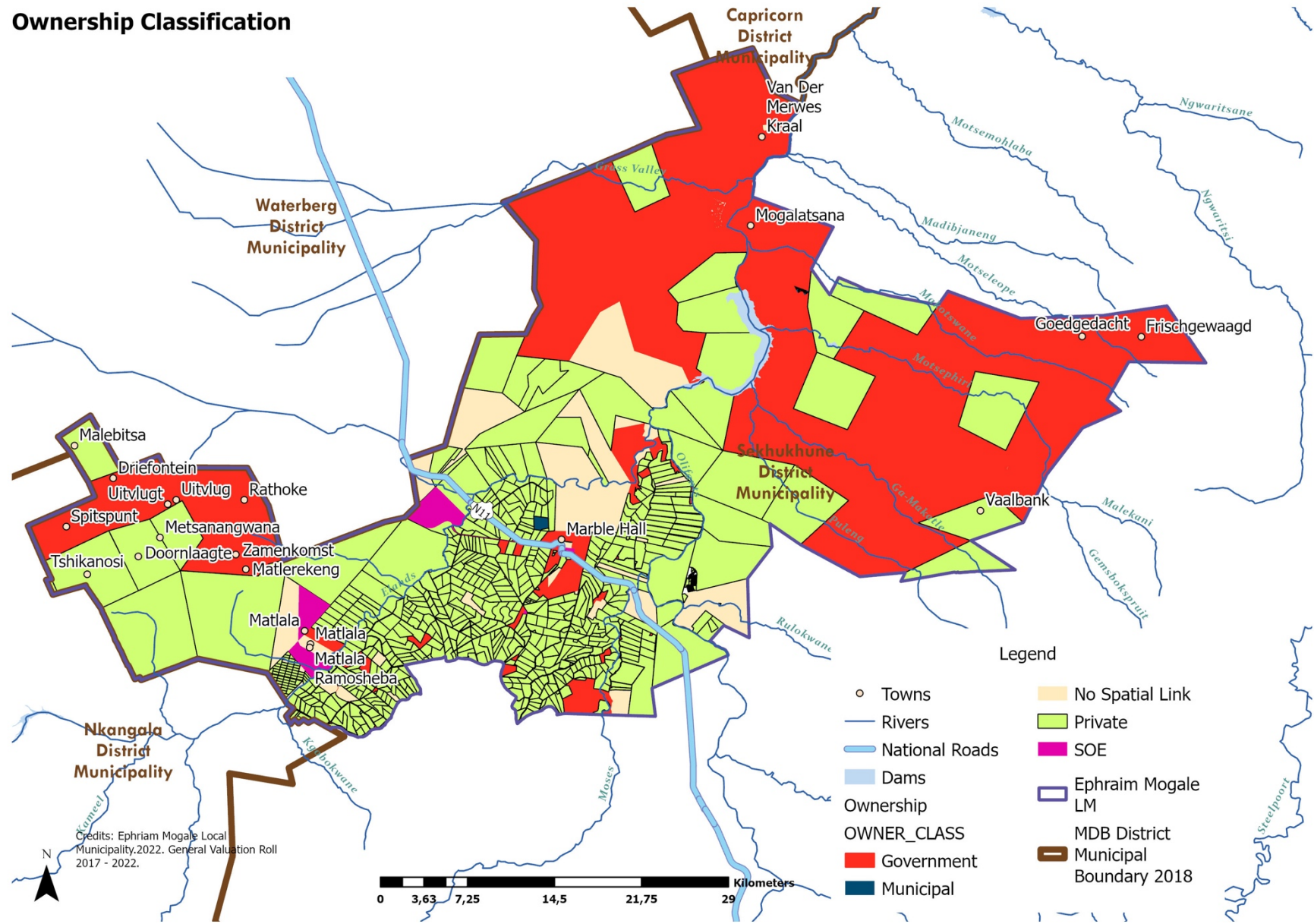
Figure 22: Land Ownership in EPMLM

Privately-owned land is often kept for investment (speculative) purposes and the owners are not willing to sell it for social development projects and hence its sale and sale price is market driven (*willing-buyer willing-seller principle*).

Government owned land is mainly held for social investment reasons, although it can also hold strategic value for commercial/ economic investment into an area based on its strategic location.

¹³ EPMLM General Valuation Roll 2017-2022

Ownership Classification



Map 9: Land Ownership

Figure 23 depicts the land value for the various categories of ownership within EPMLM.

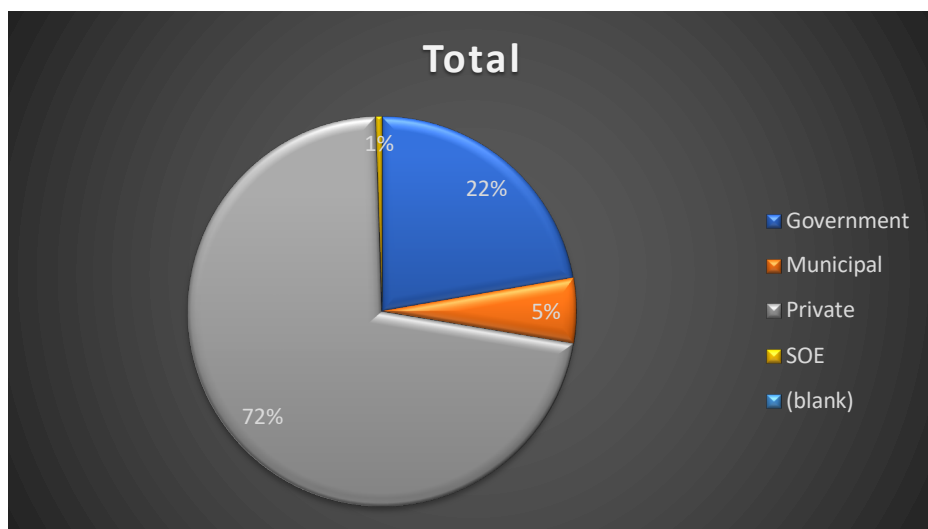


Figure 23: Market Value per Land Ownership Category

From a market value perspective, the value of properties within the municipal area as derived from the approved Valuation Roll¹⁴:

- Privately owned properties (56% of landmass) within the Municipality account for more than 72% of the total market value of all properties within the Municipality.
- Municipal owned properties (less than 1% of total landmass in the municipal area) account for about 5% of the total market value.
- Government owned land, including land held in trust for various communities under communal land tenure systems (44% of

landmass) account for just 22% of market value. This also indicates the lack of investment into commercial and other economic activities on these properties due primarily to lack of/ low security of tenure.

This confirms the earlier indication that private land is normally kept for speculative investment purposes and its value accumulates through ongoing investment into commercial venture, driven by related security of tenure.

In contrast, government owned property, under the various tenure systems gains less value as economic and commercial investment in it is usually limited due to the low security of tenure (30 year B-O-T¹⁵ lease under current policy).

Municipal ownership of land represents a guaranteed method for the municipality to be able to attract, direct and drive investment in its area of jurisdiction through partnership with the private sector.

¹⁴ EPMLM General Valuation Roll 2017-2022

¹⁵ Build, Operate & Transfer

1.6. Land Under Magoši

Various Magoši are responsible for communities and properties within the municipality's jurisdiction, namely:

- Mampane
- Matlala:
 - Rakgwadi;
 - Dicheung &
 - Ramoshebo
- Amandebele-A-Mabake
- Phokwane
- Rahlangane

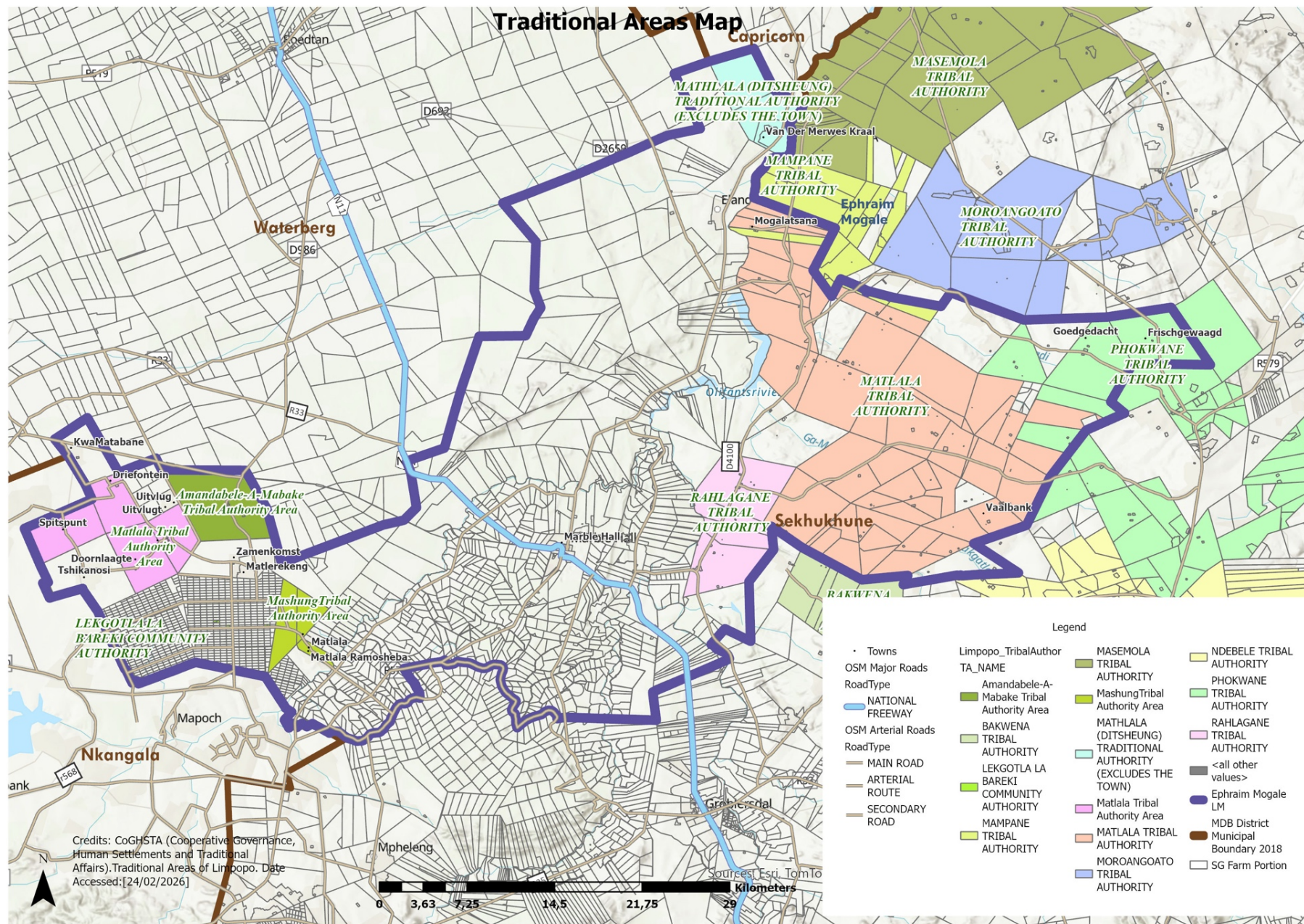
Map 10 depicts the respective properties under various traditional authorities.

Important to note in this regard is that:

- Magoši are responsible for management of land under their jurisdiction in terms of area customary law.
- The municipality is responsible for land use management in its entire area of jurisdiction in terms of the applicable land use scheme proclaimed by it, a right conferred by SPLUMA 2013.

This therefore demand that there must be partnership and cooperation between the two institutions to ensure proper land use management in line with the SPLUMA and SDF provisions. It also calls for partnership in planning for the future development of areas under Magoši to:

- protect the land resource of the respective tribal areas for future generations.
- ensure sustainable development of rural areas and bring better value to the land.



Map 10: Tribal Jurisdiction

3.2.7. Land Restitution Claims

Information from the Land Claims Commission regarding land restitution claims is not readily released by the commission as they regard it as confidential between the commission and the claimants.

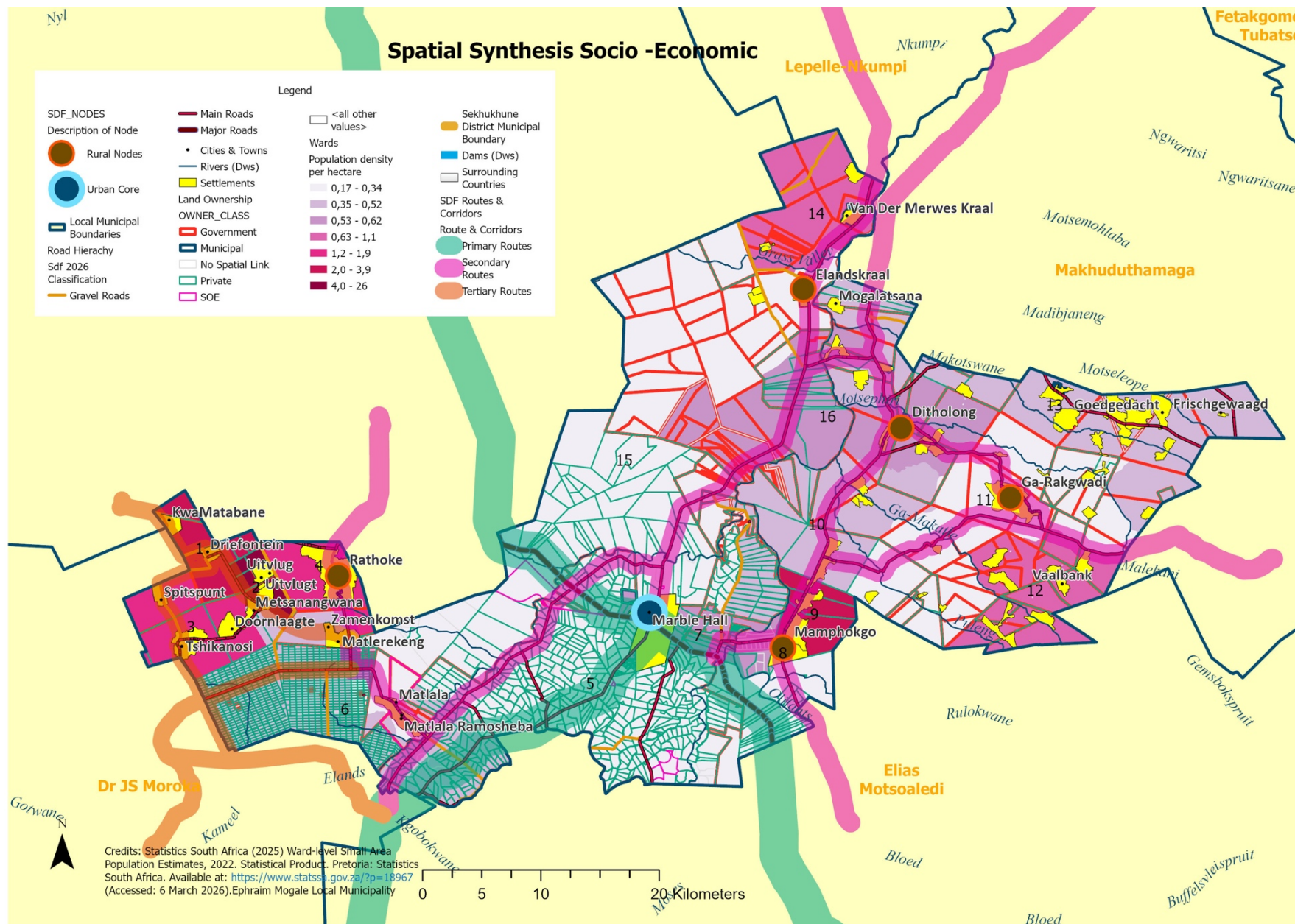
NB. Request has been made to the Limpopo Commissioner for most up-to-date land restitution claims information.

It is also important to note that land claims only affect land development to the extent that provisions of the Restitution of Land Rights Act must be complied with by the landowners as well as the planning authorities before any development takes place.

3.2.8. Summary of Socio-Economic Issues

The key notes to take from above socio-economic analysis, as detailed in Map 11 and Table 14 are that:

- While the size of the municipality may limit its investment appeal, it certainly provides an opportunity for targeted service delivery and focused development.
- The fast pace of household growth is a positive stimulus for housing and property demand and should be embraced through efficient planning practices.
- The youth-laden population with a large secondary education provides a demand for more educational facilities (TVET) and economic opportunities.
- Although the economy is less diversified, its primary sectors (Agriculture & Mining) also provide an opportunity for attracting upstream activities for beneficiation locally, which must be explored.
- The historic distorted property ownership arrangements in tribal authority continues to hinder investment in property as opposed to private ownership.
- While the declining dependency ratio is a positive sign, most households are still exposed to poverty, falling within low-income category with limited upward mobility.



Map 11: Socio-Economic Environment Synthesis

Table 14: Socio-Economic Challenges and Opportunities

Theme	Challenges	Opportunities
1. Population & Growth Dynamics	• Smallest, slowest-growing municipality in Sekhukhune. • Limited market size and investment appeal.	• Manageable population enables targeted service delivery. • Space for quality-focused development.
2. Household Growth & Settlement Patterns	• Household growth outpaces population growth, straining services. • Declining household size increases infrastructure costs. • Dispersed wards complicate equitable delivery.	• Rising household numbers stimulate housing demand. • Compact wards support efficient delivery; dispersed areas suit off-grid solutions. • Supports densification and smarter land-use planning.
3. Demographic Structure	• Youth-heavy population requires more education and jobs. • Large working-age cohort with limited employment increases dependency.	• Strong youth base for future labour-force expansion. • Balanced gender profile supports inclusive planning.
4. Human Development & Social Composition	• Education and skills gaps persist. • Rising households require sustained service investment.	• Gains in housing, water, sanitation, electricity show positive momentum. • Declining dependency ratios strengthen long-term sustainability.
5. Education & Skills	• High share with no schooling. • Low higher-education attainment limits skilled employment.	• Strong secondary-education base supports TVET expansion and youth employability.
6. Economic Structure & Employment	• Economy concentrated in Government, Retail, Finance, low diversification. • Agriculture low productivity; limited manufacturing. • Low labour-force participation and weak job absorption.	• Public sector provides stability. • Retail/Finance offer SME growth potential. • Agriculture and mining present value-chain and beneficiation opportunities. • Youthful population strengthens future workforce.
7. Income, Poverty & Inequality	• High poverty: nearly half earn <R19,600/year. • Deep inequality and limited upward mobility.	• Strong case for targeted poverty-reduction and SME-driven mobility. • Investment attraction can improve job quality.
8. Land, Property & Asset Base	• Private land holds most value; municipal land has low revenue potential. • Magoshi areas: land value diluted by current land management practice.	• Strategic land-use planning, PPPs, and formalisation can expand the valuation base. • Magoshi areas: potential for partnership in land use management and development to gain value from land.

3.3.BUILT ENVIRONMENT ANALYSIS

The built environment has the most profound effect on the natural environment, and it is mostly influenced by the prevailing socio-economic conditions in the municipality. It is a combined effect of human's desire to transform their lives through exploitation of their natural environment to gain some economic and social benefit out of it and is reflected in the level of infrastructure improvements in an area.

1.7. Dominant Land Uses & Activity Patterns

Main land use categories in the municipality, as depicted in Map 12 are:

- Agriculture- including both commercial and subsistence agriculture.
- Ecological- Nature Conservation and Open Spaces
- Mining & Quarrying, concentrated mainly to the east of Marble Hall.
- Human settlements- concentrated around the identified townships, nodes, settlement clusters and scattered settlements.

The main land uses and dominant activities around the municipality are discussed further below.

3.3.1.1. Agriculture

- High intensity crop farming with irrigation systems, vineyards (table grapes) and citrus plantations are essentially concentrated around the Olifants, Moses and Elands Rivers and adjacent area in the

south-western parts of the municipality, close to Elias Motsoaledi municipality. This area includes more of the commercial farms and is strategically located in respect of Marble Hall and Groblersdal which serve as service centres for these activities.

- Cotton farming is also well developed within the commercial farmers. Programmes by the Department of Rural Development and Land Reform and Cotton South Africa has been lodged to assist these small farmers.
- Beef cattle breeding is another major agricultural activity occupying mainly the vast tracts of land classified as natural terrain, also taking place in large commercial farms as well in the villages and smallholdings.
- The Mamaneng and Mokgwaneng smallholdings show very little arable/ cultivation farming activity, mainly comprising small-scale and subsistence cattle breeding activity. This may be due to a combination of factors including land capability, lack of funding for inputs, associated intensiveness thereof, general security due to most properties not fenced off and lack of interest in farming by the younger generation that have inherited the properties.
- A large cotton processing and distribution plant is situated approximately 14km outside Marble Hall on the R573 route towards Siyabuswa/ Moloto. This distribution centre was previously located in Marble Hall close to the railway station and next to the N11, but has relocated to this site a few years ago. The relocation of these facilities may be the result of the closing of the railway station where

it was no longer necessary to store cotton and other produce close to the station. However, there seems to be a need for railway freight and storing facilities in town, but it seems that the old railway station will not have the capacity to store and transport all the citrus produce and cotton daily.

3.3.1.2. Conservation and open space

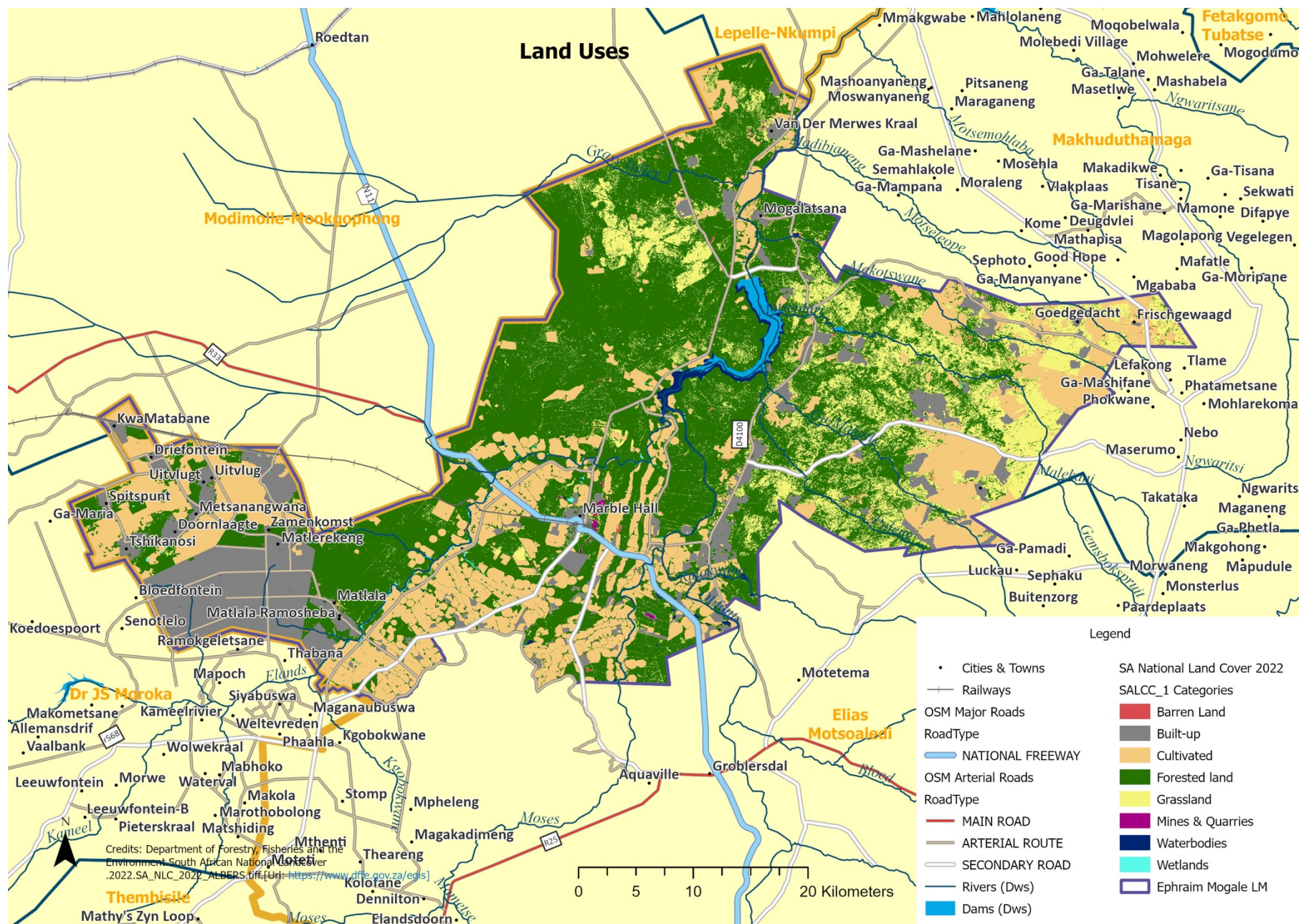
- Conservation areas and associated outdoor recreation is focussed around the two nature conservation areas (Schuinsdraai and Leswena) as well as the Flag Boshielo dam in the northern parts of the municipal area.
- In terms of tourism and outdoor recreation, the utilisation of primary natural resources is associated with game safaris, bird watching, fishing and camping. The nature reserves as well as facilities along the Flag Boshielo Dam are under-developed with limited tourism accommodation and secondary recreation facilities. There is a small camp with a few chalets which provides tourism accommodation in the Schuinsdraai Nature Conservation area. It is located west of the Marble hall-Elandskraal road (D2534 route) and not close to the waterfront and western shores of the Flag Boshielo Dam.
- Currently, the main activity along the dam includes fishing and camping, located on the eastern shores of the dam at the *Matlala Aloe Park*, which is basically a camping site and slip way (jetty) for boats which fisherman and bird watchers use.

3.3.1.3. Mining

As discussed in previous section on Minerals and Mining, there are two active mines within the Ephraim Mogale Municipality, to the east of Marble Hall, namely:

- Lyttelton Dolomite Mine and
- Lime-Chem.

Map 12 depict the main land uses within EPMLM.



Map 12: Main Land Uses

3.3.1.4. Human Settlements

The 2019 SDF classified settlements into a hierarchy as illustrated in Figure 24 as follows:

- **Urban Core:** Marble Hall
- **Rural Development Areas, further divided into**
 - Rural Development Nodes,
 - Other Settlements
 - Farmsteads and Agricultural Holdings.

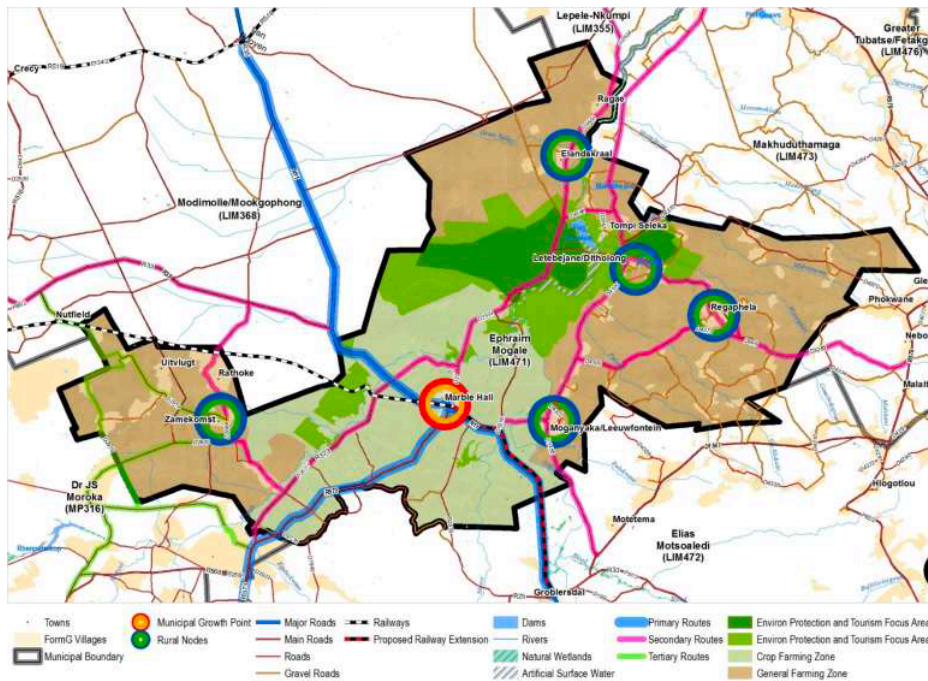


Figure 24: 2019 Settlement Hierarchy

1.8. Settlement Role, Hierarchy And Function

3.3.1.5. Marble Hall Urban Core

Marble Hall is an example of a clustered or nucleated settlement within the municipal area found at the intersection of the N11 National route and the R-573. It comprises the following main land use activities as depicted in Map 13:

A. Wholesale Business/ Retail

- Majority of the specialised business and retail is concentrated in Marble Hall. The town includes two main areas for retail, namely the traditional Central Business District (CBD) covering an area of approximately 19ha, as well as a decentralised secondary activity node of approximately 3.8ha of land located directly adjacent to the CBD, between the CBD and the industrial area to the south. It is estimated that the shopping centre at the secondary activity node is +5,000m². Other retail and industrial related uses which practically form part of this node exceeds 7,000m². The two nodal areas are divided by the N11.

B. Industrial

- Marble Hall contains the primary industrial area of the municipality, covering a land area of approximately 166ha
- Elandsraal has a small area reserved for industrial purposes consisting of 9 large erven of approximately 25,200m² each, and 23

smaller erven ranging between 2,100m² to 4,200m², but with no imminent industrial development.

-

C. Municipal/ Government

- Marble Hall accommodates the Civic Centre and main offices of the municipality which delivers the municipal services to the residents.
- The following settlements also accommodates multi-purpose centres or satellite offices which provides in certain municipal and government functions, namely Elandskraal/ Regae, Zamekomst and Leeuwfontein/ Moganyaka.
- There is also a small Municipal Airfield in Marble Hall, just south of the industrial area, which is currently not functioning efficiently.

D. Railway and railway station

The old railway station is located in the western parts of the Marble Hall township, south adjacent the CBD as can be seen in in Figure 50. The old railway line enters from the west of Marble Hall and separates the town's residential areas in the northern parts of the township from its industrial area.

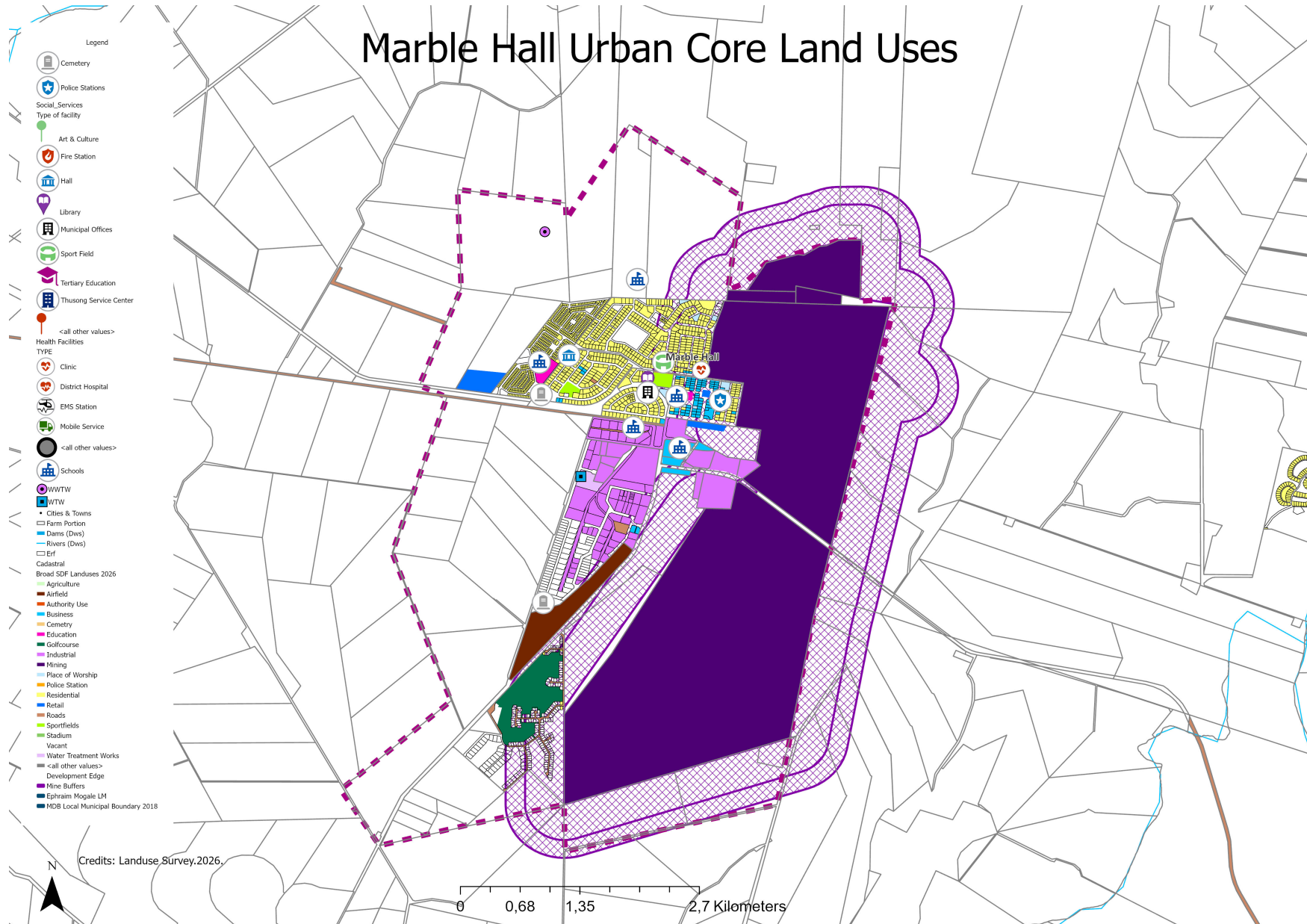
The land reserved/zoned for transportation/railway purposes is located on two land parcels, namely Erf 148 and Portion 2 of the farm Marble Hall 29 and is approximately 2,4580ha in extent. The northern part of +1ha of this land forms part of the CBD for all practical purposes, because it is used for retail (business) purposes. Apparently there is a long term lease agreement registered for this purpose.

The railway line and industrial erven south of it was previously served with side-line facilities, but it is evident from existing buildings and cadastral information of the industrial area, that it is not possible to make use of these side-line facilities anymore, simply because access is blocked from the main railway line.

E. Residential within Marble Hall

- Most of the formal housing is located in Marble Hall with approximately 1800 dwelling houses covering an estimated 246ha of land. The major form of housing is dwelling houses located on single residential erven, but there are a few developments which also includes higher density developments (town houses).
- South-east of the Marble Hall industrial area lies an approved township for a Golf Estate (Marble Hall Ext. 7) with approximately 255 residential erven covering +110ha. However the erven in this Golf Estate hasn't been developed and it seems that no erven has been transferred and the township apparently not proclaimed.

Marble Hall Urban Core Land Uses



Map 13: Marble Hall Urban Core

3.3.1.6. Rural Development Areas,

A. Rural nodes, namely:

Cluster	Core villages	Other villages within cluster
1. Ditholong/ Letebejane Rural Node	Ditholong (Kromdraai); Letebejane; Tsimanyane (Goedvertroud); Tsimanyane South (Mooihoek);	Arabie; Magatle A and B (Makharankana) and Matseding (Tomp Seleka Agricultural College).
2. Moganyaka-Lleuwfontein Rural Node	Moganyaka; Manapsane; Mamphokgo South; Mamphokgo North.	
3. Ga-Rakgwadi Rural Node	Mohlalaotwane (Vooruitsig),	Mbitsi A and B; Ngwalemong A and B; Mmotweng; Vaalbank; Seriteng and Makgatle
4. Elandskraal Rural Node	Elandskraal; Hinlopen	Regae (Van der Merweskraal); Doornpoort; Mogalatsana; Phetwane and Weltevrede (Ga-Mapuru).
5. Zamenkomst/ Rathoke Rural Node	Zamenkomst (Matlerekeng); Rathoke (Makeepsvley); Uitvlugt (Ga-Pota); Metsanangwana (Keerom);	Spitspunt; Kwamatabane (Malebitsa); Driefontein and Matlala Ramosheba (Toitskraal

Cluster	Core villages	Other villages within cluster
	Mmakola (Doornlaagte) and Tshikanosi (Leeukuil	

Within the rural development areas, the following key developments are worth noting:

- Leeuwfontein Shopping Centre has recently been developed at the intersection of D1458 and D4100 and was opened in 2025. It can classified as a Neighbourhood Centre based on its size and number of stores, whereas it may be serving a wider areas than an urban neighbourhood centre.
- Mamphokgo sports complex- under construction

B. Other settlements

Frischgewaagd; Ga-Masha; Ga-Mmela; Ga-Reagopola; Goru; Greenside; Madiilo; Makhutso; Manotelwaneng; Mathukhuthela; Moeding; Mohlotshi; Moomane South; Motseleope; Puleng A and B; Selebaneng.

C. Farmsteads & agricultural holdings-

All other areas not forming part of the above categories.

This SDF Review will have to determine or re-determine the role and function of these areas using the nodal hierarchy classification criteria, if so provided in provincial policy, and to the extent possible re-classify them.

3.3.2. Townships – Potential Revenue Base

Table 15 shows townships within EPMLM.

Table 15: Townships within EPMLM

Township	Number of Erven	Note
Elandskraal-A and Ext 2	3,000	Proclaimed (Ext. 2 not proclaimed, but fully occupied)
Kubu Kwena River Estate	151	Vacant DFA township (on private farm)
Marble Hall and Extensions	1,830	Proclaimed town, Ext 7 vacant
Moganyaka	1,059	Proclaimed
Moganyaka-A	1,295	Proclaimed
Regae-A, Ext 1 and Ext 2	578	Tenure Upgrading in process; Ext 1 (300 erven) is vacant Ext 2 (199 erven) is vacant
Zamenkomst, Ext 1 and Ext 2 (Matlerekeng)	2,538	
Total	10 451	

Together the erven or housing opportunities in formal townships include approximately 10,451 opportunities. This represent a very strong potential revenue base for the municipality and must therefore be prioritised for tenure and services upgrading and billing.

3.3.3. Housing Trends

The creation of sustainable human settlement is a shared mandate between the three spheres of government, with the municipality responsible for settlement planning while the provincial department of Cooperative Governance, Human Settlements and Traditional Affairs (CoGHSTA) is responsible for low-income housing provision. Therefore, Ephraim Mogale Municipality is responsible for ensuring that there is a Housing Chapter in the IDP that guides issues of human settlements and the identification of housing beneficiaries and the provision of basic services.

The specific right to have access to **adequate housing** is enshrined in Section 26 of the Constitution. The objective of this sub-section is to describe the type of dwellings wherein the households reside, and the trends between 2001 and 2011. This information forms the basis for the calculation of the housing backlog that should inevitable be eradicated.

Housing dwelling types can be sub-divided into two group's namely adequate housing and inadequate housing. The Census categories of dwelling types are categorised into these two main types as follow:

Adequate Housing	Inadequate Housing
- House or brick/ concrete block structure on a separate stand or yard or on a farm - 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 - Room/flat let on a property or larger dwelling/ servant's quarters/ granny flat	- Traditional dwelling/ hut/ structure made of low quality material such as mud, straws, etc. - Informal dwelling (shack in backyard) - Informal dwelling (shack not in backyard; e.g. in an informal/ squatter settlement or on a farm)

Table 16 presents an overview of the current housing needs and provision situation in the municipal area as per official 2022 statistics. It shows that Housing in the municipal area is overwhelmingly formal, with 97% of households living in formal dwellings. Traditional dwellings (1.2%) and informal dwellings (1.5%) make up very small shares of the housing stock while only 0.3% fall into the "other"

category, indicating highly formalised settlement patterns with minimal informal housing presence.

Table 16: Housing Statistics by Dwelling Type

Name	Frequency	%
Formal dwelling	34 858	97,0%
Traditional dwelling	446	1,2%
Informal dwelling	538	1,5%
Other	111	0,3%

Source: StatsSA 2022

Estimated housing needs in 2022 was approximately 1 095, based on above table.

3.3.3.1. Housing Needs Projection

Scenario 1: Limpopo Multi-year Human Settlements Development Plan 2024 -2029 estimates

According to the Limpopo Multi-year Human Settlements Development Plan 2024 -2029 the estimated household growth for EPMLM up to 2029 is 1 133, of which 84% (952 households) are in the low-income bracket, with 15% (170) in the middle-income bracket and high-income group only accounting for 2% (23 households) as depicted in Table 17.

Estimated household growth for Sekhukhune District is as follows:

Table 17: Estimated Household Growth

Province, District and Local Municipality	Population Total Growth 2024-2029	Low-income: Households earning R0 and R3,200		Middle-income: Households earning R3,201 & R25,000		High-income: Households earning R25,001 and higher	
Sekhukhune District	10 950	8 103	74%	2 518	23%	219	2%
Ephraim Mogale	1 133	952	84%	170	15%	23	2%

(source: Limpopo Multiyear Human Settlement Plan 2024/25-2029/30)

- This projection translates to 227 per annum, of which 190= low; 34 = middle & 3 =high income housing
- It is, however, noted that the StatsSA Census 2022 estimates housing backlog of 1095, which is not accounted for in the above projection.

Scenario 2: Own projection

- From the preceding section (section 3.2.1.5, Table 11) of this report, the following assumptions were adopted regarding population and household growth from 2022 onwards in EPMLM:

- Population will continue to grow at current rate of 0.6% up to 2030/2031 reaching 139 362.
- Based on the current growth rate of 0.6% and the average household size of 3.7, this means that up to 2031 households will grow to 37 665 (Table 18), which is approximately an additional 1 712 new housing opportunities required.¹⁶
- This represents an annual average growth of 190 households for 9 years (from 2023 to 2031).

Table 18: Housing Needs Projections

Issue	2011	2022	Growth Rate (pa)	2026 projection	2031 projection*
Population	123 000	132 468	0.6%	135 256	139 362
Households	32 284	35 953	0.6%	36 555	37 665

Required land for housing

Assuming:

- All planned housing occurs within planned urban setting (IRDP).
- @ 500m² per planned housing opportunity.

$$1712 \times 500 = 856\,000\text{m}^2 \text{ or } 85.6 \text{ hectare}$$

Translating to approximately 100 hectares for supporting uses.

¹⁶ Using calculation: Population/ household size (139 362/ 3.7)

3.3.3.2. Current Housing Needs & Allocation

The Limpopo Multi-Year Human Settlement Development Plan (MYHSDP) 2024 -2029 stresses that each district municipality within Limpopo has a set of housing targets, with the current focus being mainly on the delivery of houses, largely ignoring the integrated nature of sustainable settlement growth¹⁷. Spatially there are several strategic areas that must be considered in terms of settlement planning, namely: mining areas and their associated towns; areas of high agricultural potential; conservation and/or protected areas; informal settlements; and traditional authority and ex-homeland areas.

Relying on the National Housing Needs Register (NHNR), the Plan further makes the following allocations for the municipality for the five-year period up to 2028/2029. Two programmes are envisaged in EPMLM, namely:

- Integrated Residential Development Programme (IRDP)
- Rural housing subsidies

The five-year allocations (2024-2029) to the municipality for these programmes are shown in Table 19.

This programme provides subsidies for integrated projects that are implemented in terms of specified guidelines for the planning and

development of integrated settlements that include all the necessary land uses, housing types and price categories to become a truly integrated community. The programme provides for the acquisition of land, servicing of stands for a variety of land uses including commercial, recreational, schools and clinics, as well as residential stands for low-, middle- and high-income groups. It does away with the requirement found in other policy programmes to identify subsidised housing recipients up front and provides for both subsidised, as well as finance linked housing, social and rental housing, commercial, institutional and other land uses to be developed. This programme replaces the project linked subsidy programme.

- The IRDP could be used in all spatial targeted areas such as the Priority Human Settlements and Housing Development Areas (PHSHDAs), growth points, Special Economic Zones (SEZs), etc.¹⁸
- Improve the intergovernmental cooperation to achieve the integration of housing with other urban functions such as social and economic facilities and engineering services. This should start at the feasibility and planning stages of IRDP projects.
- Since such projects are long term in nature, funding allocation should be ring fenced for the project term through the MYHSDP.

¹⁷ Limpopo Multi-Year Human Settlement Development Plan 2025/26

¹⁸ Limpopo Multi-Year Human Settlement Development Plan 2025/26, pg. 168

Table 19: Housing Interventions in EPMLM

Programme		Allocation	2024/25	2025/26	2026/27	2027/28	2028/29
IRDP	Units	102	0	0	15	44	44
	Budget	R7 015 000			R1 005 000	R3 005 000	R3 005 000
Rural housing	Units	234	66	34	47	36	52
	Budget	R46 075 000	R16 144 000	R8 269 000	R11 548 000	R8 860 000	R12 800 000

Limitations of the National Housing Needs Register (NHNR)

It is, however, noted that the data contained in the NHNR is not only incomplete, but it is also inconclusive in providing a clear and reliable picture of the housing need in the province. Nevertheless, the registered needs represent households for whom evidence is on record that they have indeed come forward to register their housing needs. This brings into sharp focus the need for robust interventions to position the NHNR as the credible primary tool to inform the planning for and eventual distribution (or allocation) of housing and human settlements products and opportunities.

Ephraim Mogale Municipality assists the provincial Department of CoGHSTA with the facilitation of provision of housing to promote sustainable human settlements within the municipal area. The municipality thus relies on housing allocations by CoGHSTA as the competent housing authority to initiate, plan and implement programmes and projects aimed at addressing housing backlogs within the municipal area. The municipality's primarily responsibility

in terms of housing provision is to direct where housing must take place in line with its spatial vision and in support of sustainable service delivery.

3.3.3.3. Land Use Management Instruments

The municipality has the following land use management instruments to assist in land use decision-making in collaboration with other authorities:

- EPMLM LUS 2022- applicable to entire municipality
- Sekhukhune Bioregional Plan 2018
- Preservation and Development of Agricultural Land Act, Act 39 of 2024/ Subdivision of Agricultural Land Act, Act 70 of 1970

3.3.4. Infrastructure

3.3.4.1. Roads and Transport Networks

3.3.4.1.1. National Road Network

The following roads are the most prominent National roads in the municipal area or area adjacent thereto:

- N11 from Mokopane via Marble Hall to Groblersdal;
- R573 Moloto road from Gauteng;
- R33 from Modimolle to Marble Hall;
- R25/R33 via Groblersdal to Jane Furse and Tubatse

A. N11

- Ephraim Mogale is strategically located along the **N11** route which is a national identified corridor linking Limpopo to Botswana in the west and Richards Bay and Durban in the east. It is an important freight route which is also acknowledged as such in the Limpopo SDF.
- The N11 runs through the municipality's highest order settlement namely Marble Hall and links major towns and the capital city of Limpopo in the north with towns in Mpumalanga such as Middelburg and Emalahleni in the south.
- Unfortunately, the N11 only runs for a small section of approximately 30km through the south of the municipal area and

do not affect or impact on the many rural settlements in the central and eastern parts of the municipal area.

- The fortunate part of the route is however along the major agricultural belt linking the municipal area with Groblersdal in the adjacent Elias Motsoaledi Municipality.

B. R573

- The **R573** route also known as the **Moloto-road** from Gauteng via Mpumalanga's towns such as Siyabuswa and Moloto to Marble Hall, is an important route which is also acknowledged in the Limpopo SDF as public transport network link as well as road freight route. Road users use the R573 as an alternative to the N1, due to high toll fees. Slagboom road is also used as a shortcut around the N11, which does not pass through Marble Hall and thus decrease economic activity in Marble Hall.
- It is further proposed in the National Transport Master Plan that this route be extended from Marble Hall to Tubatse via Jane Furse located along the R-579. Jane Furse and the R-579 is eventually linked via the R555 towards Tubatse. How Marble Hall is to be linked to Jane Furse is not known.
- Although outside the municipal area, the R25 which becomes R33 joining the D1547 District Road east outside Groblersdal is identified in the Greater Sekhukhune District SDF as major Multi Nodal East-West Corridor. This route is also a proposed Rail Corridor

C. R33

The **R33 from Modimolle** linking with the N11 just north of Marble Hall and outside the municipal area of jurisdiction, is also acknowledge in the Limpopo SDF as Road Freight Corridor. At this intersection of the R33 with the N11 it becomes one corridor route via Marble Hall through Groblersdal towards Durban and Richards Bay in Kwazulu-Natal.

3.3.4.1.2. Key Provincial Road Network

The following provincial roads are also important:

- **D27-D2534-D3600 (Marble Hall – Elandskraal route):** This routes links Marble Hall via Elandskraal and Van der Merweskraal to the Zebediela area in the jurisdiction area of Lepelle-Nkumpi Municipality. Important to note that this route also runs through the Schuinsdraai Nature Reserve and Flag Boshielo dam;
- **D4100 (Leeuwfontein– Apel/Lebowakgomo route):** This route links Marble Hall via Leeuwfontein to the R579 towards Apel and Lebowakgomo. Lebowakgomo is a mojour growth point in the Lepell-Nkumpi Municipality. Eventually the R579 is linked to the R37 – the Dilokong Provincial; Development Corridor between Polokwane and Tubatse. This route also passes the Leswena Nature Reserve in the central northern parts of the municipal area.

Map 15 shows the above roads network within EPMLM.

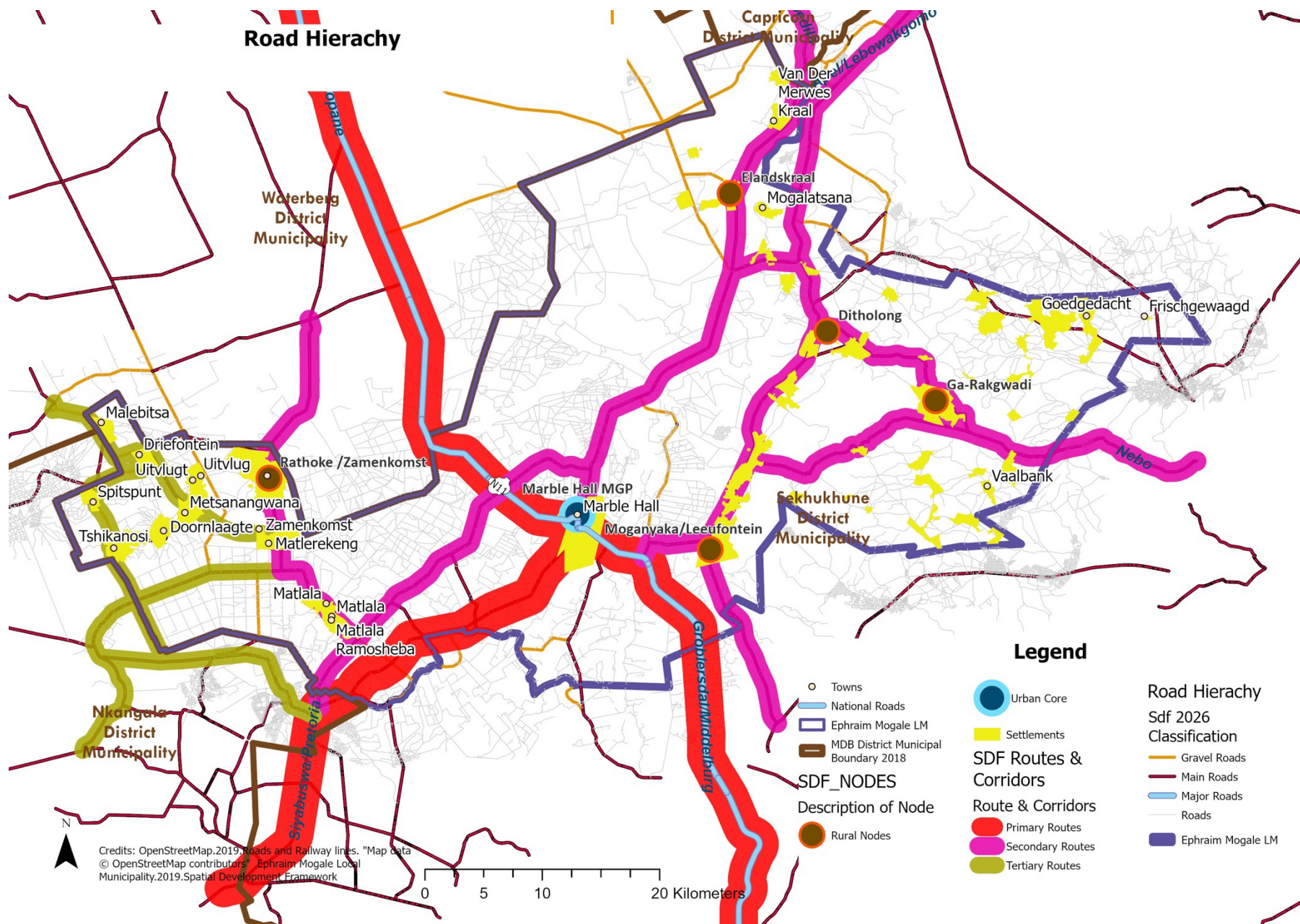
3.3.4.1.3. Municipal road network

According to the EPMLM Roads Master Plan 2017, “*Ephraim Mogale Municipality is responsible for approximately 1162.5 kms, of which 1022,2 kms are unsurfaced and 140,3 kms are surfaced*”.

According to the municipality’s roads manager:

- As of February 2026, only 196 km of municipal roads are surfaced (representing an additional 55km since 2017), leaving 965 as unsurfaced.
- Approximately 142 km of the surfaced roads are in fair to very good conditions.
- 471 km of the unsurfaced roads are in fair to good conditions.
- An update to the Roads Master Plan is necessary to capture additional municipal roads that have been created as a result of settlements expansions over time.

Map 14 depicts key roads within the municipality.



3.3.4.2. Railway Transport Service

The railway from Rathoke in the western parts of the municipal area to Marble Hall is an important freight railway line. It runs from Pienaarsrivier in Gauteng and goes past Rathoke to Marble Hall. The railway line is however currently not operational.

3.3.4.3. Air Transport Service

EPMLM has a small municipal airfield located in the Marble Hall Extension 4, the industrial area in the southern parts of Marble Hall township. The runway is approximately 1,000 meters with 41 degrees heading (north-east direction). It is accepted that this airfield can only serve small domestic aircraft for private and small business purposes and cannot serve as airfield for large air cargo.

A feasibility study is necessary and underway to determine the optimal level of operation for the airstrip. Among some strategic importance and potential users for the airstrip may be:

- Commercial farmers involved in multiple commercial farms across the country.
- Business owners, developers and investors to the area and region.

- Government business, including use by the military for strategic operations.

3.3.4.4. Public Transport Infrastructure

Formal public transport tanking facilities have been identified in the areas as depicted in Table 20. Marble Hall ranking facility caters for both local and local distance transport surrounding towns up to Gauteng, Polokwane, Burgersfort, etc.

Table 20: Formal Public transport facilities in Ephraim Mogale

Area	Covered destinations	Mode
1. Marble Hall-multimodal	All surrounding area & long-distance routes	minibuses and buses
		
2. Tsimanyane	Marble Hall; Jane Furse; Polokwane; Groblersdal	minibus

Area	Covered destinations	Mode
		
3. Elandskraal	Marble Hall	Minibus
4. Leeuwfontein (Another formal facility is located on private shopping centre property at Leeuwfontein Shopping Centre)	Surrounding villages Marble hall Groblersdal	Minibus
5. Matlerekeng	Siyabuswa Marble Hall	Minibus

There seems to be no holding facilities for both taxi and buses in Marble Hall as evidenced by sporadic parking on the streets while waiting for loading.



Other informal ranking areas exist throughout the municipality where the private minibus taxi industry identifies demand.

NB: There is no ITP in the municipality to detail the public transport issues and required interventions, including inadequate ranking and holding facilities, state of roads, availability and accessibility to various public transport modes, including non-motorised transport, demand and supply, etc. This must be prioritised by the municipality.

3.3.5. Water

Sekhukhune District Municipality is the Water Service Authority while Lepelle Northern Water is water service provider, responsible for the maintenance of the water infrastructure throughout Ephraim Mogale jurisdiction. LNW supplies bulk water to reservoirs.

According to the Sekhukhune BWSMP (2014), water service infrastructure in the Ephraim Mogale Municipality is better than the current service level for the District. This information does not indicate what the quality or consistency of the water service is.

The water service levels of the Municipality are shown in Table 21. (StatsSA- Water Service Levels))

Table 21: EPMLM Water Provision

Name	2011		2022	
	Frequency	%	Frequency	%
Piped (tap) water inside the dwelling	3,987	12.3%	10 122	28,2%
Piped (tap) water inside the yard	18,772	58.1%	11 702	32,5%
Piped (tap) water on community stand	4353	13.5	2 014	5,6%
No access to piped water	5,181	16.0%	12 115	33,7%
Total				

StatsSA: Census 2011 & 2022

The table above generally shows an improvement in terms of water provision from 2011 to 2022. The 2022 census data shows that access to piped water is split almost evenly between households with on-site supply and those without. 28.2% have piped water inside the dwelling, while 32.5% have piped inside the yard. A smaller share (5.6%) relies on community standpipes. Of major concern is the fact that 33.7% of households have no access to piped water, this number increasing from the 2011 figures which were about 16%, This highlights a significant service-delivery gap.

The following water treatment works are within the Municipal area:

- **Flag Boshielo RWTW: 16MI/day** and supplying over 90 villages across Sekhukhune.
- **Marble Hall WTW:** This works supplies the town of Marble Hall and has a design capacity **of 5.5 MI/day**. It is presently delivering about 2MI/day and therefore spare capacity is available. However, there are no communities in the vicinity to extend the system to. The works are fed via holding dams from the Loskop irrigation canal.
- **Leeuwfontein WTW (1.5 MI/day):** Temporary works supplying the Leeuwfontein low cost housing area but the community is now supplied from the Flag Boshielo East Scheme.

Water services needs in the municipality are classified by DWS as both below adequate sanitation services, with infrastructure and operations and maintenance needs.

SDM still to provide current information regarding the state of water services in EPMLM.

Information from SDM still outstanding and to be updated when received.

3.3.6. Sanitation/ Sewerage

The sanitation levels of the Ephraim Mogale Municipality are shown in Table 22.

Table 22: Access to Sanitary Services

Name	2011		2022	
	Frequency	%	Frequency	%
Flush toilet	3 498	10,8%	9 400	26,1%
Chemical toilet	569	1,8%	592	1,6%
Pit toilet	25 328	78,5%	23 960	66,6%
Bucket toilet	611	1,9%	628	1,7%
Other	601	1,9%	967	2,7%
None	1 677	5,2%	406	1,1%

Source: StatsSA Census 2022)

The table shows some improvements in the increase in flush toilets from 10,8% to 26,2 % from 2011 to 2022. Although there is slight improvement in the reduction of pit toilets from 78,5 to 66,6%, this still present a challenge as most households (66.6%) rely on pit toilets, making it the dominant sanitation type. Small proportions use chemical toilets (1.6%), bucket toilets (1.7%), or other facilities (2.7%). A further 1.1% of households have no toilet facility, indicating pockets of severe sanitation vulnerability.

*According to the Sekhukhune BWSMP (2014), sanitation priorities in the Municipality should be to reduce the number of households with no access to toilet facilities as well as the number with pit toilets that have no ventilation. **(Still awaiting recent information from SDM)***

The following areas have water borne water sanitation systems:

- Marble Hall;
- Moganyaka; and
- Elandskraal.

Information regarding status of WWTW within EPMLM is shown in Table 23.

Table 23: EPMLM Wastewater Treatment Works (WWTW)

WWTW	Description	Operator	Category
Marble Hall WWTW	Activated Sludge	Greater Sekhukhune DM	Scheme Based
Elandskraal WWTW	Oxidation Ponds	Greater Sekhukhune DM	Scheme Based
Leeuwfontein (Mokganyaka) WWTW	Oxidation Ponds	Greater Sekhukhune DM	Scheme Based
Tomp Seleka Ponds WWTW	Oxidation Ponds	Dept. Public Works	Non-Scheme Based: Social Services

Sanitation Issues

- *The majority of settlements/villages within the municipal area have below adequate sanitation services, with infrastructure and operations and maintenance needs.*
- *The sanitation services of Elandskraak, Ratoke, Zamekomst and Ultvlught are also below adequate, but these settlements also struggle with resources needs in addition to infrastructure and operations and maintenance needs.*

- *The Marble Hall Wastewater Treatment Works (WWTW) is situated north-west of town. The works treats all sewage produced by the domestic and industrial sites. There are operational issues at the plant which prohibits the system to function as designed. (2019 SDF)*
- *The geotechnical conditions in parts of Elandskraal are not suited for on-site sanitation (septic tanks and VIP systems). The extension and implementation of a waterborne sewer system should be considered to ensure community health, hygiene and safety.*

3.3.7. Energy

The Municipality provide electricity reticulation in the town of Marble Hall as well as public lighting in the whole Municipal area. Electricity reticulation outside of the town of Marble Hall is provided by ESKOM. According to the IDP:

- all the villages in the Municipality have been electrified, with the exception of new village extensions, which is an ongoing ESKOM programme (own emphasis). The current backlog in this regard is 2131 spread across 34 villages, according to the Electrical Master Plan (pg. 47-48).

- In the Municipal license area, the service level is 60A and in the ESKOM license area it is at least the basic level of 20A.
- There are currently no other energy/electricity project that are initiated by other government department except electrification of households by Eskom through INEP.

3.3.7.1. Marble Hall License Area

The municipality is licensed as an electricity vendor for Marble Hall town plus four (4) farms adjacent to town.

The Marble Hall substation is located to the east of Marble Hall on Remaining Extent of Loskop Noord 12 JS, owned by Department of Public Work.

Only 5.5MVA of current 7.5MVA is used, leaving spare capacity of 2.2MVA for latent development rights or new developments. The demand vs supply over last 3 years is depicted in Figure 25.

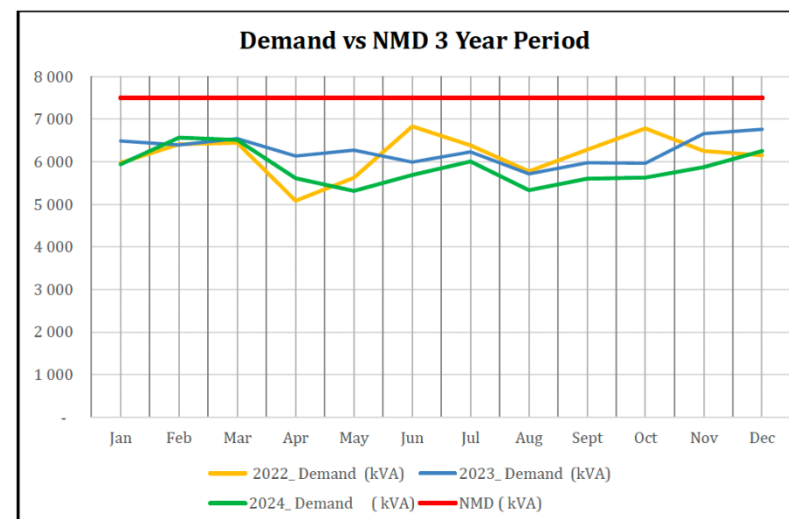


Figure 25: Marble Hall Electrical Demand vs Capacity

“The current Notified Maximum Demand (NMD) from Eskom is 7,5 MVA. However, due to increasing demand and anticipated growth, the municipality has initiated a process to increase its NMD to 10 MVA. A formal application to Eskom has already been submitted and has been approved. The Municipality has accepted the quotation. Connection fees and guarantees have been paid, and Eskom is currently in the process of finalizing the design. This increase will allow EMLM to accommodate future load growth, support network strengthening efforts, and enhance overall supply reliability within its licensed distribution area” (Electrical Master Plan 2025, pg. 35).

3.3.7.1. Energy for Cooking and Lighting

According to the 2022 Census, electricity access for lighting purposes is at 97% while only 47.3% use it for cooking. Table 24 depicts access to energy cooking and lighting.

Table 24: Energy Used for Cooking and Lighting

Name	Cooking		Lighting	
	Frequency	%	Frequency	%
Electricity from mains	16 999	47,3%	34 874	97,0%
Gas	6 940	19,3%	210	0,6%
Paraffin	151	0,4%	60	0,2%
Solar	27	0,1%	99	0,3%
Other	21	0,1%	19	0,1%
None	19	0,1%	55	0,2%
Wood	11 776	32,8%	NA	NA
Coal	16	0,0%	NA	NA
Animal dung	5	0,0%	NA	NA
Candles	NA	NA	636	1,8%

Source: StatsSA, Census 2022

Table 24 Indicates that electricity is the leading cooking energy source, used by 47.3% of households. A substantial share—32.8%—still relies on wood, making it the second-most common fuel. This is particularly a challenge for the environment, as it can lead to deforestation in certain areas or threaten vulnerable ecosystems/ biomes. Gas is used by 19.3%, while all other sources (paraffin, coal,

animal dung, solar, other, or none) each account for 0.4% or less, indicating very limited usage outside the top three options.

3.3.8. Solid Waste

3.3.8.1. Solid Waste Collection

Ephraim Mogale Municipality provides waste collection services in Marble Hall, Leeufontein, Moganyaka & Elandskraal as well communal bins in various areas.

Table 25: Solid Waste Disposal in EPMLM

Total Number of Households	33 936
Number of Serviced households	6 369
Number of un-Serviced households	27 567

(Source EPMLM IWMP 2023, pg 30-31)

According to STATSSA Census 2022 (Table 26), more than 60.8% of households rely on their own refuse dump, making it the dominant waste-disposal method while only 28.7% receive weekly local-authority removal, and less than 1% get removal less often. A small percentage of households use communal dumps (1.2%) or communal containers (0.9%). A notable 6.4% have no rubbish-disposal system, and 1.8% use other methods.

Table 26: Waste Collection frequency

Name	Frequency	%
Removed by local authority at least once a week	10 331	28,7%
Removed by local authority less often	84	0,2%
Communal refuse dump	429	1,2%
Communal container/central collection point	312	0,9%
Own refuse dump	21 844	60,8%
No Rubbish Disposal	2 312	6,4%
Other	642	1,8%

Source: StatsSA, Census 2022

This points to a possibility for the municipality to extent the service to rural areas particularly to lessen its environmental impact.

3.3.8.2. Solid Waste Disposal

According to EPMLM Integrated Waste Management Plan (OPES, 2023, pg. 32), “**EPMLM has one operational general landfill sites which has a lifespan of about 7 years**” (. Site information is reflected in Table 27.

Table 27: EPMLM Solid Waste Sites

Position of site:	(Co-ordinates: 24°56'59"S 29°16'53"E).
-------------------	--

Permit/ License:	Yes
Year issued:	16/2/7/B300/D58/ZI/P261 12/4/10/8-B/10/S2 (Extension)
Classification of site:	Class B
Type of Operation (end – tip, trench, cell):	Cell
Volumes per day, week, or month:	75-1000 tons
Estimated size of site:	Located on Portion 476 of Loskop Noord 12 JS, measuring 112.859 hectare. Only a small portion of the site is used, with the WWTW occupying another section and a vast vacant space.

According to information gathered from Carol Makola, Manager responsible for Waste Management Services at EPMLM on 19th February 2026, new information contained in a 2025 report compiled by One Pangaea Expertise & Solutions (OPES), a specialist consultancy in environmental accounting, on the planned closure & rehabilitation of the site, has classified the site as having exceeded its lifespan.

LEDET’s extension of the airspace by an additional 1.5m has given the municipality an extra 3-year lifespan of the site, dependent on other factors, namely volume increase, compaction efficacy, etc.

- The municipality needs to expedite processes for securing land as well as all required permits and licenses for a new waste disposal site.
- A new section of portion 476 of Loskop Noord 12 JS adjacent to the current site has been identified as an ideal location and licencing application processes are underway.

3.3.9. Social Services

Map 16 depicts access to social facilities within EPMLM.

It is important to keep in mind that a radius distance to a facility does not equate to actual access distance, which may be affected by terrain, road conditions and availability of public transport, among others.

3.3.9.1. Health Services

The access to health facilities (hospitals, clinics and community health centres) are based on the CSIR Guidelines for the Provision of Social Facilities in South Africa (2012). According to the CSIR Guidelines, the access distance to hospitals is 30km and 5km to both to clinics and community health centres respectively .

Table 28 presents villages/settlements that are within the 30km radius of the Matlala Hospital, but overall, more than 5km from either a hospital or any other clinic as reflected in Map 15: Access to Social Services.

Table 28: Villages Outside 5km Radius of PHC

• Arabie LCH	• Kwamatabane	• Moomane South
• Driefontein	• Makgatla B	• Motseleope
• Farms	• Makhutso	• Ngwalemong A
• Frischgewaagd	• Manotelwaneng	• Ngwalemong B
• Ga-Makgatle	• Mabitsi A	• Phetwane
• Ga-Makharankana	• Madiilo	• Puleng A
• Ga-Masha	• Makgatle A	• Tompi Seleka
• Ga-Reagopola	• Mathukhuthela	Agri College
• Greenside		

It is also important to point out that some villages on the western side of the municipality are located within the 30km access radius of Philadelphia Hospital, located in Denilton.

3.3.9.2. Education Services

Accesses to educational facilities are based on the South African Schools Act, 1996 (Act No. 84 of 1996) Norms and Standards. At full

implementation of the Norms and Standards, every school will be required to have a catchment area (area to be served by a school) with a radius of up to 3km (45 minutes walking time). A total walking distance to and from school will then be 6km (1.5 hours walking distance time). The analysis indicate that all villages/settlements have adequate access to Primary Schools, but the following two villages/settlements do not have adequate access to Secondary School:

- Ga-Mmela
- Frischgewaagd

3.3.9.3. Police Station

There are four (4) police stations within the municipality, namely:

- | | |
|----------------|----------------|
| 1. Elandskraal | 2. Ga-Rakgwadi |
| 3. Matlerekeng | 4. Marble Hall |

Table 29: EPMLM Cemeteries

Cemetery	Location	Projected lifespan	Current capacity & Remarks
Marble Hall cemetery	Erf 422 Marble Hall Ext 3	Less than 1 year	• Only 5 graves remain in February 2026. • <u>10 reserved graves which municipality has option to buy back at current grave price.</u> • Muslim section is also full. • <u>Heroes' section still has some capacity.</u>

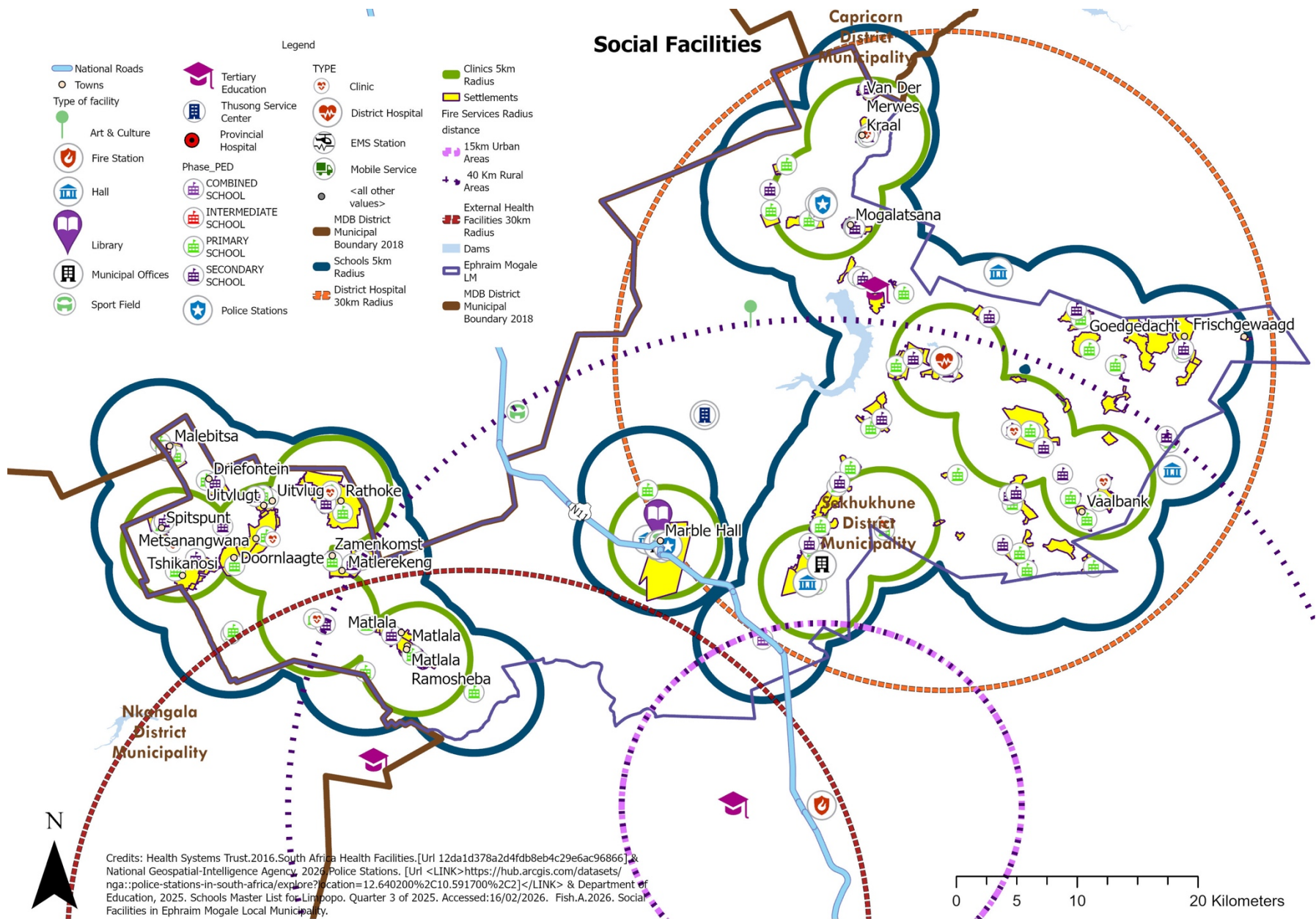
3.3.9.4. Cemeteries

According to the municipality's Community Services, there are 58 cemeteries in total across the municipality. The municipality assist rural communities with fencing of cemeteries and the traditional authorities/ communities manage the cemeteries.

It is hereby highlighted that in future, the municipality may assist with site identification and permitting for new cemeteries or extension to ensure appropriate location in compliance with environmental sensitivity guidelines.

According to information from relevant Community Services officials, the Municipality is responsible for the provision, administration and maintenance of three cemeteries as shown in Table 29:

Cemetery	Location	Projected lifespan	Current capacity & Remarks
			- Erf 2833 Marble Hall Ext 4 has been identified and earmarked for new cemetery; specialist studies are underway. - Portion 476 of Loskop Noord 12 JS may also be considered as an alternative site.
Moganyaka cemetery	Erf 819	10+ years (@ current average 10 graves/ month)	- Less than 50% used. - Municipality provides grave digging service at a fee
Elandskraal cemetery	Outside township	10+ years	- Managed by community and recently extended by municipality. - Municipality not providing grave digging due to non-payment.



Map 15: Access to Social Services

3.3.9.5. Postal Services

There are SA Post Office Services or at least buildings in the following areas:

1. <u>Marble Hall</u> <u>Post Office-</u> still functional	
2. <u>Leeufontein</u> <u>Post Office-</u> <u>Not</u> <u>functional</u>	
3. <u>Matlerekeng</u>	Only postboxes

This service has become very critical, with the post office now also providing banking service to mainly the social grant beneficiaries and needs to be supported and expended to be more accessible.

3.3.9.6. Other Government Services

- SASSA
- DPW- Roads maintenance
- Agricultural Extension Service
- Fire station – nearest one located in Groblersdal

3.3.10. Summary of Built Environment Issues

Table 30: Summary of Built Environment Issues

Issue	Challenges	Opportunities
Roads and transport infrastructure	• State of certain roads needs urgent attention (over 500km of municipal roads in poor and very poor conditions). • Insufficient taxi and bus holding facilities in Marble Hall and across municipality.	• Good inter-regional connectivity of municipality gives it potential for economic accessibility to markets. • The railway from Rathoke to Marble Hall and the possibility to extend it to link with railway facilities in Groblersdal provides a unique opportunity to the municipality. Together with this there seems to be a need to revive the railway station and the associated facilities in Marble Hall- essential for transportation of agricultural produce. • Marble Hall ranking facility serve as a dual mode facility for mini-buses and buses. • Public transport network from Marble Hall provided by taxis and busses provides transport through most of the important areas, but the expansion thereof may be considered. • Municipal landing strip provides an opportunity for commercial use if it can be revamped and licensed.
Water Services	• Water services infrastructure in the municipal area is better than those in the Sekhukhune District with only 16% of residents in the municipal area which has no access to piped (tap) water. 70,4% of the population has access to water in a dwelling house or at least inside their yard; • In respect of sanitation, there is 5,2% of the population without any sanitation services and only 10,8% with flush toilets. The remainder of the population has other forms of sanitation services such as chemical toilets, pit latrines and bucket toilets;	• Only Marble Hall, Moganyaka and Elandsdraal have water borne sewer systems;

Issue	Challenges	Opportunities
	SDM confirmation	
Solid waste	- Provided as a community service outside Marble Hall, thereby losing out on potential revenue in townships and nodes. - Marble Hall Landfill site has reached its capacity and exceeded lifespan. - Long lead time for specialist studies and permitting of site.	- Opportunity to gain revenue out of service outside Marble Hall (in Moganyaka/ Leeufontein, Matlerekeng, Elandskraal, Regae, etc.) - Municipal land available for new landfill site.
Housing	- Municipality's low-cost housing demand not adequately reflected on the Limpopo Multi-year Human settlement plan; - Current supply of government housing influenced by the municipality's status as a Municipal Growth point, therefore less prioritised from a provincial resource allocation perspective.	- Municipality owns sizable amount of land in Marble Hall, which can be earmarked for housing. - Strategically located land owned by other government spheres is also available for donation/ transfer to municipality for housing purposes around most townships.
Social services	<u>Cemeteries</u>- Marble Hall cemetery out of space (capacity for 15 graves only). - Long lead time for Specialist studies for a new site. <u>Health services</u>- although Zamekomst area is outside the service radius of a hospital located within the EPMLM area, the service may be accessible from Denilton hospital; A large number of settlements are outside the 5km radius considered adequate access to a primary healthcare centre. - A few villages to the east have no access to a clinic; <u>Education</u>- All settlements are within the accepted radius of Primary schools, although 2 villages fall outside 5km radius for access to a Secondary school. Emergence of new settlements may further exacerbate this.	- Various options available for new cemetery on municipal land. - Opportunity for partnership with communities in identifying and permitting suitable cemetery sites. - Education- Almost all settlements are within the accepted radius of Primary schools and Secondary school access.

Issue	Challenges	Opportunities
Land Use	• Lack of retail facilities in the rural areas, especially in the identified nodal areas. • Potential conflict between the major land uses in the municipality, i.e. agriculture, conservation, mining and human settlements	• The major retail (shopping facilities) and industrial areas are located in Marble Hall, supporting its role as the primary node of the municipality. • Key land use managements instruments in place (LUS, BRP)
Magoshi	• Land allocation not taking cognisance of potential environmental and ecological sensitivities. • The potential and interest for development of business and industrial uses in rural areas may be hampered by issues such as land availability and security in tenure/ ownership;	• Opportunity for partnership with Magoshi on demarcation of sites and land use management.
Townships	• Numerous townships within municipality not contributing to the municipality's revenue base (Leeufontein/ Moganyaka, Elandsdraal, Matlerekeng, Regae.	• Potential to boost municipality's revenue base through providing value services, billing and collecting in various townships (potential from over 8 000 existing stands/ properties currently not contributing).
Land tenure	• Tenure arrangements in areas like Moganyaka, Leeufontein, Matlerekeng, Elandsdraal and Regae need clarity and correction.	• Municipality owns various strategic portion of land around Marble Hall, which should be kept for growth management of the town as well as the municipality's own essential services provisions. • Correction/ upgrading of tenure arrangements in various townships may improve the municipality's revenue base.

3.4. SYNTHESIS OF THE DEVELOPMENT ENVIRONMENTS

The section provides integrated narrative that shows how the challenges and opportunities per environment interact, where the leverage points lie, and what this means for planning and development.

3.4.1. Policy Directives Integrated Synthesis of Challenges and Opportunities

1. Spatial Transformation and Settlement Integration

The municipality faces pressure to transform fragmented, uneven settlement patterns into a more integrated spatial structure. Rural settlements continue to sprawl informally, often without adequate services or alignment to long-term spatial logic. This creates a mismatch between desired compact, efficient settlement patterns and the reality of dispersed rural growth.

At the same time, major regional corridors such as the N11, Moloto Road, and the proposed Moloto Rail offer a powerful opportunity to anchor integrated development. These corridors can shift the municipality from isolated rural pockets

to a connected regional system, enabling mobility, market access, and investment attraction.

2. Rural Development, Densification, and Regional Positioning

Supporting rural development while managing densification is a persistent challenge, especially where informal expansion outpaces planning. Yet the municipality sits within a functional region where Groblersdal's status as a Provincial Growth Point and Agri-Hub can positively influence Marble Hall— if the SDF positions Marble Hall as a complementary node rather than a competitor.

Functional-region linkages extending toward Mokopane, Roedtan, Bela-Bela, Modimolle, and Lephalale further expand the municipality's economic and tourism footprint. These connections can help rural settlements access broader markets and diversify livelihoods.

There is also an opportunity for this SDF to identify linkages and pursue alignment opportunities with neighbouring municipalities to strengthen its regional positioning.

3. Agricultural Land Protection vs. Agricultural Expansion

High-value agricultural land faces pressure from settlement expansion and rural formalisation. Protecting these areas is

essential for food security and long-term economic sustainability. However, the municipality also has strong agricultural potential that can be expanded— especially if land-use management balances protection with targeted agricultural development.

This duality creates a strategic opportunity: by directing growth to appropriate areas and safeguarding prime soils, the municipality can strengthen its agricultural economy while reducing land-use conflict.

4. Environmental Resource Protection

Safeguarding natural resources is a policy imperative, yet development pressures—particularly in rural settlements—often conflict with conservation priorities. The challenge is to ensure that environmental assets are not degraded by unplanned growth.

5. Policy Misalignment and Governance Gaps

A major challenge is the misalignment between the Limpopo SDF and Sekhukhune SDF regarding Marble Hall's classification. Limpopo SDF views it as a Local Service Point, while Sekhukhune designates it as a District Growth Point. This inconsistency shall affect funding, prioritisation, and infrastructure investment.

Yet this misalignment also presents an opportunity: the district's classification can be used to advocate for infrastructure support, while provincial linkages can be leveraged to strengthen Marble Hall's regional role. Aligning these frameworks through the municipal SDF can unlock coordinated investment.

6. Infrastructure, Mobility, and Economic Revitalisation

Implementation gaps from the previous SDF weaken policy credibility and delays development. Many planned interventions were never initiated, creating a backlog of spatial transformation actions.

Despite this, several opportunities can catalyse revitalisation:

- Reviving the Marble Hall railway station to support logistics, freight, and mobility.
- CRDP-driven town and village revitalisation, which can improve rural settlement planning and formalisation.
- The East–West Multi-Nodal Corridor (Groblersdal–Jane Furse–Tubatse), which strengthens regional access and market reach.
- Proximity to adjacent municipal growth points such as Groblersdal, Jane Furse, Mokopane, and Middelburg, which creates broader development synergies.

These opportunities can reposition the municipality within a dynamic regional economy.

4.1. Bio-Physical Synthesis of Challenges and Opportunities

1. Hydrology: Flood Risk vs. River-Based Economic Potential

The Olifants River system creates high-risk floodplains and wetlands that restrict settlement expansion and require strict development controls. These same hydrological features, however, form the backbone of agricultural irrigation, wetland ecosystems, and eco-tourism potential. Protecting riparian zones is therefore not only an environmental obligation but also a way to secure long-term economic benefits.

Strategic insight: Hydrology is both a constraint and a competitive advantage. Proper zoning, buffers, and water-smart agriculture can turn risk into resilience.

2. Topography: Steep Terrain Constraints vs. Western Development Capacity

Steep slopes in the northern and eastern areas limit settlement expansion and increase infrastructure costs. In contrast, the western parts offer gentle slopes suitable for both urban development and agriculture, making them the municipality's most viable growth corridor.

Strategic insight: Directing growth to the western areas of the municipality shall reduce environmental impact and infrastructure costs while protecting sensitive landscapes.

3. Biodiversity: Conservation Restrictions vs. Eco-Tourism Assets

Large portions of the municipality fall within Critical Biodiversity Areas (CBA 1 and 2) and Ecological Support Areas, limiting land-use flexibility. Yet these same areas—especially around Flag Boshielo Dam—are prime assets for eco-tourism, conservation-based jobs, and nature-based enterprises.

Strategic insight: Conservation areas should be leveraged as economic anchors, not seen only as constraints. Eco-tourism nodes can diversify the local economy.

4. Land Capability: Competing Pressures vs. Agricultural Strength

High-potential arable soils—especially around Marble Hall and in the western parts—face pressure from settlement expansion. At the same time, these soils underpin the municipality's crop farming, cattle farming, and food security potential.

Strategic insight: Protecting high-value agricultural land while unlocking underutilised western arable areas can strengthen the agricultural economy and reduce land-use conflict.

Strategic insight: Disaster risk mapping should guide all future land allocation, ensuring safer, more resilient settlement patterns.

5. Minerals: Land-Use Conflict vs. Economic Growth Potential

Mining near settlements creates noise, dust, blasting, and safety risks, and can attract informal settlements. Yet mineral deposits and existing mines remain key drivers of employment, local revenue, and industrial development.

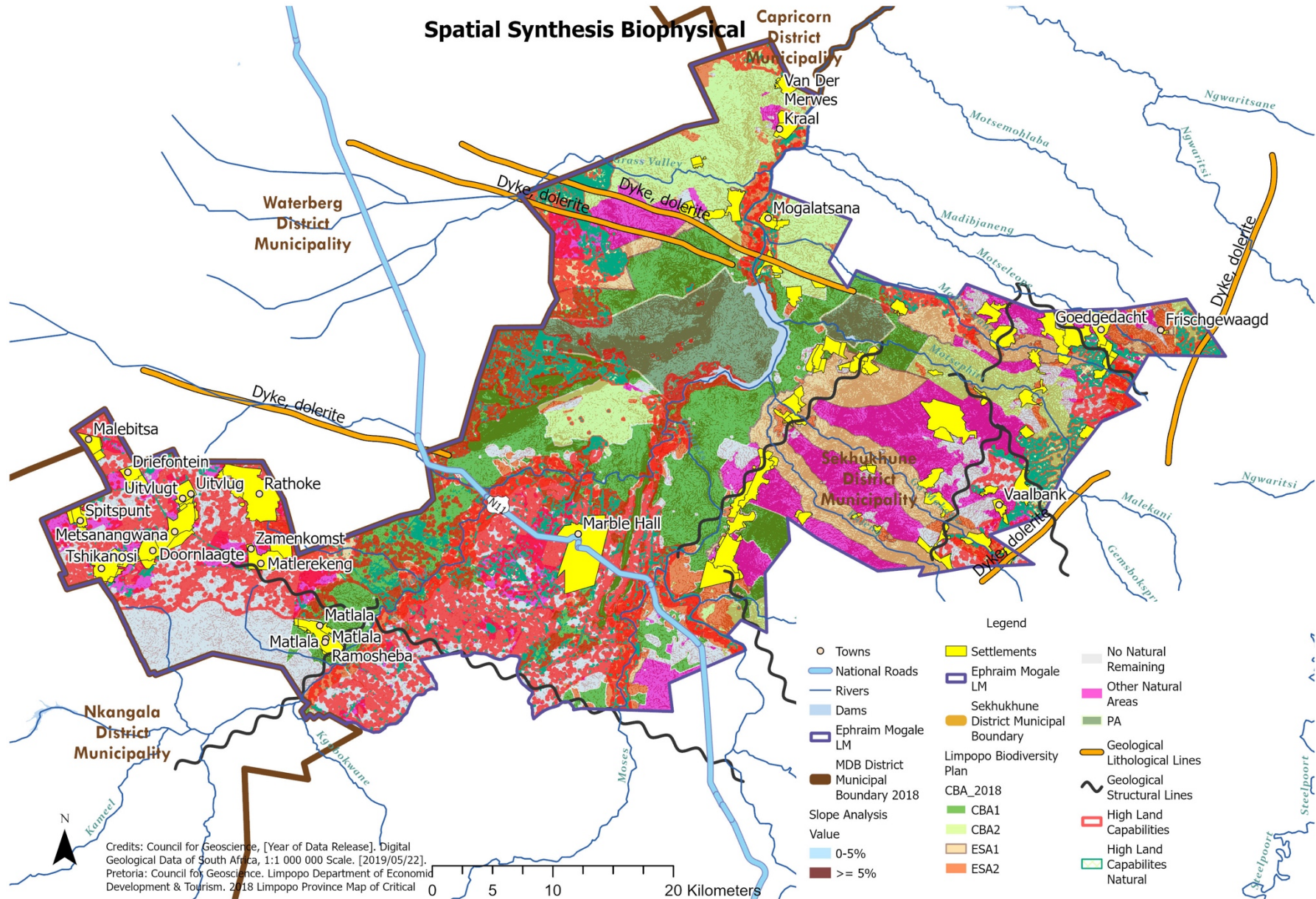
Strategic insight: Mining must be spatially managed through buffers, relocation of incompatible uses, and strict enforcement to balance economic benefits with community safety.

Map 16 depicts synthesis of Biophysical environment opportunities and challenges.

6. Disaster Risk: Exposure vs. Risk Reduction Opportunities

Flood-line and wetlands encroachment, informal settlements near mines, and development under powerlines increase vulnerability. These risks highlight the need for proactive disaster risk reduction, relocation planning, and compliance enforcement.

Spatial Synthesis Biophysical



Map 16: Bio-Physical Environment Synthesis

4.2. Socio-Economic Synthesis of Challenges and Opportunities

1. Population & Growth Dynamics

The municipality's small and slow-growing population limits market size, investor appeal, and the scale of economic activity. However, this same demographic profile creates a manageable governance environment, where service delivery, infrastructure investment, and spatial restructuring can be more targeted, efficient, and fiscally sustainable. The opportunity lies in quality-focused development rather than scale-driven expansion.

2. Household Growth & Settlement Patterns

Households are increasing faster than the population, which raises per-household service costs and places pressure on infrastructure. Dispersed settlements further complicate equitable delivery. Yet, rising household numbers stimulate housing demand, while compact wards enable efficient service delivery. Dispersed areas create space for off-grid, climate-resilient solutions, and the overall pattern supports densification, nodal development, and smarter land use planning.

3. Demographic Structure

A youth-heavy population creates pressure for education, training, and job creation, and a large working-age cohort without employment

increases dependency. At the same time, this demographic profile represents a future labour force advantage, especially if skills development is accelerated. A balanced gender profile supports inclusive planning and equitable participation in the economy.

4. Human Development & Social Composition

Persistent education and skills gaps, combined with rising household numbers, require sustained investment in social services. However, improvements in housing, water, sanitation, and electricity access show upward momentum. Declining dependency ratios indicate long-term socio-economic stabilisation, provided that human development gains continue.

5. Education & Skills

Low levels of schooling and limited higher education attainment restrict access to skilled employment and reduce competitiveness. Yet, the strong base of secondary education creates an opportunity to expand TVET programmes, artisan training, and youth employability initiatives, aligning skills with local economic sectors such as agriculture, mining, construction, and services.

6. Economic Structure & Employment

The economy is concentrated in government, retail, and finance, with low diversification, weak labour absorption, and underperforming agriculture. Manufacturing is limited, and labour force participation is low. Despite this, the public sector provides stability, retail and

finance offer SMME growth potential, and agriculture and mining hold value-chain and beneficiation opportunities. A youthful population strengthens the long-term workforce potential if job creation pathways are unlocked.

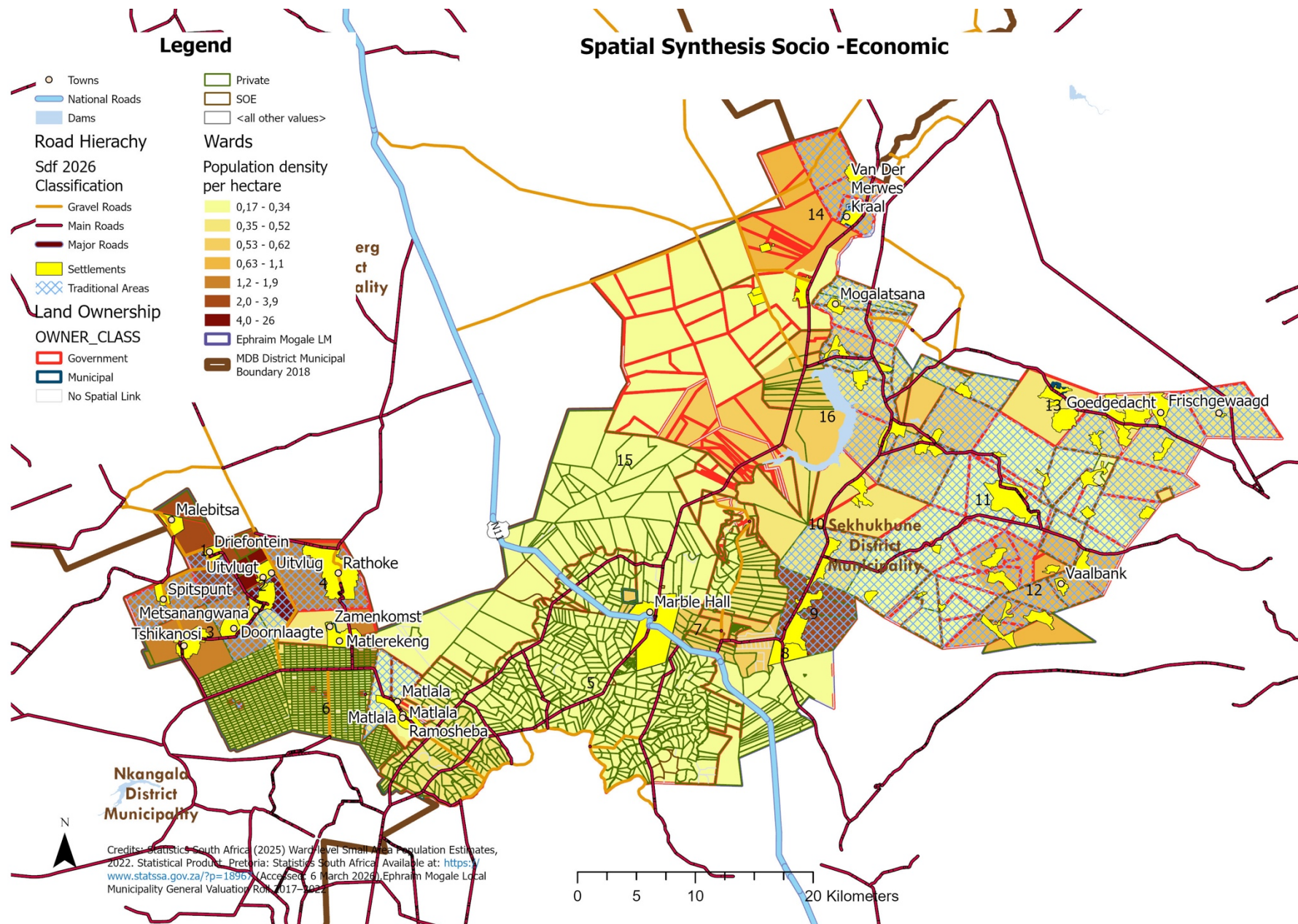
6. Income, Poverty & Inequality

High poverty levels and deep inequality constrain household demand, limit mobility, and increase reliance on social grants. Yet these conditions create a strong case for targeted poverty reduction, SMME development, and investment attraction to improve job quality. Focused interventions can shift households into more sustainable income brackets.

7. Land, Property & Asset Base

Most high-value land is privately owned, while municipal land has limited revenue potential. In Magoshi-led areas, land value is diluted by current land management practices. However, strategic land use planning, public-private partnerships, and land formalisation can expand the valuation base. Partnerships with traditional authorities can unlock land value, development rights, and investment opportunities while respecting customary systems.

Map 17 depicts synthesis of Socio-Economic environment opportunities and challenges.



Map 17: Socio-Economic Synthesis

3.4.2. Built Environment Synthesis of Challenges and Opportunities

1. Roads and Transport Infrastructure

The transport system faces maintenance backlogs, limited public-transport facilities, and underutilised rail assets. Yet the municipality sits on strong regional linkages—road, rail, and even air—that can anchor economic expansion. Reviving the Marble Hall rail station and extending the Rathoke–Marble Hall line could reposition the area as a logistics and agro-processing hub. Expanding taxi and bus facilities and upgrading the landing strip would strengthen mobility and market access.

2. Water and Sanitation Services

Water access is comparatively strong, but sanitation remains uneven, with limited waterborne systems outside key settlements. This creates a dual challenge: infrastructure inequality and pressure on the district to upgrade systems. The opportunity lies in targeted expansion of waterborne sewer networks, leveraging the relatively good water access to support densification, housing development, and improved public health outcomes.

3. Solid Waste Management

The municipality loses revenue by providing waste services as a community function outside Marble Hall. The main landfill has exceeded its lifespan and this creates both a financial leakage and

an environmental risk. However, municipal land for a new landfill and the potential to formalise waste services in townships offer a pathway to new revenue streams, improved compliance, and long-term sustainability.

4. Housing

Housing demand is not fully captured in provincial planning, and the municipality's growth-point status reduces its prioritisation for subsidies. Yet the municipality owns large, strategically located land parcels, and additional government land is available for transfer. This creates a strong platform for mixed-income housing, incremental upgrading, and structured township expansion aligned with the SDF.

5. Social Services

Cemeteries are reaching capacity, some villages lack clinics, and a few settlements fall outside secondary-school access radii. These gaps highlight service-access inequities and the need for new social infrastructure. The availability of municipal land for cemeteries and the potential for community partnerships in site identification provide immediate opportunities. Education access is largely adequate, offering a stable foundation for future population growth.

6. Land Use and Spatial Structure

Retail and industrial activity is concentrated in Marble Hall, leaving rural nodes under-serviced. Conflicts between agriculture, conservation, mining, and settlement expansion complicate land-use

decisions. However, the municipality has modern land-use instruments (LUS, BRP) that can guide balanced development, protect high-value agricultural land, and support nodal growth.

Map 18 depicts synthesis of the built environment opportunities and challenges.

7. Traditional Leadership (Magoshi)

Land allocation practices that overlook environmental sensitivities and tenure security can hinder rural economic development. A strong potential exist for co-governance, especially in site demarcation, land-use management, and enabling rural business and industrial development through clearer tenure arrangements.

8. Townships and Revenue Base

A major structural challenge limiting the municipality's financial stability is that many townships amounting to more than 8 000 stands do not contribute to the municipal revenue. The opportunity is substantial: formalising billing, improving service quality, and integrating township economies could significantly expand the revenue base and support long-term infrastructure investment.

9. Land Tenure

Unclear or outdated tenure arrangements in several settlements undermine planning, investment, and service delivery. At the same time, the municipality owns strategic land around Marble Hall that can be reserved for growth management and essential services. Upgrading tenure in townships would unlock investment, improve municipal revenue, and support orderly development.

3.4.3. Final Synthesis

3.4.3.1. Municipal Planning Implications

The municipality's challenges are primarily about alignment, integration, and managing growth pressures while the opportunities are largely regional, infrastructural, and agricultural, offering pathways to reposition Marble Hall and surrounding settlements.

- **Land-use conflict** is the biggest recurring challenge, namely:
 - settlements vs. floodplains
 - mining vs settlements vs. environment vs agriculture
 - settlements vs. high-value agricultural land
 - settlements vs. biodiversity areas
 - Agriculture vs Bio-diversity Areas.
- **Integrated environmental management** is essential to unlock opportunities without degrading the natural resource base as environmental constraints are spatially predictable, allowing the municipality to guide growth to safer, more suitable areas.
- **Regional connectivity:** Regional corridors and functional-region linkages are the strongest levers for unlocking economic transformation with the western corridor emerging as the most strategic growth zone for balancing development potential with fewer environmental constraints.
- **Spatial form and service delivery:** Dispersed settlements raise development costs, therefore **Spatial restructuring** is both necessary and achievable, by using existing planning instruments

to balance rural needs, protect agricultural and ecological assets, and strengthen nodal development.

- **Economic structure and poverty:** A non-diversified/ concentrated economy limits job creation, but targeted investment in agriculture, mining, and SMMEs can shift households out of poverty and diversify the local economy.
- Agriculture and eco-tourism are the strongest long-term economic opportunities, but both depend on protecting the municipality's ecological wealth/ natural assets. Marble Hall identified as Farmers' Support Hub.
- **Land and development:** Land value is currently under-leveraged, but coordinated planning with private owners and traditional authorities can unlock new nodes, mixed-use development, and revenue growth.
- **Strategic municipal landholding** around key nodes and townships provides a foundation for economic diversification, logistics development, and housing expansion.
- **Size does matter:** Marble Hall is a small town yet a big revenue contributor for municipality.
- **Governance and growth:** Manageable population size allows for focused, high-impact interventions, improving the municipality's ability to attract investment and deliver services effectively.
- **Potential for Governance partnerships**—with SDM, Magoshi, communities, and other spheres— are essential to unlock land, improve tenure, and accelerate infrastructure delivery.

- **Infrastructure backlogs and uneven service access** constrains growth but also highlights where targeted investment will yield the highest returns.
- **Revenue enhancement opportunities** are significant, especially through township billing, solid waste-service expansion, and land-use regularisation.
- **Demographics and skills:** A young population is an asset only if education and employment systems improve; otherwise, it becomes a long-term social burden.

Overall, the municipality sits at a strategic point, whereby its challenges are structural but manageable, and its opportunities are real but require coordinated action across land, skills, infrastructure, and economic diversification. The SDF must therefore act as a bridging instrument, aligning provincial and district priorities while directing growth to areas with the highest potential and lowest environmental risk.

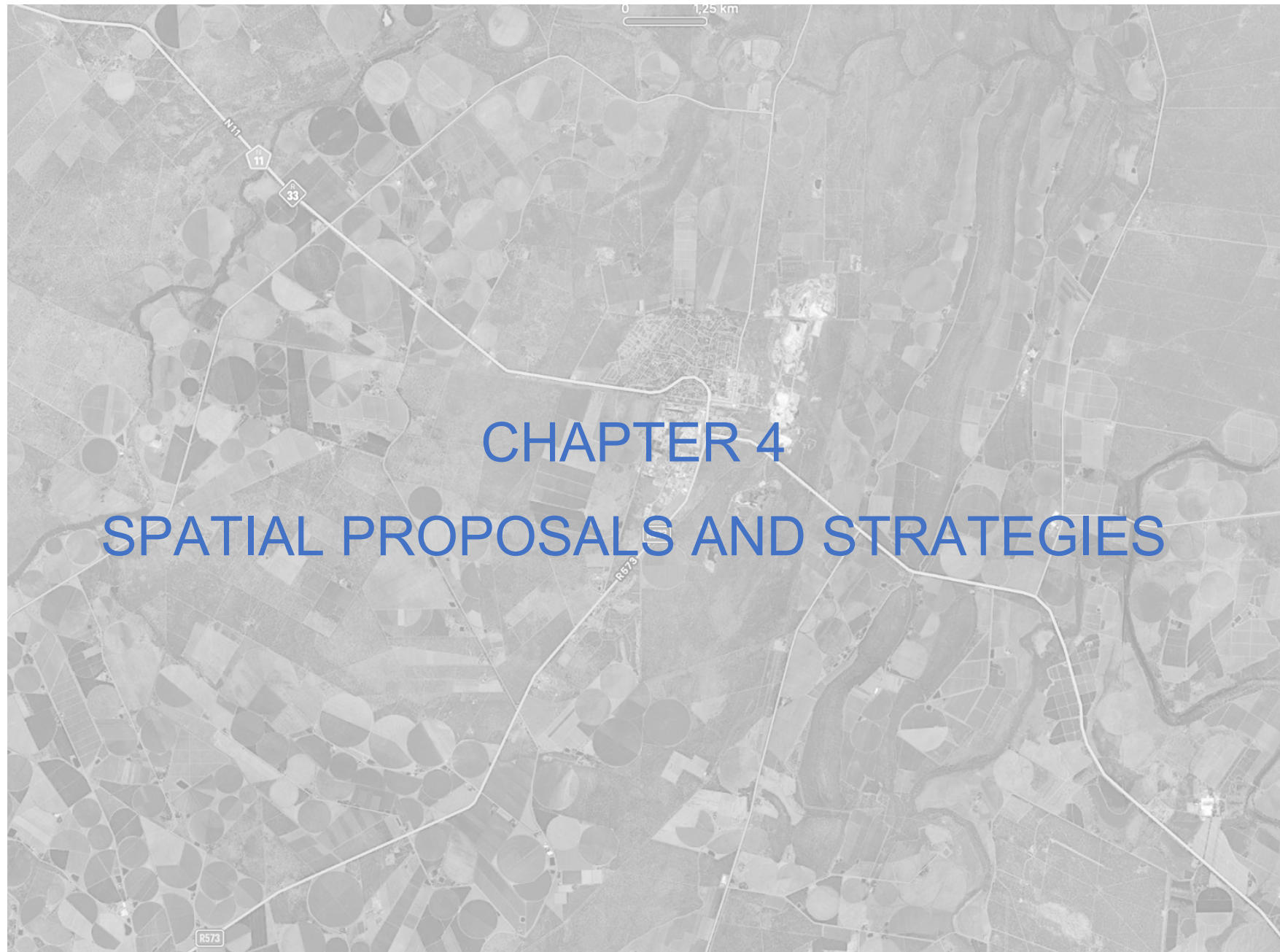
3.4.3.2. The Strategic Direction Ahead

The municipality's challenges are substantial, but they are matched by equally significant opportunities. The path forward lies in transforming structural constraints into strategic levers:

- 1) Strengthening Marble Hall Urban Core and other townships and nodes as economic transformation engines of the municipality to drive inclusive growth (Urban areas & regions).

- 2) Formalising township economies and tenure to broaden the revenue base.
- 3) Strengthen the existing local and inter-regional corridors and linkages to attain the municipality's vision (Development Corridors).
- 4) Upgrading transport and logistics infrastructure to unlock economic potential (Transport and Communication network).
- 5) Leveraging the municipality's ecological wealth and agricultural prowess to drive the economic and rural development (Ecological Infrastructure system).
- 6) Expanding social infrastructure as well as sanitation and waste services to improve equity and sustainability (social service provisioning model).
- 7) Strengthening inter-governmental relations and other local partnerships- Magoshi, communities, and the district- to accelerate implementation and social investment in communities (development partnership).
- 8) Transforming rural land use patterns and tenure arrangements as well as leveraging municipal land ownership to drive housing delivery and spatial restructuring (Productive rural regions).

Taken together, these interventions shall position Ephraim Mogale Local Municipality to shift from reactive service delivery toward a more proactive, investment-ready, and spatially balanced development trajectory.



4. SPATIAL PROPOSALS

4.1. Towards Ephraim Mogale Municipality's "Spatial Vision 2050"

Vision Informants

The municipal IDP objectives as well as the national and provincial development outcomes shall inform the municipality's vision. The municipal strategic objectives espoused in the IDP are as follows:

- To improve social well-being: through provision of social services that are accessible to all communities.
- To grow the economy and provide livelihood support: with special emphasis on local economic development and job creation initiatives and development of partnerships to capacitate SMME and Co-Operatives
- To become financially viable: through increased revenue generation to ensure a balanced budget to provide for both operational and capital project funding.
- To improve community well-being through accelerated service delivery: through implementation and provision of basic services to an approved minimum level of standards in a sustainable manner; as per the national guidelines
- To build Integrated human settlements: through well managed development planning and land use planning

The national and provincial spatial development outcomes are essentially the following:

- a) **Nodes, Anchors & Corridors for urbanisation (sustainable human settlements) & economic development**
- b) **Productive Corridors**
- c) **Connectivity & Movement Infrastructure**
- d) **Productive rural regions**
- e) **Ecological infrastructure & natural resources**

Vision Structuring Elements

The final vision should cover some or all the following elements:

- **Inclusive Agriculture and conservation focused economic development:** to cover the municipal economy's current comparative advantage and to reach historically excluded communities.
- **Spatial transformation-** co-opting key stakeholders in the drive to transform the spatial arrangements and to create sustainable developments/ human settlements.
- **Sustainable service delivery-** provision of engineering services must be sustainable and must support economic development and spatial transformation/ restructuring imperatives to create productive areas.
- **Protection of the natural wealth of the municipality:**

Final Vision 2050

Based on the above informants and elements the new Ephraim Mogale spatial vision is proposed as follows:

A world-class agricultural hub, driving integrated and sustainable community development.

It is favoured as it captures the full municipal vision and further links it with community development mission of the municipality.

4.2. Local Spatial Development Outcomes, Goals and Principles

To support the above vision the municipality has developed local outcomes emanating from, aligning with and supporting the national and provincial spatial development outcomes. The outcomes are further supported by development principles that will guide the development strategies proposed in the SDF. The said outcomes are supported by set of related goals and development principles to set the spatial development trajectory of the municipality.

Outcome 1: Nodes & Corridors for sustainable human settlements and economic development

Goal: To restructure the spatial development trajectory of the municipality in order to create compact, integrated and sustainable human settlements within an economically thriving environment.

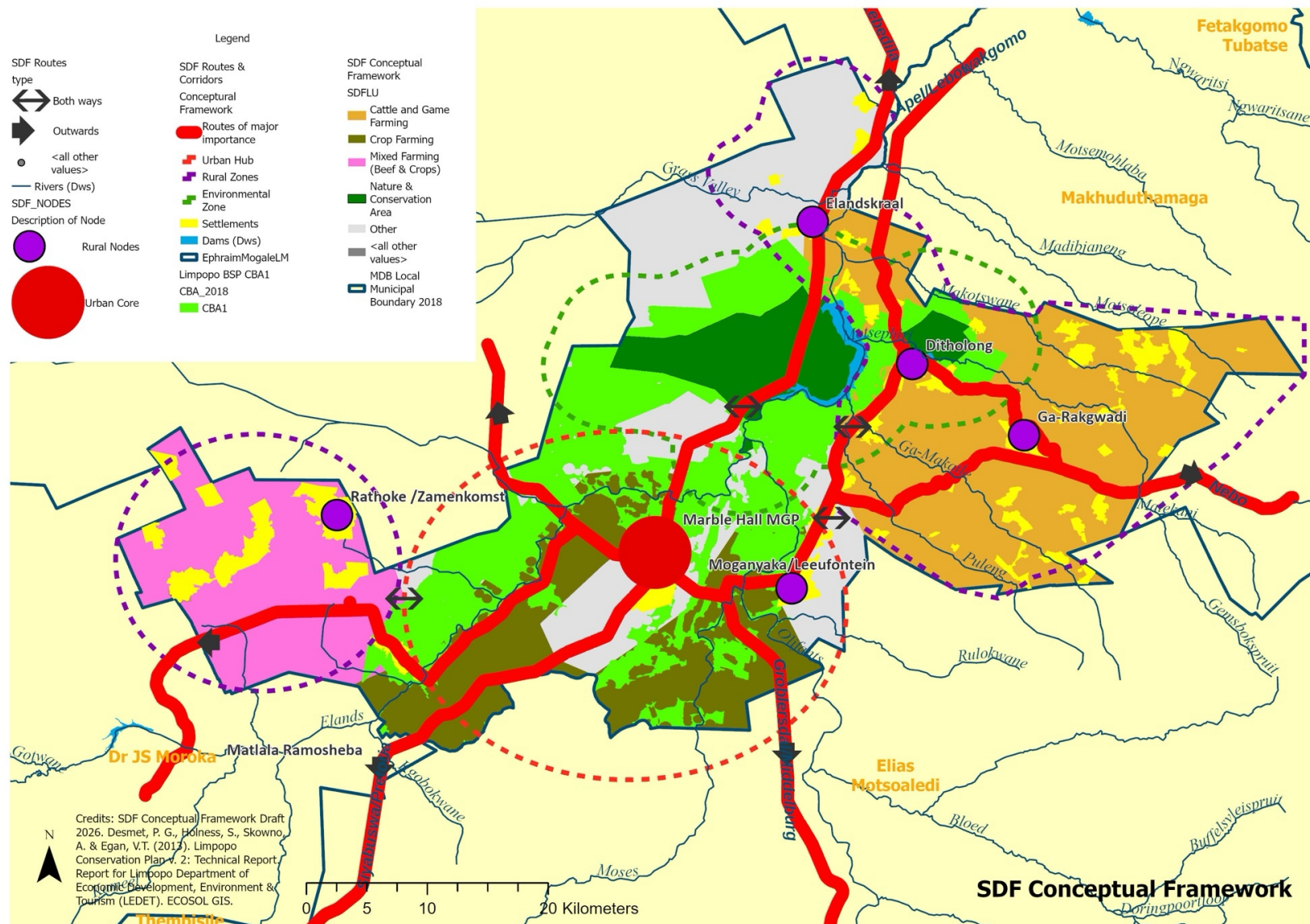
- 1) **Principle 1:** *All development within the Ephraim Mogale Urban Core and rural nodes shall be confined within a delineated development edge and further directed to follow a desired direction of growth to achieve a compact development taking cognisance of the need for integration, access to central services as well as the environmental sensitivities of the areas;*
- 2) **Principle 2:** *Engineering services shall, as a rule, shall be concentrated to the core development/ urban areas to support economic development/ investment, discourage urban sprawl and the standards of provision shall be based on cost-effectiveness (cost-recovery) and revenue enhancement imperatives of the municipality.*
- 3) **Principle 3:** *Land uses within the municipality must provide specific opportunities and*

	identify suitable areas for economic development including industrial, mining related and other commercial activities		
Outcome 2: Connectivity & Movement Infrastructure	<u>Goal: Develop a functional network of corridors and roads to support inter-settlements, inter-nodal and regional connectivity.</u> 4) <i>Principle 4: Movement routes and roads should be planned to improve internal traffic circulation and access within the urban core area and to divert local traffic from national carriers.</i> 5) <i>Principle 5: Increase mobility between nodes and other regions for easy transfer of goods and services and to support public transport.</i>	Outcome 4: Sustainable ecological infrastructure & natural resources	<u>Goal: Create a land use regulatory framework that preserves the municipality' natural and ecological resources.</u> 8) <i>Principle 8: Promote development that protects and promotes the special ecological resources of the municipality and support the use of nature conservation areas and areas of natural beauty in favour of tourism activities and recreation;</i> 9) <i>Principle 9: Protect land with high agricultural potential and support related economic activity.</i>
Outcome 3: Productive corridors & rural regions	<u>Goal: promote economic development across the municipality driven by its natural resources/ wealth.</u> 6) <i>Principle 6: Promote rural development initiatives and encourage and support agricultural development, production and processing as an economic base across the municipality.</i> 7) <i>Principle 7: Stimulate tourism within the municipality (eco-tourism, heritage, etc.).</i>		

4.3. Conceptual Spatial Framework/ Spatial Concept

The conceptual framework is meant to guide and inform the composite spatial plan, and it is an expression of the spatial vision, the desired spatial outcomes, development objectives, and form-giving elements represented schematically to illustrate the desired spatial form of Ephraim Mogale Local Municipality. The key elements of the EPMLM conceptual framework, as reflected in Map 19 are:

- **Hierarchy of Nodes** (including growth points and rural nodes) as well as the desired directions for future growth.
- **A system of corridors and important transport linkages** to provide connectivity and accessibility between nodal areas as well as other external regions. It distinguishes between major, axes and other lateral links and include the N11 and R573 National corridors; Provincial and inter-provincial corridors as well as local/ district links.
- **Clearly demarcated pattern of other major land uses** (Natural open spaces (nature conservation / ecological areas), prime arable agricultural & farming areas).



Map 19: Conceptual Development Framework

4.4. Spatial Development Framework

4.4.1. Spatial Tools and Concepts.

To achieve the vision outlined above as well as the desired future spatial form, certain tools and concepts need to be identified. For the purposes of this SDF the following tools and concepts have been identified:

Nodes	<i>Areas where higher intensity of land uses and activities will be supported and promoted to promote efficiency for service thresholds and higher order services.</i>
Corridors	<i>Links between nodes, along which an increased intensity of development will naturally be attracted to improve access to opportunities.</i>
Densification	<i>The increasing of density of people living in urban areas.</i>
Infill	<i>Process of developing vacant or under-utilised parcels of land within existing urban area</i>
Containment	<i>To limit inefficient low-density development using the urban/ development edge.</i>
Protection	<i>Aimed at protecting valuable natural, economic, or heritage resources, such as agricultural land, wetlands, ecological corridors or scenic landscapes</i>
Growth Areas	<i>Areas identified for future growth of the areas/settlements</i>

4.4.2. Composite Spatial Development Plan

EPMLM has been categorised into several distinct planning elements, namely:

1. **Hierarchy of Human settlements, comprising:**
 - a) **Urban Core Area** – Marble Hall,
 - b) **Rural Nodes** comprising clusters or line of villages, namely Ditholong/Letebejane, Elandskraal, Ga-Rakgwadi, Moganyaka/ Leeuwfontein and Rathoke/Zamenkomst.
 - c) **Scattered rural settlements and farmsteads.**
2. **Corridors: strategic corridors in the municipality including the following:**
 - a) **National Corridors: N11, Moloto Corridor**
 - b) **Regional Corridors: R33, D4100, D27**
 - c)
3. **Ecological and Protected Areas**, including Schuinsdraai, Leswena, other Protected areas/ private nature reserves, Critical Biodiversity Areas (CBA'S) and ESA's;
4. **Farming/ Agricultural Areas**, including crop farming and animal farming.
5. **Other Major Land Uses**, such as Mining.

These will be linked/ connected by a system of roads and corridors, including national and provincial carriers which further link them to the broader region.

The interplay between these elements and the development outcomes provides a clear direction in terms of:

- Availability of suitable land for human settlements.
- Adequate direction and intensity of development.
- No-go development areas as well as low intensity development areas.
- Required regulatory framework to balance the interplay between these elements to achieve sustainable development.

4.4.3. Hierarchy of Settlements

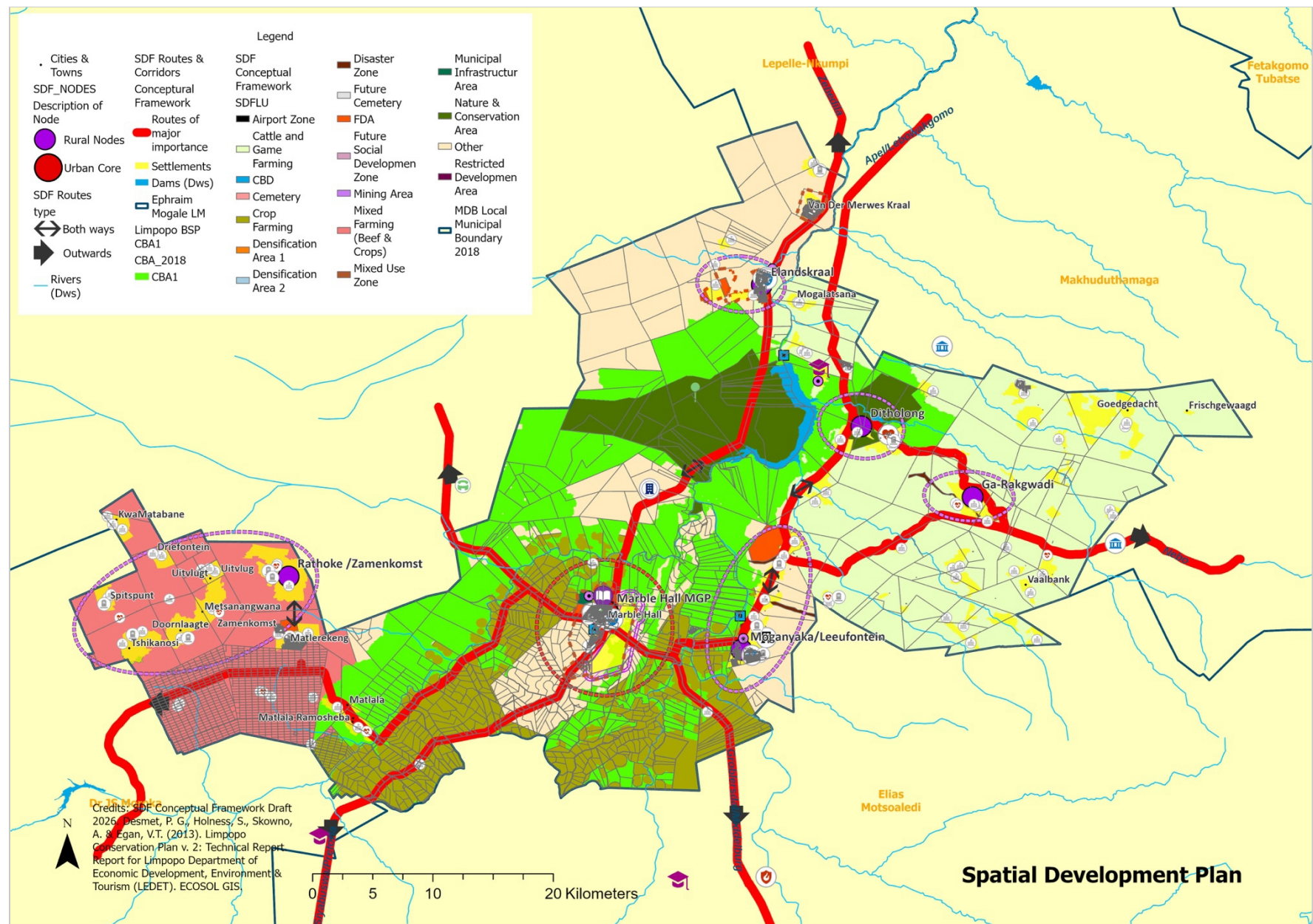
In alignment with the Sekhukhune SDF and the Limpopo Provincial SDF, the adopted the Hierarchy of Settlement within Ephraim Mogale Municipality is as depicted in Table 31.

Table 31: Settlement Hierarchy

Settlement Hierarchy	Settlement Category Description	Name of Settlement
Urban Core	Municipal Growth Point	Marble Hall
Rural Nodes	Municipal Growth Point	Leeuwfontein/ Moganyaka
	Municipal Growth Point	Rathoke/ Zammenkomst
	Local Service Point	Elandskraal
	Local Service Point	Rakgwadi
		Ditholong/ Letebejane

Scattered Settlement & Farmsteads	Population concentration Point	Gareagopola/ Klipspruit/ Motseleope/ Mathukuthela
	Scattered Settlement	All other villages within the municipality

For the purposes of vertical alignment and based on the spatial planning principles, it is hereby submitted that the hierarchy proposed in the composite SDF (Map 20), shall serve as the framework for all government spheres in prioritization of development and service delivery interventions in the municipality.



Map 20: EPMLM Composite SDF

4.4.3.1. Marble Hall Core Urban Area

Marble Hall town is the most important node within the municipal area. It has been identified as a District Growth Point (DGP) in terms of the SDM SDF and this SDF must therefore be stimulated in order to grow to its full potential.

It is important to promote the development of the core urban area as a compact integrated urban area, informed by a number of development principles, namely:

- i. **Principle 1:** All development within the Ephraim Mogale Urban Core and rural nodes shall be confined within a delineated development edge and further directed to follow a desired direction of growth in order to achieve a compact development taking cognisance of the need for integration, access to central services as well as the environmental sensitivities of the areas.
- ii. **Principle 2:** Engineering services shall, as a rule, shall be concentrated to the core development/ urban areas to support economic development/ investment, discourage urban sprawl and the standards of provision shall be based on cost-effectiveness (cost-recovery) and revenue enhancement imperatives of the municipality.
- iii. **Principle 3:** Land uses within the municipality must provide specific opportunities and identify suitable areas for economic

development including industrial, mining related and other commercial activities

- iv. **Principle 4:** Increase mobility between nodes and other regions for easy transfer of goods and services and to support public transport.

- v. **Principle 5:** Movement routes and roads shall be planned to improve internal traffic circulation and access within the urban core area and to divert local traffic from national carriers.

The following spatial strategies and tool are important in the development of Marble Hall Urban Core Node into the desired District Growth Point:

- Development containment
- Development intensification/ Compact residential development
- Adequate and functional engineering services
- Business attraction and development
- Connectivity and movement routes
- Functional development areas and supporting land uses

4.4.3.1.1. Development Containment

Applicable principles:

Principle 1: All development within the Ephraim Mogale Urban Core and rural nodes shall be confined within a delineated development edge and further directed to follow a desired direction of growth in

order to achieve a compact development taking cognisance of the need for integration, access to central services as well as the environmental sensitivities of the areas.

A compact, well-planned town or urban area can be serviced easily and more cost effectively. The urban edge shall serve to protect land which is supposed to be utilised for other land-uses such as high potential agricultural land around town as well as ensure that development does not encroach on the mining buffer zone as well as sensitive environmental areas.

The development/ urban edge proposed in this SDF (Map 21) is guided mainly by the following factors:

1. The need to contain the sprawl of development in an undesirable direction.
2. The need to create a compact and viable town over the proposed SDF horizon.
3. Protection of the municipality's biodiversity and high potential agricultural land.

As a rule, no intensive development or township establishment should take place beyond the development edge of the Marble Hall Urban Core. Any development outside the development edge of the Marble Hall Urban Core could be motivated on its own merits and be able to be sustainable on its own provided that it falls within the limits of the land use guidelines set out in Table 5.

4.4.3.1.2. Residential Development and Housing

Applicable principles:

Principle 1: All development within the Ephraim Mogale Urban Core and rural nodes shall be confined within a delineated development edge and further directed to follow a desired direction of growth in order to achieve a compact development taking cognisance of the need for integration, access to central services as well as the environmental sensitivities of the areas.

Priority areas for any human settlement should be in the areas indicated as Future Development Areas (FDA) and Densification Zone (DZ) in Map 21: Urban Core Development, so as to ensure consistency with the spatial planning principles.

Potential supply of residential units within the identified future growth areas known as infill development areas and strategic development areas in the urban core is estimated at over 2000 units, which far surpasses the current demand.

Future Development Areas (FDA's):

Direction of growth and/or areas of future expansion of residential areas shall be in the earmarked future Development Areas.

Area	Ownership	Size	Propose use and yield
FDA 1: Portion 576 & 577 of Loskop Noord 12 JS	Private ownership	100ha	Mixed use development- More that 1200 mixed housing opportunities and commercial activities
FDA 2: Portions of Loskop Noord 12 JS			
• portion 980	Municipality	55ha	Mixed Use: Shopping centre, Hospital, Hotel & high-density housing. Mixed-density residential and commercial development.
• Portion 1023	Public Works	2 ha	
• Portion 844	Private ownership	13ha	

Densification Zone

1. Erf 625 Marble Hall Extension 5 measuring 66 268 m² in extent can be developed into a higher density residential development to yield approximately 298 residential units at a density of 45 dwelling units per hectare.
2. Encourage higher density or densification within the existing residential areas of Marble Hall Township and Extensions (except Extension 7) in order to increase the population thresholds to support higher order services.

4.4.3.1.3. Provision of Engineering & Social Services

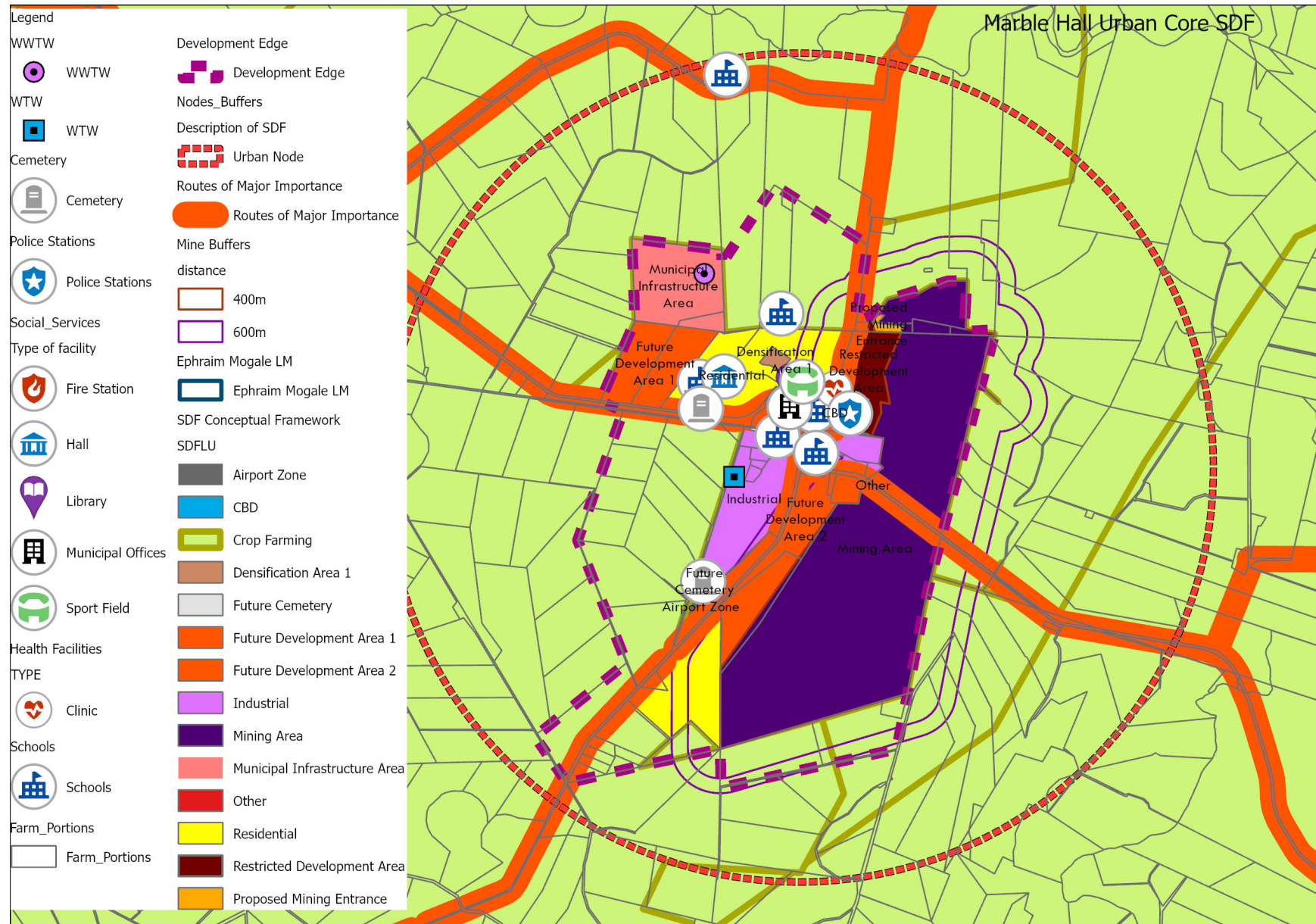
Applicable principles:

Principle 2: Engineering services shall, as a rule, shall be concentrated to the core development/ urban areas to support economic development/ investment, discourage urban sprawl and the standards of provision shall be based on cost-effectiveness (cost-recovery) and revenue enhancement imperatives of the municipality.

As a rule, the urban core area shall enjoy the highest level and standard of services including engineering and social services due to its prominence as the municipality's key revenue source (Table 32).

Table 32: Urban Core Engineering and Social Services Standards

Service	Standard	Bulk Capacity
Water	House connection	Adequate
Sewerage	Waterborne (house connection)	Adequate
Electricity	Metered house connection	Adequate
Solid waste	Kerbside collection, one a week.	Exhausted airspace
Roads	Paved	
Parks and recreation spaces	Yes	Yes
Cemetery		No capacity



Map 21: Urban Core Development Framework

4.4.3.1.4. Business

Applicable principles:

Principle 3: Land uses within the municipality must provide specific opportunities and identify suitable areas for economic development including industrial, mining related and other commercial activities

i. The Primary Activity Node

Primary activity nodes in Marble Hall are:

- a) The CBD, which can be classified as the Primary Activity Node as delineated in Map 22.

The CBD should serve as the precinct providing specialised goods and services within the municipal area. It should for the entire municipality in terms of specialised services such as office accommodation, banking and financial services, retail, restaurants and other professional services. ~~It should further be protected by discouraging establishment decentralized shopping centres around town, given the small size of the local market.~~

- b) The industrial area, comprising approximately 140ha located in Marble Hall Extension 4.

It is the highest order industrial node in the municipal area. *The precinct is ideally and strategically located next to the N11, which provides it with good access and visibility.*

There is vast amount of vacant erven owned by the municipality in the industrial zone, which should be made available for development of industrial uses in order to unlock commercial investment to regenerate the town.

Moratorium on municipal land sale/ disposal must be lifted to unlock planned stands.

- a) Proposed shopping centre- development partnership with private sector on municipal land

- *The existing mine operation- requires delicate management in order to ensure compatibility with the growth of the town.*
- *Agriculture-related business attraction- Development partnership on municipal land.*

4.4.3.1.5. Connectivity and Movement Routes

Applicable principles:

Principle 5: Movement routes and roads should be planned to improve internal traffic circulation and access within the urban core area and to divert local traffic from national carriers.

The main objectives of corridors and activity spines are to:

- Ensure the integration of the economic activities of the adjacent communities at a sub-regional level.

- To create the necessary thresholds and greater level of economic activity; and
- To establish improved economic linkages.

i. Development Corridors

The two (2) identified Development Corridors (DC) for the Marble Hall Urban Core area, are the following:

- DC 1 –N11 Development Corridor: linking Marble Hall to Mokopane and Botswana to the west as well as Groblersdal, Middelburg and other eastern regions.
- DC 2 – Moloto (R573) Development Corridor, linking Marble Hall to Siyabuswa, Moloto and Tshwane.

The intersection of these corridors in Marble Hall creates a strategic point for development of high-order services such as shopping/commercial centre, Hospital, High-density residential, etc.

4.4.3.1.6. Functional Development Zones

4.4.3.1.6.1. Mining Zone

Applicable principles:

Principle 3: Land uses within the municipality must provide specific opportunities and identify suitable areas for economic development including industrial, mining related and other commercial activities

Principle 8: Promote development that protects and promotes the special ecological resources of the municipality and support the use of nature conservation areas and areas of natural beauty in favour of tourism activities and recreation.

The Mining Zone (MZ) falls within the Urban Core and is located adjacent thereto forming the eastern boundary and limit of development. Although its valuable contribution towards the local economy should be nurtured, development and initiatives for any expansion of mining activities must be carefully considered against its potential conflict with and compromise to the urban core, prime agricultural land and activities (the Crop Farming Zone) or any environmental protection area.

It is to be noted that the 800m (or relaxed 600m) buffer zone of the mine encroaches on most of the eastern parts of Marble Hall town, including CBD and part of Marble Extension 5 as well as the proposed Future Development Area 2 earmarked for Mixed-use development.

- Ideally, access to the Mining Zone through the southern parts of the CBD should be restricted, or at least scaled down dramatically, due to the negative impact of heavy vehicles passing through the CBD.

- The municipality must work with the mining companies and controlling authority to manage the mining operation's growth away from built-up areas of this node and to manage the negative impact on the town.

4.4.3.1.6.2. Airport Zone (AZ)

Applicable principles:

Principle 3: Land uses within the municipality must provide specific opportunities and identify suitable areas for economic development including industrial, mining related and other commercial activities

The current municipal airfield, which is situated south of Marble Hall next to the industrial area represents the Airport Zone (AZ) within the development edge accommodating air transport facilities for the municipality.

- Although it is currently closed, the municipality should undertake a feasibility study to determine its best use option as well as potential value to the municipality and the broader region.

4.4.3.1.6.3. Other Features and Land Uses

The urban core can be sustained through upkeep and maintenance of key services and land uses. The following land uses are critical to be given attention within the development edge:

Municipal Landfill Site.

The site for this land use has already been secured and processes to acquire the necessary licenses and permits are at an advanced stage. The proposed new landfill site area is located on the same portion 476 of Loskop Noord 12 JS owned by the municipality, adjacent to the current facility. Prescribed buffers must be secured between these use and residential areas as well as other uses.

Cemetery

The provision of cemetery services within the urban is critical and should be planned to provide the longest lifespan. Current new site under consideration is erf 1033 Marble Hall Extension 4, next to the airfield.

With the possible expansion of the urban core in future, the municipality must consider an accessible location for a regional cemetery that can serve the entire urban core and Leeuwfontein Rural Node.

Land for municipal and additional community facilities

- The municipality must acquire and keep enough land for current and future needs of its core functions.
- Current and future municipal service needs must supersede any other imperatives in making decisions for disposal of municipal land.

4.4.3.2. Rural Nodes

Outside the urban core, the municipality has a number of other clusters of settlements known as Rural Nodes. For these Nodes to live up to their status as either Municipal Growth Points or Rural Service Points:

- Extension of settlements shall be done in the identified Future Development Areas or follow the indicated direction of growth.
- The municipality shall provide resources for demarcation of sites/ township establishment and orderly planning following the desired direction of growth. Where land falls under the traditional authority, the municipality shall strive to enter into a service delivery agreement with the said authority to assist as such.
- Provision of shared social facilities that will serve the entire cluster should be prioritised namely sports & recreation facilities, waste collection service points, security and educational services, etc.
- Engineering services should at least be provided to the national minimum standards throughout the cluster.
- Agricultural activities should be supported to bridge the economic gap in the area. Ideally, small-scale subsistence farming in the area must be supported to become more commercialised and to play a significant role towards contributing to food security in the entire region.
- Critical biodiversity areas must be protected in all developments.

Specific interventions for each of the nodes are depicted in the following maps:

- a) Moganyaka/ Leeuwfontein – Map 22
- b) Rathoke/Zamenkomst- Map 23
- c) Ga-Rakgwadi- Map 24
- d) Elandskraal- Map 25
- e) Ditholong/Letebejane – Map 26.

The general focus for the rural nodes is:

- Improvement of quality of life through incremental upgrading of services and housing.
- Revitalising the core business and centralized social services areas within the townships.
- Providing or upgrading security in tenure.
- Job creation, empowerment and community development.
- Youth development and support to vulnerable groups.

4.4.3.2.1. Moganyaka/ Leeuwfontein Rural Node

The Moganyaka/Leeuwfontein Rural Node is strategically located close to Marble Hall Municipal Growth Point node, the Mining Zone and the Crop Farming Zone, where the highest level of economic activity occurs to provide for residential needs in the rural area. Thus,

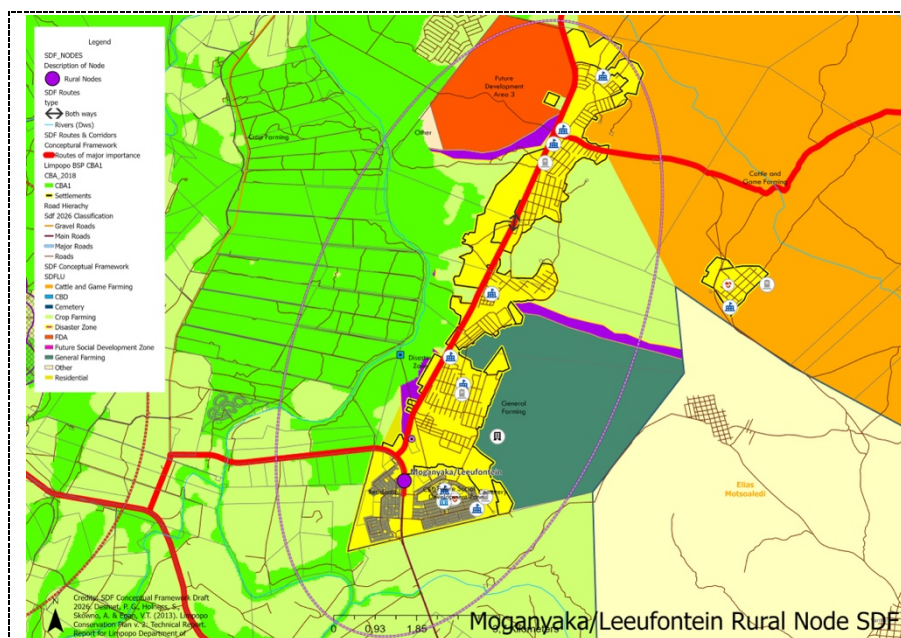
it has experienced the highest pressure on growth in the past few years.

Content	Strategy or element
Spatial Vision for Rural Node	To serve in the rural residential needs of the community in support of the Urban Core, the Crop Farming Zone and Mining Zone, and also to serve as service point for the rural hinterland/lower order settlements.
Core settlements of nodal area	Moganyaka; Manapsane; Mamphokgo South; Mamphokgo North (Map 22)
Focus areas of economic activity and employment	Agricultural sector; retail; government services; mining.
Planning for new housing opportunities	1,645 single residential erven.
Environmental issues	Critical Biodiversity Area (CBA1) to the west of D4100 road; Demarcation of stands in environmentally sensitive areas and wetlands; Surrounded/ locked by high potential agricultural land;

Strategically located land

Land Use Management

- Erven 828 and 830 Moganyaka A [Shopping Centre]
 - Portions of the Remaining Extent of the farm Rietvley 754 KS & Boschoek for:
 - Integrated Human Settlement development – FDA 3
- Moganyaka and Moganyaka A townships require tenure upgrading formalisation/ township establishment may be required for all settlements in the cluster.



Map 22: Moganyaka/ Leeuwfontein Rural Node

Specific projects for Moganyaka/ Leeuwfontein Rural Node:

- Development of a precinct plan/ Local SDF.
- Tenure Upgrading in Moganyaka and Moganyaka A township.
-
- Revitalise the Mogayaka CBD to bring economic activity to the node.
- Assist with township establishment/ authorized demarcation of sites in Future Development Area 3.
- Provide social facilities centrally on earmarked areas to serve node.
- Undertake Community Environmental awareness around demarcated disaster zones.

4.4.3.2.2. Rathoke/ Zamenkomst Rural Node

The Rathoke/Zamenkomst Rural Node is predominantly a rural agricultural settlement characterised by dispersed villages surrounded by crop farming and general agricultural land. Existing development is centred on residential settlements supported by local retail and government services.

While agriculture remains the dominant land use, the node is earmarked for gradual expansion through new residential

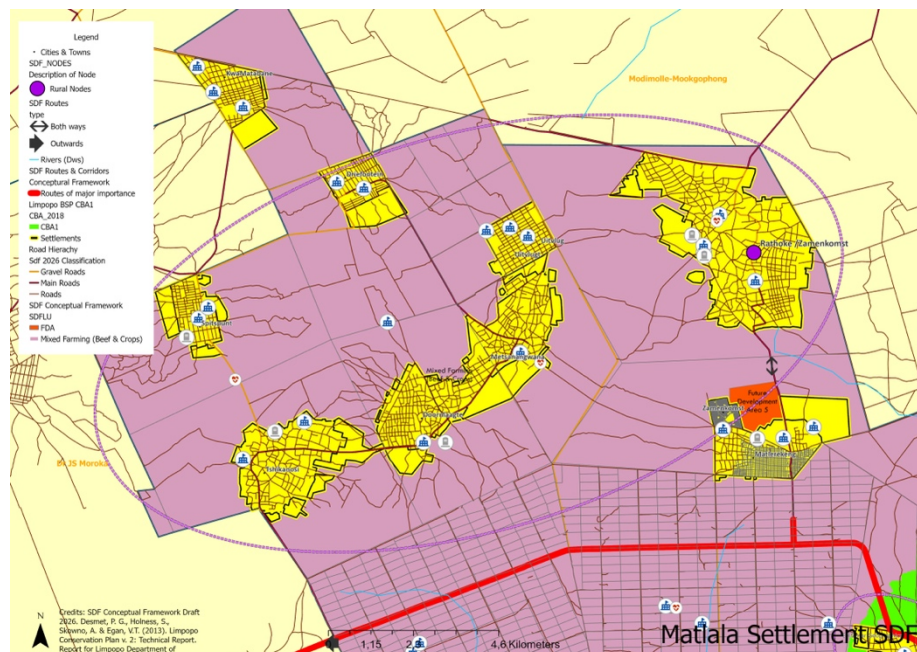
development, improved public services, commercial activities, and infrastructure upgrades.

Content	Strategy or element
Spatial Vision for Rural Node	To serve in the rural residential needs of the community in support of the General Farming Zone (GFZ) and the Crop Farming Zone (CFZ) and also to serve as service point for the rural hinterland/lower order settlements.
Core settlements of nodal area	Zamenkomst (Matlerekeng); Rathoke (Makeepsvley); Uitvlugt (Ga-Pota); Metsanagwana (Keerom); Mmakola (Doornlaagte) and Tshikanosi (Leeukuil).
Other settlements in cluster	Spitspunt; Kwamatabane (Malebitsa); Driefontein and Matlala Ramosheba (Toitskraal). Mamaneng & Mokgwaneng smallholdings
Focus areas of economic activity and employment	Agricultural sector; retail; government services (railway station).
Environmental issues	Located within an Ecological Support Area Wetlands.
Land Use Management	Tenure upgrading for Zammenkomst township Formalisation required for many settlements.

Strategically located land

- Remaining Extent of Zamenkomst 730 KS- 1 936 hectare.
- Portion 9 of Zamenkomst 730KS- 359 hectare.

- Assist with township establishment/ authorized demarcation of sites in Future Development Area 5.
- Tenure upgrading for Zamenkomst township.
- Upgrade main road to Rathoke (D2664)
- Provide social facilities centrally on earmarked areas to serve node.
- Develop/ avail land for development of commercial/ shopping centre.



Map 23: Rathoke/ Zamenkomst Rural Node

Specific projects for Rathoke/ Zamenkomst Rural Node:

- Develop Pecinct Plan/ Local SDF
- Acquire property from Rural Development (portion 9 and Remaining Extent of Zamenkomst 730 KS).

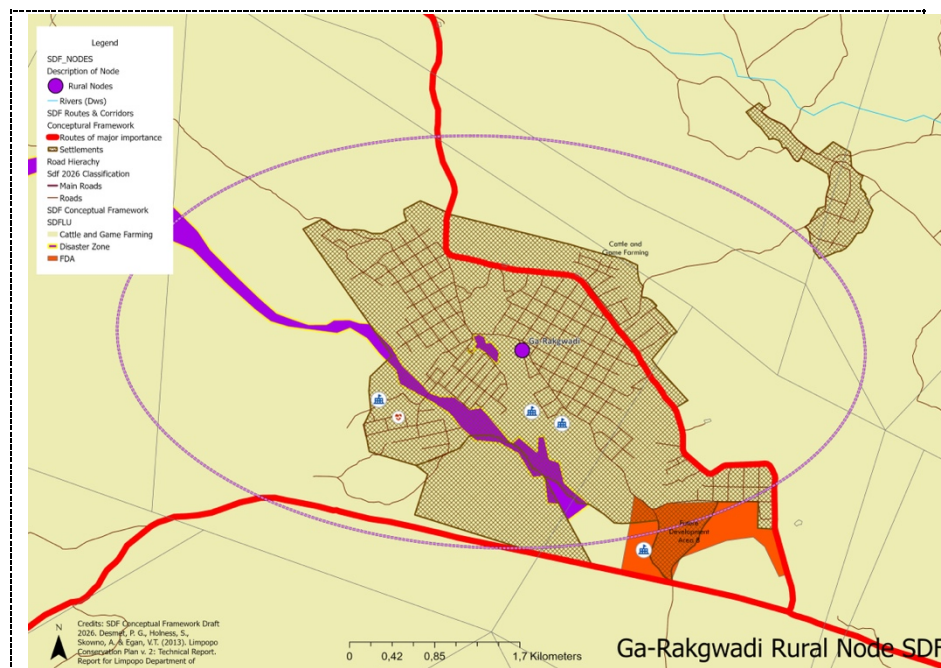
4.4.3.2.3. Ga-Rakgwadi Rural Node

Ga-Rakgwadi Rural Node is characterised by predominantly rural residential and agricultural land uses, with limited commercial activity.

Future development aims to strengthen the node through improved infrastructure, expanded housing, enhanced municipal services, and secure land tenure while maintaining its role as a local rural service centre.

Content	Strategy or element
Spatial Vision for Rural Node	To serve in the rural residential needs of the community in support of the General Farming Zone (GFZ) and also to serve as service point

	to the rural hinterland/lower order settlements.
Core settlement of nodal area	Mohlalaotwane
Other settlements in cluster	Mbitsi A and B; Ngwalemong A and B; Mmotwaneng; Vaalbank; Seriteng and Ga-Magatle.
Focus areas of economic activity and employment	Agricultural sector (subsistence farming).
Environmental issues	Agricultural areas. Demarcation of sites in/ close to wetlands.
Land Use Management	Tenure upgrading and formalisation required for settlements throughout the area.
Strategically located land	A portion of Portion 2 of the farm Welkom 854 KS



Map 24: Ga-Rakgwadi Rural Node

Specific projects for Ga-Rakgwadi Rural Node:

- Develop Precinct Plan.
- Assist with authorized demarcation of sites in Future Development Area 8.
- Incremental upgrading of services.
- Provide social facilities centrally on earmarked areas to serve node.
- Undertake Community Environmental awareness around demarcated disaster zones.

4.4.3.2.4. Elandskraal Rural Node

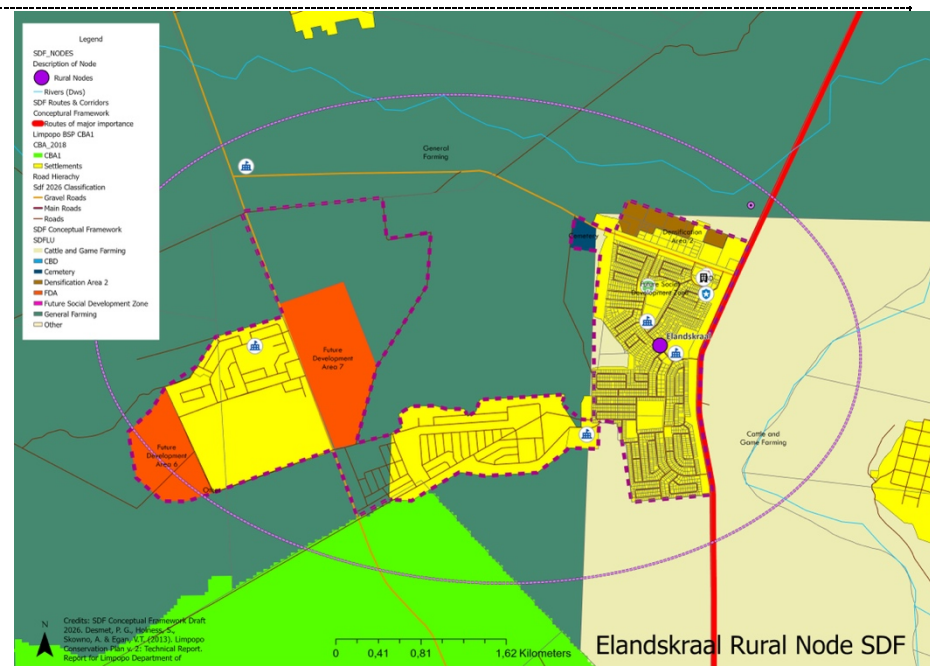
The Elandskraal Rural Node is strategically located along the D27 route between Marble Hall and Zebediela (Lepelle-Nkumpi Municipality). It is in proximity to the Flag Boshielo Dam and the Environmental Protection and Tourism Focus Area.

Current facilities at Elandskraal already provides a higher level of services to the surrounding rural hinterland and its neighbouring settlement of Regae (Van der Merweskraal). Most of the settlement consist of a formally established township.

The focus on development in Elandskraal is for the revitalisation of the area and therefore the entire area within the Development Edge of the core node (i.e.Elandskraal and Hinlopen), is declared as **Incremental Upgrading Area (IUA)**.

Other settlements in cluster	Regae (Van der Merweskraal); Mbuzini, Dichoeung
Focus areas of economic activity and employment	Agricultural sector, tourism, government services.
Environmental issues	Environmental sensitive areas; Agricultural areas.
Land Use Management	• Tenure upgrading and formalisation of villages. • Review of zonings in Land Use Scheme.
Strategically located land	• Portion of Remaining Extent of Elandskraal 936 KS & Hinlopen 647 KS. • Proposed Regae Ext. 2. Erf 2052 and remainder of Erf 364. • Erven 368, 385 and 386. • Land north of Elandskraal A.

Content	Strategy or element
Spatial Vision for Rural Node	To serve in the rural residential needs of the community in support of the General Farming Zone (GFZ), and also to serve as service point for the rural hinterland/lower order settlements.
Core settlement/s of nodal area	Elandskraal; Morarela (Hinlopen)



Map 25: Elandsdraal Rural Node

Specific projects for Elandsdraal Rural Node:

- Develop Precinct Plan
- Land tenure upgrading in Elandsdraal, Regae & Mbuzini.
- Morarela road upgrade (D2015)
- Revitalise the CBD & Government services areas to bring economic activity to the node.
- Incremental upgrading of services.
- Assist with township establishment/ authorized demarcation of sites in Future Development Areas 6 & 7.

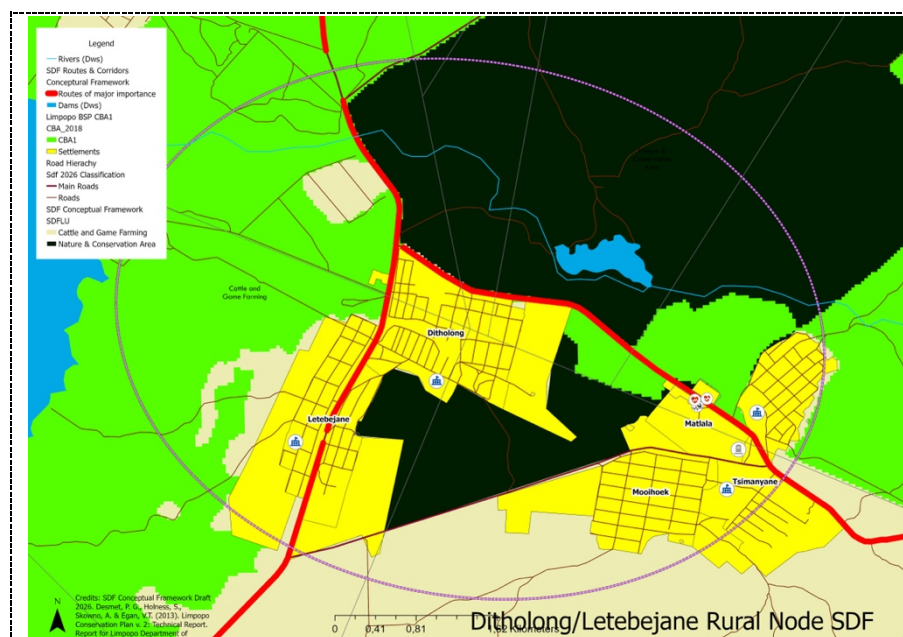
- Provide social facilities centrally in earmarked areas to serve node.
- Finalise tenure upgrading.

4.4.3.2.5. Ditholong/Letebejane Rural Node

The Ditholong/Letebejane Rural Node serves several surrounding villages as a key rural service centre, supporting access to social services, education, tourism, and agricultural activities. It is characterised by dispersed rural settlements, a mixed economy based on tourism, agriculture (including aquaculture), and government services, with environmentally sensitive areas such as wetlands requiring protection.

Other indicators that this area plays an important role is aspects such as the Matlala Hospital in Tsimanyane, the Tompi Seleka Agricultural College and the cluster's strategic location in respect of possible eco-tourism at the Flag Boshielo Dam and the Leswena Nature Conservation area.

Content	Strategy or element
Spatial Vision for Rural Node	To serve in the rural residential needs of the community in support of the General Farming Zone (GFZ) and Environmental Protection and Tourism Zone (EPTZ), and also to serve as service point for the rural hinterland/lower order settlements.
Core settlement/s of nodal area	Ditholong (Kromdraai); Letebejane; Tsimanyane (Goedvertroud); Tsimanyane South (Mooihoek).
Other settlements in cluster	Arabie; Magatle A and B (Makharankana); Matseding, Tompi Seleka Agricultural College. Phetwane, Mogalatsana
Focus areas of economic activity and employment	Tourism sector; agricultural sector including aquaculture; government services including tertiary education.
Environmental issues	Located within environmentally sensitive areas (Protected Area (PA) and Critical Biodiversity Areas CBA 1& 2)) ; Demarcation of sites near wetlands and environmentally sensitive areas.
Land Use Management	Matseding land tenure upgrade formalisation is required for other settlements.
Strategically located land	Remaining Extent of farm Arabie 685 KS Portions of Hindostan 680 KS

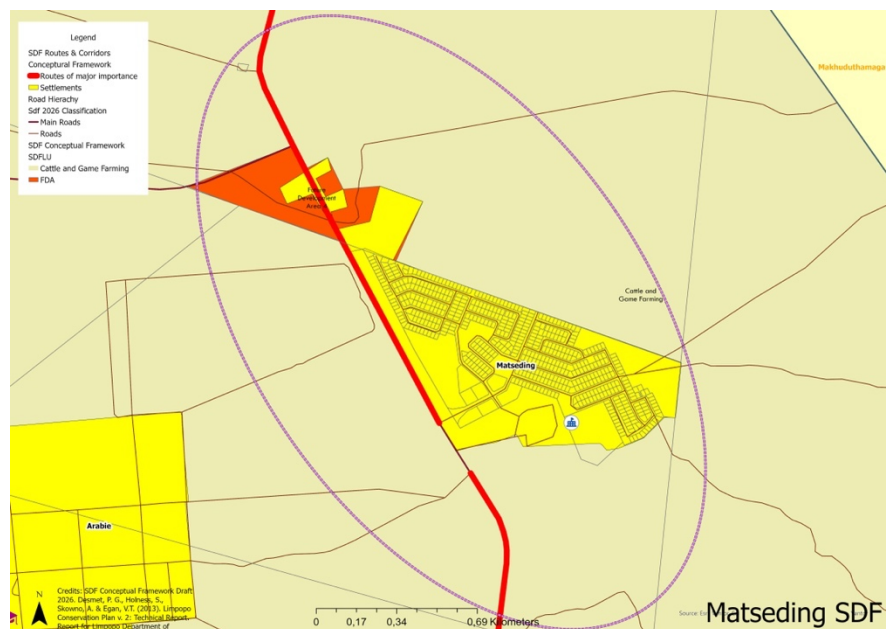


Map 26: Ditholong/ Letebejane Rural Node

Specific projects for Ditholong/ Letebejane Rural Node:

- Develop Precinct Plan.
- Tenure upgrading in Matseding.
- Incremental service upgrading.
- Provide social facilities centrally on earmarked areas to serve node.
- Undertake Community Environmental awareness around Protected Areas, ecologically sensitive areas and Disaster Zones.

- Township establishment/ authorised demarcation of sites in FDA
- 4.



Map 27: Matseding/ Phetwane FDA

4.4.3.3. Scattered Settlement Clusters

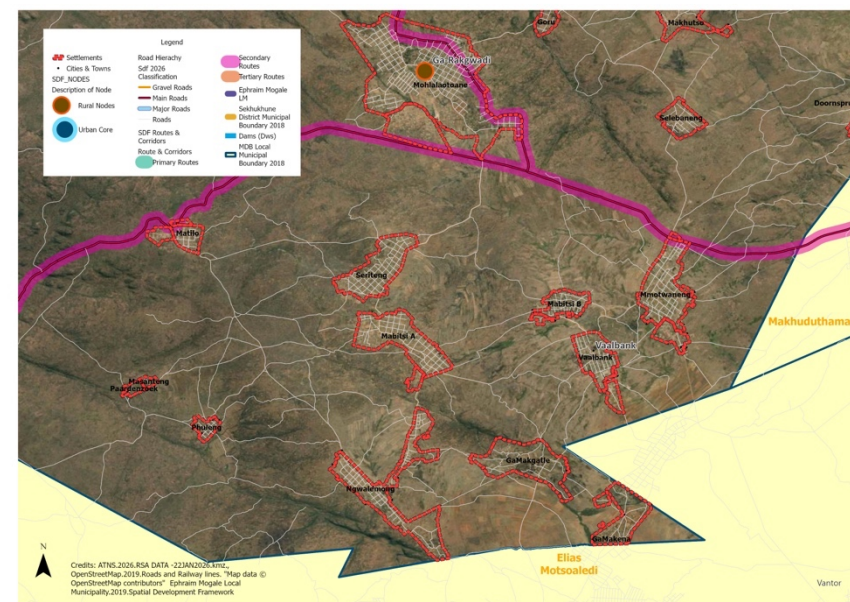
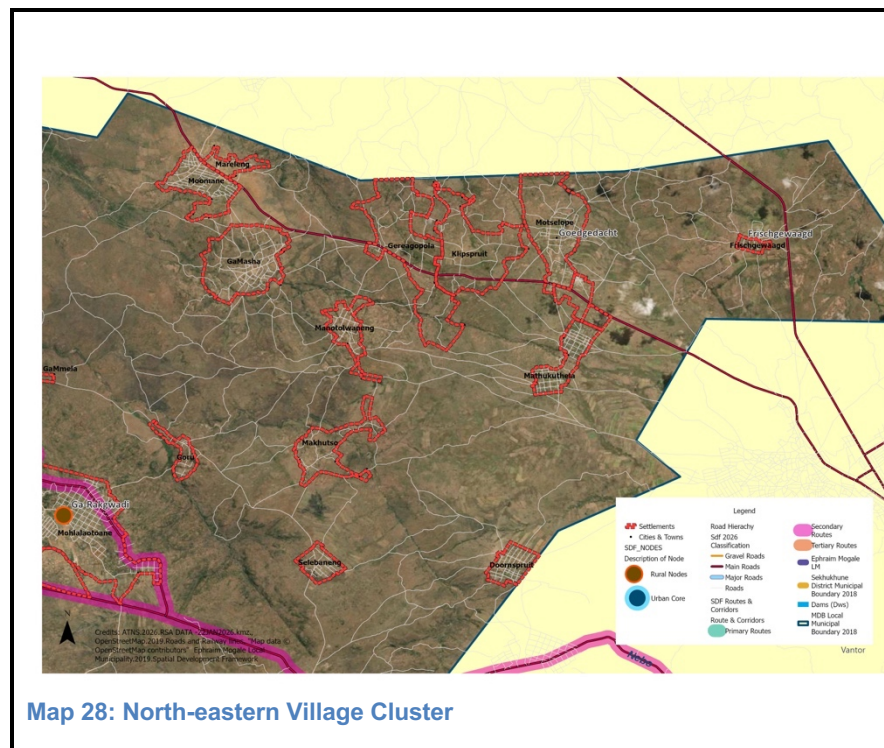
The spatial development plan for the scattered rural settlement comprises broad development guidelines on the management of growth and service delivery in these areas. The development guidelines to be implemented by the relevant traditional authorities in partnership with the municipality are:

- Desired growth/ expansion of the village should ideally be directed towards the nearest neighbouring village to create economies of scale and serviceability, subject to bio-physical conditions permitting.
- Main roads connecting the villages must be upgraded in order to improve access to services.
- Provision of engineering and social service and recreational space/ facilities should ideally be on a shared basis with the ideal to meet the minimum access level standards for every resident of the municipality.
- Extension of existing cemeteries should ideally be commissioned in collaboration with municipality.

4.4.3.3.1. North-Eastern Cluster

As shown in Map 28 Settlements in this category include the following:

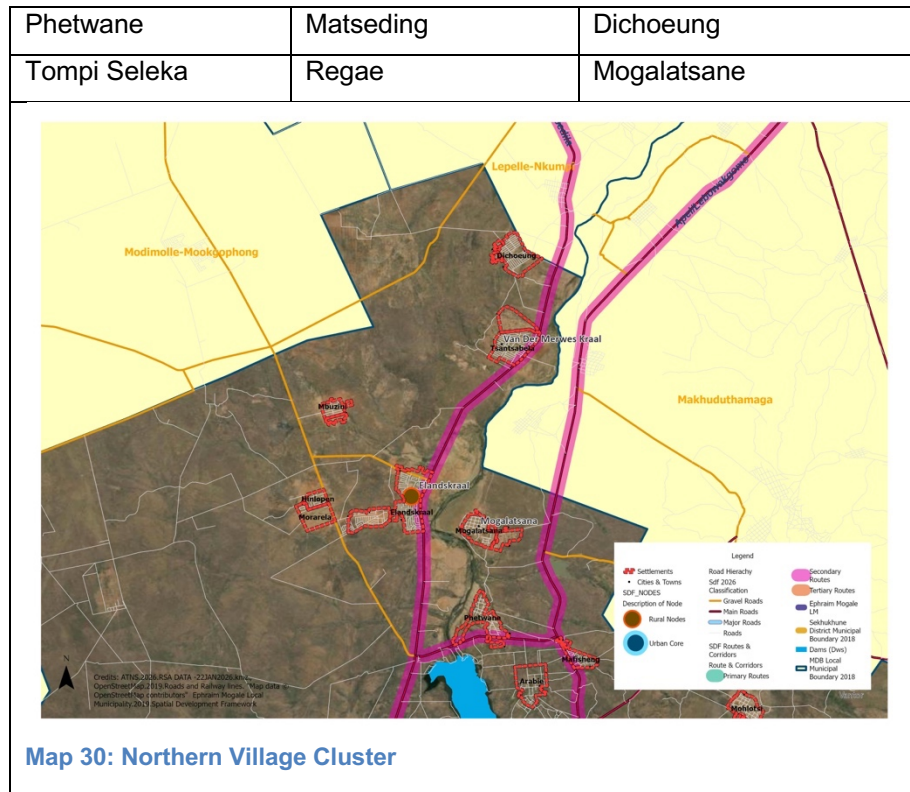
Gareagopola/	Klipspruit/	Moomane/	Ga- Frischgewacht
Motseleope/	Mathukuthela	Masha	
(Possible PCP)			
Makhutso/ Manotolwaneng	Goru	Selebaneng	
Doornspruit	Makhutso	Ga-Mmela	
Mohlotsi			



4.4.3.3.2. Eastern Cluster

Seriteng/ Ngwalemong Matilo	Mabitsi A/ Vaalbank/ Mabitsi B Phuleng	Mmotwaneng/ Mabitsi B Phuleng	Ga-Makena/ Makgatle Masanteng	Ga-
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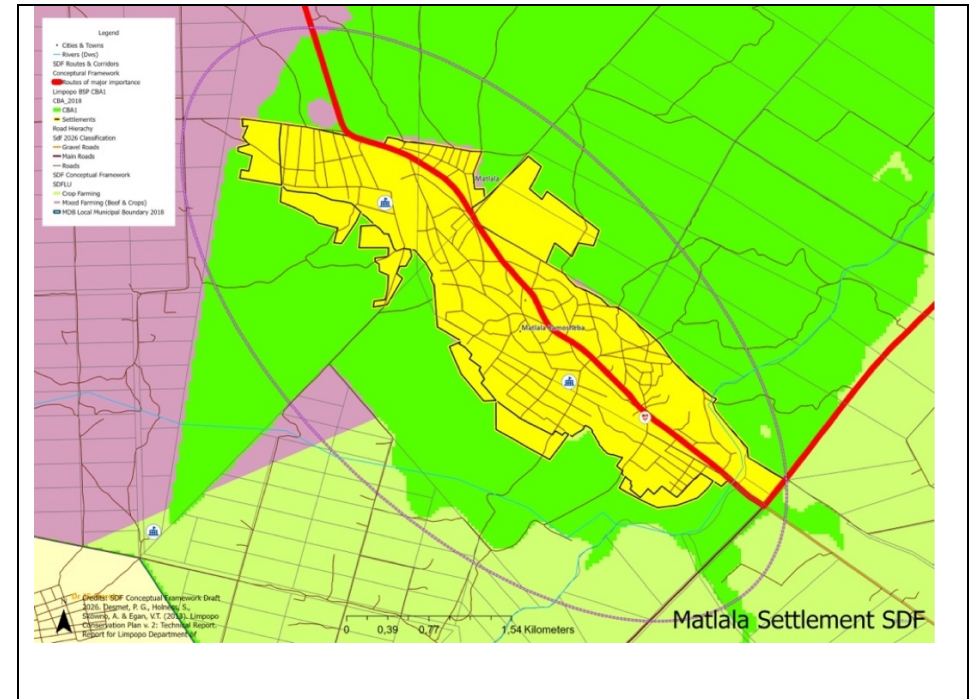
4.4.3.3.3. Northern Cluster



4.4.3.3.4. Western Areas

Matlala- Ramoshebo settlement

As shown in Map 31 this settlement is located within a Critical Biodiversity area and any new extension will most likely encroach further into an environmentally sensitive area. The traditional authority and municipality should work together toward a programme for authorized demarcation of sites.



Map 31: Matlala-Ramoshebo Village

4.4.3.3.5. Central area

Ga-Makharankana/ Mmakgatle

These two settlements are located midway and can be served from both Letebejane/ Ditholong and Moganyaka/ Leeuwfontein.

4.4.4. Agricultural and Farming Zone (AFZ)

Applicable principles:

Principle 6: *Promote rural development initiatives and encourage and support agricultural development, production and processing as an economic base across the municipality.*

Principle 9: *Protect land with high agricultural potential and support related economic activity.*

The Agricultural and Farming Zone (AFZ) include areas outside and inside the development edge where commercial, small scale and subsistence farming as well as game and cattle farming activities take place.

- Ideally, urban development should not be permitted in this zone, and agriculture should receive preference over any other activity. This zone should be treated as a “no-go” area for certain forms of development where it falls outside the urban development edge.
- Land uses associated with the processing and packing of agricultural products and servicing of these farming communities as well as associated game farming activities, may be permitted in these areas as it complements the economic base of the rural area/ settlements.
- Table 37 provides compatibility guidelines for the zone to be built into the Land Use Scheme and to guide decision making on land use and development applications within this zone.

4.4.5. Biodiversity Areas

Applicable principles:

Principle 8: *Promote development that. Protects and promotes the special ecological resources of the municipality and support the use of nature conservation areas and areas of natural beauty in favour of tourism activities and recreation.*

The municipality has obligations and responsibilities to protect and ensure there are mechanisms for sustaining the biodiversity within its area of jurisdiction to the extent possible. The land use guidelines contained in Table 36 and Table 4 must apply in considering all proposed development applications.

4.5. Spatial Strategies

Spatial strategies are hereby developed per key principles and objectives based on the 2009 SDF, with revisions and augmentation in certain areas.

4.5.1. Spatial Growth Management

Table 33 shows the strategies and policies serve to manage, direct and control spatial growth within Ephraim Mogale Local Municipal area.

Table 33: Spatial Growth Management strategies

GROWTH ELEMENTS	POLICIES	STRATEGIES
a) Spatial development patterns (in respect of the hierarchy of urban and rural nodes.)	- Consolidate towns/settlements with the emphasis on the establishment of a balanced and coordinated hierarchy of nodes and viable communities. - Stimulate priority nodes such as Marble Hall Town, Townships to create a threshold for long term sustainable development. - Support towns/settlements to provide acceptable levels of municipal and social infrastructure linked to the function and priority of every individual node in terms of the settlement hierarchy. - Promote and support appropriate development in rural areas; and - Correct historically distorted spatial and land use patterns.	- Promote the equitable distribution of resources between nodes in terms of their priority and categorisation. - Ensure that functions are allocated and located in a manner that is consistent with the hierarchy of nodes. - Inform decision-making regarding the location of new investments both public and private in terms of the hierarchy of nodes. - Promote cost effective provision of social services and infrastructure. - Promote economies of scale; and - Direct all new development in a desired direction of growth.
a) Urban development form (in relation to the physical development or “footprint” of the urban area.)	- Discourage urban sprawl. - Consider influences of surrounding areas. - Promote and support a compact proclaimed town. - Permit land-uses which are compatible and sustainable within the identified development edge. - Restructure urban development to assist in integrating marginalised communities. - Provide a diverse combination of land-uses; and	- To promote and improve the general efficiency of the urban structure. - To promote and improve the optimal and cost-effective provision of services and infrastructure. - To promote and improve urban integration. - To promote and improve convenience and resource utilization; and

GROWTH ELEMENTS	POLICIES	STRATEGIES
	• Provide residential and employment opportunities near one another.	• To make unutilized Council land available for development in terms of prescribed procedures and in line with spatial policy guidelines.

4.5.2. Urban and Rural Land-Use

Table 34 depicts strategies and policies related to the management of land-use patterns within the Ephraim Mogale Municipal urban and rural areas.

Table 34: Urban and Rural Land use Spatial Strategies

LAND-USE	POLICIES	STRATEGIES
a) Residential Development	• Timeously identify land for a variety of residential types to cater for all the residential needs of the population in the municipal area. • Discourage land-use sprawl and promote residential densification and intensification of economic activity, where possible. • Ensure appropriate living conditions for all and enhance the quality and amenity value of residential environments in general; and • Promote mixed land-use zones in selected urban areas.	• Residential development should be directed towards “infill” development opportunities to accommodate future growth. Council initiatives/incentives with regard to directing future residential development must be aligned accordingly. • Subdivisions and/or redevelopment to achieve higher densities within the context of maintaining the residential character of the respective nodes/settlements should be supported. • New residential development should be considered based on adequate and sustainable resource capacity, with specific emphasis on water provision, sewage disposal and waste control; and • Higher density residential development (i.e. group housing) should be promoted in suitable areas, but specifically at commercial nodes, along corridors and activity spines.

LAND-USE	POLICIES	STRATEGIES
b) Industrial and Business Development	- Promote the efficient and productive use of existing and allocated business and (light) industrial land, which could include providing smaller erven. - Support the implementation of a functional hierarchy of business nodes with emphasis on the strengthening of the CBD; and - Small business developments which create the greatest potential employment should be encouraged, thereby favouring labour-intensive uses.	- Evaluate the availability and usability of existing erven in terms of current and envisages future needs. - Seek for the efficient and productive use of existing and allocated business and light industrial land. - Ensure that new and existing developments meet acceptable environmental standards. - Encourage small business development in all the economic sectors; and - Encourage the development of the CBD and allow for its expansion over the long term.
c) Mining	- Manage potential negative impacts of existing and future mining activities within the municipal area. - Mining potential of minerals/mining zones should be protected from both informal and formal urban development that may sterilize any future exploitation; and - Acknowledge the general economic demand for mining and the related need for utilisation of the resource potential, but simultaneously ensure appropriate resource management, environmental control and rehabilitation of mined areas.	- No mining activities should be allowed in areas designated for residential development and <i>vice versa</i>. - Protect the tourism potential in the municipal area against harmful mining practices where it could occur and/or mitigate with stakeholders and role players to minimize the potential impact on the tourism industry. - Strict landscape measures must be enforced to screen the visual impact of mining activities. - Disruption of vegetation and other sensitive bio-physical elements should be prevented or restricted to an absolute minimum. - Effective monitoring and rehabilitation measures must accompany all approvals for mining activities i.e. provision of guarantees for rehabilitation measures to be implemented; and - In case where no exploitation has taken place yet, the location of these particular zones must be “reserved” in order to prevent or minimize their sterilization by other land-uses.
d) Tourism	Implement and support recommendations made for tourism development In the Limpopo Tourism Development Strategy, insofar as it is applicable to the municipality.	- Adopting the cluster concept as the fundamental approach for development planning at the local municipal level. - Combine public and private sector contributions to development and align the interventions of various public development institutions for greater impact.

LAND-USE	POLICIES	STRATEGIES
	• Consolidate the existing tourism destinations which are clusters of attractions that are located in close proximity to each other and have the potential to contribute significantly towards accelerated growth in the tourism sector. • The value chains of each destination or cluster should be mapped and extended as the basis for rapid increases in the contribution from tourism to Ephraim Mogale Local Municipality GGP; and • Mobilize the regional and local municipal development interventions within the cluster context for greater impact.	• Public sector interventions should include education and skills development with specific reference to the tourism sector, improvement of infrastructure and collective marketing. • Create the threshold (as part of the combined effort between government and the private sector) required to develop destinations in terms of their inherent potential optimally. • Design tourism development strategies per destination, which may be more appropriate than municipal tourism strategies, because destinations do not recognize municipal boundaries; and • Streamline application procedures for changes in land-use which are sustainable, and tourism related.
e) Agriculture	• Conserve and retain prime and unique agricultural land to the extent possible. • Retain and improve the agricultural sector's contribution to the region's economy. • Identify opportunities for small-scale farming in support of local economic development. • Ensure that agricultural activities are consistent with the principles of the Municipality's Spatial Development Framework as well as the Integrated Development Plan. • Enhance agriculture in general, to permit the continuation of appropriate and sustainable agricultural practices and to encourage the development of agro-industries;	• Earmark prime and unique agricultural land exclusively for agricultural purposes. • The subdivision of agricultural land should be considered based on specialist reports which confirm the sustainability. • The subdivision of all agricultural land should be approached carefully irrespective whether the land has been excluded from the Subdivision of Agricultural Land Act (Act No 70 of 1970) or not. • Non-agricultural development could be considered in agricultural areas on condition that such development will significantly contribute to promote environmental sustainability and have no influence on the development of existing nodes in the area. • Development to receive preference over agricultural resource protection within the development edge, with conservation /preservation of high-potential agricultural soils to be relegated to instances where the relevant authority can substantiate/motivate the very existence of a viable farming/production unit. • To conserve/preserve the agricultural resource potential in areas where it is mandatory to do so (i.e. Extensive

LAND-USE	POLICIES	STRATEGIES
		Agricultural and Conservation Zone), resource protection therefore to supersede development. • To permit land-uses conceivably to be associated with agriculture, with the emphasis on those uses conceivably to create job opportunities such as agro-industries. • Promote urban agriculture where possible.
f) Agricultural Holdings	• Manage the subdivision of agricultural land carefully and if permitted, require service agreements to ensure sustainable service delivery; and • Spatially guide the provision of sustainable opportunities for small-farmers and/or emergent farmers to gain access to land.	• Establish agricultural holdings on land which will support the sustainable utilization of agricultural resources. • Subdivision proposals for the establishment of agricultural holdings must ensure that the subdivided land portion(s) are large enough to sustain an economic farming unit. • Settlement rights on agricultural holdings should be restricted to those applicable to agricultural land in rural areas; and • The feasibility of service provision to agricultural holdings should be established upfront.
(g) Movement patterns and transportation	• Improve accessibility of Ephraim Mogale Town and surrounding parts from key Roads, especially N11, and R573. • Enhance and ensure proper maintenance of the road network and rail linking/giving access to all development nodes and the entire municipal population. • The adverse impact of transport on the environment must be minimised. • Investment must be focused and targeted at areas where optimum returns could be expected to generate further spin-offs. • Tourism corridors should be well maintained and upgraded.	• Promote most cost-effective mode/s of transport. • Municipality to note the vast array of local roads, generally many in need of upgrading; and • Prioritization of (future) roads in new developments (i.e. collector and main access roads) to comply with capacity and design requirements from a traffic point of view.

4.5.3. Natural Environment

The strategies and policies that serve to protect sensitive environments are reflected in Table 35.

Table 35: Natural Environment Management Spatial Strategies

SENSITIVE ENVIRONMENT / ELEMENTS	POLICIES	STRATEGIES
a) Topography	To preserve mountainous and other ridge areas in view of their environmental sensitivity, ecological importance and as major contributors to local and regional open space systems.	- Do not allow development, including buildings and other structures, mining or any form of modification of landscapes in these areas. - If residential developments are permitted on these areas, special measures should be implemented; and - Take note of the limited impact of watersheds, therefore reducing the need to redirect water discharge, storm water run-off or sewerage from one watershed to the other.
b) Geologically Unsuitable Areas	Prevent development from taking place on geologically unstable formations.	- Geologically unstable formations susceptible to slumping, erosion and/or movement should be avoided; and - Development should, where required, be subjected to a geotechnical engineer's reports. - EIA required for all development.
c) Visual Sensitive Areas	Protect the natural and heritage qualities/features contributing towards aesthetic quality, identity and sense of place from indiscriminate development.	- No development should be allowed within visual sensitive areas; and - In general, development should not be permitted on ridgelines. - EIA required for all development
d) Vegetation	Protect sensitive vegetation habitats.	- In general, development should not be permitted in sensitive vegetation habits, except with enforceable mitigation measures; and - Remove invasive alien vegetation in a controlled manner. - EIA required for development

SENSITIVE ENVIRONMENT / ELEMENTS	POLICIES	STRATEGIES
e) River Systems	• Protect sensitive river systems, sponges, wetlands and catchment areas; and • Preserve the banks of rivers, tributaries and watercourses as open space systems and also safeguard them against unsound land-use practices.	• Determine the capacity of the water-surface to accommodate recreational pressures as a result of shore development. • Development should be restricted to one riverbank to enhance the aesthetic appeal and to protect the estuarine environment. • Facilitate river corridor linkages between the catchment areas; and • Retain flood-line areas as open space, irrespective of private or public ownership and with the exclusion of informal recreational facilities (hiking, horse trails), to restrict any other development within flood-line or similar areas. • EIA required for all development
f) Biodiversity	• Implement Biodiversity Act. • Promote identified conservancies.	• Identify and protect proclaimed nature reserves and conservancies against external influences. • Build the biodiversity land use guidelines into the municipality's land use decision-making process. • Delineate and maintain a development buffer between protected areas and any high-impact development (transition zone).
g) Heritage and archaeological sites	• Preserve archaeological, cultural, historical and other heritage sites where it is conservation worthy and/or practical to do so.	• Compile a database of archaeological, cultural, historical and other heritage sites. • Investigate and report on cultural, historical and other heritage sites in liaison with the SA Heritage Resources Agency, • Heritage Impact assessments to form part of development applications in • Develop tourism routes along historical and heritage site with proper signage.

SENSITIVE ENVIRONMENT / ELEMENTS	POLICIES	STRATEGIES
h) High potential agricultural land	Protect high potential agricultural land	- Prohibit unjustifiable subdivision on agricultural land. - Require proper feasibility studies and Management plans before allowing new farming activities.
i) Eco-Tourism	Adopt eco-tourism as one of the economic pillars of the Municipality.	Incorporate and promote eco-tourism as a “partner” in economic growth in the Municipality.



5. Implementation Framework

The implementation framework for the reviewed Ephraim Mogale SDF contains various instrument and guidelines to assist in achieving the outcomes as envisaged. It contains in the main:

- Guidelines for land use management, which should be incorporated into the Land Use Scheme of the municipality or alignment purposes.
- Environment guidelines to be complied with in all development and land use decision-making.
- Ideal Institutional framework for effective implementation of the Spatial programmes.
- A capital investment Framework, highlighting the most critical intervention by all sectors, spheres and strategic partners towards achieving the desired spatial trajectory.
- Criteria for project prioritisation and resource allocation.
- A capital expenditure framework, which also spatially links the municipality's important MTREF commitments.
- An implementation monitoring and evaluation framework, to assist the municipal leadership and communities in tracking implementation of the spatial transformation programme

5.1. Guidelines for Land Use Management

The guidelines for land use management, which should be used by the municipality in considering all spatial planning and land use management initiatives are hereby introduced. These should also be included in the land use management scheme and other related policies and management tools of the municipality to ensure universal and consistent application at all levels.

A. Within the whole Municipality	• Implement the land use scheme as a rule. • Implement policies and strategies outlined in this SDF and other area-specific and sector-specific policies.
B. Within Areas of Environmental Sensitivity	• Implement Limpopo Conservation Plan/ Sekhukhune Bio-Regional Plan Land Use Guidelines in addition to those applicable to the whole municipality. • Guidelines in Table 36 and Table 4 shall apply in the consideration of all land use applications.
C. Within the Core urban area	• Implement guidelines contained within the Marble Hall Precinct Plan in addition to those applicable to the whole municipal area.
D. Within Areas with other land use normally zoned Agriculture.	• The land use guidelines contained in Table 37 shall be considered in addition to the biodiversity guidelines • Only goods which have been wholly or processed or assembled on the premises may be sold (where applicable).
E. Within Traditional Authority Areas	• Implement the land use scheme with flexibility to accommodate the unique setup in such areas. • Such uniqueness must be accommodated in the next review of Land Use Scheme.

F. Standard conditions for approval for all land-uses:

- Advertisement signs: Must comply with regulations of relevant application legislation.
 - The owner must submit a services plan and provide a certificate issued by an appropriately qualified person to the satisfaction of the Ephraim Mogale Local Municipality for proof that:
 - Adequate water and water of good quality can be provided to the satisfaction of the local authority to the proposed development; and
 - Arrangement can be made for the disposal of effluent and solid waste to the satisfaction of the Municipality.
 - Access, egress and building lines: Entrances, exits and building lines must comply with the requirements of the Roads Agency of Limpopo.
 - Compliance with the National Environmental Management Act (Act 107 of 1998) and its amendments.
 - Compliance with the applicable health regulations.
 - A site development plan must be submitted prior to the submission of building plans and before any development commences.
 - The permission must describe the use(s) permitted, the area allowed, as well as the area of offices, storerooms or other buildings incidental to, or required in connection with, the use exercised on the premises.
 - Approved rights must be executed within the period prescribed as per Land Use Scheme and SPLUM By-law
-

	Comments must be obtained from the Department of Agriculture and/or any other department prescribed by the Ephraim Mogale Local Municipality.
G. Additional standard conditions for approval according to categories of land-uses:	- Must include prescribing of parking requirements in line with land use scheme provisions or traffic impact analysis recommendations; - The Municipality must ensure compliance with the relevant environmental protection legislation and agricultural land protection legislation/ policy as parallel process requiring authorisation by. Competent authorities during consideration application and prior to implementation of project/ development, where applicable. - All activities related to the industry must be undertaken within the building erected for that purpose. Activities that have to be performed outside must be screened off by a screen wall, the extent, material, design, height, position and maintenance of which is to the satisfaction of the Municipality (where applicable). - The development, if approved, will be monitored and the Ephraim Mogale Local Municipality could impose further conditions, if necessary, should the industry cause a hindrance (i.e. possible pollution caused by taxidermy) (where applicable).
H. Standard procedures for all applications:	All applications for land use and development rights must be made in terms of: - The Ephraim Mogale Land-Use Scheme, 2019; - Ephraim Mogale Spatial Planning and Land Use Management By-law; and/ or - Other applicable legislation, read in conjunction with the above listed.

Table 36: Recommended land uses per land use zone

No	Land Use Zone	Associated Land use Activities	PA	CBA1	CBA2	ESA1	ESA2	ONA	NNR
1	Environmental Conservation	Conservation management, low-intensity eco-tourism activities and sustainable consumptive activities. This includes both gazetted Protected Areas and non-gazetted conservation areas.	Y	Y	Y	Y	Y	Y	Y
2	Tourism and Accommodation	Low Impact Eco-Tourism (e.g. lodge or other ecotourism infrastructure on game reserve)	Y	Y	Y	Y	Y	Y	Y
		Medium Impact Tourism / Recreational and Accommodation.	N	R	R	R	R	Y	Y
		High Impact Tourism / Recreational and Accommodation (e.g. golf and polo estates).	N	N	N	N	R	Y	Y
3	Rural Residential	Low density rural housing or eco-estates.	N	R	R	R	R	Y	Y
		Moderate density rural housing or eco-estates.	N	N	R	R	R	Y	Y
		Traditional Communal Areas and Rural Communal Settlement (New).	N	N	N	R	R	Y	Y
4	Agriculture	Extensive Game Farming	Y	Y	Y	Y	Y	Y	Y
		Extensive Livestock Production	N	Y	Y	Y	Y	Y	Y
		Extensive Game Breeding (≥ 100 ha camps)	N	R	R	Y	Y	Y	Y
		Low Impact Extensive Game Breeding (permeable fencing and camps > 100 ha)	N	Y	Y	Y	Y	Y	Y
		Intensive Game Breeding (< 100 ha camps, high stocking densities, impermeable fencing)	N	N	N	R	R	Y	Y
		Arable Land - Dryland and Irrigated Crop Cultivation	N	N	N	N	R	Y	Y
		Plantation Forestry: Timber Production.	N	N	N	N	R	Y	Y
		Agricultural Infrastructure - Intensive Animal Farming (e.g. feedlot, dairy, piggery, chicken battery).	N	N	N	N	R	Y	Y
5	Open-Space	Public or Private Open-Space (Modified), includes recreational areas, parks etc. i.e. loss of indigenous vegetation	N	N	N	N	Y	Y	Y
		Public or Private Open-Space (Natural) – includes natural open space (indigenous vegetation retained or rehabilitated in ESA2)	Y	Y	Y	Y	Y	Y	Y
6	Residential	Low, low-medium, medium-high, and high density urban residential development.	N	N	N	N	N	Y	Y

No	Land Use Zone	Associated Land use Activities	PA	CBA1	CBA2	ESA1	ESA2	ONA	NNR
7	Urban Influence	An amalgamation of land use zones, including Institutional, Urban Influence, General Mixed Use, Low Impact Mixed Use, Suburban Mixed Use and General Business.	N	N	N	N	N	Y	Y
8	Low or High Impact and General Industry	Low Impact, General Industry and High Impact Industry (Urban & Business Development).	N	N	N	N	N	Y	Y
9	Transport Services	Transportation service land uses e.g. airports/ airstrip, railway stations, petro-ports and truck stops, bus and taxi rank and other transport depots.	N	N	N	R	R	Y	Y
10	Roads and Railways	Existing and planned linear infrastructure such as hardened roads and railways, including activities and buildings associated with road construction and maintenance, e.g. toll booths, construction camps and road depot sites. (Linear Engineering Structures)	N	N	R	R	R	Y	Y
11	Utilities	Linear engineering structures, such as pipelines, canals and power lines. (Linear Engineering Structures)	N	R	R	R	R	Y	Y
		Small-scale Infrastructural installations, including wastewater treatment works and energy sub-stations	N	N	R	R	R	Y	Y
		Large-scale Infrastructure installations, including bulk water transfer schemes, impoundments (Water Projects & Transfers), and energy-generation facilities.	N	N	N	N	R	Y	Y
		Renewable Energy (Photovoltaic farms and solar arrays)	N	N	N	R	R	Y	Y
		Renewable Energy (wind farms)	N	N	R	R	R	Y	Y
12	Quarrying and Mining	Prospecting and Underground Mining	N	N	N	R	R	Y	Y
		Quarrying and opencast mining (includes surface mining, dumping & dredging).	N	N	N	N	N	Y	Y
		Hydraulic Fracturing	N	N	R	R	R	Y	Y

Y = YES, permitted and actively encouraged activity.

N = NO, not permitted, actively discouraged activity; and,

R = RESTRICTED to compulsory, site-specific conditions & controls when unavoidable, not usually permitted. Needs authorisation from competent authority.

Table 37: Agriculture Compatible Land Uses

Agro-oriented	Farm stall, butchery, nursery, dairy, wood sale, etc
Agro-industrial	Sawmill, packers, canners, mineral water bottling
Other Agro-related	Forestry office, equestrian school, veterinary surgeon
Industrial	Brickyard, crusher, Quarry, paper mill, mine
Manufacturing	Furniture manufacturing, engineering works, mechanical workshop, scrap yard
Service Industry	Vehicle repairs, motor valet, plumber, upholsterer, taxidermy
Other Industrial	Power plant, builders yard
Tourism -	Curio shop, museum, hiking trail, tea garden, weavers, information kiosk, etc.
Accommodation	Guest houses, bed and breakfasts, motel/hotel, lodge overnight accommodation, etc.
Service-related businesses	Drilling and borehole equipment, transport service. Tow truck service, filling station
Community related businesses	Pre-school, day care centre, primary or secondary school, hostel for children, church, entertainment.

NB. Some of the agro-orientated uses do not require that formal application can be made, due to the link that the usage has with agriculture

5.2. Institutional Arrangements

Among the most appropriate institutional requirements to effectively implement the SDF, the municipality shall prioritise the following:

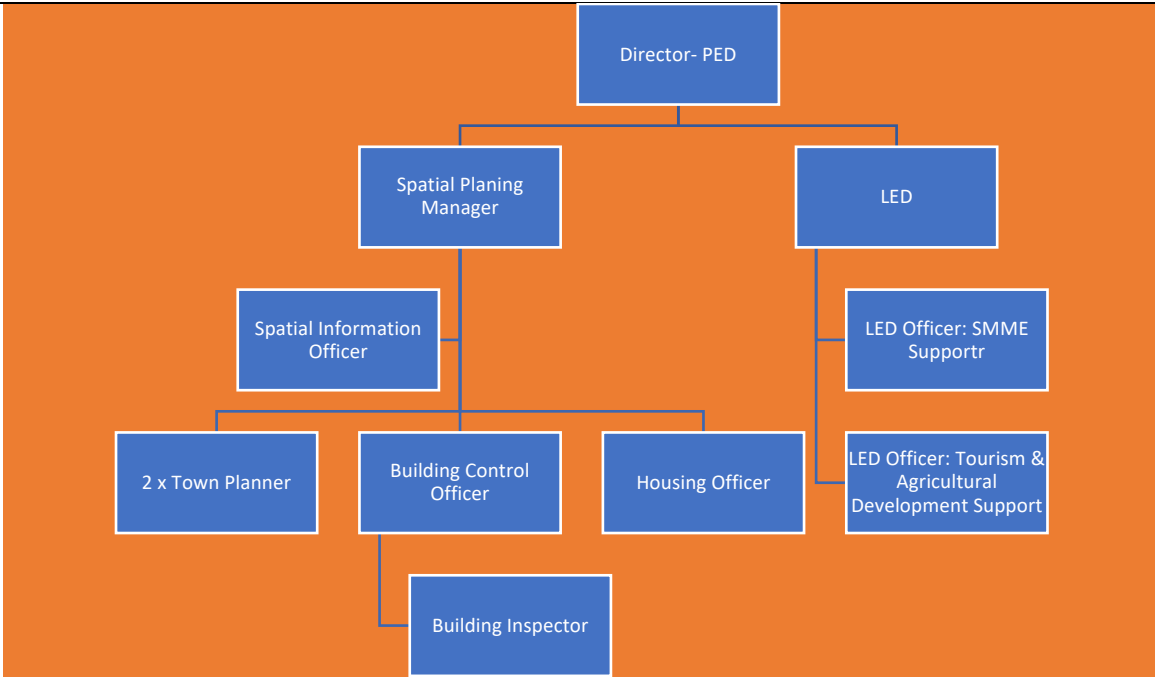
An appropriately staffed Planning and Economic Development		 <pre> graph TD Director[Director- PED] --> SpatialManager[Spatial Planing Manager] Director --> LED[LED] SpatialManager --> SpatialInfo[Spatial Information Officer] SpatialInfo --> TownPlanner[2 x Town Planner] SpatialInfo --> BuildingControl[Building Control Officer] SpatialInfo --> Housing[Housing Officer] BuildingControl --> BuildingInspector[Building Inspector] LED --> LEDOfficerSMME[LED Officer: SMME Supportr] LED --> LEDOfficerTourism[LED Officer: Tourism & Agricultural Development Support] </pre>
• Manager	Business leader	
• 2 x Town planner	Land use management and enforcement spatial planning	
• GIS/ Spatial Information Officer		
• Building Control Officer		
• Building Inspector	Building inspection and enforcement	
• Housing Officer	Housing demand management and Programme management	
• Manager- LED		

Figure 26: Ideal Institutional Structure for EPMLM PED Department

• Formation of a land use screening committee	• Comprising in the minimum officials from town planning, building control, environmental management, legal services and technical services units of the municipality. • Sekhukhune District Municipality may be co-opted to support.
• Formation of Mayor-Magoši Forum	• To meet quarterly in order to: ○ maintain awareness and buy-in from this key development stakeholder. ○ Build Community Environmental awareness around Protected Areas, ecologically sensitive areas and Disaster Zones. • Municipal Manager and/or Senior Manager for PED to provide support.

5.3. Capital Investment Framework

A Capital Investment Framework (CIF) is mandated by the Municipal Planning and Management Regulations (2 of 2001). A CIF identifies infrastructure investment needs within the municipal

region with the funding sources however not only limited to municipal funds, but takes into account infrastructure investment that should be funded by other government departments, state owned enterprises, and other agencies.

Table 38: Capital Investment Framework: Projects Implemented by Other State Institutions

Development Principle	Relevant Projects/programmes aligned to Principles
Principle 1: <i>All development within the Ephraim Mogale Urban Core and rural nodes shall be confined within a <u>delineated development edge</u> and further directed to follow a desired direction of growth in order to achieve a compact development taking cognisance of the need for integration, access to central services as well as the environmental sensitivities of the areas</i>	Township establishment within the identified FDAs in Marble Hall Urban Core for expansion of the revenue base (FDA 1 and FDA 2)
	Demarcation of sites within Identified FDAs in Rural Nodes and settlements: a) Elandskraal (FDA 6 & 7), b) Moganyaka/Leeuwfontein (FDA 3), c) Rakgwadi (FDA 8), d) Rathoke/Zamenkomst (FDA 5) and e) Ditholong/ Letebejane) – f) Phetwane/ Matseding (FDA 4)
	Densification projects within the Urban Core- (Erf 625 Marble Hall Ext 5) and Rural Nodes
	Housing Development within the identified FDAs
	Upgrading of Land Tenure in: a) Moganyaka A, b) Zamenkomst and c) Elandskraal A Townships.
	Acquisition of strategically located land for township development: a) within the Urban Core and b) Rathoke/Zamenkomst Rural Node (Portion 9 & RE of Zamenkomst).

	Incentive policy for investing in priority nodes
	Informal trading Bylaw
Principle 2: <i>Engineering services shall, as a rule, shall be concentrated to the core development/ urban areas to support economic development/ investment, discourage urban sprawl and the standards of provision shall be based on cost-effectiveness (cost-recovery) and revenue enhancement imperatives of the municipality.</i>	Water supply to Urban Core (Marble Hall)
	Sanitation system of Urban Core (Marble Hall)
	Water supply to 5 Rural Nodes
	Sanitation services to 5 Rural Nodes
	Electricity Capacity (Marble Hall)
Principle 3: <i>Land uses within the municipality must provide specific opportunities and identify suitable areas for economic development including industrial, mining related and other commercial activities</i>	Development of Marble Hall CBD Development Plan
	Revitalise CBD in township for economic activity: a) Moganyaka and b) Elandsdraal CBDs
	Facilitate development of Shopping Centre at Zamenkomst.
	Development of Precinct Plans for the 5 Rural Nodes
	Development of Densification Policy for the Municipality
	Facilitate identification of municipal landfill site in line with applicable legislative requirements
	Facilitate identification of regional/municipal cemetery in line with applicable legislative requirements.
	Support traditional authorities in the identification of rural/ local cemeteries and authorisation thereof, especially in areas affected by CBA's and ESA's.
	Undertake a feasibility study to determine the best use and potential of the landing/air strip.

	PHC/ Clinic at Goedgedacht Population concentration Point (PCP).
Principle 4: <i>Movement routes and roads should be planned to improve internal traffic circulation and access within the urban core area and to divert local traffic from national carriers.</i>	Enhance and ensure proper maintenance of the road network and rail linking/giving access to all development nodes.
	Development of Municipal Integrated Transport Plan (ITP)
	Review Roads Master Plan
Principle 5: <i>Increase mobility between nodes and other regions for easy transfer of goods and services and to support public transport</i>	Improve accessibility of Ephraim Mogale Town and surrounding parts from key Roads, especially N11, and R573;
	Support/Implementation of the Freight Precinct and revitalisation of the railway station and railway line from Marble Hall.
Principle 6: Promote rural development initiatives and encourage and support agricultural development , production and processing as an economic base across the municipality.	Support tobacco, Citrus and beef cattle agricultural development initiatives/ cluster value chain.
	Feasibility Study on the agricultural development potential in the agricultural holdings in the western area of the Municipality.
	Development of Agricultural Development Strategy
	Support emerging farmers with land access, training, and infrastructure
Principle 7: Stimulate tourism within the municipality (eco-tourism, heritage, etc.).	Development of Tourism Development Strategy (Strategic Heritage Study/ Tourism Routes Master Plan)
	Support Tourism Development Initiatives.
	Develop tourism clusters (e.g., cultural, heritage, eco-tourism, etc.). Upgrade and maintain tourism-related routes

Principle 8: <i>Promote development that protects and promotes the special ecological resources of the municipality and support the use of nature conservation areas and areas of natural beauty in favour of tourism activities and recreation.</i>	Implement land use guidelines in the biodiversity /conservation areas (Table 36)) and include in the next review of the Land Use Scheme.
	Review/Development of Environmental Management Plan
	Undertake Community Environmental awareness around Protected Areas, ecologically sensitive areas and Disaster Zones.
Principle 9: <i>Protect land with high agricultural potential and support related economic activity</i>	Implement land use guidelines for land zoned agriculture (Table 37) and include these guidelines in the next review of the Land Use Scheme.

Table 39: Proposed Criteria for project prioritization and budget allocation

Category	Example of criteria	Score/ Rating
Compliance with SDF (locational advantage of the project)	- Is the project located in a priority investment area (e.g. Identified nodes and corridors) - Will the project support the clustering of community services - Is the project aligned with other projects in this priority investment area - Does the project support special spatial targets such as densifications, corridor and nodes development, etc	40%
Sectoral Priorities	Does the project support specific IDP delivery targets	20%
Project Planning and Programming	Is the project ready for implementation? Has all related studies, investigations and plans been completed	20%
Social Issues	Does the project address specific social issues such as: - HIV/AIDS - Pro-poor developments - Job Creation - Life threatening situations - Youth Development, etc	20%

5.4. Capital Expenditure Framework

A Capital Expenditure Framework (CEF) is a consolidated, high-level view of infrastructure investment needs in a municipality over the medium to long-term. It considers not only infrastructure needs but also how these needs can be financed and the impact thereof on the financial viability of the municipality. The role of the CEF is thus to frame the outcomes of a multitude of planning documents within the municipality in order to ensure that implementation is guided by a strategic, spatial, financial and socio-economic logic.

The Municipality's Capital Investment Programme for the 2025/26–2028/29 Medium-Term Expenditure Framework (MTEF) is structured to strengthen core infrastructure, modernise service delivery systems, and improve operational efficiency. It is funded through a combination of:

- Municipal Infrastructure Grant –R142 198 392,97
- Own Funding –R366 909 442,72
- **Total capital budget over the three-year period = R509 107 835,69**

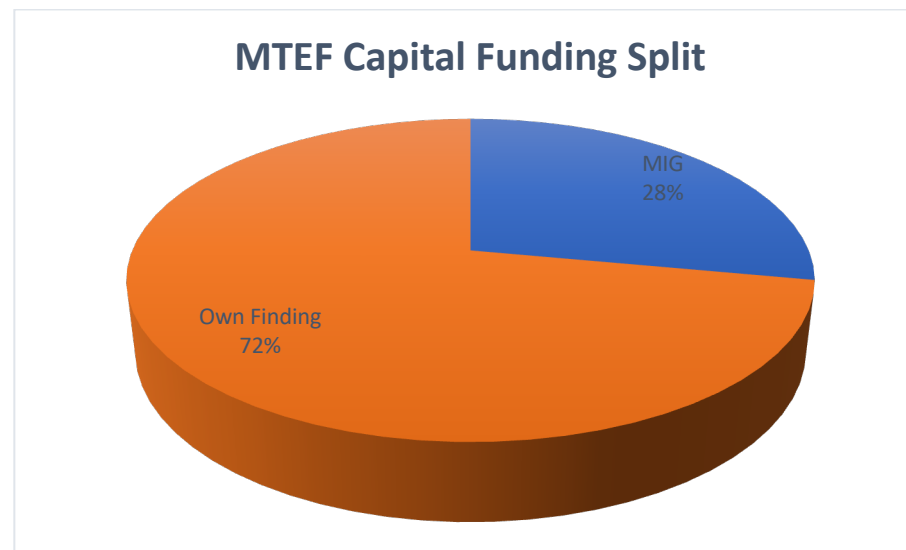


Figure 27: Capital Expenditure MTEF Split

The MTREF capital budget and projects are as depicted in Table 40.

Table 40: Capital Expenditure Framework (EPMLM Projects)

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Town Planning	Review of Spatial Development Framework	Own	R725 903,00			Municipal-wide
Town Planning	Review of Land Use Scheme	Own	R820 000.00			Municipal-Wide
Town Planning	Subdivision of Erf 625 Marble Hall Ext 5	Own	R100 000.00	R103 300.00	106 708.90	Ward 7
Town Planning	Demarcation of Sites	Own		R2 000 000.00	R2000 000.00	Municipal-wide
Town Planning	Relocation of Koteng Informal Settlement	Own	R500 000.00			Ward 7
Town Planning	Township Establishment Leeuwfontein	Own			R1000 000.00	Ward 8
Town Planning	Title Deed Programme Elandsdraal	Own		R2000 000.00	R2000 000.00	Ward 15
Town Planning	Land Acquisition and Alienation Policy	Own		R218 400.00	222 768.00	Municipal-wide
Town Planning	Acquisition of Land	Own	R1000 000.00	R2000 000.00		Ward 7
Town Planning	Demarcation of Sites: Pegging of Sites at Uitvlugt	Own		R618 675.20		Ward 2
Town Planning	GIS: Development of Town Planning Application System	Own	R350 000.00	R487 692.19		Municipal-wide
			R3 495 903.00	R7 428 067.39	R3 329 476.90	
OTHER PROGRAMMES						
Administration	Capital Fund Purchase of Furniture (500/305065)	OWN				Municipal-wide
Corporate Services Management	Mobile Office	OWN				Municipal-wide
Parks & Cemeteries	Capital Fund Machinery & Equipment (425/305070)	OWN	1 500 000.00	1 000 000.00	1 000 000.00	Municipal-wide
Parks & Cemeteries	Cherry Picker	OWN	2 000 000.00			Municipal-wide

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Parks & Cemeteries	PURCHASE OF PARKS TOOLS	OWN				
Electricity	High Mast Lights Ward 10 (Mampokgo)	OWN				Ward 10
Electricity	High Mast Lights Ward 10 (Mmakgatle)	OWN				Ward 10
Electricity	High Mast Lights EXT 6	OWN				Ward 7
Electricity	Replace minisub stand 1028	OWN				Ward 7
Electricity	High Mast Light Phetwane	OWN				Ward 16
Electricity	Electrification of households Mohlalaotwane	OWN				Ward 11
Electricity	New LDV with Toolbox Canopy	OWN	750 000.00			Municipal-wide
Electricity	Tools sets (3 toolboxes complete with tools)	OWN	130 000.00			Municipal-wide
Electricity	Replace 6 wood poles on overhead line ? Dump site	OWN				Municipal-wide
Electricity	Padlocks for network security	OWN	120 000.00			Municipal-wide
Electricity	Radio repeater	OWN	250 000.00			Municipal-wide
Electricity	Replace Mini substation at Stand 477 Sportsfield	OWN	2 500 000.00			Ward 7
Electricity	Replace Mini-substation Stand 644	OWN	2 500 000.00			Ward 7
Electricity	Solar Farm - 1,6MW Feasibility study (DBSA)	OWN	-			
Electricity	Energy efficiency - Municipal buildings Finance Building (83,3kW)	OWN	1 120 833.33			Municipal-wide
Electricity	Upgrade switching Station to SF6 at Erf202 (4 CB)	OWN	1 500 000.00			Ward 7

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Electricity	Replace RMU Ext.5 stand 902 with SF6 RMU	OWN	1 000 000.00			Ward 7
Electricity	High Mast Light connections -Malebitsa	OWN	1 400 000.00			Ward 1
Electricity	High Mast Light connections -Mamphokgo (Ward 10)	OWN	1 400 000.00			Ward 10
Electricity	High Mast Light connections -Phetwane (Ward 16)	OWN	1 400 000.00			Ward 16
Electricity	Purchase 200 x kWh Smart meters	OWN	600 000.00			Municipal-wide
Electricity	Energy efficiency - Municipal buildings MH Town Hall (55kW)	OWN			672 794.12	Municipal-wide
Electricity	Energy efficiency - Municipal buildings Traffic office (145kW)	OWN		1 776 960.78		Municipal-wide
Electricity	Replace ring main unit Ext.4, Stand 991, with SF6 circuit breaker	OWN		1 000 000.00		Ward 7
Electricity	Replace mini substation – Erf749	OWN		3 000 000.00		Ward 7
Electricity	Replace mini substation – Erf907	OWN		3 000 000.00		Ward 7
Electricity	Replace old PEX 11kV cable from 1/900 to 749	OWN			1 500 000.00	Municipal-wide
Electricity	Replace old PEX Cable ERF 749-753	OWN			1 400 000.00	Ward 7
Electricity	Refurbishment of electrical infrastructure Ext 6 phase 3	OWN		2 500 000.00		Ward 7
Electricity	Quality of supply recorders	OWN		400 000.00		Municipal-wide
Electricity	Solar Farm - 1,6MW	OWN	5 000 000.00		-	Ward ??

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Electricity	Generator for functions - 50kVA - silent on trailer	OWN		500 000.00		Municipal-wide
Electricity	Replace overhead line with cable from OTK substation to portion 1231	OWN			1 500 000.00	Municipal-wide
Electricity	Substation protection relays	OWN			700 000.00	Municipal-wide
Electricity	Solar High Mast lights -Seriting	OWN		4 500 000.00		Ward 12
Electricity	Solar High Mast lights – Mabitsi B	OWN			4 500 000.00	Ward 12
Electricity	Replace RMU Ext.4, Stand 836 with SF6	OWN			1 000 000.00	Ward 7
Electricity	Replace RMU Ext.4, Stand 1007 with SF6	OWN			1 000 000.00	Ward 7
Electricity	Replace mini substation at Erf 561	OWN			3 000 000.00	Ward 7
Electricity	Replace transformer Portion 375	OWN			3 000 000.00	Ward 7
Fleet Management: Fleet Management	Industrial pressure washer	OWN				Municipal-wide
Fleet Management: Fleet Management	Full systems diagnostic machine	OWN				Municipal-wide
Fleet Management: Fleet Management	Purchase of Avanza	OWN				Municipal-wide
Fleet Management: Fleet Management	New Vehicle 2	OWN				Municipal-wide
Fleet Management: Fleet Management	Finance Bakkie	OWN				Municipal-wide

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Information Communication Technology (ICT)	SWITCH	OWN	200 000.00	206 600.00	213 417.80	Municipal-wide
Information Communication Technology (ICT)	Capital Fund ICT Computers	OWN	500 000.00	516 500.00	533 544.50	Municipal-wide
Information Communication Technology (ICT)	WIFI	OWN	1 500 000.00	1 549 500.00	1 600 633.50	Municipal-wide
Information Communication Technology (ICT)	Capital Fund master tower pole	OWN	800 000.00	826 400.00	853 671.20	Municipal-wide
Information Communication Technology (ICT)	SERVER	OWN	500 000.00	516 500.00	533 544.50	Municipal-wide
Information Communication Technology (ICT)	Capital Fund PURCHASE OF PRINTERS	OWN	100 000.00	103 300.00	106 708.90	Municipal-wide
Information Communication Technology (ICT)	Projector and Screens	OWN	100 000.00	103 300.00	106 708.90	Municipal-wide

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Information Communication Technology (ICT)	Chamber Audio System	OWN		1 500 000.00		Municipal-wide
Communication	Sound System	OWN				Municipal-wide
Communication	Podium;Camera;Loud Healing	OWN				Municipal-wide
Roads: Roads& Stormwater (650)	Mamphokgo Sports Complex	OWN				Ward 10
Roads: Roads& Stormwater (650)	Construction of Marble hall landfill Site (MIG)	MIG	2 000 000.00	11 818 206.66	44 581 600.00	Ward 7
Roads: Roads& Stormwater (650)	Driefontein Internal Road MIG Fund	MIG	17 851 467.50	11 022 778.72		Ward 1
Roads: Roads& Stormwater (650)	Mathukuthela Internal Streets	OWN	8 495 350.61	16 142 206.27	11 407 232.27	Ward 13
Roads: Roads& Stormwater (650)	Rathoke Bus Road	OWN	17 754 203.62	-	-	Ward 4
Roads: Roads& Stormwater (650)	Mogalatjane/Phetwane Community Hall	OWN	7 500 000.00			Ward 16
Roads: Roads& Stormwater (650)	Moeding Internal street	OWN	3 500 000.00	10 000 000.00	10 000 000.00	Ward 11
Roads: Roads& Stormwater (650)	Storwater drainage in Moutse Cluster (In house)	OWN	1 500 000.00			Ward 5
Roads: Roads& Stormwater (650)	Storwater drainage in Leewfontein Cluster (In house)	OWN	1 500 000.00			Ward 8

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Roads: Roads& Stormwater (650)	Storwater drainage in ElandsKraal Cluster (In house)	OWN	1 500 000.00			Ward 15
Roads: Roads& Stormwater (650)	Storwater drainage in Moomane Cluster (In house)	OWN	1 500 000.00			Ward 13
Roads: Roads& Stormwater (650)	Ga-Makgatle Acess Road	OWN	16 408 749.54	18 421 647.05	10 634 750.05	Ward 10
Roads: Roads& Stormwater (650)	Matlerekeng Sports Facility 202527 - Co- funding	OWN	12 000 000.00	-	-	Ward 3 and Ward 4
Roads: Roads& Stormwater (650)	Matlerekeng Sports Facility MIG	MIG	-	-	-	Ward 3 and Ward 4
Roads: Roads& Stormwater (650)	Matlala Ramoshebo Internal Route	OWN	4 000 000.00			Ward 5
Roads: Roads& Stormwater (650)	Matlala Ramoshebo Internal Route	OWN				Ward 5
Roads: Roads& Stormwater (650)	Saw cutting Machine	OWN				Municipal-wide
Roads: Roads& Stormwater (650)	Walk behind compactor	OWN				Municipal-wide
Roads: Roads& Stormwater (650)	Review of Roads and Stormwater Master Plan	OWN	3 000 000.00			Municipal-wide
Roads: Roads& Stormwater (650)	Dump Truck	OWN				Municipal-wide

Department	Project	Funding	Draft Budget 2026/2027	Draft Budget 2027/2028	Draft Budget 2028/2029	WARD/ LOCATION
Roads: Roads& Stormwater	Morarela Internal Road	MIG	19 352 182.50	20 443 864.62		Ward 15
Roads: Roads& Stormwater (650)	Vehicle	OWN	750 000.00			Municipal-wide
Solid Waste Removal: Solid Waste	Fencing of landfill site with palisade	OWN	3 000 000.00			Municipal-wide/ Ward 7
Solid Waste Removal: Solid Waste	508 REFUSE CONTAINER	OWN	1 000 000.00			Municipal-wide
Solid Waste Removal: Solid Waste	specialised waste vehicles(compactor truck)	OWN				Municipal-wide
Traffic	Mechanical road marker	OWN				Municipal-wide
Traffic	Disaster Truck	OWN				Municipal-wide
			149 482 787.10	110 847 764.10	99 844 605.74	

Source: EPMLM IDP 2026/27

5.4.1. Spatial Summary of Investment

The information reflected in Fig 28 and Table 41 indicate the following trends:

- **Highest investment: Ward 7** (electricity network renewal + landfill development).

- **Other High Investment Wards: Ward 10, Ward 13, Ward 15** (roads + lighting + stormwater).
- **Medium investment: Ward 1, Ward 4, Ward 5, Ward 11, Ward 16.**
- **Lower investment: Ward 8, Ward 12** (targeted stormwater/solar lighting).
- **No investment: Ward 2, 6 & 9**

- **Unspecified ward:** Solar Farm feasibility/ implementation.

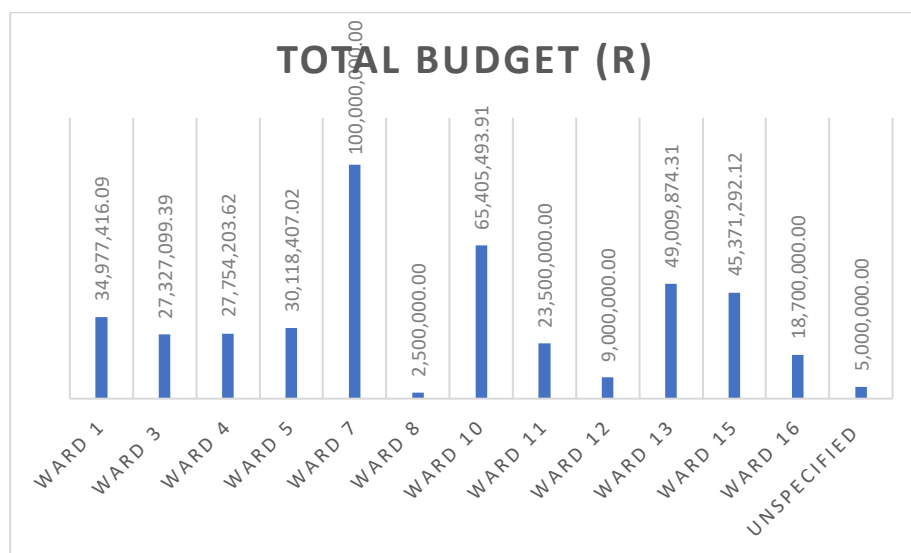


Figure 28: Budget Breakdown per Ward

Table 41: Spatial Distribution of the Capital Budget

Ward	Total Budget (R)	Notes / Major Drivers
Ward 1	34,977,416.09	Driefontein Internal Road (major), High Mast Connections
Ward 3	27,327,099.39	Matlerekeng Sports Facility (OWN + MIG)
Ward 4	27,754,203.62	Rathoke Bus Road

Ward	Total Budget (R)	Notes / Major Drivers
Ward 5	30,118,407.02	Matlala Ramoshebo Internal Route, Stormwater
Ward 7	≈100,000,000.00	Landfill (MIG multi-year), extensive electricity upgrades
Ward 8	2,500,000.00	Stormwater drainage
Ward 10	65,405,493.91	Gamakgatle Road (multi-year), High Mast Lights, Sports Complex
Ward 11	23,500,000.00	Moeding Internal Street
Ward 12	9,000,000.00	Solar High Mast Lights (Seriting & Mabitsi B)
Ward 13	49,009,874.31	Mathukuthela Internal Streets, Stormwater
Ward 15	45,371,292.12	Morarela Internal Road (MIG), Stormwater
Ward 16	18,700,000.00	Community Hall, High Mast Lights
Ward (Unspecified)	5,000,000.00	Solar Farm (1.6MW)

5.5.Implementation Monitoring

The SDF will need to be monitored and evaluated to ensure the Municipality and its development partners implement programmes in line with this plan. On a monthly basis reports should be compiled to the portfolio committee and management on the implementation of the SDF. Quarterly reports are sent to Council and in the mid-year and annual reports same reports on SDF compliance and implementation are provided. The following monitoring tool shall be used annually to track implementation of the SDF:

Table 42: SDF Implementation Monitoring Tracker

Project/ programme	Targeted Implementation date	KPI	Reporting Frequency	Implementer	Progress	Intervention / Support Required
*Demarcation of 1000 stands at Matlerekeng	2026/2027 to 2028/2029	i. Land secured/ Land Availability Agreement/ donation ii. Budget secured iii. Service provider appointed iv. Quarterly % Progress recorded	Quarterly	DPED	0%	

** example of project.*

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5.6. Inputs into the IDP

As reflected in the first chapter of this report on legislative and policy perspective a spatial development framework is an integral chapter of the Integrated Development Plan in terms of chapter 5 of the Local Government: Municipal Systems Act. This SDF is a plan that must be incorporated in the Marble Hall IDP as its core component. The new window for the revision of the 2027/28 municipal IDP should use this SDF as a base for informing decision makers, communities, funders and implementing agents about the location of key infrastructure and economic investments within the Ephraim Mogale Municipality.

Any programme that should be prioritized for inclusion in the municipal IDP should pass the master test for giving effect to the spatial vision of the municipality. If there are projects and programmes that are not in congruence with the spatial vision of the municipal SDF the municipality must use various platforms accorded by the available IGR structures to remedy such lest the SDF will be undermined and development will be disintegrated.

5.7. Inputs into sector plans

The SDF provides a better platform for the development and/or review of the following sector plans for Ephraim Mogale Municipality:

- Integrated Waste Management Plan (IWMP)

- Local Integrated Transport Plan (LITP)
- Roads Master Plan
- Nodal Area Plans/ Local SDF Plans (for all nodes)
- Densification Policy
- Land Use Scheme – currently under review.

5.8. Supporting Policies for the Ephraim Mogale SDF

For the SDF to be implemented certain policies or guidelines need to be formulated. Among some of the required supporting policies are the following:

- i) Marble Hall CBD Development Plan
- ii) Informal Trading Policy and by-law
- iii) Tourism Development Strategy
- iv) Incentive policy for investing in priority nodes
- v) Integrated Transport Plan
- vi) Strategic Heritage Study/ Tourism Routes Master Plan

CONCLUSION

6. CONCLUSION

The municipality faces numerous development constraints which are mostly structural, which should be adequately managed and transformed into opportunities. The biggest and most important assets of the municipality are the natural and ecological wealth, which should be placed at the centre of every development and land use management decision.

This SDF must and shall be used to bridge any policy misalignment (real or perceived) while at the same time providing a clear spatial logic for resourcing the municipality's IDP for maximum impact. It shall direct where investments shall make the maximum impact, whether for environmental protection, land economics, economic transformation, or regional contribution.

The municipality's new spatial vision is informed by its development outcomes as well as IDP objectives and envisions the municipality as:

“A world class agricultural hub driving integrated and sustainable community development.”

This vision is a directive to place community development at the centre of the municipality's spatial transformation agenda, driven primarily by agriculture as the primary economic sector of the municipality.

The conceptual development framework captures the key informant and structuring elements of the municipality as well as the desired spatial trajectory informed by the spatial development outcomes.

The detailed spatial development plan for the municipality is informed by and harnessing the identified spatial opportunities of the municipality while tackling and turning the challenges into valuable interventions. The related spatial strategies and interventions developed for the various distinct areas of the municipality are meant to address peculiarity of each area as well as the need to forge long-lasting relationship with magoši on the envisaged trajectory to transform the rural areas of the municipality to attain economic vibrancy.

An implementation framework was developed for the identified proposals, taking into account the municipality's ideal institutional capacity to drive the spatial transformation agenda as well as past and present implementation gaps. Policy guidelines were set for various areas to inform required policy interventions. It also set:

- A Capital Investment Framework, anchored on the development principles, and outlining the strategic programme of interventions required from all identified stakeholders. This is further bolstered by a criteria for prioritisation and selection of project to put into operation a measured way towards a responsive resource allocation

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- A Capital Expenditure Framework outlining the strategic interventions and commitments by the municipality over the Medium-Term Revenue & Expenditure Framework (MTREF).
 - A framework for monitoring and evaluating progress on implementation of the SDF to enable easy and regular tracking of implementation progress over the SDF horizon.
 - Policy guidelines to be incorporated into various related municipal policy have also been introduced in the SDF, mainly to inform the land use management decision-making criteria in terms of the municipality's Land Use Scheme as well as other complementary instruments.

ANNEXURES

7. ANNEXURE A: OTHER LEGISLATION AND POLICY IMPACTING THE EPHRAIM MOGALE SDF

Other national and provincial legislation and policies that may also have a bearing on the MSDF and need to be kept in mind throughout the process are reflected in Tables below. It is important to note that the importance of the below reflected statutes is in informing the spatial strategies and proposal that will be developed in the latter sections of this SDF. It is important for. The EPMLM SDF to integrate the provisions of all the various statutes to assist spatial planning decision-making.

7.1. SDF Content Requirement in terms of MSA and SPLUMA

Table 43 provides a list of legislative compliance requirements for an SDF, against which the EPMLM SDF must be measured.

Table 43: SDF Legislative Compliance Requirements

Component	MSA Requirement MSA Regulations 796, 2001	SPLUMA/White Paper on SPLUM
The desired spatial form and land use pattern for the municipality to be visually represented	MSA Regs S2(4)(b), (c)(i) and (i)	SPLUMA S21(b) Written and spatial 5-year SDP for the spatial form of the municipality,
Desired direction and nature of growth	MSA Regs S2(4)(c)(iii)	White Paper, SPLUMA S21© Spatial Vision indicating desired spatial growth and pattern for 10-15 years
Major Movement Routes		White Paper SPLUMA S21(d) structuring and restructuring elements including corridors
Areas targeted for redressing past imbalances and spatial reconstruction	MSA Regs S2(4)(c)(ii)	White Paper S21 (f)???
Conservation of the built and natural environment		White Paper
Areas where certain types of land use must be encouraged or discouraged	MSA Regs S2(4)(i)(ii)	White Paper
Areas where development intensity could be increased or decreased		White Paper
Urban edges	MSA Regs S2(4)(i)(iii)	

Component	MSA Requirement MSA Regulations 796, 2001	SPLUMA/White Paper on SPLUM
Where development and infrastructure investment (public and private) should take place	MSA Regs S2(4)(c)(i)	SPLUMA S21(h) identify quantify and provide location requirements for Engineering Infrastructure and services provision for existing and future needs for next 5 years.
Where strategic intervention is required and priority spending should be directed	MSA Regs S2(4)(c)(iv) and (v)	
Objectives, Strategies and Policies to achieve the spatial form	MSA Regs S2(4)(b) and (c)	
Programs and projects for the development of the land	MSA Regs S2(4)(g)	White paper
Guidelines for land use management system	MSA S26(e) and MSA Regs S2(4)(d)	White Paper, SPLUMA S21(o), purpose, desired impact and structure of the Land Use Scheme
Capital Investment Framework	MSA Regs S2(4)(e)	White Paper, SPLUMA S21(n), Capital Expenditure Framework for development programmes depicted spatially.
Strategic Environmental Assessment of the Impact of the SDF	MSA Regs S2(4)(f)	White Paper, SPLUMA S21(j)
A reflection of how the SDF is aligned to planning of neighbouring municipalities and provincial and national government.	MSA S26(d) and MSA Regs S2(4)(h)	
A reflection of how the SDF will give effect to the SPLUMA Principles	MSA Regs S2(4)(a)	SPLUMA S21(a) development principles and norms and standards
Population growth estimates for the next 5 years		SPLUMA S21(e)
Estimates of demands for housing units per socioeconomic categories, including planned location and density for future housing development		SPLUMA S21(f)
Estimates of economic activity and employment trends and locations for the next 5 years.		SPLUMA S21(g)
Areas where national or provincial inclusionary housing policy may be applicable.		SPLUMA S21(i)
Areas where incremental upgrading approaches to development and regulation will be applicable		SPLUMA S21(k)

Component	MSA Requirement MSA Regulations 796, 2001	SPLUMA/White Paper on SPLUM
Areas where detailed local plans must be developed and areas where shortened land use procedures may be shortened and land use scheme may be so amended		SPLUMA S21(l)(i) and (ii)
Spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments		SPLUMA S21(m)
Implementation Plan comprising: • Sectoral requirements, including budget and resources for implementation • Necessary amendment to the land use scheme • Institutional arrangement necessary for implementation • Implementation targets, including dates and monitoring indicators; and • Arrangements for partnership in the implementation process		SPLUMA S21(p) (i) up to (v)

7.2. Legislation That May Have An Impact On The SDF

Table 44: Relevant Legislative Imperatives

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
<i>THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996</i>	The Constitution sets out the rights and duties of the citizens of South Africa and defines the structure and the responsibilities of the various spheres of government, including local government. Section 153(a) and (b) compel municipalities to structure and manage administration, budgeting and planning processes to give priority to the basic needs of the community and to promote social and economic development.	The SDF review is therefore the municipality's effort in fulfilling its Constitutional mandate and must inform the allocation of resources to meet the entire community's basis

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
		needs as well as socio- economic development.
THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 (NEMA)	NEMA sets out key principles. These principles are required to be applied by municipalities, and used to guide Environmental Impact Assessments (EIAs) and prepare Environmental Management Frameworks (EMFs). The key principles require: • environmentally, socially and economically sustainable development, • the protection of natural resources and the maintenance of natural systems, and • equitable access to resources and environmental management that puts people and their needs first.	<i>The SDF must align with NEMA principles and Environmental Frameworks prepared in terms of the Act.</i>
THE NATIONAL ENVIRONMENTAL MANAGEMENT BIODIVERSITY ACT, ACT 10 OF 2004	The Biodiversity Act provides for the management and conservation of biological diversity within South Africa. To do this, it offers several new planning tools to assist with the management and conservation of South Africa's biological diversity. These include the declaration of 'bioregions' and the publication of 'bioregional plans'. These are provided for in Chapter 3 of the Biodiversity Act. Section 48(2) of the Biodiversity Act stipulates that any organ of state must prepare an Environmental Implementation Plan or Environmental Management Plan in terms of Section 11 of NEMA. In addition, a municipality must adopt an IDP in terms of the MSA, and must: • align its plan with any applicable bioregional plan; • incorporate into that plan those provisions of a bioregional plan that specifically apply to it; and	<i>The SDF needs to align with plans developed in terms of this act and use these plans and those developed in terms of NEMA to undertake strategic environmental assessment required in the development of the SDF.</i>

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	demonstrate in its plan how any applicable bioregional plan may be implemented by the organ of state or municipality. The Biodiversity Act also provides other mechanisms for managing and conserving biodiversity. These include the listing of ecosystems that are threatened or in need of protection to ensure the maintenance of their ecological integrity, and the listing of species that are threatened, or in need of protection to ensure their survival in the wild.	
THE NATIONAL HERITAGE RESOURCES ACT, ACT 25 OF 1999 (NHRA)	The NHRA allows municipalities to formulate by-laws for the management of local heritage resources or other higher-order heritage resources where a responsibility may be delegated. There are numerous Sections in the NHRA that state clearly what a municipality must, or may, do to protect valuable heritage resources. This includes an obligation to: - identify or audit heritage resources and heritage areas across the municipal area at the time of preparing a spatial plan, and - have provision in a municipal by-law or zoning scheme for the protection and management of the heritage sites.	<i>The SDF needs to identify areas of heritage importance and develop strategies for their protection.</i>
THE NATIONAL LAND TRANSPORT ACT, ACT 5 OF 2009 (NLTA)	The NLTA informs the preparation of the Municipal Integrated Transport Plan (MITP), which in turn provides input, from a transport and roads perspective, into the municipality's IDP and MSDF. A key focus area of the NLTA is the integration of land development and land use with transport planning (Section 31). The NLTA also provides the institutional structure within which the responsibilities of national, provincial and local government are defined. According to the NLTA, the Municipality, in its capacity as a planning authority, is responsible for a host of functions relating to the preparation of transport policy and plans, financial planning and the implementation and management of intermodal transport networks.	<i>The SDF must align with transport plans and policies across all spheres of government developed in terms of the NLTA.</i>

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
HOUSING ACT [ACT NO. 107 OF 1997]	The Housing Act seeks to facilitate the implementation of sustainable housing developments, laying down the principles to all spheres of government, functions and financing of national housing programmes. Section 9 of the Act, indicates that: Every municipality must, as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to ensure: ➤ Inhabitants in jurisdiction have access to adequate housing ➤ Create conducive health and safety of inhabitants ➤ Provide access to basic services in a manner that is economically efficient ➤ Set housing delivery goal ➤ Identify suitable land for housing development create and maintain a public environment conducive to housing development which is financially and socially viable. ➤ promote resolution for conflicts arising in the process of housing development plan and manage land use and development ➤ initiate plan, coordinate, facilitate, promote and enable appropriate housing delivery in its area of jurisdiction.	<i>The SDF must align with the principles as well as housing sector plan developed in terms of the Act.</i>
HOUSING DEVELOPMENT AGENCY ACT, (ACT 23 OF 2008)	The Housing Development Agency Act (the HDA Act) was the precursor for the establishment of the Housing Development Agency (HDA). The HDA was given Section 29 mandate where it acts as an implementing agency of the Department of Human Settlements. The objects of the HDA are to: (a) identify, acquire, hold, develop and release state, communal and privately owned land for residential and community purposes and for the creation of sustainable human settlements; (b) project manage housing development services for the purposes of the creation	<i>The SDF needs to take advantage of the programmes that are supported by the Act by identifying suitable land that can be supported for development.</i>

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	of sustainable human settlements; (c) ensure and monitor that there is centrally coordinated planning and budgeting of all infrastructure required for housing development; and (d) monitor the provision of all infrastructure required for housing development.	
SOCIAL HOUSING ACT, (ACT 16 OF 2008)	The Social Housing Act 2008 aims to establish and promote a sustainable social housing environment; to define the functions of national, provincial and local governments in respect of social housing; to provide for the establishment of the Social Housing Regulatory Authority in order to regulate all social housing institutions obtaining or having obtained public funds; to allow for the undertaking of approved projects by other delivery agents with the benefit of public money; to give statutory recognition to social housing institutions; and to provide for matters connected therewith. The purpose of social housing “is to provide affordable rental accommodation and contribute to the national priority of restructuring South African society to address structural, economic, social and spatial dysfunctionalities. Social housing therefore contributes to widening the range of housing options available to the poor”	<i>The SDF may where possible identify areas where social housing can be located to contribute to the wide range of housing options.</i>
PRESERVATION AND DEVELOPMENT OF AGRICULTURAL LAND ACT, (ACT 39 OF 2024)	<i>The objects of the Act include among others the following:</i> (a) promote the preservation and sustainable development of agricultural land; (b) establish evaluation and classification systems for agricultural land; (c) demarcate protected agricultural areas to ensure that agricultural land is preserved and protected against non-agricultural uses in order to promote long-term agricultural production; (d) implement a coordinated national framework, including norms, standards and authorisations for the use of agricultural land to— (i) promote and encourage viable farming units from a long-term economic, environmental and social perspective; (ii) discourage land use changes from agricultural to non-agricultural uses to	<i>The SDF needs to align with key objectives of the act by identifying high potential agricultural areas and developing strategies for their protection.</i>

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	prevent the fragmentation of the agro-ecosystems; and (iii) facilitate concurrent land uses on agricultural land without jeopardising long term food security; (e) provide for mitigating measures to counteract the loss of agricultural land and the impact of non-agricultural developments on agricultural production capacity;	
TOURISM ACT (ACT 3 OF 2014)	The Act provides for: the development and promotion of sustainable tourism for the benefit of the Republic, its residents and its visitors; the continued existence of the South African Tourism Board; the establishment of the Tourism Grading Council; the regulation of the tourist guide profession; the repeal of certain laws; and to provide for matters connected therewith. The objects of the Act include among others the following: (a) promote the practising of responsible tourism, for the benefit of the Republic and for the enjoyment of all its residents and foreign visitors. (b) provide for the effective domestic and international marketing of South Africa as a tourist destination. (c) promote quality tourism products and services. (d) promote growth in and development of the tourism sector; and (e) enhance cooperation and coordination between all spheres of government in developing and managing tourism. (2) Responsible tourism is about tourism which— (a) seeks to avoid negative economic, environmental and social impacts. (b) generates greater economic benefits for local people, enhances the well-being of host communities and improves working conditions and access to the tourism sector. (c) involves local people in decisions that affect their lives.	<i>The SDF needs to align with the relevant objects of the Act and in particular to identify natural and cultural heritage areas and develop spatial strategies for their conservation and development.</i>

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	(d) makes positive contributions to the conservation of natural and cultural heritage and to the maintenance of the world's diversity. (e) provides enjoyable experiences for tourists through meaningful connections with local people and a greater understanding of local cultural, social and environmental issues. (f) provides access for physically challenged people; and (g) is culturally sensitive, engenders respect between tourists and hosts, and builds local pride and confidence.	
SPATIAL DATA INFRASTRUCTURE ACT (54 OF 2003) REGULATIONS I.T.O. ACT NO 54 OF 2003 (NO 579, 15 JUNE 2017).	The Spatial Data Infrastructure Act establishes the legal framework for the management, sharing, and standardization of spatial data within the country. It outlines the responsibilities of government departments and agencies as data custodians, ensuring that spatial data is collected, maintained, and disseminated according to national standards. The accompanying regulations further specify technical requirements, data access protocols, and procedures for data quality assurance, thereby facilitating interoperability and effective spatial planning across sectors. Key Regulations and Provisions The Regulations cover several critical areas to ensure the effective capture, management, sharing, and use of spatial information in South Africa: 1. Standards and Prescriptions Adherence to Standards: Organs of state (data custodians) must adhere to the standards and prescriptions determined by the Committee for Spatial Information (CSI).	Request for approval by CSI to capture spatial data using form E1. Capturing of Metadata based on the SANS 1878 and required to submit metadata records to CSI and SASDI. Safeguard the spatial data sets received for the review of the SDF. Adherence to SANS 1878 not only promotes consistency and reliability in spatial data management but also facilitates collaboration between various government entities and stakeholders. By following this

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	• Identification of Standards: The CSI must regularly identify relevant national and international standards for spatial information, including those determined by the South African Bureau of Standards (SABS), and publish a list of these standards. 2. Metadata and Data Capture • Metadata Catalogue: All data custodians must capture and maintain electronic metadata records for the spatial information they hold in the electronic metadata catalogue referred to in the Act. • Data Capture Projects: ○ A data custodian must notify the CSI prior to embarking on a new spatial data capture project using Form E2. ○ An organ of state that is not a data custodian must request approval from the CSI prior to embarking on a new spatial data capture project using Form E1. This is intended to eliminate duplication in data collection efforts. • Data Set Specifications: Any new spatial data capture exercise must conform to minimum requirements, including detailed specifications on the purpose, extent, quality assurance, format, and maintenance plan. 3. Supply and Accountability • Quality Assurance: Data custodians are responsible for the quality of the spatial information they hold. Quality includes geographic information about lineage, completeness, currency, logical consistency, and accuracy. • Deficiency Reporting: Users or data vendors who perceive a deficiency in the quality of spatial information must report it to the data custodian using Form D within 30 days of identifying the problem. The custodian must respond within 30 days.	standard, local municipalities help to create a unified spatial data environment, thereby supporting national planning initiatives and improving the accessibility and quality of geospatial information across South Africa.

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	4. Committee for Spatial Information (CSI) - The Regulations set out the process for the nomination and appointment of members of the CSI and its subcommittees (Forms B and C). The reference date of January 29, 2018, falls after the publication of the main set of Regulations on October 27, 2017, meaning these 2017 regulations were the operational framework at that time. Policies and Standards: Key SABS Metadata Standard The most critical standard for metadata within the SASDI framework is: 1. SANS 1878: South African Spatial Metadata Standard - Purpose: This standard defines the mandatory and optional metadata elements required for describing spatial data sets in South Africa. Its goal is to ensure that data held by different organizations (data custodians) can be discovered, evaluated, and ultimately used by others in the SASDI. - Structure: It is a national profile of the international standard ISO 19115, Geographic information – Metadata. By profiling the ISO standard, SANS 1878 ensures South Africa's data can be interoperable with international systems while addressing specific national needs. - Mandate: The Spatial Data Infrastructure Act (Act No. 54 of 2003) mandates that organs of state (data custodians) must adhere to the standards and prescriptions determined by the Committee for Spatial Information (CSI), which formally adopts and enforces SANS 1878.	

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
COPYRIGHT ACT, 1978 (ACT NO. 98 OF 1978), along with its various amendments.	This Act establishes the legal framework for the protection of original artistic and creative works. Copyright Protection for Spatial Data (Copyright Act, 1978) Spatial data, such as maps, satellite images, and GIS databases, are protected under the Copyright Act, 1978 (Act No. 98 of 1978). A. Protected Categories Spatial data usually falls into these protected categories: • Artistic Works (Maps and Drawings): Original maps, plans, orthophotos, and diagrams created by the data custodian are protected as artistic works. • Literary Works (Databases and Tables): The structure and compilation of the GIS database, as well as the accompanying attribute tables, may be protected as literary works (specifically, a compilation). • Computer Programs: The actual GIS software used to create, manage, and display the data is protected as a computer program. B. Ownership by the State A critical aspect for data created by government entities is the concept of State Copyright: • The State is the owner of the copyright in any work made by or under the direction or control of the State (e.g., government departments, municipalities, statutory bodies). • The Spatial Data Infrastructure Act (SDI Act) explicitly reinforces this, requiring data custodians (organs of state) to ensure that all spatial data they hold has a copyright notice of the State affixed to it.	Adherence to the Act is required in this process

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
PROMOTION OF ACCESS TO INFORMATION ACT, 2000 (ACT NO. 2 OF 2000), commonly known as PAIA	Gives effect to the fundamental constitutional right of access to information. The overarching purpose of PAIA is to foster a culture of transparency and accountability in public and private bodies, thereby promoting a society where people can more fully exercise and protect all their rights. PAIA flows directly from Section 32 of the Constitution of the Republic of South Africa, 1996, which provides that: 1. Everyone has the to right to access any information held by the state. 2. Everyone has the right of access to any information held by another person that is required for the exercise or protection of any rights. PAIA sets out the detailed procedures for making a request and the grounds on which access may be refused, ensuring a balance between the right to know and the right to privacy or other legitimate interests. PAIA applies to all records held by both public and private bodies. 1. Public Bodies • Includes all departments of state (national, provincial, and local government) and any institution exercising a public power or performing a public function in terms of legislation (e.g., SARS, Eskom, universities). • When requesting information from a public body, the requester does not need to give a reason for the request. The right to access is general. 2. Private Bodies • Includes companies, closed corporations, trusts, partnerships, and sole proprietors.	All stakeholders in this process to act in in the spirit of the Act.

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	When requesting information from a private body, the requester must show that the record is required for the exercise or protection of any of their rights. This is a higher threshold than for public bodies. The PAIA Manual must explicitly include information about the spatial data records held by the body.	
THE GEOMATICS PROFESSION ACT, 2013 (ACT NO. 19 OF 2013)	The principal legislation in South Africa that regulates the geomatics profession, replacing the previous Professional and Technical Surveyors' Act of 1984. The Act's primary purpose is to transform, establish, and maintain a high standard of professional conduct and competency within the field of geomatics, which encompasses all branches of spatial data collection, management, and application. The Act establishes the South African Geomatics Council (SAGC) as a juristic person responsible for overseeing the geomatics profession in the country, with functions thereof including (1) Registration of persons practicing the geomatics profession, (2) Regulating the profession to promote and protect the public's interest, (3) Ensuring and promoting a high standard of education, training, and development in the geomatics sector, (4) Instituting and enforcing disciplinary action against registered persons who contravene the provisions of the Act or the Code of Conduct, and (5) Identifying the areas of work reserved for the different categories of registered geomatics practitioners to protect the public from unethical or unqualified practice. The Act defines the scope of the profession, which is the exercise of skills in the science of measurement, collection, and assessment of geographic information and its application. Several specific specialisation fields include, among others, Geographic Information Science (GISc). Registration in a field certifies competence, licenses the person to practice, and allows them to use the appropriate professional designation (e.g. PGP).	Adherence to the Act is required in this process.

ACT	PROVISIONS / OVERVIEW	APPLICABILITY TO EPMLM SDF
	A critical provision of the Act is the Identification of Geomatics Profession Work, whereby the Act is the professional gatekeeper for all activities related to land measurement and geographic information in South Africa.	

7.3. Other Relevant Policies

Table 45: Implications of Other Policies

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
WHITE PAPER ON THE DEVELOPMENT AND PROMOTION OF TOURISM IN SOUTH AFRICA, 2024.	The white paper outlines the problem areas in the form of problem statements and goes on to develop the Tourism Sector Vision, with aligned Policy Objectives; Guiding Principles and Policy Proposals to address the Tourism Challenges and Opportunities. The policy further outlines various roles and responsibilities of government (National, Provincial and Local Government) and private sector. In general terms government's role is to provide enabling environment (mainly through legislative and policy interventions and support infrastructure) for the private sector which plays a critical role in tourism investment and delivering a direct service to visitors. In particular the white paper indicates that the local government sphere is responsible for the following roles and responsibilities in addition to inclusion of the tourism sector priorities in the IDP:	<i>The SDF needs to include land use management guidelines which will include identification of areas where tourism development activities should take place or be encouraged. Other roles may be carried out by other municipal units or departments in the development and implementation of the IDP sector plans such as LED Strategies, Tourism Strategies, Infrastructure Master Plans, etc.</i>

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	• <i>Provision of responsible land use planning, urban and rural development, control over land use and land allocation;</i> • Provision and maintenance of public services, tourism services, sites and attractions such as parks, recreational facilities, museums and historical structures, • Provision of municipal road infrastructure including signage in accordance with nationally established guidelines; • Marketing and promoting specific local attractions and dissemination of information in this regard; • Facilitating the participation of local communities in the tourism industry; • Maintenance of municipal owned infrastructure supporting tourism such as ports and airports; • Facilitating the provision of public transportation services and control public health and safety; • Licensing of establishments in accordance with relevant frameworks; and • Promoting and supporting the establishment of local tourism associations /community tourism and marketing organisations to facilitate, market coordinate and administer tourism initiatives.	
AGRICULTURAL POLICY ACTION PLAN (APAP), 2015-2019.	Of particular importance for the purpose of the SDF is Chapter 5 action plans. The main actions outlined in Chapter 5 in particular focuses on the sectoral interventions on the following identified value chains: • Poultry/Soybeans/Maize Integrated Value Chain;	<i>The SDF needs to align with the APAP through the following actions relating to Spatial Planning :</i>

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	• Red Meat Value Chain; • Wheat Value Chain; • Fruit and Vegetable(Horticulture) Value Chain; • Wine Industry Value Chain; • Biofuels Value Chain; • Forestry Value Chain; and • Small Scale Fisheries(Aquaculture) Value Chain; Lastly, Chapter 7 describes the implementation management, monitoring and evaluation processes of APAP, ensuring that it remains an action plan addressing binding constraints and key challenges in creating decent employment and an inclusive rural economy.	• <i>Identifying strategically located land for acquisition to support smallholder farmers aligned to value chains;</i> • <i>Identifying land for tenure security of farm dwellers;</i> • <i>Identify land for acquisition to decongest communal spaces.</i> <i>Other actions may be addressed in the LED Strategy or Agricultural Strategy of the municipality.</i>
COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME (CRDP), 2009	The CRDP was introduced in 2009 as an initiative that supports rural communities in initiatives of self-empowerment and rural local economic development. It seeks to address the following challenges facing rural communities: • under-utilisation of natural available resources in mineral resources, tourism resources, agriculture and manufacturing. • poor or lack of access to socio-economic infrastructure; services, public amenities and government services. • limited or lack of potable water for household or agricultural development. • low literacy, skills levels and migratory labour practices; and • slow pace of resolving restitution claims and land tenure issues.	<i>The EPMLM SDF should therefore:</i> • <i>identify suitable rural development initiatives and indicate accessible locations for these;</i> • <i>identify opportunities for the improvement of lives of rural people, such as food gardens and their locations;</i> • <i>reflect on land reform programmes and make suggestion for improvement of the programme.</i>

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	One of the primary aims of CRDP is to improve rural economies by means of using resources available and providing support as government with the aim of creating vibrant, self-sustainable, self- sufficient and equitable rural communities. The CRDP was introduced to fight poverty and improve food security by means of agrarian transformation, land reform and use of natural resources and provision of basic services. Land reform programme provides an appropriate tool that can be used to kick-start rural development driven by communities and supported by various stakeholders including the Department of Rural Development and Land Reform which will act as the coordinator, facilitator, catalyst and initiator of programmes, policies, strategies and resources.	
WHITE PAPER FOR HUMAN SETTLEMENTS, 2024	The White Paper includes five parts which includes (1) policy context, vision, objectives and principles; (2) constitutional imperatives, international benchmarks, legislation, policies, international instruments, the macro economy, population and income dynamics influencing human settlements; (3) key issues, policy positions and statements in relation to demand management and qualification criteria, spatial planning and transformation, land for human settlements, informal settlements and informal settlements upgrading, affordable rental, affordable housing, and the affordable housing market; (4) outlines key policy statements on creating the enabling environment, and ; (5) defines the governance imperatives and details monitoring and reporting systems & institutional arrangements. Of critical importance from the White Paper is the Policy Statement on Spatial Transformation outlined below:	<i>The SDF will align with and take into account the above spatial transformation proposals as well as other policy proposals as outlined in the White Paper in collaboration with National and Provincial Government (taking into account housing sector plans/Multy Year Human Settlements Development Plans (MYHSDP)).</i>

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	Policy statements – Spatial Transformation 1) Spatial transformation will be facilitated through alignment of human settlements development plans with economic, transport and planning strategies as this is central in restructuring the apartheid and inefficient settlements spatial form. Further, the Department will pursue spatial transformative interventions and explore mechanisms of providing incentives that encourage spatial transformation and mobility. 2) Human settlements will be developed with/or within spaces with economic opportunities and where possible, economic opportunities be created in proximity to residential areas (i.e., jobs to people and people to jobs). A government-wide planning approach that brings all relevant government departments that deal with labour, employment, housing, and economic growth interventions will be implemented in line with the DDM. 3) Infrastructure development projects will be packaged to target areas with Transit-Oriented Development which concentrates growth around frequent public transit corridors by locating housing, offices, shops, schools, and services near metro stations and bus hubs. 4) The transformation of existing townships, and areas which have been established since the 1980s, into sustainable human settlements will be prioritised and supported. 5) A National Land Asset and Property Register for Human Settlements will be established to (among other purposes) serve as an asset register for the outstanding pre-1994 housing stock.	

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	6) Well-located land and properties will be identified, and new solutions crafted in consultation with partners. 7) Government will finalise township establishment processes where there have been significant delays or capacity problems and enable reasonable turnaround times into the future. 8) Government will identify areas for redevelopment (in-fill and brownfield developments including buffer zones of the past), unlock land for social and economic development (especially State-owned land), work with the Department of Transport (jobs to people-people to jobs), and strengthen functional linkages with the associated central business districts. 9) Focus will be on the elimination of spatial monotony and the general character of these areas as low-income dormitory suburbs, improving quality of the living environments (including greening the environment), and unlocking township residential property market (through streamlined land transfer and planning processes). This will also apply to areas which have not been covered by formal planning and building regulation processes, as well as the re-development of inner-CBD areas requiring urban renewal. 10) Densely populated rural settlements located around economic development nodes and along development corridors will be prioritised for spatial planning to give them structure and guide their growth and expansion (the planning, design, funding, and construction of alternative transport routes to prevent congestion in existing rural towns).	

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
BREAKING NEW GROUND, 2004	Breaking New Ground (BNG) Policy is the national policy outlook for the development of Sustainable Human Settlements. The Policy aims to promote an integrated society by developing sustainable human settlements and quality housing within a subsidy system for different income groups. Key principles of the BNG policy include: ➤ Integrated subsidized rental and bonded housing ➤ Provide Municipal engineering services ➤ Provide ancillary social amenities in communities ➤ Provide different housing densities and typologies	Identification of relevant human settlement programmes as well as appropriate land for such interventions must be guided by the municipality's spatial logic.
NATIONAL HOUSING CODE (2009)	The National Housing Code (2009) is key human settlements policy document detailing various housing programmes, the criteria for all housing programmes and key responsible agents who are critical in implementing these programmes. This document has been updated since 1994 with the National Housing Code 2000 being a revised and simplified version of the implementation of various housing programmes. In a nutshell: "The National Housing Code, 2009 sets policy principles, guidelines and norms and standards which apply to various housing assistance programmes. The purpose of this guide is to provide an overview of the various housing subsidy instruments. The various Housing subsidy instruments /Programme include: • Integrated Residential Development Programme(IRDP • Upgrading of Informal Settlements Programme(UISP) • Provision of Social and Economic Facilities	

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	• Housing Assistance in Emergency Circumstances • Social Housing Programme • Institutional Subsidies • Community Residential Units Programme (CRU) • Individual Subsidy Programme • Rural Subsidy: Communal & Land Rights • Consolidation Subsidy Programme • Enhanced Extended Discount Benefit Scheme (EEDBS) • Rectification of certain residential properties created under the pre-1999 housing dispensation • Housing Chapters of Integrated Development Plan • Operational Capital Budget (OPS/CAP) • Enhanced Peoples Housing Process, and • Farm residents housing assistance programme	
Integrated Urban Development Framework 2016 (IUDF)	The IUDF is government's policy position to guide future growth management of urban areas. Urbanisation and population growth have been accompanied by rapid spikes of disastrous climate and weather events, shrinking resources, poverty, and inequality. The IUDF notes that about 72% of the country's population will be living in urban areas by 2030. In this context, supporting policies and frameworks are needed to ensure a sustainable process of urbanisation in contrast to 'urbanisation of poverty'.	The SDF needs to align or consider the IUDF strategic goals and policy levers in its spatial proposals.

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	In line with the NDP policy expectations the IUDF's overall outcome is focused on spatial transformation to mark a New Deal for South African cities and towns. It aims to achieve the latter through guiding urban growth and development that is sustainable. This entails compact, well-connected, and coordinated cities and towns. The cities and towns should be inclusive, resilient, and liveable. In pursuit of a programme of spatial transformation, four strategic goals are introduced: 1. Spatial integration: to forge new spatial forms in settlement, transport, social and economic areas. 2. Inclusion and access: to ensure people have access to social and economic services, opportunities, and choices. 3. Growth: to harness urban dynamism for inclusive, sustainable economic growth and development. 4. Governance: to enhance the capacity of the state and its citizens to work together to achieve spatial and social integration. These strategic goals inform the identified nine policy levers which seek to tackle bottlenecks to transformation presented. The following policy levers are critical for the SDF Review: 1. Policy lever 1: Integrated urban planning and management • Essential for coherent development. • Guides investment and encourages prudent use of land and natural resources.	

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	2. Policy lever 2: Integrated transport and mobility • Vital for South Africa’s economic facilitation and growth. • Crucial for strengthening rural-urban linkages. • Contributes to sustainable and efficient dense urban form. 3. Policy lever 3: Integrated sustainable human settlements • Key to addressing the prevailing apartheid geography. • Key to (re)structuring cities towards safe living and working conditions and environment friendly. 4. Policy Lever 4: Integrated urban infrastructure • Promotes universal access to resources for industrial, commercial, and household needs and promotes inclusive growth. • Should be planned in ways that promote efficient, equitable urban form and facilitates access to socio-economic opportunities.	
LIMPOPO INDUSTRIAL MASTER PLAN, 2020 – 2030 (2020)	The plan contains very specific focused economic growth proposals, recognising the Growth Points and supports industrial clusters to be implemented in pursuit of increasing manufacturing activities.	Economic development proposals for industrial support must be aligned to attract relevant support.
LIMPOPO REVITALISATION OF AGRICULTURE AND AGRO-PROCESSING	The goal of the Limpopo Revitalization of Agriculture and Agro-processing Value Chain (RAAVC) Plan is an increased agricultural production that should increase jobs, improve food security and rural livelihoods, job creation, foreign exchange	Economic development interventions related to agriculture sector must be informed by and support this policy to attract relevant government support.

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
VALUE CHAIN PLAN, 2021	earnings through increased exports as well as overall contribution to the provincial socio-economic recovery.	
LIMPOPO MULTI-YEAR HUMAN SETTLEMENTS DEVELOPMENT PLAN, 2019 – 2024	The plan makes a unique proposal, namely, to align human settlements development with other national and provincial initiatives related to spatial targeting, consolidation and prioritised investment for asset poverty alleviation.	Proposals for human settlements development and expansion must follow spatial logic of the SDF.
LIMPOPO TOURISM GROWTH STRATEGY AND IMPLEMENTATION PLAN, 2018/19 – 2023/24	The objective of the strategy is to guide tourism growth and development in Limpopo, diversify the provincial tourism sector, strengthen its economic position and expand the competitiveness of Limpopo as a tourist destination in Southern Africa.	Proposed tourism development interventions must note the provincial strategies and localise them to achieve maximum impact.
LIMPOPO INTEGRATED INFRASTRUCTURE MASTER PLAN, 2017	The plan aims to guide strategic infrastructure integration and prioritisation planning in the province, incusing the institutionalisation support thereof.	Infrastructure planning and expansion proposals must support the overall economic growth trajectory while meeting basic needs of all communities.
LIMPOPO PROVINCIAL LAND TRANSPORT FRAMEWORK, 2016	The Limpopo PSDF, 2016 incorporated the Limpopo Provincial Land Transport Framework, 2016 in its revision. Although the framework is still in place, it is noted that it is currently under review.	Land transport development and expansion must support the connectivity and corridor development at local/ precinct, municipal, regional and inter-regional level.
LIMPOPO GREEN ECONOMY PLAN, 2013	It centres on local production and consumption, efficient use of energy and water, and care of natural and created resources giving everyone the opportunity to	The municipality must identify interventions related to the green economy.

POLICY	KEY FOCUS/ PROVISIONS	APPLICABILITY TO EPMLM SDF
	participate in economic activities. It offers socially and environmentally just solutions to economic exclusion and resource degradation.	
SEKHUKHUNE DISTRICT MUNICIPALITY POLICY	Water Services Development Plan (WSDP) Disaster Management Plan LED Plan	SDF need to align with or consider relevant current conditions (challenges and/or opportunities) and proposals in the said plans in its spatial proposals to the extent that they shall provide detailed sector-specific strategies that will inform, support and be aligned with the spatial proposals to be developed in this process.
EPHRAIM MOGALE MUNICIPALITY POLICIES	LED Strategy Roads Master Plan Electricity Master Plan Marble Hall Precinct Plan Waste Management Plan	
NEIGHBOURING MUNICIPALITIES' SDF'S	Dr. JS Moroka & Nkangala District Lepelle LM and Capricorn District Modimolle-Mookgopong & Waterberg District Makhuduthamaga & Elias Motswaledi LM	To ensure horizontal alignment to the extent that some of their spatial strategies, proposals and projects may affect EPMLM.

The provisions of other statutes and policies not specifically mentioned above shall also be considered when relevant strategies are being developed to ensure full alignment of the SDF and therefore a comprehensive framework for spatial planning and land use decision-making.

This review was conducted by:



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