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<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABET</td>
<td>Adult Basic Education Training</td>
</tr>
<tr>
<td>AIDS</td>
<td>Acquired Immune Deficiency Syndrome</td>
</tr>
<tr>
<td>ASGISA</td>
<td>Accelerated and Shared Growth Initiative for South Africa</td>
</tr>
<tr>
<td>CBD</td>
<td>Central Business District</td>
</tr>
<tr>
<td>CIF</td>
<td>Capital Investment Framework</td>
</tr>
<tr>
<td>DFA</td>
<td>Development Facilitation Act</td>
</tr>
<tr>
<td>DITP</td>
<td>District Integrated Transport Plan</td>
</tr>
<tr>
<td>DME</td>
<td>Department of Minerals and Energy</td>
</tr>
<tr>
<td>EMF</td>
<td>Environmental Management Framework</td>
</tr>
<tr>
<td>EMP</td>
<td>Environmental Management Plan</td>
</tr>
<tr>
<td>ESKOM</td>
<td>Electricity Supply Commission (ESCOM)</td>
</tr>
<tr>
<td>EPWP</td>
<td>Extended Public Works Programme</td>
</tr>
<tr>
<td>GDP</td>
<td>Gross Domestic Product</td>
</tr>
<tr>
<td>GGP</td>
<td>Gross Geographic Product</td>
</tr>
<tr>
<td>GSDM</td>
<td>Gert Sibande District Municipality</td>
</tr>
<tr>
<td>GVA</td>
<td>Gross Value Added</td>
</tr>
<tr>
<td>IDP</td>
<td>Integrated Development Plan</td>
</tr>
<tr>
<td>ISRDS</td>
<td>Integrated Sustainable Rural Development Strategy</td>
</tr>
<tr>
<td>LED</td>
<td>Local Economic Development</td>
</tr>
<tr>
<td>LM</td>
<td>Local Municipality</td>
</tr>
<tr>
<td>LUMS</td>
<td>Land Use Management Systems</td>
</tr>
<tr>
<td>MDGs</td>
<td>Millennium Development Goals</td>
</tr>
<tr>
<td>MDRT</td>
<td>North West Department of Roads and Transport</td>
</tr>
<tr>
<td>MLL</td>
<td>Minimum Living Level</td>
</tr>
<tr>
<td>MPCC</td>
<td>Multi-Purpose Community (Service) Centre</td>
</tr>
<tr>
<td>MPGDS</td>
<td>North West Provincial Growth and Development Strategy</td>
</tr>
<tr>
<td>MPISF</td>
<td>North West Provincial Integrated Spatial Framework</td>
</tr>
<tr>
<td>MTPA</td>
<td>North West Tourism and Parks Agency</td>
</tr>
<tr>
<td>MRDP</td>
<td>North West Rural Development Programme</td>
</tr>
<tr>
<td>MSA</td>
<td>Municipal System Act</td>
</tr>
<tr>
<td>MTA</td>
<td>North West Tourism Authority</td>
</tr>
<tr>
<td>MTGS</td>
<td>North West Tourism Growth Strategy</td>
</tr>
<tr>
<td>NATMAP</td>
<td>National Transportation Master Plan</td>
</tr>
<tr>
<td>NSDP</td>
<td>National Spatial Development Perspective</td>
</tr>
<tr>
<td>OL EMF</td>
<td>Olifants Letaba Environmental Management Framework</td>
</tr>
<tr>
<td>PGDS</td>
<td>Provincial Growth and Development Strategy</td>
</tr>
<tr>
<td>RIDS</td>
<td>Regional Industrial Development Strategy</td>
</tr>
<tr>
<td>SARCC</td>
<td>South African Rail Commuter Corporation</td>
</tr>
<tr>
<td>SDA</td>
<td>Strategic Development Area</td>
</tr>
<tr>
<td>SDF</td>
<td>Spatial Development Framework</td>
</tr>
<tr>
<td>SMME</td>
<td>Small Medium and Micro Enterprises</td>
</tr>
<tr>
<td>SoER</td>
<td>State of Environment Reporting</td>
</tr>
<tr>
<td>SWOT</td>
<td>Strengths, Weaknesses, Opportunities and Threats</td>
</tr>
</tbody>
</table>
1 INTRODUCTION

1.1 Background

Spatial planning in contemporary South Africa aims to promote sustainable growth and development, including the reintegration of towns and settlements and encouraging the establishment of viable communities. This aim has come about after the first national democratic elections during 1994, signalling a new era for planning. Consequently, a number of priority interventions were established to address the inherited developmental challenges. These included:

- Organisational restructuring;
- Financial viability improvement;
- Social upgrading and upliftment;
- Spatial restructuring;
- Service and infrastructure upgrading; and
- Economic development and job creation.

In an attempt to specifically deal with the spatial restructuring component in an integrated manner, and to comply with Chapter 5 of the Municipal Systems Act (2000), local authorities embarked on a process of formulating Spatial Development Frameworks (SDFs) for their areas of jurisdiction as part of their Integrated Development Plans (IDPs).

In essence, the Bushbuckridge LM SDF was compiled using the directives pertaining to the contents of a Spatial Development Framework as stipulated in Government Gazette No. 22605 and which reads as follows:

(a) to give effect to the principles of land development as contained in chapter 1 of the Development Facilitation Act (Act 67 of 1995);
(b) to set out objectives that reflect the desired spatial form of the municipality;
(c) to contain strategies and policies regarding the manner in which to achieve the objectives referred to above, which strategies and policies must:
- indicate desired patterns of land use within the municipality;
- address the spatial reconstruction of the municipality; and
- provide strategic guidance in respect of the location and nature of development within the municipality;
(d) to set out basic guidelines for a land use management system in the municipality;
(e) to set out a capital investment framework for the municipality's development programmes;
(f) to contain a strategic assessment of the environmental impact of the spatial development framework;
(g) to identify programmes and projects for the development of land within the municipality;
(h) to be aligned with the Spatial Development Frameworks reflected in the Integrated Development Plans of neighbouring municipalities; and
(i) to provide a visual representation of the desired spatial form of the municipality, which representation -
- will indicate where public and private land development and infrastructure investment should take place,
- will indicate desired or undesired utilisation of space in a particular area,
- will delineate the urban area,
- will identify areas where strategic intervention is required; and
- will indicate areas where priority spending is required.

In other words, a Spatial Development Framework is not a one dimensional colour-only map or plan. It is an intention to arrange development activities, and the built form in such a manner that it can accommodate ideas and desires of people without compromising the natural environment, and the way services are delivered.

The Land Development Principles as contained in Chapter 1 of the Development Facilitation Act referred to above (see paragraph (a)) are the following:

- Promote the integration of the social, economic, institutional and physical aspects of land development;
- Promote integrated land development in rural and urban areas in support of each other;
- Promote the availability of residential and employment opportunities in close proximity to, or integrated with each other;
- Optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;
- Promote a diverse combination of land uses;
- Discourage the phenomenon of “urban sprawl” in urban areas and contribute to the development of more compact towns and cities;
- Contribute to the correction of the historically distorted spatial patterns of settlement in the Republic;
- Encourage environmentally sustainable land development practices and processes;
- Promote land development which is within the fiscal, institutional and administrative means of the Republic;
- Promote the establishment of viable communities;
- Meet the basic needs of all citizens in an affordable way; and
- Ensure the safe utilisation of land by taking into consideration factors such as geological formations and hazardous undermined areas.

The above principles provided, and still provide, the broad policy framework of National Government within which all provincial and local authorities have to conduct their day-to-day affairs.

In recent years there has been a renewed focus on rural development, and its particular challenges. Rural South Africa is faced with conditions that are widely associated with rural areas around the world, such as high levels of poverty, constrained incomes due to economies that are not sufficiently vibrant, and sparse populations. Furthermore, to add to the already dire situation, South Africa has some unique features and development challenges derived from the legacy of planned economic marginalisation. Section 3.1 further elaborates on rural-specific policies applicable to the Bushbuckridge area.

The national Land Use Management Bill of South Africa puts forward principles to influence spatial planning, land use management and land development. It also provides for national and regional land use frameworks as well as provincial and municipal frameworks, implying that a package of plans from national to municipal level must be undertaken to direct land use management, while providing for uniform regulation of land use management.
The general principle endorsed by this Bill is that spatial planning, land use management and land development must promote and enhance –

- Equality;
- Efficiency;
- Integration;
- Sustainability; and
- Fair and good governance.

These aspects form the essence of the principles promoted by the Development Facilitation Act, 67 of 1995 and Municipal Systems Act, 32 of 2000 and would result in a radical change as far as the mechanisms pertaining to land use management and land use applications are concerned.

From the above it becomes evident then, that development in South Africa is guided and directed by a wide range of legislation, policies and plans. Although these operate at various levels (i.e. national, provincial, and local), they share a common vision and purpose – to promote compact, high density cities and towns, and to correct the historically distorted spatial patterns of settlements emanating from the past; also to promote a diverse combination of land uses where residential and employment opportunities are in close proximity, and to see to the establishment of viable communities.

The Bushbuckridge SDF must be aligned to this system seeing as the local municipality serves the predominantly rural community of Bushbuckridge and thus impacts greatly on the success (or failure) of the implementation of all government spheres' spatial plans/ frameworks.

1.2 Study Area

*Figure 1 and 2 reflect the Bushbuckridge Local Municipality in the context of the Ehlanzeni District Municipality and in local context respectively. The area of jurisdiction of the Bushbuckridge Local Municipality also represents the boundary of the study area.*

In national context, the Bushbuckridge Municipality is located in the Mpumalanga Province and forms the north-eastern extents of the Ehlanzeni District.

Bushbuckridge hosts a population of approximately 720,000 people (34% of the Ehlanzeni District population).

To the east the area is bordered by the Kruger National Park, to the south by Mbombela Local Municipality; to the west by Thaba Chweu Local Municipality; and to the north by Maruleng Local Municipality located in the Limpopo Province.

The Bushbuckridge area is renowned for its agricultural and tourism attractions. In fact, Bushbuckridge can be called the gateway to the major tourism attractions in Mpumalanga and the south eastern part of Limpopo Province. Specifically, the area provides a link to economically viable centres in the Lowveld like Hazyview, Hoedspruit, Pilgrims Rest and Graskop.

Only about 9% of the municipality’s population lives in urban centres. Small rural villages comprise 29% of the population, while dense rural villages represent the remaining 61%. Two of the four largest centres, Acornhoek and Bushbuckridge, are located along the R40 that traverses the western extents of the municipal area from north to south (see Figure 2). The majority of settlements are located along this north-south axis, apart from a second cluster of settlements that can be found...
BUSHBUCK RIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

along a loop road formed by local roads through the eastern parts of the municipal area. Thulamahashe and Mkhuhlu, also two large centres, are located along this loop. Finally, the far-eastern extents of the municipal area are dotted with small rural settlements.

The Municipality has a number of challenges including high levels of poverty (84% of the population earn less than R1300 per household per month) and illiteracy, high unemployment rate, crime, backlog of service delivery, skills shortage, rural character, HIV/AIDS epidemic, the lack of adequate access to basic services (especially health and education), high numbers of under-24 year olds (65%), and also the unregulated influx of Somali, Ethiopian and other foreign nationals.

Importantly, the Municipality was declared a presidential rural nodal point in 2001, in other words it is a priority investment area for infrastructural and social investment and interventions in rural South Africa.

1.3 Study Objective

This project encompasses the preparation of a strategic and detailed Spatial Development Framework (SDF), as prescribed by law, for the Bushbuckridge Local Municipality.

The SDF will translate the Integrated Development Plan of the Municipality into spatial principles and strategies. The SDF furthermore needs to focus on integrating the fragmented spatial structure of Bushbuckridge, and ensure that all communities have equitable access to vital services. It should also contribute towards ensuring that economic, cultural, recreational and educational activities and opportunities reach communities in dispersed rural areas in an efficient manner. Key to this will be to align the SDF to national initiatives like the CRDP initiative spearheaded by the Department of Rural Development and Land Reform, as well as other initiatives undertaken in the rural parts of Bushbuckridge by major stakeholders.

The primary aims and objectives of the SDF can thus be summarised as follows:

- To create a spatially based policy framework whereby change, needs and growth in the Bushbuckridge Local Municipal area are to be managed positively to the benefit of everyone. It should focus on how land should be used within the broader context of protecting the existing values of the Bushbuckridge Local Municipal area i.e. tourism destination, rich historical and cultural area;
- To improve the functioning of the local urban and rural, as well as the natural environmental systems;
- Identification of local opportunities for future urban/rural development, and natural environmental conservation, and make recommendations as to where and how development of the open space system should be managed;
- To establish strategies and policies to achieve the desired spatial form i.e. movement and linkage systems, open space system, activity system, overall land use pattern etc.

Apart from the above, the SDF also needs to guide and inform the following:

- Direction of growth;
- Major movement routes;
- Special Development Areas for targeted management to redress past imbalances;
The project was conducted in four phases, as illustrated in the diagram overleaf. (This document represents the preliminary results of Phase 1 up to 4).
2 SPATIAL INTERPRETATION OF THE BUSHBUCKRIDGE IDP

2.1 Municipal Vision and Mission

Vision

Bushbuckridge Local Municipality strives for developmental and prosperous life for all.

This supports the vision of the Ehlanzeni District Municipality of being “The best performing district municipality of the 21st century”.

Mission

Through accountability, transparency and responsible governance, the municipality commits itself to provide affordable and sustainable services by enhancing community participation.

The municipal mission is supported by the District Mission, namely “Ehlanzeni District Municipality shall strive to excel in planning, co-ordination and support for our Local Municipalities in consultation with all stakeholders to ensure the best standard of living for all”.

Municipality Core Values

- Accountability
- Transparency
- Responsible governance
- Efficient service delivery

The table below presents a summary of Bushbuckridge Municipality’s goals and related Strategic Objectives as presented in the Bushbuckridge IDP 2010/11.

Table 1: Municipal Goals and Strategic Objectives

<table>
<thead>
<tr>
<th>Municipal Goals</th>
<th>Strategic Objectives</th>
</tr>
</thead>
</table>
| Goal 1: Ensuring integrated development planning for the municipality as a whole. | • Strengthen existing IDP structures.  
• Improve the IDP and budget planning process. 
• Ensure implementation of IDP priorities. 
• Allocate available funds to identified priorities on a Multi-Year Plan. 
• Promote Public-Private-Partnerships to ensure implementation of tourism and LED strategy. |
| Goal 2: Promoting bulk infrastructural development and services for the municipality as a whole. | • Conduct research and development on existing and future infrastructure development and services. 
• Solicit additional funding for infrastructural development and services. 
• Monitoring the implementation of capital projects and services. |
| Goal 3: Building the capacity of BLM to perform its functions and exercise its powers where such capacity is lacking. | • Assess the capacity of Bushbuckridge Local Municipality. 
• Provide support to regional offices. 
• Strengthen inter governmental relations. |
| Goal 4: Promoting the equitable distribution | • Conduct constant monitoring of municipal |
of resources between all wards in the municipal area to ensure appropriate levels of municipal services within the areas.

<table>
<thead>
<tr>
<th>Goal 5: Building a modern and performance driven municipality.</th>
<th>services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Implement performance management system.</td>
<td>• Facilitate appropriate response for identified priority needs.</td>
</tr>
<tr>
<td>• Create awareness and buy-in to BLM strategy.</td>
<td>• Improve communication strategy.</td>
</tr>
<tr>
<td>• Continuous assessment and staff development through PMS.</td>
<td>•</td>
</tr>
</tbody>
</table>
Tourism development
Available land for development
Skills development.

- Roads, Streets and Bridges:
  - Opening of streets
  - Rehabilitation and maintenance of streets
  - Re-gravelling and grading.

Additional challenges facing the Bushbuckridge Municipality include the following:

- Lack of a development strategy for the municipal area based on a proper land audit.
- Lack of effective debt collection and revenue generating strategies.
- Lack of strategy to attract skilled labour force and to retain the skilled personnel.
- Inadequate health facilities and poor supply of medicines to clinics.
- Lack of a reliable and structured waste management plan for waste disposal in the area.

The Local Municipality is relatively well capacitated/ prepared regarding Institutional Plans and Sector Strategies, even though a few of these are still in draft form. Three sectoral plans are however lacking, namely a Disaster Management Plan, an Integrated Transport Plan, and a Comprehensive Infrastructure Plan. In these instances the LM utilises the related Ehlanzeni District Sector Plans.

As mentioned, the entire Bushbuckridge Municipality has been identified as an ISRDP/ Presidential node. In other words the area is prioritised for special development initiatives and funding from National Government for infrastructure investment.

Figures 3.1 to 3.5 provide a spatial representation of the projects listed in the municipal IDP (2010/11), according to different sectors. From the figures it is obvious that there is a concentration of infrastructure projects in the specifically Thulamahashe, Mkhuhlu, Bushbuckridge/Dwarsloop, Acornhoek, Hluvukani, Lillydale, Calcutta A, and Marite.

Finally, the table below presents a SWOT analysis of the BBR municipal environment, as contained in the IDP.

<table>
<thead>
<tr>
<th>MUNICIPAL EXTERNAL ENVIRONMENT</th>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The area is located in close proximity to the world famous Kruger National Park, the Maputo sub-corridor and forms part of the Canyon to Kruger biosphere, which makes it attractive for tourism.</td>
<td>Poor public road infrastructure, facilities and pedestrian access, to enable service delivery and economic development.</td>
</tr>
<tr>
<td></td>
<td>The Municipality has a potential for developing the local economic hub through our indigenous wealth in the form of agricultural farming and tourism.</td>
<td>Lack of unified marketing strategy which limit agricultural development.</td>
</tr>
<tr>
<td></td>
<td>The municipality has diversified skills and a labour force base to enable growth and development.</td>
<td>Lack of appropriate communication systems.</td>
</tr>
<tr>
<td></td>
<td>Decentralised service delivery points in the form of the eleven regional offices.</td>
<td>Lack of economic hub or development centre.</td>
</tr>
<tr>
<td></td>
<td>Potential to develop economic hubs in areas such as Mkhuhlu, Acornhoek, Thulamahashe and Dwarsloop.</td>
<td>Lack of land tenure strategy to facilitate development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Poor involvement and benefits in tourism for the local communities.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lack of development of retention strategy.</td>
</tr>
</tbody>
</table>
### Opportunities
- Proximity to Kruger National Park.
- Potential to multi-cultural indigenous tourism points.
- Existence of a number of public and private owned game and nature reserves for eco-tourism development.
- Potential for economic growth through agriculture.

### Threats
- HIV/ AIDS pandemic.
- Global warming and climate change.
- High unemployment rate.
- Migrant labour.
- Uncoordinated land use.
- Crime.
- Poverty.
- In-migration.

The Ehlanzeni District Municipality has a strong focus on industrial and tourism development to grow the economy in the Region. However, proportionately the Bushbuckridge economy contributes little in terms of industry and tourism. Yet, the Municipality contributes the greatest amount to the agricultural sector of the District economy. BLM (together with other precincts in the Ehlanzeni District) form the second largest citrus producing area in the country. As far as tourism opportunities in BLM are concerned, the area forms the gateway to economically viable tourism centres in the Lowveld like Hazyview, Hoedspruit, Pilgrims Rest and Graskop.

### Neighbourhood Development Partnership Grant (NDPG) (2008)

The Neighbourhood Development Partnership Grant was announced by the Minister of Finance in his budget speech on 15 February 2006. The NDPG is a conditional grant to municipalities through the Division of Revenue Act (DORA). The primary focus of the grant is to stimulate and accelerate investment in poor, under-served residential neighbourhoods such as townships by providing technical assistance and grant financing for municipal projects that have a distinct private sector element.

The Vision of the NDPG is “Improved quality of life for township residents through economically viable and sustainable township nodes, general township improvements, and internal and external linkages”.

The Bushbuckridge Local Municipality has received an amount of R220 million for the following six urban renewal and regeneration projects in terms of the NDPG:

1) Bushbuckridge CBD
2) Mavijan
3) Acornhoek
4) Dwarsloop
5) Mkhuhlu
6) Shatale

Although the exact nature of the projects to be implemented in these six areas are not clear at present (see Annexure B1 and B2), it is encouraging to note that these projects are aligned to the priority areas as defined in the previous (2005) SDF of the Municipality (as reflected on Figure 4).

### Bushbuckridge Urban Renewal Project: 18 February 2010

Bushbuckridge is one of the 23 Nodal Points identified and prioritised for development by the President of the Republic of South Africa in 2001. Consequently, the Bushbuckridge Local Municipality launched a “super” development programme, the Bushbuckridge Urban Renewal Project, by the end of 2004 with the aim to kick-start development in its area.
After a comprehensive and participatory planning process the Project was launched and a few projects have already been implemented in Maviljan 525 KU during the financial year of 2009/2010. These include the R40 and R533 Boulevard Development Projects, Bushbuckridge Tourism Information Centre, and Bushbuckridge Traffic Station.

The successful implementation of the Bushbuckridge Urban Renewal Project will open up many opportunities to the local community as well as reduce the poverty, unemployment and crime rates that currently characterize the area.

Pending projects of the Bushbuckridge Urban Renewal Programme (and related projects that need to be coordinated and integrated) are listed below.

Table 2: Bushbuckridge Urban Renewal Priority Projects

<table>
<thead>
<tr>
<th>Urban Renewal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Inyaka Dam Development and related projects: part of the Maviljan Development/Urban Renewal Project area.</td>
</tr>
<tr>
<td>2. Township Regeneration Strategy for BLM: the whole Bushbuckridge Local Municipality, including Maviljan Urban Node.</td>
</tr>
<tr>
<td>3. Projects still to be accommodated within the Urban Centre:</td>
</tr>
<tr>
<td>• Clinic</td>
</tr>
<tr>
<td>• Heritage, Museum and Cultural Village/ Centre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Bushbuckridge Shopping Centre Renovation and Extension: existing Shopping Centre and New Site opposite to it and adjacent to the R40 Road.</td>
</tr>
<tr>
<td>Phase 1: Renovation of the existing Bushbuckridge Shopping Centre.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase 2: Construction of the New Shopping Complex.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Informal Market Stalls and Development: part of Old Mutual Complex Renovations (Phase 1 Development).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. R40 Boulevard Development Project: along R40 Road, within Bushbuckridge Inner City.</td>
</tr>
<tr>
<td>9. R533 Graskop Road Boulevard Development Project: along R533 Road, within the Bushbuckridge Inner City.</td>
</tr>
<tr>
<td>10. R40 By-pass/Ring Road: joining R40 to MP Stream.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing</th>
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</table>

<table>
<thead>
<tr>
<th>Engineering Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. Maviljan Stormwater and Drainage Project: along R533 Road, within the Bushbuckridge Inner City.</td>
</tr>
<tr>
<td>13. Energy Centre: Mphenyatsatsi area, part of Maviljan Development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. Town Hall and Library: part of Thusong Service Centre, within Municipal Precinct.</td>
</tr>
<tr>
<td>16. Community Hall and Day-care Centre: part/adjacent to Bushbuckridge</td>
</tr>
</tbody>
</table>
Secondary School and Maviljan Regional Offices.

17. Thabakgotla/ House of Traditional Authorities of Bushbuckridge: part of Thusong Service Centre, within Municipal Precinct.

18. Mapulaneng New Police Station: area behind existing GNT Bus Depot and opposite to Mapulaneng Magistrate Court.


20. Light industries, emergency centre, and fire-station site: towards Dwarsloop.


22. Radio Bushbuckridge New Station: next to Tourism Information Centre, opposite to Twin Cities Shopping Centre.

Tourism

23. Tourism Information Centre: new site opposite to Twin Cities Shopping Centre on the way to Khanyisa Nursing College.

2.3 Conclusive Summary

According to the BBR IDP (2010/11) the Bushbuckridge Local Municipality is largely rural in nature, and many of the challenges faced stem from this rural character, namely lack of basic service delivery and of economic opportunities (and skills). However, the municipal area is strategically located via the regional road network which poses the potential to form the gateway to tourism centres in the Lowveld. The Municipality’s agricultural sector also performs very well, with especially citrus production contributing greatly to the District economy.

The IDP does not have a very strong central spatial rationale. It is not based on the SDF and projects are allocated in an ad hoc fashion. There is some clustering of spending taking place at the main nodes of Bushbuckridge, Acornhoek, Thulamahashe and Mkhuhlu but it does not seem to have been planned as such.

The Bushbuckridge Municipality has been identified as one of 23 presidential nodes country-wide. Current initiatives in the area also include six Neighbourhood Development Partnership Grant Projects as well as the Bushbuckridge Urban Renewal Project comprising about 23 individual projects.

3 SPATIAL ANALYSIS OF THE CURRENT REALITY

3.1 National, Provincial, and District Policy Directives

3.1.1 National Spatial Development Perspective (NSDP)

The NSDP of South Africa broadly embraces the principle of identifying priority areas around which to concentrate investment and service delivery in order to maximise the economic and social impact/benefit of investment. The NSDP puts forward the following five principles to spatially guide development decisions and investment priorities throughout the country:

- **Principle 1**: Economic growth is the prerequisite for the achievement of other policy objectives such as poverty eradication and equitable development.
- **Principle 2**: Government infrastructure investment – beyond basic service delivery – will be in areas of high development potential or economic growth.
Focusing future settlement and economic development opportunities into activity corridors and nodes adjacent to, or linked to main growth centres.
- Rather increase the footprint of existing urban areas through incremental development and densification than to initiate new Greenfield developments far removed from all existing infrastructure and economic activity.

- **Principle 3:** Efforts to address inequalities should focus on people and not places.
- **Principle 4:** Areas with high levels of poverty and high development potential should receive investment beyond basic services to exploit this potential.
- **Principle 5:** Areas with high levels of poverty and low development potential should receive investment to provide basic services as well as social transfers, HRD, and labour market information.

### 3.1.2 Integrated Sustainable Rural Development Strategy (ISRDS)

Supplementary to the principles contained in the NSDP, national government launched the ISRDS which is designed to realise a vision for the rural areas in South Africa to ‘attain socially cohesive and stable rural communities with viable institutions, sustainable economies, and universal access to social amenities, able to attract and retain skilled and knowledgeable people, who are equipped to contribute to growth and development’. Translated, the strategy simply presents an opportunity for South Africa’s rural people to realise their own potential and more fully contribute to their local upliftment and the economy.

The principles behind the ISRDS are:

- **Rural development:** is multi-dimensional and much broader than poverty alleviation through social programs and transfers; it places emphasis on changing environments to enable poor people to earn more, invest in themselves and their communities and contribute toward maintenance of key infrastructure; a successful strategy will make people less poor, rather than more comfortable in their poverty.
- **Sustainable:** is derived from increased local growth, and where rural people care about success and are able to access resources to keep the strategy going.
- **Integration:** is complex and requires effective co-ordination across traditional sectors in all levels of government; the integrated Development Plan (IDP) process will establish a primary locus of integration at municipal level.
- **Rural Safety Nets:** are still needed, and South Africa is exceptional amongst developing countries in that many of the key programs of social assistance extend to rural people and prevent much hardship.

Apart from the abovementioned principles, the ISRDS also provides the following strategic pointers in respect of spatial development planning:

- Planning should aim for comprehensive regional development where urban settlements form an integral part of the strategy.
- Supporting a population development strategy that enhances the choices open to women, that constructively engages the youth in all communities and that provides for accessible health facilities and the possibility for lifelong learning.
- Planning should ensure that levels of inequality in living standards and access to basic services between rural and urban areas are reduced.
Importantly, the basic focus within rural areas should be to provide only the constitutionally mandated minimum level of services in a financially sustainable manner. 

- Supporting commercial farming and the exploitation of export markets for agriculture. Furthermore, the marginalisation of agriculture, particularly in the former homelands, needs to be addressed.
- Creating markets for rural products and integrating markets through appropriate infrastructure investments.
- Exploiting areas of mineral potential in a sustainable manner.
- Promoting tourism that enhances and protects the natural environment.

The aforementioned principles and strategic pointers are vital to the sustainable development of the Bushbuckridge municipal area, as it comprises an extensive rural environment. Finally, the ISRDS delineated Rural Development Nodes/Presidential Priority Nodes (Bohlabela Nodes) for development as depicted on Figure 5. These nodes, including Bushbuckridge LM, are priority areas for infrastructure investment.

### 3.1.3 Comprehensive Rural Development Programme (CRDP)

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

Essentially, the CRDP is aimed at being an effective response to poverty alleviation and food insecurity by maximizing the use and management of natural resources to create vibrant, equitable and sustainable rural communities. The strategic objective of the CRDP is therefore to facilitate integrated development and social cohesion through participatory approaches in partnership with all sectors of society.

The ultimate vision of the CRDP to “create vibrant, equitable and sustainable rural communities is to be achieved through a three-pronged strategy (see Figure 5) based on:

1. A coordinated and integrated broad-based agrarian transformation;
2. Strategically increasing rural development; and
3. An improved land reform programme.

The objectives of each of the three strategic thrusts constituting the CRDP’s strategy thought applicable to the formulation of a SDF for the District include:

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

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

3. Land Reform
• Promoting restitution, tenure reform, and redistribution in a sustainable manner.
• Increased access to land by previously disadvantaged people.
• Establishing Agri-villages for local economic development on farms.
• Up-to-date information pertaining to land claims.
• Providing reliable and efficient property (deeds) registration systems.
• Contributing to economic growth and housing development by providing government and private agents with essential land information in order to engage in planning as well as economic transactions.
• Providing spatial planning information and services to local municipalities and other public or private institutions that may require these services for development purposes.

Critical issues which need to be addressed through or in the process of the CRDP include:

- Unemployment
- Lack of public transport
- Poor roads
- Lack of support in Agriculture
- Lack of Schools
- Lack of Electricity
- Lack of service delivery from both local government and provincial government
- Lack of recreation facilities and opportunities for cultural activities
- Difficult to access social grants
- Crime
- Lack of clean water
- Children refuse to go to school
- Chronic diseases
- Government officials not properly trained (nurses, police, teachers)
- Need advice from government on running small businesses
- No child care facility

The Bushbuckridge municipal area does not form part of any of the major functional urban areas of South Africa, but it rather represents one of the poverty concentrations in the country with very limited evidence of economic activity in the area. As stated previously it is one of the rural nodes identified in terms of the ISRDS as indicated on Figure 6.
3.1.4 Mpumalanga Rural Development Programme (MRDP)

The Mpumalanga Rural Development Programme (MRDP) was established in 2001, co-ordinated by the office of the Premier and technically supported by the German Technical Cooperation (GTZ) and the German Development Service (DED). The main objective of the Programme is to contribute towards an “improvement of the social and economic situation of the rural poor”. The programme focuses on the creation of income and employment in rural areas.

The key concepts of the programme include:

- **Self reliance/empowerment**: strengthen the self-help capabilities of the communities and emphasise development planning;
- **Economic growth**: encourage local economic development, employment and income generation through the promotion of small and micro-sized rural enterprises and the participation of the private sector;
- **Sustainability**: improve viable and sustainable natural resource utilisation;
- **Outreach**: upgrade and broaden the facilitation of government services to the impoverished;
- **Capacity building**: strengthen, advise and train service providers;
- **Innovation**: develop innovative concepts for public service delivery;
- **Mainstream**: get innovations on track;
- **Coping with HIV/AIDS**: plan, design and implement relevant strategies in order to cope with HIV/AIDS; and
- **Stakeholder participation**: ensuring participation by all concerned.

3.1.5 Sustainable Human Settlements – Breaking New Ground (BNG)

The policy document, *Breaking New Ground: A Comprehensive Plan for the Development of Sustainable Human Settlements* was published by the National Department of Housing. Considering the scale or level of detail at which spatial planning occurs for a local municipality, the following directives provided by the policy were deemed applicable to the formulation of a SDF for the BBR area:

- Citizens should live in safe and secure environments, and have adequate access to economic opportunities, a mix of safe and secure housing, and tenure types, reliable and affordable basic services, educational, entertainment and cultural activities, and health, welfare and police services.
- Ensure the development of compact, mixed land use, diverse, life-enhancing environments.
- Ensure that low-income housing is provided in close proximity to areas of opportunity.
- Integrate previously excluded groups into the city, and the benefits it offers, and to ensure the development of more integrated, functional and environmentally sustainable human settlements, towns and cities. The latter includes densification.
- The multi-purpose cluster concept should be applied to ensure the sustainable provision of primary municipal facilities, such as parks, playgrounds, sports fields, crèches, community halls, taxi ranks, satellite police stations, municipal clinics, and informal trading facilities.
3.1.6 Mpumalanga Provincial Growth and Development Strategy (MPGDS)

Another important government initiative implemented during the past few years is the Provincial Growth and Development Strategy programme. The Provincial Growth and Development Strategies were compiled within the parameters set by the National Spatial Development Perspective (NSDP), as well as the Integrated Sustainable Rural Development Strategy (ISRDS) as defined by national government.

A Provincial Growth and Development Strategy (PGDS) is a ‘strategic and integrated provincial development plan that provides direction and scope for province-wide development programmes and projects, within the context of a long-term perspective and taking into consideration resources available and constraints’. Furthermore, a PGDS provides ‘a spatially referenced framework for both public and private sector investment, indicating areas of opportunity and development priorities and enabling intergovernmental alignment’. It is thus essential that this SDF be compatible with the issues and directives emanating from the MPGDS.

Having said that, Mpumalanga Province has identified six ‘Priority Areas of Intervention’ as part of the PGDS, namely:

- **Economic Development** (i.e. investment, job creation, business and tourism development and SMME development);
- **Infrastructure Development** (i.e. urban/ rural infrastructure, housing and land reform);
- **Human Resource Development** (i.e. adequate education opportunities for all);
- **Social Infrastructure** (i.e. access to full social infrastructure);
- **Sustainable Environmental Development** (i.e. protection of the environment and sustainable development); and
- **Good Governance** (i.e. effective and efficient public sector management and service delivery).

Following from the above, the Mpumalanga PGDS (2004) delineated six principles to guide and direct planning initiatives:

- **Using indigenous resources to create jobs** – recognising that agriculture and tourism sectors have the potential to create and employ large numbers of relatively workers, including the low-skilled in Mpumalanga. This will include land reform and restoration processes, targeting small farmers, environmental rehabilitation and ecotourism, heritage and culture, and exploration of biofuel opportunities.
- **Supporting the industrial and service sectors to create jobs** – to accelerate changes in the provincial economy towards one that is more inclusive and equitable needs support and diversified economic sectors with potential to create jobs such as ICT; agriculture and forestry beneficiation; mining; energy; construction; transport; trade, finance and community services. This will also be achieved by strengthening institutional relationships among state agencies, and regional cooperation with neighbouring provinces and countries.
- **Reducing the impact of poverty through social services** – due to low levels of formal employment opportunities in the province as a result of the current level of economic growth requires support and targeting poverty relief initiatives, allocation of grants to qualifying individuals, families or
households, and exploiting job opportunities through programmes such as EPWP.

- **Enhancing social cohesion and developing human capital** – by targeting electronic communication, state procurement policies and the informal sector; introduction of transversal initiatives such as developing and improving the training and education sector in the province; investing in specialised and technical skills required in the economy; providing security and safety; targeting sports and recreational facilities to create an integrated and cohesive society.

- **Strengthening sustainable development** – through sustainable use of the environment. This priority targets environmental economics, environmental planning and education, protection of biomes, water management, renewable energy, pollution and land use management systems.

- **Maximising the provincial benefits from the mining and energy sectors** – through beneficiation of mineral and natural resources while mitigating any environmental impact.

- **Governance and spatial integration** – the need for a highly skilled workforce at all levels of service delivery in government; ensuring that spatial and integrated development planning takes place at all three spheres of government; strengthening of monitoring and evaluation, policy making and alignment of provincial priorities.

These are still applicable to Mpumalanga Province, but they have now been integrated and incorporated into the reviewed PGDS (2008) as two principles supported by four pillars/ themes.

The newly delineated principles and themes of the Mpumalanga PGDS are summarized below. Notably, each theme proposes specific pioneering projects, supporting options and existing government programmes with which to address key provincial priorities identified (see the MPGDS for details regarding these projects and programmes).

**Principle 1: Good Governance**

The principle of good governance requires institutions such as the Bushbuckridge Municipality to provide responsive, effective and efficient services (or goods) within the applicable accounting and transparency regimes.

In respect of improving institutional efficiency and effectiveness of government (i.e. inter-governmental planning), and ensuring that there is sustainable growth and development in the Province, the PGDS has specifically adopted the goals set by the United Nation’s Millennium Development Goals (MDGs) (see Table 3).

<table>
<thead>
<tr>
<th>NO</th>
<th>GOAL</th>
<th>NO</th>
<th>TARGETS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Eradicate extreme poverty and hunger.</td>
<td>1</td>
<td>Halve, by 2015, the proportion of people whose income is less than $1 a day.</td>
</tr>
<tr>
<td>2</td>
<td>Halve, by 2015, the proportion of people who suffer from hunger.</td>
<td>2</td>
<td>Ensure that, by 2015, children everywhere, boys and girls alike, will be able to complete a full course of primary schooling.</td>
</tr>
<tr>
<td>3</td>
<td>Achieve universal primary education.</td>
<td>3</td>
<td>Eliminate gender disparity in primary and secondary education, preferably by 2005, and in all levels of education no later than 2015.</td>
</tr>
<tr>
<td>4</td>
<td>Promote gender equality and empower women.</td>
<td>4</td>
<td>Reduce by two-thirds, by 2015, the under-five</td>
</tr>
</tbody>
</table>
Principle 2: Spatial Planning

Spatial planning requires spatially referenced data and a complementary spatial analysis of the issues within a municipal area. This needs to be expanded to include the high-level spatial interactions and linkages both within a municipal area and its neighbours, including corridor development and national infrastructure development plans. The result should be integrated SDFs that support the PGDS and is aligned with all neighbouring municipal SDFs.

<table>
<thead>
<tr>
<th>Principle 2: Spatial Planning</th>
<th>12-18 For comprehensive set of targets, please refer to the Millennium Development Goals of the United Nations.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theme 1: Economic Growth and Development</td>
<td>Where private-sector investment and activities are not supporting the required provincial development, government (e.g. local government structures such as the Bushbuckridge Municipality) must play three key roles in promoting sustainable economic development – through regulation, the provision of public infrastructure, and the facilitation of direct interventions such as continuing to focus on public employment programmes.</td>
</tr>
<tr>
<td>Theme 2: Job Creation</td>
<td>A significant change in the rate of job creation is required to ensure that absolute unemployment levels decrease. Mpumalanga needs a well-educated, highly skilled workforce, although achieving this will take time. Hence, government must prioritise education, skills development and training in all spheres of the economy.</td>
</tr>
<tr>
<td>Theme 3: Poverty Reduction and Alleviation</td>
<td>Poverty has not been reduced through the economic development that has taken place in the province over the past decade. Where the economically active population can be lifted out of poverty through the creation of jobs in commercial activity which does not require government funding, this should be encouraged.</td>
</tr>
<tr>
<td>Theme 4: Environmental Sustainability</td>
<td>Mining, electricity generation, manufacturing and agricultural activities all impact negatively on the conservation of the natural environment as an asset. In the past, the maximisation of profits has overridden environmental concerns, but the long-term economic cost of such imbalance is rapidly becoming apparent. Hence,</td>
</tr>
</tbody>
</table>
future development must be environmentally sustainable – for both the physical and economic health of the people.

3.1.7 Mpumalanga Provincial Integrated Spatial Framework (MPISF)

In contrast to conventional Provincial Spatial Development Frameworks which aim to spatially translate Provincial Growth and Development Strategies, the Mpumalanga Provincial Integrated Spatial Framework (MPISF) does not provide a concrete spatial framework to which all District and Local Municipalities must align their respective Development Frameworks. Instead, the MPISF provides:

i. A **provincial-wide perspective** on social, environmental, economic, transport, settlement and land-use factors, and other development trends and impacts in Mpumalanga; and

ii. Strives to develop a **spatial rationale** of the scope and location of areas with economic (e.g. tourism, agriculture, petro-chemical) development potential, as well as the areas with the major challenges in terms of addressing poverty, service backlogs, etc. in the Province and for the various municipal areas.

In turn, to ensure co-ordinated and strategic infrastructure investment and development spending, the municipalities should use the development directives and understanding provided by the PISF as a common platform to inform their respective Development Frameworks.

Based on the NSDP, the PISF puts forward the following **directives** which should be adhered to in the formulation of an SDF for the Bushbuckridge Municipality:

- Focusing on localities with greater economic potential;
- Focusing on localities that will facilitate the creation of more sustainable human settlements through the provision of more than just houses and basic infrastructure;
- Focusing on the development of people through skills development and the creation of social opportunities; thus facilitating choice and ability to move between settlements;
- Broadening the range of housing products in appropriate localities to address an extended and diverse need of a range of people, including the elderly, people with disabilities, children headed households, single headed households and migrant families;
- Broadening the range of suitable localities within existing settlements for infill housing developments, for example, appropriate brown field sites in close proximity to the inner cities; and
- Upgrading inadequate forms of housing – e.g. informal settlements and hostels.

According to the Ehlanzeni SDF, the following Mpumalanga PISF principles give effect to guiding spatial planning and decision making in Ehlanzeni District as a whole, which also includes the Bushbuckridge area:

- **Priority** investment in new and existing areas for upgrading and redevelopment focusing on localities with greatest economic potential and development.
- **Balance** the use of resources for infrastructure development and operation with the carrying capacity of ecosystems; thus ensuring the wise use of natural resources and environmental service areas.
- **Integration** mainly along transport corridors, from localities of concentrations of greatest need for development towards areas of greatest
economic potential to facilitate spatial integration particularly of displaced settlements with areas of opportunity and potential.

- **Choice** of investment focusing on the development of people through skills development and access to knowledge opportunities of communities with high developmental needs but have low economic and livelihood potential; thus facilitating choice and ability to move to areas of greater potential. The implication of continued investment in “place” rather than in “people” in areas of low economic and livelihood potential.

- **Intensity and Diversity** based on the high level of economic potential of an area, the greater the intensity of investment in higher density development forms and in the provision of a greater range and diversity of investment types and supporting services and the greater the mix of income levels and activities. Type of investment is focused to address the extended and diverse needs of a range of people, including the elderly, people with disabilities, children headed households, single headed households and migrant families.

- **Affordability** in terms of income levels is considered in relation to the different investment products. For example, lower cost housing products should be targeted in localities with higher levels of lower income need while more, higher density, higher cost housing products should be targeted in areas of higher income need.

- **Cluster of investment** in all human settlements should offer a range of social, economic and recreational opportunities. By clustering many of these opportunities in nodes or along specific development corridors in growth centres will increase accessibility and maximise the economies of scale.

Finally, the PISF developed a Business Function Index (using Statistics South Africa’s model) as the basis to derive the economic significance of different settlements throughout the Ehlanzeni District. The results are shown in the table below.

### Table 4: Hierarchy of Settlements

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Human Settlements with a BFI* of more than 1:</th>
<th>Human Settlements with a BFI* of less than 1:</th>
</tr>
</thead>
</table>
|               | - High Levels of Formal Local Economic Activity; | 1. Acornhoek  
|               | - High Dependence on surrounding Area for resource inputs; | 2. Graskop  
|               | - Constitutes the first & second order/ primary & secondary economic activity nodes | 3. Bushbuckridge  
|               |                                               | 4. Thulamahashe  
|               |                                               | 5. Arthurstone  

* BFI: Business Function Index
As can be seen in Table 3, four of the five settlements in the Ehlanzeni District with a Business Function Index of less than 1 are located in Bushbuckridge LM. This is indicative of low levels of formal economic activity and high dependence on surrounding higher order settlements (such as Mbombela (Nelspruit) and Hazyview).

### 3.1.8 Mpumalanga Tourism Growth Strategy (MTGS)

In line with the directives given by the PGDS and PISF, the Provincial Government wishes to develop the tourism sector as a driver of economic activity and diversification. According to the Provincial Government, the Province has without any doubt, the natural and cultural resource base upon which to develop a sustainable industry. Consequently, the PGDS has set the formidable challenge of growing the tourism contribution to Gross Domestic Product (GDP) by 10 percent per annum. The goal put is that by 2016, tourism should represent approximately six percent of Gross Domestic Regional Product.

In response to the targets set by the PGDS, the Provincial Government in cooperation with the Mpumalanga Tourism and Parks Agency (MTPA) formulated the Mpumalanga Tourism Growth Strategy (MTGS) (2007). As part of the strategy, an indicative assessment was undertaken of what the market wants, of which the results were correlated with what the Province can realistically supply in terms of product development. The analysis demonstrated that Mpumalanga’s tourism product can be diversified and expanded to cover a wide range of **product market segments**, namely:

- Nature tourism;
- Activity tourism;
- Residential;
- Sports;
- Adventure;
- Golf;
- Eco-resorts;
- Special interest;
- Touring;
- Shopping;
- Medical;
- Conference;
- Festivals/events; and
- Leisure/entertainment.

Based on the market opportunities, and feedback from consultations with stakeholders, a tourism vision up to 2016 was formulated for the Province (see **Figure 7**). More specifically, forthcoming tourism attractions being planned as part of the product rejuvenation and innovation strategy of the Mpumalanga Tourism Growth strategy, and that relate to Bushbuckridge LM, include:

- The development of the northern leg of the Mpumalanga Route past Bushbuckridge towards Graskop and which includes the Bushbuckridge Nature Reserve.

The **guiding principles** to be applied in pursuit of achieving the MTPA’s vision and commercialisation objectives are:

- Developing a diverse range of alternative tourism products to meet the requirements of different market segments, including providing affordable access to local communities and others from previously disadvantaged backgrounds;
- Developing products that complement and do not compromise or threaten the natural resources on which the tourism developments rely;
- Planning and zoning developments spatially within protected areas to ensure an integrated approach between conservation and development and to maintain the integrity of the biodiversity and cultural resources;
BUSHBUCKRIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

- Partnering with land claimants and other local communities to promote a conservation economy in and around the parks in support of local economic development in line with the PGDS;
- Following a consultative and integrated approach by involving all relevant stakeholders in the development process, including alignment with municipal IDPs;
- Creating an enabling and investor friendly environment;
- Promoting the involvement of the private sector in the development, funding and management of tourism facilities; and
- Complying with all relevant legislation and regulations, including the PFMA and Treasury Regulations, the Tourism BEE Charter and Scorecard, and the Environmental Impact Assessment Regulations from the National Environmental Act, 108 of 1996.

3.1.9 Ehlanzeni District SDF

The Ehlanzeni SDF (2008) (see Figures 8a and 8b) provides guidelines for a land use management system for the District and identified spatial priorities, development principles, and development strategies in line with national and provincial priorities.

It indicates that the land use patterns of urban or rural areas in the District are mostly influenced by a diverse set of factors, which include climate, topography, and resource base in the area such as minerals, soil types, water availability, and biodiversity. Forestry, agriculture and other activities such as tourism are the result of the moderate climatic conditions while the high biodiversity levels also play a significant role in boosting the tourism industry with the Kruger National Park being one of the major destinations for international and domestic tourism. The Ehlanzeni area is dominated by agriculture, forestry and tourism as the main economic activities characterising the land use pattern of the area.

There is a declared Strategic Development Initiative (SDI) in the area comprising the main road link running from Phalaborwa in Limpopo Province to Nelspruit in Mpumalanga Province, where the SDI joins the Maputo Development Corridor. The corridor aims to improve the connection and access between the port of Maputo and the mining potential around Phalaborwa in Limpopo Province. The following initiatives also support this SDI:

- The Bushbuckridge Local Municipality which has been declared as an ISRDP (Integrated Sustainable Rural Development Programme) Node, which prioritises the area for special development incentives and funding for National Government, is located along this corridor; and
- The Kruger to Canyons Biosphere, which links the Blyde River Canyon with the Kruger National Park, is located around the SDI corridor, and includes portions of Bushbuckridge.

Spatial Development Priorities

The following strategic priorities as depicted in the Ehlanzeni SDF should guide decision-making pertaining to spatial development and investment and development spending within and between settlements in the Ehlanzeni District.

Priority 1: Establishment of an integrated functional urban and rural system focusing on the following:

- Provision of investment opportunities and accessibility to development corridors.
Priority 2: **Focusing investment on localities with greatest economic potential** like Nelspruit, White River, Hazyview, Malelane, Lydenburg, Barberton and Sabie.

Priority 3: **Development of areas with a high development need and low levels of economic and livelihoods potential** like Bushbuckridge, Eastern Mbombela, Southern Nkomazi, Leroro, Matibidi and Moremela.

Priority 4: **The development of sustainable settlements in rural areas.**

Priority 5: **The responsible use and management of the natural environment** requires balancing the use of resources for infrastructure development and operation with the carrying capacity of ecosystems.

Priority 6: **Human Resource Development** by recognising that spatial restructuring will not occur if development of the people does not happen.

Priority 7: **Land Reform** which includes land restitution, redistribution and tenure reform plays a major role in providing a sustainable socio-economic development of the disadvantaged communities.

Priority 8: **Enhancing regional accessibility** in order to develop the full potential of all the development nodes within Ehlanzeni by way of enhancing inter-municipal and intra-municipal movement and connectivity.

The above mentioned development priorities are thoroughly explained and spatial reference is made to specific areas within the District to which the specific development priorities may apply. To address the development priorities, the SDF is based on a set of strategic objectives and spatial development principles, culminating in a development concept consisting of several corridors, activity spines, activity nodes, a linked open space system, areas for densification and infill development, and various precincts. These function as the structuring elements of the SDF.

To help facilitate the implementation of the proposed SDF, the SDF provides development guidelines pertaining to the various structuring elements, as well as a number of proposed town planning projects per local municipality. Those specifically proposed for the Bushbuckridge Local Municipality are tabulated overleaf.
Table 5: Ehlanzeni SDF 2007: Proposed Town Planning Projects for the Bushbuckridge LM

<table>
<thead>
<tr>
<th>Bushbuckridge LM</th>
<th>CBD Study</th>
<th>A comprehensive study on the provision of a system of business and social service nodes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bushbuckridge LM</td>
<td>Rural Development Strategy</td>
<td>This strategy should focus specifically on transformation and land reform, rural LED projects, rural-urban interface zones and the strengthening of the agricultural sector</td>
</tr>
<tr>
<td>Bushbuckridge LM</td>
<td>District Local Economic Development Plan</td>
<td>Research needs to be done on local economic trends, weaknesses, strengths and potentials. The strategy should include a detailed marketing plan.</td>
</tr>
<tr>
<td>Bushbuckridge LM</td>
<td>Spatial development Framework</td>
<td>The revision of the Bushbuckridge Spatial Development Framework and provision of land use directives</td>
</tr>
</tbody>
</table>

Most notable is the need to revise the Bushbuckridge SDF (which was compiled in 2005) in order to ensure alignment between district and local spatial planning.

3.2 Institutional Structure

3.2.1 Ward Boundaries

As depicted on Figure 9 there are 34 wards located within the Bushbuckridge area with the largest ones being Ward 6 to the south-west, and Wards 33 and 34 located to the north-east.

3.2.2 Traditional Authority Areas

Figure 10 indicates that the majority part of the Bushbuckridge area of jurisdiction falls under Traditional Authorities. The only exceptions in this regard are the far-north-eastern parts of the municipal area, and the south-western and north-western ends of it (± 20% of the land).

3.2.3 Land Claims

There are more than 80 land claims in the Bushbuckridge area comprising claims for land restoration, financial compensation, and for Conservation purposes (Mpumalanga Land Claims Commission, 2010). More than 90% of the municipal area is subject to land claims in different stages of processing (see Figure 11).

Several problems are currently being encountered with the land restitution process in the Bushbuckridge area, amongst others, the following:

- Inadequate capacity to deal with all land claims;
- Untraceable claimants;
- Competing claims;
- Claims referred to court;
- Conflict between beneficiaries and leadership over benefits;
- Unaccountable legal entities; and
- Appointment of investors/strategic partners with flawed agreements.
It is important that the land restitution processes be linked to economic development and job creation i.e. land restoration processes should be followed by support programmes to ensure the productive utilisation of the agricultural land by the beneficiary communities, while the tourism potential associated with the conservation claims can/ should also be maximally utilised.

### 3.2.4 R293 Towns

The proclaimed R293 towns where people can have individual private ownership of properties are depicted on Figure 12. From this it is evident that there are three clusters of R293 towns located in the northern parts of the municipal area, and one area (Calcutta) towards the south.

The major concentration of R293 towns is however concentrated in the central parts of the municipal area extending from Dwarsloop and Orinoco in the west towards Merry Pebble Stream and Agincourt in the central parts; and then towards Kildare and Lillydale towards the south-east.

### 3.3 Socio-Economic Profile

The population of Bushbuckridge Local Municipality is approximately 720,000, consisting of more than 120,000 households. Table 6 overleaf indicates the trends in the socio-economic profile of the area, comparing 2001 and 2007 Census data.

#### Table 6: Bushbuckridge Demographic Trend Analysis

<table>
<thead>
<tr>
<th></th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>499,759</td>
<td>100%</td>
<td>509,964</td>
<td>100%</td>
<td>Population increased by only 10,205 people</td>
</tr>
<tr>
<td>Average Growth p. (%) 2001 - 2007</td>
<td>0.0</td>
<td></td>
<td>0.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population Group</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>African</td>
<td>498,424</td>
<td>100%</td>
<td>509,059</td>
<td>100%</td>
<td>Majority of population is African.</td>
</tr>
<tr>
<td>Coloured</td>
<td>880</td>
<td>0%</td>
<td>400</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>84</td>
<td>0%</td>
<td>241</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>371</td>
<td>0%</td>
<td>217</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>499,759</td>
<td>100%</td>
<td>509,964</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Households</td>
<td>109,710</td>
<td>100%</td>
<td>124,596</td>
<td>100%</td>
<td>No. of households increased by 14,886 units</td>
</tr>
<tr>
<td>Household size</td>
<td>4.6</td>
<td></td>
<td>4.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-4</td>
<td>61,138</td>
<td>12.3%</td>
<td>62,110</td>
<td>12.2%</td>
<td></td>
</tr>
<tr>
<td>5-9</td>
<td>71,000</td>
<td>14.4%</td>
<td>67,327</td>
<td>13.2%</td>
<td></td>
</tr>
<tr>
<td>10-14</td>
<td>76,900</td>
<td>15.4%</td>
<td>70,021</td>
<td>13.8%</td>
<td></td>
</tr>
<tr>
<td>15-19</td>
<td>68,966</td>
<td>13.8%</td>
<td>65,631</td>
<td>12.9%</td>
<td></td>
</tr>
<tr>
<td>20-24</td>
<td>46,500</td>
<td>9.3%</td>
<td>52,264</td>
<td>10.2%</td>
<td></td>
</tr>
<tr>
<td>25-64</td>
<td>149,496</td>
<td>29.9%</td>
<td>164,100</td>
<td>32.2%</td>
<td></td>
</tr>
<tr>
<td>65+</td>
<td>24,992</td>
<td>4.9%</td>
<td>27,900</td>
<td>5.5%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>499,760</td>
<td>100.0%</td>
<td>509,964</td>
<td>100.0%</td>
<td></td>
</tr>
<tr>
<td>Gender</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male / Female</td>
<td>45:55</td>
<td></td>
<td>45:55</td>
<td></td>
<td>Skewed Gender distribution</td>
</tr>
<tr>
<td>Employment Status</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Economically Active</td>
<td>397,354</td>
<td>69%</td>
<td>393,020</td>
<td>67%</td>
<td>The % of economically active population increased.</td>
</tr>
<tr>
<td>Population</td>
<td>102,405</td>
<td>31%</td>
<td>116,940</td>
<td>33%</td>
<td></td>
</tr>
<tr>
<td>Total Population</td>
<td>499,759</td>
<td>100%</td>
<td>509,967</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Employed</td>
<td>37,374</td>
<td>54%</td>
<td>50,802</td>
<td>57%</td>
<td>% Unemployment decreased slightly, but is still very high.</td>
</tr>
<tr>
<td>Unemployed</td>
<td>65,031</td>
<td>46%</td>
<td>66,647</td>
<td>43%</td>
<td></td>
</tr>
<tr>
<td>Total Economically Active</td>
<td>102,405</td>
<td>100%</td>
<td>116,940</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Highest Education Level</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No schooling</td>
<td>108,810</td>
<td>22%</td>
<td>68,526</td>
<td>13%</td>
<td>A positive trend is the increase in secondary and tertiary qualifications.</td>
</tr>
<tr>
<td>Primary School</td>
<td>187,584</td>
<td>38%</td>
<td>158,732</td>
<td>31%</td>
<td></td>
</tr>
<tr>
<td>Secondary School</td>
<td>128,428</td>
<td>26%</td>
<td>185,795</td>
<td>36%</td>
<td></td>
</tr>
<tr>
<td>Tertiary</td>
<td>13,433</td>
<td>3%</td>
<td>20,128</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>Not applicable</td>
<td>61,386</td>
<td>12%</td>
<td>76,781</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>499,649</td>
<td>100%</td>
<td>509,964</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>
### BUSHBUCKRIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

#### Annual individual income (2001 prices)

<table>
<thead>
<tr>
<th>Occupation (employed)</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legislators, senior officials and managers</td>
<td>1,210</td>
<td>3%</td>
<td>1,725</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Professionals</td>
<td>2,697</td>
<td>7%</td>
<td>6,487</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Technicians and associate professionals</td>
<td>5,542</td>
<td>15%</td>
<td>1,736</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Clerks</td>
<td>3,119</td>
<td>8%</td>
<td>3,157</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Service workers, shop and market sales workers</td>
<td>4,804</td>
<td>13%</td>
<td>4,760</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Skilled agricultural and fishery workers</td>
<td>1,070</td>
<td>3%</td>
<td>1,926</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>Craft and related trades workers</td>
<td>3,885</td>
<td>10%</td>
<td>6,616</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Plant and machine operators and assemblers</td>
<td>3,031</td>
<td>8%</td>
<td>2,979</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Elementary occupations</td>
<td>9,907</td>
<td>26%</td>
<td>10,029</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Undetermined</td>
<td>2,638</td>
<td>7%</td>
<td>10,880</td>
<td>22%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>37,902</td>
<td>100%</td>
<td>50,302</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

A positive sign is the increase in managers, professionals, skilled agricultural and craft workers.

#### Industry (employed)

<table>
<thead>
<tr>
<th>Industry</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture; hunting; forestry and fishing</td>
<td>3,095</td>
<td>8%</td>
<td>1,173</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Mining and quarrying</td>
<td>471</td>
<td>1%</td>
<td>488</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,124</td>
<td>6%</td>
<td>6,616</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Electricity, gas and water supply</td>
<td>668</td>
<td>2%</td>
<td>499</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>2,404</td>
<td>6%</td>
<td>2,161</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>Wholesale and retail trade</td>
<td>6,292</td>
<td>17%</td>
<td>6,888</td>
<td>14%</td>
<td></td>
</tr>
<tr>
<td>Transport; storage and communication</td>
<td>1,610</td>
<td>4%</td>
<td>1,316</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Financial, insurance, real estate and business services</td>
<td>1,798</td>
<td>5%</td>
<td>2,449</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Community; social and personal services</td>
<td>12,230</td>
<td>33%</td>
<td>10,456</td>
<td>21%</td>
<td></td>
</tr>
<tr>
<td>Private Households/Undetermined</td>
<td>6,684</td>
<td>18%</td>
<td>18,262</td>
<td>36%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>37,367</td>
<td>100%</td>
<td>50,302</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

A positive sign is the increase in manufacturing and finance related workers.

### Type of dwelling

<table>
<thead>
<tr>
<th>House Kind</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>86,200</td>
<td>79%</td>
<td>112,917</td>
<td>91%</td>
<td>Number of houses increased significantly, whereas all other types of units decreased.</td>
</tr>
<tr>
<td>Traditional Dwellings</td>
<td>14,959</td>
<td>14%</td>
<td>7,906</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Flats/Rooms</td>
<td>2,818</td>
<td>3%</td>
<td>2,128</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Simplex; Duplex; Triglex</td>
<td>608</td>
<td>1%</td>
<td>67</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Backyard Units</td>
<td>1,281</td>
<td>1%</td>
<td>548</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Informal</td>
<td>1,953</td>
<td>2%</td>
<td>903</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>1,748</td>
<td>2%</td>
<td>167</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>109,710</td>
<td>100%</td>
<td>124,596</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

### Tenure Status

<table>
<thead>
<tr>
<th>Tenure Status</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned and fully paid off</td>
<td>80,342</td>
<td>73%</td>
<td>110,456</td>
<td>91%</td>
<td></td>
</tr>
<tr>
<td>Owned but not yet paid off</td>
<td>4,319</td>
<td>4%</td>
<td>527</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Rented</td>
<td>1,545</td>
<td>1%</td>
<td>1,680</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Occupied rent-free</td>
<td>21,757</td>
<td>20%</td>
<td>11,831</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
<td>101</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Not applicable</td>
<td>1,748</td>
<td>2%</td>
<td>-</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>109,710</td>
<td>100%</td>
<td>124,596</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

### Source of Lighting

<table>
<thead>
<tr>
<th>Source of lighting</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td>89,081</td>
<td>81%</td>
<td>112,210</td>
<td>90%</td>
<td></td>
</tr>
<tr>
<td>Gas</td>
<td>206</td>
<td>0%</td>
<td>-</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Paraffin</td>
<td>4,549</td>
<td>4%</td>
<td>1,034</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Candles</td>
<td>15,285</td>
<td>14%</td>
<td>9,734</td>
<td>8%</td>
<td></td>
</tr>
<tr>
<td>Solar</td>
<td>137</td>
<td>0%</td>
<td>1,230</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>449</td>
<td>0%</td>
<td>386</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>109,707</td>
<td>100%</td>
<td>124,596</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Ownership of households has increased significantly from 73% in 2002 to nearly 90% in 2007.

### Refuse disposal

<table>
<thead>
<tr>
<th>Refuse disposal</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removed by local authority at least once a week</td>
<td>5,979</td>
<td>5%</td>
<td>5,172</td>
<td>4%</td>
<td>The regular removal of refuse decreased. The large increase in households using their own refuse dump is alarming.</td>
</tr>
<tr>
<td>Removed by local authority less often</td>
<td>394</td>
<td>0%</td>
<td>436</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Communal refuse dump</td>
<td>588</td>
<td>1%</td>
<td>487</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Own refuse dump</td>
<td>84,508</td>
<td>77%</td>
<td>108,601</td>
<td>87%</td>
<td></td>
</tr>
<tr>
<td>No rubbish disposal</td>
<td>18,238</td>
<td>1%</td>
<td>8,947</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>109,707</td>
<td>100%</td>
<td>124,548</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Toilet Facilities</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flush toilet (connected to sewerage system)</td>
<td>6,053</td>
<td>6%</td>
<td>4,852</td>
<td>4%</td>
<td>No improvement in the provision of flush toilets connected to a sewer system.</td>
</tr>
<tr>
<td>Flush toilet (with septic tank)</td>
<td>869</td>
<td>1%</td>
<td>1,375</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Chemical toilet</td>
<td>1,922</td>
<td>2%</td>
<td>6,094</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Pit latrine with ventilation (VIP)</td>
<td>11,804</td>
<td>11%</td>
<td>10,408</td>
<td>8%</td>
<td>Nearly two-thirds of all households use pit latrines without ventilation.</td>
</tr>
<tr>
<td>Pit latrine without ventilation</td>
<td>66,639</td>
<td>61%</td>
<td>80,603</td>
<td>65%</td>
<td></td>
</tr>
<tr>
<td>Bucket latrine</td>
<td>558</td>
<td>1%</td>
<td>44</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td>21,861</td>
<td>20%</td>
<td>21,219</td>
<td>17%</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>109,707</td>
<td>100%</td>
<td>124,595</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

The following is a brief summary of the most salient demographic features in the Bushbuckridge municipal area, as evident from Table 6:

- Overall there has been improvement in the Municipality regarding the welfare of the people, and the situation regarding service delivery is mixed.
- As regards service delivery, the regular removal of refuse has decreased, and the large increase in households using their own refuse dump holds detrimental environmental implications.
- There has been no improvement in sanitation infrastructure, in fact it seems the situation has worsened. The large amount of VIP toilets is detrimental to the environment, and especially holds risks of groundwater pollution which is already becoming a challenge in the area.
- On a positive note, the bucket system in Bushbuckridge has almost entirely been eradicated.
- Also on the positive side, secondary and tertiary qualifications have increased, the economically active population has increased and employees in the financial and manufacturing sectors have increased quite significantly.
- Also, there have been increases in the amount of houses in the municipal area, ownership has increased and electricity supply and access to running water have increased.
- On the negative side, there seems to be a trend of an ageing population. This holds future implications of a small workforce supporting a large group of elderly.
- The annual individual income has decreased considerably.

Additional issues regarding the demography of the study area include:

- The migration of people to economically active urban areas adds more pressure on service delivery;
- There is an increase of informal settlements in urban areas due to migration;
- The sparsely populated rural areas have become unsustainable to develop;
- There is an increasing young population in the rural parts of Bushbuckridge and surrounds which survives on government grants; and (Olifants and Letaba EMF, 2009)

### Main Water Supply

<table>
<thead>
<tr>
<th>Source</th>
<th>2001</th>
<th>%</th>
<th>2007</th>
<th>%</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piped water inside dwelling/Yard</td>
<td>34,725</td>
<td>32%</td>
<td>37,339</td>
<td>30%</td>
<td>Access to running water (yard or access point) increased significantly.</td>
</tr>
<tr>
<td>Piped water from access point outside the yard</td>
<td>47,071</td>
<td>43%</td>
<td>71,030</td>
<td>57%</td>
<td></td>
</tr>
<tr>
<td>Borehole/Spring/Rainwater tank</td>
<td>12,548</td>
<td>11%</td>
<td>7,125</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Dam / Pool/River/Stream</td>
<td>8,863</td>
<td>8%</td>
<td>6,511</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Water vendor</td>
<td>489</td>
<td>0%</td>
<td>2,370</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>6,011</td>
<td>5%</td>
<td>219</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>
3.4 Environmental Features

Based on the current spatial patterns, it is evident that the potential for urban sprawl throughout the Bushbuckridge municipal area is high. Consequently, the associated negative effects of sprawl on the environment must be mitigated. The following is a brief summary of the main environmental features prevalent in the BBR area.

3.4.1 Topography

Regarding physical geography, Bushbuckridge is typically Lowveld with undulating plains, except for the western extents of the municipal area that form part of the Drakensberg escarpment and foothills (depicted on Figure 13). The study area generally slopes from west to east with the steepest areas (slope greater than 10 degrees) located at the escarpment in the west.

3.4.2 Hydrology

There is growing awareness in southern Africa about the continuing decline in the integrity of the Lowveld river systems. The Lowveld river basins are all shared between neighbouring sovereign states (Zimbabwe, Mozambique, South Africa, Botswana and Swaziland), each of which faces challenges in balancing social development imperatives with management of resource sustainability.

Locally, many rivers and tributaries traverse the municipal area of Bushbuckridge (see Figure 14). The south-western quadrant is particularly rich in drainage systems and includes the Injaka Dam. The rivers in the area mostly drain from west to east. The rivers and tributaries that traverse the study area are listed below.

<table>
<thead>
<tr>
<th>Rivers</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Klaserierivier</td>
<td>Tswafeng</td>
<td>Koedoespruit</td>
</tr>
<tr>
<td>Motlasedi</td>
<td>Nwarhele</td>
<td>Saringwa</td>
</tr>
<tr>
<td>Klein-Sandrivier</td>
<td>Diabesuthu</td>
<td>Ngwaritsana</td>
</tr>
<tr>
<td>Motlamogatsana</td>
<td>Xixamba</td>
<td>Modderspruit</td>
</tr>
<tr>
<td>Sandrivier</td>
<td>Sinefu</td>
<td>Marite</td>
</tr>
<tr>
<td>Tlulandziteka</td>
<td>Magose</td>
<td>Bejani</td>
</tr>
<tr>
<td>Nwandlamuhi</td>
<td>Maritsane</td>
<td>Motitsi</td>
</tr>
<tr>
<td>Mutlumuvi</td>
<td>Xingwenyana</td>
<td>Ngwenyameni</td>
</tr>
<tr>
<td>Sabieriver</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

According to the Integrated Environmental Plan (IEIP), 2008 of Bushbuckridge it is estimated that some 70% of households in the area use wetlands to sustain their livelihoods thus the implications of wetland loss for local people are potentially profound. Also, the quality of surface and groundwater across the board is becoming increasingly endangered, holding negative implications for the health of both communities and the environment.

3.4.3 Geology and Soils

The geology of the study area is reflected on Figure 15a. The central extent of the municipal area consists of Mafic/ ultra mafic intrusive rocks. The northern and southern extents comprise predominantly meta-arenaceous rocks. And finally, the portion along the western boundary of the area consists of Acid/ intermediate/
alkaline intrusive rocks. Essentially, the BBR area is geotechnically stable posing very little development constraints.

Regarding soils in the area, the vast majority of the study area consists soils with a marked clay accumulation, especially along the western boundary of the Municipality (see Figure 15b); In the north and south-east are found soils with minimal development, which are usually shallow on hard or weathering rock; And along the western boundary are soils that are red and yellow, massive or weakly structured soils with low to medium base status.

3.4.4 Agricultural Use and High Potential Agricultural Areas

Agriculture is an important element in creating self-sustaining communities and enabling economic stimulation, especially in rural areas. Through agricultural activities employment is created, combating rural poverty and creating an environment conducive to economic growth.

In addition to the importance of agriculture, one should also acknowledge the role of rural non-farm income possibilities. Non-farm activities that are linked to agriculture include activities such as food processing, transport and mechanical repair, which diversify and broaden the agriculture asset base. Through these activities economic growth opportunities are initiated.

Figure 16a shows that the majority of the municipal area is covered in degraded forest and woodland, as well as thicket and bushland. The current uses of land give a good indication of what its potential is. Subsistence agriculture uses are found in pockets throughout the northern extents and also in the south-east. Commercial farming is very limited. The only two small clusters are found along the south-eastern boundary, and in the vicinity of Thulamahashe. The north-eastern extents are mainly covered in woodland.

The Integrated Environmental Implementation Plan, a study done by S.E.F (2009), revealed that agricultural potential/ land capability in the area generally declines from west to east (see Figure 16b). The bulk of the area has medium potential which means the soils are suitable for agriculture provided there is water for irrigation. Seeing as much of this medium potential land is already built-up, priority should be given to maximisation of food production within existing villages (through permaculture initiatives, diversification of crops, introducing new variants with higher stress tolerances, new tillage and compact planting techniques).

In summary, Figure 16c shows that the majority of the municipal area is suitable for grazing; while the eastern and central extents are mostly arable. Crops that are best suited to the moist tropical climate of the area include maize, wheat, groundnuts, dry beans, sugarcane, tobacco, vegetables, citrus, sub-tropical fruits (mangoes, litchis, avocados, bananas), deciduous fruit (peaches and plums), coffee, nuts and tea.

Projects related to agriculture from the Project List of the provincial Department of Agriculture are as follows:

- Rehabilitation of irrigation (Hoxane, Saringwa)
- Construction of a maize milling plane (BBR Maize Mill)
- Maintenance of the Estate (Champagne Citrus Estate)
- Construction of an animal health clinic (Casteel)
- Capacity building, Junior Land Care, Awareness and Invader Plant Control
### 3.4.5 Olifants and Letaba River Catchment Areas Environmental Management Framework (EMF) (2009)

According to the Olifants and Letaba River Catchment Areas EMF (which only includes the northern portion of the Bushbuckridge Municipality) the study area falls in an area where the focus is/should be nature conservation and tourism. In other words, the focus of development in this area should be conservation as a land use and tourism as the main economic activity, with necessary supporting activities. Specifically, nature based tourism or ecotourism would be the main focus activity. In accordance with the EMF, the constraints in this area are:

- Due to over-allocation of water in the remainder of the catchment areas the ecological reserve requirements are not being met, with negative results for conservation; and
- Excessive medicinal plant harvesting especially in indigenous forests.

The only potential conflict foreseen is between tourism and other activities. Conversely, the major opportunities in this area are:

- High scenic value;
- High conservation value; and
- Relatively low human population pressure.

The EMF gives specific guidelines regarding the development of the BBR area. It is vitally important that the rivers and streams in this area meet water quality standards that are suitable for the maintenance and improvement of the natural conditions. Importantly, according to the EMF, the water cannot support the current amount of people residing in the area in a sustainable manner over the medium to long term. It would thus be desirable to focus service provision in nodes where it can be provided and accessed more efficiently.

### 3.4.6 Integrated Environmental Implementation Plan (IEIP), 2008

The technical study done by S.E.F shows that, aside from the protected areas in the north-west and north-east, the western and eastern boundaries of the Municipality comprise 'highly significant' biodiversity (see Figure 17a). Also, drainage lines and wetland areas are highly sensitive and must be protected.

According to the IEIP, the Conservation Development Plan for potential conservation areas entails the following:

- Investigate potential for eco-tourism potential in areas surrounding Bosbokrand Nature Reserve;
- Investigate potential for community-led eco-tourism potential in areas surrounding Newington; and
- Investigate potential for eco-tourism potential on shoreline of Injaka Dam.

Note, no important historical artefacts have been found in the Municipality.

On a regional scale, the study area forms part of the Kruger to Canyons Biosphere Reserve. A biosphere reserve is intended to fulfil three functions, namely:

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

Activities in biosphere reserves should create some direct benefits to the people that live within the designated area, namely (amongst others) provide the means for people to attain a balanced relationship with the natural world, contribute to the needs of society, and show a way to a more sustainable future. A biosphere reserve is organised into the following three elements:

• Core Areas – securely protected sites for conserving biological diversity, monitoring minimally disturbed ecosystems, and undertaking non-destructive research and other low-impact uses;

• Buffer Zones – Surrounds or adjoins the core areas, and is used for cooperative activities compatible with sound ecological practices, including environmental education, recreation, ecotourism and applied and basic research; and

• Transition Areas – May contain a variety of agricultural activities, settlements and other land uses.

Figure 17b is an extract from the IEIP showing Bushbuckridge (and its immediate surrounds) as divided into these three elements. The Core Area consists mostly of the area along the western boundary of the Municipality/ the escarpment. The management plans for this area were drawn up by SANParks. Table 7 overleaf gives a summary regarding development in the Core Area.

### Table 7: Development Guidelines for Core Areas

<table>
<thead>
<tr>
<th>Rules of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Industry/commercial/retail: None</td>
</tr>
<tr>
<td>• Residential development: None</td>
</tr>
<tr>
<td>• Community development: Education facilities, health care facilities, community projects that will create jobs, recreation facilities.</td>
</tr>
<tr>
<td>• Agriculture: None.</td>
</tr>
<tr>
<td>• Tourism: Eco tourism, tourism facilities with hotels, resorts, lodges, tent camps, etc., research programs.</td>
</tr>
</tbody>
</table>

**Environmental constraints to development within the Core Zone include:**

- Protected areas (National and Private)
- Ecologically sensitive habitats.
- Potential habitat for Red Data faunal and floral species.
- Ridges with slopes greater than and equal to 5 degrees.
- Functional and connected ecosystems that must be protected from development pressures.
- Nationally and Provincially Protected Historical Resources to ensure a continuity of cultural heritage.

**Minimal requirements for future development within this zone:**

- Sustainable, green building practices should be employed and devices such as rain water harvesting tanks and solar energy be implemented.
- Unobtrusive buildings in colours that blend into the environment.
- Development must be restricted to already disturbed areas in order to maintain large, interconnected areas.
- Minimal landscaping using indigenous plants characteristic of the area.
- Restriction or even exclusion of activities with detrimental effects on the environment e.g. quad bikes.

**Key considerations for management of this zone:**

- KNP Management Plan.
- Management Plans for Privately owned Reserves, amalgamation with KNP management plan and monitoring of integration.
The Buffer Zone (yellow) does not apply to the BBR Municipality. Finally, the majority of the municipal area comprises Transition Area. The principle of development in this Zone/Area is ‘environmentally sustainable development’. Guidelines for development in this Area are set out below.

**Table 8: Development Guidelines for Transition Areas**

<table>
<thead>
<tr>
<th>Rules of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>• <strong>Industry/commercial/retail</strong>: Mines and quarries, services such as vehicle repairs, engineering works, business and commercial.</td>
</tr>
<tr>
<td>• <strong>Residential development</strong>: High density: formal/informal. Residential low density/formal e.g. suburban, golf and nature estates, etc.</td>
</tr>
<tr>
<td>• <strong>Community development</strong>: Education facilities, health care facilities, community projects that will create jobs, recreation facilities, and upgrading of infrastructure e.g. sewage works.</td>
</tr>
<tr>
<td>• <strong>Agriculture</strong>: Pastoral land, high intensity agriculture, perma culture, hydroponic projects, cultivated land, small and medium scale community farming projects.</td>
</tr>
<tr>
<td>• <strong>Tourism</strong>: Ecotourism; tourism facilities with hotels, resorts, lodges, tent camps, etc; and research programs.</td>
</tr>
</tbody>
</table>

These areas mostly occur around rural settlements and areas where subsistence farming takes place. However, small pockets of land include sensitive features such as Red Data habitat, slopes greater than 5%, etc.

**Key considerations for management of this zone:**

- Numerous water and land-use related issues within a socio-ecological context.

**General Principles for Development**

The following key principles regarding conservation are applicable during planning processes within the Bushbuckridge LM, whether the site falls in the Core or Transition Area:

- Integration of environmental and development concerns will lead to sustainable development.
- Focus investment and financial support within the K2C Bio-Region on a number of economic sectors in order to stimulate economic opportunities and consolidate viable growth efforts, namely:
  - Agricultural sector;
  - Tourism sector.
- Support potential economic growth by means of:
  - The provision of a concentrated settlement pattern providing strategic nodal points to be developed as diverse and lively urban centres;
  - Allowing for the optimal use of resources by means of conservation.
- Promote of a more compact urban and rural built form.
- Reform the current spatial environment through the following principles:
  - **Conservation**: safeguarding of resources.
  - **Consolidation**: A departure from a dysfunctional settlement pattern to high-density housing with work opportunities provided in close proximity to public transport routes. A structured settlement pattern will result in improved accessibility to social services and the regeneration and re-establishment of urban centres.
  - **Good Linkage**: improved and integrated transport routes to improve access and mobility.
3.5 Existing Spatial Structure and Development Policies

3.5.1 General (Municipal Area)

In terms of the ISRDS the Bushbuckridge Local Municipality is a declared Presidential Priority Node (Bohlabela Node) for development as depicted in Figure 5, and historically formed part of the Gazankulu and Lebowa homeland areas. Until recently it was a cross border municipality within Limpopo Province (Bohlabela District Municipality), but it is now fully integrated into the Mpumalanga Province.

It is located within the Kruger to Canyon Biosphere Region and it borders the Blyde River Canyon in the west, and the Kruger National Park/Sabie Sands reserves in the east. The Manyeleti and Andover Game Reserves fall into its area of jurisdiction along the northern border.

Bushbuckridge is located in an area rich with nature reserves and national parks (protected areas), including the international tourism attraction of the Kruger National Park. As a consequence, the area has high potential for tourism, as well as educational and conservation-based initiatives with potential spin-offs like local economic development, increased ecological and ecosystem functioning, skills development etc.

Existing Nature Reserves in and around the study area include (see Figure 18):

- In the west:
  - Motlatse Canyon National Park
  - Blyde River Nature Reserve

- In the north:
  - Selati Game Reserve
  - Andover Nature Reserve
  - Timbavati Game Reserve

- In the east:
  - Manyeleti Game Reserve
  - Sabie Sand Game Reserve
  - Kruger National Park

- In the south:
  - Bosbokrand/Bushbuckridge Nature Reserve
  - Boschoek

Conservation projects to be implemented in Bushbuckridge, according to the Integrated Environmental Implementation Plan (IEIP), include the following:

- Conservation development of the Escarpment section; and

Figure 18 reflects the spatial structure of the municipality in greater detail, with the following being the main features:

- The main settlement areas (primary nodes) comprise of Bushbuckridge Town, Mkhuhlu, Thulamahashe and Acornhoek. These four primary nodes are well distributed in the study area.
  - Bushbuckridge hosts numerous expanding shopping centres and is the future municipal centre.
BUSHBUCKRIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

- Mkhuhlu is the main development node with commercial and dormant industrial activity.
- Acornhoek is experiencing growth in the retail sector.

• Other major settlements (secondary nodes) include Casteel, Dwarsloop, Marite, Agincourt, and Lillydale.
  - Marite hosts small-scale manufacturing, retail and agri-businesses.
  - Dwarsloop hosts an established retail sector.

• The R40 is the main road running through the municipal area, and it is effectively the main link between Nelspruit/ Mbombela in the south and Phalaborwa towards the north.

• This road is supplemented with a number of provincial and district roads linking the villages to one another, and predominantly serving the eastern (rural) parts of the municipal area. This secondary road network broadly forms an eastern loop-road parallel to the R40.

• A railway line also runs more or less along this alignment through the eastern parts of the municipal area.

• The municipal road infrastructure consists mostly of gravel roads.

• Retail activity is mostly concentrated around Acornhoek, and large numbers of informal traders are active along the R40 route.

• Very limited commercial farming currently takes place in Bushbuckridge while several orchards and plantations, formerly large employers in the node, currently lie dormant due to limited access to water and numerous land claims (Economic Snapshot – Business Trust Economic Profile, 2007).

• While the area is adjacent to major tourism assets such as the Kruger National Park and Blyde River Canyon, there are no established tourist sites or facilities currently operational in Bushbuckridge (Economic Snapshot – Business Trust Economic Profile, 2007).

• The bulk of the area of jurisdiction of the Bushbuckridge Local Municipality comprises tribal land registered in the name of the Republic of South Africa (nominal ownership by the Minister of Rural Development and Land Reform) with a number of R293 Towns registered in the name of the Provincial Government of Limpopo/ Mpumalanga (see Figure 12).

• Issues Identified by the municipal SDF (2005) and Business Trust Economic Profile (2007) conducted for the area, include the following:
  - The Node is heavily dependent on public spending and state intervention.
  - Bushbuckridge has a limited economic base.
  - Lack of integrated development planning, especially with respect to LED.
  - The node continues to face large infrastructure and service backlogs, with access to water posing the single greatest challenge.
  - A lack of urban/ settlement planning and the resulting residential sprawl is driving up the cost of service delivery, and encroaching onto valuable agricultural land.
  - The majority of the land is traditionally administered, with more than 90% of the total municipal area currently under land claim.
3.5.2 Existing Bushbuckridge Spatial Development Framework (2005)

The previous Bushbuckridge Local Spatial Development Framework (refer to Figure 19) was formulated in 2005 in line with the spatial vision of the Municipality.

It was based on a sound set of objectives and spatial development principles, culminating in a number of development guidelines and strategies to represent the desired future spatial form of the municipality and which are summarised below:

- **Urban Integration**
  - Consolidating existing outlying settlements with each other via accommodating future growth in Strategic Development Areas (SDAs).
- **Bulk Infrastructure Development**
  - SDAs should be the focus of bulk infrastructure provision.
- **Equitable access to social services**
  - Improving access to social services via the implementation of a hierarchy of Service Delivery Centres (Thusong Centres).
- **Land use and transportation integration**
  - Through urban corridor development.
- **Protection of open space**
  - Through formal protection mechanisms – e.g. Urban Development Boundary (UDB).
- **Provision of affordable housing**
  - Formal township development should only be done in the areas identified to accommodate future urban expansion.

These principles are well-aligned with those contained in the NSDP and the MPISF.

The basic concept of the Bushbuckridge LSDF was the establishment of a number of core areas that are linked to one another via a limited number of roads/development corridors along, and within which to concentrate development. These corridors also form the core elements of a proposed public transport network for the LM area (see Figure 19).

The identified core areas comprise of three Municipal Nodes, namely Acornhoek, Thulamahashe and Bushbuckridge/ Maviljan (Figure 19). Several smaller secondary nodes/ social service nodes complete the settlement hierarchy (see Figure 19).

It was proposed that development should be focused within these nodes, so that they become central points/ places where services are rendered to communities. Nodes identified include Acornhoek, Casteel, Shatale, Thulamahashe, Hluvukani, Dwarsloop, Agincourt, Kildare, Marite, Bushbuckridge (Maviljan) and Mkhuhlu.

Rural settlements not directly linked into the proposed radial spatial structure comprising the main nodes and corridors are not viewed as focus areas for future growth within the municipal area, but basic social and community services should still be provided via the development of Rural Service Delivery Centres/ Thusong Centres in these areas (in line with the NSDP) (see Figure 19).
Also, the primary and secondary corridors identified are intended to become the focus areas along, and within which to provide basic social services to outlying settlements, and nodal development is encouraged along the corridors.

Several transportation hubs have also been identified with the three main hubs being located at Acornhoek, Thulamahashe and Bushbuckridge. Sub-hubs have been identified at Casteel, Hluvukani, Dwarsloop, Kildare and Mkhuhlu (see Figure 19).

It was furthermore envisioned that the eastern parts of the municipality should be developed as a tourism belt where Public-Private Partnerships (PPPs) should be encouraged. The Orpen road to the Kruger National Park should also be developed as part of the tourism belt, while open spaces between private game lodges and rural areas should be developed and extended via PPPs (if possible).

In order to rehabilitate and sustain the area’s original biodiversity, an open space system was proposed via the delineation of urban edges around the numerous existing settlement areas and in terms of the LSDF. No residential or commercial development was to be allowed beyond the edges (see Figure 19).

The LSDF then also identified about thirteen proposed Strategic Development Areas (SDAs) where the bulk of future residential expansion should be accommodated, in line with the principle to consolidate the urban structure around a few selected nodes. These SDAs were as follows (see Figure 19):

i. Mkhuhlu
ii. Casteel
iii. Acornhoek
iv. Dwarsloop
v. Kildare B
vi. Hluvukani
vii. Thulamahashe
viii. Maviljan (Bushbuckridge)
ix. Marite
x. Lillydale
xi. Agincourt
xii. Shatale
xiii. Arthur Stone

Considering the aforesaid, the Bushbuckridge LSDF was thus sound in terms of the principles which it is based on, and it provided a clear rationale for the future development of the area at a strategic level.

However, the LSDF lacked detail as far as economic activity is concerned in the sense that it did not identify the sites within the various towns/ settlements most suitable to business or industrial development, or the most appropriate sites towards the establishment of Multi Purpose Community Centres/ Thusong Centres, and as such it did not really have an impact on the IDP/ Budgeting process of the municipality.

The same principle applies to the rural areas where the sites with best potential for specific agricultural or tourism activities could have been highlighted as focus areas which would warrant more detailed attention.

There is thus a definite need for the LSDF to move from the conceptual municipal level as illustrated on Figure 19 to the more detailed precinct level highlighting erven within the municipal area (e.g. around strategic intersections etc.) which could be serviced and promoted for economic development.

In view of the above comment it was decided to include a series of more detailed land use maps for the study area in the Situational Analysis Report. Section 3.5.3 below highlights some of the main features identified in this regard.
3.5.3 Settlements Structure

Figure 20 depicts the settlement structure of the municipal area. The settlements indicated in orange are an indication of the incremental growth in Bushbuckridge from 2004 to 2008. Figure 20 also shows the Strategic Development Areas as delineated by the previous SDF (2005) and the activity nodes as identified by the project team.

a) Western Corridor

The R40 forms the western corridor of the municipal area, traversing the area from north to south. The route is tarred along its entire alignment. The discussion to follow focuses on the activity nodes depicted on Figure 20, from south to north.

- In the Marite area, which forms the southern anchor of the R40 as it exits the Bushbuckridge municipality, the main concentration of economic and social activity is located at the R40/ D3974 intersection (see Figure 20.1). The main expansion area (SDA) is located to the north of the activity node, along route R40 towards Marijane. There is not however much pressure for expansion, and the SDA remains vacant as all growth is infill development. Only two small concentrations of rural settlement can be distinguished – one just south the mentioned intersection and another along the municipal border in the south. Photo 1 shows the area in more detail, showing a low density residential character for the most part.
- To the north, at Maviljan/ Marijane, the activity node is located at the intersection between the R40 and the District Road at Marijane A (see Figure 20.2). This node includes the Twin City shopping centre to the north of the intersection and the municipal head offices (see Photo 2). Four Strategic Development Areas surrounding this urban node have been identified. They are Marijane E to the south, Marijane A (to the north and south) and at Marijane F towards the east. There has been incremental growth in these SDAs (except Marijane F) as well as infill development closer to the business uses.
- The next activity node along route R40 is located at Dwarsloop at the intersection between the R40 and road D4394 (Figure 20.2). The settlement is located on a hill. A shopping centre is located just south of the mentioned intersection, and municipal satellite offices immediately north of the intersection (Photo 3). There is a densely populated township south of road D4394, while the remainder of Dwarsloop consists of low density residential plots. Two more Strategic Development Areas have been identified in this area – to the west of Shatale/ London, and to the north of Dwarsloop A. Pressure for development is somewhat lower than at Maviljan/ Marijane and growth mostly consists of infill development, and is not located in the SDAs.
- In the central part of Casteel, further north, is the next (small) concentration of activity (Figure 20.3) comprising mainly community facilities (Photo 4). Another small activity node is located to the north of Casteel at Arthur’s Seat and Rooboklaagte (at the intersection between the District Road and the R40) which also comprises mainly community facilities and a few businesses (see Photo 5). A small Strategic Development Area was earmarked to the east of Casteel. Growth around these nodes consists mainly of expansion around the edges of the settlements. There is also a fairly strong linear development trend along the route in the Violet Bank settlement.
The most dominant activity node in the municipal area is located at Acornhoek as depicted on Figure 20.4 (intersection of R40/ D3930). The railway runs through the settlement, along the alignment of the D3930. Activities comprise business and municipal uses, a hospital and a shopping centre which is located south-west of the intersection (see Photo 6). This area also holds one significant Strategic Development Area to the north, which is fitting seeing as there is much pressure for development. However, it seems settlement growth has taken almost everywhere except in the SDA. Growth consists of infill development, expansion to all directions, and finally an especially large concentration of new structures immediately south of the R40/ D3930 intersection.

**b) Eastern Corridor**

The eastern corridor is a loop-road, running roughly parallel to the alignment of the railway line, and formed by a number of provincial and district roads. It predominantly serves the eastern extents of the municipal area (see Figure 20).

- Okkerneutboom, Cottondale, Buffelshoek, Burlington and Khokhovela all hold some non residential uses, but none of these settlements serve a larger regional function (see Figure 20.5). There has however been growth in the residential areas in the form of infill development and a little expansion immediately surrounding the existing footprint.
- In the far north-eastern parts of BBR, Hluvukani represents a major concentration of activity, although Timbavati/ Welverdiend also holds some activity (Figure 20.6). Hluvukani is located at the intersection between routes D3930 and D4407. From just east of the intersection the D3930 continues as a gravel road (see Photo 7). The road to Timbavati is also a gravel road (see Photo 8). A Strategic Development Area was earmarked to the south-west of Hluvukani and a small concentration of growth can be seen in this SDA. Furthermore, a significant cluster of rural settlement is evident to the west of the Khokhovela river along the district road. The majority of new housing structures are located on the periphery of both Hluvukani and Timbavati.
- The major activity node in the eastern corridor is located at Thulamahashe in the central extent of the municipal area. There are two clusters of activity, located along road D4394 and the railway line respectively (Figure 20.7). The more significant of the two is the western node (see Photo 9) which holds a shopping centre, higher density residential development and some formal RDP development to the south. The intersection at the shopping centre marks the end of the tarred road from Acornhoek to the north. The eastern activity node, at the intersection with the railway line, is significantly smaller comprising mainly community facilities (Photo 10). A Strategic Development Area is located between the two activity nodes, but it remains vacant. Pressure for development seems rather low in this area, with some clusters located along district roads away from the activity nodes (see Figure 20.7).
- The next (smaller) activity node to the south is found at Agincourt at the intersection between road D4358 and the District Road to Marijane and Marite (see Figure 20.7). Note that the road network comprises all gravel roads from Thulamahashe southwards (see Photo 11). The south-eastern quadrant of the mentioned intersection is earmarked as a Strategic Development Area but it remains vacant.
3.6 Housing Development

Bushbuckridge Local Municipality as a rural node has limited formal housing developments that can cater for low and middle income earners. There are at least 60% mud houses in the rural areas, 85% of which are informal, and a further about 35% of them are declared disaster houses. About 50% of the people in the informal housing live in the backyard houses due to growth in their families.

The table below gives an indication of the growth in residential dwellings from 2004 to 2008. The increment is indicated in orange on Figure 21a and includes not only expansion but also infill development. The study area was divided into six functional areas (see Figure 22a) and the results are given below.

Table 9: Residential Dwelling Counts (2004 - 2008)

<table>
<thead>
<tr>
<th>Area</th>
<th>2004</th>
<th>2008</th>
<th>Increment</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acornhoek</td>
<td>21396</td>
<td>24903</td>
<td>3507</td>
<td>3.9</td>
</tr>
<tr>
<td>Bushbuckridge / Marijane</td>
<td>26945</td>
<td>30715</td>
<td>3770</td>
<td>3.3</td>
</tr>
<tr>
<td>Mkhuhlu / Marite</td>
<td>20455</td>
<td>23306</td>
<td>2851</td>
<td>3.3</td>
</tr>
<tr>
<td>Kildare</td>
<td>14762</td>
<td>16846</td>
<td>2084</td>
<td>3.4</td>
</tr>
<tr>
<td>Thulamahashe</td>
<td>9954</td>
<td>12178</td>
<td>2224</td>
<td>5.2</td>
</tr>
<tr>
<td>Hluvukani</td>
<td>10106</td>
<td>12302</td>
<td>2196</td>
<td>5.0</td>
</tr>
</tbody>
</table>

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>103618</td>
<td>120250</td>
<td>16632</td>
<td>3.8</td>
</tr>
</tbody>
</table>

It is evident that settlement growth has occurred throughout the municipal area. However, the greater majority of settlement growth occurred in the Bushbuckridge/ Maviljan and Acornhoek areas. Thulamahashe and surrounds and Hluvukani and surrounds experienced the highest growth rates of 5.2 and 5 respectively.

The municipality currently has a waiting list comprising about 53 430 applications for government subsidised housing. The table overleaf shows the current initiatives regarding housing in the BBR area and are spatially depicted on Figure 21b. It is good to note that all the projects are located within the nodal points of the Municipality.
Table 10: Current Housing Initiatives

<table>
<thead>
<tr>
<th>Settl</th>
<th>Reg No</th>
<th>Priv</th>
<th>Tph</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acornhoek</td>
<td>3039</td>
<td>P O</td>
<td>400</td>
<td>450</td>
<td>500</td>
</tr>
<tr>
<td>Thulamahashe</td>
<td>3450</td>
<td>P O</td>
<td>450</td>
<td>500</td>
<td>550</td>
</tr>
<tr>
<td>Mkhuhlu</td>
<td>4839</td>
<td>P O</td>
<td>500</td>
<td>550</td>
<td>600</td>
</tr>
<tr>
<td>Maviljan, Dwarsloop, Shatale</td>
<td>4839</td>
<td>P O</td>
<td>500</td>
<td>550</td>
<td>600</td>
</tr>
</tbody>
</table>

The market potential for residential units in the study area was derived in a study (the proposed Regeneration Framework for the Bushbuckridge Local Municipality) conducted by P.D. Naidoo. The results are summarised in Table 11. Interesting to note is that the four areas reported on supports the four urban nodes as identified.

Table 11: Residential Market Potential

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Total Market: Additional HH 2009 to 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acornhoek</td>
<td>3 039</td>
</tr>
<tr>
<td>Thulamahashe</td>
<td>3 450</td>
</tr>
<tr>
<td>Mkhuhlu</td>
<td>4 839</td>
</tr>
<tr>
<td>Maviljan, Dwarsloop, Shatale</td>
<td>4 839</td>
</tr>
</tbody>
</table>

Source: Demacon 2009

3.7 Transportation Infrastructure and Network

3.7.1 Road/ Rail

Bushbuckridge Local Municipality’s roads are characterised by poor gravel roads with unclearly defined road network links due to the poor condition of the roads. The major road network comprises routes R40 and a loop road formed by district routes, including the D3930, D4358, R536 and D3974 (see Figure 22a). The R40 and the loop road carry the majority of regional traffic. The R40 is effectively the main link between Mbombela and Phalaborwa in the south and north respectively. These two corridors/ routes are supported by a network of District and Local roads.

The main road network as described is tarred except for the portion from Agincourt south and back east towards the R40 (past Mkhuhlu), namely the D3969, D4358 and D3974. Also, the remainder of the internal network (local and district routes) is gravel. The entire road network has limited stormwater drainage infrastructure and poor maintenance, resulting in some tarred roads being destroyed by incidences of rain.

3.7.2 Public/ Private Transport

The main modes of transport in Bushbuckridge are buses and taxis. Private vehicle trips are limited and trains are primarily used to transport goods; the local community use it only during holidays for commuting purposes.
Seeing as economic opportunities within the municipal area are not abundant, many people commute and are thus indirectly dependent on proper road infrastructure. In rural areas buses are the only mode of transport, transporting people to work, school and shopping complexes. There is a problem with overloading because the transport infrastructure is insufficient for the number of users. Also, most of the taxis in rural areas are not roadworthy as a result of poor road conditions. These conditions are unsafe and need to be addressed, especially in this area where unemployment is a major challenge.

3.8 Community Facilities

The municipality has only three hospitals, two health centres and 34 clinics which make it difficult for the communities to access health facilities (see Figure 22). It is not easy for the ambulances to reach certain areas because of poor road infrastructure. The three hospitals have a high number of patients who use it on a daily basis for consultations.

Social issues like unemployment/ high rates of HIV positive people, high crime rates, usage of drugs and teenage pregnancies remain a challenge in the municipality, especially among the youth. There are no rehabilitation centres within the municipal boundary. The other challenge is that the majority of elderly people receive their social grants in public areas next to busy roads and this causes a lot of road accidents.

The municipality has a high unemployment rate which contributes to the high crime rate. The municipality is serviced by four police stations and out of the four only one has its own building as it uses a multipurpose community centre as its base. The issue of immigration contributes to the high number of unemployed people and increases the population size.

According to the 2009 matric results, Bushbuckridge attained the lowest results of all municipalities in the Mpumalanga Province. This remains an area of concern. Moreover, overcrowding and poor infrastructure could be contributing to the high failure rate. There are other educational facilities which are currently not used for education purposes such as Mapulaneng and Hoxani colleges of Education. Lack of FET colleges in the area also contributes to the lower levels of education. Educational facilities are sometimes used as government department offices.

Currently there are two community libraries to serve the entire Bushbuckridge community.

Community facilities in general remain a challenge in the Municipality since there is only one Thusong service centre which is located in Casteel. The former TLC built community halls in remote areas and most of them are dilapidated and unused. Most of the cemeteries are not fenced and some villages do not even have cemeteries and they bury in their yards.

There are no community parks for children to play after school. The municipality has a challenge regarding the construction of sports fields/ facilities. The municipality is concentrating on one type of sporting code which is soccer. However, there is a need for sports facilities which will cater for all the sporting codes. There is only one stadium in the area and it is not completed. This stadium must be completed and upgraded to cater for the community and all sporting codes.
3.9 Engineering Services

3.9.1 Water and Sanitation

Bushbuckridge is a water scarce area with only the Inyaka Dam as the main source of water. According to the IDP at least 70% of the community is without bulk water supply, almost 75% without tapped water and at least 75% without yard water connections. The majority of the communities (an average of 70% of the population) still rely on water from boreholes (see Figure 23). There is an increasing risk that borehole water may be contaminated due to backyard burials and pit toilets used widely in the rural villages.

With the majority of the households lacking proper sanitation, the challenge is that the municipality frequently experiences outbreaks of cholera and other related epidemics. Almost 60% of the households use pit toilets without ventilation, about 25% use dry toilet systems, and 10% use sewerage systems without proper drainage systems.

3.9.2 Electricity

About 9.7% of the households in the Bushbuckridge municipal area lack access to electricity, with 7.8% using candles for lighting, 1.2% rely on paraffin for energy, and about 0.7% use solar panel as source of energy.

3.9.3 Refuse Disposal and Environmental Hazards

The municipality has only one registered landfill site and uses illegal dumping sites which are not up to the required standards and therefore unlicensed.

The largest portion of the municipal area is rural in nature and fall under the leadership of traditional authorities. Due to remaining traditions of cutting trees for firewood and backlogs in electricity provision, deforestation occurs which contributes to soil erosion. Air pollution is very high because of the use of firewood for cooking and due to veld fires during winter season (which also affect forestry).

Animal farming remains the most popular form of farming and the area experiences challenges with overgrazing as there are few demarcated areas for grazing, particularly in rural areas.

3.10 Main Economic Drivers

3.10.1 Market Potential

As mentioned, the bulk of economic activity in the study area consists of agriculture. Due to the proposed focus on ecotourism (OL EMF, IEIP) in Bushbuckridge, industrial activity should be kept to a minimum in order to preserve the natural landscape and quality. A major challenge in the area is high unemployment rates. Currently, employment in the agriculture and tourism sectors is very low (OL EMF).

As part of the NDPG project for the municipal area, Demacon measured the total existing non-residential coverage of land uses in the area. The table overleaf shows the nine largest ‘nodes’ in terms of space occupied by retail and office (non-residential) uses.
Table 12: Rating and Ranking of Development Nodes

<table>
<thead>
<tr>
<th>Rank (based on size)</th>
<th>Settlement</th>
<th>Total Non-Residential Coverage (sq.m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bushbuckridge/ Maviljan</td>
<td>58196.75</td>
</tr>
<tr>
<td>2</td>
<td>Acornhoek/ Oakley/ Green Valley</td>
<td>53821.60</td>
</tr>
<tr>
<td>3</td>
<td>Thulamahashe West and East</td>
<td>21189.00</td>
</tr>
<tr>
<td>4</td>
<td>Dwarsloop</td>
<td>18945.32</td>
</tr>
<tr>
<td>5</td>
<td>Marite South</td>
<td>11067.50</td>
</tr>
<tr>
<td>6</td>
<td>Mkhuhlu</td>
<td>10569.38</td>
</tr>
<tr>
<td>7</td>
<td>Casteel</td>
<td>5343.02</td>
</tr>
<tr>
<td>8</td>
<td>Shatale</td>
<td>4523.25</td>
</tr>
<tr>
<td>9</td>
<td>Marite North</td>
<td>2889.21</td>
</tr>
</tbody>
</table>

Source: Demacon, 2009

It is clear from the figures that the Bushbuckridge/ Maviljan and the Acornhoek/ Oakley/ Green Valley complexes function as the primary retail/office centres in the Municipality. These two clusters are between 2 and 5 times larger than the other higher order settlements in the area.

Also calculated was the demand for additional retail facilities within the greater Bushbuckridge area. Demand is the direct result of the buying-power of the community (determined by income levels), which is very low. Demacon’s study was based on a hierarchy of ‘service centres’. Below are the results of Demacon’s study on the warranted floor area for retail and office development in four distinct areas, namely Acornhoek, Thulamahashe, Mkhuhlu, and the Maviljan, Dwarsloop, Shatale complex. Interesting to note, again, is that the same four areas were chosen as were identified as activity nodes in this SDF (Section 3.5).

Table 13: Recommended Retail Centre Profile

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Retail GLA (m² GLA)</th>
<th>Banking and Related Services (m² GLA)</th>
<th>Optimum Centre Size (m² GLA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acornhoek</td>
<td>6 571</td>
<td>1 314</td>
<td>7 885</td>
</tr>
<tr>
<td>Thulamahashe</td>
<td>9 020</td>
<td>1 804</td>
<td>10 824</td>
</tr>
<tr>
<td>Mkhuhlu</td>
<td>9 766</td>
<td>1 953</td>
<td>11 719</td>
</tr>
<tr>
<td>Maviljan, Dwarsloop, Shatale</td>
<td>16 113</td>
<td>3 223</td>
<td>19 336</td>
</tr>
</tbody>
</table>

Source: Demacon 2009

The study conducted by Demacon concluded that the largest potential for retail is in the region of the Maviljan, Dwarsloop, Shatale complex, namely for 19,336m². Second is Mkhuhlu, then Thulamahashe and then Acornhoek.

Table 14: Office Space Demand/Recommended Size and Projections

<table>
<thead>
<tr>
<th>Settlement</th>
<th>2009</th>
<th>2014</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acornhoek</td>
<td>2,224.45</td>
<td>2,455.97</td>
<td>2,711.59</td>
</tr>
<tr>
<td>Thulamahashe</td>
<td>2,224.45</td>
<td>2,455.97</td>
<td>2,711.59</td>
</tr>
<tr>
<td>Mkhuhlu</td>
<td>2,523.42</td>
<td>2,786.06</td>
<td>3,076.03</td>
</tr>
<tr>
<td>Maviljan, Dwarsloop, Shatale</td>
<td>3,909.46</td>
<td>4,316.36</td>
<td>3,540.92</td>
</tr>
</tbody>
</table>

Source: Demacon 2009

As with the retail, the potential office space in the Maviljan, Dwarsloop, Shatale complex is the greatest. The ranking is the same as for the retail space.
3.10.2 Bushbuckridge LED Strategy (and other initiatives)

Bushbuckridge Local Municipality depends on Agriculture and Tourism as key drivers of the local economy. The municipality does have enough land for development since large portions of the land belong to the traditional authorities or leaders. Most of the portions of land which are earmarked for tourism are still under land claims which make it difficult for the municipality to develop. Agriculture is only practiced for human consumption and not for business purposes which will/can assist in job creation. Most of the industrial areas are debilitated and need resuscitation.

The aim of the Bushbuckridge LED Strategy which was compiled in 2005 is “to promote local employment creation and poverty alleviation”. The document states that it is important that LED initiatives / projects be targeted, prioritised and aligned with the IDP and SDF when implemented because it should help to:

- Create favourable locational factors, i.e. qualities which make a place a good place to do business. This includes inter alia elements such as improving the infrastructure, training and capacity building of workers, and improving the efficiency of local administration.
- Making local markets work better – i.e. creating places and opportunities to match supply and demand.
- Making better use of locally available resources and skills to maximise opportunities for development.
- Target previously disadvantaged people, marginalised communities and geographical regions.

The Bushbuckridge LED Framework then puts forward the following objectives for the area:

- The alleviation of poverty through broadening the economic base in the Agriculture, Manufacturing, Trade and Tourism sectors;
- Creating opportunities to transfer technology and skills that would result in the community increasing their skills levels, becoming more competitive within the regional labour force and increasing employment opportunities; and
- Providing more effective infrastructure and business support to boost investors' confidence in the area.

The next section of the Bushbuckridge LED Strategy then comprises an investigation into LED-best practices within the below mentioned elements identified through an assessment of the internal structure and the potential of the local economy:

- Agriculture
- Economic infrastructure support
- SMME development
- Human resource development
- Tourism development

It should be noted that this assessment is based on statistical sectoral information for the Bushbuckridge area as a whole, and it does not relate to any of the opportunities to any specific geographic area in the municipality, although the following key remarks were noted in the document:
It is believed that economic conditions could improve at a faster rate along the R40 between Hazyview and Acornhoek, Mkhuhlu and Thulamahashe than is the case in the rest of Bushbuckridge;

- The pace of development will be dependent on the intensity of external intervention and investment; and

- The sectors with the optimum development potential in Bushbuckridge are:
  - Agriculture
  - Trade
  - Tourism

The Strategic Plan stemming from the LED Framework then delineates the following strategic thrusts, with associated development programmes and projects, which are aimed at regenerating the Bushbuckridge local economy:

- Thrust 1: Industrial and beneficiation development
- Thrust 2: SMME development
- Thrust 3: Rural economic base development
- Thrust 4: Tourism and cultural development

The document concludes with a list of priority LED Projects for Bushbuckridge (based on a specific set of criteria), as reflected in Table 15 below.

**Table 15: Priority Projects for Bushbuckridge as per LED Strategy (2005)**

<table>
<thead>
<tr>
<th>Economic Development Thrust</th>
<th>Identified Projects</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Thrust 1</strong>: Industrial and Beneficiation Development</td>
<td>Establishment of a Manufacturing Advice Centre (MAC)</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Small farmer project</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Development of a unique investment package for BBR</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Development of an Industrial Development Strategy</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Local abattoir</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development Thrust</th>
<th>Identified Projects</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Thrust 2</strong>: SMME Development</td>
<td>Establishment of a Local Business Support Centre (LBSC)</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Development of an SMME marketing strategy</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Demarcation of an SMME manufacturing cluster</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Development of a local SMME database</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Linking SMME with government incentives</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>SMME assistance i.t.o. marketing and market penetration</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development Thrust</th>
<th>Identified Projects</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Thrust 3</strong>: Rural Economic Base Development and Human Development</td>
<td>Subsidised infrastructure required by SMMEs</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Buy-local procurement policies for public institutions</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Assist local businesses in the lobbying of development funding sources</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Establish a local recruitment agency that gives preference to locals</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>HIV/AIDS awareness campaign</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Environmental education projects</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development Thrust</th>
<th>Identified Projects</th>
<th>Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Thrust 4</strong>: Tourism and Cultural Development</td>
<td>Develop a tourism development strategy</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Develop tourist packages to Bushbuckridge</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Develop a tourism events programme</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Establishment of a tourism incubator</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Establish a cultural village</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Game hunting</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Training of tour guides</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Publish tourism brochures</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Marketing of local art and craft</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Identification and marketing of existing and new tourism routes</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Develop and promote adventure activities</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Eco group tours</td>
<td>7</td>
</tr>
</tbody>
</table>
There are three problems to the format of the projects as listed in the LED document (as reflected in Table 8) relative to the SDF process:

1. None of the projects are spatially anchored to any specific part of the municipal area where the potential for such project should be highest e.g. at a local resource, strategic intersection, along a corridor, in a node, etc. Essentially, there is no link from the LED projects to the Bushbuckridge SDF, and therefore these projects could be applicable to any other municipality in South Africa.

2. The projects are only ranked/prioritised, but no further detail is provided with regard to responsible implementing agent, cost estimate, funding source, schedule for implementation, infrastructure required etc., which would enable officials from the municipality to incorporate these projects into the IDP document and to allocate funds towards infrastructure required to initiate the project. The LED projects are thus not incorporated into the various sectoral programmes of the municipality.

3. It does not give any indication of the way forward in terms of an implementation strategy i.e. what does the municipality now have to do to implement the projects, and what is the role/responsibility of the municipality (in line with its powers, duties and functions) towards initiating the project.

After the LED report was concluded, quite a few additional projects have been activated in the Bushbuckridge area. Listed overleaf are the projects, together with their locations and status at the time of this report. Unfortunately, not all of the projects have been equally successful.

### Table 16: Current LED Projects in Bushbuckridge LM (2010)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Locality</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allandale Citrus Estate</td>
<td>Allandale</td>
<td>Collapsed</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Injaka</td>
<td>Feasibility study has been conducted</td>
</tr>
<tr>
<td>Champaign Citrus Farm</td>
<td>Dingle Dale</td>
<td>Active</td>
</tr>
<tr>
<td>Dingle Dale/ New Forest Irrigation Schemes</td>
<td>Dingle Dale/ New Forest</td>
<td>Active</td>
</tr>
<tr>
<td>Injaka Agriculture</td>
<td>Maviljan</td>
<td>Collapsed</td>
</tr>
<tr>
<td>Injaka Forestry</td>
<td>Maviljan</td>
<td>Collapsed</td>
</tr>
<tr>
<td>Lisbon Citrus Estate</td>
<td>Lisbon</td>
<td>Collapsed</td>
</tr>
<tr>
<td>Pfukani-Hoxane Irrigation Scheme</td>
<td>Calcutta</td>
<td>Under resuscitation</td>
</tr>
<tr>
<td>Saringwa Citrus Farm</td>
<td>Belfast</td>
<td>Under resuscitation</td>
</tr>
<tr>
<td>Zoeknog Coffee Project</td>
<td>Zoeknog</td>
<td>Collapsed</td>
</tr>
<tr>
<td><strong>Tourism</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andover Game Reserve</td>
<td>Andover</td>
<td>Active</td>
</tr>
<tr>
<td>Bushbuckridge Nature Reserve</td>
<td>Maviljan</td>
<td>Collapsed</td>
</tr>
<tr>
<td>Injake Tourism Development Initiatives</td>
<td>Maviljan</td>
<td>In process</td>
</tr>
<tr>
<td>Mangwaza Nature Reserve</td>
<td>Calcutta</td>
<td>Collapsed, but under resuscitation</td>
</tr>
<tr>
<td>Manyeleti Game Reserve</td>
<td>Manyeleti</td>
<td>Active</td>
</tr>
<tr>
<td>Rural Accomodation</td>
<td>Mariti</td>
<td>Feasibility study has been conducted</td>
</tr>
<tr>
<td>Sabie Safari Lodge</td>
<td>Cork</td>
<td>Active</td>
</tr>
<tr>
<td>Salique/ Marpieskop Tourism Development Initiative</td>
<td>Salique/ Marpieskop</td>
<td>In process as part of Blyde Canyon Nature Reserve</td>
</tr>
<tr>
<td>Ulusaba Amashangaan Safari Lodge</td>
<td>Newington C</td>
<td>Under construction</td>
</tr>
<tr>
<td><strong>Industry</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bushbuckridge Clay Bricks</td>
<td>Cragieburn</td>
<td>Under resuscitation</td>
</tr>
<tr>
<td>Champaign Chicken Abaitor</td>
<td>Dingle Dale</td>
<td>Collapsed, but under resuscitation</td>
</tr>
<tr>
<td>Essential Oils Production</td>
<td>Thulamahashe</td>
<td>Feasibility study has been conducted</td>
</tr>
<tr>
<td>Manufacturing Incubator</td>
<td>Mkhuhlu</td>
<td>Feasibility study has been conducted</td>
</tr>
</tbody>
</table>
The majority of LED projects are related to the agriculture and tourism sectors. Regarding the successful implementation of projects, the retail sector projects are nearly all “in process”. The majority of agricultural projects, however, have either “collapsed” or are “under resuscitation”, very few are active. Finally, tourism related projects are mostly related to eco-tourism. The majority of projects in this sector are “active” or “in process” (with feasibility studies having been done).

Apart from the LED Strategy, there are several other initiatives aimed at promoting economic development and job creation in the Bushbuckridge area, but which are managed by external institutions and Government Departments.

The following section briefly summarises the most salient features of three of these initiatives, and highlights the implications of these for the IDP, SDF and LED Strategy of the Bushbuckridge Local Municipality.

The Business Trust Nodal Economic Profiling Study (2007)

The Nodal Economic Profiling Study serve as an information resource for understanding the economic character of each of the Presidential Nodes, and are intended to facilitate more targeted investment in each of these areas.

Preceding the Business Trust Study, the former dplg established a Programme of Action (PoA) in 2005 to accelerate the development of the areas defined as Presidential Poverty Nodes. In the case of Bushbuckridge the Business Trust was asked to support the implementation of the PoA as part of its Community Investment Programme (CIP).

A key output of the initiative was the development of an Investment Atlas. The Atlas draws on the economic profiles of the various nodes to provide actionable solutions for stimulating growth via highlighting opportunities for external groups (both in the private and public sectors) to invest in the nodes.

From this initiative several potentially viable projects were identified for the Bushbuckridge area as reflected in Table 9 overleaf. These projects are mainly focussed towards agriculture/ agri-processing, and tourism, which are two of the most important economic sectors in the Ehlanzeni District.

The Business Trust furthermore compiled a template for each of the projects identified (see Figures 24.1 to 24.4), which includes the following information:
- Project Description
- Economic Rationale
- Employment Opportunities to be created
- Enabling Conditions required
- Contact Persons
This information is much more comprehensive than that contained in the Bushbuckridge LED Strategy, and goes a long way towards identifying the location of the project, the project objectives, implementing agent, etc.

Table 17: Projects Identified by Business Trust

<table>
<thead>
<tr>
<th>Project name / description</th>
<th>Node</th>
<th>Economic sector</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community input based agro-processing</td>
<td></td>
<td>Agriculture / Agro- processing</td>
</tr>
<tr>
<td>Escarpment blue gum plantation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chicken hatchery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saringwa Citrus Estate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beef processing / Tannery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Injaka Dam</td>
<td>Bushbuckridge</td>
<td></td>
</tr>
<tr>
<td>Game reserve developments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bushbuckridge Nature Reserve</td>
<td></td>
<td>Tourism</td>
</tr>
<tr>
<td>Blyde River Canyon National Park</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kruger National Park access roads</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vuyanikaya tourism route</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Teacher-training college</td>
<td></td>
<td>Other</td>
</tr>
<tr>
<td>Clay mining and brick production</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Furthermore, the document highlights some “General Actions” proposed by the Business Trust to facilitate the implementation of these projects (see the list below), but it does not assign any specific responsibilities to any institution. The general actions proposed include:

- Resolve land claims in order to free-up land for development;
- Reactivate dormant commercial farms and promote the growth of small farming operations;
- Leverage the area’s status as a biosphere to attract more tourists to Bushbuckridge;
- More targeted spending in terms of infrastructure provision, service delivery and LED initiatives; and
- Develop a clear spatial rationale.

Following from the Business Trust initiative, the DEDP focused on the sectors identified as having comparative advantages for economic development in the Bushbuckridge area, and identified potential Tourism (DEDP and DWAF) and Agriculture (DALA) projects in the Bushbuckridge area.

It also identified the following challenges in relation to the successful implementation of such projects:

- Shortage of water for agriculture;
- Lack of SDF;
- Slow process in resolving land claims; and
- Need greater participation from private sector.

The report then repeats tourism opportunities identified by the Business Trust initiative (see Figures 25.1 and 25.2 and Diagrams 2, 3 and 4).
As with the tourism opportunities, the DEDP simply repeats the agricultural opportunities identified by the Business Trust (see Table 12), and the potential for the different types of projects are also only broadly indicated spatially (refer to Figure 25.3).
Diagram 4: Potential Agriculture Opportunities within Bushbuckridge LM

Selected sector: Agriculture
Production – Potential

While livestock production, and fruit and vegetable sectors offer potential for growth, crops and forestry are ill-suited for further development.

- As land parcels in Bushbuckridge tend to be small, production of crops may be sufficient for subsistence, but will not provide sufficient revenues for economic growth/generation of surplus income.
- Additionally, the land will be unable to support water intensive agriculture.

Potential: Low

- Chicken farming requires little infrastructure.
- Processing facilities already available.
- A strong tradition of stock farming and availability of uncultivated tribal land allows small farmers to grow their cattle farming activities.

Potential: Medium

- Forestry reserves are still present but being degraded.
- Limited potential remains on the periphery of the escarpment (which falls outside the proposed national park) for approx. 3,000 ha of plantation forests.

Potential: High

- Numerous citrus estates lie dormant and could be revived.
- Fruit plantations could be expanded if irrigation is developed and land made available.
- Plans exist to expand greenhouse/hoophouse vegetable plantations.

Source: Bushbuckridge LCD Assessment Report (Gibbs, 2006); Monitor Interviews

3.11 Synthesis: Conclusive Summary

Regional Context

The Bushbuckridge Local Municipality forms the north-eastern extents of the Ehlanzeni District in Mpumalanga Province, just east of the Kruger National Park. To the south lie Hazyview, White River and Nelspruit; to the west lie Graskop and Pilgrims Rest; and to the north lie Hoedspruit and more private game reserves and conservancies. Also, the area strategically borders on the Blyde River Canyon in the west and the Kruger National Park/Sabi Sands reserves in the east. Generally, the area is renowned for its agricultural and tourism attractions.

Considering its strategic location, the Municipality may be called the gateway to the major tourism attractions in Mpumalanga and south-east Limpopo.

The Vision of Bushbuckridge LM

The vision of the Municipality (a developmental and prosperous life for all), affirmed by its mission and core values all indicate that Bushbuckridge LM strives, amongst other objectives, to efficiently deliver affordable and sustainable services to its communities. This demands a (sustainable) strategic and systematic approach to service delivery be formulated for the area.

Institutional Structure

There are 34 wards in the study area. Private land ownership is limited and the majority of the Municipality (all but roughly 20%) falls under Traditional Authorities. Furthermore, more than 90% of the municipal area is subject to Land Claims. This poses challenges to the municipality regarding land for development. The majority of R293 towns in Bushbuckridge are located in the central extents of the municipal area.

Socio-economic Profile

The Municipality hosts approximately 720,000 people (in more than 120,000 households). Between 2001 and 2007 there has been overall improvement in the welfare of the people. However, a lack of skills limits the local community’s involvement in developing the inherent economic and tourism potential of the area. There is thus a need for a concerted effort to invest in the education and training of the local communities.
Additional challenges faced by the municipal area include a high unemployment rate, illiteracy, poverty, crime, and the HIV/AIDS epidemic. Finally, there is an increasing young population in the rural parts of Bushbuckridge and surrounds which survive on government grants.

**Environmental**

There are no geological or topographical constraints in the BBR area. The Municipality is traversed by many rivers and tributaries. It is becoming increasingly important to protect surface water resources, as a great majority of the communities in the municipal area are dependent on raw water for daily use and cases of cholera are ever increasing. The ample use of pit latrines in the area also poses a threat to groundwater quality.

Bushbuckridge is located in an area rich with nature reserves and national parks, including the Kruger National Park.

There is potential for the commercial farming sector to grow, with the bulk of the municipal area having medium agricultural potential, specifically for grazing purposes.

**Spatial Structure**

Route R40 traverses the municipal area from north to south, forming a western corridor. A combination of provincial and district routes (of which about 60% are tarred) form an eastern corridor or loop road parallel to the R40.

Scattered rural settlements of various sizes characterise the area. Sixteen activity nodes were identified across the Municipality. Importantly, of the settlement growth that took place between 2004 and 2008, very little expansion was located within identified Strategic Development Areas (SDAs). Apart from infill development and slight expansion, a few (new) disconnected rural settlements have also established. This pattern of sprawl is detrimental to economic growth as it “thins out” the population/ market and encroaches on valuable agricultural land.

**Transport**

The R40 and the eastern corridor carry the bulk of regional traffic in the area. These routes are supplemented by a network of district and local roads. The municipal road infrastructure consists mainly of gravel roads. Buses and taxis are currently the main mode of transport. The railway line running parallel to the eastern corridor could serve as a commuter and freight line serving social and economic needs.

**Community Facilities**

There is a fair distribution of community facilities throughout the municipal area, but facilities are far too few so access to social services remains limited. Health, education and sports facilities especially are a problem in Bushbuckridge. High unemployment and crime rates also remain a challenge.

**Engineering Services**

The fragmented settlement structure makes it costly to provide services to all communities while urbanisation trends are putting pressure on services in urban areas.

Bushbuckridge is a water scarce area, which is a problem that even hinders growth in the agricultural sector. The majority of communities rely on borehole water and use pit toilets. The bulk of the population also lack access to electricity.
and consequently makes use of natural materials for firewood. Air pollution, water pollution and deforestation are growing threats due to backlogs in service delivery.

The municipal area was identified as a Presidential Priority Node (Bohlabela Node) in 2001, in other words it is a priority infrastructure investment area.

**Housing Development**

Only about 9% of the municipality's population live in urban centres. Small rural villages comprise 29% of the population, while dense rural villages represent the remaining 61%. The waiting list for houses in Bushbuckridge exceeds 53,000.

Acornhoek and Bushbuckridge/ Maviljan have experienced the most incremental growth (3507 and 3770 housing structures respectively) in the period from 2004 to 2008.

**Economic Activity**

The local economy of Bushbuckridge depends on Agriculture and Tourism. However, the fragmented settlement pattern hampers “critical mass” to be achieved in order to boost and sustain economic growth.

Very little commercial farming takes place in Bushbuckridge and several orchards and plantations are currently lying dormant due to limited access to water and numerous land claims on agricultural land. Technical studies have proven that the bulk of land cover and soil types are mostly suited to grazing purposes. It is good to note that currently the most popular form of farming is animal farming.

There is much latent tourism potential in BBR given its scenic character and conservation value (BBR forms part of the Kruger to Canyons Biosphere Reserve). The Olifants Letaba EMF proposes that eco-tourism be the primary focus of this area.

Some other initiatives aimed at promoting economic development and job creation in Bushbuckridge were identified in the Business Trust Nodal Economic Profiling Study (2007). Additional projects in BBR stem from six Neighbourhood Development Partnership Grant (NDPG) projects as well as the Bushbuckridge Urban Renewal Project (2010).

The following section introduces the proposed spatial development framework for the Bushbuckridge Local Municipality, followed by an Implementation Strategy and Programmes.
4 PROPOSED DEVELOPMENT OBJECTIVES AND SPATIAL CONCEPT

The Spatial Development Framework for the Bushbuckridge Local Municipality, must enable the restructuring of the Municipality’s current unsustainable settlement structure, and convert it into one that promotes the efficient, equitable and sustainable utilisation of resources, as well as the provision of community infrastructure and services. The SDF also has to be based on the primary guiding directives emerging from the Situational Analysis. To do so, the SDF was designed in accordance with a number of development objectives as discussed in the section below.

4.1 Development Objectives Fundamental to Bushbuckridge of Spatial Concept

The following are the development objectives to be achieved in order for the Bushbuckridge Local Municipality Spatial Concept to materialise:

• To protect, enhance and manage the natural environmental resources in the municipality in order to ensure a sustainable balance between human settlement, agriculture and tourism activities in the area.
• To establish a functional hierarchy of urban and rural nodes in the BBR area, and to ensure equitable access to social infrastructure and promote local economic development by way of Thusong Centres/Multi Purpose Community Centres (MPCC’s).

• To capitalise on the strategic location of the municipality by enhancing external linkages, and to functionally link all nodal points internally to one another.
• To capitalise on the strategic location of the BBR Municipality as a Gateway to surrounding Tourism Precincts and promoting/developing local tourism potential in the municipal area.
• To support the commercialisation of small scale and/or subsistence farming activities throughout the municipality and to establish local markets for fresh products at the main nodal points.
• To concentrate the bulk of industrial and agro-processing activities at Mkhuhlu (First Priority), and at Acornhoek (Second Priority).
• To enhance retail activities (formal and informal) at each of the identified nodal points in the municipal area by consolidating these areas with the Thusong Centres and provide a modal transfer facility (taxi/bus stop/rank).
• To ensure that all communities (urban and rural) have access to at least the minimum levels of service as enshrined in the Constitution.
• To consolidate the urban structure by way of infill development and densification (informal, subsidised and/or bonded) in Strategic Development Areas at the identified Urban and Rural Nodes.
• To compile detailed Precinct Plans for each of the nodal points/ service centres in the municipality.

4.2 Development Framework

Figure 26 illustrates the proposed comprehensive SDF for the BBR area of jurisdiction. In essence, the SDF strives to create a more consolidated settlement
BUSHBUCKRIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

structure in both the urban and rural parts of the municipal area, so as to allow for the cost-effective and sustainable delivery of modern-day engineering and community services. Parallel to this it also seeks to promote Local Economic Development by utilising all available natural and man-made resources in the area. To do so, the SDF encourages nodal development, protect agricultural land, promote tourism development, and create an environment conducive to economic growth.

The proposed Spatial Development Framework for the Bushbuckridge Local Municipality (as reflected in Figure 26) is discussed below, in accordance with each of the Development Objectives as stipulated in Section 1.1 above.

4.2.1 Development Objective 1

To protect, enhance and manage the natural environmental resources in the municipality in order to ensure a sustainable balance between human settlement, agriculture and tourism activities in the area.

The economy of the BBR LM is dominated by the agricultural and tourism industries. Sprawling settlements encroach on valuable agricultural land in all parts of the municipality, thus impacting on the ability of the community to produce food and sustain themselves. Hence, care must be taken to consolidate the urban footprint, in order to effectively protect the agricultural potential and natural resources like rivers in the area.

The Bushbuckridge natural environmental resources thus need to be actively protected, managed and enhanced for the sake of sustainability and economic development (see Figure 26.1). The Drakensberg escarpment and its foothills, and river beds and wetlands should especially be protected from any activities/land uses other than those aimed at conservation and/or eco-tourism. This in order to preserve the existing biodiversity in these areas, and to prevent the pollution of the water resources in the area which is the only water available for domestic and agricultural purposes.

4.2.2 Development Objective 2

To establish a functional hierarchy of urban and rural nodes in the BBR area, and to ensure equitable access to social infrastructure and promote local economic development by way of Thusong Centres/ Multi Purpose Community Centres (MPCC's).

4.2.2.1 Thusong Centre Theoretical Background

The currently dispersed settlement structure of Bushbuckridge has resulted in the costly duplication of essential community services and infrastructure and leads to urban sprawl onto agricultural land. Hence, proper planning in respect of the placement of the provision of resources is necessary to bring about an even, equitable, and cost-effective distribution of essential community services throughout the entire municipal area, and to consolidate human settlement around these nodal points.

To achieve this, the SDF proposes the establishment of a “hierarchy of service centres” throughout the entire municipal area by way of Multi Purpose Community Centre (Thusong Centre) development. Such an approach to the delivery of community services is aligned with both the National Integrated Sustainable Rural
Development Strategy (ISRDS and recent Comprehensive Rural Development Programme (CRDP), and the BBR LED strategy which strives to promote nodal development. Establishing a hierarchy of services centres in the form of Thusong Centres holds the following advantages:

- It promotes nodal development which is conducive to targeted infrastructure spending, local economic development and corridor development;
- Consolidates human settlement around nodal points and protect valuable agricultural land from urbanisation pressures;
- It reduces the levels of inequality in living standards and access to basic services between rural and urban areas;
- Basic services are provided by government in a financially sustainable manner;
- Provides government with a platform from which to develop tele-centres in rural areas, as well as rural energy centres;
- Provides a platform for entrepreneurship and small business development (LED);
- Provides guidance for the development and provision of engineering services;
- Indicates where to provide tarred road infrastructure and multi-modal transport facilities; and
- Helps to determine public transport service points and routes.

Essentially, a Multi Purpose Service Delivery Centre/ Rural Service Centre is “a focal point at which a comprehensive range of essential services can be obtained by people living in its vicinity. In turn it acts as a pool of human and physical resources from which the inputs necessary for urban and rural development can be distributed efficiently, and from which urban and rural people can draw to promote their development”.

The key to the success of MPCC/ Thusong Centre development is rooted in the principle of focused and deliberate government investment spending to ensure that these centres develop to provide an extensive range of community facilities. By doing so, MPCCs possess the inherent potential to act as spatial points within a larger space-economy around which the critical mass required to initiate formal and informal local economic development can occur.

This concept allows for national, provincial and local government to join their efforts in providing services at local level. These centres will allow the clustering of services by the relevant tiers of government, according to their roles and responsibilities, at a central location accessible to the community. This concept ensures co-ordinated delivery of services, rather than duplication or deprivation. These centres also provide a one stop comprehensive service to members from surrounding communities which are in many cases very poor and cannot afford multiple trips.

Multi Purpose Service Delivery Centres can furthermore act as an economic injection, by means of initiating investment into previously marginalized areas, and lowering the perceived risk to private sector development. The appropriate design of these Centres can also stimulate the development of diverse and complex urban areas.

A key benefit derived from MPCC and Agri-Village development is that it becomes more cost efficient to provide the full range of engineering services to these nodal
points as these are utilised for a number of purposes including economic, social, and residential development. Thus, the collective benefits derived from investments made by various spheres of government far out-weigh the individual contributions made. Furthermore, the development of MPCCs requires inter-governmental co-operation, which is seen as critical to promoting sustainable and integrated development.

4.2.2.2 Thusong Centre Development Process

The development of a Thusong Centre/ MPCC takes place over time and is based on an incremental growth process guided and stimulated by a number of strategic investments by various spheres of government within and around a strategically selected spatial point in order to stimulate local economic development activity. The ultimate goal is the establishment of a sustainable urban or rural activity node, comprising a number of community facilities and services, and which is supplemented by a range of economic activities located in close proximity. Over time, such a nodal point then not only serves the local residential development in close proximity to the node, but the surrounding rural communities from as far as 15 to 20 kilometres away. In this way it becomes possible to sustain a number of economic activities and even to establish a fresh produce market which could act as a stimulus for the production of surplus agricultural products in the surrounding rural communities and Agri-Villages. In this way rural-urban linkages (interaction/integration) are established.

As mentioned, the development process is initiated by identifying an appropriate location for the development of a Thusong Centre/ MPCC. An ideal location would be one that features good local and regional accessibility – e.g. in close proximity to the intersection of two prominent route crossings (see Diagram 5.1). The first step in the physical development of a MPCC could be the establishment of a community hall. The community hall can be utilised for a variety of functions, including serving as a pension payout point by the end of the month; accommodating the mobile clinic once a week (or whatever the frequency is); accommodating community meetings; serving as an adult basic education and training centre during certain times of the week; etc.

Because of the location and concentration of people at the community hall during the week, a bus or taxi rank may establish because people are regularly being picked up and dropped off at the facility. The natural concentration of people then leads to the establishment of a small informal market close to the bus/ taxi rank at the community hall as depicted on Diagram 5.2.

As the MPCC then develops further, a more permanent clinic may be established in a separate building from the community hall, and later a number of additional community facilities may be added by various spheres of government as illustrated on Diagram 5.3. These could include a post office, a library, police station with an associated magistrates court, as well as a municipal pay point or municipal satellite offices.

As the number of social facilities and services concentrated at the nodal point increases, the number of people visiting the area on a day-to-day basis increases. With the increased intensity of activity and visitors, the informal market can translate into some formal retail activities (see Diagram 5.4).
The people working as officials in the growing number of community facilities and services mentioned above will require residential accommodation in close proximity to the node. For this reason, it becomes important for government to add a subsidised housing component to the node which may be either in the form of rental stock (social housing/ flats), and/or RDP units (see Diagram 5.5). The concentration of housing stock at the nodal point brings even more people closer to the node which not only enhances the viability of the existing community facilities at the node, but also strengthens the capacity for local economic development as the “critical mass” increases.

Associated with the residential development follows the establishment of educational facilities like a primary school, sports fields and even a crèche which could be located close to the MPCC (see Diagram 5.6).

Over a period of time this node can expand incrementally, and as more functions and associated residential activities are added, it may eventually also accommodate a fresh produce market, agro-industries (see Diagram 5.7) and even some commercial activities like hardware stores etc (see Diagram 5.8).

The concept can also be applied to an Agri-Village as illustrated on Diagram 6 where the village can be provided with basic community facilities in the central part, and which is surrounded by the various farming entities.

4.2.2.3 Proposed BBR Settlement Hierarchy

Given the above approach, a proposed hierarchy of Urban and Rural Nodes for the BBR area is illustrated on Figure 26.2. From this it is evident that it is possible to serve the majority of the BBR population equally within a reasonable distance (± 7.5 kilometres) with a range of basic social and economic services through the creation of four urban nodal points, and nine rural nodes.

The key principle is for the municipality to ensure that through government investment (including all spheres of government), each of these points develop to provide an extensive range of community facilities as part of a Thusong Centre. These Thusong Centres could in turn create a “critical mass” required to initiate formal and informal local economic development at these points.

The nine rural nodes/ service centres should serve the basic needs of the surrounding local rural communities; while the four urban nodes of Bushbuckridge, Acornhoek, Thulamahashe and Mkhulu provide the higher order functions to the broader Bushbuckridge community. The higher order functions include, for example, institutions of tertiary education and training, regional hospitals, regional emergency centres, regional sport stadiums, magistrates courts, Home Affairs offices etc.

The local regional nodes should at least include primary and secondary schools, a clinic, post office, and library, as well as a community hall, pension-pay-out point and formal sports facility. A formal taxi rank is also essential in order to provide access to these facilities.

In terms of the above, the concept of a Thusong Centre or Multi-Purpose Community Centre stands central to the future development of Bushbuckridge Municipality and specifically to promoting rural development.
BUSHBUCKRIDGE LOCAL MUNICIPALITY – SPATIAL DEVELOPMENT FRAMEWORK

The spatial location of the proposed nodes were determined by taking into consideration greatest accessibility (location), greatest concentration of existing economic activity and population, and greatest development potential.

The four urban nodes are evenly spaced in the northern (Acornhoek), western (Bushbuckridge/ Marijane), eastern (Thulamahashe) and southern (Mkuhlu) parts of the BBR area.

The nine rural nodes are placed between the four urban nodes, ensuring that each is placed in such a way that it serves a surrounding broader rural community. Care was taken that each of these nodes are located along the main road network in the BBR area, but that it is also accessible to surrounding villages via one or more lower order route.

4.2.3 Development Objective 3

To capitalise on the strategic location of the municipality by enhancing external linkages, and to functionally link all nodal points internally to one another.

Figure 26.3 illustrates the proposed strategic road network for the Bushbuckridge area.

Route R40 is a national route of strategic significance that traverses the BBR municipal area from north to south broadly, connecting Phalaborwa in the north to Mbombela in the south. As such the route currently acts as a major movement corridor of freight, commuters and tourists through the BBR area, and it certainly played a role in the extensive business activities located around the Acornhoek and Bushbuckridge nodes. The NSDP and MPGDS states that “future settlement and economic growth should be channelled into activity corridors and nodes” thus nodal development along route R40 would be consistent with this policy directive.

In the BBR SDF route R40 is thus classified as the Primary Corridor through the BBR area, linking the BBR area to surrounding regions to the north (Phalaborwa) and south (Mbombela).

Along this route nodal development should be promoted at the designated nodes at Marite, Bushbuckridge, Dwarsloop/Shatale, Casteel and Acornhoek.

The Primary Corridor serves the entire western part of the BBR area and, apart from its regional function, it also serves the movement needs of the local communities residing around the route.

It is proposed that a Secondary Corridor be defined to serve a similar function in the eastern parts of the BBR area as illustrated on Figure 26.3. This route serves the north-south movement needs of residents in the towns/villages located in the eastern parts of the municipality, and it also links the Mkuhlu, Kildare, Agincourt, Thulamahashe and Acornhoek nodes to one another.

Another significant feature is the fact that this secondary corridor broadly follows the alignment of the railway line running through Bushbuckridge.

The upgrading and branding (through signage) of this route could open up the eastern rural parts of the BBR area for regional traffic and thereby unlock/enhance the development potential of these parts of the municipality, to the benefit of the surrounding communities.
The Primary and Secondary Corridors are supplemented with a number of Strategic Link Roads intended to ensure that all parts of the municipal area are easily accessible. The Strategic Link Roads perform an important function in terms of catering for east-west movement in the BBR area while the Primary and Secondary Corridors both serve north-south movement needs.

Important links provided by the Strategic Link Roads network include the following:

- D3930 which links Hluvukani to Acornhoek and which opens up the north-western quadrant of the BBR area; also to surrounding game reserves via routes D4407 and D4405;
- Route D4394 linking Thulamahashe to Dwarsloop and R40 in the central parts of the BBR area;
- Route D3969/D3974 linking the Lillydale and Kildare Nodes to the Marite Node and R40, and which provides access to the south-eastern rural parts of the BBR area; and to the Kruger National Park (in conjunction with D4438 and R536.

The Primary and Secondary Road Network (the blue and red routes on Figure 26.3) represent the top priority road network in the BBR area and should also represent the priority Public Transport Network as it links all the nodes to one another. The following principles should apply in regard to the maintenance and upgrading of the road network:

- All effort should be made that the road section between Cork and Agincourt be tarred as a first priority in order to ensure that the Primary and Secondary Corridors comprise a continuous tarred road network;
- The second priority should then be to ensure that the three main east-west link roads are tarred (D3930 up to Hluvukani, D4394, and D4969/D3974);
- The road network should be properly branded by way of clear signage in order to invite/convince visitors/tourists to drive through the rural parts of Bushbuckridge, and thereby open up development opportunities in these areas.

4.2.4 Development Objective 4

To capitalize on the strategic location of the BBR Municipality as a Gateway to surrounding Tourism Precincts and promoting/developing local tourism potential in the municipal area.

As illustrated on Figure 26.4 the Bushbuckridge area is surrounded by some of the most pristine tourism destinations in South Africa. To the west is the Blyde River Canyon with a number of Nature Reserves and holiday resorts; to the north are the Selati and Timbavati Game Reserves, and to the east and south is the Kruger National Park and several smaller game reserves like Manyeleti, Sabie Sand, Londolozi, Mala Mala and Sabi Sabi.

The Orpen and Kruger Gates to the Kruger National Park are located to the north-east along route R531 and south-east along route R536 respectively.
However, tourists travel through the BBR area without spending time within the municipal area itself, which means that the local communities do not benefit from tourism as they should be.

There are two ways to address this:

- The first is to enhance the road network within the BBR area in order to make larger parts of the municipal area accessible to tourists and to convince them to use other routes than the R40, R531 and R536 on route to their destinations. The Secondary Corridor and Strategic Link Roads as depicted on Figure 26.4 could be instrumental in this regard.

- The second is to create more tourism destinations within the BBR area with specific focus on the Andover Nature Reserve to the north; Bushbuckridge Nature Reserve in the central-south, and the strip of nature reserves located along the north-western border of the municipality.

The aim should be to establish lodges in these areas where people can stay over, and from where they can visit any of the other game reserves and tourist attractions in the region.

The Injaka Dam is another largely unutilised resource in the BBR area which holds significant tourism potential. The dam could be developed to fully utilise its tourism potential, promoting it for fishing, water sports and developing a holiday resort/lodge next to it. The possibility of functionally linking the Injaka Dam to the Bushbuckridge Nature Reserve should also be investigated.

4.2.5 Development Objective 5

To support the commercialization of small scale and/ or subsistence farming activities throughout the municipality and to establish local markets for fresh products at the main nodal points.

Agriculture is one of the two most important sectors driving the Bushbuckridge economy, together with Tourism. Subsistence farming in particular has an important role to play in ensuring food security and sustainable livelihoods. Furthermore, small-scale farmers have an important role to play towards poverty alleviation by providing employment opportunities to the local population. Commercial farming is at present quite limited; one of the reasons being that plots in the BBR area are generally small (see Figure 26.5).

Consequently, the SDF proposes that small-scale and commercial farming should be enhanced in the municipal area. This will involve the adequate provision of land for subsistence farming activities, small-scale farmers, and commercial farming, depending on the land capability. Crops that are suitable to the area include maize, wheat, groundnuts, dry beans, sugarcane, tobacco, vegetables, citrus, subtropical fruits (mangoes, litchis, avocados, bananas), deciduous fruits (peaches and plums), coffee, nuts and tea, and the Department of Agriculture should be actively involved in providing skills support and equipment to local farmers as part of Agrarian Transformation in the area (in line with the CRDP). Most of the area is considered as low to medium potential for agriculture.

The agricultural products listed above also pose opportunities for agri-processing which could further enhance economic development and job creation in the area
by adding further value to agricultural products from the area before exporting it to other regions.

Importantly, from a sustainability point of view, the areas earmarked for agriculture are those areas within the municipality which receives the highest annual rainfall, features fairly good soils, and generally displays low to medium environmental sensitivity levels. The areas identified for agriculture are then also the areas in which the associated LED strategies for agriculture should take place. Figure 26.5 illustrates the areas currently utilised for commercial and subsistence crop farming, as well as the extensive grazing areas.

### 4.2.6 Development Objective 6

**To concentrate the bulk of industrial and agro-processing activities at Mkhuulu (First Priority), and at Acornhoek (Second Priority).**

There is a need to diversify the economy of BBR by focusing on a wider spectrum of the sectors, and not just agriculture and tourism. Such an approach would make the BBR area less vulnerable to external pressure(s) and periods of economic decline. Consequently the SDF proposes that a manufacturing hub and incubator network focusing on agro-processing and light industrial activities be established at the existing Mkhuulu Industrial area (see Figure 26.6). This is in line with an existing LED initiative. Traditionally, industrial activity has struggled to gain momentum in the BBR area due to a variety of factors. Hence, economies of scale need to be created by consolidating both large-scale and small-scale industrial/manufacturing activities within the existing industrial area. Such an approach would also be consistent with the concept of nodal development which allows for targeted infrastructure spending, and assists with both urban-rural restructuring and environmental protection.

Even though the Mkhuulu area has been identified as the primary manufacturing hub/industrial area for BBR, there is potential to also establish industrial activity at Acornhoek in the north where both route R40 and the commuter railway line converge. This is however a second priority and should only be initiated if the Mkhuulu node is successful or if there is a major new intervention which makes Acornhoek the preferred short term location.

### 4.2.7 Development Objective 7

**To enhance retail activities (formal and informal) at each of the identified nodal points in the municipal area by consolidating these areas with the Thusong Centres and provide a modal transfer facility (taxi/bus stop/rank).**

As illustrated in Diagram 1 up to Diagram 8 under Development Objective 2, it is important that retail activities be consolidated with the Thusong Centres in order to maximise the benefits to be derived from the concentration of people around the social services and facilities provided by government. It is thus proposed that retail activities (both by way of formal retail and/or properly managed informal trade markets) be provided for in close proximity to each of the Thusong Centres/Urban and Rural Nodes in the municipal area. The primary objective of this is to accommodate local economic development and further strengthen the economic viability of the nodal points identified.

It is thus important that sufficient land be earmarked for business/retail purposes around each of the proposed Thusong Centres (Urban and Rural Nodes).
4.2.8 Development Objective 8

To ensure that all communities (urban and rural) have access to at least the minimum levels of service as enshrined in the Constitution.

This principle states that all communities within the BBR Municipality have the right to access to basic services like water, sanitation, and electricity whether they are located at one of the urban or rural nodal points, or in the rural hinterland. The BBR Municipality should thus continue to endeavour to expand its formal water, sanitation and electricity networks and refuse collection system in order to eventually reach and serve all rural and urban communities within the BBR municipal area. This would include the establishment of formal refuse disposal sites at each of the thirteen nodal areas identified in the BBR Municipality.

In addition to this, the municipality should pay attention to providing sufficient infrastructure capacity at the nodal points in order to ensure that it can facilitate and enhance the processes of local economic development and service delivery at these nodes. The key challenge is to create a balance in terms of improving services in the deep rural areas and at the nodal points in the municipal area simultaneously. This should be done in accordance with an unbiased prioritisation model for the municipal area.

4.2.9 Development Objective 9

To consolidate the urban structure by way of infill development and densification in Strategic Development Areas at the identified Urban and Rural Nodes.

More compact development patterns are conducive to economic growth as “critical mass” is created – increased numbers of people concentrated in an area proportionally increases the viability of all kinds of trade activity and enhances the utilisation of community facilities.

Thus, to achieve consolidation and integration of the urban structure within settlements and around the Urban and Rural Nodes, the SDF identified 22 Strategic Development Areas (SDAs) (see Figure 26.7). These should be used to accommodate the current, and expected future increase in housing demand associated with population growth and urbanisation. Importantly, due to their location around the proposed Urban and Rural Nodes, the SDAs will ensure that the bulk of public housing is located within, and around areas displaying economic opportunity which will further increase ‘critical mass’ in the area, and enhance the possibility of planning and implementing comprehensive water, sanitation and electricity systems.

Essentially, the SDAs should be developed with a mixture of tenure options so as to ensure equitable access to housing, and to encourage people to settle within the proposed SDAs.

Table 18 overleaf provides a brief summary of the priority Strategic Development Areas (SDAs) identified:
### Table 18: Strategic Development Areas (SDAs)

<table>
<thead>
<tr>
<th>Bushbuckridge Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SDA1</strong>: The triangular area between Bushbuckridge/Maviljan, Dwarsloop and London C which will act to consolidate the urban structure of these three areas.</td>
</tr>
<tr>
<td><strong>SDA2</strong> and <strong>SDA3</strong>: The vacant land parcels to the north and south of the Dwarsloop-Arthur Stone area.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Casteel Area</th>
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</thead>
<tbody>
<tr>
<td><strong>SDA4</strong>: Located in the area to the north-west of Casteel.</td>
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<thead>
<tr>
<th>Agincourt Area</th>
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</thead>
<tbody>
<tr>
<td><strong>SDA5</strong>: Around Route R40 between Rooiboklaagte, Arthur’s Seat, and Tsakani.</td>
</tr>
<tr>
<td><strong>SDA6</strong>: To the north of the Acornhoek business node on both sides of the railway line.</td>
</tr>
<tr>
<td><strong>SDA7</strong>: The vacant land between Moloro and Green Valley.</td>
</tr>
<tr>
<td><strong>SDA8</strong>: The vacant land between Acornhoek and Okkerneutboom.</td>
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<thead>
<tr>
<th>Burlington Area</th>
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<tbody>
<tr>
<td><strong>SDA9</strong>: Infill development between Burlington and Khokhovela.</td>
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<thead>
<tr>
<th>Hluvukani Area</th>
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</thead>
<tbody>
<tr>
<td><strong>SDA10</strong> and <strong>SDA11</strong>: Infill development in the vacant areas between Clare and Hluvukani (SDA10) and Hluvukani and Hlavekisa (SDA11).</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Thulamahashe Area</th>
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</thead>
<tbody>
<tr>
<td><strong>SDA12</strong>: This infill area is strategically located between the two business areas and adjacent to the south of the link road between the business areas.</td>
</tr>
<tr>
<td><strong>SDA13</strong> and <strong>SDA14</strong>: These two areas pose potential for infill development to the north-west and north-east of SDA12.</td>
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<table>
<thead>
<tr>
<th>Agincourt Area</th>
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<tbody>
<tr>
<td><strong>SDA15</strong>: This area represents the vacant land located between Agincourt and Newington.</td>
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<thead>
<tr>
<th>Kildare Area</th>
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</thead>
<tbody>
<tr>
<td><strong>SDA16</strong>: This area comprises the vacant land between Kildare and Cunningmoor.</td>
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<tr>
<th>Lillydale Area</th>
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<tbody>
<tr>
<td><strong>SDA17</strong>: This SDA poses potential for infill development on the vacant land between Lillydale, Justicia, Huntington and Somerset.</td>
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</tbody>
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<thead>
<tr>
<th>Mkhuhlu Area</th>
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<tbody>
<tr>
<td><strong>SDA18</strong>: This area already holds a significant number of informal structures and stretches from road R536 in the south up to Oakley in the north.</td>
</tr>
<tr>
<td><strong>SDA19</strong>: This area is located to the south of Calcutta next to road R536 and also holds a significant number of new informal structures.</td>
</tr>
<tr>
<td><strong>SDA20</strong>: The area could accommodate future infill development between Oakley and Alexandria A.</td>
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<table>
<thead>
<tr>
<th>Marite Area</th>
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<tbody>
<tr>
<td><strong>SDA21</strong>: Located to the east of road R40 this area could act to consolidate/link development between Marite and Mkhuhlu.</td>
</tr>
<tr>
<td><strong>SDA22</strong>: This represents infill development to the west of route R40 and southwards up to the municipal border.</td>
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</tbody>
</table>
4.2.10 Development Objective 10

To compile detailed Precinct Plans for each of the nodal points/service centres in the municipality.

It is imperative that more detailed precinct plans be compiled for each of the nodal areas to illustrate how/where social and economic facilities can/should be developed and where opportunities exist for infill development, densification, and the consolidation of land uses around the various nodes (in line with the principles fundamental to the Thusong Centre concept).

Following from consolidating the urban fabric and promoting infill development between towns and villages by way of development of Strategic Development Areas, it is thus as discussed under Development Objective 9 above, of critical importance that a detailed plan (precinct plan) be compiled for the central area of each of the thirteen nodal points identified in the Spatial Development Framework. As part of such process detailed land use/urban design proposals need to be made for each of the erven located in the central part of the node. Such a Precinct Plan should indicate the proposed sites for future business development, the spatial location of additional community facilities that will be required, as well as the proposed public transport facility for such an area.

It should also highlight areas suitable for commercial and other light industrial development (if relevant), and identify areas appropriate for residential infill development. For some of the identified nodal points in the Bushbuckridge area, the Neighbourhood Development Partnership Grant initiative already initiated the compilation of Precinct Development Plans. These plans can be utilised as point of departure for such Precinct Plan initiative, although it is believed that more detail can and should be added to the Precinct Plan for each of the identified 13 nodes in the Bushbuckridge area.

Figures 27.1 to 27.13 indicate the nodal points for which such Precinct Plans have to be compiled. As illustrated on Figure 27.1 there is already a nodal plan for the Mavilijan/Bushbuckridge area although it is felt that this plan does not provide sufficient detail to really guide decisions pertaining to land uses on individual erven.

Figure 27.2 reflects the NDPG Precinct Plan for Acornhoek. The plan is fairly clear as far as where shopping centres and retail activities are to be located, as well as housing, community facilities, and a proposed road network is indicated. It can, however, still be refined to a next level of detail in order to be of real assistance to the local municipality in its decision-making processes.

As far as the Thulamahashe Precinct Plan is concerned (Figure 27.3), it highlights areas earmarked for future hospitals, trade and retail areas, as well as future residential expansion areas.

Figure 27.4 reflects the NDPG Precinct Plan for the Mkhuhlu area. It clearly indicates that the bulk of future development should be concentrated around the existing taxi rank and shopping centre at the main intersection onto road R536. It also highlights the potential for residential infill development in surrounding areas, as well as proposals pertaining to government office development, industrial development etc. It is however concerning that the existing industrial area located adjacent to the railway line in close proximity to this node was not included into the nodal development plan. This plan will have to be revised/amended.
**Figure 27.5** illustrates the Precinct Plan compiled for the Dwarsloop area. It illustrates the existing municipal offices located in the north-eastern quadrant of the intersection, as well as areas earmarked for trade, sport, and recreation activities, as well as community facilities. It is however not clear regarding what community facilities should be located where. The detail pertaining to a future public transport facility and how this will interact with the retail/trade activities are also not illustrated on this plan. A more detailed Precinct Plan will thus have to be compiled for this area.

The same comments as noted for the Dwarsloop area also applies to the Shatale Precinct Plan as depicted on **Figure 27.6**. Although this plan already provides some guidance as to where community facilities and retail activities should be located, it does not give a clear indication of what type of facilities need to be located where.

The above figures (Figures 27.1 to 27.6) represent the results of compiling precinct plans for a number of nodes in the Bushbuckridge area as part of the Neighbourhood Development Partnership Grant initiative in Bushbuckridge. As highlighted above all these plans should be taken to a next level of detail in order to be of real assistance to the local municipality in guiding and directing development in these areas.

The next number of figures (Figures 27.7 up to 27.13) comprises images reflecting the existing land uses around the identified nodal areas. There are currently no Precinct Plans for these areas as these were not included under the NDPG initiative for Bushbuckridge.

**Figure 27.7** indicates the current concentration of activities around route R40 in the vicinity of the Casteel area for which a more detailed Precinct Plan should be done towards the intensification and restructuring of uses.

**Figure 27.8** indicates that large pockets of vacant land are still available in the Burlington area in close proximity to the two intersections onto the main road where there is sufficient opportunity to pre-actively plan for future nodal development comprising both retail and community facilities to serve the surrounding communities.

At Hluvukani (**Figure 27.9**) there is already a concentration of activity located in the central part around the intersection and the proposal is thus that a more detailed Precinct Plan be compiled for this area in order to clearly illustrate how these land uses can and should interact with one another.

The same applies to the Agincourt area as depicted on **Figure 27.10** where there is a clear concentration of activities in the central part where a number of roads converge. This area needs to be carefully planned in order to ensure that it optimally utilises the inherent potential of consolidating social and economic activities at this strategic point in order to create critical mass and to promote local economic development.

The Kildare area as depicted on **Figure 27.11** also has a clearly distinguishable nodal point which can be utilised to consolidate economic and community facilities in future. The detailed Precinct Plan proposed for this area will indicate where and how future community facilities and services should be added to this node, in
order to optimally utilise and further strengthen the business opportunities currently located in the area.

**Figure 27.12** depicts the current largest concentration of non-residential uses in the Marite area. This is in close proximity to the intersection between road R3974 and road R40. This area should be the subject matter of a more detailed Precinct Plan initiative.

**Figure 27.13** illustrates the current structure around the Lillydale nodal area where a more detailed Precinct Plan needs to be compiled in order to guide and direct future public investment, as well as attracting additional retail activities.

**Figures 27.14 and 27.15** are typical examples of the level of detail that should be contained in a Precinct Plan. Not only does it indicate the land use and potential footprint of buildings in the precinct, but also highlights pedestrian crossings, pedestrian walkways, hard and soft public spaces, regional open space, and the layout and variety of sports facilities to be provided.

## 5 IMPLEMENTATION STRATEGIES AND PROGRAMMES

### 5.1 Implementation and Monitoring Mechanisms

In terms of section 26 of the Municipal Systems Act the Spatial Development Framework of a municipality is one of nine legal components of the Integrated Development Plan (IDP) of the municipality. As such the SDF thus becomes part of the statutory processes associated with the IDP, and which includes, amongst others, the processes related to Inter Governmental Relations (IGR), Community Consultation and Participation, and the Budgeting Process of the local municipality.

In view of the above it is firstly proposed that the Bushbuckridge SDF be incorporated into the Bushbuckridge IDP process (see **Figure 28**) during the 2011/2012 IDP Review Process which should be concluded by March 2011. Within the IDP, the Bushbuckridge SDF should then serve as the backdrop against which all development needs, and projects and initiatives forthcoming, should be measured and assessed.

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

The two consultation mechanisms in the IDP process i.e. the **IDP Technical Committee** and the **IDP Representative Forum** involve all technical and political stakeholders, public and private, as well as the traditional authorities, and is the ideal medium to use to promote and market the development opportunities as reflected in the SDF.
Representatives of all departments from all three spheres of government participate in the IDP process, and if they all work in accordance with the principles contained in the SDF, the alignment and synchronisation of the programmes of sectoral departments can be significantly improved. This will specifically be of critical importance in the establishment of Multi Purpose Community Nodes/ Thusong Centres where a number of stakeholders have a role to play.

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

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

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

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

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

It is of critical importance that the traditional authorities participate actively in this process as they require other service providers e.g. Mpumalanga provincial departments, the Bushbuckridge Municipality, and the Ehlanzeni District Municipality to provide services and facilities in their respective areas of jurisdiction. Without this level of co-operation and alignment there is no hope of achieving long term sustainability in the Bushbuckridge area.
5.2 Implementation and Service Delivery Implications

The following are the priority implementation and service delivery implications of the Spatial Development Framework for the Bushbuckridge Municipality as described in Section 4 of this document:

• **Promote sustainable development around the identified nodal points in the municipal area:**

The new Spatial Development Framework provides a Development Vision/Rationale for the Bushbuckridge municipal area, and essentially it proposes the consolidation of the bulk of urban activities (residential, business, community facilities etc.) around strategically located nodal points located along some of the major movement corridors within the municipal area. This is the major spatial intervention proposed in the area.

• **Establishment of a range of Thusong Centres at each one of the proposed nodal points in the Bushbuckridge area:**

**Recommend**
- Conduct an audit of all community facilities located in each of the proposed nodal points in the municipality; determine the priority community facility needs per node; and then for the municipal area as a whole through a consultative process during the IDP Review.
- Compile a detailed Precinct Plan for each of the identified Nodes in the Bushbuckridge area which highlights the most appropriate location for the proposed Thusong Centre, taxi rank, retail, market, housing etc. within the precinct (see Figures 27.14 and 27.15 as examples).

• **Ensure that each of the nodal points/Thusong Centres are being provided with a full range of community facilities and services:**

**Recommend**
Negotiate with the various national and provincial sector departments (e.g. health, education, safety and security etc.) towards the provision of facilities required at each of the nodes in accordance with an Implementation Programme. This process should be conducted as part of the IDP Review Process.

• **Structure the Integrated Transport Plan of the Ehlanzeni District and Bushbuckridge municipality in accordance with the Spatial Development Framework and ensure that a modal transfer facility (bus and taxi) be established at each one of the thirteen nodal points, and that the entire priority transport network be served by public transport:**

**Recommend**
The existing Integrated Transport Plan for the Ehlanzeni District and Bushbuckridge Municipality needs to be amended to ensure that it serves the proposed nodal structure of the municipality, and that the priority road network be scheduled for upgrading and maintenance as and where required (especially the gravel sections between Thulamahashe and Cork in the south-eastern parts).
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**Promote the establishment of residential development as well as retail development at each of the nodal points around the Thusong Centres:**

**Recommend:**
Residential development and specifically RDP/ subsidised housing should be concentrated within the Strategic Development Areas identified in close proximity to the nodal points identified in the rural areas. In the next five to ten years the municipality should be in constant liaison with the provincial Department responsible for housing/human settlement in order to ensure that all subsidies and programmes towards formalisation of towns are located in these Strategic Development Areas. This approach will support and enhance the viability of the proposed Multi-Purpose Community Centres/ Thusong Centres and economic nodes, and functionally consolidate the urban fabric of Bushbuckridge.

As part of the Precinct Plan for each of the nodes, sufficient land should be earmarked to accommodate future Small, Medium and Micro Enterprises as reflected. This should include land catering for informal trade, the local market, and sites for formal business enterprises to be made available to local entrepreneurs to establish themselves.

**Facilitate the establishment of a local fresh produce market at each nodal point and a regional fresh produce market at Mkhuhlu:**

**Recommend:**
One of the key elements to successful Rural Development in the Bushbuckridge area will be the establishment of local agricultural produce markets. The planning of these local fresh produce markets should be incorporated into the Precinct Plans of the rural nodes. At first the local markets in the rural areas can be very informal without requiring any significant capital investment. However, as the nodal activities around the Thusong Centre increase and the local market expands, it will be necessary to erect proper shelter and ablution facilities to serve the market as it attracts more people and activities.

The industrial area at Mkhuhlu could accommodate agri-processing activities in the short term.

**Prioritise the upgrading and maintenance of the main road network as highlighted on the Spatial Development Framework.**

**Recommend:**
The Roads Master Plan for the Bushbuckridge Municipality needs to be amended to incorporate the proposed priority road sections and to ensure the continuous maintenance and upgrading of the major road network as proposed in the SDF.

**Prioritise the upgrading of water, sanitation and electricity towards the nodal points in order to be able to facilitate the developmental process envisaged around these points and to enhance service delivery to the local and surrounding communities in general:**
Recommend:
The Water Services Development Plan and the Electricity Master Plan of the Bushbuckridge Municipality must be amended to incorporate the proposed spatial structure for the municipality as reflected in the SDF. The priority water, sanitation and electricity projects as contained in the Bushbuckridge IDP also need to be reviewed during the next IDP Review process (January to March 2011) in order to ensure that these are in line with the objectives of the SDF, and that the Strategic Development Areas identified are properly serviced in future.

• Initiate agricultural training and support programmes (Agrarian Transformation) and speed up the land reform process in order to ensure the optimum utilisation of agricultural land in all parts of the municipal area, and to create an incentive to produce surplus products in all rural areas:

This is also one of the fundamental aspects of Rural Development as captured in the CRDP, and it is suggested that the thirteen rural nodes in Bushbuckridge be used as the core areas around which to design the agricultural support programmes. (It should be noted that the two preceding sections discussed above deal with the three legs of the CRDP: Infrastructure Provision, Tenure Reform, and Agrarian Transformation).

The Department of Agriculture, in turn, need to assess the agricultural potential in the different parts of the Bushbuckridge Municipality, and then formulate a programme to provide appropriate support (technical, training, equipment etc.) in the different parts of the municipality in accordance with the potential type of agricultural activity of that specific area. The primary objective of this initiative should be to optimally utilise the agricultural products which can be processed and packaged locally at Mkhuhlu and exported to other parts of South Africa. (Agrarian Transformation).
Focus on the priority tourism areas as identified and implement a detailed programme of action for each of these precincts in order to ensure the optimum development of the infrastructure and opportunities available.

Recommend:
There are many tourism related initiatives/ ideas in the Bushbuckridge area which originate from the traditional authorities/ communities in the area. It is, however, important that these initiatives be coordinated and aligned centrally. In this regard the Bushbuckridge Municipality and the Mpumalanga Provincial Government should play the ever important facilitative role to ensure that all these initiatives are properly incorporated into a comprehensive Tourism Development Strategy for the municipal area. This Tourism Strategy must include all the tourism precincts highlighted in the Bushbuckridge SDF, with special emphasis on the Injaka Dam, Bushbuckridge Nature Reserve, and the Andover Nature Reserve.

Introduce a Land Use Management (LUM) Committee for Bushbuckridge Municipality with delegated powers from Council to finalise all matters relating to town planning and land use applications.

Recommend:
In order to ensure effective and smart governance i.r.o. land use management and land use matters within the municipal area of jurisdiction and based on the Land Use Management System approach set out above, it is essential that the municipality introduce a municipal Land Use Committee as contemplated in Chapter 3 of the Land Use Management Bill (LUMB), 2008.

This committee should derive its powers directly from Council as contemplated in Section 79(1) [Chapter 4, Part 5] of the Municipal Structures Act, 1998 (Act 117 of 1998) read together with Section 59 of the Municipal Systems Act, 2000 (Act 32 of 2000).

This committee should have powers to finalise all matters relating to land use applications, subject to the limitation that they are only empowered to do so within the parameters of all Council policies.

A system of delegation of powers and establishment of a Municipal Land Use Regulator or Land Use Management Committee should also be introduced to ensure effective and smart governance.

5.3 Marketing Strategy

The key to unlocking the potential of the Bushbuckridge Municipality is to influence people’s perception about the area as a destination. People’s attention should be attracted to the area by promoting the area as part of the broader basket of tourism destinations in this part of South Africa (Mpumalanga and Limpopo Province).
5.3.1 Branding

The first step towards this goal would be to brand the Bushbuckridge area in terms of a specific theme, and in this case the tourism potential of the area should be the main focus as far as promoting the area to visitors are concerned.

5.3.2 Signage

The second focus area would be to develop proper signage to promote and market the area at the main entrances to Bushbuckridge. This signage should be provided at the gateways to the municipal area, and should include information about tourism attractions in the area and refer people to the municipal offices/ a proposed information centre at either Marite or Bushbuckridge where they can find more information about the tourism attractions in the area.

Signage should be provided along the main movement corridors to highlight/promote the developments that occur in the area. This should include notice boards announcing the nodes in the municipal area, as well as signage to direct tourists to tourism facilities located in the municipal area – especially to attract visitors to the eastern rural parts of the municipality.

Signage should further be displayed along major routes throughout the Municipality, particularly the routes linking the various nodes in the municipality to one another.

5.3.3 Marketing Brochure and Material

A glossy marketing brochure should be developed with a summary of the Bushbuckridge SDF which highlights the development opportunities in the area. This brochure should be available from the municipal offices/ the Tourism Information Centre for people requiring more information or for prospective developers. The brochure could also be distributed to surrounding tourism destinations as well as trade fares and exhibitions held in other parts of South Africa to attract attention to the area. The brochure could be funded through sponsorships of local businesses. (Total cost estimated = R25 000 for 2000 brochures).

A dedicated website could also be developed, containing the Development Proposals emanating from the SDF. This website should contain the same information as the brochure, with contact details for the Bushbuckridge Municipality.

5.3.4 Information Centre

As noted above, there should be a dedicated office and personnel tasked with the responsibility of providing adequate and updated information on the Bushbuckridge Municipality to tourists and potential developers/ investors. This office should provide information over and above the information available in the brochure and on the website, in order to further assist people interested in development.

The importance of excellent service and availability of information upon request by this centre cannot be over-emphasised.
5.4 Priority Actions/Projects

In summary, the Bushbuckridge Local Municipality proposes the following priority initiatives/projects to be implemented following from the Spatial Development Framework:

**Objective 1: Environmental Management**
- Develop Municipal Environmental Management Plan (EMP).

**Objective 2: Urban/Rural Nodal Points and Thusong Centres**
- Establishment of Thusong Centres at each of 14 nodal points.
- Conduct audit of community facilities existing and required per nodal point; prioritise facilities, and feed into IDP process.

**Objective 3: Public and Private Transportation Network**
- Incorporate identified Strategic Road Network into the Integrated Transport Plan of the Municipality/District.
- Ensure road upgrading and maintenance in accordance with priority network.
- Establish public transport services (bus and taxi) along the identified Strategic Road Network.
- Establish modal transfer facilities (bus/taxi ranks) at each of the urban and rural nodes.

**Objective 4: Tourism Promotion**
- Formulate a comprehensive tourism development strategy for each of the three proposed tourism focus areas:
  - Injaca Dam
  - Bushbuckridge Nature Reserve
  - Andover Nature Reserve
- Establishment of Tourism Information Centre at Marite or Bushbuckridge.
- Compilation of marketing brochure.

(Also see tourism projects listed in Annexure A1, A2, A3, A4, A5, A6).

**Objective 5: Commercial Farming and Fresh Produce Markets**
- Finalise Land Claims in order to create certainty and enhance agricultural production, and to protect the identified Strategic Development Areas.
- Initiate farming training programmes (small scale and subsistence) to enhance agricultural production (Agrarian Transformation).
- Establish local Fresh Produce Markets at each of the Thusong Centres at nodal points.
  (Also see Annexure A1, A2, A4, A5, A6).

**Objective 6: Industrial and Agro-Processing Activities**
- Formulate detailed development strategy for Mkhuhlu Industrial Area which incorporates Agro Processing Activities as highlighted in the LED Strategy.
  (Also see Annexure A1, A2, A4, A5, A6).

**Objective 7: Retail**
- Compile a Precinct Plan for each of the Urban and Rural Nodes in the municipal area and earmark land for the establishment of SMME’s (Retail activities).

**Objective 8: Basic Services**
- Amend Services Master Plans (Water, Sanitation, Electricity etc.) to achieve a two-pronged approach towards maintenance and expansion, focusing on:
  - Nodal areas (Urban and Rural)
  - Rural hinterland

**Objective 9: Strategic Development Areas (Infill and Densification)**
- Consolidate business, social and residential development in the identified Strategic Development Areas.
- Establish RDP/Social housing projects only at the nodal points.
  (Rural Allocation remain for rural areas)
- Refine Housing Strategy to align with SDF.
  (Also see NDPG projects listed in Annexure B1 and B2).

**Objective 10: Precinct Plans**
- Compile precinct plans for each of the urban and rural nodal areas and commence with projects.
  (Also see Annexure B1 and B2).
5.5 Land Use Management Implementation

5.5.1 The Concept of Land Use Management Systems

To understand the guidelines set out in respect of land use management within the municipal area of jurisdiction and subsequent approach to be recommended, the following background should be understood.

The Land Use Management Bill, April 2008 defines:

“Land use management” to mean “.... establishing or implementing any measure to regulate the use or the change in form of function of land, and includes land development.”

Whilst,

“Land use scheme” is defined to mean “... a scheme which determines and regulates the use and development of land in an area ...”

Although the words “Land Use Management Systems” are freely and inaccurately used to refer to “Land Use Schemes”, the concept of a Land Use Management System (LUMS) rather refer to the mechanisms (or “tools”) in terms of which use of land is regulated in one way or another, which may include and consist of:

- The adoption and implementation of forward planning measures – strategies, plans and policies, such as the framework plans, development plans, land use policies etc. which guides the decision making process in order to obtain a desired outcome of land development; and
- The adoption and implementation of a land use scheme/s i.e. the day-to-day land use administration and which have legal binding effect into the use of land and development control measures in a site specific manner in order to give final effect to policy plans/ forward planning.

The LUMS is therefore interpreted to be a much broader term which incorporates different aspects affecting land regulation, land use and development from policy making level (strategies, principles in the IDP) up to final development control measures (conditions in land use scheme/use zones).

The basis of the LUMS and basic principles derive from policy and strategic based decision from the IDP and more specifically this Spatial Development Framework (SDF).

A Land Use Scheme on the other hand, is interpreted to be a scheme, which subsequently regulates and records the permissible use and/or restrictions applicable to each property within the area of the municipality. It is therefore the “mechanism” or legislative document which provides the final management/control over land use over each piece of land, on a more administrative and technical level in accordance with the LUMS in general.

However, the one cannot quite function effectively and meaningfully without the other. This principle is actually followed by most municipalities for many years with great success, ensuring sustainability over the long term. It does not only provide the bases for orderly planning, but also fair and just decisions and above all,
stimulate the market in that it creates trust and acceptance with the community and developers – it provides a shared and understood approach (policy) in respect of envisaged development within the municipal area.

However, although land use schemes are focussed on day-to-day land use regulation which necessitates a designated committee, as contemplated in Chapter 3 of the Land Use Management Bill 2008, to oversee such administration and ensure effective and good governance, policies “driving” it and guiding such decisions, are based on policy directives and decisions from Council. In other words, the committee responsible to ensure the desired outcome of land use and enforcement of the scheme are only executing Council policies. These policies include the SDF as well as specific policies dealing with land use matters.

A simple schematic diagram (Diagram 7) may explain the above mentioned approach as follows:

Diagram 7: Schematic Illustration of the Understanding of LUMS

5.5.2 Land Use Management Committee as Land Use Regulator

In order to ensure effective and smart governance i.r.o. land use management and land use matters within the municipal area of jurisdiction and based on the Land Use Management System approach set out above, it is essential that the municipality introduce a municipal land use committee as contemplated in Chapter 3 of the Land Use Management Bill (LUMB), 2008.

This municipal land use committee may be known as the Land Use Management (LUM) Committee of Bushbuckridge Local Municipality.
The LUM Committee should derive their powers directly from Council as contemplated in Section 79(1) [Chapter 4, Part 5] of the Municipal Structures Act, 1998 (Act 117 of 1998) read together with Section 59 of the Municipal systems Act, 2000 (Act 32 of 2000).

This committee should have powers to finalise all matters relating to land use applications, subject to the limitation that they are only empowered to do so within the parameters of all Council policies.

In terms of Section 79(1) of the Municipal Structures Act, 1998 (Act 117 of 1998, “A municipal council may -

(a) establish one or more committees necessary for the effective and efficient performance of any of its functions or the exercise of any of its powers;
(b) appoint the members of such a committee from among its members; and
(c) dissolve a committee at any time.”

Section 59 of the Systems Act basically includes similar provisions.

Furthermore, the LUM Bill 2008, once promulgated will require in accordance with Chapter 3 Sections 9 to 19 thereof, that such committee must be established to be the land use regulator. The land use regulator’s function is described to be a committee who “…must consider and decide all applications in respect of which it has jurisdiction and which are lodged with the municipality ……or referred to in terms of this act.”

Even considering the fact that the Land Use Management Bill is not enacted yet, such committee is presently still relevant, as in the case with many municipalities.

Current legislation requires that municipalities deal with land use matters and applications of land use change, even if they are only providing inputs to institutions such as the Mpumalanga Development Tribunal established by the Development Facilitation Act, 1995. Such inputs should still carry a formal decision representing the municipality’s formal view.

Diagram 8: Schematic Illustration of the Role and Function of a LUM Committee, Receiving Delegation of Powers from Council
5.5.3 Guidelines Governing Land Use Management in Bushbuckridge Municipality

5.5.3.1 Primary Guidelines Governing Land Use Management

- A Land Use Management Systems (LUMS) is acknowledged as the mechanism used for administration and execution of the spatial development framework in order to obtain/secured the municipality’s desired spatial form through addressing property/land use rights at a level of each property/erf. It is thus the day-to-day administration.

- The LUMS must be policy-led within the parameters set by the spatial development framework, land use policies, other policies and strategies of the municipality. To be able to effectively apply land use management based on needs of the community, development trends, legislation etc. a continuous re-alignment of policies will be necessary;

- The LUMS must further be based on:
  - Equity in the use of land in a manner that redress past imbalances;
  - Efficiency to:
    - Promote best use of resources;
    - Promote a balanced economy;
    - Promote sustainable human settlements;
    - Discourage urban sprawl; and
    - Promote close proximity between places of work and residences.
  - Integration to promote optimally functional and integrated settlement patterns;
  - Sustainability;
  - Fair and good governance.

- In order to address developmental needs, contribute to sustainable development and a healthy environment etc., the LUMS should provide effective procedures and policies to ensure that zonings (land use) can:
  - be amended;
  - give resistance to unwanted practices, changes and land uses; and
  - be enforced.

- The LUMS may also provide for measures i.r.o. infrastructure development issues in cases where new land development occur.

- The LUMS must take the fiscal issues, institutional and administrative capacity of role players, needs of communities and the environment into account.

Although the principle of participatory governance is supported, the current situation in the Mpumalanga Province as well as all over South Africa, is based on a “dual planning system” in terms of land use management (LUM), embodied in the current planning legislation and delegation of the function itself, needs to be addressed and corrected as a matter of urgency in order to:

- give the municipality complete autonomy over land use and development matters;
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- address unwanted spatial forms and undesired uses which are currently being created/continued by the continued use of outdated apartheid legislation such as proclamation R293;
- address the role of traditional authorities and government, whereby they are regarded as an owner/s in a similar manner as any other land owner when land use change is considered, but making provision that such traditional authorities can incorporate development initiatives as part of the IDP process in order to secure resources and ensure assistance with development of infrastructure where desirable;
- standardize land use management throughout the municipal area and ensures a uniform LUMS which will benefit the community, residents and developers.

With specific reference to Traditional Authorities, the system should make special provision to incorporate development proposals and development initiatives of these communities into account in early processes of policy making and forward planning – i.e. into the IDP process. However it should be clear that any land use application/change in land use should still be considered on the same merits as in the case with any land owner – i.e. comply with provisions of the Land Use Scheme, be consistent with strategies in the SDF, and other land use policies.

5.5.3.2 Secondary Guidelines Governing Land Use Management

- The LUMS will be done by addressing the use of land through a system:
  - to regulate the use of land in an area;
  - which record the permissible use of each piece of land/each erf;
  - zonings and zoning schemes and development control measures;
  - of land use policies or framework plans.

- Two facets are therefore necessary to ensure effective land use management, namely:
  - Land Use Scheme or Land Use Sub-schemes; and
  - Land use policies, framework and development plans.

- It is proposed that the municipality adopt different schemes (sub-schemes) – the incremental approach - for their area of jurisdiction according to specific needs and where development pressure occurs. The highest priority to introduce schemes will be in the development nodes where pressure on development can be expected.
- The principle of minimalism must further apply. The scheme or sub-schemes must be directed towards only achieving/controlling necessary aspects in a certain area and towards directing resources to achieve key actions that produce high impact.
- Within the areas (e.g. growth points) where the most development pressure exists and where the largest spectrum of activities and specialized land uses must be entertained, a specialized land use (zoning) scheme and set of land use regulations are necessary. The opposite will therefore apply to villages and small settlements where a rudimentary scheme will suffice;
- Current legislation should be utilized to introduce zonings or town planning schemes, until such time that new legislation (the Land Use Management Act) will provide for such systems. However, the municipality shouldn’t wait until new legislation is promulgated before commencing to introduce appropriate LUMS and land use Schemes in the area of jurisdiction.
• Although sub-schemes may be introduced, all such schemes should contain uniform procedures, measures and evaluation procedure must apply to all land use matters and application to change land use rights. However, the LUMS must recognize the differences that occur in different areas;

• The major components of a land use scheme must consist of:
  o A set of maps indicating the use zones and/or zonings applicable to each property/erf;
  o Scheme clauses which set out land use rights and development control measures, whereby such clauses may include:
    ➢ Definitions of terms used in the scheme which should be consistent with terms used in schemes throughout the area of jurisdiction;
    ➢ General and directive principles as well as criteria for the consideration of all types of applications and land use changes;
    ➢ General conditions applicable to all properties (e.g. protection of land and the environment; handling of storm water; maintenance of buildings etc);
    ➢ Specific conditions applicable to use zones (e.g. densities and occupation to residential use zones and dwelling units; conditions applicable to filling stations);
    ➢ Determine the purpose for which each piece of land may be used. This may take the form of use zones and uses permitted under each use zone;
    ➢ Set out conditions applicable to each purpose/use and/or use zone;
    ➢ The conditions should at least include:
      ▪ Densities and intensities of use;
      ▪ Type, extent and scale of buildings and structures that may be erected;
      ▪ The coverage, height, and Floor Area Ratio (FAR) and other restrictions;
      ▪ Conditions applicable to boundaries, building lines and building restriction areas;
      ▪ Parking ratio’s and loading zones to be provided;
      ▪ Submission of Site Development Plans;
      ▪ Conditions applicable to consents and permissions granted under use zones/uses
    ➢ Set out and provide procedure in respect of applications to be lodged in terms of the scheme, especially in respect of consents and permissions to be granted;
    ➢ Provide for regulation in respect of signs and outdoor advertising on property and buildings; and
    ➢ Provide and stipulate the powers of the municipality and make provision to introduce further by-laws in this regard.

• A system of delegation of powers and establishment of a Municipal Land Use or Land Use Management Committee should also be introduced to ensure effective and smart governance.
6 REFERENCES

- Bushbuckridge Local Municipality Integrated Development Plan (IDP) 2010/2011 Draft
- Bushbuckridge Local Municipality Integrated Environmental Implementation Plan (IEIP), June 2010
- Bushbuckridge Local Municipality Local Economic Development (LED) Plan, April 2005
- Bushbuckridge Local Municipality Spatial Development Framework (SDF) 2005
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- Environmental Management Framework for the Olifants and Letaba Rivers Catchment Areas, December 2009
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