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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

GENERAL NOTICE 7305 OF 2026

NOTICE OF IN TERMS OF SECTION 18(4) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013)

I, Mzwanele Nyhontso, Minister of Land Reform and Rural Development acting in terms of Section 18(4) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, hereby give notice that the draft Musina-Makhado Special Economic Zone Regional Spatial Development Framework (MMSEZ RSDF) has been made available for public comment. The draft MMSEZ RSDF is available through the Department of Land Reform and Rural Development website http://www.dlrrd.gov.za. Alternatively, an electronic copy may be requested via email addressed to: Andiswa.Spelman@dlrrd.gov.za

Hard copies may also be inspected during weekdays between 09h00 and 15h00 at the following municipal office addresses:

Vhembe District Municipality - *Old Parliament Government Complex, Tusk Venda Street, Thohoyandou, 0950.*
Contact person: Ms C Mapholi - *mapholimc@vhembe.gov.za*

Musina Local Municipality - *21 Irwin Street, Musina, 0900*
Contact person: Mr M Mphephu - *musiwalom@musina.gov.za*

Makhado Local Municipality - *Civic Centre, 83 Krogh Streets, Makhondo, 0920*
Contact person: Mr T Musandiwa - *tahulelam@makhado.gov.za*

Thulamela Local Municipality - *Thohoyandou Civic Centre, Thohoyandou, 0950*
Contact person: Mr H Nemadzhilili - *nemadzhililiha@thulamela.gov.za*

Capricorn District Municipality - *41 Biccard Street, Polokwane, 0699*
Contact person: Ms R Thaba - *thabar@cdm.org.za*

Blouberg Local Municipality - *Bochum Road, 2nd Building Mogwadi, Senwabarwana, 0790*
Contact person: K Mashangoane - *mashangoanek@blouberg.gov.za*

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The Department invites all interested and affected parties to make written representations in respect of the draft MMSEZ RSDF within **60 days** of the date of publication of this notice. Submissions may be sent to the following addresses:

Deputy Director General: Spatial Planning and Land Use Management (SPLUM)
600 Lillian Ngoyi Street
Berea Park
Pretoria
0001

OR

Private Bag X833
Pretoria
0001
By email: Andiswa.Spelman@dlrrd.gov.za

OR

Director: Spatial Planning
Private Bag X8493
Polokwane
0700
By email: KholopheT@premier.limpopo.gov.za

MR MZWANELE NYHONTSO, MP
MINISTER: LAND REFORM AND RURAL DEVELOPMENT
DATE: 13/09/25

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Musina-Makhado
Regional Spatial Development Framework

RSDF
MARCH 2026

MUSINA MAKHADO SEZ REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

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DEVELOPMENT OF THE MUSINA-MAKHADO SPECIAL ECONOMIC ZONE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

FOR EIGHTEEN (18) MONTHS

In the Limpopo Province

BID NR: BID NUMBER:

CONLP- 03- 0001(2020/ 2021)

Maswana Project Number 4001

MARCH 2026

Casper Badenhorst

COMPILED BY:

Mr. Casper Badenhorst
Senior Town Planner
Project Leader – Maswana

Maswana GROUP OF COMPANIES

APPROVED BY:

Mr. N Tshishonga
Project Manager
COGHSTA Limpopo

LIMPOPO PROVINCIAL GOVERNMENT REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF COOPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS

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PREAMBLE

The preparation of the Musina–Makhado Special Economic Zone Regional Spatial Development Framework (MMSEZ RSDF) follows the declaration by the Minister of Land Reform and Rural Development in terms of Section 18(3) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), as published in Government Gazette No. 53526, Notice 3562 of 2025. The notice formally delineates the Musina–Makhado SEZ Region, comprising the affected municipalities within Vhembe and Capricorn District Municipalities in Limpopo Province, for the purpose of preparing a Regional Spatial Development Framework.

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT

NOTICE 3562 OF 2025

NOTICE OF IN TERMS OF SECTION 18(3) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (16 OF 2013)

I, Mzwanele Nyhontso, Minister of Land Reform and Rural Development, acting in terms of Section 18(3) of the Spatial Planning and Land Use Management Act (16 of 2013) and after consultation with the Premier of Limpopo Province and the Municipal Councils responsible for the geographic area hereby declare the area made up of the following municipalities as a region for the purposes of preparing a Regional Spatial Development Framework (RSDF).

MR. MZWANELE NYHONTSO, MP
MINISTER: LAND REFORM AND RURAL DEVELOPMENT
DATE: 13/09/25

DELINEATION OF THE REGION FOR THE MUSINA-MAKHADO SPECIAL ECONOMIC ZONE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

The region will cover the portion of the geographic area of the Limpopo Province, District and Local Municipalities as per the attached table 1 and figure 1.

Table 1: List of affected municipalities

Vhembe District Municipality
Musina Local Municipality
Makhado Local Municipality
Thulamela Local Municipality
Capricorn District Municipality
Blouberg Local Municipality

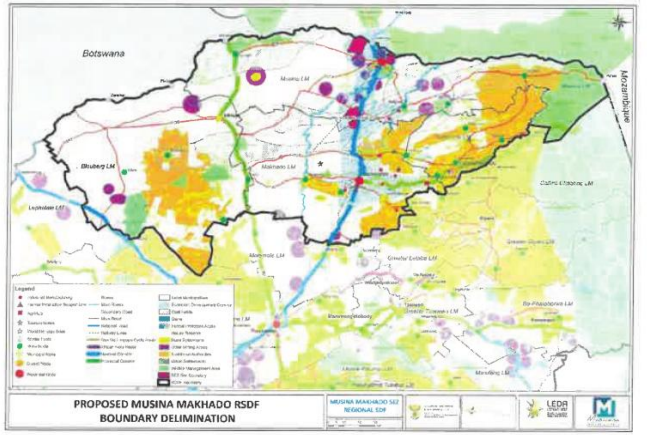


Figure 1: The proposed Musina-Makhado SEZ Region Map

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Spatial Development Frameworks are inherently technical instruments, guided by statutory requirements and procedural obligations. They must address a broad spectrum of spatial, environmental, economic and institutional considerations, not all of which carry equal weight for all stakeholders. While the framework provides firm direction in certain areas, other matters require phased investigation, refinement and intergovernmental coordination over time.

In fulfilling legislative requirements, spatial frameworks can become extensive and procedural. This document therefore foregrounds the core spatial narrative of the region — the strategic logic that must guide collective decision-making. The MMSEZ RSDF recognises that spatial outcomes are shaped not only by plans, but by the cumulative actions and investments of government, the private sector, communities and institutions. The framework does not seek to predict or regulate every outcome; rather, it establishes a coherent spatial structure and guiding principles to inform consistent, aligned and future-oriented decision-making. **At its core, the MMSEZ RSDF advances the following foundational principles:**

- Safeguard and enhance the region's natural assets, agricultural land and ecological systems as strategic economic and environmental resources.
- Protect and celebrate cultural heritage, both tangible and intangible, ensuring that development strengthens rather than erodes regional identity.
- Clarify and reinforce the differentiated roles and growth trajectories of settlements and settlement clusters within the region.
- Align human settlement development, infrastructure provision and social facilities with environmental constraints, infrastructure capacity and economic opportunity.
- Promote climate resilience, disaster risk reduction and sustainable patterns of land and resource use.
- Apply a precautionary and sustainability-led approach to land development and infrastructure expansion.
- Adopt a proactive and strategically located land release policy to enable catalytic and high-impact investment, particularly linked to the Musina–Makhado SEZ and associated value chains.
- Strengthen regional, national and cross-border connectivity to leverage the region's strategic location within Southern Africa.
- Improve equitable access to opportunities, services and amenities, and actively redress historical spatial imbalances.
- Promote safe, inclusive and high-quality living environments with an appropriate mix of land uses.
- Encourage coordinated, cross-sectoral planning, budgeting and infrastructure alignment across spheres of government.

This RSDF is selective and strategic in its inclusion of information. Content irrelevant to the declared region or its spatial vision has been excluded. Where information is included, it serves a defined spatial purpose and supports the declared regional mandate. **In engaging in this document and its spatial proposals, the reader should be able to:**

- Visualise a clear and context-specific spatial vision for the declared region.
- Understand the spatial structure, growth patterns and development priorities anticipated for the short-, medium- and long-term.
- Interpret the expectations placed on public institutions, private developers and communities when proposing or assessing development initiatives.
- Recognise how future change and diversification may reshape settlements, infrastructure systems and economic nodes.
- Identify the policy, spatial and submission requirements applicable to development proposals within the region.

Ultimately, the MMSEZ RSDF serves as a strategic spatial instrument to guide coordinated development, manage growth responsibly, and harness the transformative potential of the Musina–Makhado SEZ within a broader regional sustainability framework.

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ABBREVIATIONS

- 4IR – Fourth Industrial Revolution
- AP – Agri-Park
- CBA – Critical Biodiversity Area
- CRDP – Comprehensive Rural Development Program
- CSIR – Council for Scientific and Industrial Research
- DRDLR - Department of Rural Development and Land Reform's
- DALRRD – Department of Agriculture, Land Reform, and Rural Development (previously known as DRDLR)
- EXCO – Executive Committee
- FPSU – Farmer Production Supporting Unit
- GDP – Gross Domestic Product
- IDP - Integrated Development Plan
- IUDF - Integrated Urban Development Framework
- LEIP – Limpopo Eco-Industrial Park
- LDP – Limpopo Development Plan
- LM - Local Municipality
- MUTASSHI - Musina to Africa Strategic Supply Hub Initiative
- MMSEZ – Musina-Makhado Special Economic Zone
- NATMAP – National Transport Master Plan
- NDP - National Development Plan
- NSDF – National Spatial Development Framework
- PHSHDA – Priority Human Settlements and Housing Development areas
- PPP – Public-Private Partnership
- PSDF - Provincial Spatial Development Framework (Limpopo SDF)
- RAL – Roads Agency Limpopo
- RDP – Rural Development Plan
- RSDF – Regional Spatial Development Framework
- SADC - Southern African Development Community
- SANPARKS – South African National Parks
- SANRAL - South African National Roads Agency Limited
- SDI - Spatial Development Initiative
- SDF - Spatial Development Framework
- SEZ – Special Economic Development Zone
- SIP – Special Infrastructure Project
- SHRA - Social Housing Regulatory Authority
- SPLUMA - Spatial Planning and Land Use Management Act
- SMME – Small, Medium, and Micro Enterprise
- SWSA – Strategic Water Source Area
- TFCA – Transfrontier Park
- TOR – Terms of Reference

GLOSSARY OF TERMS

- **Agriculture** - Agriculture in terms of this document refers to land used for, or a building designed or used for arable land, grazing ground, pig farming, horticulture, poultry farming, dairy farming, breeding, and keeping of livestock, bee keeping, forestry, mushroom, and vegetable farming, floriculture, orchards, and any other activities normally regarded as incidental to farming activities or associated therewith, including farm stalls.
- **Agro-Processing** – refers to a subset of the manufacturing sector that processes raw materials and intermediate products derived from the agricultural sector. The aim is to develop and advance new processing technologies from lab to pilot and commercial-scale implementation, using tools to demonstrate product and process capability at various scales.
- **Built Environment** - The manmade surroundings that provide the setting for human activity, on a district level, ranging from bulk infrastructure (i.e., energy, water, waste) to transport infrastructure, human settlements, and heritage resources.
- **Conservation** - The management of the use of natural and human resources to ensure that these are preserved and protected against undesirable development. It also relates to the protection, maintenance, and rehabilitation of resources.
- **Corridors** - Corridors are links between nodes, along which an increased intensity of development may be encouraged. Corridors provide efficient access to a higher level of economic opportunities than would generally be the case in less structured space. They typically include public transport routes.
- **Densification** - Densification is the increased use of space both horizontally and vertically within existing areas/ properties and new developments, accompanied by an increased number of units and/or population threshold.

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- **Infill Development** - Development of vacant or underutilised land within existing settlements to optimise the use of infrastructure, increase urban densities, and promote integration.
- **Integrated Development Plan** - the IDP is a five-year plan which local government is required to compile to determine the development needs of the municipality. The projects within the IDP are also linked to the municipality's budget.
- **Land Use Management** - Establishing or implementing any measure to regulate the use or a change in the form or function of land and includes land development.
- **Land Use Management Scheme** - A system used to regulate land use in a municipality, including a town planning or land use/zoning scheme, or policies related to how land is used on a plot-by-plot basis.
- **Mixed Land Use** - Mixed land use refers to a combination of land uses such as a mix of commercial/industrial/residential / retail/entertainment / institutional uses. It also refers to a mix of uses within a specific use. The advantage of mixed uses is that access and convenience are increased as transportation distances are decreased. The combination depends on the specific area. A mixed-use building could refer to retail at street level and residential on the floor(s) above. Mixed land use in an industrial area could include industry, commercial and retail uses.
- **Pareto Principle** - The Pareto Principle, or the 80/20 rule, states that for many phenomena 80% of the result comes from 20% of the effort.
- **Polycentric Development -** A Polycentric development model (on a regional level) can be defined as a network of distinct (and historically often administratively and politically independent) towns and nodes with strong, complex, and unique interrelationships linked to a resource base and that are well connected and supported through infrastructure.
- **Region** – means the Municipal boundaries formed by the following Local Municipalities (*as declared under Section 18 of SPLUMA, refer to Gazette Notice 53526, 17 October 2025*):
    - Blouberg Local Municipality (Human resource, Tourism, and Mining development potential).
    - Makhado Local Municipality (Regional accessibility, access, diversified economy, and SEZ Development).
    - Musina Local Municipality (Cross Border access, Trans-Limpopo Corridor, Mining development, and Tourism).
    - Thulamela Local Municipality (Human Resources, Knowledge-Economy, Agriculture, Natural Resources).
- **Regional Planning** - is a plan that deals with unique considerations that cross provincial and/or municipal boundaries and apply to a particular spatial location. A region is defined as being a circumscribed geographical area characterised by distinctive economic, social, or natural features which may or may not correspond to the administrative boundary of a province or provinces or a municipality or municipalities.
- **Rural -** Areas of land located outside of defined urban areas and where much of the land is devoted to agriculture / natural environment.
- **Smart City –** Refers to the Smart City Model as developed for the Musina Makhado Special Economic Development Zone (MMSEZ)
- **Spatial Development Framework** - an SDF is a framework that seeks to guide the overall spatial distribution of current and desirable land uses within a municipality to give effect to the vision, goals, and objectives of the municipal IDP.
- **SPLUMA -** the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) is a national law that was passed by Parliament in 2013. The law gives the DRDLR (now DALRRD) the power to pass regulations in terms of SPLUMA to provide additional detail on how the law should be implemented.
- **Sustainable Development** - development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
- **Urban Edge** - A demarcated line and interrelated policy that serves to manage, direct, and limit urban expansion.
- **Urban Sprawl** - An undesired situation in which the geographical size of a town keeps expanding to include the development of normally greenfield land located outside the urban edge.

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SPLUMA: RSDF MANDATE:

Part D of SPLUMA sets out the legislative requirements of SPLUMA with respect to Regional SDF'S. In contrast to PSDFs and MSDFs, it is important to note that a RSDF is a discretionary planning instrument that may be compiled at the Minister's discretion. **Section 18 gives the Minister discretion, after consulting with affected Premiers and Municipal Councils, to designate a region for planning purposes** and gazette a Regional SDF. SPLUMA cites the circumstances under which the Minister will take these steps as where it is necessary to give effect to national land use policies or priorities in any specific geographic area.

Regional SDFs are thus only prepared for specific purposes and in response to unique circumstances that manifest within or across administrative boundaries. A RSDF needs to be framed with due consideration to the spatial dynamics of surrounding areas (i.e., the secondary study area). Where **key inter-provincial spatial issues require urgent resolution**, the respective provincial authorities can seek the consent of the Minister to collaborate in preparing a Regional SDF. Likewise, where key inter-municipal spatial issues require urgent resolution, consideration should be given to the Minister designating the area a region and initiating the preparation of a Regional SDF.

A RSDF needs to identify and focus in on priority areas (i.e., spatial targets). These may be where the region's socio-economic development needs are most pressing, or where economic development prospects are greatest. **Spatial targeting serves to channel public investment into priority areas** and aligns the capital investment programmes of different government departments.

A RSDF is thus a discretionary planning instrument that **extends beyond jurisdictional boundaries and encompasses functional inter and intra-provincial spatial regions**.

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CHAPTER 1. INTRODUCTION

SYNOPSIS:

Chapter 1 of this document outlines the purpose and role of the RSDF by linking it to the legal and policy directives that informs the Regional SDF. These directives give guidance towards the spatial development vision of the region. This chapter also outlines the planning approach adopted in the preparation of this RSDF and its translation to strategic planning and land use management. This Chapter further provides Visionary directives and what is expected from the RSDF as a Strategic Document.

1.1 BACKGROUND AND PURPOSE

The Musina–Makhado Special Economic Zone (MMSEZ) forms part of the Limpopo Provincial Government's strategic programme to accelerate industrialisation, economic diversification and regional integration. The initiative was approved by Provincial EXCO, received Cabinet approval, and was subsequently gazetted in December 2017 in terms of the Special Economic Zones Act, 2014 (Act No. 16 of 2014).

MMSEZ is implemented through the Musina–Makhado Special Economic Zone State-Owned Company (SOC), a wholly owned subsidiary of the Limpopo Economic Development Agency (LEDA). The SOC is registered in terms of Schedule 3(d) of the Public Finance Management Act, the Companies Act and the SEZ Act and is governed by its own Board of Directors representing key public stakeholders, including the Department of Trade, Industry and Competition (the DTIC). The entity is mandated to develop, manage and operate the SEZ as a greenfield investment platform.

The preparation of this Regional Spatial Development Framework (RSDF) follows the declaration of the Musina–Makhado SEZ Region by the Minister of Land Reform and Rural Development in terms of Section 18(3) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), as published in Government Gazette No. 53526, Notice 3562 of 2025. The declaration formally establishes the region for the purpose of preparing a Regional Spatial Development Framework to guide coordinated spatial planning, infrastructure alignment and investment management across the affected municipalities.

1.1.1 STRATEGIC RATIONALE

The MMSEZ is conceived as an industrial policy instrument to attract both Foreign and Domestic Direct Investment in priority sectors, including:

- Resource-based industries (agriculture and mining beneficiation)
- General manufacturing
- Green energy and metallurgical industries
- Logistics and value-chain development

The SEZ comprises two primary development nodes:

- **North Site – Antonvilla (±3 500 ha):** Located approximately 15 km southeast of the Beitbridge Border Post, primarily planned for light and medium manufacturing, logistics, agro-processing and related industries.
- **South Site – Mopani (±8 000 ha):** Located near Makhado, planned for energy generation, metallurgical industries and associated heavy industrial activities.

The region is strategically positioned along the N1 North–South Corridor and the Johannesburg–Beitbridge railway line, forming part of the broader Trans-Limpopo Spatial Development Initiative. Its location adjacent to the Beitbridge border crossing – South Africa's busiest land port of entry – positions MMSEZ as a gateway to the Southern African Development Community (SADC) region and continental markets under the African Continental Free Trade Area (AfCFTA).

1.1.2 COMPETITIVE AND LOGISTICAL ADVANTAGE

Limpopo Province benefits from its integration into South Africa's advanced and diversified economy, with access to an extensive network of trade agreements, including SACU, SADC, the EU–SADC Economic Partnership Agreement, AGOA and AfCFTA. South Africa's established double taxation treaties and bilateral investment frameworks further enhance the attractiveness of MMSEZ as an export-oriented production platform.

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The region is supported by:

- Direct access to the N1 national route linking Cape Town, Johannesburg, Polokwane and Musina
- Rail connectivity to Gauteng, Durban and Maputo
- Proximity to Maputo Port (±670 km), Durban Port and Richards Bay
- Access to Polokwane International Airport
- Proposed long-term bulk water infrastructure (including the Musina Dam initiative)
- Planned customs-controlled areas and logistics facilities including warehousing, bonded yards, cold storage and container handling

These attributes position MMSEZ not only as an industrial node, but as a logistics and trade hub linking South Africa to the SADC region and broader African markets.

1.1.3 LEGISLATIVE CONTEXT AND PURPOSE OF THE RSDF

The Spatial Planning and Land Use Management Act (SPLUMA), which came into effect on 1 July 2015, provides for the adoption of Spatial Development Frameworks at national, provincial, regional and municipal levels. Section 18(3) specifically enables the Minister to declare a region for the preparation of a Regional Spatial Development Framework where coordinated spatial planning is required across municipal boundaries.

The purpose of the MMSEZ RSDF is therefore to:

- Provide a coherent spatial structure for the declared SEZ Region.
- Align municipal SDFs, land use schemes and infrastructure planning.
- Manage growth pressures associated with large-scale industrial investment.
- Protect environmental and agricultural assets while enabling economic expansion.
- Coordinate cross-boundary infrastructure, transport and settlement planning; and
- Guide public and private investment in a manner consistent with the long-term regional development vision.

In this context, the RSDF serves as the spatial coordination instrument that integrates industrial development, human settlement planning, environmental management, infrastructure provision and regional economic strategy within a unified and legally grounded framework.

1.1.4 DEFINITION AND STATUS

The starting point for the formulation of an RSDF is the definition and understanding of the concept of a region'. SPLUMA defines a region as follows:

"A circumscribed geographical area characterised by distinctive economic, social or natural features which may or may not correspond to the administrative boundary of a province or provinces or a municipality or municipalities". SPLUMA also gives the Minister the right, after consultation with the Premier/s and the Municipal Councils responsible for that geographic area, to proclaim a region. The purpose of such declaration would be "... to give effect to national land use policies or priorities in any specific geographic area".

Regional refers to the discretionary preparation of RSDF's on the designation of a region by the Minister, that deal with unique spatial considerations that cross provincial and/or municipal boundaries. It refers to a circumscribed geographical area characterized by distinctive **ECONOMIC, SOCIAL OR NATURAL FEATURES** which may or may not correspond to the administrative boundary of a province or provinces **OR A MUNICIPALITY OR MUNICIPALITIES.**

The **MMSEZ RSDF** will be an enabling mechanism that responds to and complies with the National Spatial Development Framework (NSDF). The latter encourages lower sphere spatial development plans and frameworks (such as the RSDF) to create an environment that promotes a developmental state.

The **MMSEZ RSDF** is to serve as an innovative strategy that will apply sustainability principles to all spheres of land use management throughout the proposed Region, and which is to facilitate practical results as it relates to the eradication of poverty and inequality and the protection of the integrity of the environment. In short, the RSDF is to serve as a mechanism towards enhancing the future of the region and its people by ensuring that:

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- All land-uses enable people to live a dignified life and enhance the integrity of the environment.
- Innovative management skills and technologies are employed to bring human demands for resources into balance with the carrying capacity of the environment. In this regard the RSDF is premised on the principle that shared resources can only be sustainable if the ethic of environmental care applies at all applicable levels, ranging from the international to the local.
- The comparative and competitive advantages which the proposed Region holds over its bordering countries abutting the Limpopo Province are developed and utilised in a sustainable manner.

The RSDF is a policy document that will be applied in terms of the **conformity principle**. **It does not create or take away land use rights**. However, upgrading or amendment of existing rights will have to conform to the RSDF. This means that organs of state and officials must take account of and apply relevant provisions of the RSDF when making decisions that affect the use of land in the **MMSEZ RSDF REGION**. However, the RSDF must not be applied rigidly but in a manner that considers the merits and particular circumstances of each case in a site-specific manner as is required in terms of the Limpopo PSDF.

1.2 METHODOLOGY

"The future depends on what we do in the present" – Mahatma Gandhi

"Insanity: doing the same thing over and over again and expecting different results "– Albert Einstein

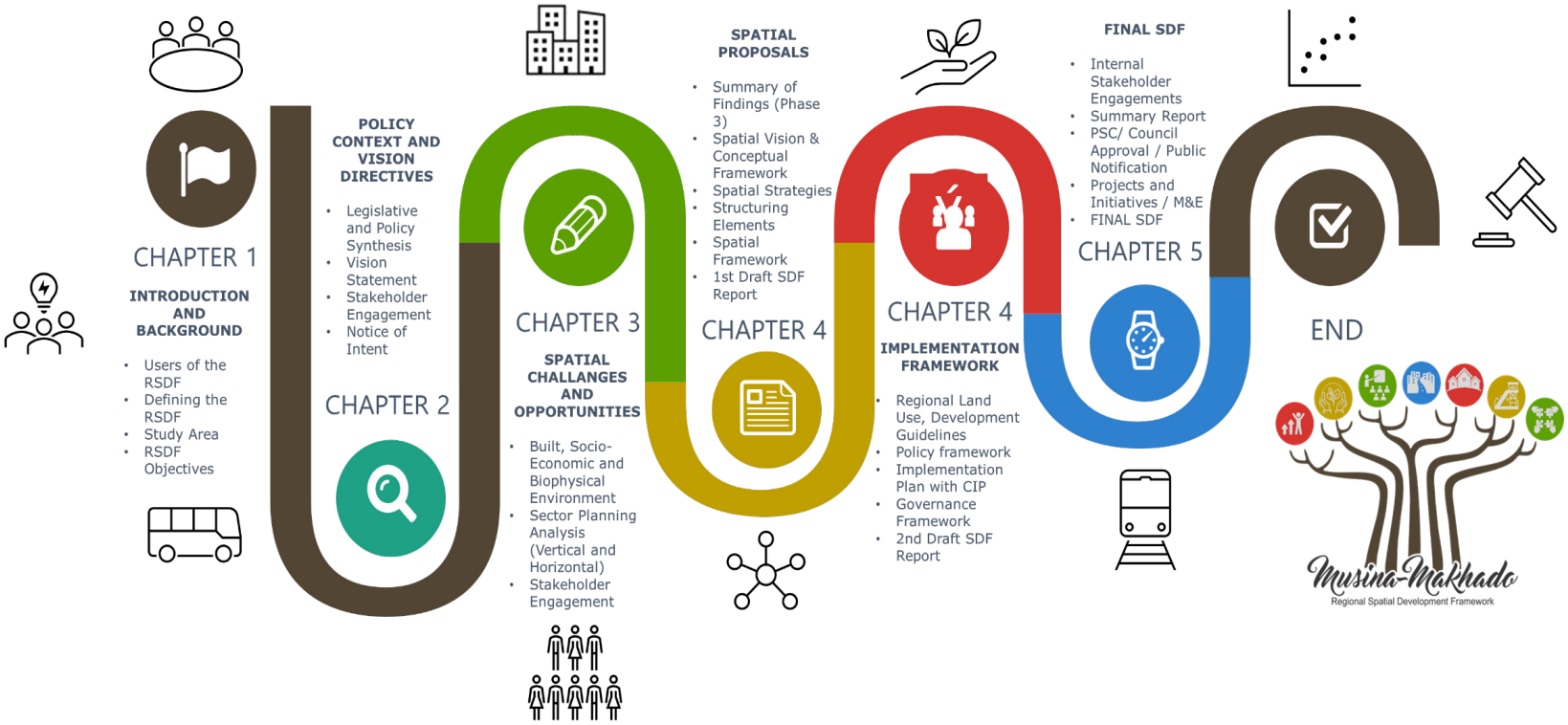
The methodology to compile the SDF

allows for the following phases (see next page):

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REPORT STRUCTURE

Musina – Makhado SEZ RSDF



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1.3 POINT OF DEPARTURE

The RSDF is to support the region as follow:

- Allocate resources strategically to streamline the envisaged development path.
- Attract future capital investment.
- Clarify the vision and development trajectory for the future.
- Build necessary partnerships with national, provincial, and local government, private interest groups as well as civil society.
- Anticipate future shocks and rapidly changing risk environments using scenario planning; and
- Plan for growth by anticipating the rate, type, and physical direction of the growth.
- To guide and recommend Spatial Restructuring for the region that would unlock a more unified and functional economic region.

1.3.1 INTENDED OUTCOME

The intended outcome of the RSDF include:

- To achieve compliance with the provisions of Chapter 4 of SPLUMA.
- To provide a strategic spatial development vision for the region in line with the broad development objectives of the National and Provincial policies.
- The promotion of equitable growth in the region to improve the quality of life of the citizens.
- Alignment of the RSDF with the strategic goals, levers, and drivers of both Provincial and National Frameworks and policies including the National Development Plan [NDP], the Integrated Urban Development Framework [IUDF], the Provincial Development Plan [LDP], and the Provincial Spatial Development Framework (PSDF).
- Guiding Long- Term Planning and Investment within the region, focussing on the impact expected from key regional initiatives such as the MMSEZ and Musina SEZ.
- To guide and regenerate key Spatial Targeting Options within the region which would improve integrated development.
- Providing Guidance for Investor and Developer opportunities.
- To strive towards Sustainable Development.

1.3.2 APPROACH

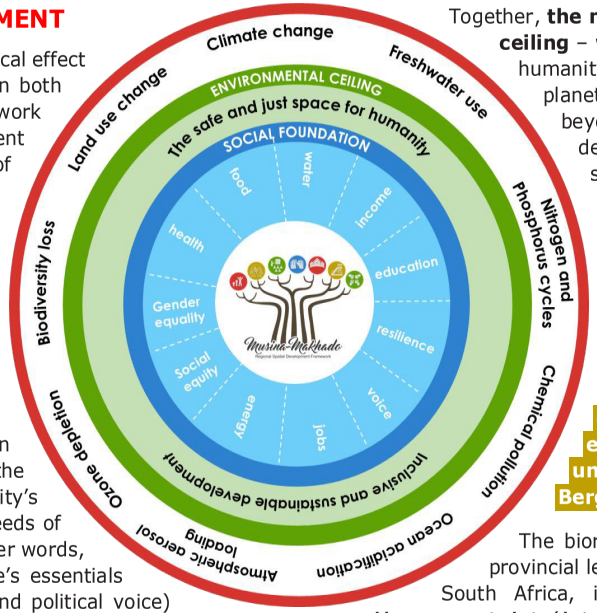
A pragmatic "Themed Based" approach should also be integrated with the top-down and bottom-up approach which will ensure the integrated involvement of all stakeholders in decisions, options, and proposals within the research. An RSDF is regarded as an action-oriented document, designed to (1) align and focus resources to support the development of the unique strengths of the region it is prepared for, and (2) address the unique challenges it faces. Drawing from (1) the legal directives in SPLUMA, (2) the guidance in the NSDF, (3) the Terms of Reference of the MMSEZ RSDF-project, (4) the intent and content of the Musina-Makhado Special Economic Zone (SEZ) Five-year Strategic Plan for 2020-2025 Programme, and (5) the initiatives by the Limpopo Provincial Government (PSDF and LDP), the following MMSEZ RSDF Development Themes are proposed:



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1.3.3 SUSTAINABLE DEVELOPMENT

The SDF needs to respond and give practical effect to the overarching objective stipulated in both the National Spatial Development Framework (NSDF) as well as the Limpopo Development Plan (LDP) to ensure integration of development processes and to facilitate sustainable development throughout the province. To achieve sustainable development, it is imperative that all parties (public sector, private sector, and end-users) involved in the development, have an agreed common vision and strategy for the Spatial Structure of the Region.



To this end there must be a common Vision, Objectives, and understanding of the preferred Spatial Structure of Humanity's 21st-century challenge is to meet the needs of all within the means of the planet. In other words, to ensure that no one falls short on life's essentials (from food and housing to healthcare and political voice) while ensuring that collectively we do not overshoot our pressure on Earth's life-supporting systems, on which we fundamentally depend – such as a stable climate, fertile soils, and clean water. The Doughnut (Raworth, 2012) of social and planetary boundaries is a playfully serious approach to framing that challenge, and it acts as a compass for human progress this century. the Province. This requires agreement on "Structuring Elements". The outer ring presents a set of nine Earth-system processes (like freshwater use, climate regulation, and the nitrogen cycle) that are critical for keeping this planet in the stable state which has been so beneficial to humankind over the past 10,000 years (it gave us agriculture, and all that has followed). Putting excessive stress on these critical processes could lead to tipping points of abrupt and irreversible environmental change, so (Rockström, 2009) proposed a set of boundaries for avoiding those danger zones.

Together, **the nine boundaries constitute an environmental ceiling** – what their authors call 'a safe operating space for humanity'. The environmental ceiling consists of nine planetary boundaries, as set out by Rockstrom et al, beyond which lie unacceptable environmental degradation and potential tipping points in Earth systems. The twelve dimensions of the social foundation are derived from internationally agreed minimum social standards, as identified by the world's governments in the Sustainable Development Goals in 2015.

1.3.4 BIO-REGIONAL PLANNING

"Bioregions are geographic areas having common characteristics of soil, watersheds, climate, and native plants and animals that exist within the whole planetary biosphere as unique and intrinsic contributive parts." - Peter Berg

The bioregional principles comply with the national and provincial legislation and policy that direct spatial planning in South Africa, including the Spatial Planning and Land-Use Management Act (Act 16 of 2013)), the NSDF, and the NSSD. The bioregional framework supports the goal of accelerating change toward improved well-being for nature and society for a number of reasons:

- Bioregionalism identifies areas similar in transport-trade, communication networks, natural resource reliance, cultures, recreational desires, natural ecosystems, governance, and societal issues of concern.
- It makes little sense to discuss the topic of sustainability on a global scale if insufficient thought is given to the local places and scales where human life occurs. Societal actions that are sustainable for humans, other life-forms, and earthly systems can best be achieved by means of a spatial framework in which people live as rooted, active, participating members of a reasonably scaled, naturally bounded, ecologically defined "place."
- Considering problems and solutions from a bioregional perspective offers an opportunity to engage in comprehensive, adaptively

managed to change improving society's overall opportunity to achieve sustainability at a scale not possible within a single community effort. One can discern patterns that diminish the quality of life, sense of place, and sustainability, as well as patterns that enhance these features, by adopting community convergence activities or a bioregional view.

- National and international communities of people will have to undergo significant adaptive change to deal with a transition from global warming. But large-scale social change will only happen where people share common concerns, goals, and core values. Acknowledging that community-by-community change is too slow, the bioregion offers an example of where communities with common ecology, culture, and economy can converge for a greater good. Likewise, challenges to social change are certainly more easily overcome in a converging of local communities at the bioregion than by trying to encourage action at the national level.
- Bioregions are governed by nature, not politics. So, once we understand the inherent physical, biological, and ecologic relationships of a bioregion, we can count on actions judged to be sound according to the theory of the three-legged stool or three-overlapping circles, to be much more predictable, enduring, and supportive, as well as less costly to society than the unending quest to find technological fixes for all our problems that governing bodies can promote their next election on.
- Because of the many common threads that weave through the landscape tapestry of a bioregion scale, which we can personalize by calling home, the concentric circles of environment, society, and economic relationships become much easier to traverse, allowing us to leave home a little better off than we might have found it.
- Bioregional-based planning and action can help society narrow problems and solutions and help participants to acknowledge the limitations of a place and its resources so that they will not continue to overestimate the carrying capacity of the regions they inhabit and live more sustainably.
- This convergent, bioregional approach, can influence the larger world mainstream by its regeneration of local cultures, ecosystems, and resources into the indefinite future, contributing to the more global needs of life on Earth, more effectively than a national or global scale initiative ever could.
- For every bioregion, there may be a unique set of practices, tools, models, and successes within individual organizations that supports planning, design, and management. Instead of "reinventing the wheel" with each new initiative, project, or campaign the bioregional scale of sustainability work will enhance the transfer of knowledge and technology for the betterment of the entire region.

1.3.4.1 THE LIMPOPO DEVELOPMENT STRATEGY

The Limpopo Provincial Government recognises the role of government, including national, provincial, and local government, in realising the collective vision for the Province, and is committed to fulfilling its function as a facilitator, to create an investment-friendly and investment-ready environment. The successful implementation of the LDP requires a combined effort by all stakeholders. The LDP Development Strategy is expressed in terms of the following eight priorities:

- Transform the public service for effective and efficient service delivery.
- Transformation and modernisation of the provincial economy.
- Provision of quality education and a quality healthcare system.
- Integrated and sustainable socio-economic infrastructure development.
- Accelerate social change and improve quality of life of Limpopo's citizens.
- Spatial transformation for integrated socio-economic development.
- Strengthen crime prevention and social cohesion.
- Economic transformation and job creation through regional integration.

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1.4 VIEW OF THE RSDF STUDY AREA

Table 1: View of the RSDF study area (Local Municipalities)

	MUSINA	MAKHADO	THULAMELA	BLOUBERG
POLICY/ STRATEGY				
GEOGRAPHY	The Musina Local Municipality is a Category B municipality located in the Vhembe District of the Limpopo Province. It is bordered by Zimbabwe in the north, Makhado and Thulamela in the south, Mozambique in the east, and the Capricorn District in the west. It is the largest municipality of four in the district, making up nearly half of its geographical area. The Mutale Local Municipality was disestablished and merged into Musina Local Municipality on 3 August 2016. The seat of Musina Local Municipality is Musina (previously Messina).	The Makhado Local Municipality is a Category B municipality situated within the Vhembe District in the Limpopo Province. It borders with Musina in the north, Greater Giyani in the south (Mopani District), Thulamela in the east, and Molemole in the west (Capricorn District). It is one of four municipalities in the district, making up almost a third of its geographical area. It was first established on 31 October 1934 as the Louis Trichardt Town Council. With the new municipal demarcation, a number of municipalities were established in 1997. However, following the Municipal Structures Act of 1998, the municipalities were merged into an NP344 Municipality that is now known as the Makhado Municipality. It is divided into four regions: Makhado	The Thulamela Local Municipality is a Category B municipality situated within the Vhembe District in the far north of the Limpopo Province. The Kruger National Park forms the boundary in the east while sharing the border with Makhado in the south and south-west. It is the smallest municipality of four in the Vhembe district, making up 10% of its geographical area. It is the largest municipality in the province in terms of population. The name Thulamela is a Karanga word meaning 'the place of giving birth'.	The Blouberg Local Municipality is a Category B municipality situated within the Capricorn District of the Limpopo Province, in the northern part of South Africa, bordering Zimbabwe and Botswana. It is the largest of four municipalities in the district, making up almost half of its geographical area. Blouberg is home to some of the most spectacular rock climbing in South Africa. It is famous for its big-wall natural climbing, with route lengths up to 350m. The vegetation ranges from subtropical savanna at the base, to alpine near the summit. It takes its name from the Blouberg (blue mountains), a mountain range located to the west of the western end of the Soutpansberg Mountain Range, north-west of the town of Vivo. Blouberg is a hot area with annual rainfall varying between 380 and 550mm. Most rainfall is experienced during the summer months. Evapotranspiration during the rainy

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POLICY/ STRATEGY	MUSINA	MAKHADO	THULAMELA	BLOUBERG
		(previously Louis Trichardt), Vuwani, Dzanani and Waterval.		season is exceedingly high. The area is prone to frequent drought, which has an adverse effect on the local economy. The only perennial river is the Mogalakwena River, which feeds the Glen Alpine Dam, the only source of pipeline water in the area.
DESCRIPTION ECONOMY	Main Economic Sectors: Agriculture, Mining and Tourism.	Main Economic Sectors: Community Services, Finance, Trade and Transport.	Main Economic Sectors: Agriculture.	Main Economic Sectors: Agriculture, Tourism and Mining.
AREA	10 347 km²	7 605 km²	2 642 km²	9 540 km²
KEY TOWNS/ VILLAGES	• Musina (Provincial Growth Point) • Mutale, Tshipise.	• Makhado (Provincial growth Point) • Vivo, Dzanani	• Thohoyandou (District Growth Point) • Sibasa	• Senwabarwana (District Growth Point). • Alldays.
KEY ROADS	N1, R572, R521, R525, R508.	N1, R523, R522, R521, R524, R578.	R81, R523, R524.	N11, R572, R561, R521.

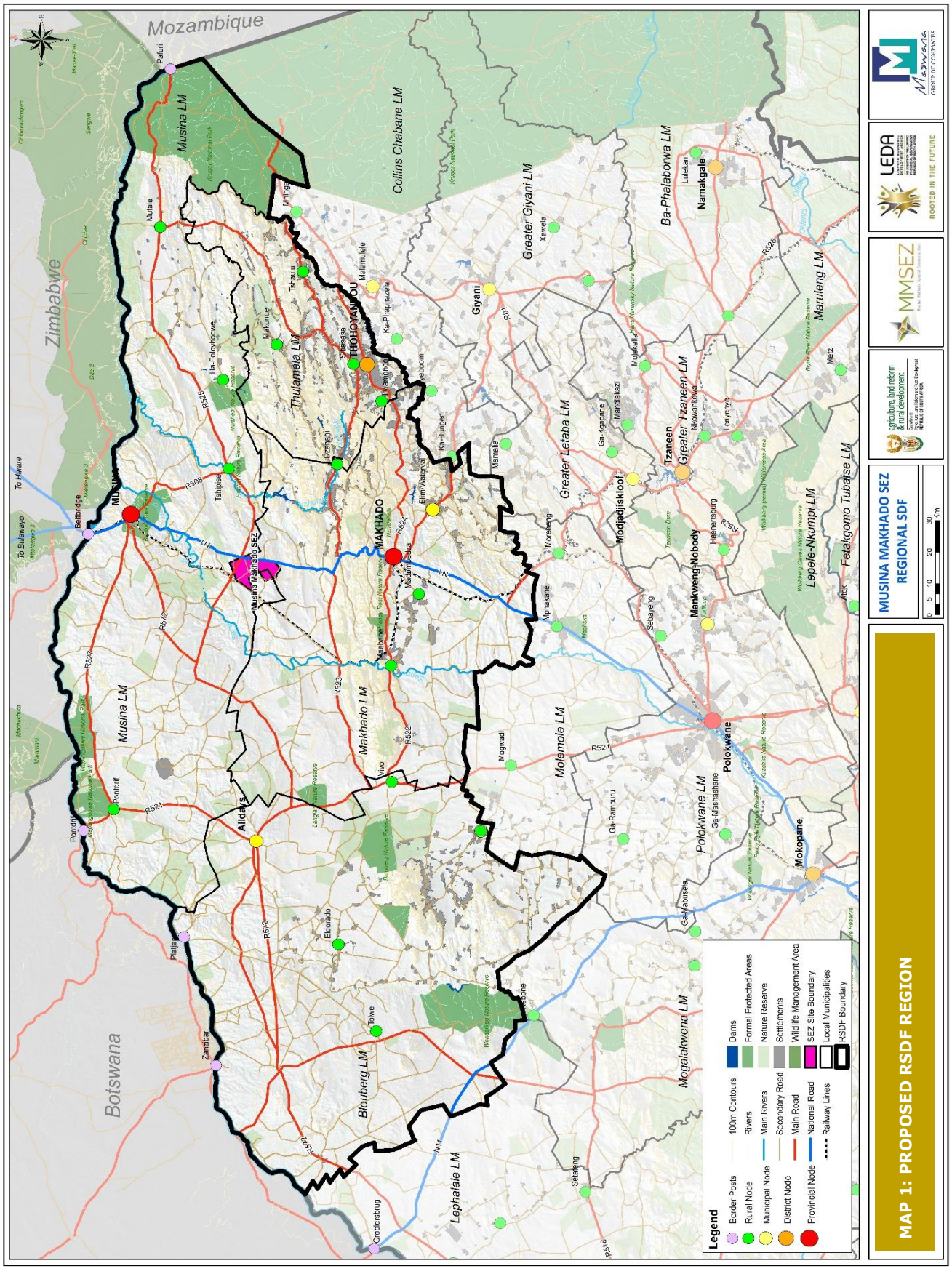
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1.5 REGIONAL OVERVIEW:

In summary, the proposed RSDF region encompasses the following key attributes:

Table 2: Regional overview of the RSDF area

Total Area	30 134 km²
Key Economic Activities	Agriculture, Tourism, Mining, Finance, Trade and Transport.
Major Road Networks	• N1 - National Road - Cape Town to Beitbridge. • R521 - Polokwane to Vivo, Alldays and Pont Drift Border Post. • R525 - Pafuri, Tshipise, N1 to Vivo. • R527 - Musina, Alldays, Maastroom to Tomburke. • R522/R524 - Vivo to Louis Trichardt, Thohoyandou and Punda Maria. • R578 - Louis Trichardt to Elim, Chavani and Giyani. • R523 - Vivo to N1 via Waterpoort to Giyani.
Key Towns and Villages	Musina, Makhado, Thohoyandou, Senwabarwana, Sibasa, Malamulele, Alldays, Eldorado, Vivo, Tshipise, Mutale, Dzanani, Maebane.
Key Regional Nodes	Musina, Makhado and Thohoyandou.
Border Post	Beitbridge (Freight and Passenger – busiest port), Pafuri (Kruger Park, small port), Pontdrif (Only concessions).
Neighbouring Countries	Botswana, Zimbabwe and Mozambique.
Neighbouring Local Municipalities	Lephalale (Agriculture, Energy, Finance, Wholesale and Trade, Transport and Mining), Mogalakwena (Finance, Mining, Agriculture), Molemole (Agriculture), Collins Chabane (Agriculture, Trade and Transport), Greater Letaba (Wholesale and Trade, Agriculture and Forestry, Transport, Government Services).
Protected Areas	Blouberg Nature Reserve, Kruger National Park, Soutpansberg Conservancy, Musina Nature Reserve, Philip Herd Private Nature Reserve, De Voogd Private Nature Reserve, Matshakatini Nature Reserve, Thengwe Nature Reserve, Nwanedi Nature Reserve, Honnet Nature Reserve, Avarel Private Nature Reserve, Fontainebleau Private Nature Reserve, Mapungubwe Cultural Landscape/National Park, Annexatie Private Nature Reserve, Vercueil Private Nature Reserve, Kremetartfontein Private Nature Reserve, Langjan Private Nature Reserve, Marlize Private Nature Reserve, Lala ya tau Private Nature Reserve, Renfrew Private Nature Reserve, Johanna F. Uys Private Nature Reserve, Oase Private Nature Reserve, Amsterdam Private Nature Reserve, Nora Ellis Private Nature Reserve, Thengwe Nature Reserve, Studholme Nature Reserve, Chapudi Private Nature Reserve.
Mining Activities	Copper, Diamonds, Manganese, Coal Fields, Limestones, Marble
Agricultural Activities	Red Meat Production (Cattle, Goats), Horticulture (Citrus, Mango, Litchi's, Avocado's), Macadamia's, Tomatoes Marula's and Potato's.
Tourism Activities	Eco-tourism, Cultural tourism, agri-tourism, religious – tourism, avi-tourism, Village tourism and numerous Archaeological sites.
Trade and Investment Activities	Logistics (Beitbridge), Musina SEZ, Limpopo Eco-Industrial Park, Musina-Makhado SEZ, Vhembe Mining Cluster, Agri-Processing, Construction.
Financial Sector Activities	Commercial sector, Tourism Sector, Trade Sector, Transportation sector.


MAP 1: PROPOSED RSDF REGION
MUSINA MAKHADO SEZ
REGIONAL SDF
Legend
Border Posts
Rural Node
Municipal Node
District Node
Provincial Node
100m Contours
Rivers
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Dams
Formal Protected Areas
Nature Reserve
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Ba-Phalaborwa LM
Maruleng LM
Greater Tzaneen LM
Greater Letaba LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Makhado LM
Molemole LM
Polokwane LM
Blouberg LM
Mogalakwena LM
Lephalale LM
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Polokwane
Tzaneen
Namakgale
Giyani
Alldays
Beitbridge
Pontdrift
Pafuri
Mokopane
Modjadjiskloof
Nobody
Heinertsburg
Groblersbrug
Pietjie
Zanzibar
Eldorado
Tolwe
Vivo
Mogwadi
Ga-Rampuru
Ga-Mashashane
Gravelotte
Senwabarwana
Mankweng
Sebayeng
Mphakane
Moletjie
Mamaila
Ga-Kgapane
Mohlaletse
Nkowankowa
Lenyenye
Metz
Ofcolaco
Elim/Vuwani
Ka-Bungeni
Ka-Phaphazela
Malamulele
Xaweta
Mhinga
Tshaulu
Makonde
Ha-Folovhodwa
Tshilidzini
Dzanani
Siloam
Mutale
Luleka
Morebeng
Mashite
Mashamba
Sekgopo
Mashashane
Tshamiri Dam
Kuschke Nature Reserve
Wolkberg Cave Nature Reserve
Wolkberg (west) Wilderness Area
Ryan Dam Nature Reserve
Langjan Nature Reserve
Blouberg Nature Reserve
Woodbush Nature Reserve
Percy Fyfe Nature Reserve
Makuya Nature Reserve
Mapungubwe National Park
Kruger National Park
Soutpansberg Mountain Range
Drakensberg Mountain Range
Lebombo Mountains
Limpopo River
Olifants River
N1
N11
N4
R572
R523
R524
R521
R522
R37
R36
R81
R71
R510
R529
R578
R526
R568
0 5 10 20 30 Km
agriculture, land reform & rural development
LEDA
ROOTED IN THE FUTURE
MMSEZ
Maswena
GROUP OF COMPANIES

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CHAPTER 2. POLICY CONTEXT

The Musina-Makhado RSDF is prepared in relation to the current spatial planning policy context, which translates legislation and principles into a spatial direction, approach, and proposals for the region. The national, provincial, and local policies and strategies that set the spatial planning agenda for the Regions' area of jurisdiction are outlined in this Section. This section also summarises the informants to the spatial vision for the RSDF. These are derived from current policies and strategic agendas, parallel planning processes, stakeholder inputs and the policies and strategies of other spheres of government.

2.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act, act 16 of 2013 (SPLUMA) provide the legislative foundation for all spatial planning and land use management activities in South Africa (including the Spatial Development Framework noted above). It seeks to promote consistency and uniformity in procedures and decision-making relating to land use and development. The Act clearly states that a Regional SDF should be in line with the policies of the national and provincial government and should be aligned with the plans, policies, and development strategies of local and adjoining municipalities. Section 18 of the Act stipulates the relation to the preparation of the RSDF whereas Section 19 relates to the contents of an RSDF.

2.1.1 SPLUMA FOUNDING PRINCIPLES

The Founding Principles must guide preparation, adoption and implementation of the Spatial Development Framework, policy formulation concerning spatial planning and development or use of land. These objectives include the redress of spatial injustices and the integration of social economic and environmental considerations and land use management. SPLUMA reinforces and unifies the National Development Plan's vision and policies by using spatial planning mechanisms to eliminate poverty and equality while creating conditions for inclusive growth by seeking to foster a high employment economy that delivers on social and spatial cohesion.



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The 5 Founding Principles set out in SPLUMA apply to the RSDF:

- **Spatial Justice**: past spatial and other development imbalances must be redressed through improved access to and use of land by disadvantaged communities and persons.
- **Spatial Sustainability**: spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability through encouraging the protection of prime and unique agricultural land, promoting land development in locations that are sustainable and limit urban sprawl, consider all current and future costs to all parties involved in the provision of infrastructure and social services to ensure for the creation of viable communities.
- **Efficiency**: land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined to promote growth and employment.
- **Spatial Resilience**: securing communities and livelihoods from spatial dimensions of socioeconomic and environmental shocks through mitigation and adaptability that is accommodated by flexibility in spatial plans, policies, and land use management systems.
- **Good Administration**: all spheres of government must ensure for an integrated approach to land use and land development and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendment of SDFs. This principle is the basis of this framework, largely because the implementation of the spatial planning vision and objectives is not only highly dependent upon a strong coordinating role of the central government but is also predicated upon good governance mechanisms, incorporating meaningful consultations and coordination with a view to achieving the desired outcomes across the various planning spheres and domains.

The formulation of the Musina-Makhado RSDF should adhere to the requirements of SPLUMA in as far as the principles, methodology and content are concerned.

2.2 INTERNATIONAL

2.2.1 UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS



The United Nations Sustainable Development Goals (SDGs) is a global agenda adopted by countries in 2015, with a vision of ending poverty, protecting the planet, and ensuring that all people enjoy prosperity and peace. An integrated indicator framework has been developed that aligns the international SDGs 2030 and the Africa Agenda 2063, with the country's National Development Plan 2030.

2.2.2 AGENDA 2063 – THE AFRICA WE WANT

Agenda 2063 is Africa's blueprint and master plan for transforming Africa into the global powerhouse of the future. It is also a strategic framework for the socio-economic transformation of the African continent over the next 50 years. It aims to deliver an inclusive and sustainable development, underpinned by a Pan-African drive for unity and collective prosperity. It seeks to accelerate the implementation of continental initiatives for growth and sustainable development.

2.2.3 SOUTH AFRICAN DEVELOPMENT COMMUNITY (SADC)

The SADC Treaty was adopted in August 1992, redefining the basis of cooperation among the Member States from a loose association into a legally binding arrangement. Presently all 15 countries located in southern Africa are members of SADC, as illustrated on Figure 3. Note that Limpopo Province borders onto three SADC countries: Mozambique, Zimbabwe, and Botswana. The main objectives of SADC are to achieve economic development, peace, security, growth, alleviate poverty, enhance the standard and quality of life of the peoples of Southern Africa, and support the socially disadvantaged. These objectives are to be achieved through

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increased regional integration built on democratic principles and equitable and sustainable development.

The Regional Indicative Strategic Development Plan (RISDP) is a strategy forthcoming from SADC to guide member states, SADC Institutions, regional stakeholders, and international co-operating partners towards the implementation of the SADC vision for the period 2005 to 2020. The ultimate objective of the Plan is to deepen integration in the region to accelerate poverty eradication and the attainment of other economic and non-economic development goals.

The RISDP identified main intervention areas, which contribute to the main goals of the SADC. These were divided into cross-sectoral and sectoral intervention strategies as follows:

2.2.3.1 CROSS-SECTORAL INTERVENTION AREAS

- Poverty eradication.
- Combating HIV and AIDS pandemic.
- Gender equality and development.
- Science and Technology.
- Information and Communications Technology.
- Environment and Sustainable Development.
- Private Sector Development.
- Statistics.

2.2.3.2 SECTORAL CO-OPERATION AND INTEGRATION INTERVENTION AREAS

- Trade/ Economic Liberalization and Development.
- Infrastructure Support for Regional Integration.
- Poverty Eradication.
- Sustainable Food Security.
- Human and Social Development.

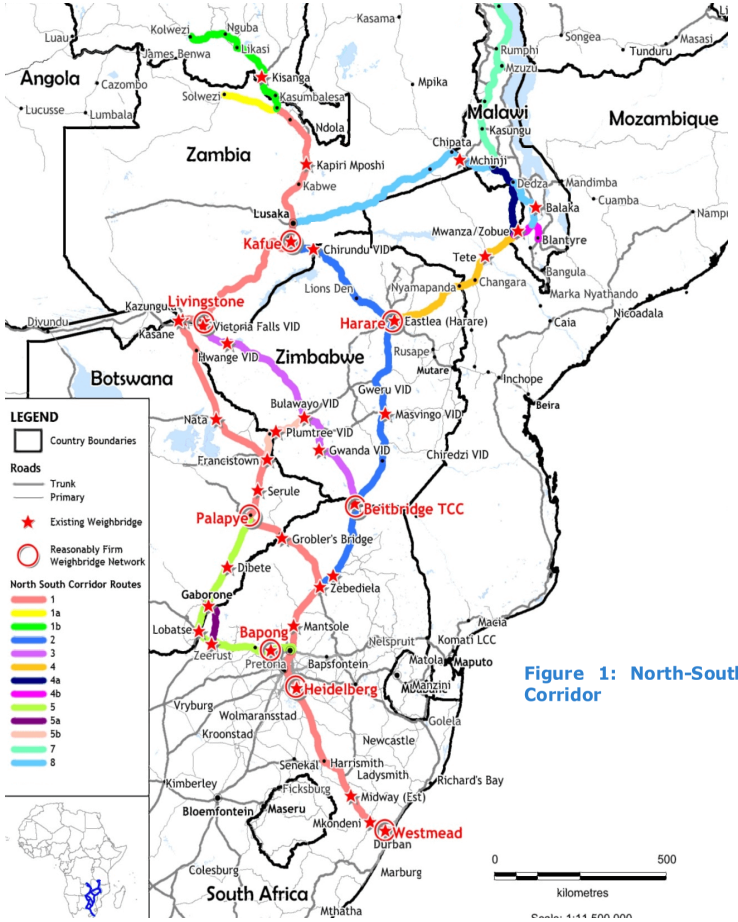


Figure 1: North-South Corridor

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2.2.3.3 TRANSFRONTIER CONSERVATION AREAS

A second invaluable output of SADC's work is the creation of Transfrontier Conservation Areas (TFCAs). These are defined by SADC as a component of a large ecological region that straddles the boundaries of two or more countries encompassing one or more protected areas as well as multiple resource use areas. Their purpose is to collaboratively manage shared natural and cultural resources across international boundaries for improved biodiversity conservation and socio-economic development.

2.2.3.4 SPATIAL DEVELOPMENT INITIATIVE

A final output of the sub-continental agreement is namely the Spatial Development Initiative (SDI) programme, which is a short-term investment strategy that aims to unlock inherent economic potential in specific spatial locations in southern Africa. The programme uses public resources to promote private sector investment in regions with a high potential for economic growth. There are ten SDIs in southern Africa of which four are in the Limpopo Province.

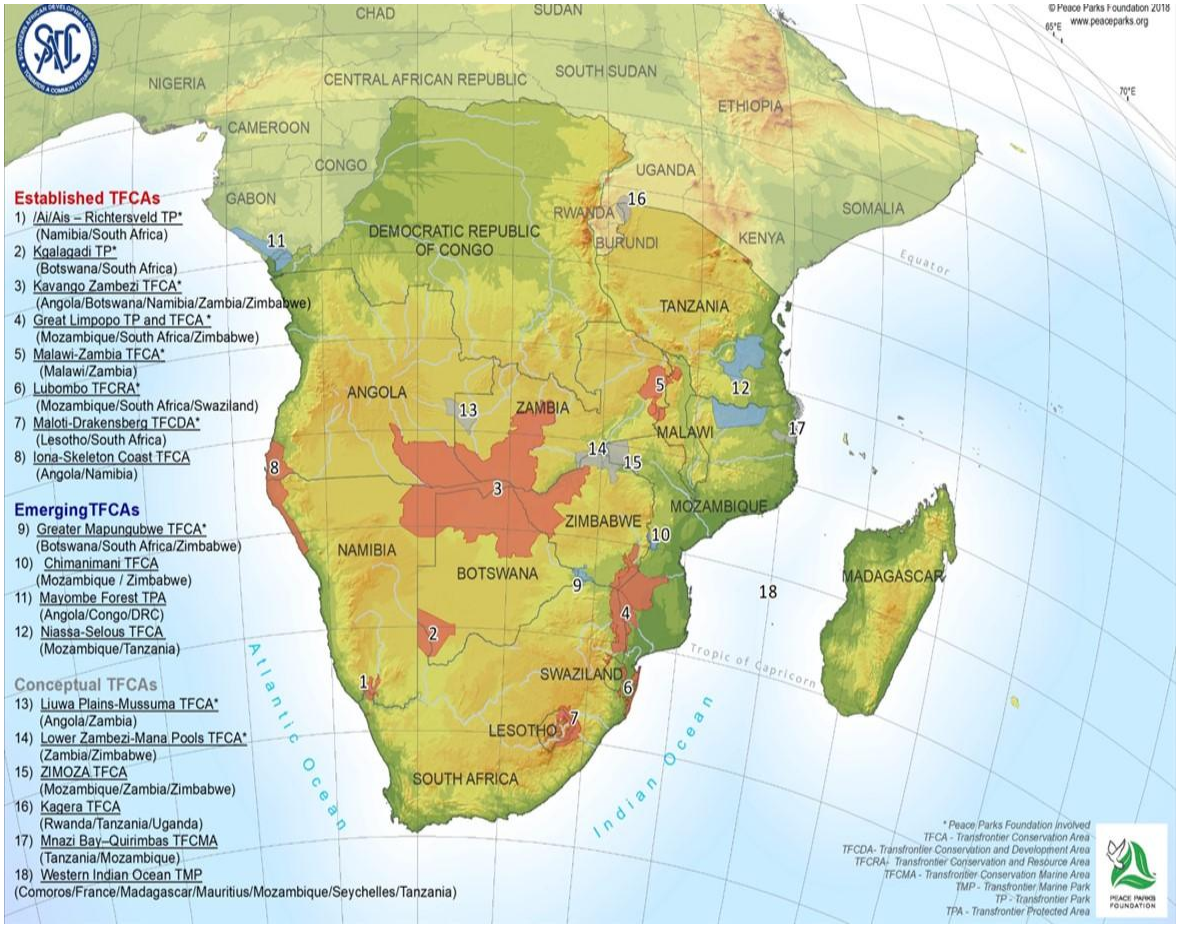


Figure 2: Transfrontier Conservation Areas (SADC Initiative)

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2.3 NATIONAL

The following section provides a brief overview of the national policy context, which applies to the Region.

Table 3:National Policies applicable to the RSDF Region

POLICY	RELEVANT PRINCIPLES/ DIRECTIVES
National Development Plan (NDP,2011)	Chapter 5 of the NDP focuses on environmental sustainability and resilience through an equitable transition to a low-carbon economy, which will also have implications on the way the spatial planning and development in South Africa is approached. Chapter 6 sets out specific targets and goals towards establishing a more inclusive rural economy through integrated rural development. The focus here is on increased investment in new agricultural technologies, research, and the development of adaptation strategies for the protection of rural livelihoods and expansion of commercial agriculture. **Chapter 8 of the NDP**, focuses on the **country's spatial planning system** (human settlement), it requires that: all municipal and provincial SDFs are translated into 'spatial contracts that are binding across national, provincial and local governments'; the current planning system should 'actively support the development of plans that cross municipal and even provincial boundaries', especially to deal with biodiversity protection, climate change adaptation, tourism and transportation; and every municipality should have an 'explicit spatial restructuring strategy' which must include the identification of 'priority precincts for spatial restructuring'. **Significance to the RSDF Region:** The NDP indicates that SDF's are a mechanism for binding municipalities and sector department to implement the IDP objectives and projects, as the SDF has the legal backing to do so through SPLUMA.
National Spatial Development Framework (NSDF,2020)	The NSDF is divided into 5 themes, aimed at protecting social, natural, and economic infrastructure. The NSDF provides guidance by indicating the expected level of service delivery per settlement hierarchy. **Significance to the RSDF Region:** • The area partly falls within the Eastern Escarpment National Transformation Corridor. • The RSDF region falls under the Polokwane Urban Nodal Catchment Area. • Regional Development Anchors include Makhado, Musina, and Thohoyandou. • Key Rural Service Centres include Vivo, Alldays, Tshipise, Mutale, Ha-Mandiwana, Xitlhelani, Mpheni. • Inter-regional Road Corridors (South Africa - Zimbabwe). • N1 Key National Road. • Key Regional Roads (R71, R524 and R81). • Key Rail Routes (Makhado-Tzaneen-Mbombela). • National Protected Areas and Transfrontier Parks. • Agri-Enterprise and Small-scale Farming Resource Region. • Eco-Resource Production Region. • Special Economic Zone (Musina).
Integrated Urban Development	The strategic goals inform the priority objectives of the nine policy levers, which are premised on the understanding that (1) integrated urban planning forms the basis for achieving integrated urban development, which follows a specific sequence of urban policy actions: (2) integrated transport that informs (3) targeted investments into integrated human settlements,

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POLICY	RELEVANT PRINCIPLES/ DIRECTIVES
Framework (IUDF,2016)	underpinned by (4) integrated infrastructure network systems and (5) efficient land governance, which all together can trigger (6) economic diversification and inclusion, and (7) empowered communities; all of the above will demand effective (8) governance and (9) financial reform to enable and sustain these policy actions. In support of the NDP's vision for spatial transportation, four overall strategic goals had been introduced in focusing on integrated development within urban spaces: • Spatial integration; to forge new spatial forms in settlements, transport, social and economic areas. • Inclusion and Access; To ensure that people have access to social and economic services, opportunities, and choices. • Growth; To harness urban dynamism for inclusive, sustainable economic growth and development. • Governance: To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration. **Significance to the RSDF region:** IUDF targeted towns and regions within the RSDF include: Thulamela Local Municipality (ranked nr 40 of 97 Targeted Municipalities), the population size as depicted in the IUDF counts to **618 462**.
National Infrastructure Plan 2050 (NIP 2050)	**The NIP 2050:** • Introduces long-term infrastructure sequencing • Emphasises corridor development • Links infrastructure planning to spatial restructuring • Introduces climate resilience and infrastructure governance reform **Significance for MMSEZ RSDF:** • Cross-border infrastructure planning • Energy transmission • Rail revitalisation • Water security (Musina Dam) • Logistics corridors
Comprehensive Rural Development Plan (CRDP), 2009.	Essentially, the CRDP aims to be an effective response to poverty alleviation and food insecurity by maximising the use and management of natural resources to create "vibrant, equitable and sustainable rural communities". The vision of the CRDP is to be achieved through a three-pronged strategy based on: • Co-ordinated and integrated broad-based Agrarian Transformation. • Strategically increased rural development through infrastructure investment. • An improved land reform programme. The CRDP contextualises Government's aim of comprehensive, integrated, and sustainable rural development by addressing the deep poverty and destitution in many of the country's rural areas, notably the former Bantustans, and creating sustainable rural communities throughout the country. In addition to this, it provides Government's wish to achieve social cohesion and development in rural communities through (1) coordinated and integrated broad-based agrarian transformation; (2) an improved land reform programme; and (3) strategic investments in economic and social infrastructure in rural areas.

POLICY	RELEVANT PRINCIPLES/ DIRECTIVES
	Significance to the Region: The eastern parts of the region are predominately rural and the CRDP provides a concept within which the rural economy and livelihoods could be advanced. The whole RSDF region falls within the CRDP Concept.
Human Settlements Framework for Spatial Transformation and Consolidation 2019 human settlements Department: Human Settlements REPUBLIC OF SOUTH AFRICA	The Human Settlements Framework for Spatial Transformation and Consolidation 2019 was developed having realised that the spatial location of human settlements investments did not necessarily achieve integration, and that a far more aggressive and accelerated intervention is required to reverse the spatial distortions. The framework is set to achieve the optimum results of spatial transformation and was developed in alignment with the NDP, NSDF, IUDF and SPLUMA. It aims to direct investment in, and development spending on, national space, to enable inclusive growth and sustainable livelihoods by outlining a package of interventions towards asset poverty alleviation and housing delivery in well-located areas with secure tenure. Through this framework, Priority Human Settlements and Housing Development Areas (PHSHDAs) were declared on 15 May 2020. Eleven of these PHSHDAs are within the Limpopo Province. The framework identifies innovative mechanisms to implement measures to fast-track human settlements development in these priority areas.

2.3.1 APPLICABLE LEGISLATION

Various legislative bodies exist, which provide a management framework for local municipalities. With regards to spatial planning and the development of SDF's, the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA) is the most prominent legislation piece, as it requires that municipalities develop an SDF as well as a wall-to-wall land use scheme. The following national legislation is applicable to the region:

Table 4:National Legislation applicable to the Region

LEGISLATION	RELEVANT PRINCIPLES/ DIRECTIVES
Constitution of the Republic of South Africa, 1996 (Act 108 of 1996)	Provides for the establishment of one government consisting of three spheres, including the local government sphere. Sets out the powers and functions of the three spheres and introduces the notion of a more developmental role for local government. Provides for cooperative government and binds all three spheres of government in its pursuit. Includes a Bill of Human Rights, which needs to be respected and advanced in spatial development planning and which impacts on an individual's use and enjoyment of his/her property. **Significance to the Region:** • A municipality has the functions and powers assigned to it in terms of sections 156 and 229 of the Constitution. • Section 24 & 26 (1) advocates for the right to an environment which is not harmful to people's health or their well-being and access to adequate housing. • Section 152 sets out the objectives of local government as ensuring access to at least basic services and facilitating economic development within a framework of financial sustainability. • Schedule 4- & 5-Part B: Powers and Function assigned to the local government one of them being 'municipal planning'.

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LEGISLATION	RELEVANT PRINCIPLES/ DIRECTIVES
	The following plans must be in place and provide a framework within which the above could be advanced: 1) Environmental Management Plans (EMP), 2) Integrated Human Settlement Plans (IHSP), 3) Local Economic Development (LED) Plans and 4) Land Use Management Systems (LUMS).
Local Government: Municipal Structures Act, 1998 (Act 117 of 1998)	Provides for the establishment of different categories of the municipality and the allocation of powers and functions between them. Includes provisions around the preparation and approval of IDPs, which are of relevance to SDFs, as they are components of IDPs. Mandates every Local Municipality to (1) pursue the integrated, sustainable, and equitable social and economic development of their district areas, and (2) conduct integrated development planning for the local municipality, which includes the preparation of a framework for the IDPs (and hence the SDFs) of the Local Municipal area of jurisdiction. **Significance to the Region:** The provision of bulk infrastructure and in particular Water & Sanitation vests with the Districts as Water Service Authority's (WSA's) whilst the local municipalities are Water Service Providers (WSP). The District Integrated Development Plans needs to provide a framework within which the local should identify projects and programmes for implementation within their respective jurisdiction.
Municipal Systems Act, 2000 (Act 32 of 2000)	Section 26(e) of Municipal Systems Act, 2000 first introduced the concept of the Municipal Spatial Development Framework (MSDF) as a component of the mandatory Integrated Development Plan (IDP) that every municipality must adopt Local Government: Municipal Planning and Performance Management Regulations (MPPMR), 2001 further stipulates that all municipalities must prepare a Spatial Development Framework (SDF) as a core component of the Integrated Development Plan (IDP). The regulations provide for detailed contents of the SDF reflected on the municipal IDPs. **Significance to the Region:** The SDF is a core component of the IDP and gives a spatial interpretation of the objectives that the IDP seeks to achieve. The development of the Regional SDF must take the guidance in terms of local development, decision making, resource allocation, investment and prioritisation of project and programmes into consideration.
Municipal Financial Management Act, 2003 (Act 56 of 2003)	To secure sound and sustainable management of Municipal financial affairs, and in particular the management and disposal of public assets, particularly land. **Significance to the Region:** The RSDF should include a capital investment framework to coordinate individual local municipal spending in a transparent and accountable manner.
Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013)	Chapter 2 of the Act makes provision for general 5 development principles which includes the following: (1) Spatial justice; (2) spatial sustainability; (3) efficiency; (4) spatial resilience; (5) good administration. Application of these principles is important as they are used as part of the criteria in the evaluation of SPLUMA compliant and credible SDFs. SPLUMA requires national, provincial, and municipal spheres of government to prepare SDFs that establish a clear vision which must be developed through a thorough inventory and analysis based on national spatial planning principles and local long-term development goals and plans. SDFs are thus mandatory at all three spheres of government. Chapter 4 Part A of SPLUMA sets out the focus and general requirements that must guide the preparation and compilation of SDF products at the various scales.

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LEGISLATION	RELEVANT PRINCIPLES/ DIRECTIVES
	Significance to the Region: Careful consideration without being too rigid would be given to ensure the credibility of the developed RSDF. The intention of this study and the RSDF is not to draft or compile a Land Use Scheme, but to ensure that mechanisms are in place to ensure an effective regulatory system of land use and land use management. The RSDF may propose/prescribe principles and policy directives to be contained in the scheme, if it is necessary and if the current land use scheme is regarded as insufficient scales.
National Environmental Management Act (NEMA), 1998 (Act 107 of 1998)	Provides for the compilation of information and the preparation of maps that specify the attributes of the environment in specified geographical areas, including the sensitivity, extent, interrelationship, and significance of such attributes which must be considered by every relevant government entity. These can be used as environmental management frameworks in the consideration of the environmental implications of authorisations in the areas to which they apply. **Significance to the Region:** The Strategic Environmental Assessments and Environmental Impact assessments for mining, intensive agriculture, energy, and housing developments need to be considered and adhered to.
National Environmental Management: Biodiversity Act, 2004	The Act provides for the management, conservation, and sustainable utilisation of biodiversity throughout the Republic. **Significance to the Region:** Areas of environmental significance require further protection and expansion to promote eco-tourism as well as ensuring that enough some resources are available to ensure the healthy functioning of ecosystems.
Special Economic Zones Act, Act No. 16 of 2014	In response to a call by the Department of Trade and Industry (DTI) to the provinces to investigate and propose potential sites for SEZ development, the province identified several potential sites for the purpose. Since 2015, LEDA has investigated the feasibility of establishing an SEZ at two locations in the Musina and Makhado municipal areas. A conclusion was reached that the logistic and metallurgical sectors have the potential for development at two different locations. On 1 December 2017, the Minister designated the Musina-Makhado Special Economic Zone (South Africa Energy and Metallurgical Zone), in Gazette No. 41287. On 1 December 2017, the Minister designated the Musina-Makhado Special Economic Zone (South Africa Energy and Metallurgical Zone), in Gazette No. 41287. The SEZ affected properties is approximately 8 020 ha in extent comprising eight previously mainly undeveloped farm portions located across the border between the municipality areas of Musina and Makhado, within the Vhembe District municipality area. The vision for the SEZ is also to function as an industrial gateway to the wider Southern Africa Development Community (SADC). The development of the SEZ also meets broader state priorities such as minerals beneficiation to enhance the South African economy. **Significance to the Region:** • The RSDF needs to set and establish land use development parameters and guidelines that are uniform to the region as the SEZ site is proposed across two Local Municipalities. • The impact of the regional space economy needs to be established, the alignment and spatial restructuring (corridors, zones, and growth points) of the region to position itself as one of the key outcomes of the proposed RSDF. • Regional infrastructure needs to make provision for the short-, medium- and long-term planning and development requirements of the SEZ. Strategic planning needs to make provision for the bulk needs of the proposed SEZ.

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LEGISLATION	RELEVANT PRINCIPLES/ DIRECTIVES
Climate Change Act (No. 22 of 2024)	**It introduces:** • Mandatory climate adaptation planning • Sectoral emissions targets • Climate risk assessment requirements • Just Transition planning **For the MMSEZ Region:** • Heavy industry (metallurgy) • Water stress • Energy generation • Agricultural resilience A Regional SDF now must explicitly integrate: • Climate risk mapping • Water resilience • Carbon exposure Disaster risk reduction
Border Management Authority Act (2020)	**Since MMSEZ is border-adjacent:** • Trade facilitation • Customs controlled areas • Cross-border logistics planning • Security coordination This strengthens the logistics chapter of the RSDF.
Electricity Regulation Amendment Act (2024)	**Important for:** • Private generation • Embedded generation • Green energy clusters in SEZ • Independent Power Producers **Supports:** • Industrial self-generation • Hydrogen economy potential

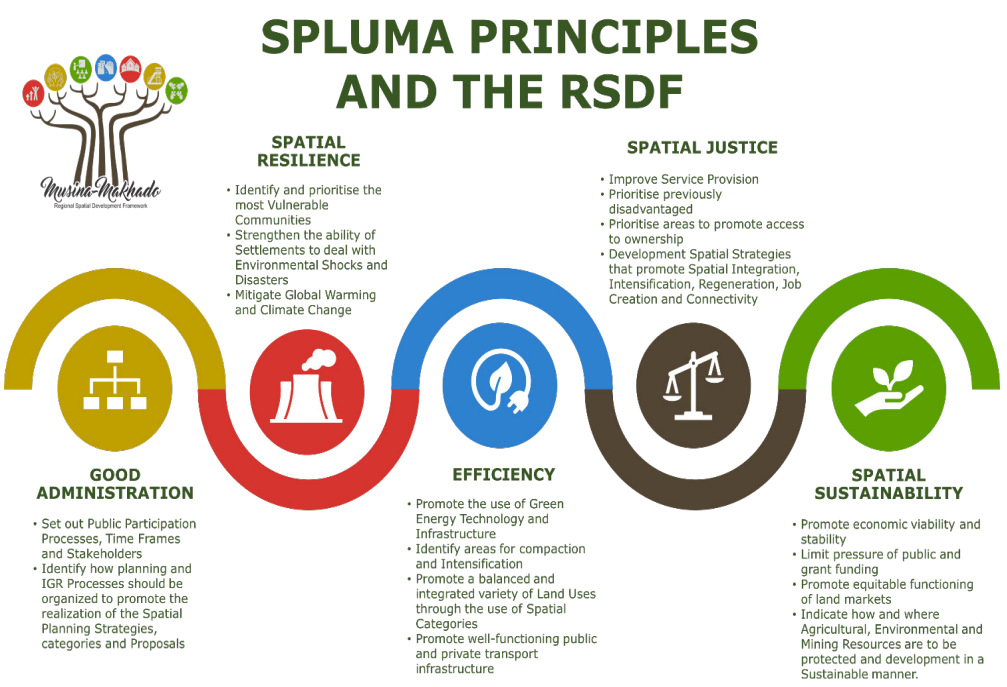
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2.3.2 SPLUMA UNPACKED

2.3.2.1 REQUIREMENTS

Chapter 4 of SPLUMA is divided into six parts, where Part A provides an extensive introduction to the purpose and role of SDFs and sets out the preparation requirements and expectations of the SDF process. These provisions of SPLUMA require that all SDFs must include the following segments, and these were taken into consideration with the Regional SDF:

- Interpret and represent the spatial development vision.
- Be informed by a long-term spatial development vision.
- Represent the integration and trade-off of all relevant sector policies and plans.
- Guide planning and development decisions across all sectors of government.
- Guide a provincial department or municipality in taking any decision or exercising any discretion in terms of this Act or any other law relating to spatial planning.
- Contribute to a coherent, planned approach to spatial development in the national, provincial, and municipal spheres.
- Provide clear and accessible information to the public and private sector and provide direction for investment.
- Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social, and environmental objectives of the relevant sphere.
- Address historical spatial imbalances in development.
- Identify the long-term risks of spatial patterns of growth and development and the policies/strategies necessary to mitigate them.



- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable, and planned investments by all sectors.
- Promote a rational and predictable land development environment to create trust and stimulate investment.
- Take cognisance of any environmental management instrument adopted by the relevant environmental management authority.
- Give effect to national legislation and policies on mineral resources and sustainable utilisation and protection of agricultural resources.
- Consider and, where necessary, incorporate the outcomes of substantial public engagement, including direct participation in the process through public meetings, public exhibitions, public debates, and discourses in the media.

2.4 PROVINCIAL

Provincial policies and frameworks have a more direct impact on local development. In the application of development frameworks or in considering development perspectives one should make a distinction between those aspects which lie within the control of the respective Councils and those that affect the planning environment in the sense the respective Councils must recognise and adapt its approach and strategies accordingly.

Table 5: Provincial policy and legislation applicable to the RSDF Region

POLICY/ LEGISLATION	PRINCIPLES/DIRECTIVES
Limpopo Development Plan (LDP) 2025–2030	The LDP 2025–2030 is the Province's primary five-year Growth and Development Strategy aligned to the NDP 2030 and MTSF priorities. It emphasises industrialisation, infrastructure investment, beneficiation, governance reform and regional integration. **Significance to the RSDF Region:** • Strengthening the District Development Model (DDM) and intergovernmental coordination. • Industrial transformation and modernisation of the provincial economy through SEZ development. • Support for agro-processing, mining beneficiation and logistics clusters. • Expansion of green economy initiatives and energy diversification. • Infrastructure sequencing aligned to catalytic investment nodes. • Spatial transformation through PHSHDAs, including Musina–Makhado SEZ and Thohoyandou Node.
Limpopo Spatial Development Framework (LSDF / PSDF) 2025	Prepared in terms of Section 15 of SPLUMA, the LSDF 2025 replaces the 2016 framework and provides updated provincial spatial structuring principles. It establishes the provincial settlement hierarchy, environmental protection systems, infrastructure corridors and industrial growth nodes. **Significance to the RSDF Region:** • Protection of the Provincial Open Space System including Limpopo River, Sand River, Soutpansberg Mountains and Vhembe Biosphere. • Reinforces Musina and Makhado as Provincial Growth Points. • Supports Thohoyandou as a District Growth Point. • Strengthens the N1 Trans-Limpopo Corridor and rail logistics spine. • Directs engineering infrastructure toward identified nodal investment points. • Promotes industrial diversification anchored by the MMSEZ. • Requires compact, resilient human settlement patterns aligned with Strategic Development Areas.
Limpopo Renewable Energy Strategy and Action Plan	Provides a provincial roadmap for renewable energy development, energy diversification and green industrialisation. **Significance to the RSDF Region:** • Supports renewable energy development linked to the MMSEZ heavy industry cluster. • Encourages embedded generation and green industrial energy solutions. • Aligns with REDZ planning and Eskom Transmission Development Plans.
Limpopo Green Economy Plan	Promotes sustainable production, water management, waste minimisation, clean energy, green buildings and sustainable transport systems. **Significance to the RSDF Region:** • Encourages resource-efficient industrial development within MMSEZ.

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POLICY/ LEGISLATION	PRINCIPLES/DIRECTIVES
	• Promotes sustainable water utilisation (Musina Dam integration). • Supports circular economy and industrial symbiosis principles. • Aligns agro-processing and beneficiation with low-carbon pathways.
Limpopo Employment, Growth and Development Plan (LEGDP) / Provincial Economic Strategy	Focuses on industrial development, infrastructure investment, rural development, water resource management and economic integration. **Significance to the RSDF Region:** • Reinforces bulk water distribution planning (Nandoni, Musina water systems). • Supports industrial and regional economic integration programmes. • Promotes beneficiation and value-add in mining and agriculture.
Priority Human Settlements and Housing Development Areas (PHSHDAs) – Limpopo	Declared in 2020 in alignment with national spatial transformation objectives. **Significance to the RSDF Region:** • Musina–Makhado SEZ and Musina Town identified as priority settlement intervention areas. • Enables coordinated housing, infrastructure and social facility planning to absorb industrial growth impacts.
District Development Model (DDM) – Limpopo One Plans	Establishes a coordinated, intergovernmental planning and budgeting model across districts. **Significance to the RSDF Region:** • Ensures alignment between Vhembe, Capricorn and Provincial infrastructure planning. • Integrates sector departments into spatial investment sequencing.
Limpopo Spatial Planning and Land Use Management Bill (SPLUMB) – Status Under Development	Significance to the RSDF Region: • Ensures alignment between Vhembe, Capricorn and Provincial infrastructure planning. • Integrates sector departments into spatial investment sequencing. Limpopo Spatial Planning and Land Use Management Bill (SPLUMB) – Status Under Development Intended to give provincial effect to SPLUMA principles and establish spatial planning categories and provincial oversight mechanisms. **Significance to the RSDF Region:** • Reinforces consistency between municipal SDFs and the Provincial SDF. • Requires inter-municipal consultation and public participation processes in RSDF preparation. (Note: Status to be confirmed if promulgated into a Provincial Act; otherwise treated as enabling policy instrument.)

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2.5 DISTRICT

The following section provides an overview of the respective district plans and strategies applicable to the region:

Table 6: District Policies and Strategies

POLICY/ STRATEGY	VHEMBE DISTRICT	CAPRICORN DISTRICT
District Spatial Development Framework (Latest Approved Version – Update aligned to LSDF 2025)	The Vhembe DSDF reinforces Musina, Makhado and Thohoyandou as the highest order growth points in the district settlement hierarchy. The N1 Trans-Limpopo Corridor forms the primary structuring spine linking Polokwane to Beitbridge and SADC markets. **Key Structuring Elements:** • N1 Development Corridor (Polokwane–Musina–Beitbridge). • R524, R81, R523 and R572 regional mobility network. • Musina as logistics and border gateway node. • Extensive rural settlement clusters in eastern Thulamela, Mutale and Makhado. • High-value agricultural land around Makhado and Thohoyandou. • Forestry belt along eastern Soutpansberg. • Eco-tourism anchors linked to Mapungubwe, Soutpansberg and Great Limpopo Transfrontier Park.	The Capricorn DSDF (aligned to Polokwane growth strategy) establishes Polokwane/Seshego as the provincial capital cluster and primary industrial and administrative hub. **Key Structuring Principles:** • Strengthening of provincial corridors (N1, R37, R521). • Concentration of industrial activity in Polokwane/Seshego cluster. • Mining clusters along Mogalakwena and Dilokong corridors. • Agro-processing and rural service nodes. • Environmental protection and urban-rural consolidation. **Significance for RSDF:** • Polokwane functions as regional administrative and logistics support hub to MMSEZ. • Corridor linkages integrate Capricorn into SEZ supply chains. • Mining and beneficiation linkages between districts.
IDP	Strategic objectives focus on infrastructure expansion (water, sanitation), economic growth, transport integration and spatial coordination. **Key RSDF-Relevant Priorities:** • Bulk water and sanitation infrastructure expansion. • Freight and passenger transport improvements. • Disaster risk mitigation. • Investment attraction and job creation. • Spatially integrated district model aligned to SPLUMA.	Focuses on infrastructure sustainability, economic diversification and financial viability. **Key RSDF-Relevant Priorities:** • Strengthening economic growth nodes. • Roads and public transport infrastructure. • Alternative and green energy provision. • Rural development and urban renewal. • Land use and spatial coordination.
Local Economic Development (LED)	Vhembe LED identifies MMSEZ as primary catalytic investment driver. **Key Investment Opportunities:** • Musina–Makhado SEZ industrial platform.	**Capricorn LED emphasises:** • Agro-processing and food manufacturing clusters. • Biofuels and renewable energy opportunities. • Mining beneficiation.

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POLICY/ STRATEGY	VHEMBE DISTRICT	CAPRICORN DISTRICT
	• Irrigation schemes and Farmer Production Support Units (FPSUs). • Agro-processing expansion. • Retail and precinct development (Makhado Crossing, Nkuzana Precinct). • Tourism expansion around Soutpansberg and cultural heritage nodes. **RSDF Implication:** Industrial growth must be supported by settlement absorption planning and bulk infrastructure sequencing.	• Waste recycling and environmental industries. • Tourism and gateway branding via Polokwane. **RSDF Implication:** Capricorn functions as upstream manufacturing and service support district for MMSEZ value chains.
District Rural Development Plan (Latest Revision)	Focuses on agrarian reform, agro-processing, rural infrastructure and revitalisation of rural nodes. **Key Drivers:** • Agriculture competitiveness. • Mining and tourism development. • Agri-Park and FPSU implementation. • Corridor-oriented rural development. **RSDF Implication:** Integration between SEZ industrial growth and rural agricultural value chains.	Emphasises diversification of rural economy and beneficiation of mineral resources. **Key Drivers:** • Food security and farming support. • Infrastructure expansion. • Skills and SMME development. • Corridor development. **RSDF Implication:** Strengthening supply chains between Capricorn rural production zones and SEZ processing industries.
District Development Model (One Plan)	Vhembe One Plan integrates demographic profiling, infrastructure engineering, spatial restructuring and economic positioning. **RSDF Implication:** • MMSEZ must be embedded as primary economic positioning pillar. • Infrastructure budgeting must be sequenced across spheres. • Cross-border governance coordination essential.	Capricorn One Plan reinforces Polokwane as administrative and economic capital with corridor linkages to northern districts. **RSDF Implication:** • Integrated corridor investment between Polokwane and Musina. • Provincial capital supports industrial governance and logistics services.

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2.6 LOCAL

The following section summarises the IDP and the associated sector strategies and plans that inform the planning processes within the respective Local Municipalities:

Table 7: Municipal IDP, SDF and LED Assessment

POLICY/ STRATEGY	MUSINA	MAKHADO	THULAMELA	BLOUBERG
Municipal Spatial Development Framework (Latest Approved MSDF – aligned to LSDF 2025 and SPLUMA)	The Musina MSDF positions Musina as the primary border gateway and logistics node within Limpopo. The updated framework (post-2015 revisions and SEZ integration) recognises MMSEZ as the dominant catalytic development platform. **Key Spatial Structuring Elements:** • N1 Trans-Limpopo Corridor and Beitbridge Border Post. • Musina CBD revitalisation and township integration. • Development of SEZ and Eco-Industrial Park.	The Makhado MSDF aligns with the provincial settlement hierarchy and positions Makhado as a Provincial Growth Point. **Major Form-Giving Elements:** • Soutpansberg escarpment and biosphere. • Agricultural high-potential land. • Trans-Limpopo Corridor (N1). • Traditional Authority areas and land claims. • Mining potential north of Soutpansberg. **Spatial Opportunities:** • Urban expansion areas. • Densification policy in place. • Rail and road connectivity. **RSDF Implication: Makhado acts as secondary industrial**	Thulamela MSDF (latest revision post-2019) establishes Thohoyandou as District Growth Point and supports compact nodal development. **Key Principles:** • Municipal Open Space System protection. • Nodal hierarchy consolidation. • Infrastructure targeting to priority nodes. • Agricultural land protection. • Sustainable mining and industrial targeting. • University Town Concept (UTC). **RSDF Implication: Thohoyandou functions as tertiary service and residential support node to SEZ growth.**	Blouberg MSDF (latest approved version) focuses on rural service consolidation and corridor accessibility. **Key Principles:** • Road and accessibility upgrading. • Infrastructure targeting to nodal points. • Rural service centre development. • Mining and small-scale agriculture support. • Tenure upgrading and formalisation. **RSDF Implication: Blouberg forms part of broader supply chain and agricultural support hinterland to SEZ.**

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POLICY/ STRATEGY	MUSINA	MAKHADO	THULAMELA	BLOUBERG
	• Bypass routes and freight management infrastructure. • Environmental Management Zones (Limpopo and Sand River systems). **RSDF Implication: Musina functions as the industrial and logistics anchor requiring bulk infrastructure sequencing and settlement absorption planning.**	**and residential absorption node linked to SEZ South Site.**		
Integrated Development Plan (Latest Approved IDP 2022–2027 / Annual Review)	Key Strategic Objectives: • Infrastructure expansion (water, sanitation, electricity). • Institutional capacity strengthening. • SEZ-driven economic growth. • Environmental compliance and financial viability. **RSDF Alignment: Bulk water (Musina Dam**	Key Strategic Objectives: • Financial sustainability. • Infrastructure delivery. • Local economic investment. • Spatial planning advancement. **RSDF Alignment: Urban expansion and densification aligned to corridor development.**	Key Strategic Objectives: • Integrated rural–urban spatial restructuring. • Investment attraction. • Disaster risk reduction. • ICT readiness (4IR alignment). • Farm development support. **RSDF Alignment: Human settlement consolidation and economic diversification.**	Key Strategic Objectives: • Inclusive spatial transformation. • Land acquisition for development. • Environmental management integration. • LED strengthening. **RSDF Alignment: Rural economic participation in SEZ supply chains.**

POLICY/ STRATEGY	MUSINA	MAKHADO	THULAMELA	BLOUBERG
	concept), freight management, settlement restructuring.			
Growth and Development Strategies / LED	Primary Economic Drivers: • MMSEZ (industrial platform). • Coal, copper and magnesite mining. • Agro-processing and Agri-Park. • Eco-tourism and game reserves. • TVET / skills development. **RSDF Implication: Industrial cluster development must integrate logistics, housing and environmental controls.**	Key Economic Opportunities: • Diamond and platinum mining. • Agro processing (fruit, nuts, dairy). • Livestock and aquaculture. • Furniture manufacturing and beneficiation. **RSDF Implication: Strengthen value chain integration with SEZ heavy industry and agro-processing cluster.**	Key Economic Opportunities: • Irrigation scheme revitalisation. • Agro-processing cooperatives. • Shayandima industrial node. **RSDF Implication: Expand rural agricultural production to feed SEZ processing industries**.	Key Opportunities: • Nature reserve commercialisation. • Solar energy investment. • Marula and agri-processing initiatives. • Tourism development. **RSDF Implication: Renewable energy and agriculture contribute to diversified regional economy.**

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CHAPTER 3. SPATIAL CONTEXT AND ALIGNMENT

IDP Indabas and IDP assessments create the platform to introduce a spatial logic into IDP's, thereby improving the financial viability of municipalities through the adoption of sound planning processes. To this end, Municipal SDF's, Human Settlement Plans and Infrastructure Master Plans need to be consolidated into one spatial plan for the municipal area.

Government departments and SOE's should be requested to contextualise their capital programmes in terms of the municipality's spatial agenda. IDP Assessments should be used to monitor the extent of alignment and consistency with the PSDF, Proposed RSDF, DSDF and MSDF.

The Respective Local Municipalities forming the RSDF region forms an integral part of the region and has delicate relationships and interaction with surrounding regions on the same level. The Bioregions as previously described interact across adjacent municipal boundaries. Unfortunately, administrative boundaries e.g., ward boundaries and municipal boundaries were not always created to be subject to the bioregions that exist.

Various overlapping bioregions may also exist and finding watertight boundaries is a difficult task. The organic nature of the bioregions, their boundaries may shift over time and differ for different functions, be it economical, ecological, or social. The fact of the matter is that bioregions are the true reflection of the actual reality of life that takes place every day and ignoring the bioregions would be a critical mistake. Therefore, interaction with adjacent Local Municipalities is of the utmost importance and any Planning Policies or Programmes should be coordinated between these Local Municipalities.



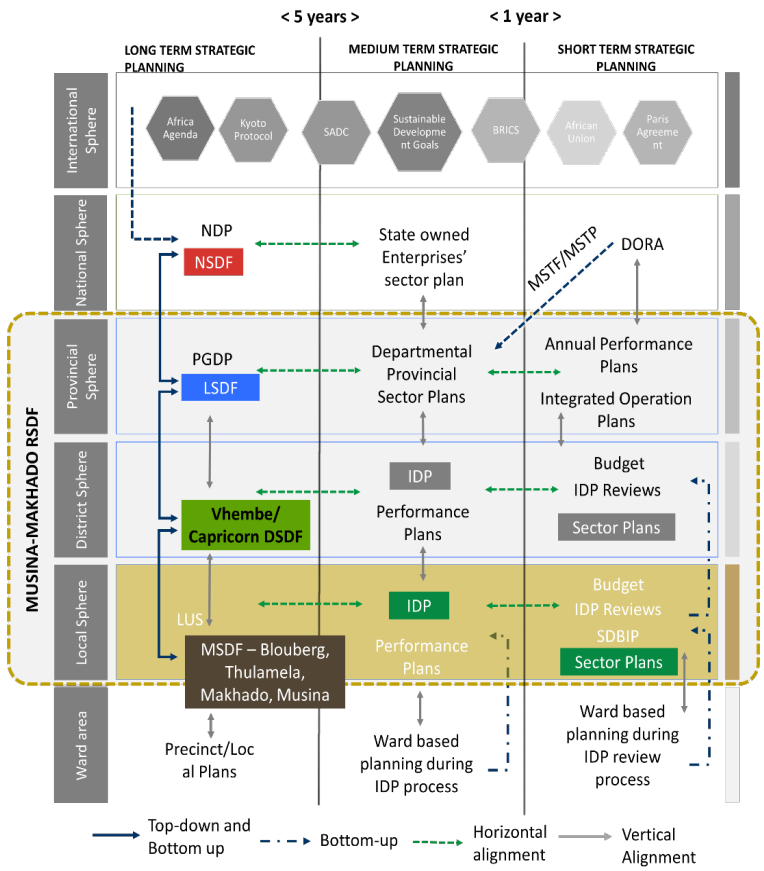


Figure 3: RSDF Alignment to different planning mechanisms/spheres

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3.1 NATIONAL SPATIAL FRAMEWORK

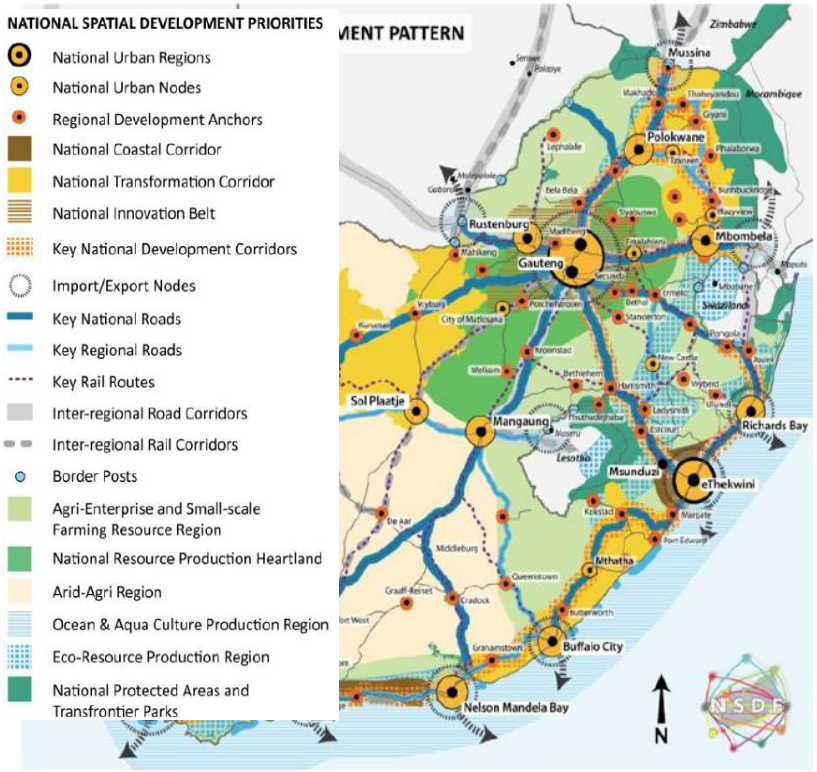
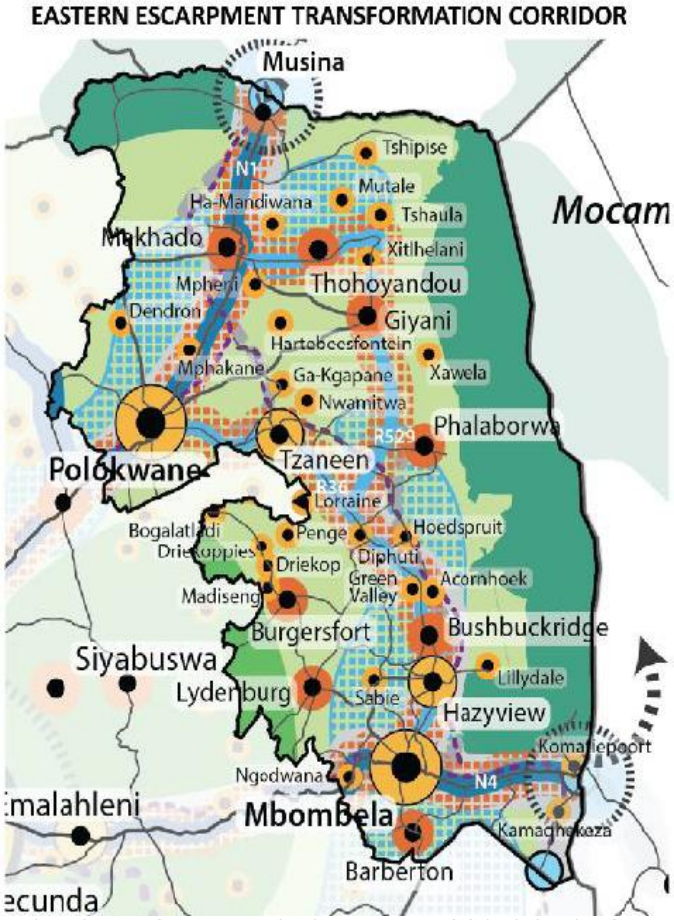


Figure 4: NSDF, 2020

3.1.1 EASTERN ESCARPMENT TRANSFORMATION CORRIDOR

This corridor shares unique challenges and opportunities which include (1) large, youthful populations, (2) shared histories of deep deprivation and neglect as former Apartheid Bantustans, (3) high levels of poverty and unemployment, and (4) dense and sprawling rural settlement forms.



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They are also areas of high ecological value to the country as **surface water producers**. the region would be key to address food and water security in South Africa as climate change would detrimentally affect many parts of South Africa. Key to giving effect to the Corridors development path the following needs to be achieved:

- Extend and improve transportation networks.
- Increase investment in high-speed ICT infrastructure and enhance urban-rural and rural-rural connectivity.
- Develop a network of strong and vibrant existing and emerging cities and large towns.
- Develop viable regional development anchors and well capacitated rural service centres.
- Ensure effective city and town management to prevent sprawl, ensure innovative settlement planning and urban land reform, managed land-use, enabling infrastructure investment.
- Introduce rural design, urban/rural edges, land administration and urban land reform, to consolidate place-specific urbanisation.
- Provide catalytic, innovative, and contextually suitable sustainable infrastructure, social and basic services to support enterprise development, well-being, and inclusive growth with both an ecological and human-focussed approach.
- Prioritise human capital and people-centred enterprise development.
- Optimise the agricultural opportunities in the region and support the establishment of small-scale farming activities, Agri-enterprises, and Agri-led industrialisation, to foster productive rural regions, enhance national food security, and strengthen national water security.
- Develop the tourism sector and creative industries in the region, with an emphasis on small-and-medium-sized farming activities, and Agri-eco production.
- Ensure the protection and management of ecological infrastructure and national resources and protected areas, including SWSAs and high-value agricultural land.
- Establish strong regional growth and development compacts, including all role-players, i.e., the three spheres of government, traditional leaders, communities (notably youth), the private sector, CBOs, NGOs, and organised labour, and ensure regional, cross provincial and cross-municipal boundary collaborative spatial development planning and governance.

3.1.2 URBAN NETWORK

3.1.2.1 NATIONAL NETWORK OF REGIONAL DEVELOPMENT ANCHORS

Spatial Development and Investment

- Support and strengthen strategically located regional development anchors through (1) targeted settlement planning and development, (2) higher-order social infrastructure provision, and (3) focused support for small and medium-sized enterprise development, industrialisation, and economic diversification.
- Use the investment and enhanced social service provision in regional development anchors to encourage officials working in these rural regions to stay in these settlements and contribute to the local economy, instead of commuting to larger towns or cities on a daily or weekly basis.
- Identify the role of specific settlements as gateways and interchanges on the regional public transportation network and incorporate these as such into the planning of functional rural regions.
- Strengthen the connectivity of traditional areas and rural settlements with (1) higher-order urban settlements, and (2) economic systems in functional rural regions, by making use of the road and rail network and regional corridor development.
- Plan social infrastructure provision within a regional-rural setting using the 'social services wheel' and use such investment to establish and create well-functioning, compact, lively, rural settlements, and regional rural systems.

Key priorities identified for the RSDF region includes:

- Support Regional Development Anchors under stress (e.g., Musina and Makhado).
- Create New/Transform towns into Regional Development Anchors (e.g., Thohoyandou).

3.1.2.2 NATIONAL NETWORK OF RURAL SERVICE CENTRES

Spatial Development and Investment

- Rural development must be supported through a hierarchical network of prioritised service centres where people in rural areas and settlements can optimally be provided with core municipal services,

social and government services, and where rural logistics and support can be provided to optimally support rural development.
- Towns that act as border and trade posts need special attention.
- In dense rural settlement regions, consolidation within nodal centres and rural design is required.

Key priorities identified for the RSDF region includes:

- Create New Service Centres and Transform Existing Settlements.
- Strengthen and Consolidate Existing Service Centres.

3.1.2.3 OTHER SMALLER TOWNS AND SETTLEMENTS

Spatial Development and Investment

- Consolidate and provide basic services to the local population in a network of small towns and settlements.
- Urban consolidation and basic service delivery in growing regions must keep pace with population growth and economic development.
- In densely populated and growing rural regions, (1) settlement must be consolidating in nodes and (2) spatial planning and rural design done to ensure managed and quality future settlement development.
- Specific support must be provided to (1) towns that act as border towns and trade posts, and (2) growing towns in border regions.
- In areas that are ecologically sensitive and that experience harsh climatic conditions, a new settlement must be discouraged.
- Mining development must be decoupled from settlement development.

Key priorities identified for the RSDF region includes:

- Strengthen and Consolidate Existing Towns (E.G. Alldays).
- Develop New Towns and Transform Existing Dense Settlements.

3.1.3 NATIONAL RESOURCE PRODUCTION

3.1.3.1 AGRI-ENTERPRISE REGIONS

Spatial Development and Investment

- Productive use of high value agricultural land to support national food security.
- Rehabilitation of degraded land and effective land-use management.
- Improvement of rural-to-rural connections, market accessibility and key agricultural production infrastructure.
- Enhancement of connectivity through well-planned infrastructure investment and settlement consolidation in well-connected regional development anchors.

Key priorities identified for the RSDF region includes:

- Strengthen Existing Productive Rural Regions through the productive use of high-value agricultural land to support national food security.
- Create New and Transform Existing Productive Rural Regions through improved rural-rural and urban-rural connectivity.

3.1.3.2 ECO-RESOURCE PRODUCTION AND LIVELIHOOD REGIONS

Spatial Development and Investment

- Enhance (1) the productive capacity, (2) environmental and livelihood quality, (3) cultural heritage, and (4) natural resource-access of these regions through effective agrarian practices and enterprise development programmes that are focussed on natural resource restoration and custodianship.
- Discourage further land and settlement development and carefully manage existing settlements and land uses in productive agricultural regions that play a crucial role in national strategic water production, national food security and rural livelihoods.
- Pursue effective management and custodianship of national strategic water source production regions.
- Ensure efficient rural-to-rural connectivity in rural regions, to enhance the prospects of making a living in these areas.
- Rehabilitate degraded land and ensure effective land use management, settlement consolidation, improved rural connectivity and an eco-resource related enterprise focus, to provide opportunities for livelihoods and industry development, and support national water availability.
- Enhance and further expand the value and contribution of the Oceans' and Aqua Economy Areas to local livelihoods and regional, and national economic development.

Key priorities identified for the RSDF region includes:

- The Central (Gauteng and Limpopo) Regions where nationally significant water and food production are impacted by human

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settlement and mining activities and require effective land-use management.

3.1.3.3 MINING AND ENERGY PRODUCTION AREAS

Spatial Development and Investment

- Collaborative, long-term regional development in new mining exploration areas is required, which includes scenario development, population migration projections, diversification strategies, cost/benefit-modelling of regional infrastructure provision, municipal service delivery, and the cumulative impacts of the mining activities, and the optimisation of regional and local development opportunities.
- Rehabilitation and negative impact mitigation must extend beyond agreements on paper and be enforced on the ground.
- **In the case of new mines, where the levels of automation and mechanisation are low, and sizeable numbers of workers will still be required, housing provision and/or settlement expansion must take place in regional development anchors or existing small towns where adequate social services are available**. In deciding on the licencing of such new mining operations, national and regional development priorities, and the cumulative impacts of the envisaged mining activities and further such activities on the creation of functional rural regions must be considered.
- Limit development of new mining-dependent towns.
- Support and diversify economies in declining mining towns and regions.

Key priorities identified for the RSDF region includes:

- Long-term infrastructure planning must be informed by changes in the mining industry.
- Regional development and resource management must be used to support further mining and associated activities in the northern mining regions.
- New mines or large-scale value chains in the Mining industry such as the proposed SEZ's should take cognisance of the viability and sustainability of the surrounding spatial network. New towns and cities should be limited where development should rather be concentrated at Regional Development Anchors.

3.1.4 NATIONAL CONNECTING AND MOVEMENT INFRASTRUCTURE

3.1.4.1 INTER-REGIONAL AND NATIONAL DEVELOPMENT CORRIDORS

Spatial Development and Investment

- **Adequately plan for and enable trade with SADC**, which includes (1) a focus on SADC corridors, and (2) improving cost and efficiency at border and port facilities to handle greater international and regional trade flows.
- Ensure that all the roads in the core national network are appropriately surfaced and the key routes prioritised for regular maintenance.
- Logistics hubs, ports (airports and harbours) and border posts are maintained and expanded, as and where necessary, to keep pace with national economic growth and reduce delays at ports.

Key priorities identified for the RSDF region includes:

- Maintain and Strengthen Existing National Development Corridors (e.g., The N1 north from Gauteng to Musina and the Beitbridge border into Zimbabwe).
- Development of new corridors (e.g., Mbombela to Makhado and Polokwane).

3.1.4.2 INTER-REGIONAL AND NATIONAL FREIGHT CORRIDORS

Spatial Development and Investment

- Investment in rail is prioritised over the road for economic, ecological and efficiency reasons.
- Rail infrastructure is rehabilitated and expanded to support national freight movement and trade with SADC.

Key priorities identified for the RSDF region includes:

- Maintain and Strengthen Existing National Development
- Corridors (e.g., N1 north to Musina)

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3.1.4.3 ACCESS ROADS TO SERVICE TOWNS AND HINTERLAND

Spatial Development and Investment

- Improve rural-urban and rural-rural connections to support rural development, innovation, and enterprise development through infrastructure investment, access to services, rural logistics, market gateways and economic agglomeration.

Key priorities identified for the RSDF region includes:

- Maintain access roads and strategic infrastructure to ensure resilience of regional development anchors and rural service centres in areas where increased temperature and increased flooding, due to climate change, are predicted to impact negatively on infrastructure networks.
- Improve rural-rural connectivity in National Transformation Corridors, and specifically so in the National Eco-Production Regions in the eastern and northern parts of the country.

3.1.5 NATIONAL ECOLOGICAL INFRASTRUCTURE AND NATURAL RESOURCE BASE

3.1.5.1 NATIONAL PROTECTED AREAS

Spatial Development and Investment

- Protect national ecological resources and national heritage areas.
- National spatial development is well-planned and well-managed to enable protection, as well as the effective use and beneficiation of national protected areas in accordance with the relevant regulations.

Key priorities identified for the RSDF region includes:

- Maintain and Strengthen Transfrontier Parks as well as National and Provincial Parks.
- Maintain and Strengthen National Fresh Water Protection Areas.
- Create new ecological-sensitive corridors (e.g., From Mbombela to Makhado and Polokwane)

3.1.5.2 NATIONAL ECOLOGICAL AND BIODIVERSITY MANAGEMENT AREAS

Spatial Development and Investment

- Critical Biodiversity Areas (CBAs) and Strategic Water Source Areas (SWSAs) have been identified as Priority National Ecological Infrastructure Regions that are of national importance and development.
- Management, productive use, and restoration of these areas is a joint responsibility and could also be used for the socio-economic benefit of people, cities, and economies in the regions in which they are located.
- Land-uses that reduce run-off or stream flow, or affect water-quality (e.g., mining, plantations, crop production and overgrazing) should be avoided in SWSAs, wetlands should be kept in good condition or rehabilitated, and invasive alien plants should be cleared.
- Developmental co-benefits' must be created through effective management and use of strategic ecological and biodiversity management areas, to support rural livelihoods, especially with regards to custodianship and tourism opportunities.

Key priorities identified for the RSDF region includes:

- Manage and protect national protected areas.
- Manage the use and restoration of relevant water bodies and water production areas.
- Strategic Ground and Surface Water Production
- Areas have been identified but must still be formally delineated and proclaimed.
- SWSA's need to be effectively restored, used, and managed to support enterprise and livelihood opportunities and eco-industrial activities.
- Existing and new economic activities must adhere to national development and management guidelines that have been (and are being) developed.

3.1.6 NATIONAL TRANSPORT AND INFRASTRUCTURE FRAMEWORK

The Musina–Makhado SEZ Region occupies a strategically significant position within South Africa's national and continental transport network. Its spatial structuring is strongly influenced by the North–South

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Development Corridor, which forms the backbone of regional trade integration between South Africa and the SADC region.

The updated national transport and infrastructure framework relevant to the MMSEZ RSDF is aligned to the National Infrastructure Plan 2050 (NIP 2050), the Freight Logistics Roadmap, and sectoral transport master planning initiatives.

3.1.5.3 NORTH–SOUTH DEVELOPMENT CORRIDOR

The N1 North–South Corridor extends from Cape Town through Johannesburg and Polokwane to Musina and the Beitbridge Border Post, where it connects to Zimbabwe and the broader SADC road and rail network, ultimately linking to Dar es Salaam.

This corridor:

- Is South Africa's primary overland freight and trade route into sub-Saharan Africa.
- Facilitates movement of mineral exports, agricultural products and manufactured goods.
- Supports AfCFTA trade integration objectives.
- Positions Musina as a logistics gateway of continental importance.

For the MMSEZ RSDF, the N1 functions as the primary structuring spine for industrial and logistics development.

3.1.5.4 RAIL INFRASTRUCTURE AND FREIGHT MODERNISATION

National rail reform and freight modernisation initiatives under Transnet and Infrastructure South Africa are aimed at:

- Upgrading the Johannesburg–Polokwane–Musina rail corridor.
- Enhancing bulk mineral haulage capacity.
- Improving cross-border freight efficiency.
- Supporting open-access rail reforms to increase private sector participation.

The Johannesburg–Musina rail alignment is prioritised for freight strengthening, with long-term consideration for improved passenger rail connectivity. While high-speed rail proposals have been discussed historically, current planning emphasises freight optimisation and corridor efficiency rather than confirmed high-speed passenger implementation.

For the MMSEZ Region, rail revitalisation is critical to:

- Metallurgical and mining beneficiation.
- Bulk commodity transport.
- Containerised logistics.
- Export competitiveness.

3.1.5.5 EAST–WEST CORRIDOR INTEGRATION (WATERBERG–BOTSWANA LINKAGES)

The Lephalale–Botswana rail link and broader Waterberg mining belt infrastructure upgrades remain important for:

- Coal and mineral exports.
- Cross-border energy cooperation.
- Bulk freight diversification.

Upgrading of coal haulage roads, weighbridge enforcement and logistics efficiency improvements form part of corridor rationalisation efforts. This infrastructure strengthens the broader regional supply chain linking Waterberg, Capricorn and Vhembe districts.

3.1.5.6 BORDER INFRASTRUCTURE AND TRADE FACILITATION

Musina's proximity to the Beitbridge Border Post makes it central to national trade facilitation strategies. Under the Border Management Authority framework:

- Customs-controlled areas are being strengthened.
- Freight congestion management is prioritised.
- Logistics hubs and warehousing zones are encouraged.
- Intermodal freight facilities are promoted.

The MMSEZ must align spatially with:

- Expanded border processing capacity.
- Dedicated freight staging areas.
- Customs-controlled industrial zones.
- Modal transfer facilities (road–rail integration).

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3.1.5.7 RURAL–URBAN INTEGRATION AND INFRASTRUCTURE INVESTMENT

National infrastructure planning emphasises:

- Integrated rural development.
- Agri-logistics and storage facilities.
- Expansion of irrigation and water transfer systems.
- Rural road upgrades to link production zones to freight corridors.
- Agro-processing infrastructure investment.

For the MMSEZ RSDF, this requires:

- Strengthening linkages between irrigation schemes and SEZ processing clusters.
- Ensuring rural roads connect agricultural production to the N1 corridor.
- Supporting agri-parks and farmer production support units.
- Aligning water infrastructure (Musina Dam concept) with industrial and agricultural demand.

3.1.5.8 INFRASTRUCTURE SEQUENCING UNDER NIP 2050

The National Infrastructure Plan 2050 emphasises:

- Corridor-led infrastructure investment.
- Climate-resilient transport infrastructure.
- Integrated energy and logistics systems.
- Infrastructure governance reform.
- Long-term transmission and grid planning.

The MMSEZ RSDF must therefore:

- Sequence industrial expansion alongside bulk water, energy and rail capacity.
- Avoid speculative expansion beyond infrastructure capacity.
- Integrate renewable energy and embedded generation.
- Protect sensitive environmental corridors along transport routes.
- Strategic Implications for the MMSEZ RSDF

The national transport framework positions the Musina–Makhado Region as:

- A continental trade gateway.
- A freight-dominated logistics corridor.
- A beneficiation and export platform.
- A cross-border industrial transition zone.

The RSDF must therefore:

- Reinforce corridor-based industrial clustering.
- Protect strategic freight infrastructure alignments.
- Provide for intermodal freight facilities.
- Integrate settlement growth with transport nodes.
- Align industrial land release with rail and road capacity upgrades.

3.2 PROVINCIAL SPATIAL FRAMEWORK

The Limpopo Spatial Development Framework (LSDF) provides the long-term desired spatial form of the Province and establishes the overarching structuring logic within which the MMSEZ Regional Spatial Development Framework must operate. The composite LSDF consists of five interrelated structuring elements, each of which has direct implications for the declared Musina–Makhado SEZ Region.

3.2.1 NATURAL ECOSYSTEMS AND RESOURCE BASE

The natural ecosystem forms the foundational spatial parameter for development within Limpopo Province. It defines:

- "No-go" areas for urban and industrial development.
- Areas of high environmental sensitivity.
- Strategic water resource zones.
- Biodiversity conservation areas.
- Climate risk exposure zones.

Within the MMSEZ Region, this includes:

- The Limpopo River and Sand River systems.
- Soutpansberg Biosphere.
- Mapungubwe Cultural Landscape (World Heritage Site).
- Greater Limpopo Transfrontier Park.
- High-value agricultural land and irrigation schemes.

These areas function as spatial constraints and ecological thresholds that must guide industrial expansion, settlement consolidation and infrastructure development.

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3.2.2 FUNCTIONAL NODAL NETWORK

The LSDF establishes a provincial nodal hierarchy structured around:

- Provincial Growth Points.
- District Growth Points.
- Municipal Growth Points.
- Local Service Centres.

Within the MMSEZ RSDF Region, the hierarchy is confirmed as follows:

Provincial Growth Points

- Musina
- Makhado

District Growth Points

- Thohoyandou
- Senwabarwana

Municipal Growth Points

- Elim
- Sibasa
- Malamulele
- Alldays

This nodal network provides the spatial framework for:

- Settlement consolidation.
- Infrastructure targeting.
- Service delivery prioritisation.
- Economic clustering.
- Human settlement absorption.

Musina and Makhado serve as the primary industrial and economic anchors within the declared SEZ Region.

3.2.3 CONNECTIVE INFRASTRUCTURE

The road and rail network forms the spatial backbone of the Province and enables movement of goods, labour and services between nodes and productive regions.

Key infrastructure structuring the MMSEZ Region includes:

- N1 Trans-Limpopo Corridor (primary freight and economic spine).
- R521, R522, R524 regional freight routes.
- Johannesburg–Beitbridge railway line.
- Cross-border logistics and customs-controlled areas at Beitbridge.
- Proposed freight and modal transfer facilities along the corridor.

This connective infrastructure underpins the SEZ's role as a logistics and industrial gateway into SADC and broader African markets.

3.2.4 PRODUCTIVE REGIONS

The LSDF defines productive regions as interconnected systems consisting of:

- Gateway nodes.
- Connective infrastructure.
- Industrial and commercial areas.
- Rural economic zones.

Within the MMSEZ Region, the following productive systems are evident:

Industrial and Logistics Region

- Musina SEZ (Antonvilla and Mopani Sites).
- Eco-Industrial Park.
- Freight and customs facilities.

Mining and Beneficiation Region

- Mining belt west of Alldays extending toward Mutale.
- Coal, copper and magnesite fields.
- Linkages to SEZ beneficiation clusters.

Agricultural Production Region

- High-potential agricultural land around Makhado and Thohoyandou.
- Irrigation schemes and Agri-Park network.
- Forestry belt along the eastern escarpment.

Tourism and Environmental Region

- Soutpansberg tourism belt.
- Mapungubwe World Heritage landscape.
- Transfrontier conservation areas.

These productive regions must be spatially integrated rather than developed in isolation.

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3.2.5 TRANSFORMATION FOCUS AREAS

Transformation Focus Areas represent zones where:

- Social upliftment is required.
- Economic restructuring must be accelerated.
- Connectivity gaps must be addressed.
- Sustainable livelihoods must be created.

Within the Central and Eastern Regions relevant to the MMSEZ RSDF:

Central Region Focus Areas

- Polokwane–Mankweng transition zone.
- Senwabarwana consolidation node.
- Agricultural hubs (Groblersdal, Zebediela).
- Mining clusters (Mokopane, Burgersfort).
- Industrial nodes (Polokwane, Burgersfort).

Eastern Region Focus Areas

- Thohoyandou–Giyani–Makhado transformation corridor.
- Agricultural hubs (Tzaneen, Makhado).
- Environmental and tourism areas (Soutpansberg, eastern escarpment).
- Industrial and logistics focus area (Musina).

The Musina SEZ is identified under Industrial and Logistics Focus Area I3, reinforcing its provincial importance.

3.2.6 TRANSLATION INTO SPATIAL FOCUS AREAS FOR THE MMSEZ RSDF

The LSDF structuring elements are translated into spatial focus areas to guide investment targeting and implementation sequencing within the MMSEZ RSDF Region.

These include:

Spatial Transformation and Economic Transition Areas

- Musina–Makhado corridor.
- Thohoyandou consolidation zone.
- Senwabarwana supports node.

Agriculture and Farming Focus Areas

- High-potential agricultural belts.
- Irrigation schemes and Agri-Park network.
- Forestry production zones.

Environmental and Tourism Focus Areas

- Soutpansberg escarpment.
- Transfrontier conservation landscapes.
- Cultural heritage sites.

Mining Focus Areas

- Western Vhembe Mining Belt.
- Linkages to beneficiation within SEZ.

Industrial and Logistics Focus Areas

- Musina SEZ (I3).
- Freight corridor development along N1.
- Modal transfer facilities.

3.2.7 STRATEGIC IMPLICATION FOR THE MMSEZ RSDF

The Composite Limpopo SDF establishes that:

- Industrial expansion must be corridor-led.
- Settlement growth must be nodally consolidated.
- Environmental systems are non-negotiable structuring parameters.
- Agricultural production must be integrated into value chains.
- Mining must transition toward beneficiation.
- Cross-border trade infrastructure is a strategic provincial asset.

The MMSEZ RSDF therefore functions as the spatial instrument that translates these provincial structuring elements into a regionally coordinated, infrastructure-sequenced and environmentally responsible development framework.

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LIMPOPO PROVINCIAL SPATIAL DEVELOPEMNT FRAMEWORK

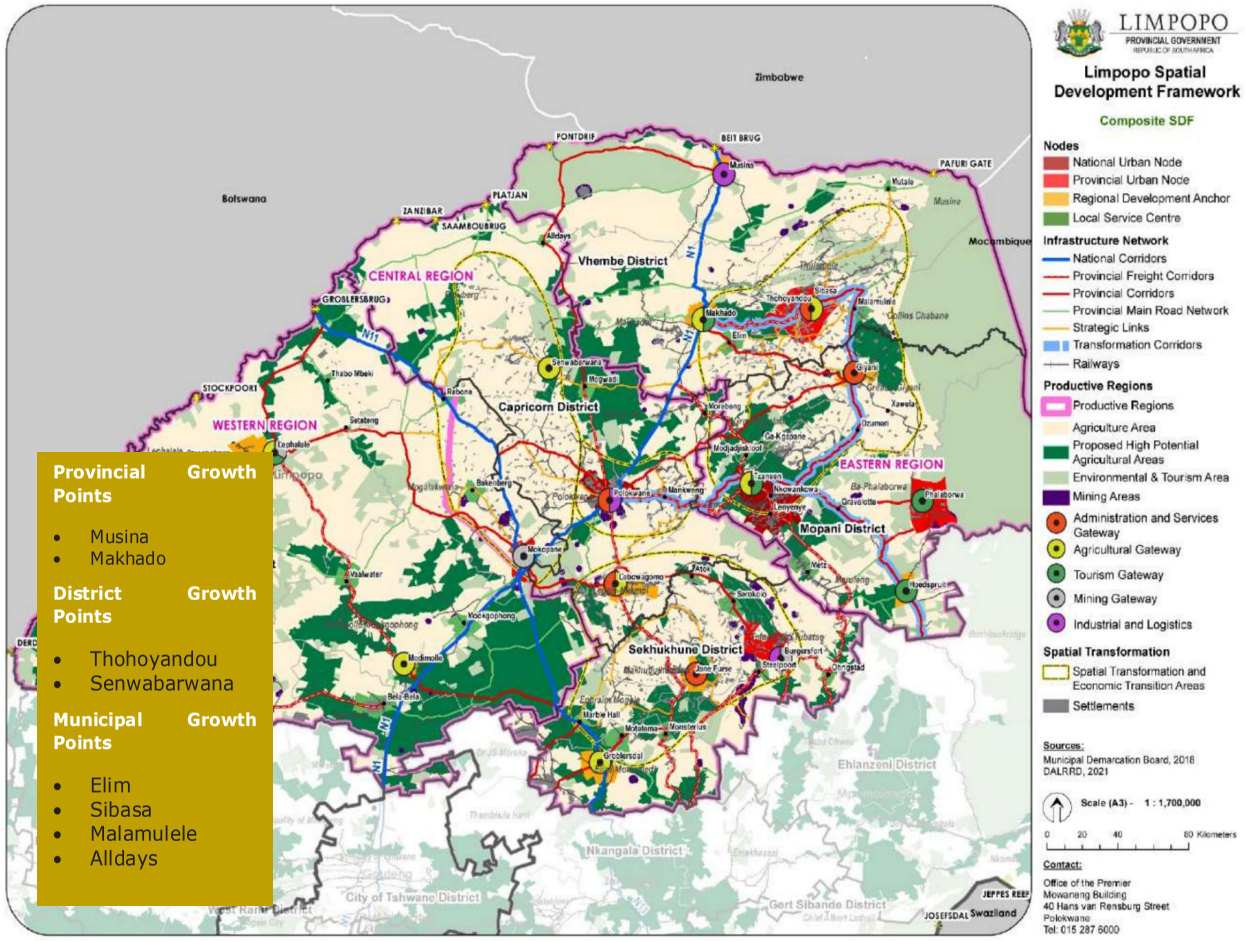


Figure 5: Limpopo PSDF,2024

Key infrastructure structuring the MMSEZ Region includes:

- N1 Trans-Limpopo Corridor (primary freight and economic spine).
- R521, R522, R524 regional freight routes.
- Johannesburg–Beitbridge railway line.
- Cross-border logistics and customs-controlled areas at Beitbridge.
- Proposed freight and modal transfer facilities along the corridor.

The Composite Limpopo SDF establishes that:

- Industrial expansion must be corridor-led.
- Settlement growth must be consolidated.
- Environmental systems are non-negotiable structuring parameters.
- Agricultural production must be integrated into value chains.
- Mining must transition toward beneficiation.
- Cross-border trade infrastructure is a strategic provincial asset.

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3.3 DISTRICT SPATIAL FRAMEWORK

3.3.1 CAPRICORN DISTRICT SDF AND DRDP

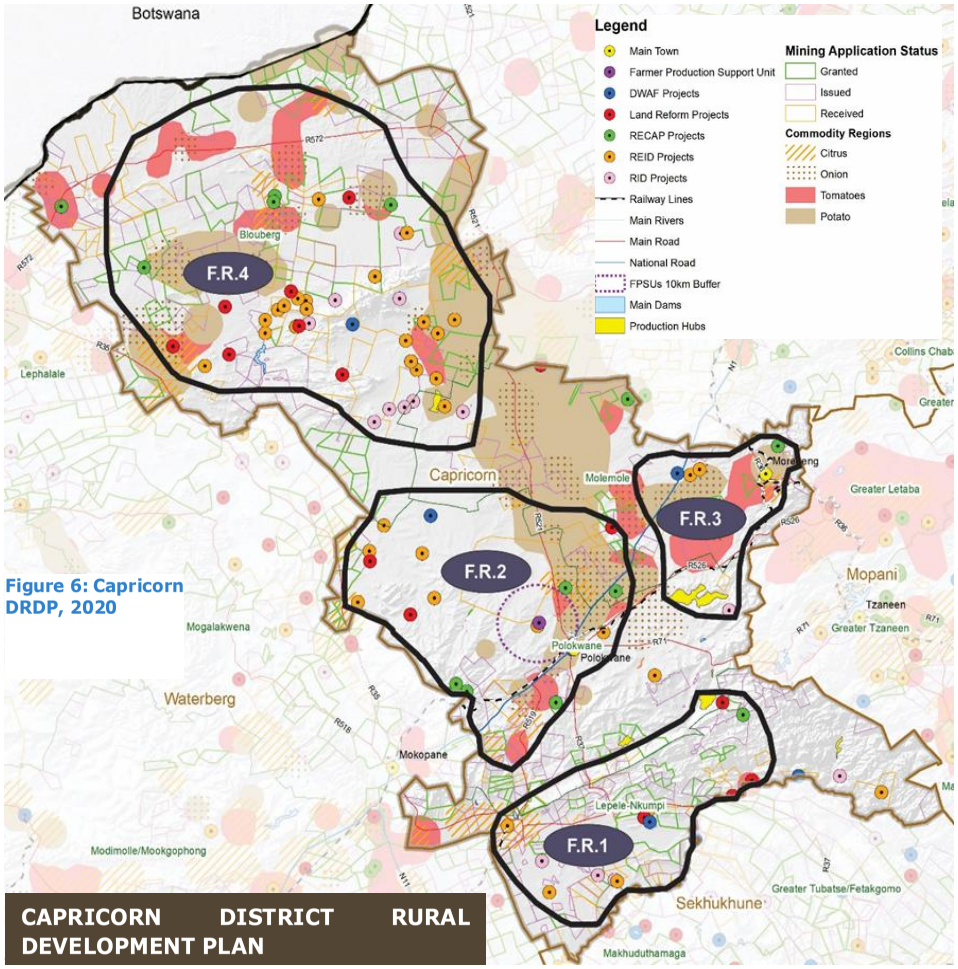


Figure 6: Capricorn DRDP, 2020

Functional region 4 (Blouberg Region) is the largest of the functional regions and has the most rural settlements within its boundaries. The functional region encapsulates the north-western area of Capricorn District Municipality and includes many villages and settlements situated on tribal land. Senwabarwana town is the primary node in the area and is situated in the former Bochum area within the Blouberg Local Municipality. The town is the Centre for the entire Blouberg Municipality. It is surrounded by villages in the North and South under the traditional leadership.

The functional region is connected to the entire district by road networks which are mainly tarred although the connection roads are gravelled and need attention as they connect commodities to the mainstream economy. The northern part of the functional region is close to the Botswana border and as such, the cross- border interaction in terms of trade between RSA and Botswana should be harnessed.

The functional region has a lot of high potential agricultural land for crops as well as for grazing and needs to be utilised and managed to ensure the optimal produce can be obtained from the ground. Sub substance farmers and emerging farmers that farms on land reform farms need to be assisted and introduced to the value chains to ensure that they become successful farmers and create more work opportunities in the areas.

The functional region also overs a large by tribunal lands within this area. The functional region also has the highest population living firstly within rural settlements and secondly has the highest number of rural settlements that are impoverished. The main features that have bearing on this FR are as follows:

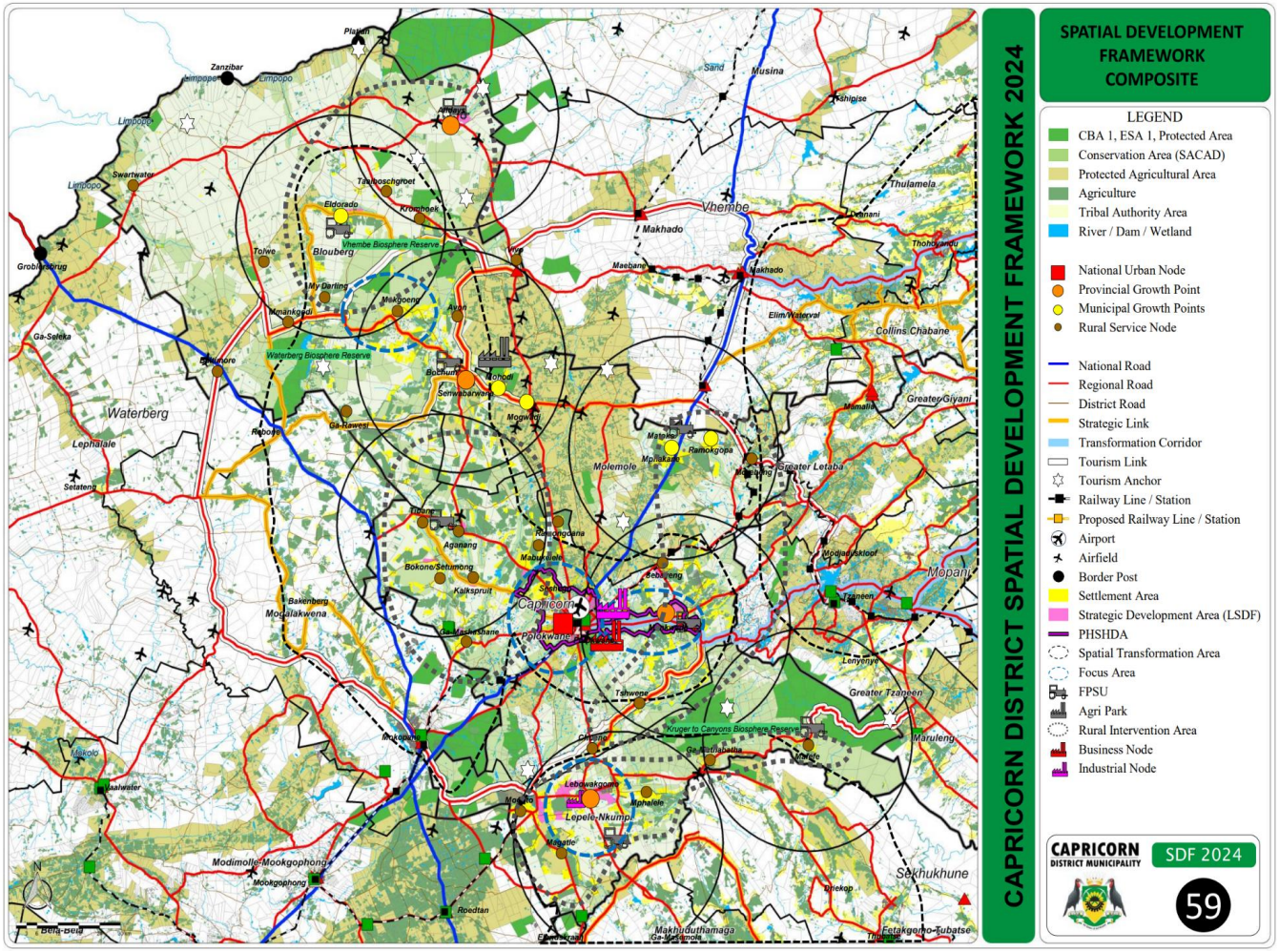
- Agro-processing facilities.
- Farming Production Support Units.
- Land Reform, REID, RID and Restitution Land Parcels.
- Cultural and eco-tourism.
- Infrastructure and housing needs.
- Settlements and villages.

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Figure 7: Capricorn DSDF

Key Development Proposals

- Mining Focus Area: Consolidation of the Mopaxie Coal Field and associated mineral resources.
- Environmental & Tourism Network: Protection of Blouberg Mountain, biosphere reserves and key tourism precincts.
- Rural Nodal Strengthening: Senwabarwana (District Growth Point) and Alldays (Municipal Growth Point) as primary rural service nodes.
- Agriculture Focus Areas: Protection of high-potential farming land, irrigation schemes and Agri-Park initiatives.
- Water Infrastructure: Strategic role of Glen Alpine Dam in supporting agrarian development.
- Spatial Transformation: Targeted upgrading and consolidation within traditional settlement areas.



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3.3.2 VHEMBE DISTRICT SDF, DRDP AND BIOREGIONAL PLAN

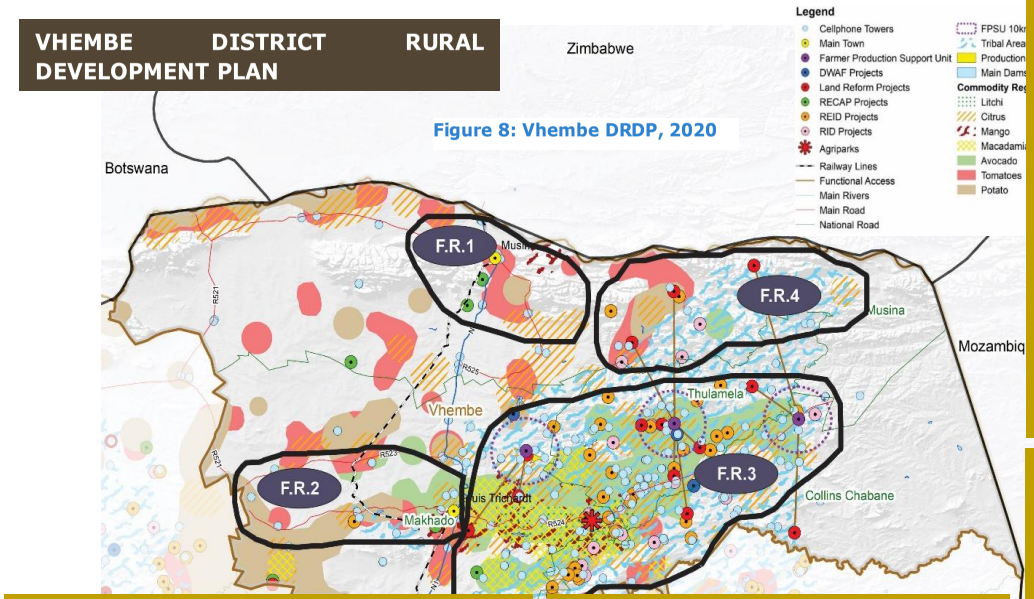


Figure 8: Vhembe DRDP, 2020

Functional Region 1 is found to the north of the Vhembe District and is further centralised around the mining activities found to the south. The main town within this functional region is that of Musina that act as gateways for economic development throughout the functional region and trade into Zimbabwe and the rest of Africa. The main features that have an influence on Functional Region One, which includes economic activities, projects, and infrastructure, are as follows:

- Land Reform Projects.
- International trade and Gateways to Africa.
- Tourism clusters, Routes, and corridors.
- Key National Route in the N1.
- Mining activities surrounding Musina.

Functional Region 2 is found towards the southern part of the District around the town of Louis Trichardt and west of the N1. The main towns/settlements within this functional region are that of Louis Trichardt, Muduluni, Madombiza and De Droom. Louis Trichardt as the centre of the functional region has the following services:

- Retail facilities and Government services.
- ICT Infrastructure and Transportation networks.
- Infrastructures (poultry and red meat abattoirs).
- Health facilities and entertainment areas.

The third functional region is the largest of the functional regions and has the most rural settlements within its boundaries. The functional region encapsulates the southern and eastern area of Vhembe District Municipality and includes Thohoyandou which is the commercial, administrative, and legislative centre for the district. It is a bustling centre of commerce, well served with shopping complexes, museum, as well as overnight accommodation of international standards. On the main road between Louis Trichardt and the Kruger National Park, there is the lush agricultural centre of Venda, with its banana plantations, acres of sub-tropical fruit, tobacco, and maize lands. The main features that have bearing on this FR are as follows:

- Agri-Hub including Agriculture and Agro-processing.
- Farming Production Support Units.
- Land Reform, REID, RID and Restitution Land Parcels.
- Thohoyandou as economic node for the whole of VDM.
- Cultural and eco-tourism.
- Manufacturing and Commercial Activities.
- Infrastructure, settlements.
- Nodes and Corridors.

Functional Region four (4) is found to the northeast of VDM. The remoteness of the area and high impoverished rural settlements were the main rationale behind the formulation of this functional region. Thus, the number of rural settlements and the socio-economic relevance of the communities warrant a functionality that is not just included within a larger area due to its size. The main settlements or villages within this area is Domboni, Matavhela, Malale, Tshipise, Bennnde Mutale, Dzanani, Dopeni, Sane, Mudimeli. The main features found within this FR are the following:

- Commodity Regions and Land Reform Projects.
- Farming Production Support Unit.
- Bulk Infrastructure and social amenities.
- ICT Infrastructure
- Agro-processing facilities in Tshandama Village.
- Mining activities in the area.
- Various economic activities taking place in the area.
- Settlements.
- Agri and Eco-tourism activities.
- The R525 road.

Key Development Proposals include:

- Protected areas and the expansion thereof to grow the Tourism industry.
- Urban Restructuring of the key development nodes (Musina, Makhado and Thohoyandou.
- Access to Transfrontier Parks to improve Tourism Development.
- Protection of the Vhembe Coal Fields.
- Protection of major river corridors (Limpopo, Nzhelele, Luvuvhu and Sandriver systems)
- Improved Market Infrastructure.
- Rural Suburbanization.
- N1 Trans-National Corridor.
- Regional Route Corridors

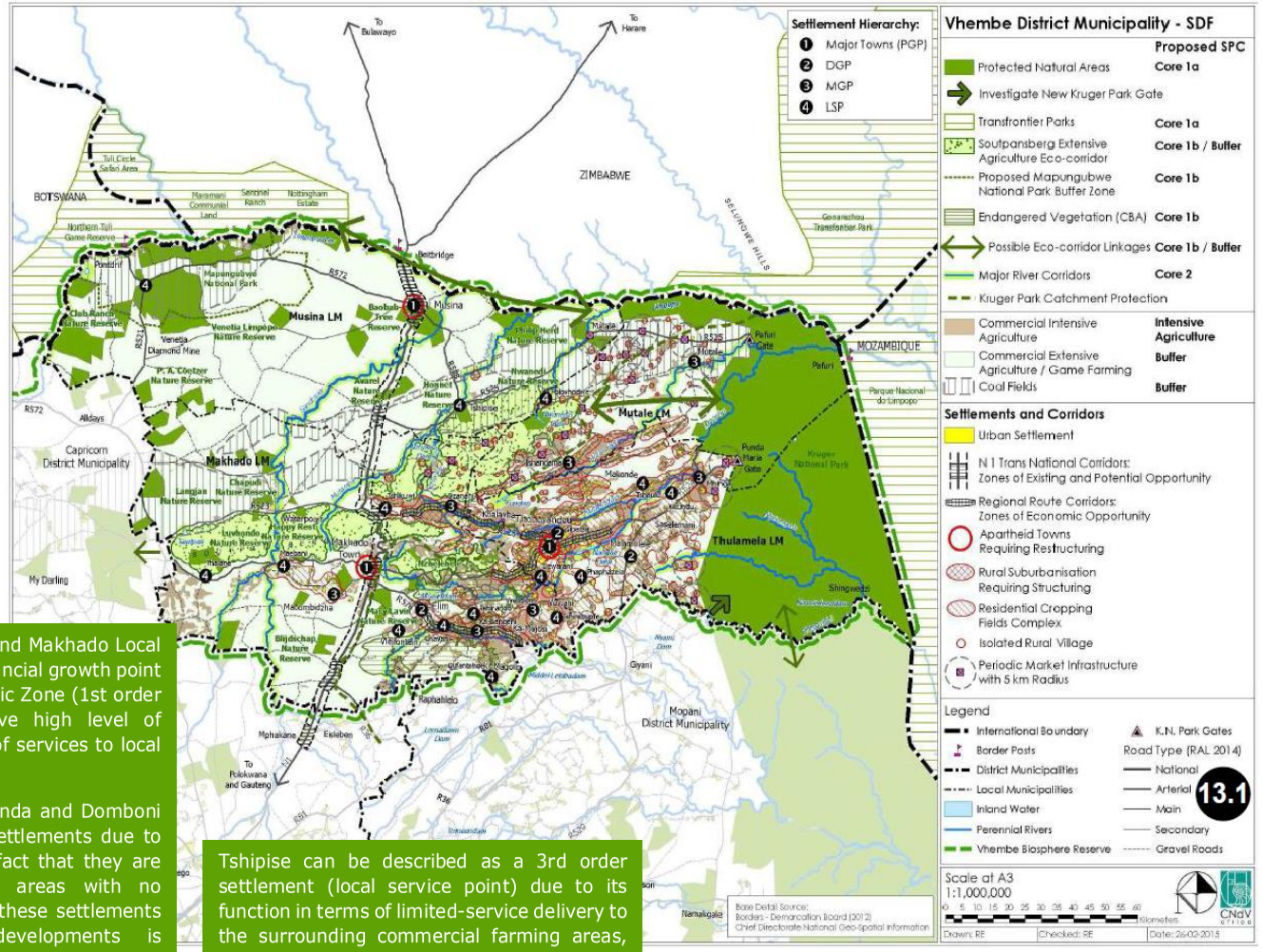


Figure 9: Vhembe DSDF

Musina (Musina and Nancefield) and Makhado Local Municipality is described as a provincial growth point and declared as a Special Economic Zone (1st order settlement) due to their relative high level of economic activity and rendering of services to local and surrounding communities.

Madimbo, Malale, Tshikhudini, Tanda and Domboni can be described as 5th order settlements due to their small populations and the fact that they are only functioning as residential areas with no economic base. The potential of these settlements for future self-sustainable developments is extremely limited.

Tshipise can be described as a 3rd order settlement (local service point) due to its function in terms of limited-service delivery to the surrounding commercial farming areas, tourism attraction and nature conservation.

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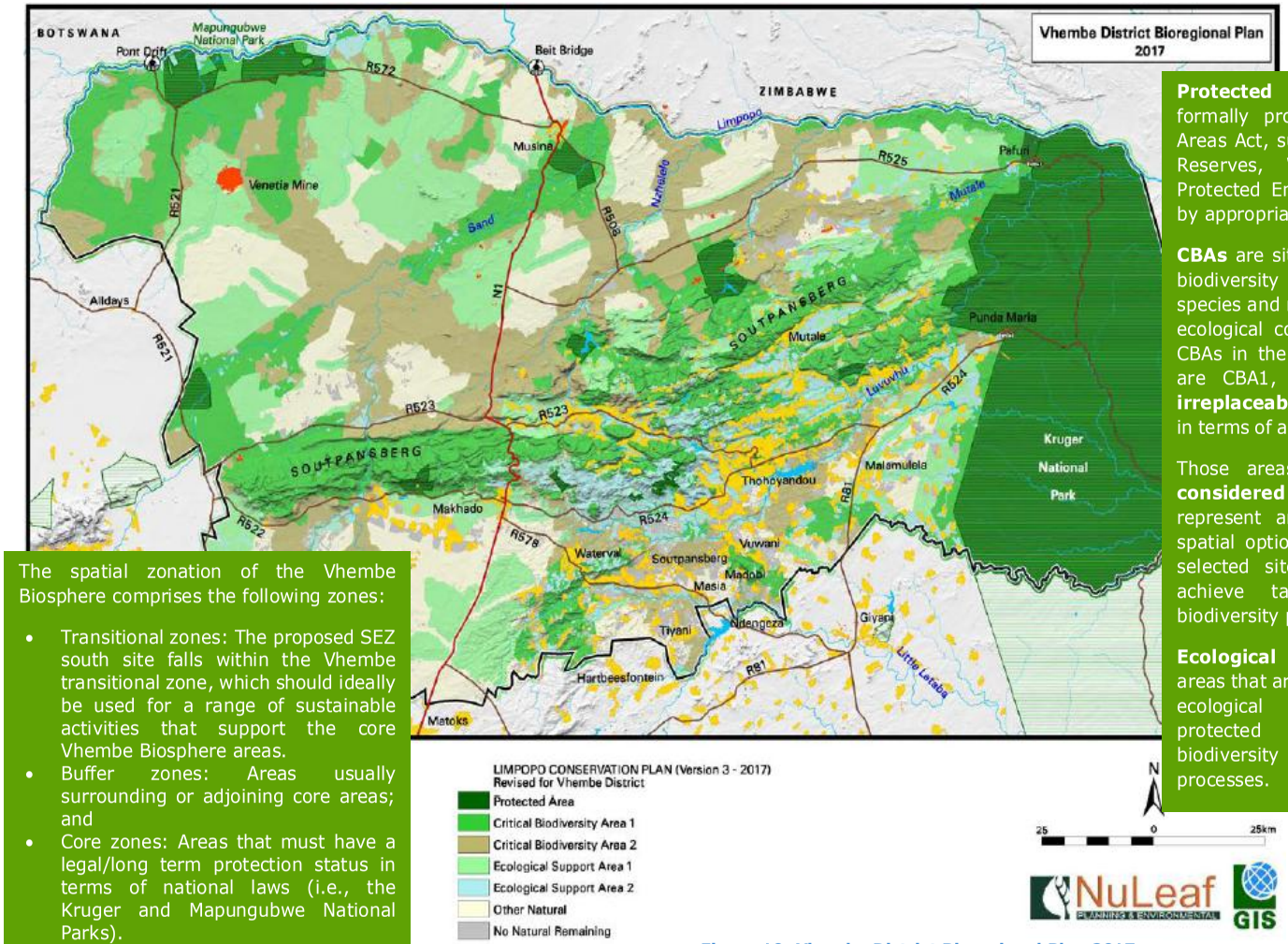


Figure 10: Vhembe District Bioregional Plan,2017

The spatial zonation of the Vhembe Biosphere comprises the following zones:

- Transitional zones: The proposed SEZ south site falls within the Vhembe transitional zone, which should ideally be used for a range of sustainable activities that support the core Vhembe Biosphere areas.
- Buffer zones: Areas usually surrounding or adjoining core areas; and
- Core zones: Areas that must have a legal/long term protection status in terms of national laws (i.e., the Kruger and Mapungubwe National Parks).

Protected Areas are declared and formally protected under the Protected Areas Act, such as National Parks, Nature Reserves, World Heritage Sites and Protected Environments that are secured by appropriate legal mechanisms.

CBAs are sites that are required to meet biodiversity targets for ecosystems and species and need to be maintained in good ecological condition. The majority of the CBAs in the Vhembe District Municipality are CBA1, which can be **considered irreplaceable** in that there is little choice in terms of areas available to meet targets.

Those areas falling within **CBA2 are considered optimal**. Although they represent areas where there are other spatial options for achieving targets, the selected sites are the ones that best achieve targets of the systematic biodiversity plan.

Ecological Support Areas (ESAs) are areas that are important for supporting the ecological functioning of CBAs and protected areas and for meeting biodiversity targets for ecological processes.

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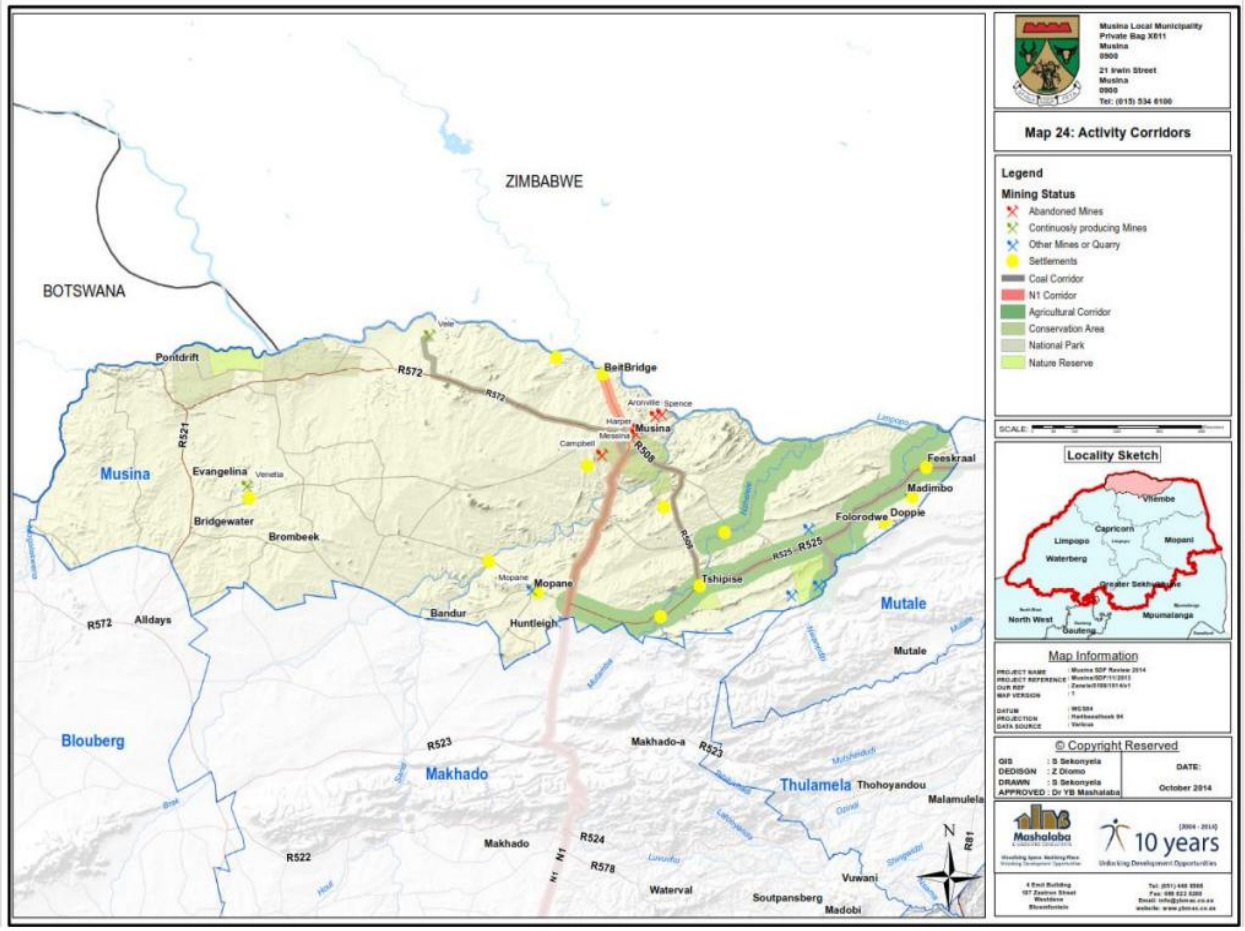
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3.4 LOCAL SPATIAL FRAMEWORKS

3.4.1 MUSINA SDF

MUSINA SPATIAL DEVELOPMENT FRAMEWORK

Figure 11: Musina MSDF



Key Structuring elements include:

- Musina (Musina and Nancefield) is described as a Provincial Growth Point and declared as a Special Economic Zone (1st order settlement)
- Municipal Growth Points include: Madimbo, Malale, Tshikhudini, Tanda and Domboni
- Tshipise can be described as a 3rd order settlement (local service point)

Key Corridors include:

- The N1
- The R521, R525 and the R572. These roads should pass through the settlements and will serve as a major local trading and tourism routes. Thohoyandou to Shadani to Masisi and to Pafuri gate.
- Agricultural Development Corridor

Key proposals include:

- Musina to Africa Strategic Supply Hub Initiative (MUTASSHI)
- Logistical Hub and Limpopo Eco-Industrial Park
- Mining Activities

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3.4.2 MAKHADO SDF

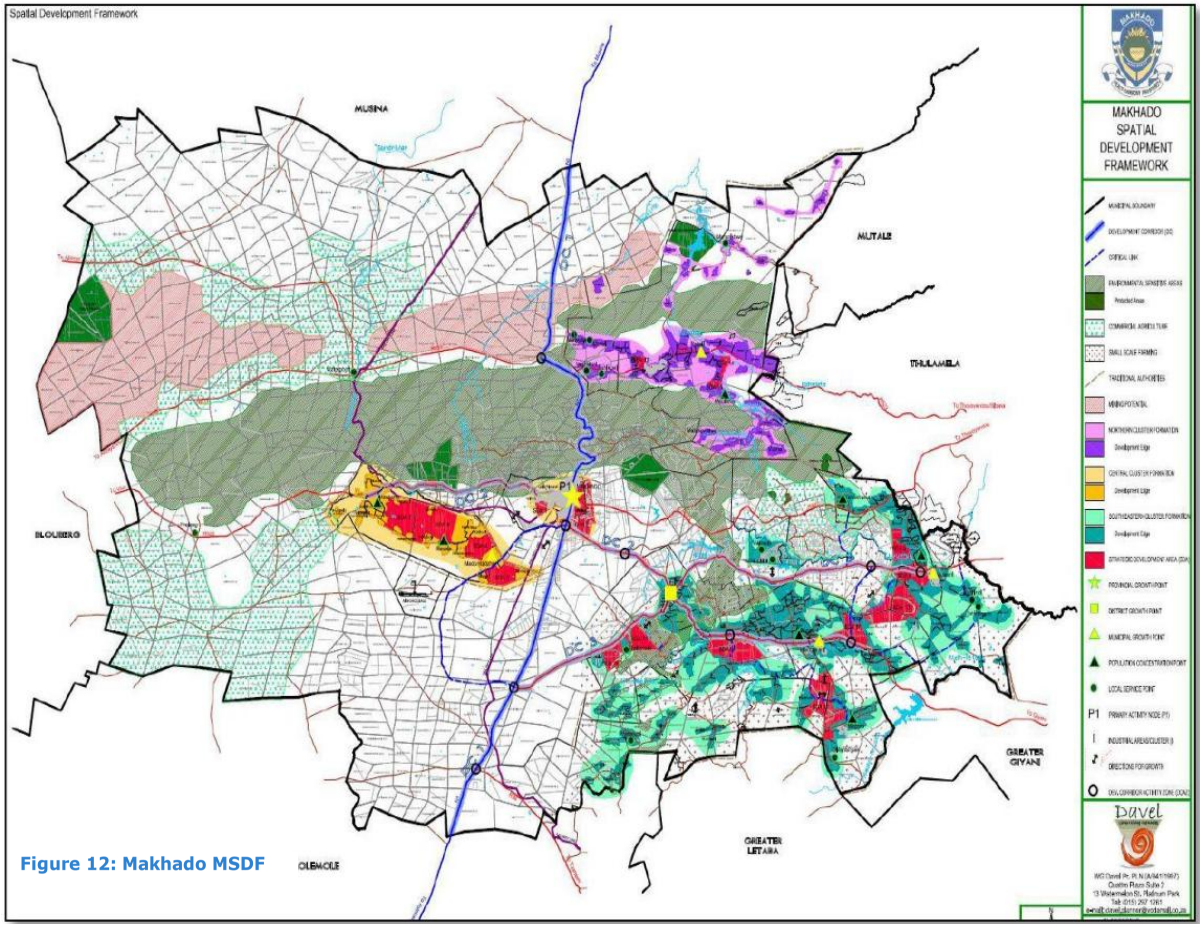


Figure 12: Makhado MSDF

MAKHADO SPATIAL DEVELOPMENT FRAMEWORK

Key Structuring Elements include:

- Makhado Provincial Growth Point
- Elim/Waterval District Growth Point
- Madombidzha Municipal Growth Point
- The Soutpansberg Mountain Range.
- Conservation and Protected Areas.
- High Potential Agricultural Land
- Traditional Areas
- Main Rivers (Luvuvhu, Sand, Hout Little Letaba and Nzhelele Rivers)

Key Corridors include:

- N1 Trans Limpopo
- Waterpoort Corridor R523)
- Punda Maria Corridor (R523)
- Tshipise-Masisi Corridor
- Pontdrif Alldays to Polokwane (R521)
- Giyani to Elim (R578)
- Mooketsi to Sekgosese
- Dzanapi – Sibasa Vuwani Elim (R578)

Key Development proposals include:

- Mining Potential Zones
- Strategic Development Areas (SDA's)
- Settlement Cluster formations
- Industrial Areas Cluster
- Development Corridor Activity Zones (along main corridors)
- Areas earmarked for Small Scale and commercial Farming
- Protected and Conservation Areas

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3.4.3 THULAMELA SDF

THULAMELA SPATIAL DEVELOPMENT FRAMEWORK

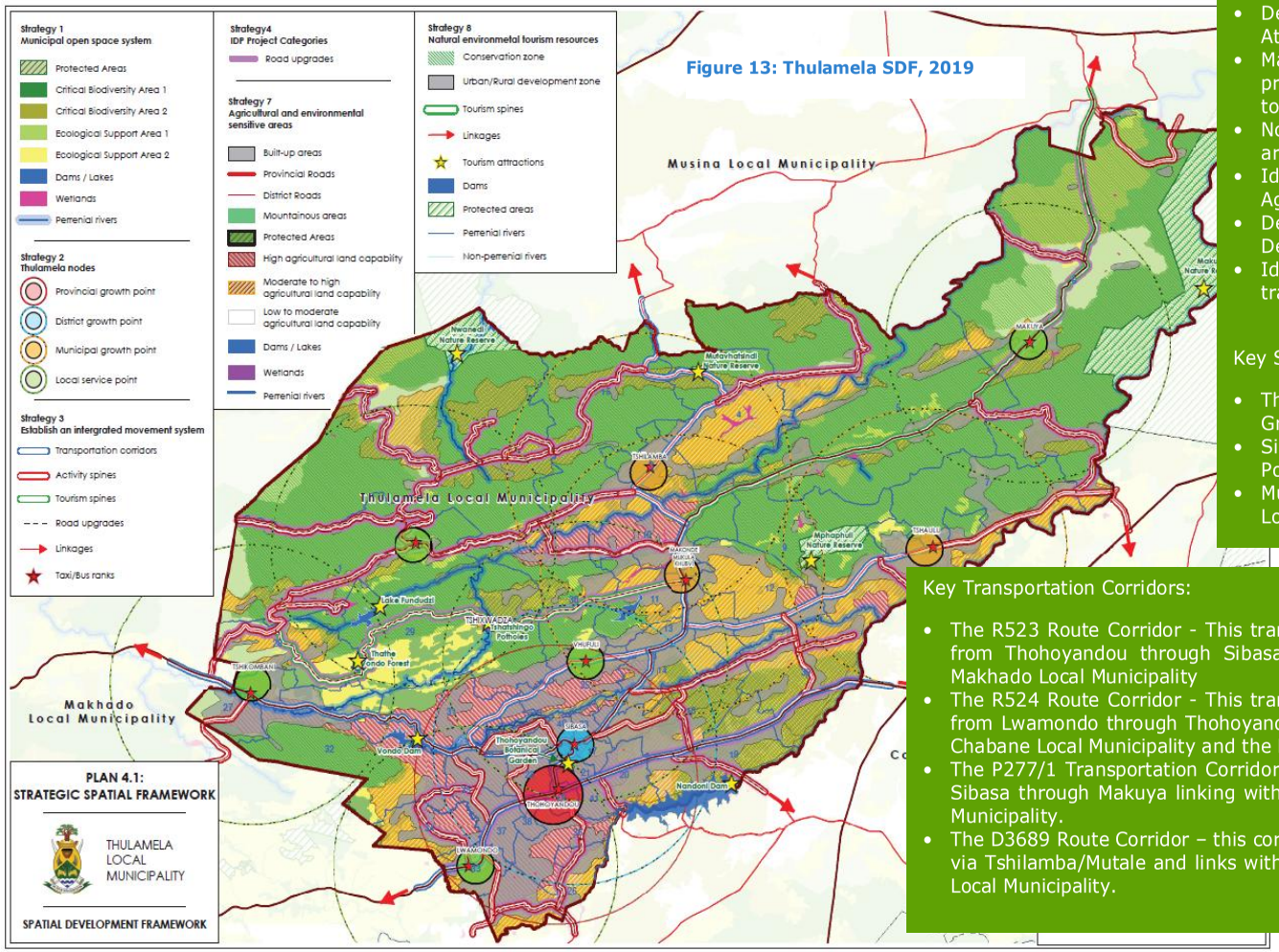


Figure 13: Thulamela SDF, 2019

Key Development Proposals include:

- Development of Tourism Attractions
- Management and protection of protected areas to promote tourism development.
- No go – or Limited development areas (e.g., Mountainous areas)
- Identification of High Potential Agricultural Land
- Delineation of Urban and Rural Development Zones
- Identification of a Public transportation network

Key Structuring elements include:

- Thohoyandou as a Provincial Growth Point
- Sibase as a District Growth Point
- Municipal Growth Points and Local Service Points

Key Transportation Corridors:

- The R523 Route Corridor - This transportation corridor stretches from Thohoyandou through Sibasa to Tshikombani, linking to Makhado Local Municipality
- The R524 Route Corridor - This transportation corridor stretches from Lwamondo through Thohoyandou and links with the Collins Chabane Local Municipality and the Kruger National Park.
- The P277/1 Transportation Corridor – this corridor extends from Sibasa through Makuya linking with Route R525 in Musina Local Municipality.
- The D3689 Route Corridor – this corridor stretches from Makonde via Tshilamba/Mutale and links with the southern part of Musina Local Municipality.

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3.4.4 BLOUBERG SDF

BLOUBERG SPATIAL DEVELOPMENT FRAMEWORK

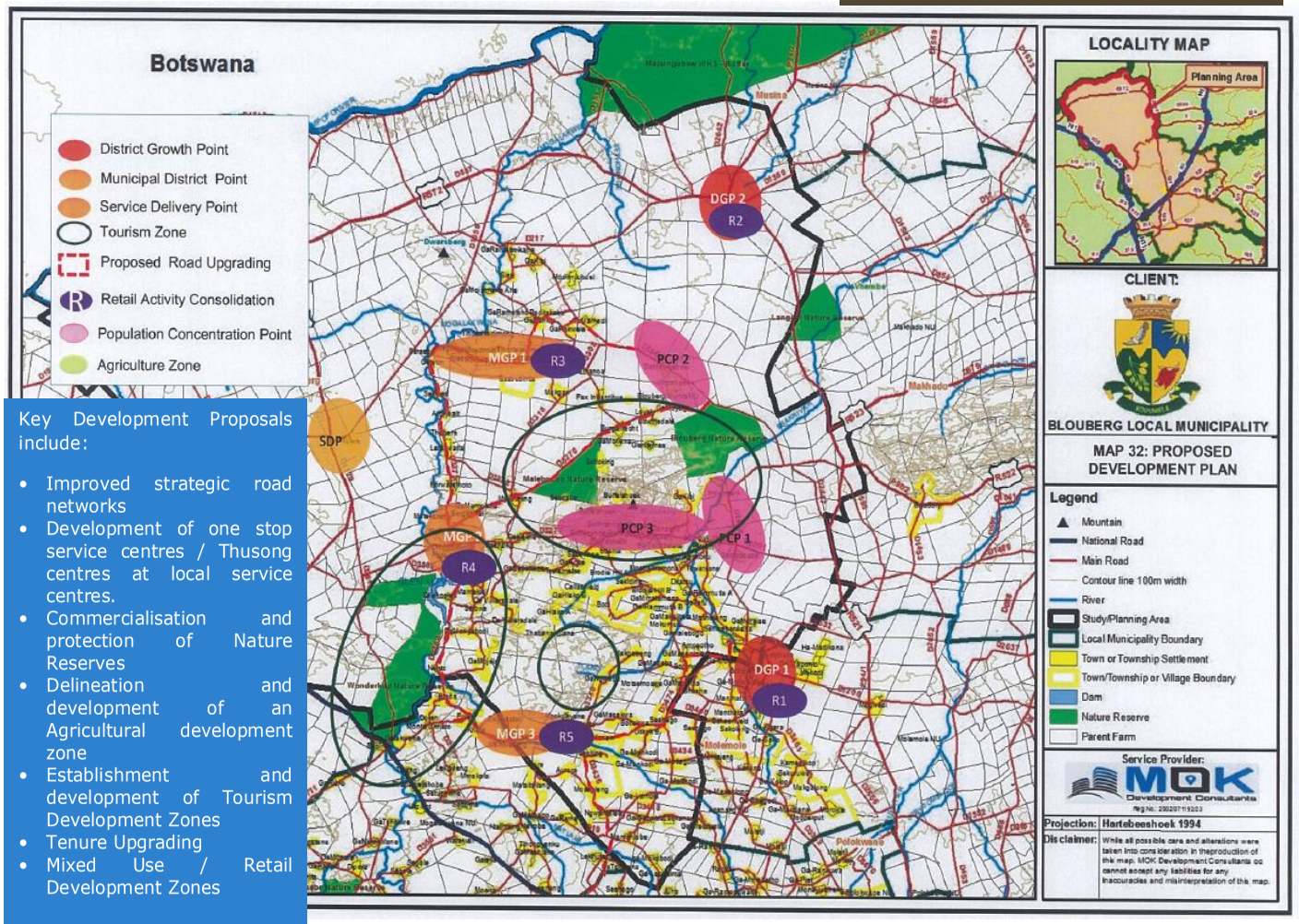


Figure 14: Blouberg MSDF

Key Structuring elements include:

- Senwabarwana and Alldays as District Growth Points
- Municipal Growth Points include Harrietswish, Eldorado and Mangodi

Key Development Proposals include:

- Improved strategic road networks
- Development of one stop service centres / Thusong centres at local service centres.
- Commercialisation and protection of Nature Reserves
- Delineation and development of an Agricultural development zone
- Establishment and development of Tourism Development Zones
- Tenure Upgrading
- Mixed Use / Retail Development Zones

Key Corridors include:

- R572 from Alldays via Maastroom and Swartwater to Lephalale
- N11 towards the west via Baltimore
- R561 from Marken via Baltimore, Tolwe and Maastroom towards the Botswana border.

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CHAPTER 4. VISION DIRECTIVES

4.1 SPATIAL GOALS

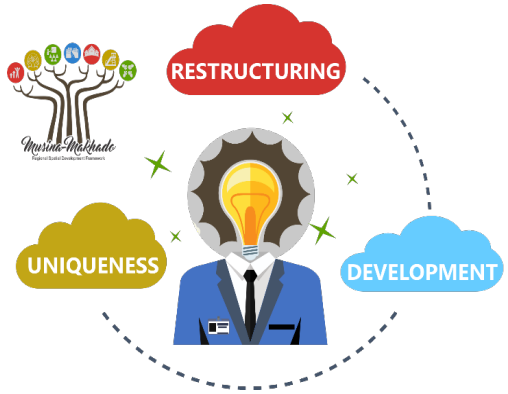
The Musina-Makhado SEZ RSDF Vision is directed from Section 19(a) and (b) of SPLUMA which requires the RSDF to set out a draft vision that is both informed by the SPLUMA Principles as well as National, Provincial policies, priorities, plans and planning legislation. The underlying principles of SPLUMA include (Chapter 2 Subsection 7(a)-(e) of SPLUMA):

- **Spatial Justice**: Needs to consider the past spatial and other development imbalances which need to be redressed through improved access to and use of land.
- **Spatial Sustainability**: Needs to promote land development that is within the fiscal, institutional and administrative means of government, give special consideration to the protection of prime agricultural land, uphold land use measure in accordance with environmental management instruments, promote land development in sustainable locations and limit urban sprawl, consider all current and future cost to all parties in the provision of infrastructure and social services to ensure the creation of viable communities.
- **Efficiency:** Needs to optimise the use of existing resources and infrastructure
- **Spatial resilience:** Needs to ensure flexibility in spatial plans and land use management systems which must be further accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- **Good Administration:** That all spheres of government must ensure an integrated approach to land use development, all departments must provide their sector input and comply with the prescribed requirements and follow a transparent public process.

4.2 SPATIAL LOGIC

The logic underpinning the proposed spatial agenda is to:

- To build on the unique strengths and opportunities of the Region as reflected in the Limpopo Development Plan, the Limpopo Spatial Development Plan as well as the respective District and Local Plans and Frameworks (Natural resources, Mineral Resources, Human Resources, Infrastructure, Transportation Networks, and Agricultural potential).
- To improve the regional accessibility and connectivity of the RSDF region, building on existing national, provincial, district and local corridors.
- To target areas with economic potential through the beneficiation of local communities through value-adding initiatives (e.g., Agricultural Mineral, Manufacturing, Energy and Tourism Value chains).
- To reconcile and improve the connectivity between rural and urban areas through the development of improved public transportation networks and linkages towards regional/national markets.
- To cluster economic activities along and within uniquely defined and themed development corridors and development zones (e.g., creating zones that provide unique produce, products and services and providing complementary services to the RSDF region).
- To give spatial direction for public and private sector development and promoting the collaboration between these sectors to drive a single and well coordinate development drive in the region.
- To establish a high-level regional spatial logic that makes sense even when administrative boundaries are removed or changed (functional, economic logic)
- To inform each of the affected municipality's programs in terms of social and capital planning, budgeting, and implementation, with performance monitoring and evaluation enhanced by spatial intelligence.



4.3 DEVELOPMENT VISION

Table 8: Summation of Provincial, District and Local Vision Directives

SPHERE OF GOVERNMENT	STRATEGIC VISION	SPATIAL VISION
National (NDP and NSDF)	The vision of the National Development Plan (NDP) 2030 seeks to create a South African economy that is more inclusive and dynamic, and in which the fruits of growth are shared more equitably	"All Our People Living in Shared and Transformed Places in an Integrated, Sustainable and Competitive National Space Economy"
Limpopo Development Plan, 2020-2050	Africa's New Pride A resilient, vibrant and prosperous province inspired by its diverse and creative people and its environment	The Limpopo Spatial Development Framework envisions a provincial spatial structure where the natural environment and valuable agricultural land are protected for future generations, with a strong, diverse and growing economy, and that offers its residents high quality living environments and good job opportunities.
Vhembe District	A Developmental Municipality focusing on Sustainable Service Delivery and Socio-Economic Development towards an Equal Society.	n/a
Capricorn District	"Capricorn District, the home of excellence and opportunities for a better life"	A district municipality whose spatial structure is founded on the principles of: Accessibility; Equity and sustainability, and Characterised by a clear hierarchy of urban and rural nodes located on a defined movement network, such that service delivery to existing and future populations is efficient, affordable and sustainable.
Blouberg Local Municipality	A participatory municipality that turns prevailing challenges into opportunities for growth and development through optimal utilisation of available resources	Spatial transformation for inclusive sustainable development
Makhado Local Municipality	A dynamic hub for socio-economic development by 2050	n/a
Musina Local Municipality	To be the' vibrant, viable and sustainable gateway city to the rest of Africa	n/a
Thulamela Local Municipality	We, the people of Thulamela would like our Municipality to achieve a city status by the year 2030, to promote urban regeneration and comprehensive rural development whilst encouraging Local Economic Development to improve the quality of lives of our People	Through the Vision 2030 initiative, the Thulamela wishes to transform the existing Thohoyandou-Sibasa urban development area into a city by the year 2030. The Vision of the Thulamela Local Municipality, therefore, calls for the implementation of spatial planning policies (Spatial Planning, Development and Land Use Management initiatives) that will ensure the redress of urban decay and sprawl and other challenges facing the municipality's most urbanized centres, the Thohoyandou-Sibasa area/zone.

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4.4 POLICY SYNTHESIS BASED ON THE MMSEZ RSDF DEVELOPMENT THEMES:

Table 9: Policy Context and Vision Directives Synthesis linked to RSDF Themes.

Improved Quality of Life	Creating a skilled and capable workforce	Competitive Infrastructure Development	Improved Resource Management	Integrated and Sustainable Human Settlement Development	Collaborative and Transparent Governance	Inclusive Growth, Beneficiation and Development
SPATIAL JUSTICE	**SPATIAL RESILIENCE**	**EFFICIENCY**	**SPATIAL SUSTAINABILITY**	**SPATIAL JUSTICE & EFFICIENCY**	**GOOD GOVERNANCE**	**SPATIAL SUSTAINABILITY**
• Improved access to land and property ownership • Improved access to Basic Services and Amenities at Growth Points (Thusong Centres). • Improved access to Employment Opportunities through local beneficiation. • Improved access to relevant and quality Education and Health Services. • To address and accommodate	• Development of Skills Development Infrastructure (TVET, FET Colleges). • Artisanship development • Technological advancement programs to align with the envisaged skills demands per Sector (Provincial Research and Development Hub). • Skills development programs aligned to skills demand in the Agricultural,	• Alignment, maintenance and development of National, Provincial and District Road Corridors • Improved accessibility and Mobility towards key Nodal Growth Points (existing and new freight and road infrastructure). • ICT Infrastructure development towards Provincial and District Growth Points (Fibre/Wi-Fi) • Increasing investment in	• Eco and Cultural Tourism Development through the expansion of conservation areas (including TFCA's, Ecological Corridors, tourism routes) and commercialisation. • Protection and management of High Potential Agricultural Land that benefits all. • Sustained and efficient management of Natural Resources. • Transparent and Sustainable Mineral resource development. • Improved and efficient surface and groundwater	• Spatial Restructuring • Urban Regeneration and Revitalisation. • Priority Human Settlements and Housing Development Areas • Spatial Targeting • Consolidation of Strategic Development Areas (SDAs) at each priority Growth Point. • Rural-Urban linkages. • Promoting mixed use development at priority Growth Points.	• Buy in, approval and participation of all Provincial, District, Local and other sectors in the RSDF process. • Alignment to grant/donor funding, SIP's, CRDP, Agripark, HDA and other programs and Initiatives. • District Development Model alignment • Improved Transparency	• Development of Value Chain opportunities in the Mining, Agricultural, Tourism, Energy, Transportation and Construction Sectors. • Special Economic Zone developments • Regional connectivity and access to markets. • SMME development programs. • Prioritisation of Catalytic/High Impact Projects.

Improved Quality of Life	Creating a skilled and capable workforce	Competitive Infrastructure Development	Improved Resource Management	Integrated and Sustainable Human Settlement Development	Collaborative and Transparent Governance	Inclusive Growth, Beneficiation and Development
vulnerable groups (poverty, youth, climate) • Addressing food security.	Energy, Construction, Mining and Transportation Sectors	the Green Economy. • Development of logistics infrastructure. • Development of multi-modal transport networks • Alignment to Eskom's Northern Import Corridor • Efficient and Sustainable bulk water resource management to address future development needs. • Revitalisation and development of Irrigation Schemes.	resource management. • Rehabilitation of degraded land and effective land-use management.	• Well defined and themed Nodal Growth Points. (unique opportunities) • Spatial Clustering of Settlements and Regions based on unique characteristics. • Alienation of Strategically located land within Traditional Ownership to improve access to Private sector investment.		

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4.5 SPATIAL VISION

The Musina-Makhado SEZ RSDF spatial vision is being developed to guide the direction, opportunities for growth as well as the consolidation of nodes and corridors of the region. The key underlying themes for the development of this vision are reflected under the development vision (see table) as well as the principles that emanated from SPLUMA.

The Limpopo Province vision promotes sustainable development to the entire spectrum of economic opportunities that the province has to offer while attempting to develop a Province that benefits all its local people. This principle of sustainability is important as it also reflected on SPLUMA as the second principle (i.e., Spatial Sustainability) as such the Musina-Makhado SEZ RSDF adopted this principle as part of the spatial vision.

The other elements of the vision advocate for spatial efficiency, environmental sustainability, economic growth, and positioning the region as unique and smart agriculture, mining, and tourism destination within South Africa and the SADC region. The proposed spatial development vision is aligned to the National Development Plan: 2030 vision, the National Spatial Development Framework, the Limpopo Development Plan and PSDF, the respective District and Local SDF Visions and the Spatial Planning and Land Use Management Ac.

The following is a summary of the above vision statements and principles:

- Sustainable Development.
- Revitalised, regenerated, and SMART cities and towns.
- Competitive infrastructure development.
- Improved Urban-Rural Linkages.
- Environmental integrity.
- Well-coordinated and targeted community development.
- Improved development opportunities, accessible to all.
- Building on local knowledge and improved institutional capacity.
- Equitable access to the use of key resources.
- Tourism, Mining and Agricultural Growth; and
- Integrated Development.

The conceptual spatial vision seeks to strive towards a region where the following is achieved:

- Key natural assets are protected and the community benefits from the tourism opportunities created by the demarcated protected areas.
- Settlements are integrated/clustered with limited urban sprawl to improve the sustainability of services.
- Spatial restructuring is evident through the development of a new SMART City with supporting smaller nodes that are integrated with well-defined corridors.
- A well-integrated and collaborated commercial and subsistence agricultural sector is thriving with pockets of high potential agricultural land scattered through rural settlements are used to strengthen the commercial agricultural sector. Key-value chains are developed at key and uniquely identified nodes providing access to employment opportunities in the region.
- High skill levels are evident in the tourism, logistics, manufacturing, agriculture, mining, and construction sectors providing much needed human resources support in the booming economy of the region.
- A transparent and sustainable Minerals Industry has unlocked many job opportunities in the region through mineral beneficiation and value chain developments.
- Access to competitive and viable bulk infrastructure provides investors with limitless opportunities to invest and develop in the region.
- Modernised, functional, and transparent logistics infrastructure and services have unlocked the region's potential for trade and investment in the SADC region by transporting goods and services to Neighbouring African Countries as well as exporting to the rest of the world through well development freight rail and road networks.
- Satisfactory health services and relevant educational services are provided to all.
- It is important to enable a vision for the future of the region based on evidence, local distinctiveness, and community derived objectives. The vision is to be translated into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.

The following vision statement is proposed (a more clearly defined (final)spatial vision is to be presented in the Spatial Proposals Chapter):

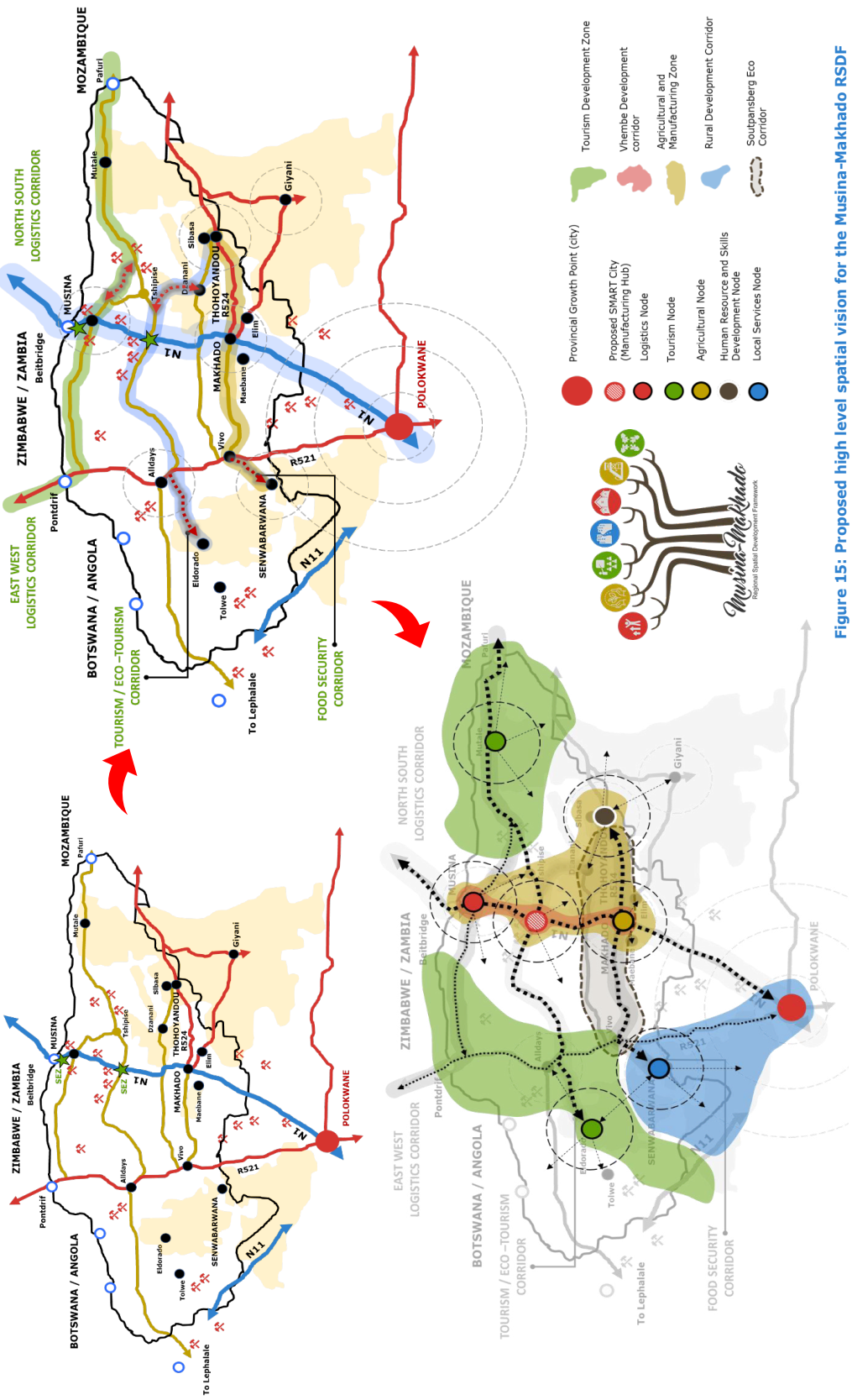


Figure 15: Proposed high level spatial vision for the Musina-Makhado RSDF

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CHAPTER 5. SITUATIONAL ANALYSIS AND SYNTHESIS

SYNOPSIS:

The purpose of the Spatial Analysis Chapter is to determine the standard and quality of resources within the reginal area, to determine the current baseline and quality of the resources. By doing so, the challenges hindering growth and development can be identified, as well as potential opportunities encapsulated within the region's resource base.

5.1 BACKGROUND AND PURPOSE

To effectively analyse the region's resource base, the resources have been placed into categories namely the Biophysical Environment, Socio-Economic Environment, the Built Environment and Spatial Options. The figure (to the right) provides a breakdown of each element of discussion per category and sub-theme.

A Spatial Analysis on the structuring elements and governance issues have also been included to strengthen the concluding analysis. To improve the conveyance of the key findings, and limit the inclusion of redundant content, the key findings of the analyses, have been streamlined into spatial challenges and opportunities section.

CHAPTER 6. BIOPHYSICAL ENVIRONMENT

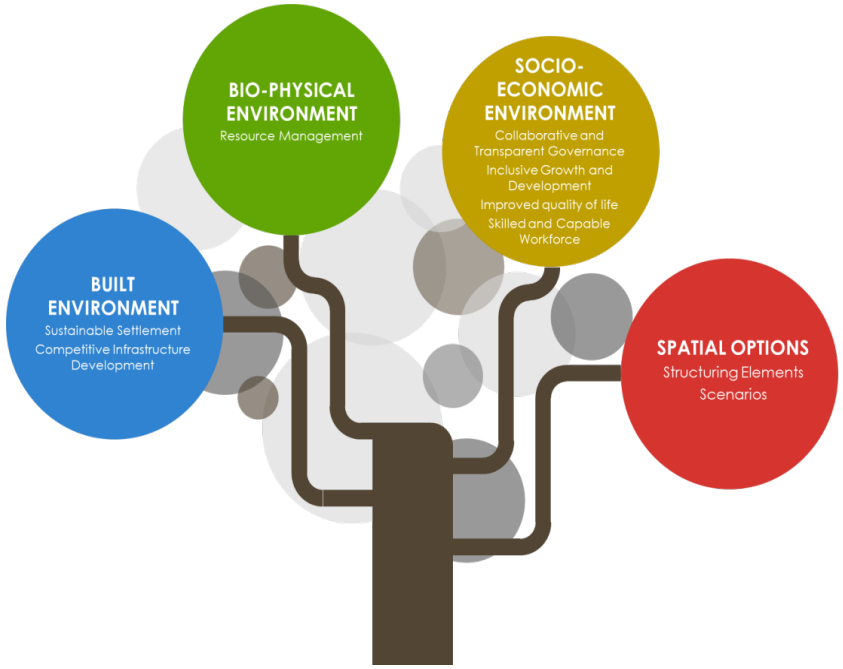
The Biophysical environment pertains to the natural resources located within the municipal boundaries. The analysis of the natural resources allows for a greater understanding of the status of the resources, currents trends regarding the exploitation of these resources, and identify possible opportunities and interventions to improve the efficacy and sustainability of the use and exploitation of the natural resource base.

6.1 NATURAL RESOURCES

6.1.1 PROTECTED AREAS

Protected areas are considered the cornerstone of biodiversity conservation, and their establishment is often used to demonstrate the success of conservation policies.

The LDP, 2020 states that all Protected Areas should be maintained and strengthened to ensure the effective use and beneficiation of national protected areas in accordance with the relevant regulations. These areas include Transfrontier Parks, Provincial Parks and National Fresh Water Protection Areas. Critical Biodiversity Areas (CBAs) and Strategic Water Source Areas (SWSAs).



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Two (2) key landscape corridors are evident in the region namely, the Waterberg-Blouberg-Soutpansberg Mountain/Limpopo Valley ecotone landscape corridor and the Limpopo River valley landscape corridor.

The region through the Mapungubwe and Kruger National Parks partially forms part of two Transfrontier Conservation Areas, namely the Greater Mapungubwe TFCA and the Great Limpopo TFP. The Great Limpopo TFP will link the Limpopo National Park in Mozambique, Kruger National Park in South Africa, Gonarezhou National Park, Manjinji Pan Sanctuary and Malipati Safari Area in Zimbabwe, as well as two areas between Kruger and Gonarezhou, namely the Sengwe communal land in Zimbabwe and the Makuleke region in South Africa. The park will be managed as an integrated unit across three international boundaries and, when completed, will be the "**world's greatest animal kingdom**".

Transfrontier Conservation Areas (TFCAs), Conservation Areas (CAs) and other types of cross-border natural resource management efforts are increasing, aiming to integrate ecosystem conservation and socio-economic development. They face the challenge of supporting communities within these areas, along with those on the conservation area's perimeter. Without diversified livelihoods for these communities and limited opportunities provided by the regulation of the areas, it is likely (and understandable) that they will revert to wildlife crime.

The transmission of animal diseases through TFCAs is also a significant barrier to realizing climate-adaptive responses that combine conservation and socio-economic development. Transboundary animal diseases such as foot-and mouth and bovine tuberculosis are inimical to the advantages that TFCAs bring to biodiversity and ecosystem maintenance, particularly were rural livestock production interfaces with wildlife conservation.

High value sites which are under threat are to be prioritised, particularly the Blouberg (and adjacent Makgabeng) area. The Soutpansberg Mountain range, although not formally protected contains considerable important and scarce natural resources.

The Blouberg Nature Reserve is characterised by a highly heterogeneous landscape, ranging from mountainous terrain with high topographical relief in the south to lower lying plains in the north, whilst also incorporating four vegetation units. As a result, the Blouberg Nature Reserve is well-known for its avifaunal diversity and hosts a wide range of woodland and grassland species, as well as a variety of waterfowl and other wetland/riparian/floodplain associated species in good rainfall years.

Blouberg Nature Reserve is an unknown gem with some fantastic drawcards such as the biggest breeding colony of Cape Vultures in the world. The breeding colony hosts more than 1000 breeding pairs. The Blouberg Nature Reserve is one of only six provincial nature reserves that is home to a breeding program for Sable Antelope. The Blouberg Nature Reserve also hosts a successful Cape Buffalo breeding program. The Soutpansberg Mountains are noted for their high levels of species endemism and unique ecosystems. They form part of the core area of the UNESCO Vhembe Biosphere Reserve that also includes the northern Kruger National Park and Mapungubwe National Park and Cultural Landscape. Five different biomes are present in the Soutpansberg Protected Area (SPA) – namely forest, thicket, savannah, grassland, and wetland. All the vegetation types that occur in the SPA are endemic to Limpopo Province, or the Soutpansberg Mountains, and have a relatively limited range.

Key Local pressures on protected areas include:

- Cultivation and land degradation (often associated with former homeland areas) are consistent issues across many of the priority areas, while plantations and mining are locally significant.
- Non-alignment between the objectives of mines and Protected Areas exists within the region. Mines occur in protected areas, such as, Nwanedi Nature Reserve, Mapungubwe National Park, and the Kruger National Park

Other Key Protected Areas include:

- The Mapungubwe National Park which borders the Mapesu Private Game Reserve to the south. It abuts on the border with Botswana and Zimbabwe, and forms part of the Greater Mapungubwe Transfrontier Conservation Area. It was established in 1995 and covers an area of over 28,000 hectares. The park protects the historical site of Mapungubwe Hill, which was the capital of the Kingdom of Mapungubwe, as well as the wildlife and riverine forests along the

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Limpopo River. The Mapungubwe Hill was the site of a community dating back to the Iron Age.

- The Pafuri Section of the Kruger National Park which is situated between the Limpopo and the Luvuvhu Rivers in the northern sector of Kruger National Park is an area of 24,000 hectares called the Pafuri or the Makuleke. This area is the ancestral home of the Makuleke people and is the most diverse and scenically attractive area in all of Kruger National Park.

6.1.2 BIODIVERSITY

The key priority areas as covered under the Protected Areas section comprehensively target the full range of biodiversity features in the region including under-protected terrestrial and freshwater ecosystems, landscape corridors and major areas important for threatened species.

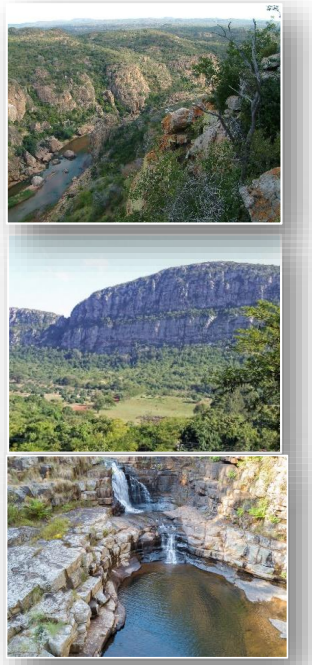
Two (2) major terrestrial ecoregions dominate the region, namely the **Southern Africa bushveld** in the west and the **Zambezian and Mopane woodlands in the east**. The Drakensberg montane grasslands, woodland, and forest eco region is homogeneous to the Blouberg, Soutpansberg mountain range.

The following observations as described in the Vhembe District Bio-Regional Plan is evident:

- Most of the Private Nature Reserves are identified as CBA's and ESA's and are designated Protected Areas.
- The Vhembe Biosphere Reserve (VBR) core area aligns with the Protected areas in the region. The VBR buffer areas lie mostly within CBA's and to a lesser extent within ESA areas.
- The Soutpansberg Centre of Endemism falls almost entirely within CBA's, with small portions of Protected Areas and scattered ESAs.



Biodiversity Conflicts:



- Other than mining, the existing agriculture expansion and human settlement expansion patterns are the main pressure sources that are exerted on biodiversity within the region.
- In terms of mining, it is acknowledged that there is little to be done in terms of existing mining operations beyond ensuring the decommissioning, closure and rehabilitation is undertaken properly. The recommended resolution is that the expansion of existing mines and the granting of new mining rights and permits, and even prospecting rights, can be revisited where these overlap CBAs and ESAs.
- Mining and prospecting applications in the region must be critically interrogated in terms of risk to biodiversity targets, endemism, water security, ecological processes, ecosystem corridors and connectivity and development sustainability. Appropriate offsets must be recommended where necessary.
- Regarding the Special Economic Zones, little can be done in terms of the proposed developments at this stage as they are still in the conception phase. The recommended solution is that Environmental Impact Assessment processes must be followed, environmental authorization be sought, and all licences and permits be obtained prior to any development taking place.

As per the LDP, 2020, spatial development should take cognisance of well-planned and managed developments **that limit negative impact on the ecological infrastructure system**, ensure that urban growth and land

use fit within national and regional water resource availability profiles, and ensure that land and/or settlements development does not threaten or compromise strategic surface and groundwater water production areas.

6.1.3 TOPOGRAPHY

Successive faulting along the Tshamuvhudzi, Kranspoort, Nakab and Zoutpan strike-faults, followed by the northwards tilting of the area, created the quartzite mountains within the surrounding Limpopo Plain. This gave the Blouberg–Soutpansberg Mountain Range a wedge-shaped appearance with steep southern slopes and moderate northern slopes.

The ridges are highest at the western extremity of this range, which gradually descend until they finally plunge beneath the Karoo Supergroup along the northern reaches of the Lebombo Mountains near the north-eastern border of the Limpopo Province.

The Soutpansberg Conservation area's altitude ranges from 750m above sea level at Waterpoort to 1748m at Lejuma. The Blouberg Nature Reserves' altitude ranges from 850m above sea level in the east to 1400m in the west. The highest peak of the Blouberg lies further to the west and reaches 2051m above sea level (Bumby 2000). The surrounding plains are approximately 850m above sea level.

The topographical characteristics of the region have a strong influence on the development of dense settlements along the ridgelines away from the drainage channels and peaks.

6.1.4 HYDROLOGY

The entire region falls within the Limpopo River basin. The Limpopo River basin is divided into Water Management Areas (WMAs), of which the Limpopo, Letaba and Luvuvhu Rivers fall within the study area.

Although surface water delivered through large transfer schemes and dams is an important source of fresh water in the Limpopo River basin, the arid regions of the basin are highly dependent on groundwater and the limited supply of surface water–even though river water in the region is generally not fit for human consumption and must be treated before it is distributed to households.

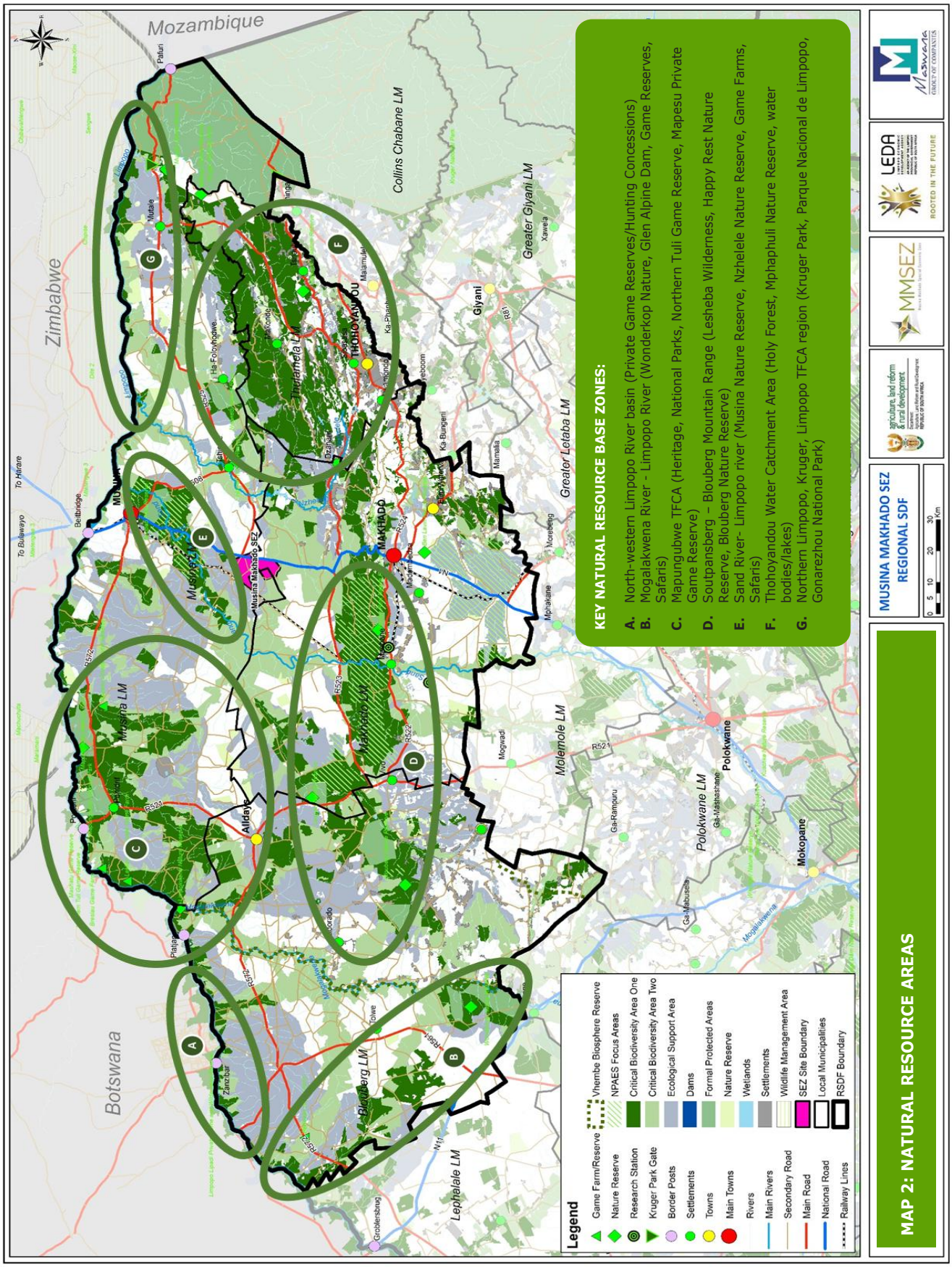
The region hosts numerous water bodies which include the Vondo, Damani, Nandoni, Mbwedi, Fundudzi lakes, Albasini, Tshakhuma, Mambedi, Glen Alpine Dam and the Middle Letaba Dam. These dams belong to the Department of Water and Sanitation and used as water supply in the region.

Groundwater plays a crucial role in supplying water for farming and domestic uses in the region, primarily because of the general aridity of basin. Some towns in the Limpopo basin, such as Musina and many rural villages, rely entirely on groundwater abstraction. Having a good **groundwater management strategy** for the basin, with attendant monitoring and evaluation, is critical for maintaining sustainability of water supplies and groundwater-dependent ecosystems.

6.1.5 VEGETATION

The region falls within the Limpopo River basin, which is **dominated by the Savannah Grassland Biome**, which is known in the region as Bushveld. Other classes include Montane Grasslands, coinciding with the higher elevation regions and mountain ranges in the central and southwestern basin. The vegetation of the Blouberg ranges from sub-tropical veld or savanna at the base, to a kind of Afro-montane vegetation related to the Cape Fynbos near the summits. One of the greatest impacts on vegetation cover in the base is the transformation of the landscape for agriculture. This change in land cover and the associated water processes impact vegetation communities and the hydrology of the region. One perspective of this land change is reflected in the Last of the Wild analysis, presented in Biodiversity in the Basin.

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MAP 2: NATURAL RESOURCE AREAS
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
KEY NATURAL RESOURCE BASE ZONES:
A. North-western Limpopo River basin (Private Game Reserves/Hunting Concessions)
B. Mogalakwena River - Limpopo River (Wonderkop Nature, Glen Alpine Dam, Game Reserves, Safaris)
C. Mapungubwe TFCA (Heritage, National Parks, Northern Tuli Game Reserve, Mapesu Private Game Reserve)
D. Soutpansberg – Blouberg Mountain Range (Lesheba Wilderness, Happy Rest Nature Reserve, Blouberg Nature Reserve)
E. Sand River- Limpopo river (Musina Nature Reserve, Nzhelele Nature Reserve, Game Farms, Safaris)
F. Thohoyandou Water Catchment Area (Holy Forest, Mphaphuli Nature Reserve, water bodies/lakes)
G. Northern Limpopo, Kruger, Limpopo TFCA region (Kruger Park, Parque Nacional de Limpopo, Gonarezhou National Park)
Legend
Game Farm/Reserve
Nature Reserve
Research Station
Kruger Park Gate
Border Posts
Settlements
Towns
Main Towns
Rivers
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Vhembe Biosphere Reserve
NPAES Focus Areas
Critical Biodiversity Area One
Critical Biodiversity Area Two
Ecological Support Area
Dams
Formal Protected Areas
Nature Reserve
Wetlands
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Mozambique
Zimbabwe
Botswana
Musina LM
Makhado LM
Collins Chabane LM
Thulamela LM
Greater Giyani LM
Greater Letaba LM
Molemole LM
Polokwane LM
Blouberg LM
Lephalale LM
MUSINA
MAKHADO
THOHOYANDOU
Giyani
Polokwane
Mokopane
Alldays
Beitbridge
Paluri
Mutale
Tshipise
Dzanani
Tolwe
Zanzibar
Groblersbrug
Ga-Rampuru
Ga-Mabusela
Mogwadi
Mamaila
Morebeng
Mohlakane
Ka-Bungeni
Xawela
Maiamujale
Ka-Phaphazela
Mogalakwena
MMSEZ
LEDA
ROOTED IN THE FUTURE
Masana
GROUP OF COMPANIES

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6.2 TOURISM RESOURCES

The LDP, 2020 states that Tourism plays a critical role in the provincial economy, which finds its competitive advantage in the **rich biodiversity, wildlife offerings and cultural diversity** of the Limpopo Province. A noteworthy area is the continuous growth in hunting, and the Limpopo Province therefore acknowledges the hunting industry as one of the economic drivers that contributes to tourism growth. It is estimated that about 51% of Limpopo's wildlife ranching industry participates in ecotourism activities.

The Tourism Sector Recovery Plan Covid-19 Response dated August 2020 was formulated in response to the devastating impacts of COVID-19 on the tourism industry and proposes a series of measures to protect and rejuvenate supply, re-ignite demand, and strengthen enabling capability of the sector.

Six Tourism Clusters has been identified in the LDP:

- Family and Recreation Cluster
- Business and Events Cluster
- Safari and Hunting Cluster
- Sport and Wildlife cluster
- Cultural and Heritage Cluster
- Special Interest Cluster

One of the two (2) UNESCO World Heritage sites in the Province are in the region, namely the **Mapungubwe Cultural Landscape**. The potential for further development of ecotourism (game farms and reserves and related tourism) and cultural/historical tourism (Mapungubwe and other sites) is large, although an increasing economic reliance on mining and agriculture threatens such possibilities.

As per the Limpopo PSDF, two focal areas where tourism opportunities are well utilised in the region include the **Soutpansberg-Vhembe cluster** in the far-northern parts of Limpopo (longer duration destination) and the **Kruger National Park**.

The region offers a mosaic of exceptional scenic landscapes, a fascinating cultural heritage and abundance of wildlife species and experiences and many nature-based tourism opportunities. *"It is a region of legends and myths and of ancient civilisations".*

The Vhembe Region is named after the impressive mountain range that stretches for some 130 km from west to east through the region. The area incorporates endless expanses of undulating indigenous bush characterised by the remarkable form of the baobab, wonderful wildlife, a profusion of birds and exciting adventure opportunities. The region boasts one of the most varied natural, geological, archaeological, and cultural systems in the world and a fascinating history dating back many centuries when the San roamed the veld and left us their artworks on rock. The fascinating diversity of the region, incorporating grassy plains, bushveld, and misty mountains, as well as a myriad plant and animal species, makes it a veritable treasure chest for the traveller. The region has mines, farms, forests, cultural villages, dams, art, game, and monuments, as well as a fascinating and diverse people. The geographical location of Blouberg between the Waterberg wetlands and the Dongola Trans-frontier Park, which encompasses the Mapungubwe area, is of great significance.

Makhado has become one of Limpopo's premier business and tourist destinations and is the perfect springboard from which to visit the Songozwi sacred burial site of the vhaVenda, as well as Makhado's 'office', a secluded cave from where the chief conducted his campaign against the Voortrekkers. Botanical highlights of the region include fine specimens of baobab trees and impala lilies, which are both protected species.

Due to its predominantly rural character the region does offer the opportunity to **explore economic rural tourism development** through a well-planned tourism strategy to target and market the diverse range of rural tourism products available. Rural Tourism provides for a greater tourism diversity which could stimulate tourism opportunities outside the normal tourism destination areas such as the National Parks.

Rural Tourism should promote local participation, the conservation of resources and economic opportunities for the rural communities, provided its well planned and implemented.

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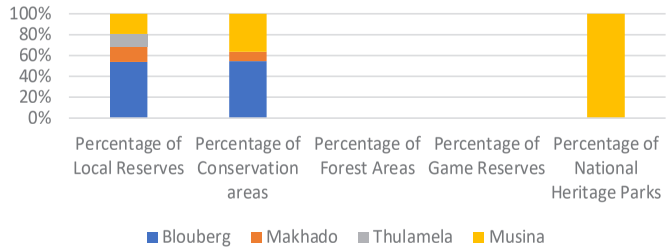


Figure 16: Percentage of land with natural heritage assets

It is evident from the overview above that the region operates as a competitive tourist destination focusing on enabling sustainable tourism growth through conservation measures and diverse tourism offerings.

The COVID 19 pandemic has caused severe damages to tourism industry in south Africa which affected the region as well. It is however expected that South Africa would reach its 2019 tourism arrivals outlook again by 2024. (Oxford Economics,2020).

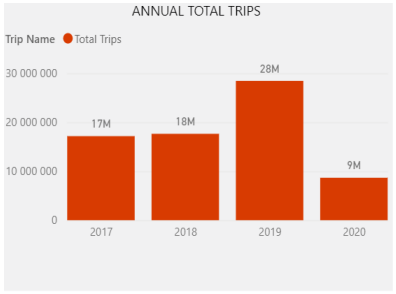
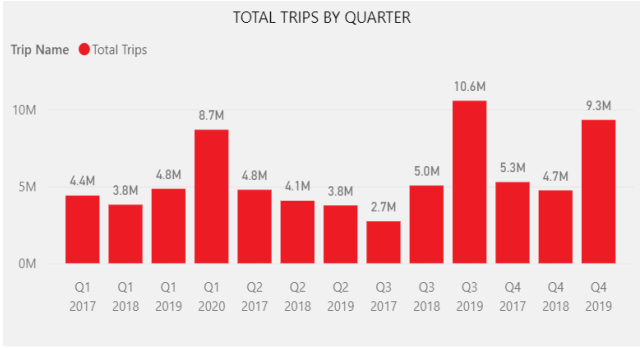


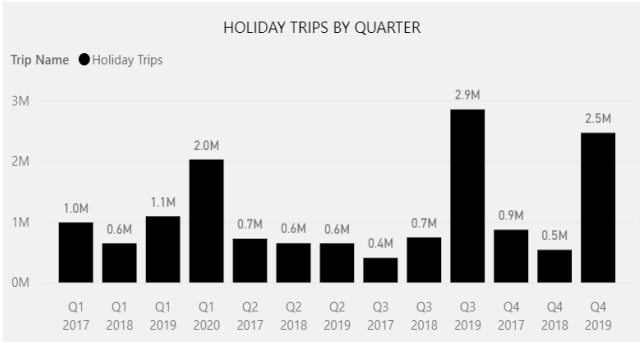


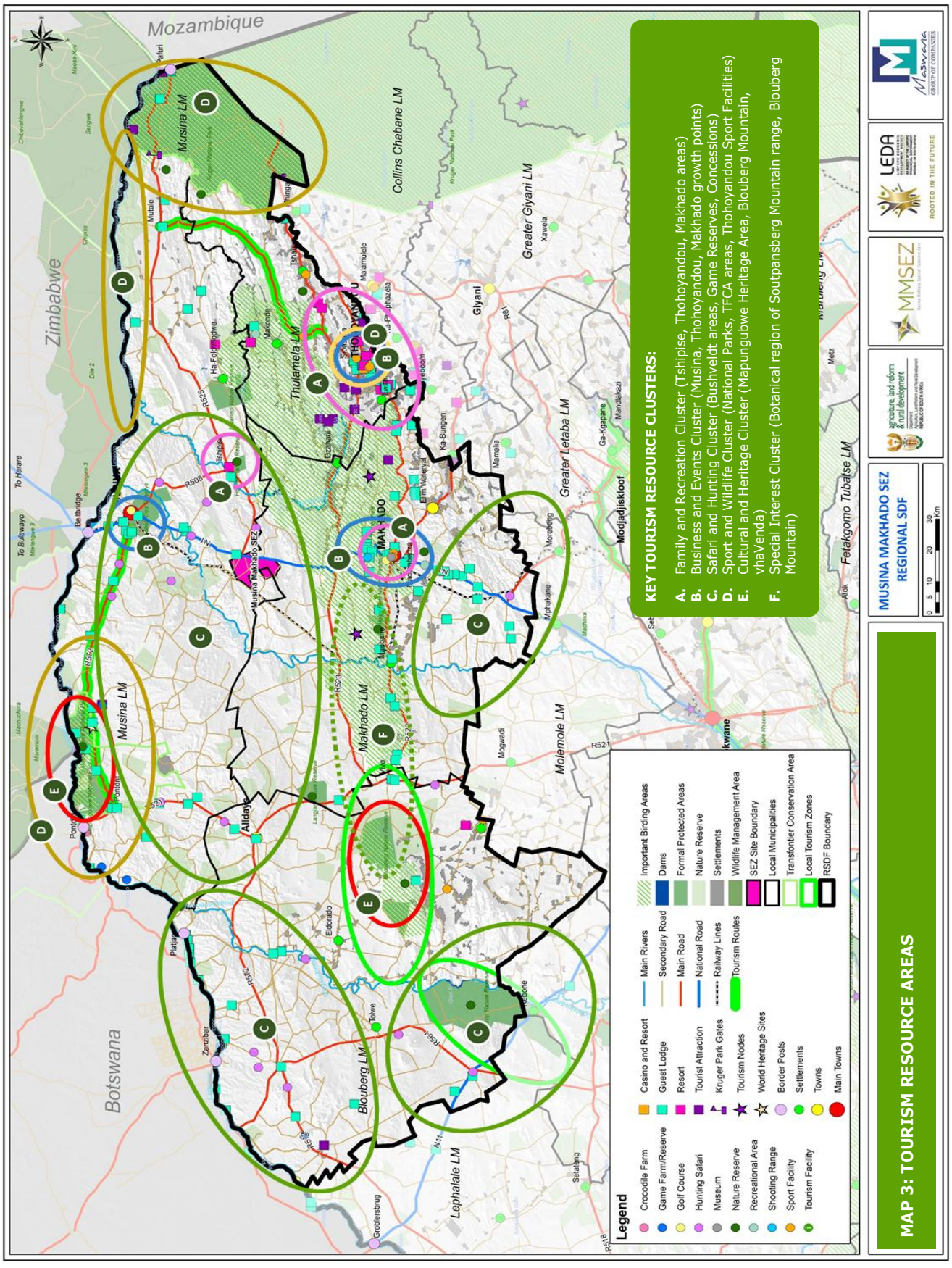
Figure 17: Domestic Tourism Trips



Figure 18: Expected tourism arrivals outlook






Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Makhado LM
Molemole LM
Blouberg LM
Lephalale LM
Modjadjiskloof
Fetakgomo Tubatse LM
Musina Makhado SEZ
KEY TOURISM RESOURCE CLUSTERS:
A. Family and Recreation Cluster (Tshipise, Thohoyandou, Makhado areas)
B. Business and Events Cluster (Musina, Thohoyandou, Makhado growth points)
C. Safari and Hunting Cluster (Bushveldt areas, Game Reserves, Concessions)
D. Sport and Wildlife Cluster (National Parks, TFCA areas, Thohoyandou Sport Facilities)
E. Cultural and Heritage Cluster (Mapungubwe Heritage Area, Blouberg Mountain, vhaVenda)
F. Special Interest Cluster (Botanical region of Soutpansberg Mountain range, Blouberg Mountain)
Legend
Crocodile Farm
Game Farm/Reserve
Golf Course
Hunting Safari
Museum
Nature Reserve
Recreational Area
Shooting Range
Sport Facility
Tourism Facility
Casino and Resort
Guest Lodge
Resort
Tourist Attraction
Kruger Park Gates
Tourism Nodes
World Heritage Sites
Border Posts
Settlements
Towns
Main Towns
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Tourism Routes
Important Birding Areas
Dams
Formal Protected Areas
Nature Reserve
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
Transfrontier Conservation Area
Local Tourism Zones
RSDF Boundary
MUSINA MAKHADO SEZ REGIONAL SDF
0 5 10 20 30 km
MAP 3: TOURISM RESOURCE AREAS

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6.3 MINERAL RESOURCES

6.3.1 GEOLOGY AND SOILS

The geology of the Soutpansberg Conservation Area and Blouberg Nature Reserve is dominated by pink, erosion resistant quartzite, and sandstone, with minor pebble washes of the Wyllies Poort Geological Formation of the Soutpansberg Group. Other less prominent rock types include shale, conglomerate, basalt, and diabase intrusions. The rocks of the study area do not contain large amounts of minerals that are of economic value. Soils derived from quartzite and sandstone are generally shallow, gravelly, skeletal, and well drained, with low nutrient content and acidic characteristics. Soils derived from the basalt and diabase dykes are fine-textured, clayey, well weathered, and generally deep. These poorly drained soils are prone to erosion along the higher rainfall southern slopes. Soils derived from the Aeolian Kalahari sands are fine-grained deep sands. Large areas along the northern slope contain no soil and comprise only the exposed underlying mother material. Peat soils occur along the cooler high lying wetlands of the Soutpansberg Conservation area. The deeper soils within the mist belt act as sponge areas, which slowly release water to feed mountain streams over extended periods.

6.3.2 MINING

The region encompasses the Musina-Makhado Mining corridor which targets the Coal and Diamond mining industries. The mineral occurrences and zones within the region (no mining activities are evident in Blouberg) include:

- Tshipise Magnesite field
- Mudimeli coal fields
- Tshipise, Pafuri and Mopane coal fields
- Beitbridge Complex (Limpopo Belt) which hosts mineral, ranging from Iron, Diamonds, Graphite, marble
- Talc and Gemstone deposits
- Clay dominant minerals used in brick making.
- Vele and Tshikondeni coal field
- Fumani gold mine
- Musina Copper Fields

Key mines in the region includes:

6.3.2.1 VENETIA MINE

Venetia mine opened in 1992 and contributes 40% of the country's annual diamond production. It lies 32km south of the Limpopo River in the Limpopo Province in the north-east corner of South Africa. Diamond-bearing gravels were discovered as early as 1903 close to the Limpopo River, 35km north-east of the present mine. De Beers Group began a sampling programme in 1969 to locate the source of these alluvial diamonds. Viable kimberlite pipes were discovered in 1980. Work on the mine started in 1990 and full production was achieved in 1993. Open-pit mining at Venetia is likely to run until 2021, and preparations are already under way to convert to underground mining, which is expected to extend the life of the mine to 2046 and provide an estimated 94 million carats. Excavation work for the US$2 billion underground extension got under way in 2013, the year De Beers Group celebrated its 125th anniversary. The new underground mine is the biggest single investment in the country's diamond industry in decades. Around 4,365 people are employed at Venetia mine, of which 2,571 are contractors.



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6.3.2.2 OTHER MINING OPPORTUNITIES

Haccra Mine

A mining company, Ironveld Plc, has been granted a mining license to mine at farms overlapping from Mogalakwena municipality to Blouberg Municipality to produce high purity iron, vanadium, and titanium. According to Ironveld's final financial results for the year ended 30 June 2016 execution was waited for farms such Non-Plus Ultra, which is adjacent to Nonnewerth, La Pucella and Altona. (Ironveld, 2016). The operation of the mines will also result in the construction and operation of a 15 MW DC furnace smelter at the farm Altona by the mining company. A mining license has been granted by the Department of Mineral Resources for mining to commence on the farm Harriet's wish, Aurora and Cracouw under the banner of HACRA mining in the Blouberg area.

DMI Minerals Krone-Endora Diamond Mine

This is a mining operation by Diamcor-a Canadian company-and Nozala Investments (Local BBBEE partner). Nozala Investments has a shareholding of about 500 000 rural women. However, representation of local Musina or Blouberg women could not be verified and will need further investigations. The mine will focus on processing the alluvial gravels which eroded off the Venetia Kimberlite Pipes, located on the northern part of Venetia mine on the farms Krone 104 MS and Endora 66MS. The mining operations were acquired from De Beers through what is said to have been a competitive acquisition process in 2011. In terms of the rights granted to the company, a 30-year term has been granted to exclusively mine and recover diamonds on over 657.71 hectares of the total land value of about 5,900 hectares. Together with the Municipality there is a need to partake in the SLP of this mine as well as general stakeholders' relationships.

Makhado Coal

The Makhado coal project covers an area of 8,190ha in the Mopane Sector of the Soutpansberg coalfield and is made up of the five farms, Fripp, Tanga, Windhoek, Lukin and Salaita.

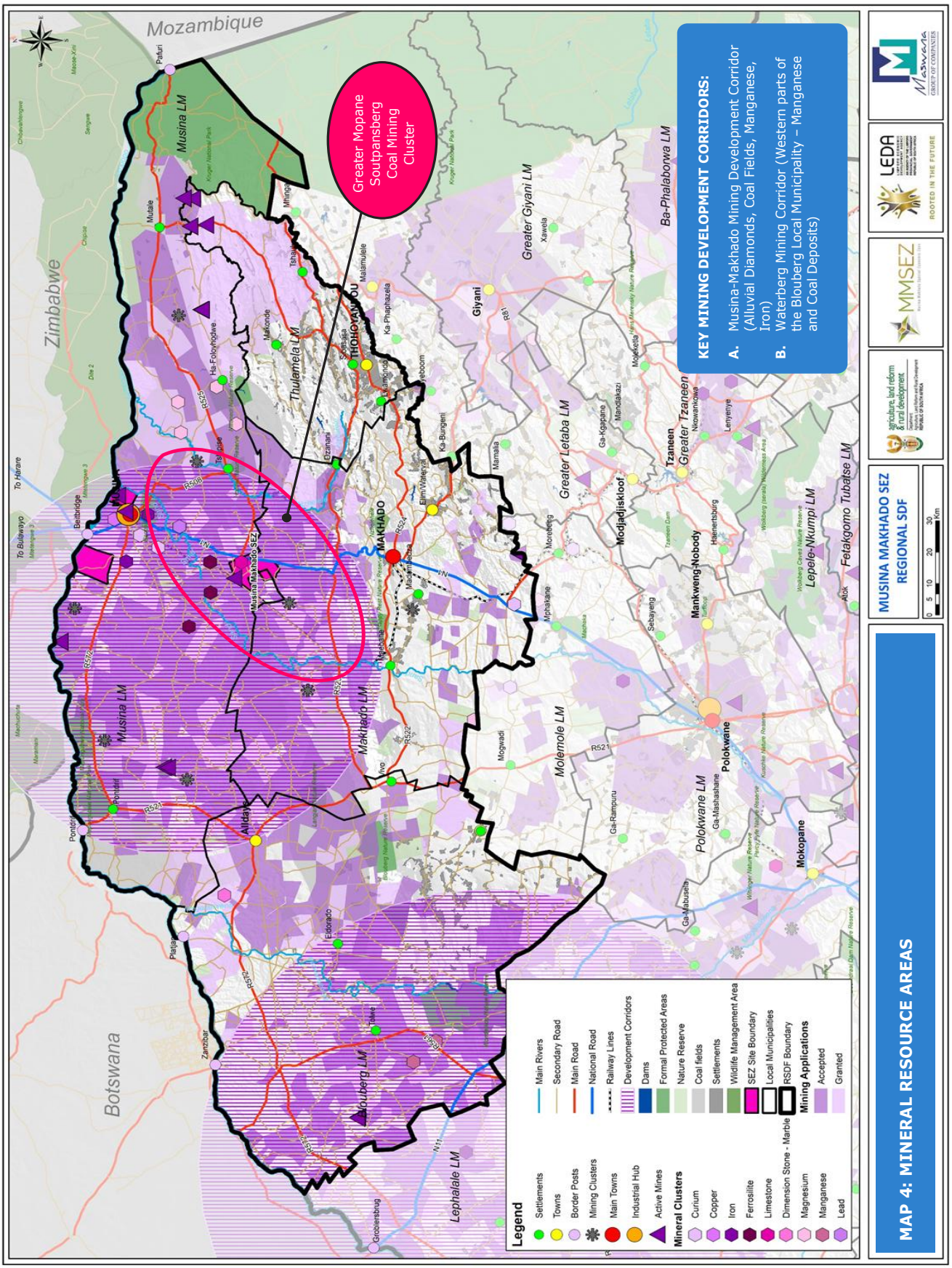
The Soutpansberg mountain range contains Karroo Sequence sediments and ranges across 560km. The rock formations found in the mountain range comprise sandstone, quartz sandstone and quartzite, along with igneous intrusions filled with basalt and dolerite.

Six potential mining horizons (seams) namely Upper Seam, Middle Upper Seam, Middle Lower Seam, Bottom Upper Seam, Bottom Middle Seam and Bottom Lower Seam have been identified in the project area. The coal seams occur within a 30m to 40m-thick carbonaceous zone of the Madzaringwe Formation and comprise inter-banded carbonaceous mudstones and coal. Coal resources at Makhado contain a high proportion of vitrinite.

The mine is estimated to contain probable reserves of 188Mt, containing 25.63Mt of hard coking coal,

Other Registered Mining operations include:

- Bloemhof Salt & Chemicals and Crystal Salt – Soutpansberg (Salt)
- Central Africa Crushers (Pty) Ltd – Musina (Aggregate, Sand Natural)
- Collateral Trading 551 Cc – Soutpansberg (Semi Precious Stones)
- Folovhodwe Mining (Pty) Ltd and Magnesite Mining CC – Thohoyandou (Magnesite)
- Greater Musina TLC Quarry – Musina (Aggregate, Sand Natural)
- Hope Bricks – Musina (Clay Brickmaking, Shale Brickmaking)
- Krone-Endora Mine – Soutpansberg – (Alluvial Diamonds)
- Syferfontein Dolomite (Pty) Ltd – Soutpansberg (Limestone, Lime)
- Tshikondeni Coal Mine – Thohoyandou (Coal Bituminous)
- Vele Coal Mine – Musina – (Iron Ore)
- Vhembe District – Landbou – Soutpansberg (Semi Precious Stones)


Mozambique
Zimbabwe
Botswana
Greater Mopane Soutpansberg Coal Mining Cluster
KEY MINING DEVELOPMENT CORRIDORS:
A. Musina-Makhado Mining Development Corridor (Alluvial Diamonds, Coal Fields, Manganese, Iron)
B. Waterberg Mining Corridor (Western parts of the Blouberg Local Municipality – Manganese and Coal Deposits)
Legend
Settlements
Towns
Border Posts
Mining Clusters
Main Towns
Industrial Hub
Active Mines
Mineral Clusters
Curium
Copper
Iron
Ferrosilite
Limestone
Dimension Stone - Marble
Magnesium
Manganese
Lead
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Development Corridors
Dams
Formal Protected Areas
Nature Reserve
Coal fields
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Mining Applications
Accepted
Granted
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 4: MINERAL RESOURCE AREAS
LEDA
MMSEZ
Masvenda
ROOTED IN THE FUTURE

6.4 AGRICULTURAL RESOURCES

The major agricultural region remains to be the Levubu region where most of the agricultural production is evident. Key agricultural regions include:

- Soutpansberg Mountains - is suitable for extensive livestock and wildlife farming and is an important forestation area and 15 563 ha are planted with soft and hard woods.
- Major River Systems - regions along the major rivers host several irrigated agricultural activities, such as the Limpopo, Nzhelele and Nwanedi Rivers.
- Thohoyandou district - (which falls largely in the Levubu irrigation area) has high agricultural potential and is suitable to produce crops such as Avocado, Macadamia, Mango, Citrus and Paprika.
- Limpopo Valley - is well suited to produce Dates, for which there is a proven market. This area (Dry and Wet Soutpansberg) is also suitable to produce crops such as Avocado, Macadamia, Citrus and Flowers.

6.4.1 AGRICULTURAL INFRASTRUCTURE

- There are two existing Agricultural hubs in the district: Levubu and Nwanedi valleys while the third hub which is Nandoni hub.
- The milling and distribution of grain and seeds is concentrated in Makhado.

Key Irrigations Schemes include:

- Tshikonelo Irrigation Scheme.
- Smaller irrigation schemes such as Nesengani, Mphaila, Mandiwana, Mphephu, Madzhatsha, Rabali, Mauluma, Mavhunga, Cape Thorn and Raliphaswa.

6.4.2 COMMODITIES

Intensive Agriculture (Horticulture)

- Blouberg Municipality is one of the biggest producers and exporters of tomatoes, onions, and potatoes in the Limpopo Province.
- Tobacco farming is one of the strong pillars of agricultural development in the Blouberg area.
- Most of the tropical fruit, as well as a variety of nuts, are grown in the Makhado areas (Levubu Valley)
- Maize and sorghum production are especially predominant in communal areas for home consumption purposes.
- Important litchi producing areas are evident in Makhado and Levubu.
- Tshivhase and Mukumbani tea estates are evident within the Thohoyandou area.
- Poultry farming is prevalent all over the Municipality and these farmers either operates as individuals or in groups, and in some instances, cooperatives have been formed to facilitate access to finance and support. The main reason for poultry farming is to raise the chickens for meat production and eggs.
- Cash crops include Vegetables such as potatoes, spinach, cabbage, maize meal, onions, tomatoes, beetroot, carrots, etc.

Extensive Agriculture (Livestock, Forestry)

- The agricultural system is divided into two types i.e., Large scale commercial farming and small-scale farming.
- The local bushveld is one of the country's prime livestock production regions.
- Agricultural land within the region is predominantly used for grazing purposes. Cultivated areas are evident where access to mostly surface water is evident.
- Animal farming mainly focuses on cattle, goat, sheep, pork, poultry, and game. Commercial farmers bred and reared their animals mostly to produce meat and other products. Whereas in rural communities, families breed animals for family needs on small subsistence farms.
- Extensive cattle ranching in the region is supplemented by controlled hunting.
- Game farming is predominantly at a commercial level, and the game is kept for reasons such as trophy hunting, game meat, taxidermy, and tannery.
- Goats do well in the region especially in Makhado, Blouberg and Musina.
- Sheep are mainly reared by commercial farmers in Makhado and Musina municipalities.

Other Agriculture (Aquaculture, Beekeeping, Animal Husbandry, Traditional)

- Aqua Culture is organized into a cooperative and there are 18 fish projects in the region. The most widespread species includes Mozambican Alicante and the Common Carp. This type of farming is devastated by lack of funding to establish earth dams and water scarcity. The areas with the most potential for fish farming are

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Hlanganani, Madombidzha and Waterpoort because of the warm climatic conditions.

- Crocodile farming is undertaken by commercial farmers towards the north, along the Limpopo River.
- Bee farming is regarded as a new commodity in the region. Vhembe bee association and cooperatives have been established.
- Forestry plantations are mostly found in the Luvuvhu catchment area, with dominance in the upper catchments of Soutpansberg Mountains.
- The Limpopo Province has a wide range of indigenous plant species and a rich heritage of indigenous knowledge on the use of plants as traditional medicines. These natural resources include Baobab, Marula, Aloe, Artemesia afra, African ginger, Lippia javanica, Cancer bush, Sweet wormwood, Imphepho and Devil's Claw.

Subsistence Agriculture

Subsistence agriculture forms an integral part of community life, and it is one of the main communities based economic activities and survival strategies. This includes a range of activities which can broadly be categorized as follows:

- Homestead and community gardens dominated by the production of fresh vegetables.
- Crop production systems which include the production of maize, and other crops mainly for household consumption.
- Livestock farming of cattle and goats for own consumption or to sell off for income during difficult times.

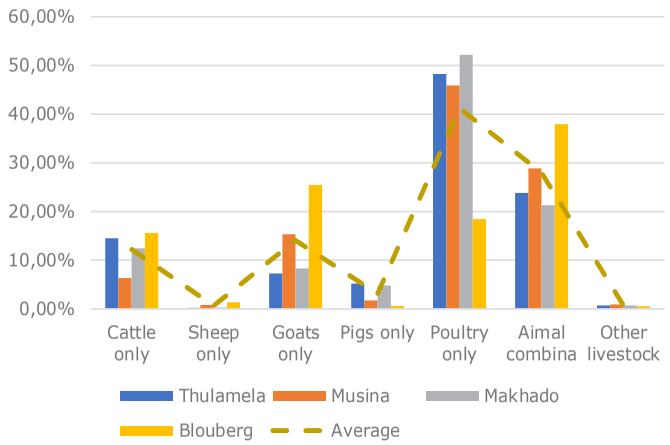


Figure 19: Percentage of agriculture households owning only livestock.

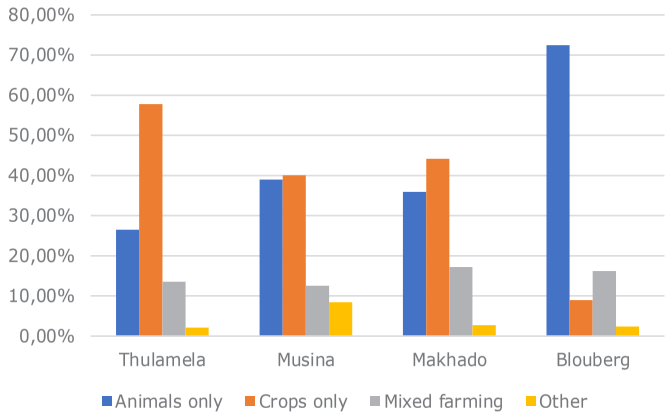


Figure 20: Percentage of agriculture households by type of activity

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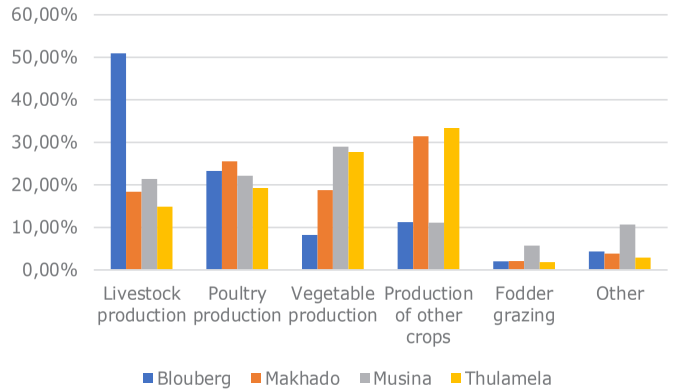


Figure 21: Percentage of agricultural households involved in specific activity.

6.4.3 AGRICULTURAL DEVELOPMENT

The protection of high potential agricultural land is vital to the national food security narrative. Moreover, many economic and research opportunities exist within the agricultural sector, including intensive agriculture, agro-processing, precision agriculture, low water demand alternatives, and export opportunities for produce/products. Commodity groups and committees have been established for each commodity (citrus, avocado, macadamia, mango, banana, litchi, garlic, and macadamia nuts).

Key challenges

- The production potential of Thohoyandou, Dzanani and Vuwani districts are negatively impacted by high population concentrations which sterilize high potential agricultural land and place much pressure on the water resources.
- The challenges that affect agriculture sector in the region are high input costs, lack of ploughing machinery, increasing cases of stock theft and lack of succession plan to farmers.
- Land degradation needs to be addressed for the consolidation and protection of prime rural production areas.
- Stock theft, High feeds cost, diseases, lack of day-old chick supply, lack of proper marketing channels and use of poor-quality rams/buck are the major challenges for small stock farming in the region.
- Lack of access roads and lack of de-bushing machineries.
- Poor transport for agricultural products, shortage of necessary skills and few processing factories are the main challenges facing forestry sector.
- Livestock being devoured by wild animals.
- Shortage of water, lack of secure title to the land, lack of investment and working capital and limited access to credit,
- Highly variable climate and insufficient farm size.

Key Opportunities

- Commercial bee farming and honey production.
- Cultivation, harvesting and processing of Moringa crop.
- Certification and accreditation of local farmers.
- Establishment of a feedlot.
- Commercial feed mill.
- Manufacturing and skills hub for agriculture.
- Marula is an under-utilised indigenous crop.
- Mutale Agri-industry development.
- Fresh produce market developments.
- There is potential for urban agriculture on land with high capability within 30 minutes from towns.
- There are opportunities in the processing of macadamia nuts into domestic oils, and cosmetics (soap, sunscreen, and shampoo). Other products that can be processed from macadamia are butter and animal feed.
- The abundance of avocados in the area provides opportunities in the processing of avocados into domestic oils, puree, medicinal uses, cosmetics, etc.
- There are plenty opportunities in the beneficiation of mangoes.

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6.4.4 AGRICULTURAL INITIATIVES AND PROJECTS

As per the Limpopo PSDF, the following were determined to be the high value commodities in the region, and should preferably be the focus of investment and expansion strategies:

- Capricorn: Red Meat, Biofuels, Sorghum and Cotton
- Vhembe: Red meat, biofuels, sorghum, and cotton

Key projects include.

- Musekwa mbudzi, Mphalaleni orchard.
- Itsani piggery.
- Budeli Poultry Houses.
- Khakhanwa Youth Poultry.
- Duthni poultry project.
- Matombo-tswuka poultry project.
- Itireleng Fish project.
- Fresh produce market satellite at Shayandima.
- Ripening and cold room facility at Lwamondo.
- Development of Nwanedi Vegetable cluster.
- Potato Belt.
- Stolzenvels abattoir and feedlot.
- Khakhanya youth project.
- Budeli poultry.
- Makuya feedlot and Fresh produce market.
- Canning facility.
- Packaging and Warehousing.
- Logistics Facilities.
- Mango, Avocado Processing facilities.
- Banana Pack House in Matsika.
- Forestry cluster in the Tshimbo area.

As per the LDP, 2020, A number of agricultural projects and agro-processing projects were identified to be planned and implemented by government through industry and private sector partnership, these include:

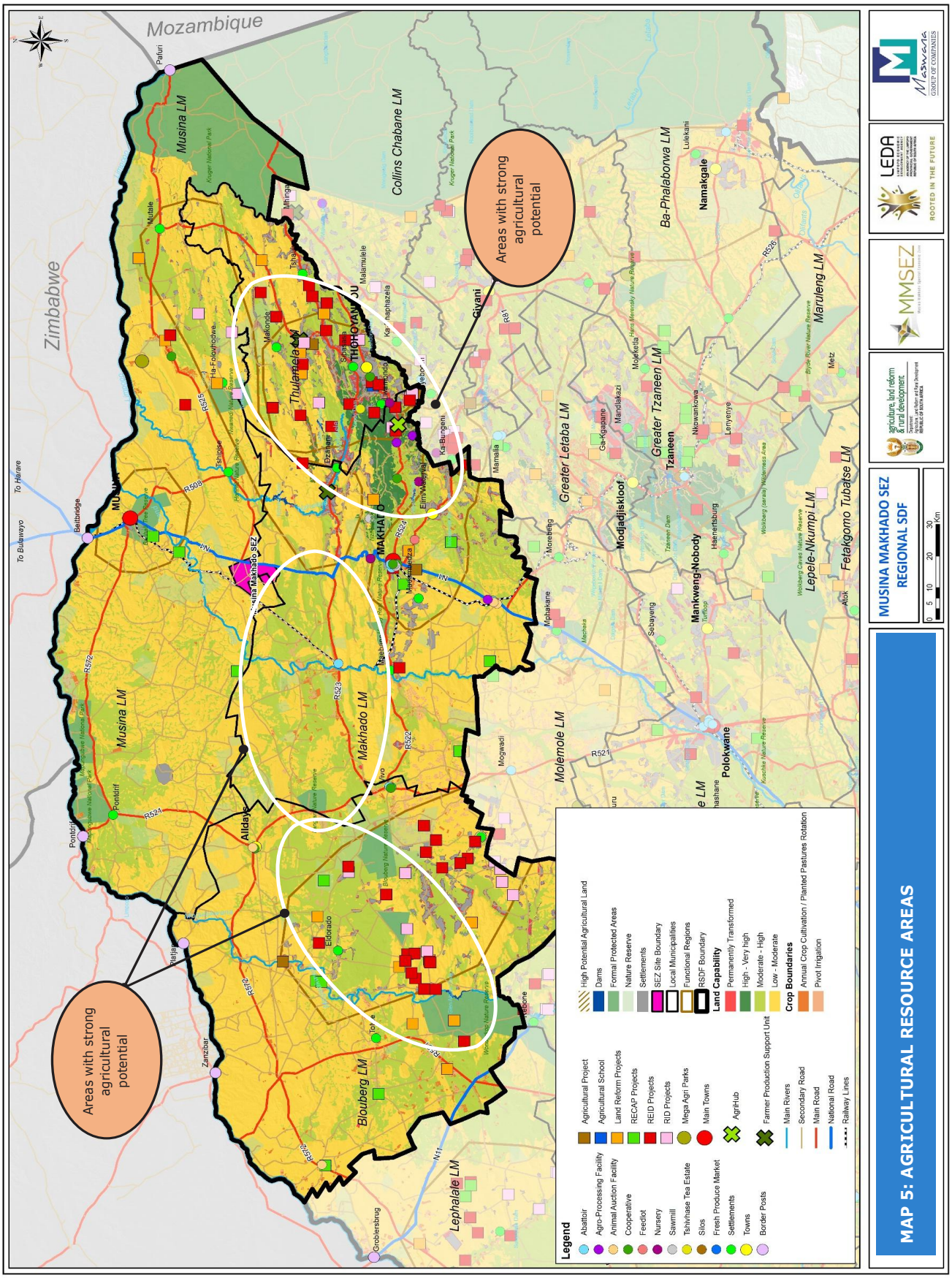
- Development of a greenfield of 1,500ha macadamia orchard in Vhembe and pack house (Venmac)
- Planning and expansion of Macadamia orchards by 200ha (Tshakuma CPA).

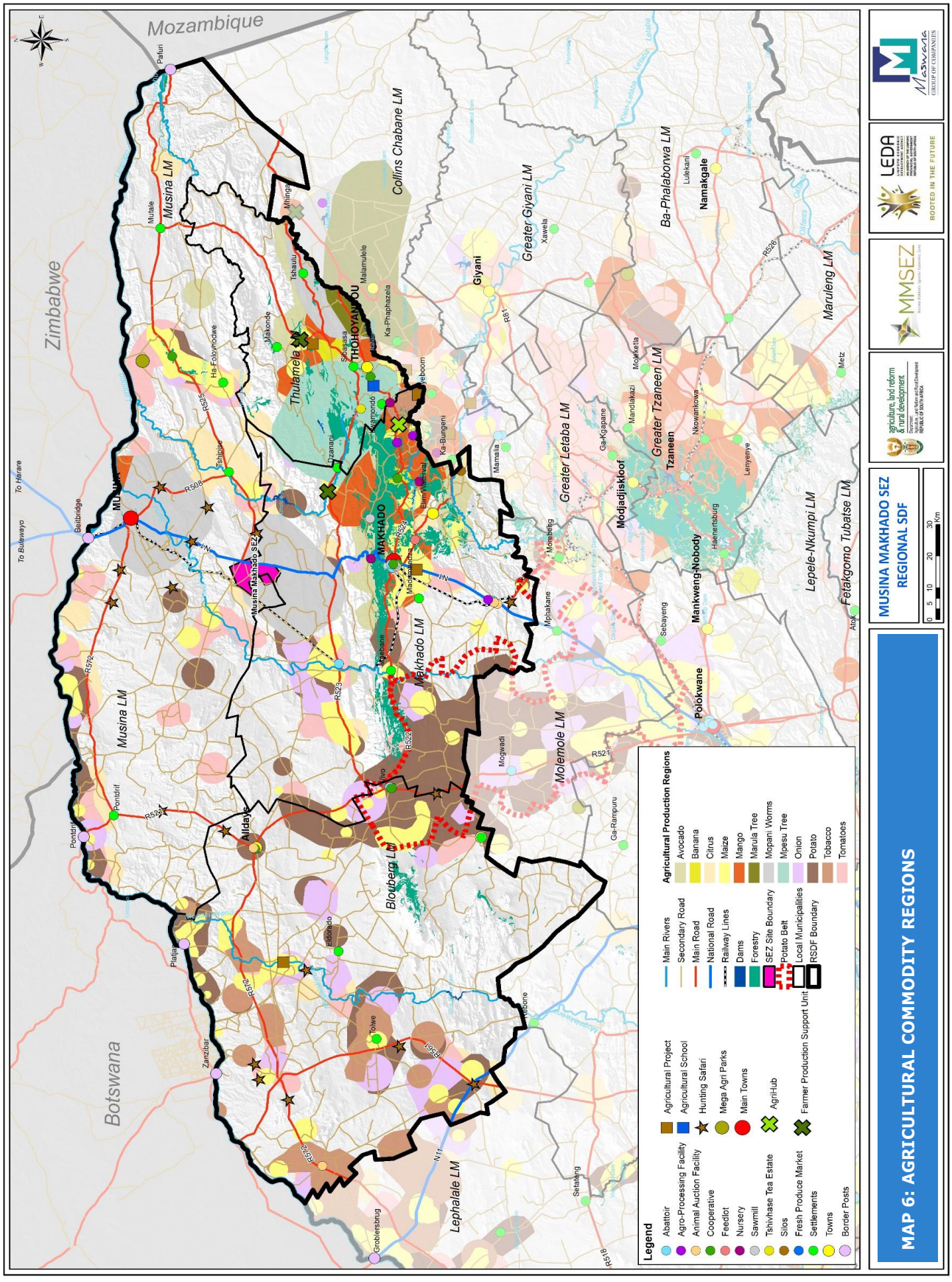






- Establishment of macadamia orchards on 500ha (Tshivhase Macadamia).
- Production of tomato for Norjax Canning.
- 1,000ha cotton production to broaden black producer participation.


Mozambique
Zimbabwe
Areas with strong agricultural potential
Areas with strong agricultural potential
Musina LM
Thulamela LM
Collins Chabane LM
Makhado LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Molemole LM
Modjadiskloof
Polokwane
Mankweng-Nobody
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Bloubeg LM
Lephalale LM
Musina Makhado SEZ
Legend
High Potential Agricultural Land
Dams
Formal Protected Areas
Nature Reserve
Settlements
SEZ Site Boundary
Local Municipalities
Functional Regions
RSDF Boundary
Land Capability
Permanently Transformed
High - Very high
Moderate - High
Low - Moderate
Crop Boundaries
Annual Crop Cultivation / Planted Pastures Rotation
Pivot Irrigation
Agricultural Project
Agricultural School
Land Reform Projects
RECAP Projects
REID Projects
RID Projects
Mega Agri Parks
Main Towns
AgriHub
Farmer Production Support Unit
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Abattoir
Agro-Processing Facility
Animal Auction Facility
Cooperative
Feedlot
Nursery
Sawmill
Tshivhase Tea Estate
Silos
Fresh Produce Market
Settlements
Towns
Border Posts
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
MAP 5: AGRICULTURAL RESOURCE AREAS


Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela
Collins Chabane LM
Greater Giyani LM
Ba-Phalaborwa LM
Namakgale
Maruleng LM
Greater Letaba LM
Greater Tzaneen LM
Tzaneen
Modjadjiskloof
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Mankweng-Nobody
Polokwane
Molemole LM
Makhado LM
Blouberg LM
Lephalale LM
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Giyani
Alldays
Beitbridge
Pontdrift
Platjan
Zanzibar
Groblersbrug
Setaleng
Mogwadi
Ga-Rampuru
Lenyenye
Haenertsburg
Nkowankowa
Mamaila
Ka-Bungeni
Ka-Phaphazela
Malamulele
Mutale
Pafuri
Mhinga
Tshaulu
Mukondeni
Ha-Folovhodwe
Tshilidzini
Tshipise
Sibasa
Tzanani
Zamdondi
Elim Hospital
Mara
Tshakhuma
Tshitale
Mohlakane
Mamaleng
Ga-Kgapane
Mandlakazi
Mokgetla
Xawela
Lulekani
Metz
Atok
Sebayeng
Tolwe
Eldorado
Rebone
Legend
Abattoir
Agro-Processing Facility
Animal Auction Facility
Cooperative
Feedlot
Nursery
Sawmill
Tshivhase Tea Estate
Silos
Fresh Produce Market
Settlements
Towns
Border Posts
Agricultural Project
Agricultural School
Hunting Safari
Mega Agri Parks
Main Towns
AgriHub
Farmer Production Support Unit
Main Rivers
Secondary Road
Main Road
National Road
Railway Lines
Dams
Forestry
SEZ Site Boundary
Potato Belt
Local Municipalities
RSDF Boundary
Agricultural Production Regions
Avocado
Banana
Citrus
Maize
Mango
Marula Tree
Mopani Worms
Mpesu Tree
Onion
Potato
Tobacco
Tomatoes
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
MAP 6: AGRICULTURAL COMMODITY REGIONS
agriculture, land reform & rural development
MMSEZ
LEDA
ROOTED IN THE FUTURE
Mavuma
GROUP OF COMPANIES

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6.5 ENERGY RESOURCES

In the search for cleaner fuel alternatives to fossil fuels, the development of energy technologies has progressed rapidly in recent years. The use of fossil fuels gained prominence as it was cheaper to extract and develop than renewable energy, but has a significant impact on the environment, due to pollution, and extensive use resulting in the depletion of reserves.

The LSDF,2015 strongly supports green, off-grid forms of technology to address infrastructure shortages in the Province. Innovative and affordable examples of the above include solar energy, rainwater harvesting, composting toilets, and recycling and up-cycling of various materials (green economy).

Major developments in energy technology includes Wind-, Hydro-, Solar- and Nuclear Energy Production, with advancements in Battery Storage capacities. The focus on efficient energy also stems to the design of production facilities and processes to maximise the efficiency of energy usage, with modern factories implementing closed systems where energy is recycled throughout the production process.

The numerous developments in the sources of energy gives rise to the potential for the MMSEZ to produce energy for its tenants, thus avoiding challenges currently experience from the national grid, such as load-shedding. The impact of a more consistent energy source, such as the planned solar energy farm at the north MMSEZ site, will improve the productivity of the MMSEZ, as well as reduce the costs of energy consumption.

The LDP,2020 is clear towards **broadening the energy mix** in the province and proposes feasibility studies to improve the current status quo. LDP wishes to embrace renewable energy to reduce the reliance on fossil fuels.

6.5.1 POWER CORRIDORS

Eskom through its Transmission Development Plan (TDP) has proposed numerous plans and strategies to managed and plan for future transmission and load requirements. The Eskom Strategic Grid Plan (SGP) formulates long term strategic transmission corridor requirements and is based on a range of generation scenarios and associated strategic network analysis. The horizon is 20 years, and the plan is updated every two to three years. The International Power Corridor is included as one of the key Transmission Corridors to strengthen energy cooperation towards the northern parts of South Africa as well as with Mozambique and Zimbabwe. This Corridor runs in a northerly direction and emanates in the Gauteng Province leading towards Beitbridge.

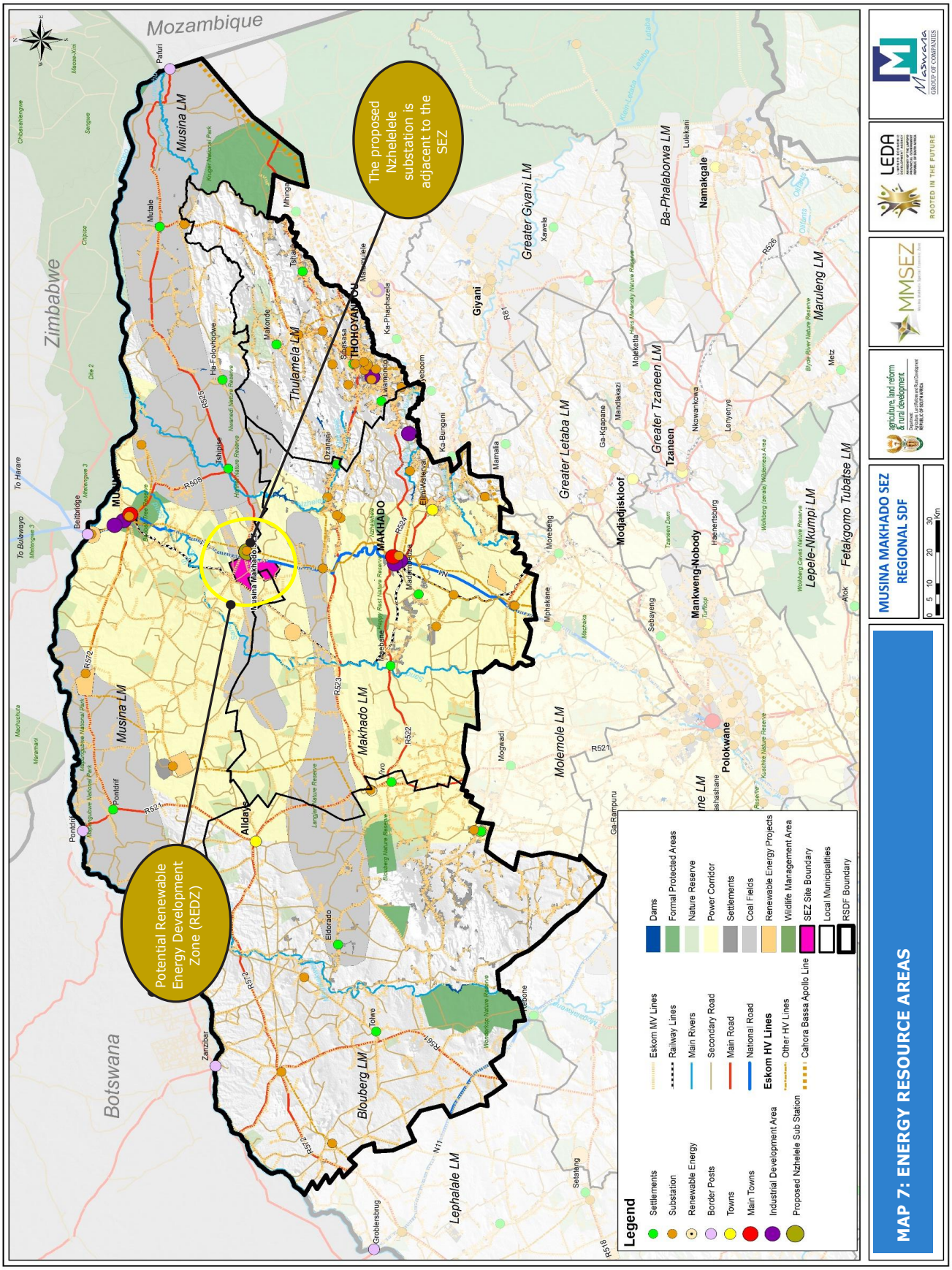
6.5.2 TRANSMISSION DEVELOPMENT

According to the Eskom Transmission Plan 2021- 2030 the following planned transmission lines and ancillary infrastructure is planned:

- A planned 400kVa transmission line from Medupi to the Witkop substation.
- A 400kVa transmission line from the Borutho substation to the newly planned Nzhelele substation. The proposed 400kV Tabor-Bokmakierie powerline will span a distance of 100 km. As part of the construction process, the existing Bokmakierie substation footprint of two hectares will increase to 23 hectares. This will allow for the construction of the three 500MVA transformers to be called the Nzhelele Main Transmission Stations.
- A Planned transmission line from the Spencer substation to the Foskor Substation.

MoZiSa project

The MoZiSa project has contributions from each of the three countries utilities. A proposed interconnector project is aimed to strengthen the transmission networks for Mozambique, Zimbabwe, and South Africa and for the entire Southern Africa Power Pool (SAPP) due to the regional dependence of the system on the wheeling of electricity to and from member countries, when the situation demands. Almost all the energy utilities within the SADC region are interconnected via SAPP, which gives them the platform to trade electricity at competitive prices to one another. The project includes construction of 400/330 kV substations at Triangle and at Orange Grove in Zimbabwe; the 275-km, 400 kV Triangle (Zimbabwe)–Nzhelele (South Africa) interconnector line and a 400 kV line bay at the Nzhelele substation in South Africa; 185-km, 400 kV Orange Grove (Zimbabwe)–Inchope (Mozambique) interconnector line; and the new 400/220 kV Inchope substation, 360-km, 400 kV Inchope–Matambo line and 115-km, 400 kV Matambo–Songo line in Mozambique.


Mozambique
Zimbabwe
Botswana
The proposed Nzhelele substation is adjacent to the SEZ
Potential Renewable Energy Development Zone (REDZ)
Musina LM
Thulamela LM
Makhado LM
Blouberg LM
Lephalale LM
Molemole LM
Greater Giyani LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Mogalakwena LM
Polokwane
Mankweng-Nobody
Modjadjiskloof
Tzaneen
Namakgale
Giyani
THOHOYANDOU
MAKHADO
Musina Makhado SEZ
Beitbridge
Alldays
Pontdrif
Groblersbrug
Legend
Settlements
Substation
Renewable Energy
Border Posts
Towns
Main Towns
Industrial Development Area
Proposed Nzhelele Sub Station
Eskom MV Lines
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Eskom HV Lines
Other HV Lines
Cahora Bassa Apollo Line
Dams
Formal Protected Areas
Nature Reserve
Power Corridor
Settlements
Coal Fields
Renewable Energy Projects
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
MAP 7: ENERGY RESOURCE AREAS
LEDA
ROOTED IN THE FUTURE
MMSEZ
agriculture, land reform & rural development
Mesware
GROUP OF COMPANIES

6.6 CLIMATE AND RESILIENCE

Climatic factors such as precipitation and temperature have perhaps the greatest influence on the distribution and availability of freshwater in the region. Due to its location in an area of transition between major climatic zones, the climate of the region is variable. The climate of the region is affected by a series of different air-masses:

- Dry continental tropical.
- Marine western Mediterranean.
- The equatorial convergence zone.
- Moist maritime sub-tropical eastern.

While a region of relatively low rainfall, most of the precipitation occurring in the region basin falls within a short window, during the summer months, with approximately 95 % falling between October and April and a rainfall concentration index for the basin of 60 % (100% indicates all rainfall occurring in one month; FAO 2004). Rainfall events are highly episodic and intense, usually associated with convective thunderstorms (SARDC 2002). Average precipitation varies from as low as 200 mm per annum in the hot, dry parts of the basin (around the confluence of the Limpopo and the Shashe Rivers), to as high as 1 500 mm per annum in higher rainfall areas, such as the Drakensberg escarpment. This area experiences such high rainfall due to orographic effect where moist air is forced to cool quickly as air masses pass over areas of higher relief. This rapid cooling induces rain to fall on the windward side of the area of relief. In these circumstances, the leeward side of the relief often experiences lower than average rainfall, which is often known as a rain shadow.

Climate change will likely have a large impact on groundwater in the basin if it affects the rate of recharge. This will happen primarily if climate change affects the frequency and intensity of severe weather - in other words, whether storms can generate sufficient surface flow to produce adequate pulses of percolating water which penetrates beyond the root zones of most plants, contributing to rising water levels. It has already been observed that **groundwater levels respond strongly to severe storms**. While these generate large floods, they also contribute the critical component of recharge required for sustainable groundwater resources.

6.6.1 MANAGING CLIMATE CHANGE

The following guideline could improve how climate change is managed in the region:

- Managing conflicts between mining companies and other land and water users and avoid detrimental conversion of landscapes which could reduce the future socio-economic potential of climate-adapted resource use.
- Enhance current knowledge of shifts in disease prevalence and patterns because of climate change.
- Investigating opportunities towards 'Climate Smart Agriculture' which seeks to increase sustainable productivity, strengthen farmers' resilience, reduce agriculture's greenhouse gas emissions, and increase carbon sequestration.

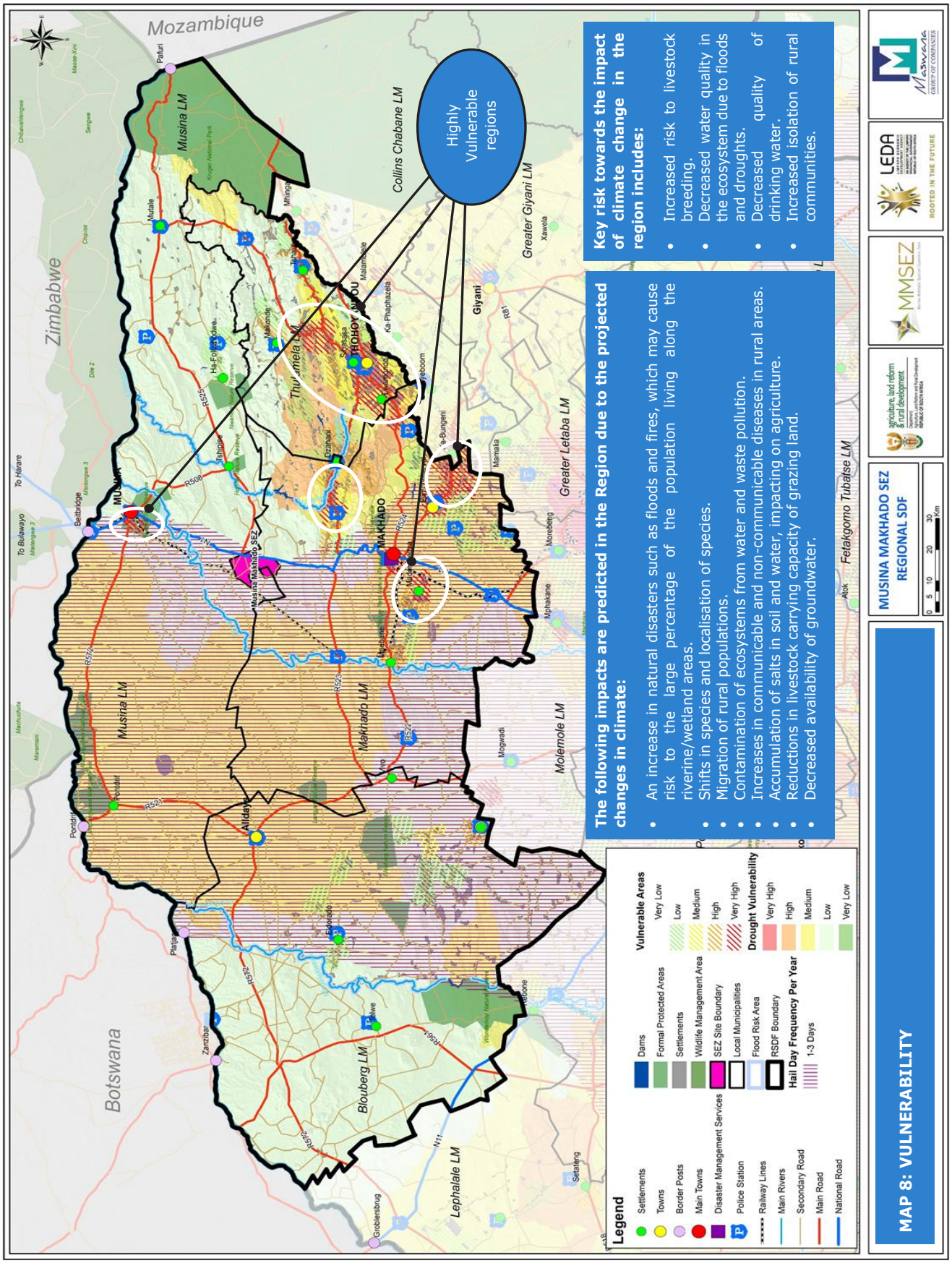
6.6.2 VULNERABILITY

Risk and vulnerability contribute to poverty, loss of lives and property, environmental and infrastructural destruction, food insecurity and unavailability of water resources. Limpopo has been identified as the most vulnerable province in terms of climate change impact on agriculture, mainly due to the high percentage of small-scale farmers. The region is prone to natural disasters such as floods and drought. There is a risk that climate change may worsen the already deteriorate agro ecology.

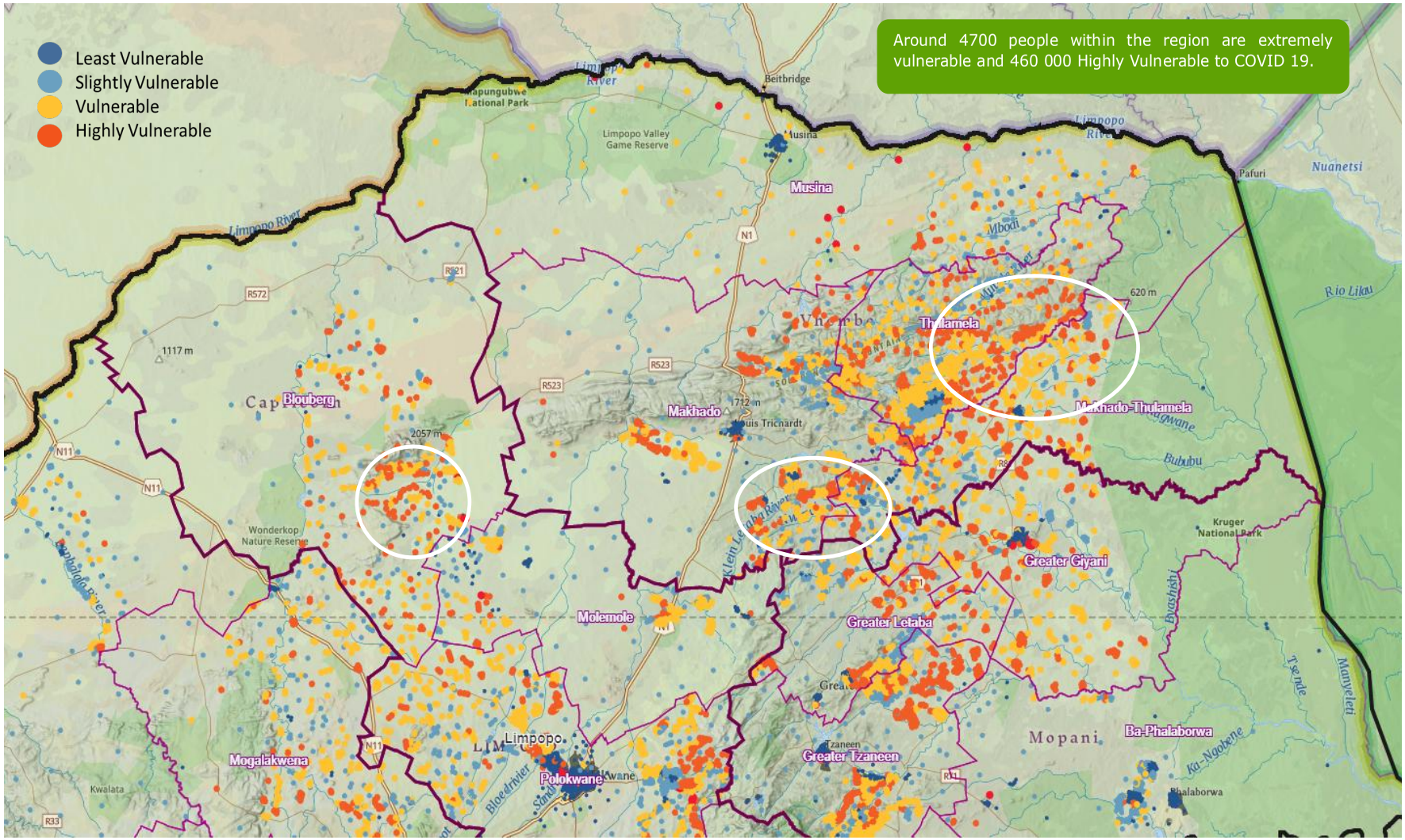
6.6.3 COVID 19

The Council for Scientific and Industrial Research (CSIR) in collaboration with Albert Luthuli Centre for Responsible leadership have developed a set of COVID-19 Vulnerability Indicators using available data and knowledge. It identifies vulnerabilities present in communities and identifying areas in need of targeted coordinated interventions and early response. The purpose of the indicators is intended to support the early prevention/mitigation and preparedness phase of the disaster management cycle and informing disaster management decision making. Transmission potential areas identify areas that prevent social distancing to be practiced and were limitations of practicing good basic hygiene. The health susceptibility index denotes areas where large number of people are potential more susceptible to being adversely affected by COVID-10 due to factors such as age and underlying health conditions.

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Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Molemole LM
Makhado LM
Blouberg LM
Lephalale LM
Highly Vulnerable regions
Key risk towards the impact of climate change in the region includes:
Increased risk to livestock breeding.
Decreased water quality in the ecosystem due to floods and droughts.
Decreased quality of drinking water.
Increased isolation of rural communities.
The following impacts are predicted in the Region due to the projected changes in climate:
An increase in natural disasters such as floods and fires, which may cause risk to the large percentage of the population living along the riverine/wetland areas.
Shifts in species and localisation of species.
Migration of rural populations.
Contamination of ecosystems from water and waste pollution.
Increases in communicable and non-communicable diseases in rural areas.
Accumulation of salts in soil and water, impacting on agriculture.
Reductions in livestock carrying capacity of grazing land.
Decreased availability of groundwater.
Legend
Settlements
Towns
Border Posts
Main Towns
Disaster Management Services
Police Station
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Formal Protected Areas
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
Flood Risk Area
RSDF Boundary
Hail Day Frequency Per Year
1-3 Days
Vulnerable Areas
Very Low
Low
Medium
High
Very High
Drought Vulnerability
Very High
High
Medium
Low
Very Low
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 8: VULNERABILITY

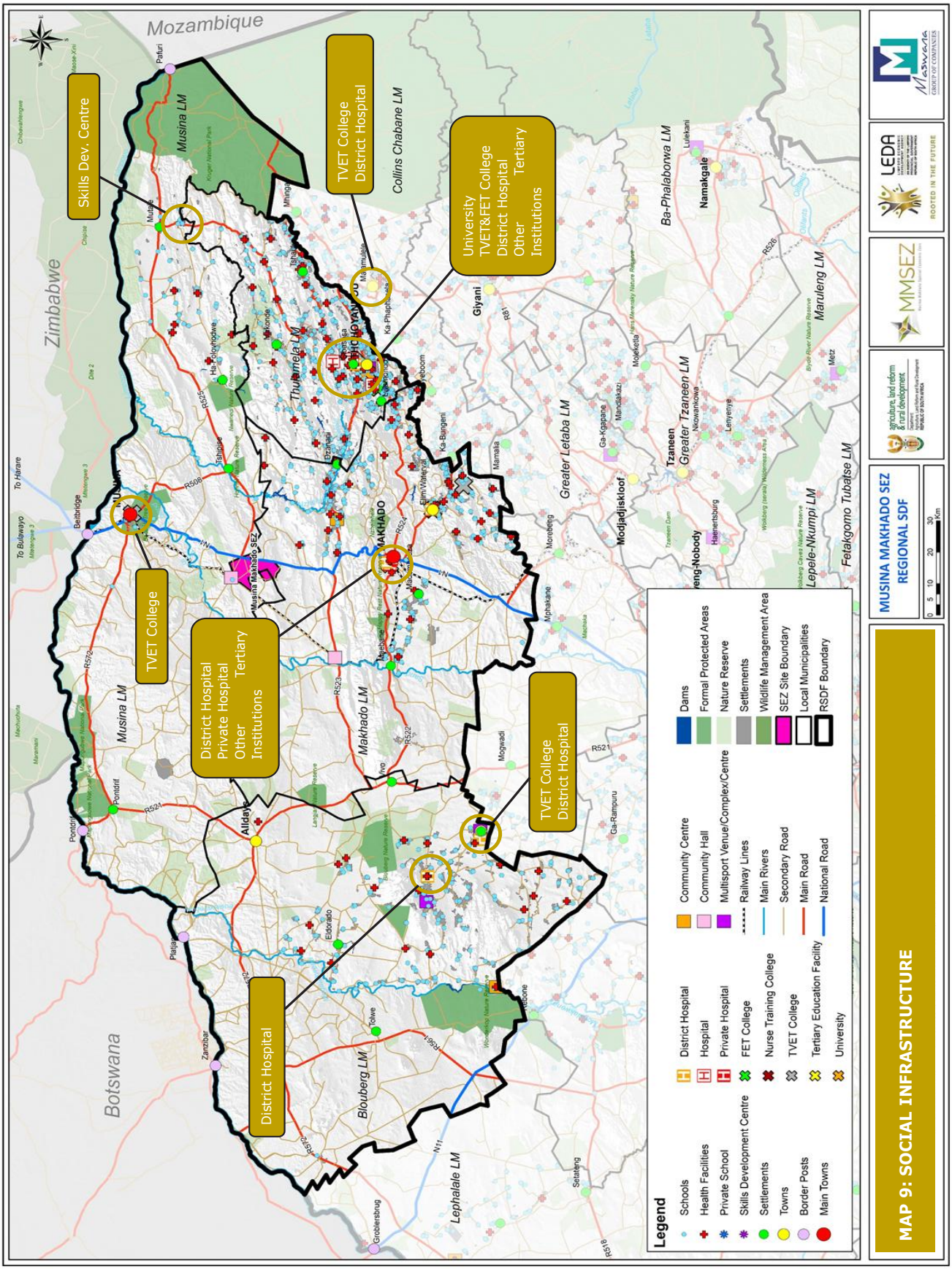
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CHAPTER 7. SOCIO - ECONOMIC ENVIRONMENT

DEMOGRAPHIC OVERVIEW (STATS, 2022)	BLOUBERG	MAKHADO	MUSINA	THULAMELA	TOTAL
Population	192 109	502 397	130 899	575 929	**1 401 334**
Age Structure					
Population under 15	35,0%	31,3%	27,5%	31,8%	**31,7%**
Population 15 to 64	56.5,0%	61,6%	69,1%	61,7%	**61,6%**
Population over 65	8.5,0%	7,1%	3,4%	6,5%	**6,7%**
Dependency Ratio					
Per 100 (15-64)	77.0	62,3	44,7	62	**63.7**
Sex Ratio					
Males per 100 females	84.4	88.7	108,8	87,2	**88,9**
Population Growth					
Per annum	0,9%	1,94%	2,17%	2.39%	**2.05%**
Labour Market					
Unemployment rate (official)	39,2%	36,7%	18,7%	43,8%	**37,9%**
Youth unemployment rate (official) 15-34	47,2%	49,6%	22,5%	58,3%	**49,8%**
Education (aged 20 +)					
No schooling	20,4%	16,2%	15,3%	13,4%	**15,9%**
Matric	18,9%	24,7%	22,0%	28,6%	**25,4%**
Higher education	5.6%	10,1%	7,1%	13,9%	**10,4%**
Household Dynamics					
Households	57 575	140 338	45 934	142 527	**386 374**
Average household size	3,3	3,6	2.8	4	**3,6**
Female headed households	57,3%	49,0%	43,4%	50,4%	**50,5%**
Formal dwellings	96,5%	94,7%	90,8%	96,4%	**95,0%**
Housing owned	65,4%	76,0%	40,7%	87,0%	**74.5%**
Household Services					
Flush toilet connected to sewerage	30,9%	29,7%	56,4%	28,1%	**30,5%**
Weekly refuse removal	33,3%	20,7%	49,6%	28,9%	**28,6%**
Piped water inside dwelling	3274%	26,0%	35,1%	26,0%	**27,4%**
Electricity for lighting	97,7%	95,7%	92,31	97,7%	**96,3%**


Mozambique
Zimbabwe
Botswana
Skills Dev. Centre
TVET College
District Hospital
Private Hospital
Other
Institutions
Tertiary
TVET College
District Hospital
TVET College
District Hospital
University
TVET&FET College
District Hospital
Other
Institutions
Tertiary
District Hospital
Musina LM
Thulamela LM
Collins Chabane LM
Makhado LM
Blouberg LM
Lephalale LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Modjadiskloof
Namakgale
Giyani
MAKHADO
Musina Makhado SEZ
Legend
Schools
Health Facilities
Private School
Skills Development Centre
Settlements
Towns
Border Posts
Main Towns
District Hospital
Hospital
Private Hospital
FET College
Nurse Training College
TVET College
Tertiary Education Facility
University
Community Centre
Community Hall
Multisport Venue/Complex/Centre
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Formal Protected Areas
Nature Reserve
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30
Km
MAP 9: SOCIAL INFRASTRUCTURE

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7.1 SOCIO-ECONOMIC INFRASTRUCTURE

7.1.1 EDUCATION

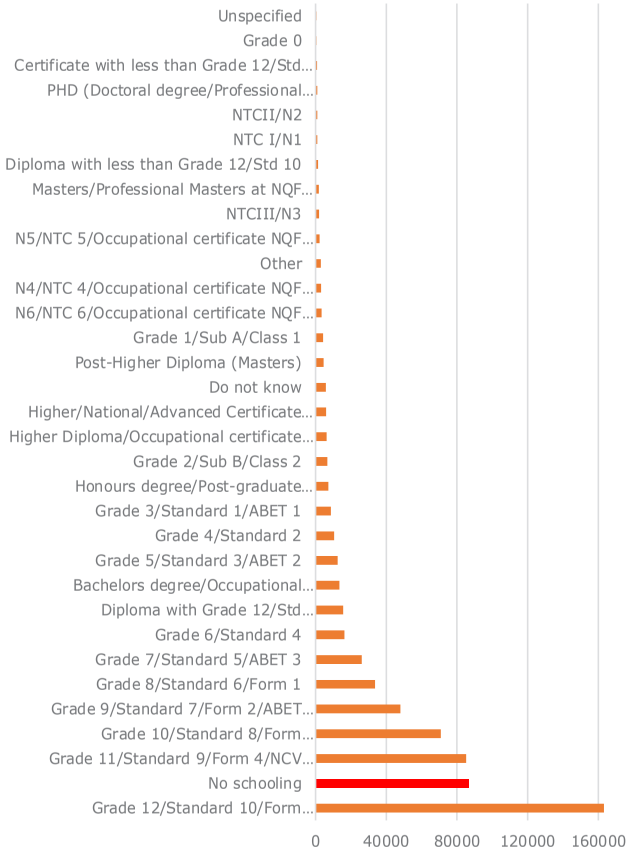


Figure 22: Highest Educational Levels within the Region

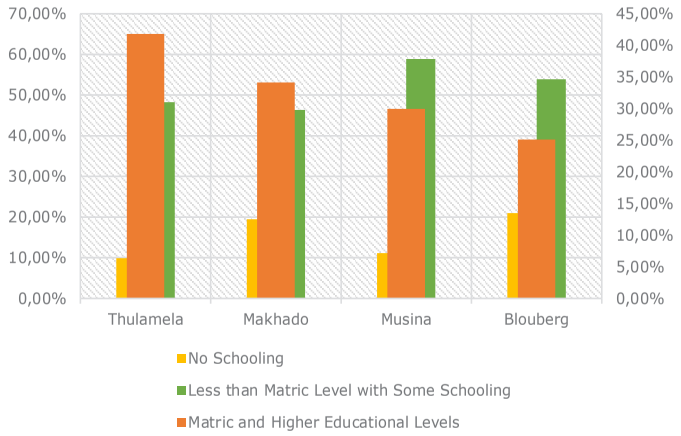


Figure 23: Education main groups, Stats SA, 2022

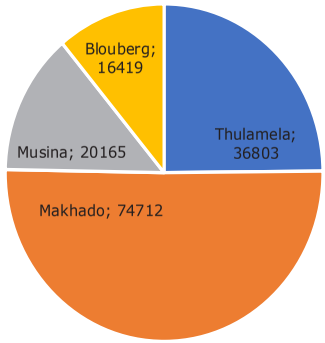


Figure 24: Percentage of people with Matric or higher that have completed further studies (diploma and degrees)

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Taking the above (previous page) figures in consideration the following key observations can be made:

- The highest amount of skilled people is evident in the Thulamela Local Municipality which accounts for just over 40% of people with qualification levels of matrix and higher.
- Blouberg is the poorest performing in terms of education levels with levels of no schooling amounting to 21%.
- People with no schooling amounts to second largest proportion of educational levels in the region.
- Around 230000 people within the region have education levels with matric or higher.
- Makhado Local Municipality host the most people with qualification levels above matrix level. The highest concentration of highly skilled people is therefore concentrated in Makhado.
- Less skilled labour is evident within the Blouberg Local Municipality.
- Low levels of education and skills limit the possible potential of much needed job creation.

7.1.1.1 KNOWLEDGE ECONOMY

One of the main trends (local, provincial, and national) within modern society is the movement towards knowledge and information-based economies. According to the World Bank (2012), knowledge economies are defined by four pillars. These are 1) institutional structures that provide incentives for entrepreneurship and the use of knowledge, 2) skilled labour availability and good education systems, 2) ICT infrastructure and access, and, finally, 4) a vibrant innovation landscape that includes academia, the private sector, and civil society.

Key observations from the Socio-Economic Infrastructure for the region includes:

- A Nursing training facility is evident in Elim/Waterval.
- Research Stations/facilities are evident in the Mapungubwe National Park (Interpretation Centre),
- A Research station is evident in Maebani close to Spies Dam.
- The Schoemansdal Environmental Educational Centre just west of Makhado/Louis Trichardt.
- A Tertiary educational facility in Louis Trichardt.
- A TVET College is evident in Ha-Mashamba/Chavani.
- An FET College is evident in Shayandima/Tshisahulu towards the southwest of Thoyondou.
- A University campus is based in Thohoyandou.
- A TVET and other Tertiary educational facility is evident in Miluwani/Sibasa just north east of Thoyondou.
- A TVET College is based in Musina.
- A Skills Development Centre is based at Mutele, just south of Masisi.
- Limited Tertiary training facilities are noted within the Blouberg Local Municipality.

Although the province has a wide range of indigenous plant species and a rich heritage of indigenous knowledge on the use of plants as traditional medicines, little formal institutions are evident to build on this knowledge.

The LDP, 2020 propose that funding for research in, and development of, local mining technology, considering the wealth of knowledge from current and former mining employees and to promote the involvement of the low-level workers (operators) in the research and development of equipment. Other initiatives include the development of a Science and Technology Park to prepare and align towards the 4IR.

7.1.2 HEALTH

The leading single causes of premature mortality (as measured in Years of Life Lost (YLLs) which take age at premature death into account) were TB; diarrhoeal diseases; lower respiratory infections; and HIV/AIDS. Overall, this suggests that HIV-related mortality is by far the leading cause of premature mortality.

The region has an estimated medical scheme coverage of around 7-8%, meaning that the remaining 92% of the population uses public-health services. Anticipating that the region would benefit from the rollout of National Health Insurance (NHI).

The Traditional Healers Association is recognised by the DoH as a critical stakeholder that interacts with most people in the Limpopo Province and provides traditional forms of treatment, medicine, and spiritual healing.

As per the LDP, 2020, certain areas could improve, namely general and emergency healthcare services, accessibility to medical facilities in rural areas, service delivery in hospitals and increasing staff numbers to reduce patient waiting times.

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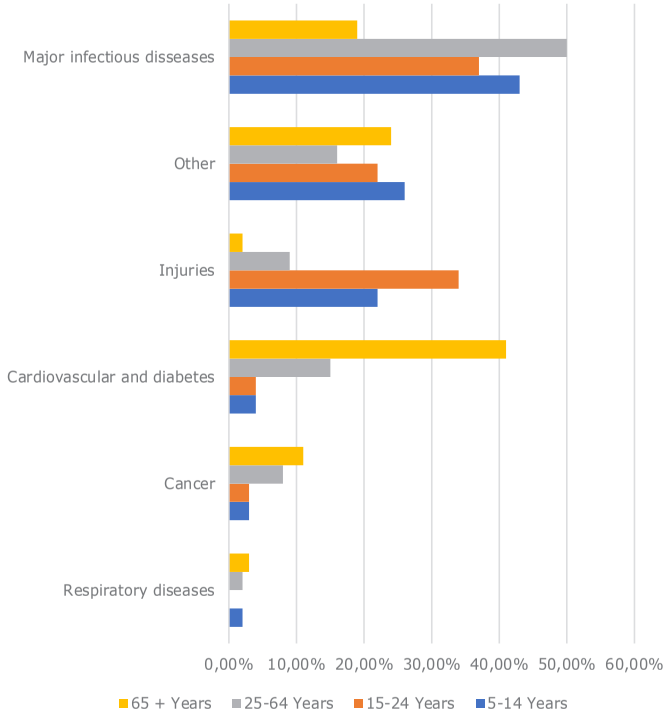


Figure 25: Leading cause of death per age group (Stats SA)

Key Hospitals in the region include:

- Public Hospitals (Elim, Donald Fraser, Malamulele, Louis Trichardt, Siloam, Botlokwa, Helen Franz and Messina.
- Private Hospitals (Zoutpansberg and Quality Care both in Louis Trichardt).
- Psychiatric Hospitals (Thohoyandou).

- Numerous Clinics within the region service local communities with much needed basic health care. Community health workers based at every clinic, provide outreach to households in the community and patients with chronic conditions, including TB, HIV, hypertension, and diabetes.

Key health challenges in the region include:

- High numbers of malaria cases.
- There is a shortage of psychiatric care facilities and services, both in the communities under the Department of Social Development and those under in-patient care.
- Violence and injuries form one of the four components of the quadruple burden of disease that the region faces.
- High prevalence of disability in the region.
- The maintenance of facilities.
- Shortage of specialist health care workers.
- Maintaining stock and pharmaceutical products.
- Academic and Training facility shortages.
- Covid 19 deaths for the region amounts to just over 360 (21 March 2021), this is mostly contributed to the second wave with numbers declining over the past few months. A third wave is expected in May/June which could trigger a further increase in Covid 19 deaths.

7.1.3 GOVERNMENT SERVICES

Key opportunities include:

Provide for decentralization of government services to nodal points, as well as population concentration points so that access can be obtained in an economic way. **Key services in the region include:**

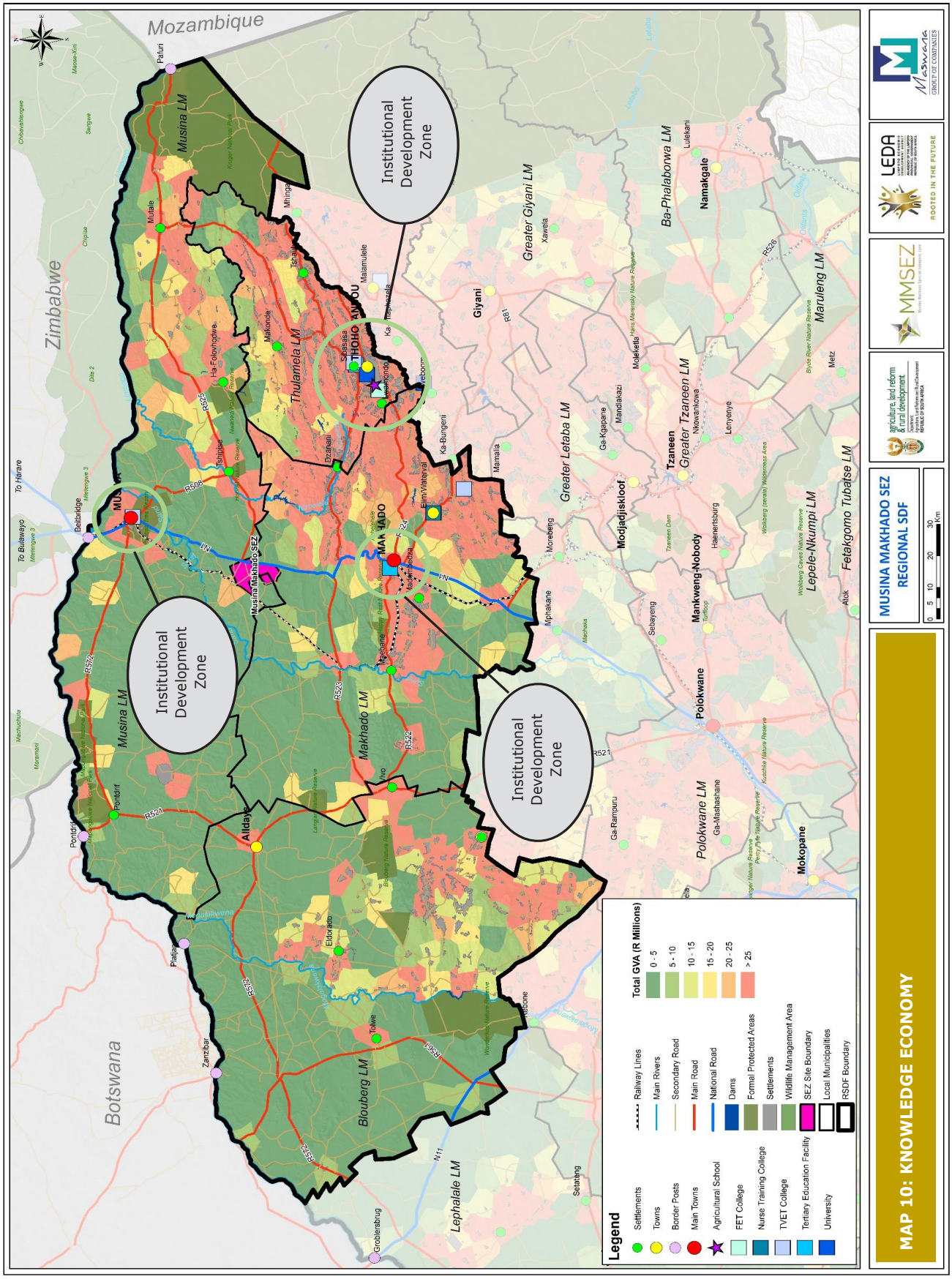
Table 10: Key Schools within the RSDF Region

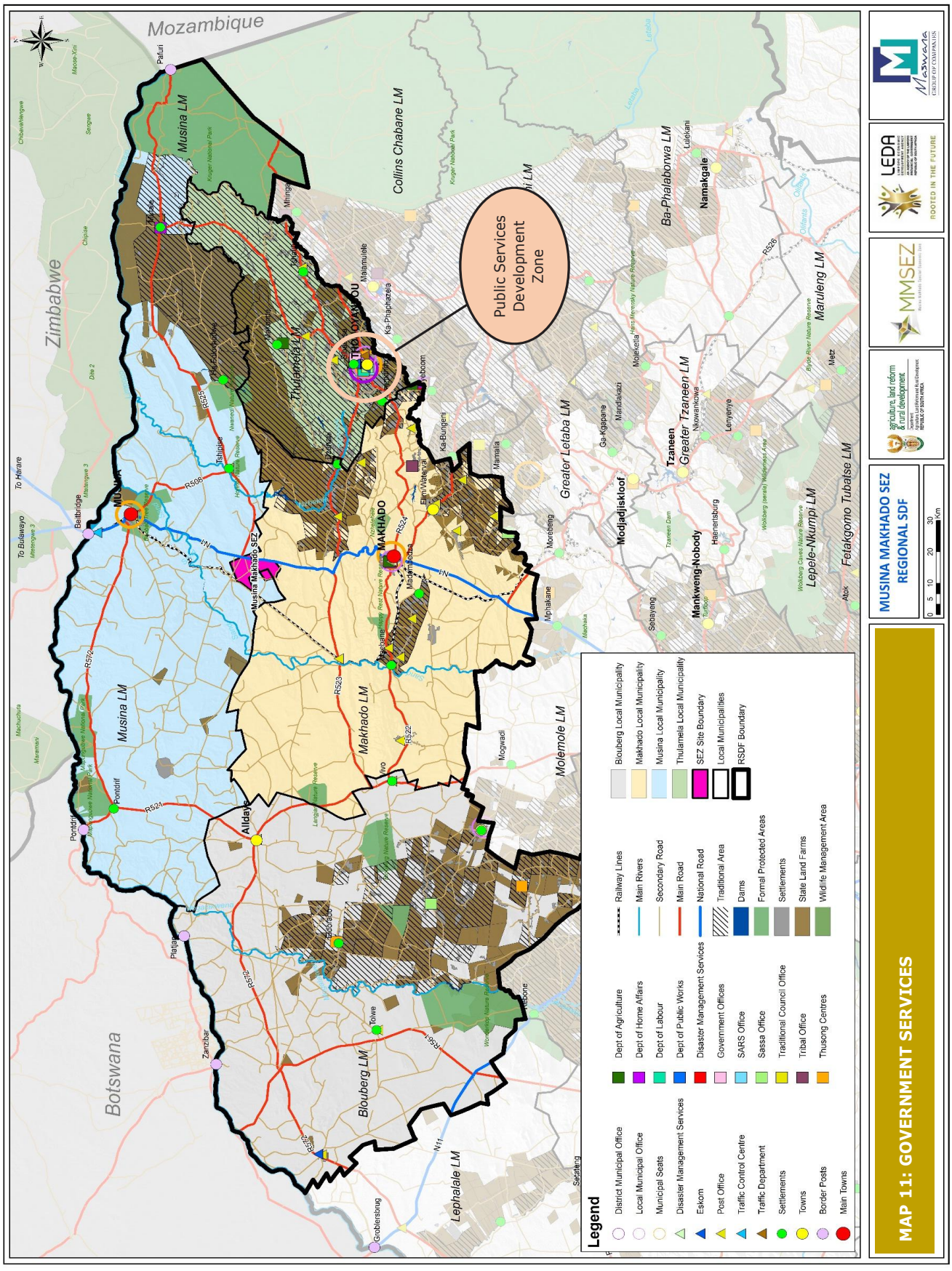
SERVICE TYPE	AREA	RESPONSIBILITY
Primary Schools	Regional	Dept of Education
Secondary Schools	Regional	
Agricultural Schools/College	Musina (Madzivhandila)	
TVET/FET Colleges Nursing College	Musina (require FET) Dzanani	Dept of Higer Education / Health

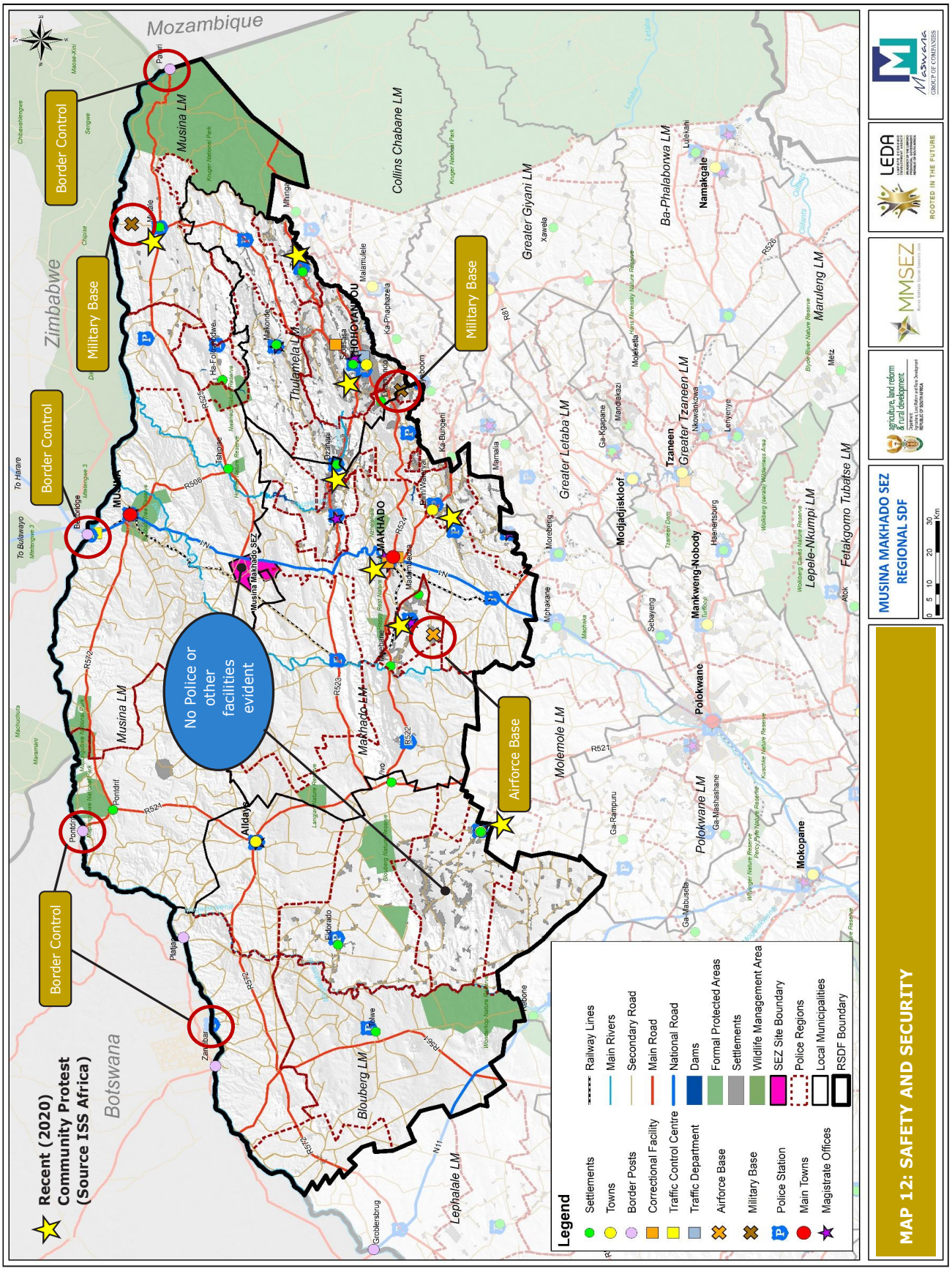
SERVICE TYPE	AREA	RESPONSIBILITY
	Elim (Nursing)	
Clinics	Regional	Dept of Health
Health centres	Blouberg Ratshaatshaa Bungeni Magoro Makhado Ravele	
State Hospitals	Senwabarwana Siloam Elim Louis Trichardt Musina Malamulele Hayani Tshilidzini	
Private Hospital	Louis Trichardt	Private
Police Stations	Police Regional Areas SAPS Training Facility – Thohoyandou.	Dept of Safety and Security
Post Office	Regional / Main Centres	Post Office
Main Traffic Centres	Senwabarwana Musina Louis Trichardt	Municipalities Province
Municipal Seat (Main office)	Senwabarwana Louis Trichardt Musina Thohoyandou (Local and District) (satellite offices are availalbe in other growth centres)	Local Municipality
Thusong Service Centres	Eldorado (Blouberg)	Dept of Education Dept of Agriculture Dept of Labour
	Madimbo (Musina) Mtititi (Thulamela)	SAPS Dept of Health Local Municipality
Libraries	Regional	Dept of Education
Tourism Office	Makhado (along the N1) Musina (Mapungubwe Complex)	Limpopo Tourism and Parks Board SANPARKS
SASSA Regional Office	Thohoyandou	Dept of Social Development



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MAP 10: KNOWLEDGE ECONOMY
MUSINA MAKHADO SEZ
REGIONAL SDF
Mozambique
Zimbabwe
Botswana
Institutional Development Zone
Institutional Development Zone
Institutional Development Zone
Musina LM
Thulamela LM
Makhado LM
Blouberg LM
Lephalale LM
Polokwane LM
Greater Giyani LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Musina Makhado SEZ
Legend
Settlements
Towns
Border Posts
Main Towns
Agricultural School
FET College
Nurse Training College
TVET College
Tertiary Education Facility
University
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Formal Protected Areas
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Total GVA (R Millions)
0 - 5
5 - 10
10 - 15
15 - 20
20 - 25
> 25
LEDA
ROOTED IN THE FUTURE
MMSEZ
Masweu
GROUP OF COMPANIES


Mozambique
Zimbabwe
Botswana
Public Services Development Zone
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 11: GOVERNMENT SERVICES
Legend
Musina LM
Makhado LM
Blouberg LM
Lephalale LM
Molemole LM
Collins Chabane LM
Thulamela LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Modjadjiskloof
Tzaneen
Namakgale
Mankweng-Nobody
Musina Makhado SEZ
MAKHADO
Beitbridge
Pontdrif
Alldays
Pietlagte
Groblersbrug
Tshipise
Tshikuvhe
Malamulele
Ka-Phaphazela
Ka-Bungeni
Ga-Kgapane
Mandlakazi
Lenyenye
Metz
Atok
Sebayeng
Hanglip Mountain Nature Reserve
Wolkberg (serala) Wilderness Area
Wolkberg Caves Nature Reserve
Ribbok Nature Reserve
Ohrigstad Dam
Tzaneen Dam
Blouberg Nature Reserve
Wonderkop Nature Reserve
Langjan Nature Reserve
Makuleke Contractual Park
Mapungubwe National Park
Kruger National Park
Blouberg Local Municipality
Makhado Local Municipality
Musina Local Municipality
Thulamela Local Municipality
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Traditional Area
Dams
Formal Protected Areas
Settlements
State Land Farms
Wildlife Management Area
District Municipal Office
Local Municipal Office
Municipal Seats
Disaster Management Services
Eskom
Post Office
Traffic Control Centre
Traffic Department
Settlements
Towns
Border Posts
Main Towns
Dept of Agriculture
Dept of Home Affairs
Dept of Labour
Dept of Public Works
Disaster Management Services
Government Offices
SARS Office
Sassa Office
Traditional Council Office
Tribal Office
Thusong Centres
0 5 10 20 30 Km
LEDA
MMSEZ
Masvingo
ROOTED IN THE FUTURE


Mozambique
Zimbabwe
Botswana
Border Control
Military Base
Airforce Base
No Police or other facilities evident
Recent (2020) Community Protest (Source ISS Africa)
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Ba-Phalaborwa LM
Maruleng LM
Greater Letaba LM
Greater Tzaneen LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Molemole LM
Polokwane LM
Makhado LM
Blouberg LM
Lephalale LM
MUSINA
MAKHADO
Musina Makhado SEZ
Polokwane
Mokopane
Namakgale
Modjadjiskloof
Mankweng-Nobody
Alldays
Pontdrift
Beitbridge
Groblersbrug
Legend
Settlements
Towns
Border Posts
Correctional Facility
Traffic Control Centre
Traffic Department
Airforce Base
Military Base
Police Station
Main Towns
Magistrate Offices
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Formal Protected Areas
Settlements
Wildlife Management Area
SEZ Site Boundary
Police Regions
Local Municipalities
RSDF Boundary
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 12: SAFETY AND SECURITY
agriculture, land reform & rural development
LEDA
MMSEZ
Mawela
ROOTED IN THE FUTURE

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7.2 SAFETY AND SECURITY

Crime in South Africa is hurting investment and growth causing a negative impact on employment opportunities (Mtati, 2012:14). The threat of crime diverts resources to protection efforts, exacts health costs through increased stress, and generally creates an environment not conducive to productive activity. Furthermore, Crime and related social problems are identified as the most important impediment to capital expenditure and an on-going investment by foreign investors (Mtati, 2012:15).

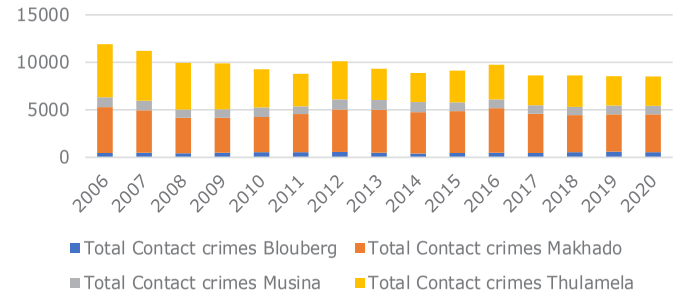


Figure 26: Total Contact Crimes per Local Municipality

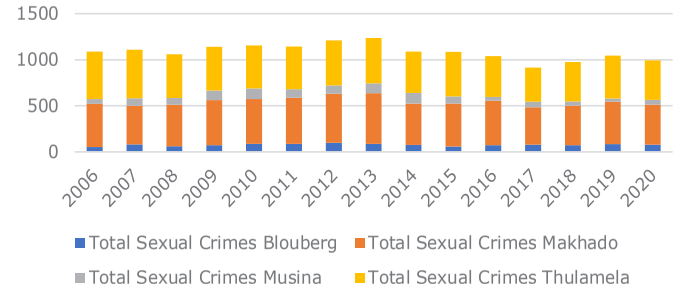


Figure 27: Total Sexual Crimes per Municipality

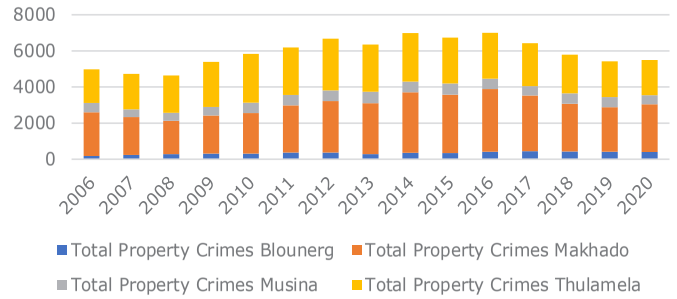


Figure 28: Total Property crimes per Municipality

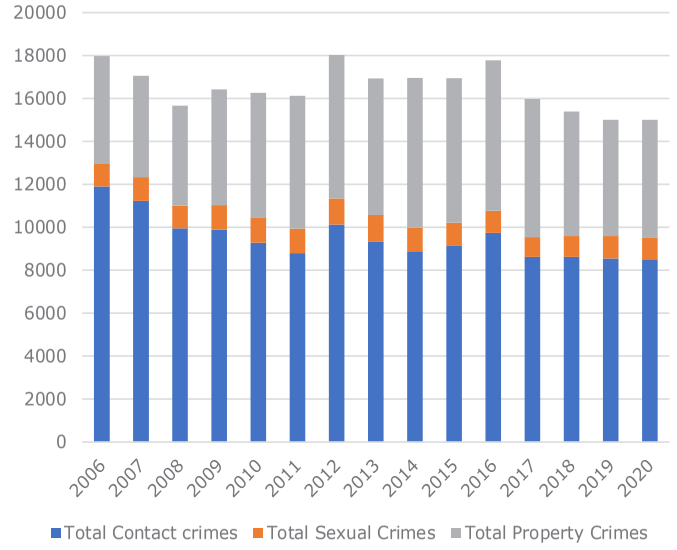


Figure 29: Total Crimes within the region

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7.2.1.1 HUMAN RESOURCES

7.2.2 POPULATION

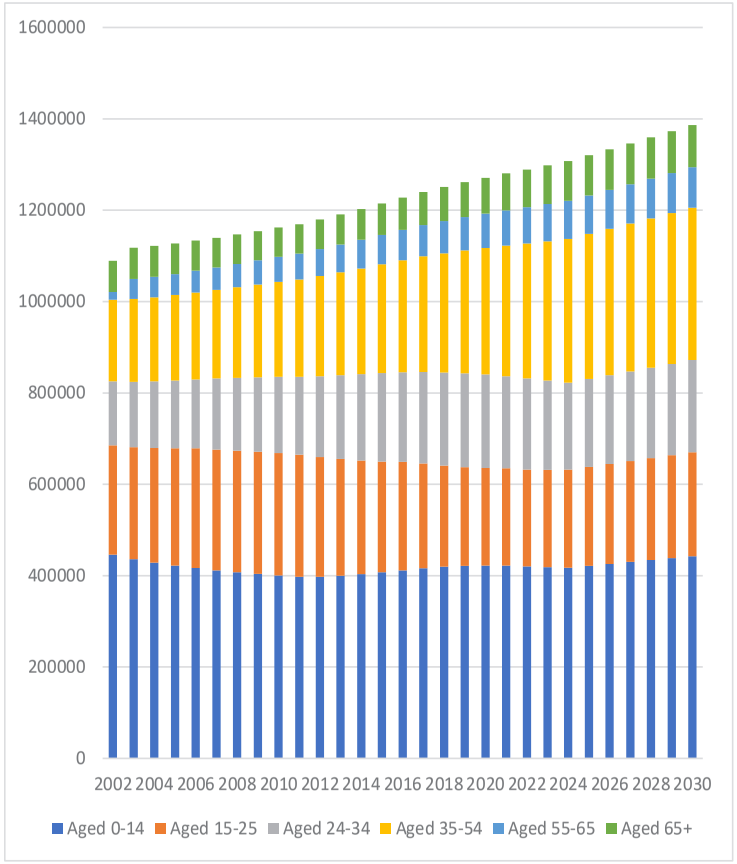


Figure 30: Population growth trends per age group

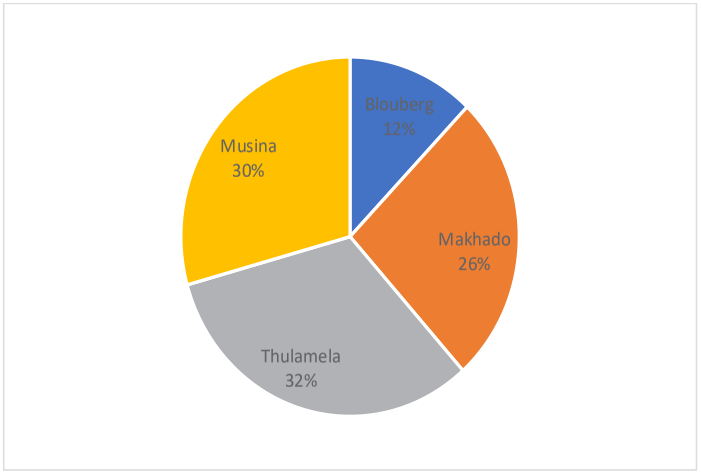


Figure 31: Population growth per Local Municipal Region

7.2.3 POVERTY AND VULNERABILITY

As per the LDP, 2020, Social Grants are administered by the South African Social Security Agency (SASSA) whose mandate it is to ensure the provision of comprehensive social security services to mitigate vulnerability and poverty, within the South African constitutional and legislative framework. Social Grants are in place to improve standards of living and to redistribute wealth to create a more equitable society. Grants are targeted at categories of people who are vulnerable to poverty and include the following: Old Age Grant, Disability Grant, War Veteran's Grant, Grant in Aid, Care Dependency Grant, Foster Child Grant, and Child Support Grant.

7.2.3.1 HOUSEHOLD INCOME

Household income is the clearest indicator of socio-economic welfare in a study area. The total income for a household includes salaries and wages, social grants, revenue on investments, gifts, and all other income sources. Household income in a study area can also be illustrated according to the proportion of households in each income bracket.

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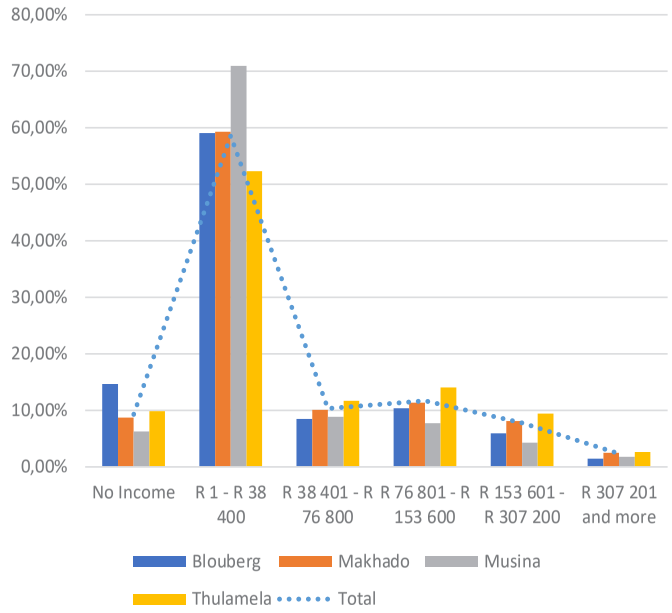


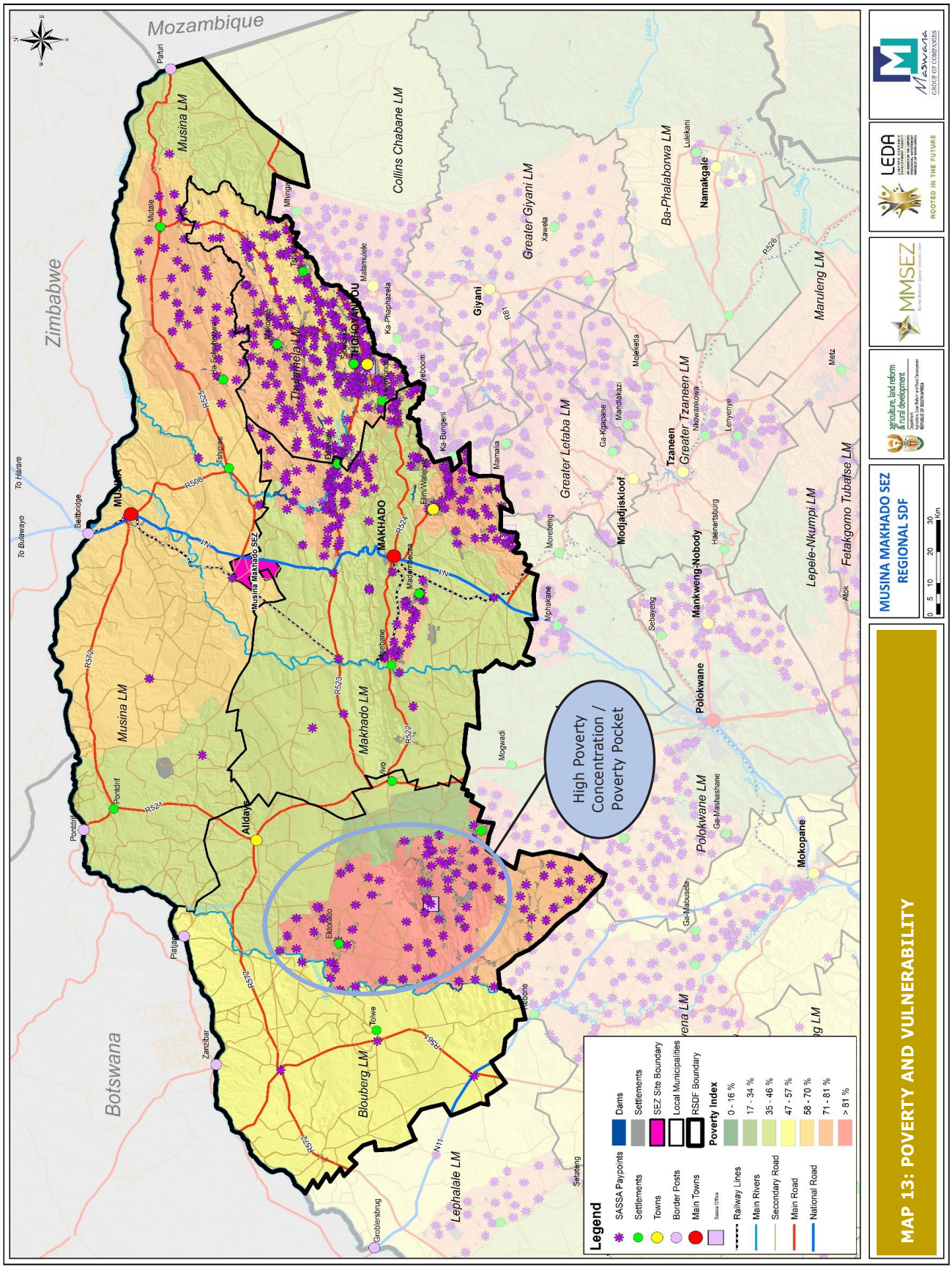
Figure 32: Household Income (key income groups)

7.2.3.2 VULNERABLE GROUPS

Vulnerable groups within a society include children, youth, women, and the elderly. Special provision and planning need to be made to accommodate and protect these groups within a society. This sub-section provides a brief overview of the social profile of these groups.

The youth form a vital component in the drive towards the development of any region. The youth represent new entrants into the country's labour force and will also serve as the basis for future demographic growth. The youth can therefore be either a major source of provincial development or serious social conflict.




Mozambique
Zimbabwe
Botswana
Musina LM
Collins Chabane LM
Thulamela LM
Greater Giyani LM
Ba-Phalaborwa LM
Namakgale
Giyani
Greater Letaba LM
Greater Tzaneen LM
Maruleng LM
Modjadjiskloof
Tzaneen
Metz
Musina Makhado SEZ
MAKHADO
Makhado LM
Blouberg LM
Polokwane
Polokwane LM
Mankweng-Nobody
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Mokopane
Lephalale LM
Alldays
Pontdrif
Beitbridge
Musina
Tshipise
Elim/Waterval
Ga-Kgapane
Mamaila
Moletjie
Lenyenye
Haenertsburg
Sebayeng
Miphakane
Mogwadi
Ga-Mashashane
Ga-Mabusela
Tolwe
Eldorado
Zanzibar
Groblersbrug
Setateng
Atok
High Poverty Concentration / Poverty Pocket
Legend
SASSA Paypoints
Settlements
Towns
Border Posts
Main Towns
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Settlements
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Poverty Index
0 - 16 %
17 - 34 %
35 - 46 %
47 - 57 %
58 - 70 %
71 - 81 %
> 81 %
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
MAP 13: POVERTY AND VULNERABILITY

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7.3 LOCAL ECONOMIC DEVELOPMENT

7.3.1 ECONOMIC DRIVERS

The region is predominantly a resource-based economy i.e., mining, tourism, and agriculture with limited diversification to support the secondary and tertiary economic sectors within the region.

The key economic drivers are as follows:

- Mining.
- Government Services.
- Logistics.
- Retail and SMME Development.
- Agriculture.
- Tourism.
- Manufacturing.

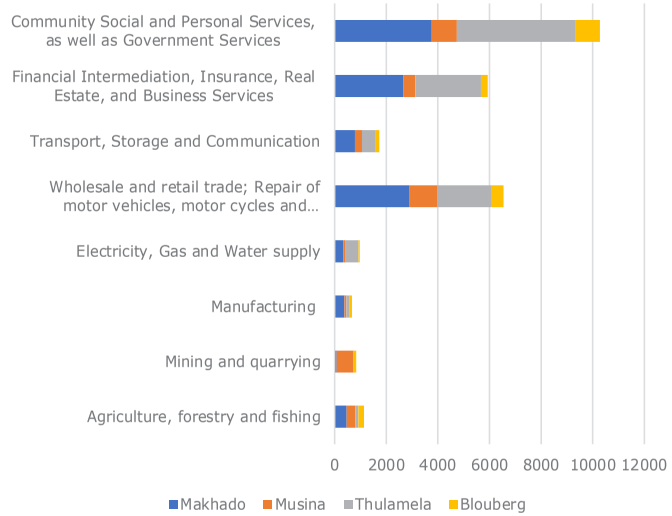


Figure 33: GVA (2016) contribution per Sector for the Region

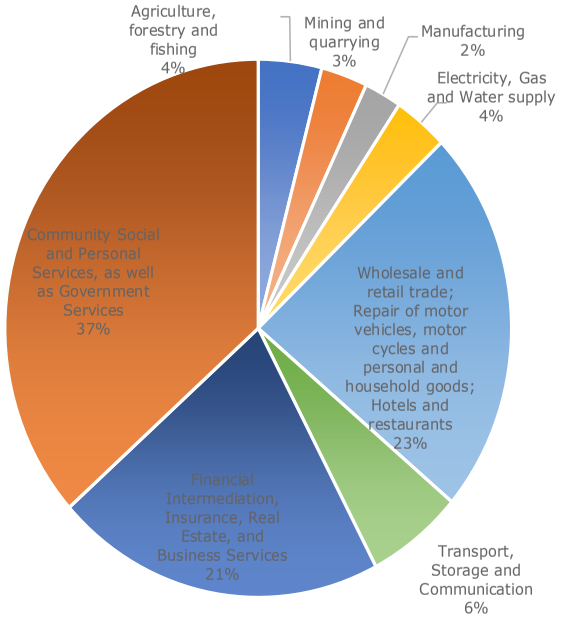


Figure 34: Total GVA Contribution per Sector for the Region

Underperforming economic sectors with development potential include:

- Agriculture (Require value chain development).
- Manufacturing (Agro-Processing, Mineral value chains, tourism value chains could improve this sector).
- Construction (This sector is very labour intensive and is underperforming. This indicates that more can be done through policy and incentives to support the mining, logistics, agriculture, and other sectors to invest in the province).

Mining and government services are the two largest industries in the region and should be supported and strengthened. Even though agriculture is not one of the largest industries in the region it significantly

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contributes to the National Food Basket. Manufacturing should be prioritised in the longer term, with the aim of becoming a nett exporter, not just locally but on provincial, national, and international markets. The region hosts some of the most beautiful Eco, wildlife, and cultural tourism opportunities in South Africa. It has all the necessary ingredients to make tourism one of its top three GDP contributors.

It is vital that the region's mining, agriculture, and tourism industries be optimised in such a way that the one sector does not compromise the other's potential to thrive, with special emphasis on the region's nature-based tourism complement. Tourism is seen as one of the biggest potential earners (and employers) with almost limitless potential. The sector within tourism that is receiving the most attention from authorities is biodiversity, but there are equally unrivalled opportunities in adventure tourism, culture and heritage and birding.

Existing manufacturing in the region is centred on mining areas, agricultural estates (juices and concentrates) and food and beverages. Agri-processing is prominent in the commercial agricultural sector and has potential to grow.

Key Catalytic Projects in the region include:

7.3.1.1 THE MUSINA HUB

The Musina Hub will focus largely on two initiatives, namely the Musina to Africa Strategic Supply Hub Initiative (MUTASSHI) and the Musina Eco-Industrial Park. Most of the other regional growth points have small industrial areas which should be continuously maintained/ upgraded to attract new industrial/ commercial activities to these areas.

7.3.1.2 THE MUSINA-MAKHADO SEZ

The SEZ takes advantage of one of Limpopo's greatest strategic advantages, namely its location. With a stated aim of benefitting the economies of the region, including neighbours Botswana, Zimbabwe, and Mozambique, the SEZ is expected to create more than 20 000 jobs in a range of sectors. The largest projects will be in minerals, mineral beneficiation, energy, and logistics. The location promotes the Trans-Limpopo Spatial Development Initiative.

7.3.1.3 GREAT NORTH ROAD

The N1 highway ("Great North Road") is a key reason for the region's important role in the nation's logistics sector. It passes through the region from the south (through Limpopo) to the border town of Musina and on to Zimbabwe and its neighbours in the Southern African Development Community (SADC). The busy N11 highway links the western part of the region to Botswana to the west and Mpumalanga Province to the east.

7.3.1.4 AGRICULTURAL INFRASTRUCTURE

The provincial government is putting considerable resources into agricultural infrastructure. This includes upgrading old irrigation schemes and building new ones, building a packhouse, investing in processing equipment at a tomato paste factory and constructing and supplying Farmer Production Support Units around the province. These all constitute attempts to bring small-scale farmers into the value chain.

7.3.1.5 MINING INVESTMENT

The mining sector continues to invest in projects in the region. The region has huge reserves of coal, limestone, and Manganese. Demand will always fluctuate, and the commodities cycle has recently been very volatile, but the world will always need minerals.

7.3.2 EMPLOYMENT

According to the LDP, 2020, unemployment in Limpopo has risen from 18% in 2013, to 18.7% in 2018, and 23.1% in 2020's first quarter (Q1). Although there has been an increase in the number of jobs created over the 5-year period in review, the jobs created were not sufficient to cover the number of people who are entering the labour force and those actively looking for employment.

The mining sector, followed by the utilities sector (electricity, gas, and water), are the most labour-productive sectors in the region. The expanded unemployment rate is above 36%, however, and is highest

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amongst the youth, at above 50% of the total number of unemployed people.

Community and social services, trade, construction, and agriculture are the biggest employers in the Province.

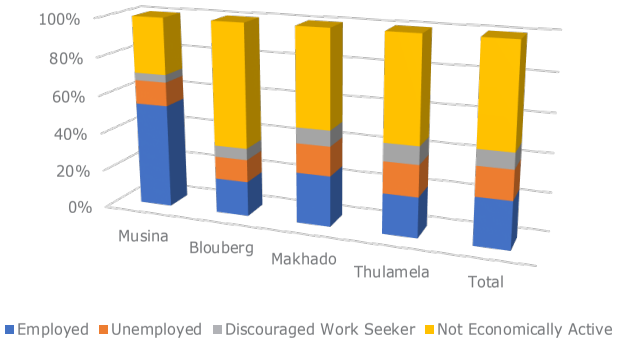


Figure 35: Employment for those aged 15-64

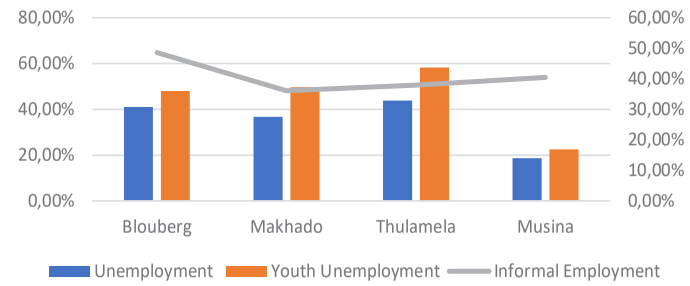


Figure 36: Unemployment breakdown per Local Municipality

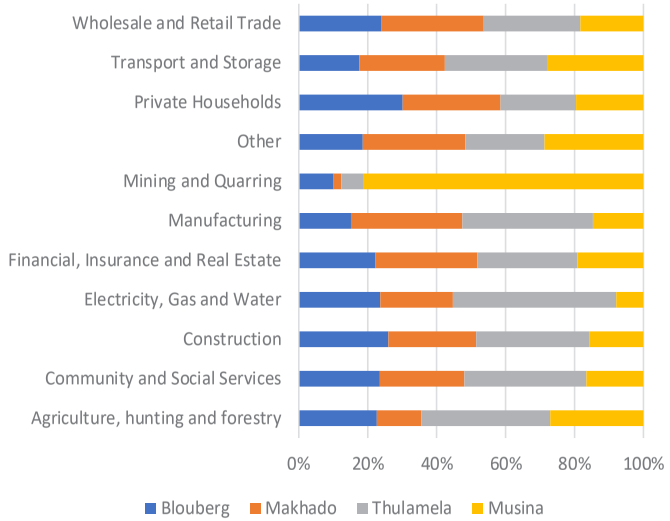
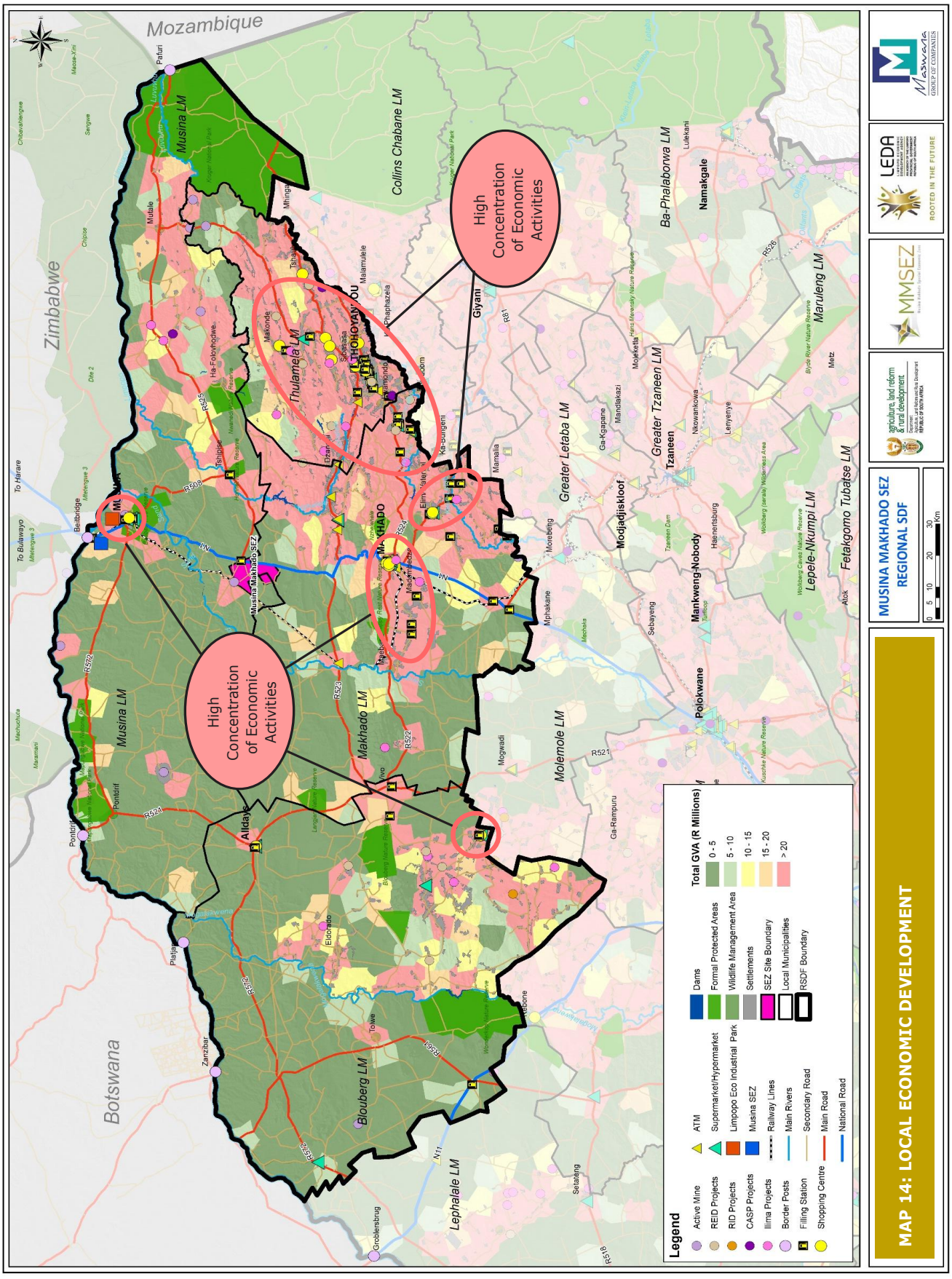


Figure 37: Sector Employed per Local Municipality

Table 11: Regional dependency and income inequality

MUNICIPALITY	BLOUBERG	MAKHADO	THULAMELA	MUSINA
Dependency	89,1	71,5	68,4	62,7
Income inequality	0,602	0,628	0,612	0,619


Mozambique
Zimbabwe
Botswana
High Concentration of Economic Activities
High Concentration of Economic Activities
Musina LM
Thulamela LM
Collins Chabane LM
Makhado LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Molemole LM
Blouberg LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Lephalale LM
Polokwane
Namakgale
Modjadjiskloof
Mankweng-Nobody
Musina Makhado SEZ
Legend
Active Mine
REID Projects
RID Projects
CASP Projects
Ilima Projects
Border Posts
Filling Station
Shopping Centre
ATM
Supermarket/Hypermarket
Limpopo Eco Industrial Park
Musina SEZ
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Dams
Formal Protected Areas
Wildlife Management Area
Settlements
SEZ Site Boundary
Local Municipalities
RSDF Boundary
Total GVA (R Millions)
0 - 5
5 - 10
10 - 15
15 - 20
> 20
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 14: LOCAL ECONOMIC DEVELOPMENT
LEDA
ROOTED IN THE FUTURE
MMSEZ
Maswera
GROUP OF COMPANIES

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CHAPTER 8. BUILT ENVIRONMENT

8.1 BASIC SERVICES

Basic services are the fundamental building blocks of an improved quality of life, and adequate supplies of safe water and adequate sanitation are necessary for life, well-being, and human dignity. (LDP, 2020)

Municipalities are often measured by the degree to which they deliver on a set of basic network services: water, sanitation, energy, transport/roads, and solid waste/cleansing. This section reviews the degree of access to these areas, including the number of consumer units billed by municipalities.

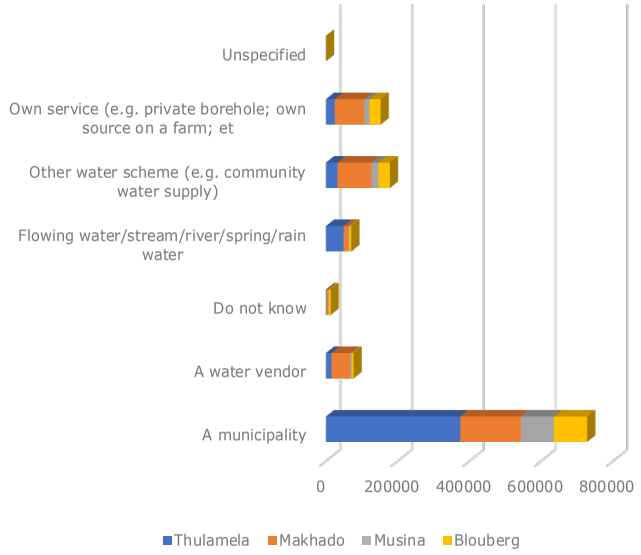


Figure 38: Supplier of water for Households in the Region

- The main supplier of water within the region falls under the responsibility of the respective Municipalities while other water schemes and own services present secondary sources of water.
- The main source of water includes piped water inside yard (34%) and on a community stand (24%). Other key sources of water include a public or communal tap (13%) and Piped water inside the house at 8%.
- Electricity is predominantly provided through in-house prepaid and conventional meters.

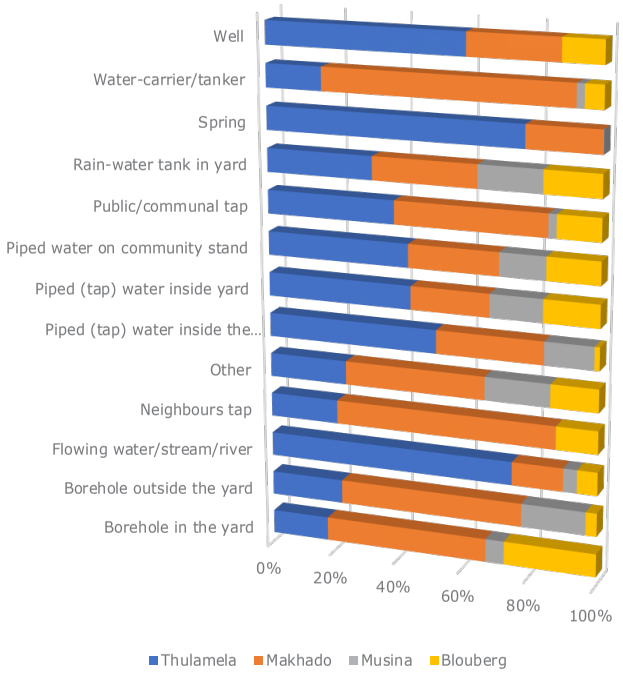


Figure 39: Source of Water per Municipality

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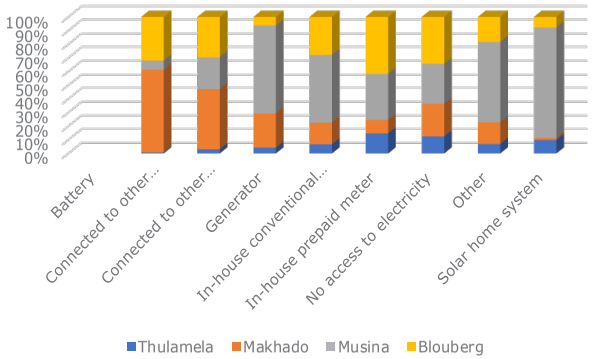


Figure 40: Access to Electricity within the region

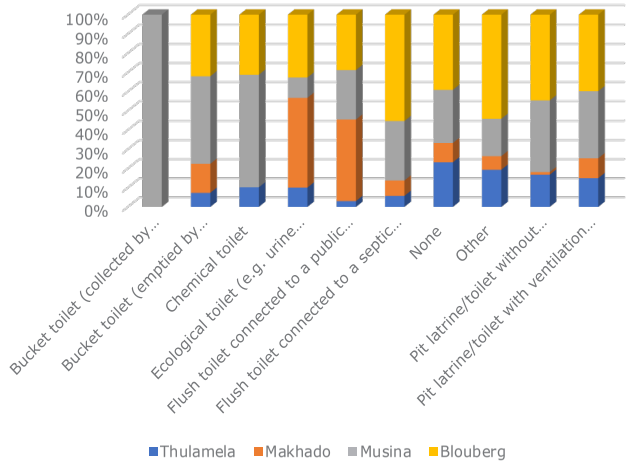


Figure 41: Access to Toilet facilities within the region

Most of the communities in this Municipality, have some level of access to engineering infrastructure and services such as transport infrastructure, water, electricity, and community facilities. There is still a huge backlog in the delivery of these infrastructure and services in the entire municipal area, particularly in the far outlying rural areas.

8.2 WATER AND SANITATION

Key observations include:

- The District Municipalities serve as Water Service Authority for the region.
- Various ground and surface water resources are utilised to provide water to the region. Boreholes are more predominantly accessed in rural and remote areas.
- Wastewater Treatment Works are mostly evident in formal/urban areas as well as in some of the rural growth centres.

Key initiatives for the region include:

Water Provision to Musina-Makhado Special Economic Zone (SEZ): sustainable water supply to the Musina-Makhado SEZ for construction and to support operations (commercial) and new households:

- There is a deficit of 133 million m3 of water per annum to support the SEZ project once fully developed.
- Obtaining funding for the requisite feasibility studies.
- Obtaining comments from Zimbabwe on the Climate Resilient Infrastructure Development Fund (CDIDF) report.
- Upgrade Nandoni Water Treatment Works from 60Ml/d to 120Ml/day and construction of associated infrastructure.
- Augmentation of water supply to the region by accessing the local dams such as Glen-Alphine Dam, Blouberg Dam.
- The Mooihoek, Luvhubu bulk water supply project.
- Various bulk upgrading and link service pipelines are planned in the region.

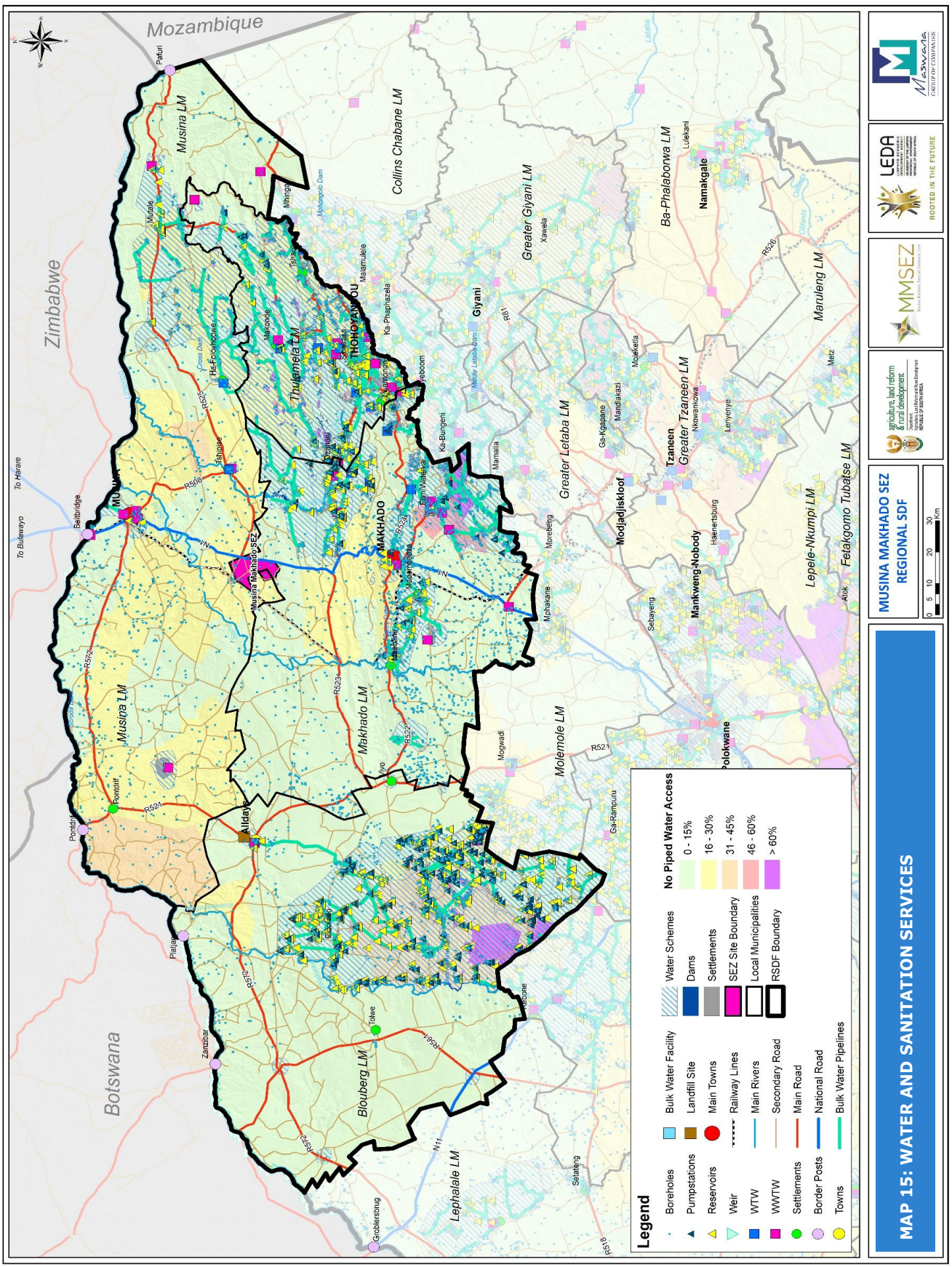
Key challenges include:

- A challenge of the same magnitude is the ability of Water Service Authorities (WSAs) to implement Water Conservation and Water Conservation and Demand (WC and WCD) and Cost Recovery. It is estimated that unaccounted-for water in urban areas exceeds 30%.

In rural areas, this figure would be much higher. Effective WC and WCD and Cost Recovery implementation would increase water availability to the end user by at least 15%.

- It remains a concern that water user rights allocated pre-1994 are still in place and thus limit the opportunity for transformation.
- Operations and Maintenance (O&M) of water infrastructure. The O&M of infrastructure is critical in achieving the service delivery targets of the various municipalities, as the lifespan of the assets is severely affected by the mode of operation.
- Most rural schemes have no cost recovery and WSAs must rely on the equitable share allocation of finance for water services to these poor communities.
- Bulk sewage remains a serious problem and affects most parts of the Province. The situation varies from areas where there is no provision for sewage, to areas where there is a serious shortfall in sewer capacity, which creates severe environmental and pollution risks. Of greater concern, is that in most instances, there is no current planning for sewer treatment facilities.

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Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Ba-Phalaborwa LM
Namakgale
Giyani
Greater Letaba LM
Greater Tzaneen LM
Tzaneen
Modjadjiskloof
Mankweng-Nobody
Polokwane
Molemole LM
Makhado LM
Blouberg LM
Lephalale LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Maruleng LM
MAKHADO
Musina Makhado SEZ
Beitbridge
Pontdrif
Alldays
Tshipise
Thohoyandou
Legend
Boreholes
Pumpstations
Reservoirs
Weir
WTW
WWTW
Settlements
Border Posts
Towns
Bulk Water Facility
Landfill Site
Main Towns
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Bulk Water Pipelines
Water Schemes
Dams
Settlements
SEZ Site Boundary
Local Municipalities
RSDF Boundary
No Piped Water Access
0 - 15%
16 - 30%
31 - 45%
46 - 60%
> 60%
MUSINA MAKHADO SEZ
REGIONAL SDF
MAP 15: WATER AND SANITATION SERVICES
LEDA
ROOTED IN THE FUTURE
MMSEZ
agriculture, land reform & rural development
Masvingo

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8.3 ELECTRICAL AND ICT INFRASTRUCTURE

Key initiatives for the region include:

- Distributed generation through biomass, biogas and municipal waste are areas with great latent potential for improving municipal revenues. Technologies are available for these resources to be added to the generation mix at sub-utility scale.
- Development of Energy Master Plans for the respective Local Municipalities.

Key issues include:

- The electricity grid covers most areas of the Limpopo Province. There is continuous pressure on local networks and systems, not only due to electricity shortages, but also due to improper asset management practices over the past two decades. These factors place supply at risk and should be considered in long-term housing and service delivery strategies.
- Most municipalities struggle to keep abreast with payment for bulk electricity purchases from Eskom. The fiscal framework for some municipalities, particularly municipalities that are more rural in nature, is unviable, posing a serious risk to their financial sustainability. The non-payment of electricity, including the theft of distribution infrastructure (copper and cables) and poor credit control systems, requires urgent attention.
- Access to the internet is a significant problem, especially when considering the extent of the youth and unemployed population in the Province. A great deal is being made of the 4th Industrial Revolution (4IR) and the potential it holds, but this will not be possible in an environment where internet access is poor.
- Data connectivity is nearly non-existent or slow in the more rural areas. Faster and reliable internet connectivity is one of the most important ICT infrastructure facilities for conducting business development.
- The challenges are Energy supply and interruption, lack of capacity to supply the demand, insufficient capacity of the power station to supply all areas in the district, cable theft, Illegal connections, poor project management PSPs and Slow rate of construction.

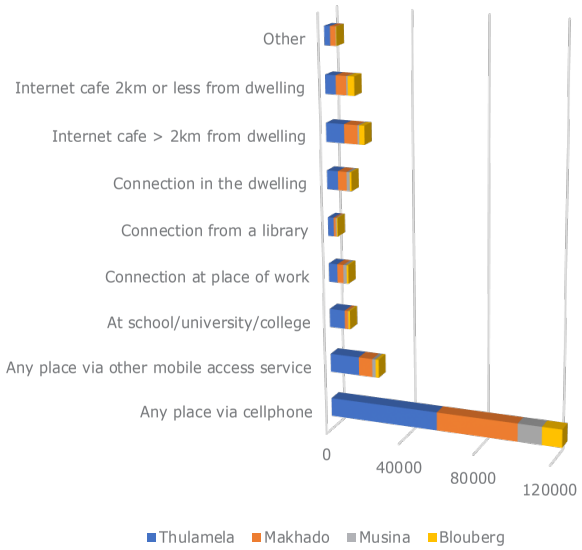
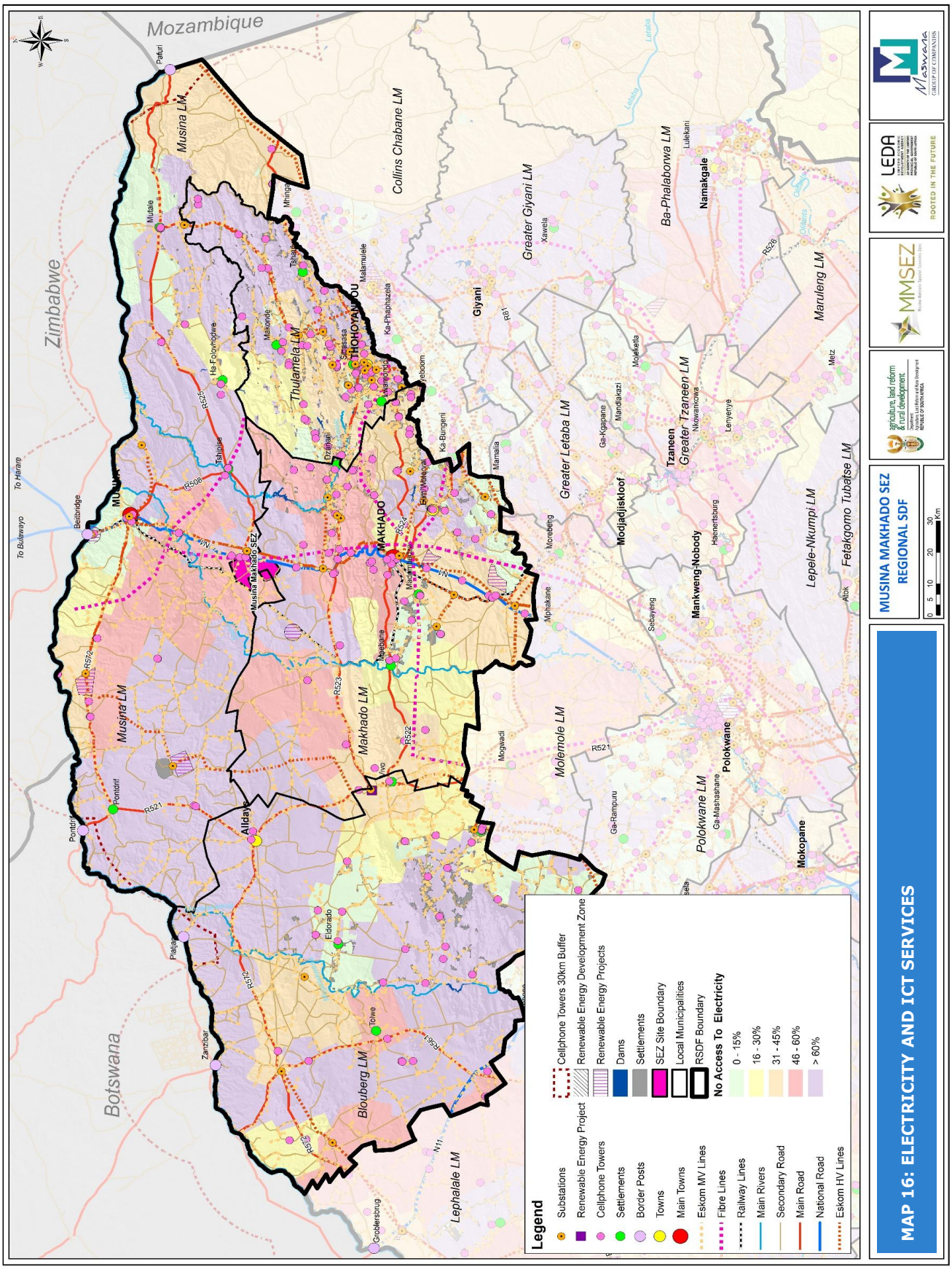


Figure 42: Regional access to the Internet

Key opportunities include:

- Musina to be prioritised as a smart city in the Province.
- ICT networks should extend to the region with national corridors, urban regions, cities, regional anchors rural service centres being prioritised, and the rest of the country incrementally covered over time.


Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
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Maruleng LM
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Tzaneen
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Lephalale LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Giyani
Mokopane
Legend
Substations
Renewable Energy Project
Cellphone Towers
Settlements
Border Posts
Towns
Main Towns
Eskom MV Lines
Fibre Lines
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
Eskom HV Lines
Cellphone Towers 30km Buffer
Renewable Energy Development Zone
Renewable Energy Projects
Dams
Settlements
SEZ Site Boundary
Local Municipalities
RSDF Boundary
No Access To Electricity
0 - 15%
16 - 30%
31 - 45%
46 - 60%
> 60%
MUSINA MAKHADO SEZ
REGIONAL SDF
MAP 16: ELECTRICITY AND ICT SERVICES
agriculture, land reform & rural development
MMSEZ
LEDA
ROOTED IN THE FUTURE
Maswana
GROUP OF COMPANIES

8.4 ROADS AND TRANSPORTATION

Key observations include:

- The most dominant transportation node is the use of minibus taxis. Bus operators are evident in Musina, Makhado, and Thulamela regions only.
- Numerous municipal and provincial roads are prioritised for road upgrading in each of the Municipalities.
- Taxi ranks are evident in all the local growth points. Many of the Taxi ranks are informal and would require upgrading.
- Public transport is only available between 06H00 in the morning and 20H00 leaving most commuters stranded outside these stipulated times.
- Key Transportation Corridors are mostly evident along major road networks (Regional Roads).
- There is a major railway line (The Pyramid South – Pretoria to Beitbridge line) passing from the south through the study area up towards Makhado town (Louis Trichardt). From Makhado it turns west towards the direction of Moebani. From Moebani it turns north through the mountain and through Waterpoort and proceeds towards Musina. Demand on the Musina to Pyramid line in 2015 was in the order of 4 million tonnes for the year. Goods transported into Gauteng comprises mainly coal and containers. In the opposite direction, fuel, containers, and agricultural goods travel north from Gauteng.
- Makhado has one civil aerodrome/airport west of Makhado town for use by smaller aircraft and use for private air travel and small commercial air dispatch. The study area further houses the Makhado Air Force Base of the South African Air Force (SAAF), which serves as strategic military installation for the South African Defence Force.
- Key Freight corridors include the Gauteng – Zimbabwe corridor (North-South Regional Corridor).
- Road's infrastructure should be prioritised for PHSHDAs municipalities.

Key initiatives for the region include:

- The development of Roads Master Plans to re-prioritise and management road upgrades and maintenance in the region.
- Possible link to Botswana, allowing the rail transport of coal from the Botswana coalfield to South Africa for consumption or export purposes.
- Construction of new ring road at Musina as part of the N1, to facilitate cross-border traffic (this project is currently in progress)
- One-stop border facility in Musina.
- Development of an Integrated Public Transport Network Plan for the region.
- Implement Integrated Border Management Strategy (IBMS) to defend, protect and secure borders.
- Investment in rail is prioritised over road for economic, ecological and efficiency reasons.

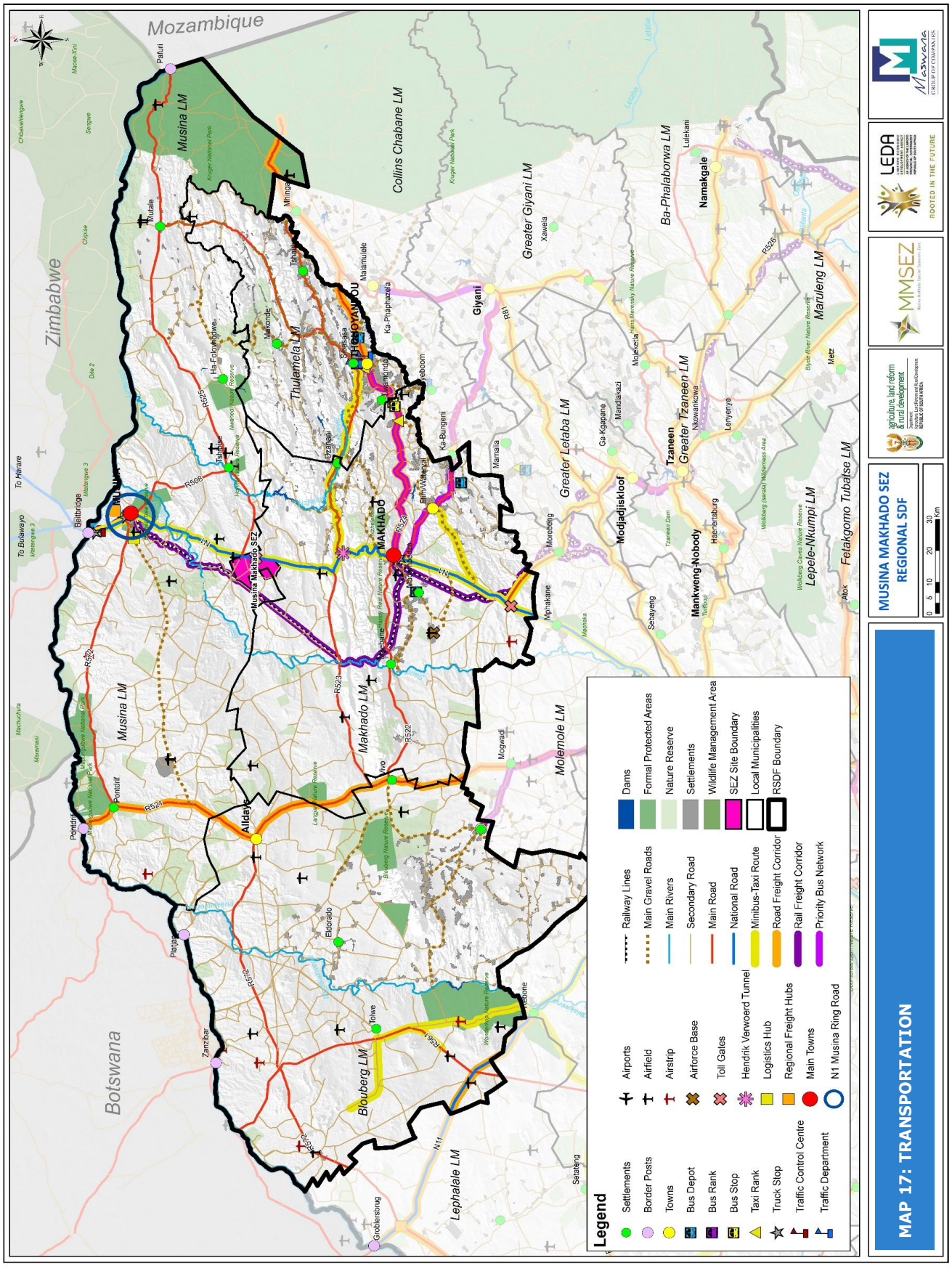
Key issues include:

- Deterioration in condition of especially the gravel road network.
- High number of road accidents on some portions of the N1 during recent years
- Need to ensure proper accommodation of through-traffic on the N1, which carries high numbers of cross-border traffic to/from Gauteng and the ports of Richards Bay and Durban
- Provincial and rural roads are under-developed and lack sufficient funding.
- There is a need to upgrade unpaved roads to a paved surface and priority should be afforded to roads with high traffic, where the economic benefits warrant such upgrade.
- National and provincial roads are utilised for freight movements linking South Africa with neighbouring countries, but excessive overloading of vehicles is causing unaffordable damage to road infrastructure, and traffic control capacities need to be strengthened.

Key roads that are in a poor condition in the region include:

- The R572 between Alldays and Maastroom
- The R521 between Alldays and Vivo.
- The R508 between Musina and Chipise
- The R523 between Makhado and Thohoyandou.
- Road network around Malamulele towards the east of Thulamela.

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Maruleng LM
Modjadjiskloof
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Giyani
Mankweng-Nobody
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Fetakgomo Tubatse LM
Molemole LM
Makhado LM
Blouberg LM
Lephalale LM
MAKHADO
Musina Makhado SEZ
Pafuri
Beitbridge
Pontdrif
Alldays
Louis Trichardt
Tshipise
Ha-Folovhodwe
Mutale
Mhinga
Malamulele
Ka-Phaphazela
Ka-Bungeni
Mamaila
Moreleng
Mphakane
Ga-Kgapane
Mandlakazi
Molefetsi
Nkowankowa
Lenyenye
Haenertsburg
Tarentaal
Metz
Atok
Sebayeng
Mogwadi
Dendron
Vivo
Tolwe
Eldorado
Platjan
Zanzibar
Groblersbrug
Setateng
Messina
Musina Nature Reserve
Langjan Nature Reserve
Woodbush Nature Reserve
Wolkberg Cave Nature Reserve
Byala River Nature Reserve
Hans Merensky Nature Reserve
Tzaneen Dam
Kruger National Park
Legend
Settlements
Border Posts
Towns
Bus Depot
Bus Rank
Bus Stop
Taxi Rank
Truck Stop
Traffic Control Centre
Traffic Department
Airports
Airfield
Airstrip
Airforce Base
Toll Gates
Hendrik Verwoerd Tunnel
Logistics Hub
Regional Freight Hubs
Main Towns
N1 Musina Ring Road
Railway Lines
Main Gravel Roads
Main Rivers
Secondary Road
Main Road
National Road
Minibus-Taxi Route
Road Freight Corridor
Rail Freight Corridor
Priority Bus Network
Dams
Formal Protected Areas
Nature Reserve
Settlements
Wildlife Management Area
SEZ Site Boundary
Local Municipalities
RSDF Boundary
MUSINA MAKHADO SEZ
REGIONAL SDF
0 5 10 20 30 Km
MAP 17: TRANSPORTATION
LEDA
ROOTED IN THE FUTURE
MMSEZ
Masvena
GROUP OF COMPANIES

8.5 HUMAN SETTLEMENTS

Other key observations include:

Various Strategic Development Areas and Clusters are identified in the respective Spatial Development Frameworks of the region. The SDA areas are predominantly target towards the local municipal growth points.

Key regional backlogs include:

NO OF HOUSES	MUNICIPALITY	KEY TARGET REGION
6000 (RDP and Social Housing)	Blouberg	Alldays Senwabarwana
16000 (RDP and Social)	Makhado	Dzanani Makhado Vuwani Waterval
3000	Musina	Musina
37 500	Thulamela	

Three (3) Priority Human Settlements and Housing Development Areas (PHSHDAs) have been identified within the region; these include:

- Musina-Makhado SEZ – **PHSHDA 7** - (Makhado Rural, Musina Rural (Van der Bijl, Dreyer, Antrobus Portion 2, Steenbok, Somme, Battle, R/E of Lekkerlag, Joffree))
- Musina Town – **PHSHDA 8** - (Musina, Musina Rural)
- Thohoyandou Node – **PHSHDA 9** - (Makwarela, Mutoti Village, Shayandima, ThohoyandouBA, Thohoyandou-F, Thohoyandou-Ia, Thohoyandou-J, Thohoyandou-K, Thohoyandou-L, Thohoyandou-M, Thohoyandou-N, Thohoyandou-P, Thohoyandou-S, Tshilivho, Tswinga, Thulamela).

At the centre of these PHSHDAs is to enable residents to live closer to areas with economic activities and social amenities such as schools, health facilities and job opportunities as well as access to adequate accommodation. The implementation of these PHSHDAs will be in line with the national housing programmes namely, Enhanced People's Housing Process (Zenzeleni), Informal Settlements Upgrading, Integrated Residential Development Programme and Social Housing Programme.

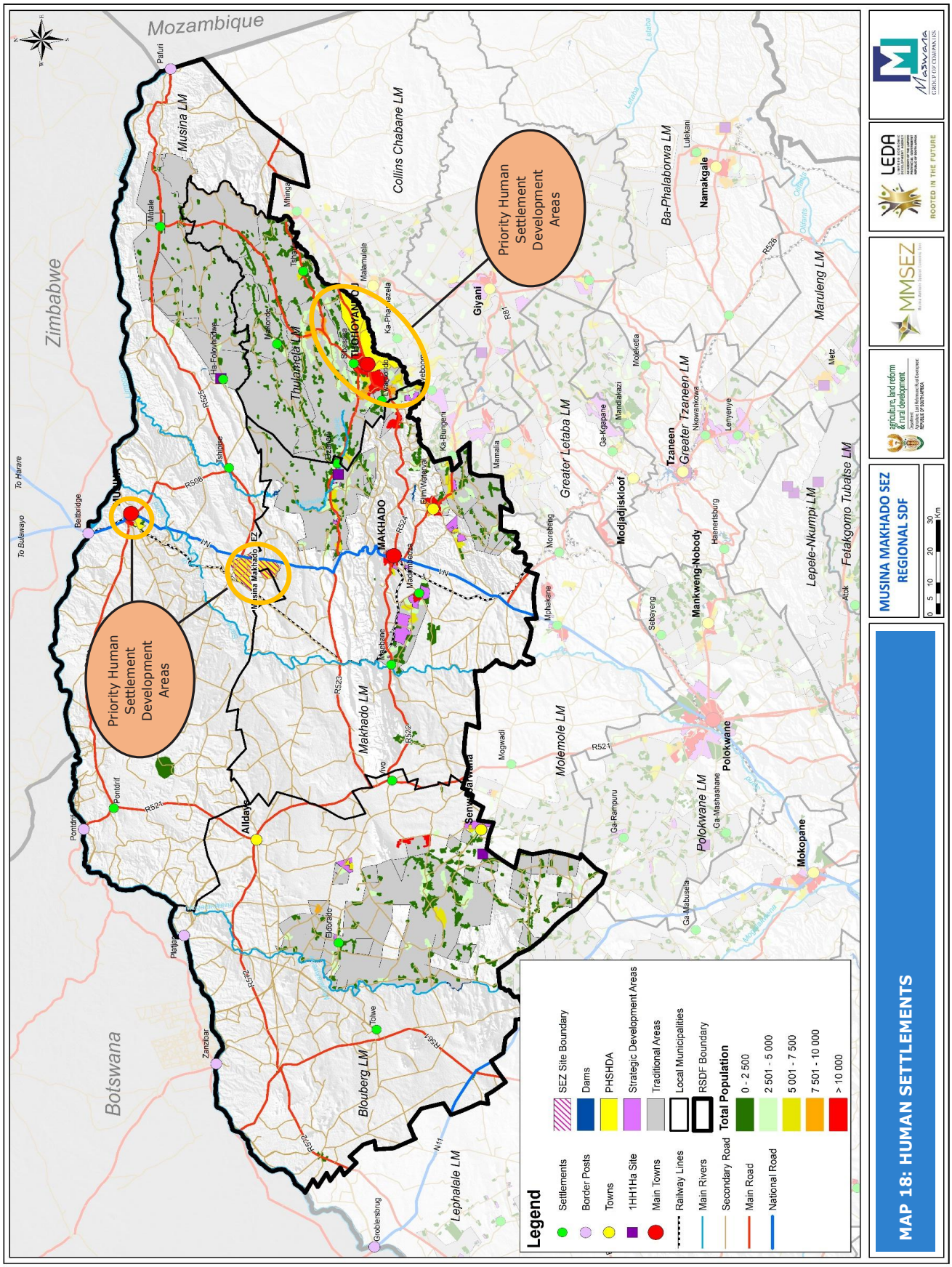
Key issues include:

- Access to land around key growth areas which limits efforts to address backlogs. Most of the land is in the ownership of various Traditional Councils.
- None of the Municipalities are housing authorities and is dependent on allocations from the National Department of Human Settlements.
- The mountainous landscape in certain parts of the region poses a challenge to service delivery including housing.
- The high influxes of foreign nationals who do not qualify for housing assistance continue to contribute to the spread of informal structures across the region.

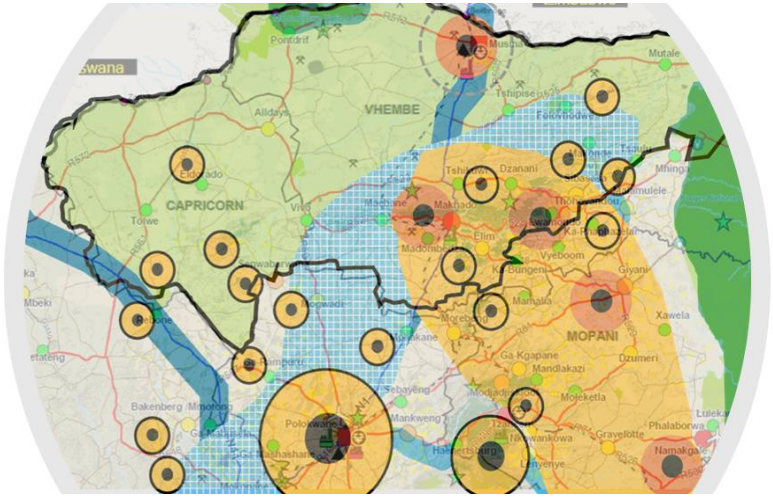
Key opportunities include:

- Diversification of housing typologies.
- Densification and Intensification policies.
- Improved cooperation between the respective municipalities and traditional councils to unlock strategically located land for human settlement development.
- Implementation and supporting the PHSHDA's program.
- Provincial and Municipal Spatial Development Frameworks should be reviewed to align with the National Spatial Development Framework, and to incorporate the PHSHDAs.
- All land acquired or released for human settlements within the PHSHDAs, should be rezoned, or have approved land use rights.
- The supply of bulk infrastructure to the PHSHDAs should be unlocked to realise the development of the PHSHDAs.

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Mozambique
Zimbabwe
Botswana
Musina LM
Thulamela LM
Collins Chabane LM
Makhado LM
Blouberg LM
Lephalale LM
Molemole LM
Polokwane LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Maruleng LM
Lepele-Nkumpi LM
Fetakgomo Tubatse LM
Priority Human Settlement Development Areas
Priority Human Settlement Development Areas
MUSINA MAKHADO SEZ REGIONAL SDF
MAP 18: HUMAN SETTLEMENTS
Legend
Settlements
Border Posts
Towns
1HH1Ha Site
Main Towns
Railway Lines
Main Rivers
Secondary Road
Main Road
National Road
SEZ Site Boundary
Dams
PHSHDA
Strategic Development Areas
Traditional Areas
Local Municipalities
RSDF Boundary
Total Population
0 - 2 500
2 501 - 5 000
5 001 - 7 500
7 501 - 10 000
> 10 000
LEDA
ROOTED IN THE FUTURE
MMSEZ
agriculture, land reform & rural development
Masvingo

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CHAPTER 9. SPATIAL OPTIONS

9.1 SPATIAL ANALYSIS

9.1.1 NODES

The NSDF, 2020 identifies Musina, Louis Trichardt/Makhado, and Thohoyandou as Regional Development Anchors. According to the NSDF, the following needs to be considered:

- Support fast growing towns and extended service delivery demands in densely developed border regions, e.g., Musina and Makhado.
- Create and transform Regional Anchor towns in National Transformation Corridors, e.g., Thohoyandou.

Guidelines for the Regional Development Anchors include:

Identify, support, and strengthen strategically located regional anchor towns through:

- targeted settlement planning and development,
- higher-order social infrastructure provision.
- focused support for small and medium-sized enterprise development, industrialisation, and economic diversification.
- Use the investment and enhanced social service provision in regional anchors to encourage officials working in these rural regions to stay in these settlements and contribute to the local economy, instead of commuting to larger towns or cities on a daily or weekly basis.
- Clearly identify the role of specific settlements as gateways and interchanges on the regional public transportation network and incorporate these as such into the planning of functional rural regions.
- Strengthen the connectivity of traditional areas and rural settlements with higher-order urban settlements, and economic systems in functional rural regions by making use of road and rail network and regional corridor development.
- Plan social infrastructure provision within a regional-rural setting using the 'social services wheel' and use such investment to establish and create well-functioning, compact, lively, rural settlements, and regional rural systems.

For Rural Service Centres the following is recommended:

- In areas experiencing a decline in population, settlements must be consolidated, and maintenance prioritised in such core towns.
- In areas that are ecologically sensitive and that experience harsh climatic conditions, a new settlement must be discouraged.
- Mining development must be decoupled from settlement development.

As per the Limpopo PSDF, the following nodal strategic points or growth points have been identified through an assessment of local and district SDF's that are relevant to the region:

- Provincial Growth Points (Musina and Makhado).
- District Growth Points (Thohoyandou and Senwabarwana).
- Municipal Growth Points (Elim, Sibasa, Malamulele and Alldays).
- Numerous smaller Rural, Service Points/Nodes.

The region displays a mostly rural nature, with most of the economic activities being concentrated at the above-mentioned Growth Points. The closest urban node is situated south of the region (Polokwane). The greatest chance to ensure the successful development and growth of the region will be to focus development on identified nodes. Other important

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economic linkages (nodes/growth points just outside the region that do have an economic relationship with the region includes:

- Polokwane, Provincial Administrative Seat (Economic, Retail, Logistics, Trade, Financial, Social, Education, Political and Administrative linkages)
- Beitbridge, towards the north (Zimbabwe), logistics and trade.
- Giyani towards the southeast of Thohoyandou (Government, Retail, Logistics, Tourism, Economic and Social Linkages)
- Vuwani (Collins Chabane Local Municipality), social, retail, logistics, government linkages)

9.1.2 CORRIDORS

The following key National Corridors are evident within the region:

National Transformation Corridor (which includes the eastern rural settlement areas of the region - Eastern Escarpment Transformation Corridor: Mbombela to Thohoyandou). The following guidelines are proposed in the NSDF for this corridor:

- Consolidate settlement development and support development of new cities in areas of significant population growth, and that are facing significant challenges and offer sizeable opportunities for transformation.
- Develop regional and municipal urban-rural and eco-agri development strategies in strategic national water and agriculture production regions.
- Undertake integrated human capital development, to enable a generation of young people to reap the benefits of urbanisation through human capital development, and the opening-up of urban economies to enable and support a multiplicity of livelihood options.
- Use land administration and urban land reform to guide the interface between settlement planning, land-use, development, and infrastructure planning in fast-growing formal and traditional settlement areas.
- Introduce and upgrade sustainable built environment infrastructure as stimulus to enterprise development, with a focus on housing, basic service delivery, public transport, and rural-urban connections.
- Introduce and/or strengthen effective regional collaboration, partnerships, and cooperative governance models, to ensure mutually beneficial natural resource use and land-development, and optimise national, regional, and local economic development benefits.
- Use rural design, rural edges, land administration and urban land reform to ensure innovative settlement planning, well-managed land-use and enabling infrastructure investment, and prevent sprawl using urban edges.
- Enhance public transport and rural-urban and rural-rural connectivity and investment in high-speed ICT infrastructure.

Inter-Regional and National Freight and Development Corridor (Existing national and inter-regional freight and development corridors along significant export and import trade routes from Gauteng to the N1 north to Musina. The following guidelines are proposed for this corridor:

- Adequately plan for and enable trade with SADC, which includes a focus on SADC corridors, and improving cost and efficiency at border and port facilities to handle greater international and regional trade flows.
- Strengthen trade and flows on existing corridors, to assist in the strengthening of the cities and towns on these corridors.
- To ensure that logistics hubs, ports (airports) and border posts are maintained and expanded, as and where necessary, to keep pace with national economic growth and reduce delays at ports.
- A New inter-regional corridor is proposed from Mbombela to Makhado/Polokwane (NSDF, 2020).

Key Provincial and Local Corridors include:

- Key Provincial corridors that are evident in the region include the N1 and N11 national freeways and the Trans-Limpopo, Phalaborwa, East-West, and Dilokong provincial corridors / Spatial Development Initiatives (SDIs).
- Polokwane-Makhado-Musina to Cairo (road and rail upgrading along the N1 Corridor).
- The international/ sub-continental North-South Corridor (also N1).
- The Musina-Makhado Corridor: Coal and Diamonds.
- The N11 which runs from Botswana to Mokopane, Middelburg and Ermelo towards Richards Bay.
- R521 from Mapungubwe to Polokwane and Lebowakgomo.
- R522 from Makhado to Thohoyandou and Kruger National Park.

Proposed Corridors observed includes:

The proposed expansion of the international freight rail line from Nelspruit via Bushbuckridge and Maruleng to Musina, and onto Zimbabwe to make an international rail freight connection. The proposed road link running parallel to the above rail corridor.

9.2 GOVERNANCE

All the Municipalities within the region are classified as category B Municipalities as confirmed by the Demarcation Board in terms of the Municipal Structures Act, No.117 of 1998. Section 155 (2) (c) of the constitution states that "the national legislation must make provision for appropriate division of powers and functions between category B and C Municipalities. Sections 83 and 84 of Local Government Municipal Structures Act No. 117 of 1998, provide a precise division of powers and functions between category B & C Municipalities.

Key Powers and Functions include:

- Local Tourism.
- Municipal Planning and Development.
- Child Care Facilities.
- Billboards and display of advertisements in public places.
- Local Economic Development.
- Community safety.
- Libraries (Regulations and Facilitation).
- Municipal Abattoirs.
- Local amenities.
- Control of undertaking that sells liquor to the public.
- Municipal Roads and Stormwater management system.
- Cemeteries.
- Local Sport facility.
- Street lighting and Traffic Management.

9.2.1 TRADITIONAL AFFAIRS

In the case of traditional leaders, they are legally recognised at all levels (kingship, queenship, principal traditional leadership, senior traditional leadership, and headmen/headwomen). However, although the existing Traditional Leadership and Governance Framework Act, 2003 (Act No. 41 of 2003) (Framework Act), makes provision for the establishment of traditional leadership structures such as kingship or queenship councils, principal traditional councils and traditional councils, the timeframes within which these structures had to be legally constituted or reconstituted have lapsed.

A greater percentage of the population in the region resides in traditional authority governed areas. To this effect each Municipality has a standing commitment and tradition of involving the traditional leaders in both the IDP review process and any other developmental matter involving their areas of governance.

Traditional Leadership comprises of the following:

- There are seven traditional leaders in the Blouberg Local Municipality with king Maleboho as one of the six kings in the province. King Maleboho owns the biggest chunk of the land in the municipality.
- There are 14 traditional leaders who are ex-officio members of the municipal council in Makhado Local Municipality.
- Eight (8) traditional councils are evident in the Thulamela Local Municipality.

Municipalities must create an enabling environment for the traditional councils to participate meaningfully in the implementation of their respective Spatial Development Frameworks, especially in terms of identifying suitable and strategically located land for future development. The SDF should assist Traditional Councils in identifying areas suitable for

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future expansion and development of settlements in their respective areas of jurisdiction.

Key issues include:

The introduction of SPLUMA has met with serious resistance from all traditional leaders in their individual capacity and as members of the local house of traditional leaders.

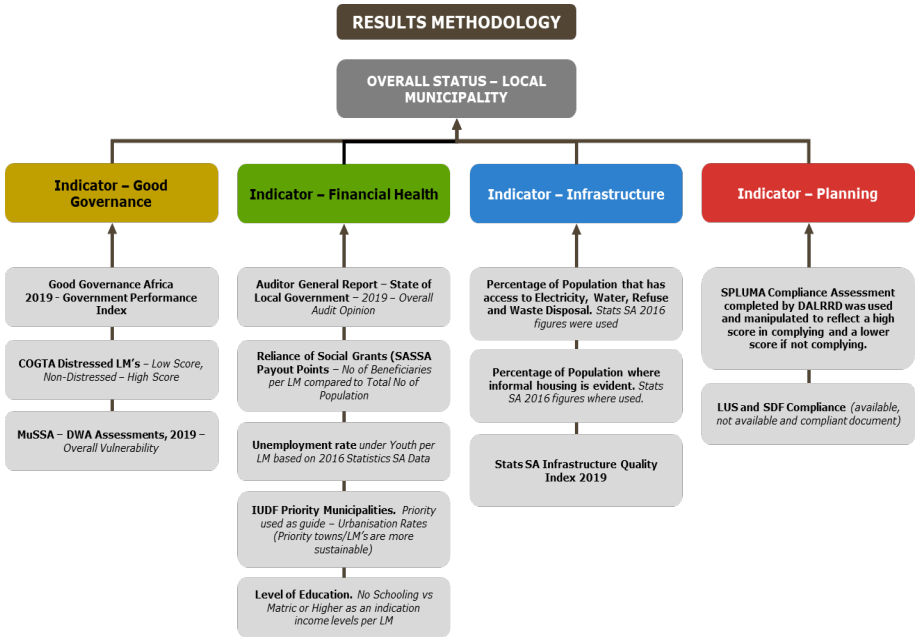
9.2.2 MUNICIPAL PERFORMANCE

A Municipal Status assessment toolkit was developed by the Maswana group to measure and reflect on the status of the Local Government using numerous indicators as per the diagram above. These indicators provide a holistic overview of the status of the respective municipalities within the region. The four (4) key indicators reflect the status on:

- Good governance
- Financial Health
- Infrastructure Provision
- Planning

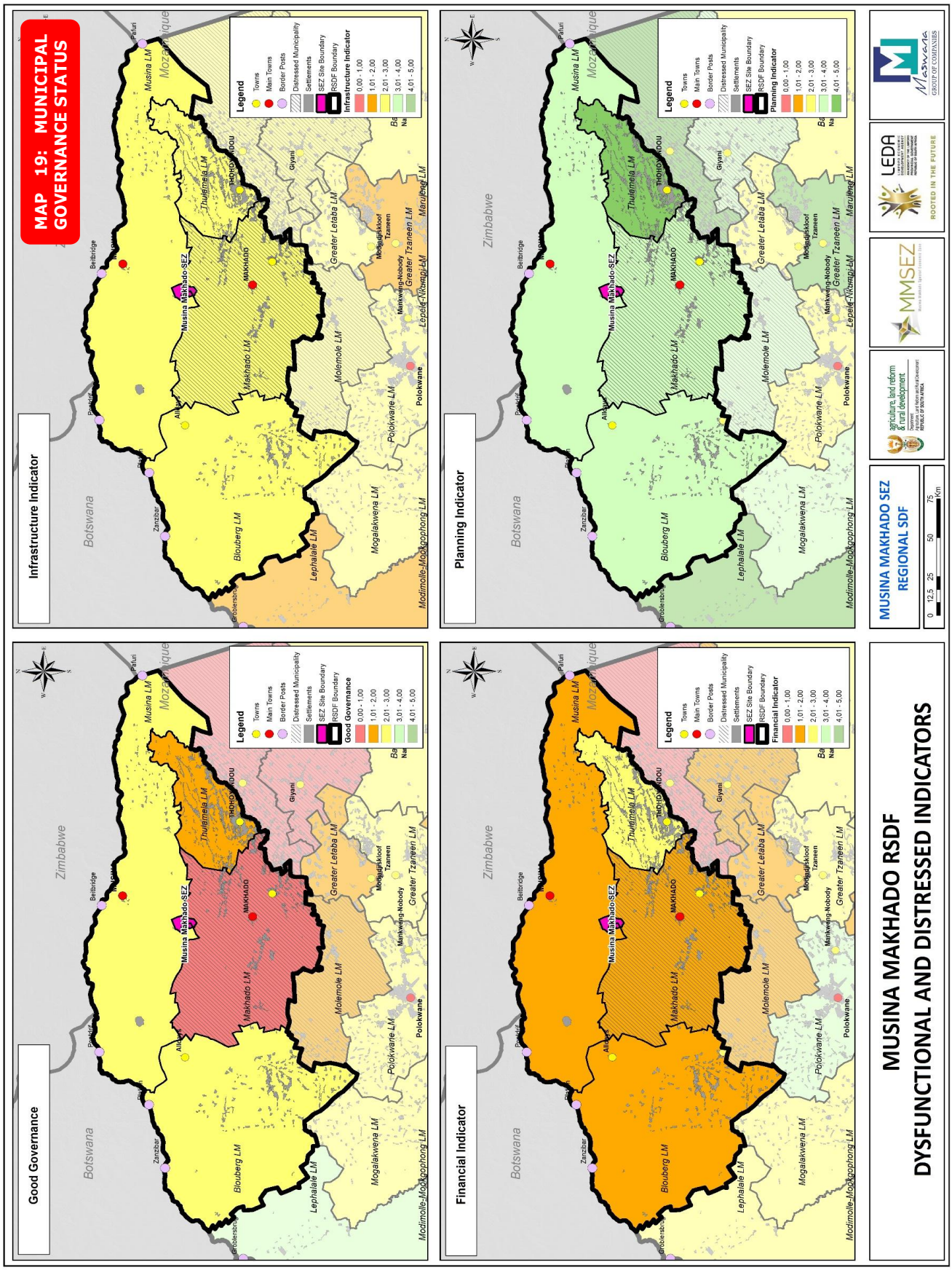
These indicators are based on the following key sources used:

- Good Governance Africa Index
- COGTA Distressed LM's
- MuSSA – DWA Assessments
- Auditor General Outcomes for 2019
- SASSA Data
- Statistics South Africa
- IUDF Priorities (COGTA)DALRRD Municipal SPLUMA Assessments



Overall Rankings for the region include (ranked from 1 – 213, where 1 is the best performing Municipality in South Africa):

INDICATOR	BLOUBERG	MAKHADO	MUSINA	THULAMELA
Overall ranking	154	198	147	103
Good Governance Ranking	120	207	109	145
Financial Health Ranking	211	191	164	116
Infrastructure Ranking	110	136	145	131
Planning Ranking	79	121	141	46


MAP 19: MUNICIPAL GOVERNANCE STATUS
Good Governance
Infrastructure Indicator
Financial Indicator
Planning Indicator
Legend
Towns
Main Towns
Border Posts
Distressed Municipality
Settlements
SEZ Site Boundary
RSDF Boundary
Good Governance
Infrastructure Indicator
Financial Indicator
Planning Indicator
0.00 - 1.00
1.01 - 2.00
2.01 - 3.00
3.01 - 4.00
4.01 - 5.00
Botswana
Zimbabwe
Mozambique
Musina LM
Thulamela LM
Makhado LM
Collins Chabane LM
Blouberg LM
Lephalale LM
Mogalakwena LM
Molemole LM
Polokwane
Greater Letaba LM
Greater Tzaneen LM
Maruleng LM
Modimolle-Mookgophong LM
Musina Makhado SEZ
MAKHADO
THOHOYANDOU
Beitbridge
Pafuri
Alldays
Zanzibar
Groblersdal
Giyani
Mankweng-Nobody
Mokgapaskloof
Tzaneen
MUSINA MAKHADO SEZ
REGIONAL SDF
MUSINA MAKHADO RSDF
DYSFUNCTIONAL AND DISTRESSED INDICATORS
agriculture, land reform & rural development
MMSEZ
LEDA
ROOTED IN THE FUTURE
Maswena
GROUP OF COMPANIES

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9.3 ISSUES AND OPPORTUNITIES

The following in-depth analysis can be made and derived from this Chapter:

9.3.1 SPLUMA

In terms of SPLUMA the following strategic intent needs to be achieved:

- **Economic Development**, to promote investment in land development and establish sufficient certainty in the land market.
- **Spatial Development**, to address the segregated and unequal spatial patterns inherited from apartheid.
- **Environment**, to improve the balance between the municipality's socio-economic needs with those of environmental conservation, and
- **Service delivery,** to improve and support infrastructure and service delivery initiatives.

The regions strategic intent in terms of SPLUMA:

- Limited certainly in the promoting of local investment is evident and is restricted through the access of strategically located land. Key development investment initiatives are limited to the Musina SEZ, Industrial Hub, and the Musina Makhado SEZ.
- Access to land is further restricted by land claims, traditional leadership owned land as well as private land ownership.
- Segregated development patterns are still evident and supported through existing traditional rural settlement patterns.
- Environmental degradation is a real cause of concern with limited awareness made by the respective municipalities to turn around the existing spatial patterns, both towards local communities and more importantly existing traditional leadership.
- Although the prioritisation of large-scale human settlement projects is evident in terms of national and provincial planning the continuous ad-hoc and reactive service delivery patterns are still evident. Limited mitigation to manage existing unsustainable development patterns are evident.

9.3.2 SPATIAL STRUCTURING

The following key observations can be made:

- Accessibility to the region is mainly confined to the key regional development anchors.
- Main development corridors do attract corridor like settlement patterns that create traffic and pedestrian management as well as livestock handling challenges which do constrain economic growth along key roads.
- Little nodal structuring (fragmented) is evident as the region is dominantly characterised by traditional rural settlement patterns.
- Inter-regional horizontal linkages are limited with most major road networks leading to Polokwane and only a few leadings to regional growth points.
- Many of the rural and smaller towns are functionally isolated with very fragmented and incoherent land use patterns.
- Long outstanding and unresolved matters related to land ownership/tenure upgrading limits investment in the area. Access to land for private sector investment in key nodes is limited as most of the land falls within traditional land ownership.
- Little spatial order is evident in the key rural nodes.

9.3.3 SETTLEMENT PATTERNS

When considering the strategic intent of SPLUMA one needs to take the following into consideration towards the future development patterns of the Municipality:

- The development and formalisation of economic development nodes or regions within areas that show high numbers of mixed-use activity.
- The clustering or targeting of much needed social and other community infrastructure and facilities.
- To limit future spatial sprawl and promoting densification.
- The endorse and advocate the implementation of rural settlement development edges.
- Improved land use structure is required in the region, land needs to be earmarked for different land use activities that are supported by the local community, public and private sector investors.
- The existing continuation of the current settlement patterns should be restricted; this would require community awareness and buy-in from Traditional Leadership.
- Access to land is widely accepted as one of the key restrictions towards improving the development patterns of the region. Improved partnerships are required between local government, the provincial government, and traditional leadership to identify solutions towards accessing strategically located to the benefit of all.

- Opportunity to diversify the regional economy lies in the unlocking of strategically located land. The Local SDFs are to present opportunities in this regard.

9.3.4 PUBLIC SERVICES

Based on the needs of communities (as presented in the IDP) the following public facilities needs to be considered:

- Additional Police Stations.
- Additional Secondary and Combined Schools.
- Provision of additional clinics (could be mobile).
- Provision of licensed landfill sites.
- Youth and skills development centres and/or facilities.
- Provision of additional SASSA Pay-out Points.
- Transport, Construction and Agriculture SMME's.
- Disaster Management Services.
- Community/Tribal Halls.
- Development of FET/TVET colleges.
- The development of Cultural and Recreational Facilities.
- Development of Libraries.
- Development of additional Post Office facilities.
- Development of Agricultural Cooperatives.
- Development of an old age home/retirement facility.
- Development of ICT Development Centres.

The following recommendations have been observed in the respective Municipal IDP's:

- Create a strong partnership between mining houses, TVETs and universities in the Implementation of Artisan Development Programmes.
- Support TVETs to receive accreditation as Trade Test Centres to accelerate the Artisan Development Initiatives
- Establishment and operationalisation of Industry-Partnered 4IR Learning Factories at TVET colleges to support 4IR skills development and innovation.
- Ensure that there is alignment between the education and training curriculum (putting more emphasis on data science, data analysis, computer science, robotics, etc.) with the mining modernisation trends to ensure the availability of the required skills.
- Provide functional education and training facilities for local mining communities with a focus on modernised mining.
- Up-to-date skills development programmes that are in line with national and global trends of 4IR, innovation and technology
- Make health services more accessible to the community by improving distribution of health facilities.
- Train medical practitioners in medical certification of cause of death, using trainers from institutions such as Statistics SA or the Medical Research

9.3.5 MUNICIPAL INVESTMENT PATTERNS

The NDP 2030 calls for optimal efficiency in our strategic approaches and prioritisation which is largely premised on the strategic application of limited resources to optimise impact. Furthermore, the NDP 2030 calls for a strategy to address the apartheid geography and create the conditions for more humane – and environmentally sustainable – living and working environments and defines a spatially targeted approach.

Municipal investment patterns are currently not fully aligned to support the clustering or targeting of investment within the region. Existing investment patterns are scattered with limited impact as support is not targeted towards areas that do show high economic potential. Improved partnerships are required when looking at the limited budget and financial support, more should and can be done to promote public-private partnerships. Existing satellite services are supported and would create more opportunities for financial, infrastructure, and social targeting.

9.3.6 INFRASTRUCTURE DEVELOPMENT

The following issues have been observed in terms of infrastructure investment:

- Lack of coordinated infrastructure investment, especially by sector departments working within the local space.
- Many infrastructure and service delivery programs are implemented by other departments, the district, and national departments, creating ad-hoc delivery patterns.
- Aging infrastructure requires upgrading.
- Infrastructure development patterns are supporting settlement sprawl.

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CONTINUES ON PAGE 130 OF BOOK 2

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- Improved maintenance and ownership by residents are required as many roads as possible, buildings and other public infrastructure are of poor quality.
- Reactive service delivery patterns are evident, little pro-active infrastructure planning is evident.
- Access to ICT support is limited to main towns/nodes only, broadband can improve access to markets, educational programs and opportunity that lies in the [1]fourth industrial revolution.
- Connectivity, both in terms of fibre and Wi-Fi-based information and communication technologies, and movement infrastructure (road and rail), must be prioritised to maximise and optimise the development opportunities the region has to offer. These will have to be expanded and maintained in a well-planned and affordable way. New technologies will have to be explored, requiring research and innovation.
- A Flood line should be developed for settlements bordering major rivers. The flood line should be included as an overlay zone when developing the land use scheme for these areas. The flood line should be incorporated into the LSDF for the area to inform future township establishment and land allocation.
- Where possible keep development away from hills or mountainous terrain types, these ads significantly to the cost of providing infrastructure, and development can contribute towards erosion or environmental problems.
- Cognisance should be taken to consider geotechnical conditions observed for sensitive areas/dolomite areas.
- Investigate the Feasibility of rail link between Musina and Lephalale.
- Infrastructure to support economic growth, i.e., Industrial Clusters: mining, agriculture, logistics, tourism, ICT, and manufacturing.

9.3.7 ENVIRONMENT

The following observations are evident in this chapter:

- Continuous degradation of land within limited community awareness to redress the existing patterns.
- Limited awareness of environmental-related job creation opportunities and programs that could benefit the communities.
- The mining, agriculture, as well as informal dumping of waste, are putting pressure on the quality of groundwater supply.
- Few projects, programs targeting the expansion of environmentally sensitive areas.
- To advocate the importance of the environment in fighting climate change.
- The extreme nature of weather-related events (e.g., rainfall) can lead to severe floods. This is especially applicable in rural areas where several communities are located within proximity to major rivers. The villages that originated within Traditional Authority Areas have never been subjected to the demands and requirements of the official planning processes (e.g., flood line studies, etc.); rather these villages have grown organically in response to historic patterns.
- Climate change is already leading to changing land use patterns.
- Changing land use patterns due to climate change should be considered in land use planning.
- Conservation, protection, and rehabilitation of wetlands could allow optimal groundwater recharge and maintenance of ecological processes.
- Engineering design and ecological infrastructure such as wetlands to accommodate stormwater run-off should be considered and planned for.
- Expansion of Natural Areas could unlock tourism and conservation development opportunities.
- Culling for venison in nature reserves by communities around protected areas and neighbouring communities
- Hunting packages sold to communities, particularly PDIs Communities benefitting from community levy in co-managed nature reserves.
- Donate herds of game to previously disadvantaged individuals (PDIs)
- Continue negotiations and planning between the three countries to achieve the full extent of the Greater Mapungubwe Transfrontier Conservation Area, with conservation-sensitive land use and economic planning on the periphery.
- Develop the potential for further climate- and ecologically sensitive nature-based and cultural tourism, with the necessary supporting infrastructure.
- Identify and act on effective ways to reduce wildlife human conflict.
- Monitor, prevent, and respond effectively to wildlife livestock-transmissible diseases.

[1] The fourth industrial revolution is the current and developing environment in which disruptive technologies and trends such as the Internet of Things (IoT), robotics, virtual reality (VR) and artificial intelligence (AI) are changing the way we live and work.

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9.3.8 AGRICULTURE AND RURAL DEVELOPMENT

The following observations are evident:

- A relatively strong commercial agriculture (Wildlife, Horticulture and Cattle Farming) sector is evident and supports the employment and skills development of local communities.
- Access to cattle-handling facilities is required in many villages (improved value chain additions are required).
- Limited diversification and value chains are evident, especially in the public sector which need to support local emerging and subsistence farmers.
- Limited partnerships and programs are evident that could strengthen the agricultural sector.
- Opportunities to partner with commercial agriculture and subsistence farming efforts can be explored to strengthen existing markets and further unlocking value chains. Collaboration between all role players is required to make a success of the agricultural sector.
- Drought resistant crops that are genetically manipulated to flourish in local circumstances should be explored to support subsistence farming.
- Land Reform projects, farms, and initiatives should support existing market opportunities that are presented through commercial agriculture.
- Agricultural development zones are to be identified that need to gain support from decision-makers in striving towards development in this sector.
- Agri SETA plays a vital role in the development of rural agricultural communities and is a key to provide training and skills development for employed and unemployed individuals.

The following issues regarding land reform need to be addressed:

- Improving the productivity of land reform projects.
- Improving corporate governance and ensure enhanced service delivery.
- Implementing proper change management and innovation strategies; and
- Enhance the efficiency of information management systems.

Interventions regarding rural development, land reform, and food security should be linked to the following five development drivers:

- Farming.
- Food Security.
- Infrastructure and Services.
- Jobs and Skills; and
- Inclusive Growth.
- Smart agriculture has the potential to attract the youthful population.

Large tracts of land in the region have high agricultural potential and, as such, must be protected from development by competing land uses such as mining, manufacturing, and human settlements.

- A Sustainable Farming Systems Programme, focusing on vertical agriculture, aquafeed, aquaculture and aquaponics needs to be developed.
- The production of aquafeed (such as mealworms) from agricultural waste.
- Developing a precision geospatial information system (GIS) in support of agricultural activity, training, and optimization
- Youth training by professional game hunters in partnership with government.
- Donation of excess animals by SANPARKS for small emerging farmers.
- Conduct a census of all irrigation schemes in the Province and develop a Plan for their optimisation.
- Creating a climate smart agriculture programme to help develop or promote the use of specific seed or plant varieties in specific locations.

9.3.9 ECONOMIC DEVELOPMENT

The following observations can be made from this Chapter:

- The economy driven by strong formal and second economic/informal development activities, mainly clustered in the main growth centres (e.g., Musina, Makhado, and Thohoyandou).
- A strong agricultural sector is evident with little diversification.
- The economy is predominantly driven by the primary sector and supported through a false economy (in the view of social grant patterns).
- Opportunities for value chains in both the agricultural and tourism sector needs to be explored.
- Other than the Musina SEZ and Musina Makhado SEZ initiatives, limited support to attract private sector investment is evident.

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- Improved development and capacity building of local SMME's that could access to the local market in the mining, tourism, and agricultural sectors.
- To improve support to small-scale mining

The following are key prioritised projects/initiatives:

- Economic development to be centred on agriculture and agro processing.
- Renewable energy generation and distribution (i.e., Solar Farms)
- Promoting Tourism (Exploring Tourism opportunities around Game Farming Opportunities and cultural tourism)
- A detailed hydrological study water study is needed.
- ICT infrastructure analysis is required to prepare the District for the 4IR.

9.3.10 TOURISM DEVELOPMENT

The following observations are evident:

- Provision for more accessible tourism facilities needs to be explored, especially in the more remote areas such as the Blouberg Nature Reserve.
- The Municipality contains significant historically important cultural areas, that need to be marketed and promoted.
- The development of a tourism master plan for the region could further support initiatives in this sector.
- Alternative tourism industries such as cultural, eco, Agri, and [2]Avi tourism should be explored to further diversify the tourism sector.
- Production of tourism-related products e.g., textiles
- Development of interpretation centres.
- Training of tour guides
- Collection of oral heritage from traditional authorities.
- Development of community camp sites.
- Development of Tourism routes.
- An improved road network to provincial tourism destinations and icons is required.
- Improved partnerships between commercial, provincial, national parks and local communities are required.
- Improved broadband connectivity is required to support tourism development as wildlife destinations require internet access.
- The public sector could make land in nature reserves available for additional accommodation, or for skills development.
- Declare state-owned and private nature reserves in areas with a high conservation potential.

9.3.11 GOVERNANCE

Despite the challenges faced concerning inter-government and sector alignment, the SDF offers the greatest opportunity for SPLUMA to effect spatial transformation. The SDF provides a common future vision for the spatial development of the region. It provides the means by which diverse sector requirements are captured and coordinated. It is where the normative principles can be interpreted in relation to the spatial challenges facing the local municipality. It provides the opportunity through the public participation process for residents to be part of imagining a better living environment for themselves. It provides the opportunity to ensure that capital budgeting is directed towards the desired spatial form. As a living document, it links the vision of the built environment in today's land use management decision making. A role that is now legislated for.

[2] *Avi tourism, or avian tourism, is travel and tourism that focuses on and highlights local birding opportunities. Avi tourism is one of the fastest growing types of environmental tourism (ecotourism)*

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CHAPTER 10. APROACH TOWARDS SPATIAL PROPOSALS

SYNOPSIS:

The purpose of this chapter is to sketch the desired regional spatial pattern for the MMSEZ Region considering the provisions of the respective Integrated Development Plans, the spatial goals, and strategies proposed in the respective Local, district Provincial and National Spatial Development Frameworks, the institutional requirements of different government spheres (institutional analysis) and the inherent spatial opportunities the region offers. This section endeavours to review and align the following key elements:

- Key development thematic focus areas that are required to improve the sustainability and efficiency of the region.
- The spatial vision and concept.
- Key regional structuring elements and development scenarios.
- Regional Composite Development Framework.
- Development proposals and recommendations.

10.1 POINT OF DEPARTURE

In addition to the policies noted in the legislative section, as well as the spatial synthesis completed, the RSDF is based upon the following points of departure:

- The identification of critical biodiversity areas and other natural form-giving elements (mountainous areas, rivers, etc), as proposed by the respective Bioregional Plans for the Region (Limpopo Province and Vhembe District) and depicted through the 1:50 000 Topographical Maps were adopted as a starting point. In this regard a detailed Slope
- Analysis has been used to identify areas conducive to future development.
- The Limpopo Development Plan (LDP) serves as a 5-year growth and development plan for the Limpopo Province.
- The findings of both the Limpopo PSDF and the respective Local and District SDF's for the Region, including the proposed development strategies and structuring elements were taken as the second point of departure.
- The third point of departure includes areas prone towards the potential for mineral and agricultural development. Provision for land-use change conditions is made to ensure that these areas are well protected.
- Lastly, provision is made to ensure that the MMSEZ RSDF aligns with the principles and sections as set out by SPLUMA.

Other important considerations include:

- The identification of a Core, Secondary, and Buffer Development Zones that prove to have a higher return on investment considering the region's key resources. This analysis is used to target development within the region where investment has the highest probability of yielding a return on public and private investment.
- Existing development areas which include key Agricultural Land and Settlements have been excluded to target areas that can be developed.
- Improved rural-urban and urban-rural linkages through the adoption of a regional polycentric[3] development model.

Also limiting the development of land within the Region is the availability of infrastructure capacity in the short to medium term. These limitations have been considered in the spatial proposals. Limitations in the capacity of the bulk infrastructure networks of the Region will impact the time frames for the development of land parcels, identified as suitable for development. The RSDF includes prioritisation of development options for the short, medium, and long term, but ultimately the implementation of this plan is dependent on budget allocation.

- The Region is further mostly dependent on the Primary Sector (Minerals and Agriculture). Specific attention will be given towards unlocking and protecting these critical resources through spatial structuring elements (e.g., Corridors, Nodes, and Zones).

[3] *The aim of the poly-centric development model is to create a well-functioning network base with improved linkages between urban and rural areas. Therefore, highlighting the principle of well-established corridors and nodes in a region and will help in improving regional, national, and provincial connectivity.*

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- Land use management principles will be employed to protect and enhance rural development towards sustainable livelihoods. Pockets and areas of land would be made available for local economic development, small-scale agriculture, mineral beneficiation, agro-processing opportunities, and other SMME opportunities.
- The RSDF attempts to address the needs of all the people in the Region, it seeks to provide transparency towards the management and administration of land within the jurisdiction of each of the Region's Municipalities.

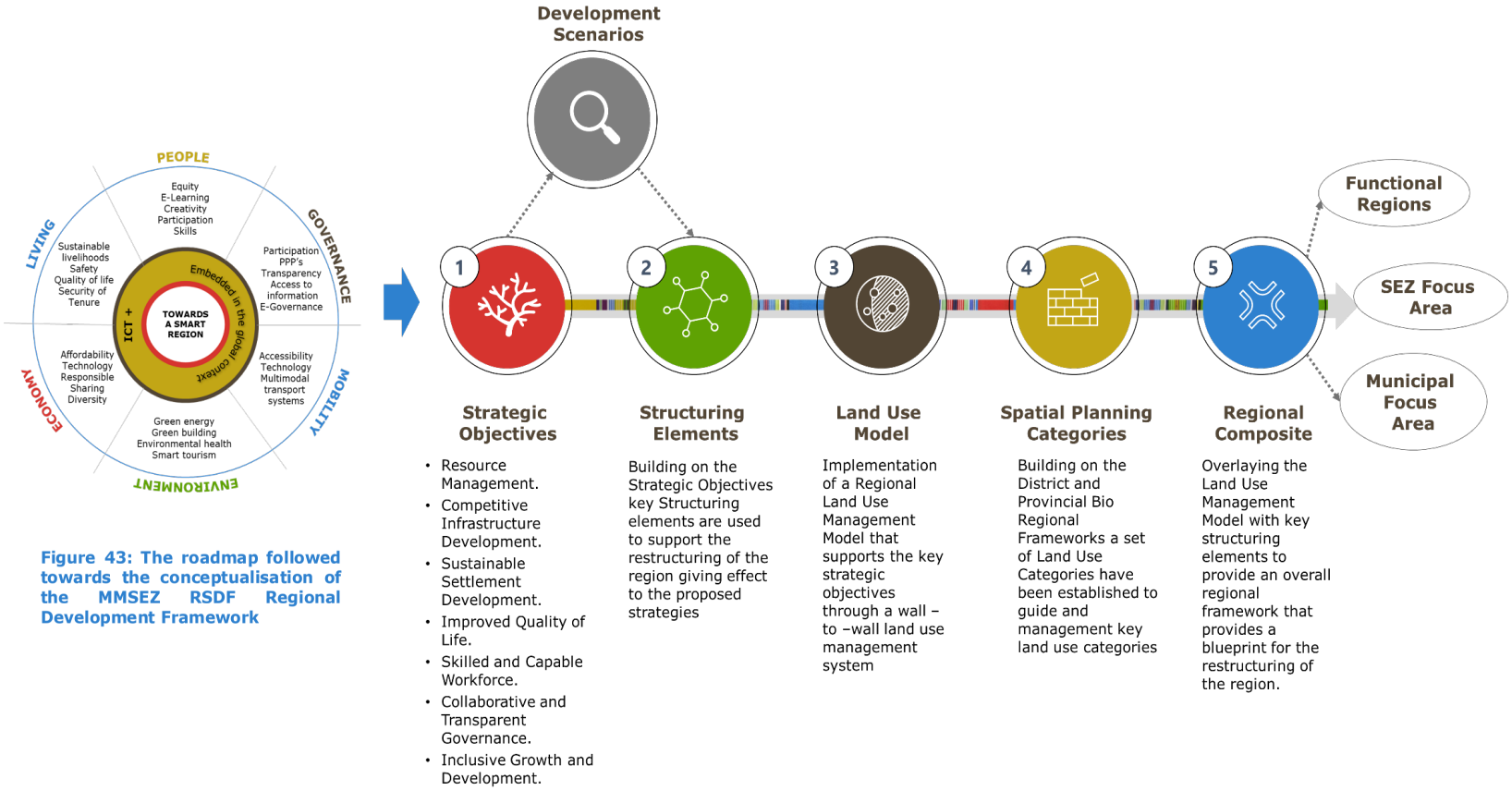


Figure 43: The roadmap followed towards the conceptualisation of the MMSEZ RSDF Regional Development Framework

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CHAPTER 11. SPATIAL VISION

This section outlines a vision, key considerations, and spatial concept for the spatial planning and land use management of the **MMSEZ RSDF** Region.

As per Chapter 3 (Vision Statement) of the MMSEZ RSDF the working vision for directing the preparation of the RSDF is:

"To build on the diversified cultural and natural landscape of the region by leveraging on the key strengths in agriculture, tourism, and mining to promote smart and efficient economic linkages, interregional connectivity, and sustainable resource management, while improving the living conditions of residents through technologically enabled economic beneficiation"

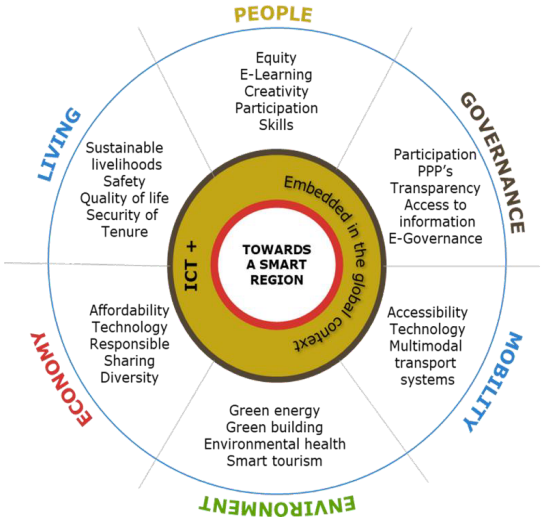


Figure 44: Towards realising a SMART region

Key Considerations to inform the proposed development strategies of the SDF includes:

To protect, sustain and optimally use the REGION'S RESOURCE BASE to improve sustainability for next generations.

- The Region is unique in several aspects, both domestically and globally. Some of the competitive and comparative advantages of the region include its abundance of primary agricultural and mineral resources, tourism opportunities, a well-maintained north-south transport network, high solar radiation levels, established government, and public administration systems, as well as beautiful cultural and natural landscapes.
- Agriculture remains the mainstay of the regional economy and requires ongoing support. In a spatial sense, this specifically requires protecting high-value agricultural land from urban/rural and mining development. The opportunity also exists to diversify farm income in a manner that does not detract from the functionality and integrity of farming areas and landscapes and to expand access to farming to smaller entrepreneurs and emerging/subsistence farmers.
- Climate change is having a severe impact on some areas within the Region, e.g., the Blouberg area is becoming dryer which will make it harder for farmers to continue farming in these areas.
- Ecosystems provide numerous benefits that underpin economic development and support human well-being. They include provisioning services such as food, freshwater, and fuel as well as an array of regulating services such as water purification, pollination, and climate regulation. Healthy ecosystems are a prerequisite to sustaining economic development and mitigating and adapting to climate change.

To promote INFRASTRUCTURE DEVELOPMENT that is COMPETITIVE, ACCESSIBLE, AND SUSTAINABLE using the latest, most affordable technology that has where possible the least detrimental effect on the region's local resource base.

- Infrastructure can be regarded as the bedrock for growth and development and creates many opportunities for job creation. The infrastructure

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network is to efficiently deliver electricity, water, sanitation, telecoms, and transport services and powers the economy of the Region.
- Transportation networks support manufacturing, trade, and exports and give citizens of the municipality as a mean to improve their lives and boost their incomes, effectively contributing to improving the human dignity of all.
- Creating opportunities for increased international, national, provincial, and regional connectivity, linked by strategic transportation routes.
- Communication and information play a key role in effective development and creating other avenues of accessibility.

To strive for a more SUSTAINABLE RURAL AND URBAN ENVIRONMENT to create a more uniform, equitable, and refined sense of place.



- To reconcile and improve the connectivity between rural and urban areas through the promotion of sustainable human settlements by promoting spatial transformation (e.g., urbanisation strategies and urban-rural linkages).
- Settlements need to be managed and provide for expansion in a manner that enables efficiency in infrastructure provision, integration, and compaction which will enable better thresholds and more sustainable movement.
- Small towns and rural communities must become economic drivers through diversification, skills development, infrastructure development, optimised resource utilisation, the empowerment of vulnerable groups, and investment attraction.
- To support mixed-use development at key intersections formed at major national and provincial roads as well as population concentration points to improve access to a wider range of land use activities.

The economic trajectory towards sustainable development will seek to end poverty through decent employment and continued economic growth. The end goal would result in a SKILLED AND CAPABLE WORKFORCE to support an INCLUSIVE GROWTH PATH for the Region.





- Access to skills in rural individuals is often challenging due to the lack of training and skills development opportunities available. The growing informal sector in the region represents an unskilled workforce which is coupled with low salaries. The agriculture and mining sectors mostly require unskilled/low skilled labour, which contributes to the unskilled workforce, due to a lack of drive to improve individual skills.
- Urbanisation occurs due to the lack of opportunities in the rural regions, significantly reducing the available skilled workforce in these regions.
- Opportunities to enhance socio-economic infrastructure development which is to address skills development and capacity building needs.

To relook at the structural deficiencies in the local socio-economic milieu and to provide the strategic framework, sectoral strategies, and programmes aimed at a rapid improvement in the QUALITY OF LIFE for the poorest people in the Region.



- The drive to develop the green economy could become a catalyst for increased industrialisation, energy efficiency practices, and increased employment in the Region. Environmental integrity for the Region would ultimately result in human settlements becoming more sustainable while providing a better quality of life.
- Rural Development opportunities lie within the amalgamation of the four key economic sectors in the Region, namely agriculture, energy, mining, and tourism. Sustainability in rural development will rely on integrating these sectors to obtain the maximum beneficiation of opportunities for rural communities.
- Concerning lower-order basic services, all places should be provided with a proportional share of basic services (water, sanitation, education, and basic health care) as close to home.
- Targeted spatial interventions that seek to promote socio-economic and spatial transformation.

The development of a COLLABORATIVE AND TRANSPARENT PUBLIC SERVICE that is professional, accountable, and development oriented.

- The National Development Plan identifies specific steps that need to be taken to promote the values and principles of public administration

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contained in the Constitution and build an efficient, effective, and development-oriented public service as part of a capable and developmental state.

- To create a favourable environment for development, whether economical or otherwise, an effective and stable spatial and land use governance system is essential. To foster confidence within government and support private sector relations, unnecessary obstacles or 'red tape' regarding development needs to be removed or minimised.
- Traditional areas generally have a small tax base from which the respective municipalities can generate revenue. At the same time, municipalities with predominantly traditional areas are more likely to experience poor infrastructure, low economic activity, and high unemployment rates. The inability to generate own revenue impacts the ability to deliver social and economic services. The opportunity to unclick strategically located land within Traditional areas is to be considered to allow and support formal economic development.
- To convert to an integrated and smart governance system – E-Governance solutions.

To develop initiatives, programmes, and projects necessary for realising and improve access to DECENT EMPLOYMENT OPPORTUNITIES through INCLUSIVE GROWTH.



- The objective of achieving inclusive growth and development is about ensuring that all residents in the Region have equal access to economic and social opportunities. However, for significant poverty reduction to occur, economic growth must be achieved across various industries (economic/sector diversification).
- The social upliftment of rural communities motivates populations to attain improved skills and employment opportunities. Interventions to rural development, land reform, and food security are essential for the establishment of equal availability to opportunities and self-sustainability to improve the livelihood.
- The development of tax incentive zones that would attract and ease doing business with the region (e.g., Special Economic Development Zones).

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CHAPTER 12. STRATEGIC OBJECTIVES

The following sections and associated mapping outline the concept, strategies, and key implications for the MMSEZ RSDF Spatial Development Framework. Seven (7) key development themes have been identified to formulate key development focus areas, objectives, principles, and opportunities. These themes include the following:

- Resource Management.
- Competitive Infrastructure Development.
- Sustainable Settlement Development.
- Improved Quality of Life.
- Skilled and Capable Workforce.
- Collaborative and Transparent Governance.
- Inclusive Growth and Development.

12.1 RESOURCE MANAGEMENT

12.1.1 FOCUS

- Recognizing and strengthening the role of natural and cultural assets in ecosystem functioning, ecosystem goods and services, the local and regional economy, and the unique livelihood of the Region's residents.
- Managing and reducing natural, ecological, and man-made disaster risks.
- To promote environmental conservation and integrity.

12.1.2 OBJECTIVES

- To ensure integrated management and prioritisation of natural and man-made cultural landscape resources.
- To protect the region's natural resource base.
- To facilitate disaster risk management in alignment with biodiversity management programmes.
- To align investment and resources for coordinated environmental management projects.
- To develop existing and new tourism attractions by incorporating the unique cultural assets of the region.
- To protect and conserve high potential agricultural land.
- To maximise the local beneficiation opportunities that are evident within the Agricultural and Mineral Resource Base.
- To protect the working agricultural landscape.

12.1.3 PRINCIPLES

- Resource integration and beneficiation.
- To enhance and respect nature.
- Encourage a shift from carbon-dependent development.
- Create an adaptive and resilient environment.
- Protect high potential agricultural land.
- To support sustainable mining development.
- Food security and designing with nature.
- Sustainable small-scale mining.
- Valuing cultural and ecological heritage.
- Sustainability and resilience.
- Broadening the region's energy mix.

SPLUMA:

- *Mitigate against global warming and climate change*
- *Strengthen the ability of settlements to deal with environmental shocks and disasters*
- *How and where agricultural and environmental resources are to be protected and developed*
- *Promote the use of Green Energy Technology and Infrastructure*

12.1.4 OPPORTUNITIES

12.1.4.1 NATURAL RESOURCES DEVELOPMENT

- The development of a regional Climate Change Vulnerability Assessment and Climate Change Response Plan. Through this programme, crucial climate change vulnerability indicators are to be identified. These indicators are indicative of where the Region may be at risk of the impacts of climate change.
- The development of an educational awareness campaign which could be linked with additional initiatives such as the creation of "eco-clubs" at each local district municipality, the establishment of a possible local regional camping programme, and the promotion of environmental capacity building activities.
- In line with the National Expansion Strategy, a Regional Expansion strategy is to be developed in collaboration with the private sector and neighbouring countries to develop and commercialise natural/conservation areas (including megs conservation areas) within the region to promote and support the local biodiversity.
- The development and expansion of protected areas through biodiversity corridors and conservation linkages.
- The development of a regional Land Degradation Mitigation and Response Strategy.

- The implement a Wetland Rehabilitation Strategy.
- The integration of ecological infrastructure considerations into land-use planning and decision making.

12.1.4.2 TOURISM DEVELOPMENT

- Preparing and packaging unique tourism destinations based on the six tourism clusters identified in the province.
- Tourism development that focuses on the natural beauty and heritage value of the Region through the development of Tourism Routes and Destinations.
- To collaborate and form partnerships with private tourism operators and enterprisers to grow the local tourism industry through value chain addition and to promote the region as a unique tourism destination of choice while building on the region as a Gateway into Africa (Mozambique, Zimbabwe, and Botswana).
- To promote adventure, cultural, mining, agricultural, hunting, avi - and eco-based tourism in the Region.
- Strengthening and supporting tourism development in especially the local nature reserves.
- To support the establishment of Biosphere Reserves and Transfrontier Park Development across the region's northern and eastern borders.
- Improve direct economic participation by the poor. This relates to vendors, micro-entrepreneurs, or general workers employed by tourism businesses. This includes unskilled guesthouse and restaurant workers, tour guides, street vendors, and transport operators.
- To support participation in the tourism sector. These would refer to those subsequent industries that either supply services or products to the tourism sector.
- To increase benefits through a pro-poor tourism approach in rural communities. Arguably the most significant, systemic trend in worldwide tourism today is the demand for "experiential travel," typically meant to convey the idea of more immersive, local, and authentic experiences. Communities in the region, particularly in rural areas, have a wealth of natural and cultural assets that can be utilised to attract this new market.
- Standardising and building the region as a unique tourism destination through a single branding approach.
- Commercialisation of the region's tourism and natural resource assets.

12.1.4.3 AGRICULTURAL DEVELOPMENT

- Agricultural development through diversification and beneficiation of agricultural products.
- Development and supporting agricultural development zones that target agro-processing, typical projects and initiatives that could be supported include the Agripark initiative, the private sector funded Agro-industries, and other industries that support value chain development.
- Partnering with commercial agriculture to strengthen agro-value chain developments.
- Identifying opportunities for the trade of agricultural produce through existing trade agreements (e.g., SADC, other African Countries).
- Establishment of agricultural forums to support and unlock economic opportunities for agricultural development (e.g., Alignment to existing Agricultural Support Initiatives by Government and the Private Sector).
- The development of Agricultural Schools that target the unique produce and crop genetics within the region would improve the skills base of the agricultural sector.
- Higher learning institutes that will consist of various agriculture and science-related degrees need to be established to provide the farmers, youth, and women with a platform for learning.
- By establishing research institutes such as laboratories focussing on sustainable agriculture and the impact of current agricultural practices are important.
- To build on the existing and popular hunting industry. Hunters, national and international, are the backbone of the private wildlife industry – specifically trophy hunting. South Africa is a popular destination for trophy hunters and receives approximately 9 000 international hunters a year.
- To implement a more diversified wildlife management strategy that would consider responsible/ethical hunting practices (the region could be market as a hunting destination of choice).
- To promote the development of Smart Climate Agriculture. Smart climate agriculture refers to management practices and farming methods that focus on the changing environment and climate. The development of more solar plants and installation of solar panels on farms could lead to a decrease in production cost as well as a reduction in the carbon footprint of the Region.
- To revitalisation and/or development of new Irrigation Schemes that need to address food security.

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- Small and emerging farmers can be supported and trained through the implementation of a Demonstration Plots Programme. At these plots, farmers can learn new farming techniques and approaches to improve agricultural production.
- Minimising the return flow of irrigated fields into surface and groundwater resources by optimising the use of environmentally sound pesticides, herbicides, and fertilisers.

12.1.4.4 MINERALS AND MINING DEVELOPMENT

- An area where the Region can increase its potential for economic growth, development, and job creation is the Beneficiation of its extracted minerals. Beneficiation is the transformation of a mineral, or a combination of minerals, into a higher-value product, which can either be consumed locally or exported. Beneficiation is a driver for empowerment and enables the development of new entrepreneurs in downstream and side stream industries. Mineral Beneficiation (Metallurgic Processing and Value Chain Development) is proposed at the Musina Makhado Special Economic Zone (SEZ).
- Development of innovative approaches extended to support small-scale miners (colloquially known as 'Zama Zama's'). Small scale mining support will aid job creation, skills acquisition, and transformation within the sector, whilst supporting key policy instruments such as the mining charter.
- Development of a Diamond and Jewellery Incubator within the Region to improve access to local beneficiation.
- The establishment of an applicable and effective metal advance scheme aimed at ensuring local metal/mineral access for local value addition.
- Introducing new curriculums at the Venda University to accommodate modernised energy and minerals production and technology as well as to create strong partnerships between mining houses, TVETs, and universities in the Implementation of Artisan Development Programmes.
- Defining local mining value chains per commodity within the region to identify opportunities for diversification of minerals could allow local SMME's to access second and third economic opportunities from these value chains.
- To fully leverage the opportunities in the Minerals Sector, government must create an enabling environment through supportive policy, legislative regime (energy, transport, trade policies), and targeted industrial financing support.

12.1.4.5 ENERGY RESOURCES

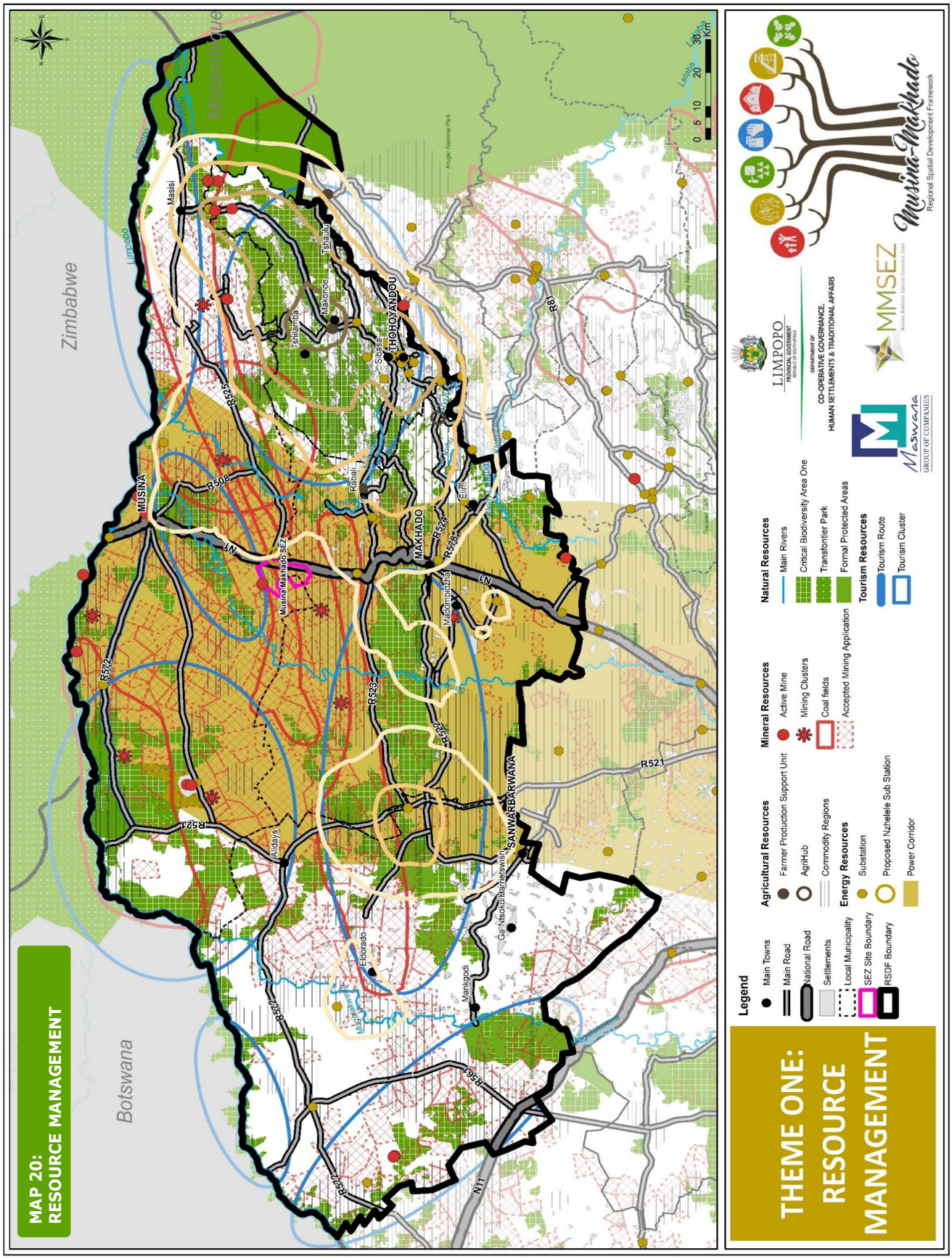
- Development and revise existing Energy Value Chains to accommodate the local Coal and other resource opportunities of the Region towards servicing local and proposed energy plants.
- Energy is essential to poverty alleviation. All fuel sources will be needed, but as the most abundant and affordable of all the fossil fuels, the role of coal will be vital. Coal will continue to play a significant role in meeting energy demand.
- To invest in the development of clean coal technologies, carbon capturing, and storage to reduce emissions.
- Investment in technology to optimise the use of coal bed methane.
- The establishment of an Electrical Supply Company once the proposed power plants are established for the region.

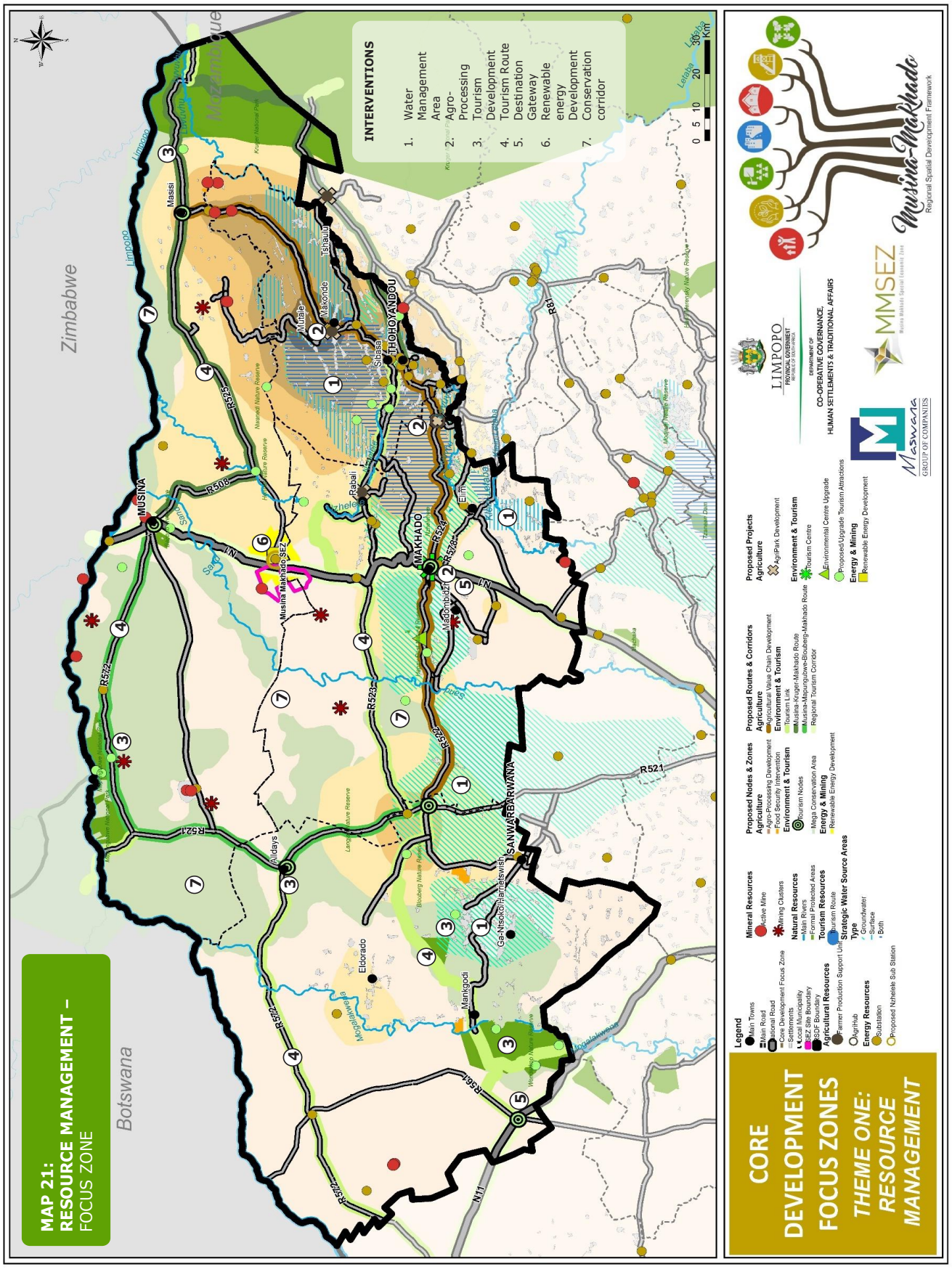
12.1.4.6 WATER RESOURCES

- Protect Strategic Water Source Areas (SWSA) through the management of land-use changes.
- Establish programmes and plans for the restoring and eradication of invasive alien plants in Strategic Water Source Areas and climate change
- Ensure no development occurs near wetlands or rivers in the SWSAs.
- Incorporate into Strategic Water Source Areas into SDFs, LUSs, EMFs, and Bioregional Plans.

12.1.5 INTERVENTION AREAS

- Agro-Processing.
- Conservation Management.
- Sustainable Mining Development.
- Strategic Ground and Surface Water Management.


MAP 20:
RESOURCE MANAGEMENT
Zimbabwe
Botswana
Mozambique
Limpopo
Levhuvhu
Luvuvhu
Letaba
Kruger National Park
Masisi
Tshiande
Tshaulu
Makonde
Sibasa
THOHOYANDOU
Rabali
Elim
MUSINA
MAKHADO
Musina Makhado SEZ
Malamulele
Malonyeni
Eldorado
Mankgodi
Ga-Ntsoko
Hlanganani
SAMWARBARWANA
Mogalakwena
Sand
Nzhelele
Mutale
Mvudi
Mhinga
Thohoyandou
Tshakhuma
Mukumbani
Mphambo
Tshamahansi
Vhembe
Mopani
Capricorn
Waterberg
Bela-Bela
Thabazimbi
Lephalale
Polokwane
Tzaneen
Giyani
Phalaborwa
R572
R508
R525
R524
R578
R523
R529
R521
R81
R521
R572
R567
R572
N1
N11
0 5 10 20 30 Km
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Agricultural Resources
Farmer Production Support Unit
AgriHub
Commodity Regions
Energy Resources
Substation
Proposed Nzhelele Sub Station
Power Corridor
Mineral Resources
Active Mine
Mining Clusters
Coal fields
Accepted Mining Application
Natural Resources
Main Rivers
Critical Biodiversity Area One
Transfontier Park
Formal Protected Areas
Tourism Resources
Tourism Route
Tourism Cluster
THEME ONE:
RESOURCE
MANAGEMENT
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework


MAP 21:
RESOURCE MANAGEMENT –
FOCUS ZONE
Zimbabwe
Botswana
Mozambique
Limpopo
INTERVENTIONS
1. Water Management Area
2. Agro-Processing
3. Tourism Development
4. Tourism Route
5. Destination Gateway
6. Renewable energy
7. Development Conservation corridor
MUSINA
THOHOYANDOU
MAKHADO
SANWARBARWANA
Musina Makhado SEZ
Masisi
Tshaulu
Matonde
Mutale
Sibasa
Rabali
Nzhelele
Elim
Madombidzha
Ga-Nkoloti Nemutswisi
Eldorado
Mankgodi
Waldays
R572
R508
R525
R524
R578
R523
R521
R621
R561
R529
N1
N11
R81
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
SDF Boundary
Agricultural Resources
Farmer Production Support Unit
Agrihub
Energy Resources
Substation
Proposed Nzhelele Sub Station
Mineral Resources
Active Mine
Mining Clusters
Natural Resources
Arable Land
Formal Protected Areas
Tourism Resources
Tourism Route
Strategic Water Source Areas
Type
Groundwater
Surface
Both
Proposed Nodes & Zones
Agriculture
Agro-Processing Development
Food Security Intervention
Environment & Tourism
Tourism Nodes
Mega Conservation Area
Energy & Mining
Renewable Energy Development
Proposed Routes & Corridors
Agriculture
Agricultural Value Chain Development
Environment & Tourism
Tourism Link
Musina-Kruger-Makhado Route
Musina-Mapungubwe-Blouberg-Makhado Route
Regional Tourism Corridor
Proposed Projects
Agriculture
Agri/Park Development
Environment & Tourism
Tourism Centre
Environmental Centre Upgrade
Proposed/Upgrade Tourism Attractions
Energy & Mining
Renewable Energy Development
CORE DEVELOPMENT FOCUS ZONES
THEME ONE: RESOURCE MANAGEMENT
LIMPOPO
PROVINCIAL GOVERNMENT
DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

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12.2 COMPETITIVE INFRASTRUCTURE DEVELOPMENT

12.2.1 FOCUS

- Capitalising on existing transportation, utilities, and civil infrastructure and activities to strengthen and diversify the regional economy while eradicating services backlogs and creating an environment where all communities are at least adequately serviced.
- Minimising the ecological impacts of logistics through intermodal freight and transport systems and green economy initiatives while strengthening local economic supply chains.
- To focus on the upgrading of existing infrastructure to provide accessibility to nearby municipalities, provinces, and countries and creating new corridors that will provide connectivity to previously disadvantaged areas which will, therefore, strengthen the NSDF principle of creating urban-rural anchors and in turn facilitate rural transformation.

12.2.2 OBJECTIVES

- Manage demand and maintain, expand, and refocus the infrastructure network to enable and sustain bulk water supply and energy distribution.
- Ensure an efficient supply of water, electricity, and waste management services to sustain and maintain additional growth.
- Improving the water reliability and water quality in priority areas and densely populated areas.
- Eradicate backlogs in water and sanitation, electricity, housing.
- Improved maintenance of existing infrastructure networks.
- Reducing reliance on costly municipal services networks.
- Promoting off-grid development and making use of renewable energy.
- Facilitation and promotion of transport modal shifts to non-motorised transport options. Densely populated areas should be prioritised in terms of public transportation
- Improving the provision of and access to public transportation.
- Recycling and converting waste into something productive.
- Maintain and strengthen national trade, through routes, and related infrastructure.
- Support diversification of economies, tourism, the knowledge economy, the green economy, and alternative energy-related enterprise development through improved regional connectivity.
- Improved broadband connectivity through improving access to the internet for all communities, especially vulnerable and communities that are poverty-stricken.
- To develop an improved regional road network system that would unlock accessibility towards the region.
- Upgrade of tourism and rural networks with linkages to existing and proposed transportation corridors.

12.2.3 PRINCIPLES

- Clustering and consolidation.
- Sustainability.
- To provide a full range of transportation services along with development corridors.
- A shift in transport modes – promote NMT.
- Efficient movement of goods.
- Integrated and connected economy.
- Enhanced cross provincial and regional movement.
- Strengthening economic opportunities that coincide with transient traffic.
- Managing connectivity and change.
- Water and Electricity Security.
- To be ready for the Fourth Industrial Revolution (4IR).

SPLUMA:

- *Improved service provision*
- *Well-functioning public and private transport infrastructure*
- *Promote the use of Green Energy Technology and Infrastructure*

12.2.4 OPPORTUNITIES

- Bridging the water and sanitation backlog gaps to improve the quality of life.
- Maintenance and upgrade of aging infrastructure through incremental service upgrading of priority areas.
- The development of Regional Water Management Schemes.
- Provide public and non-motorised transport and facilities to improve accessibility to urban functions and job opportunities.
- Implement norms and standards for the provision of social facilities.
- Develop and implement a comprehensive infrastructure plan.
- Densification along corridors.
- Consolidating economic activity at strategic locations within development corridors thereby strengthening existing urban areas and nodes.
- Concentrating investment in areas with potential for sustainable economic development within and along development corridors.

- To ensure intergovernmental cooperation of the different spheres of government to facilitate the development of transport-related infrastructure.
- Development of key public transportation routes to improve regional accessibility.
- Development of District and Municipal transportation master plans to address public transport issues and access in the Province more specifically focusing on passenger railway and its viability.
- To create the necessary infrastructure to promote the "Fourth Industrial Revolution" revolution through ICT infrastructure.
- The development of a passenger rail service along the Musina-Makhado Development Corridor.

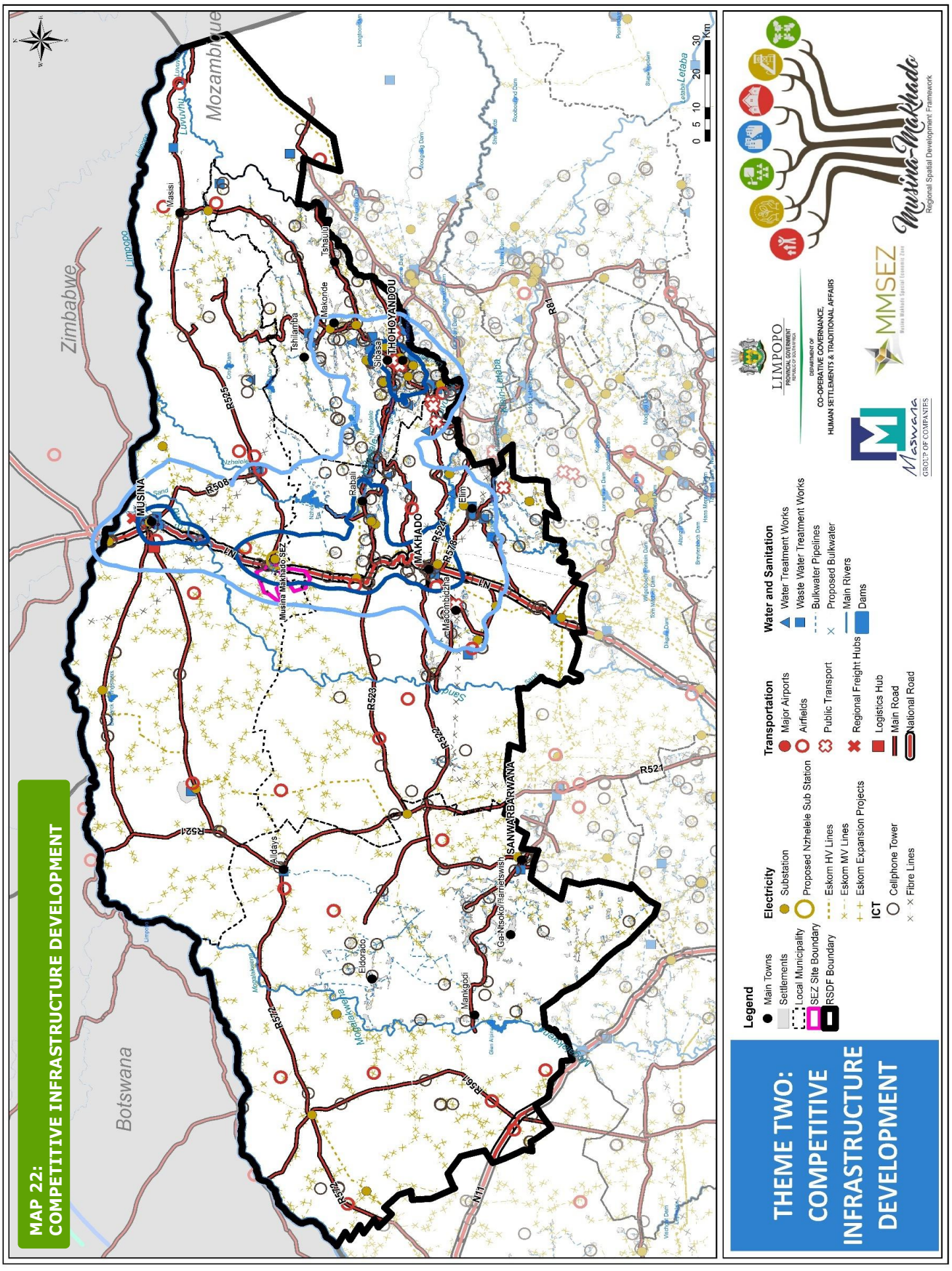
Rural linked infrastructure development that focuses on the provision and upgrades of:

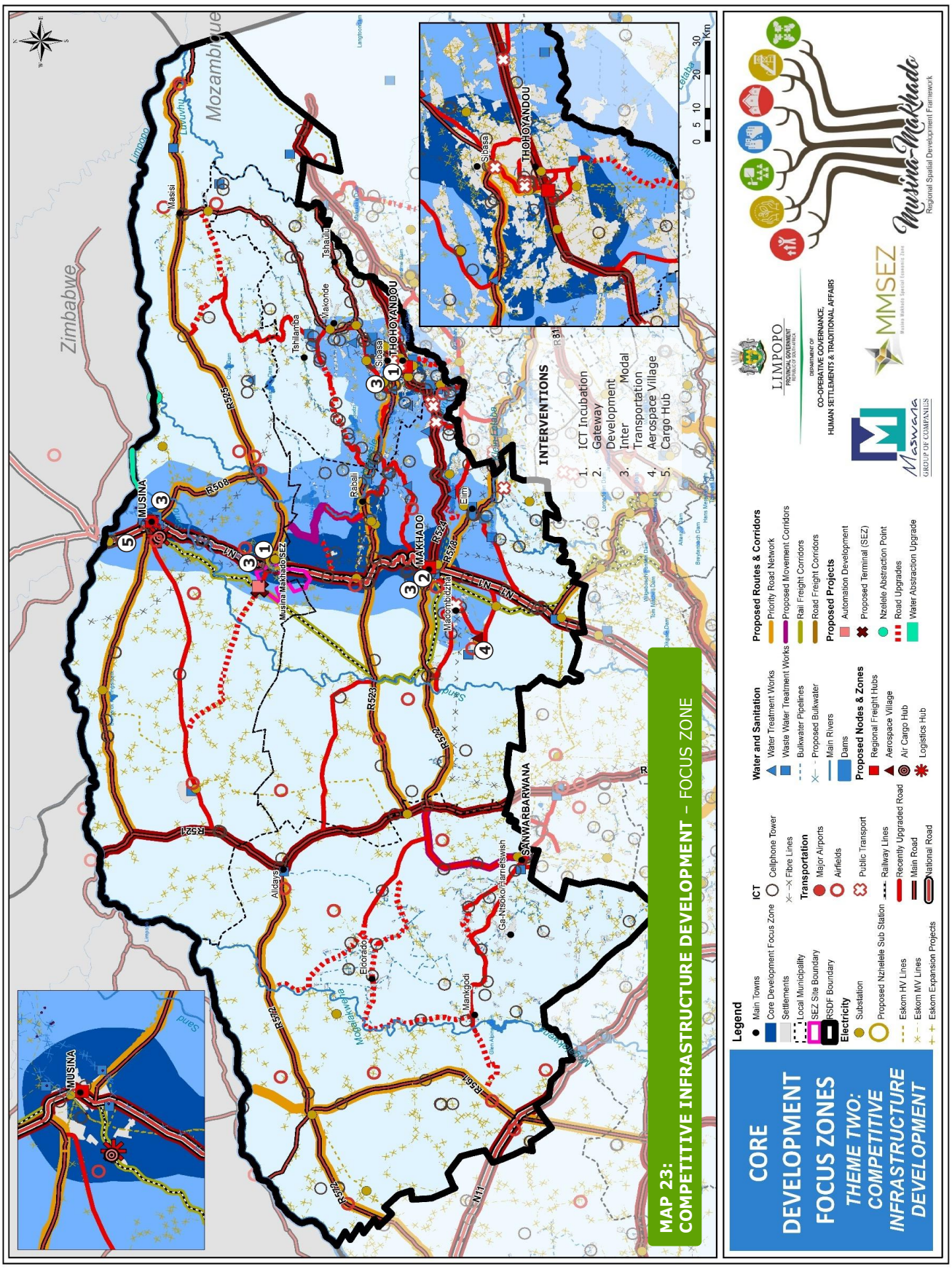
- Adequate water infrastructure
- Sanitation and Waste management projects to minimise the effects on the environment.
- The electrical infrastructure required to get the projects operational

12.2.5 INTERVENTION AREAS

- Service Demand Management.
- ICT Development Zones.
- Inter Modal transportation infrastructure networks.

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MAP 22:
COMPETITIVE INFRASTRUCTURE DEVELOPMENT
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Masisi
Tshilamba
Makonde
Tshaulu
Shaasa
Rabali
Elim
Madombidzha
Nzhelele
Louis Trichardt
Waterpoort
Eldorado
Mankgodi
Ga-Nkoko Mhangwani
SANWA RARWANA
Alldays
Limpopo
Luvuvhu
Letaba
R521
R523
R524
R525
R508
R572
R561
R572
N1
N11
0 5 10 20 30 Km
Legend
Main Towns
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Electricity
Substation
Proposed Nzhelele Sub Station
Eskom HV Lines
Eskom MV Lines
Eskom Expansion Projects
ICT
Cellphone Tower
Fibre Lines
Transportation
Major Airports
Airfields
Public Transport
Regional Freight Hubs
Logistics Hub
Main Road
National Road
Water and Sanitation
Water Treatment Works
Waste Water Treatment Works
Bulkwater Pipelines
Proposed Bulkwater
Main Rivers
Dams
THEME TWO:
COMPETITIVE
INFRASTRUCTURE
DEVELOPMENT
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswanda
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework


MAP 23:
COMPETITIVE INFRASTRUCTURE DEVELOPMENT – FOCUS ZONE
CORE DEVELOPMENT FOCUS ZONES
THEME TWO: COMPETITIVE INFRASTRUCTURE DEVELOPMENT
INTERVENTIONS
1. ICT Incubation
2. Gateway Development
3. Inter Modal Transportation
4. Aerospace Village
5. Cargo Hub
Legend
Main Towns
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Electricity
Substation
Proposed Nzhelele Sub Station
Eskom HV Lines
Eskom MV Lines
Eskom Expansion Projects
ICT
Cellphone Tower
Fibre Lines
Transportation
Major Airports
Airfields
Public Transport
Railway Lines
Recently Upgraded Road
Main Road
National Road
Water and Sanitation
Water Treatment Works
Waste Water Treatment Works
Bulkwater Pipelines
Proposed Bulkwater
Main Rivers
Dams
Proposed Nodes & Zones
Regional Freight Hubs
Aerospace Village
Air Cargo Hub
Logistics Hub
Proposed Routes & Corridors
Priority Road Network
Proposed Movement Corridors
Rail Freight Corridors
Road Freight Corridors
Proposed Projects
Automalion Development
Proposed Terminal (SEZ)
Nzelele Abstraction Point
Road Upgrades
Water Abstraction Upgrade
Zimbabwe
Mozambique
MUSINA
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Masisi
Tshiulu
Tshilamba
Makonde
Sibasa
Rabali
Elim
Madombidzha
Alldays
Eldorado
Mankgodi
Ga-Ntsoko
SANWARBARWANA
N1
N11
R508
R525
R521
R572
R523
R524
R578
R567
R529
R31
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
0 5 10 20 30 Km

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12.3 SUSTAINABLE SETTLEMENT DEVELOPMENT

12.3.1 FOCUS

- Facilitating smart, sustainable, and concentrated growth of settlements by their role and potential. Promoting social and economic development, community livelihoods, and safety through the sustainable and viable delivery of social facilities, public open space, recreational opportunities, and Human settlements.
- Promoting a polycentric system of well-connected nodes that offer a wider range of services to support urban-rural and rural-urban linkages.

12.3.2 OBJECTIVES

- Facilitate more sustainable land reform.
- Establishing a "development edge" to contain urban expansion into the productive rural landscape.
- Provide opportunities for increased food security and economic development for rural and farm dwellers.
- Sustainable and accessible employment opportunities.
- Integration and concentration of community facilities, employment, and residential opportunities.
- Safer communities.
- More efficient use of land.
- Oversee and assist municipalities in undertaking relevant research on local housing markets.
- Clustering and sharing of social facilities to optimise accessibility and community participation.
- More compact and densified (infill) development within urban areas (Regional Development Anchors).

SPLUMA:

- *Develop spatial strategies that promote spatial integration, intensification, job creation and connectivity*
- *Identify areas for compaction and intensification*
- *Prioritise areas to promote access to ownership*
- *Promote a balanced and integrated variety of land uses*

12.3.3 PRINCIPLES

- Public space and place-making.
- Safety and security.
- Improving dignity.
- Rural place-making.
- Rural-Urban Linkages
- Improved wellbeing.
- Land Use Management.
- Containing rural and urban expansion.

12.3.4 OPPORTUNITIES

- Urban renewal initiatives and economic regeneration in key regional nodes (anchors).
- Formalising and upgrading of small towns and priority rural settlements to ensure the security of tenure and enable sustainable livelihoods which would support a wider range of economic development.
- Urban regeneration in the central business areas of key Regional Development Anchors (e.g., Makhado, Musina, and Thohoyandou).
- Higher density residential development in and around selected nodes as well as along public transport routes.
- The development of Mixed-Use Development Nodes within strategic areas in the region (e.g., corridors and nodes).
- Development of Mega Housing Projects (Integrated Housing Development) - Priority Human Settlements and Housing Development Areas (PHSHDAs). The PHSHDAs include priority areas such as human settlements catalytic projects, SEZs, restructuring zones, renewal areas, informal settlements, and distressed mining areas.
- Incorporation of growth management tools in Municipal SDFs to achieve SPLUMA's spatial principles in rural areas.

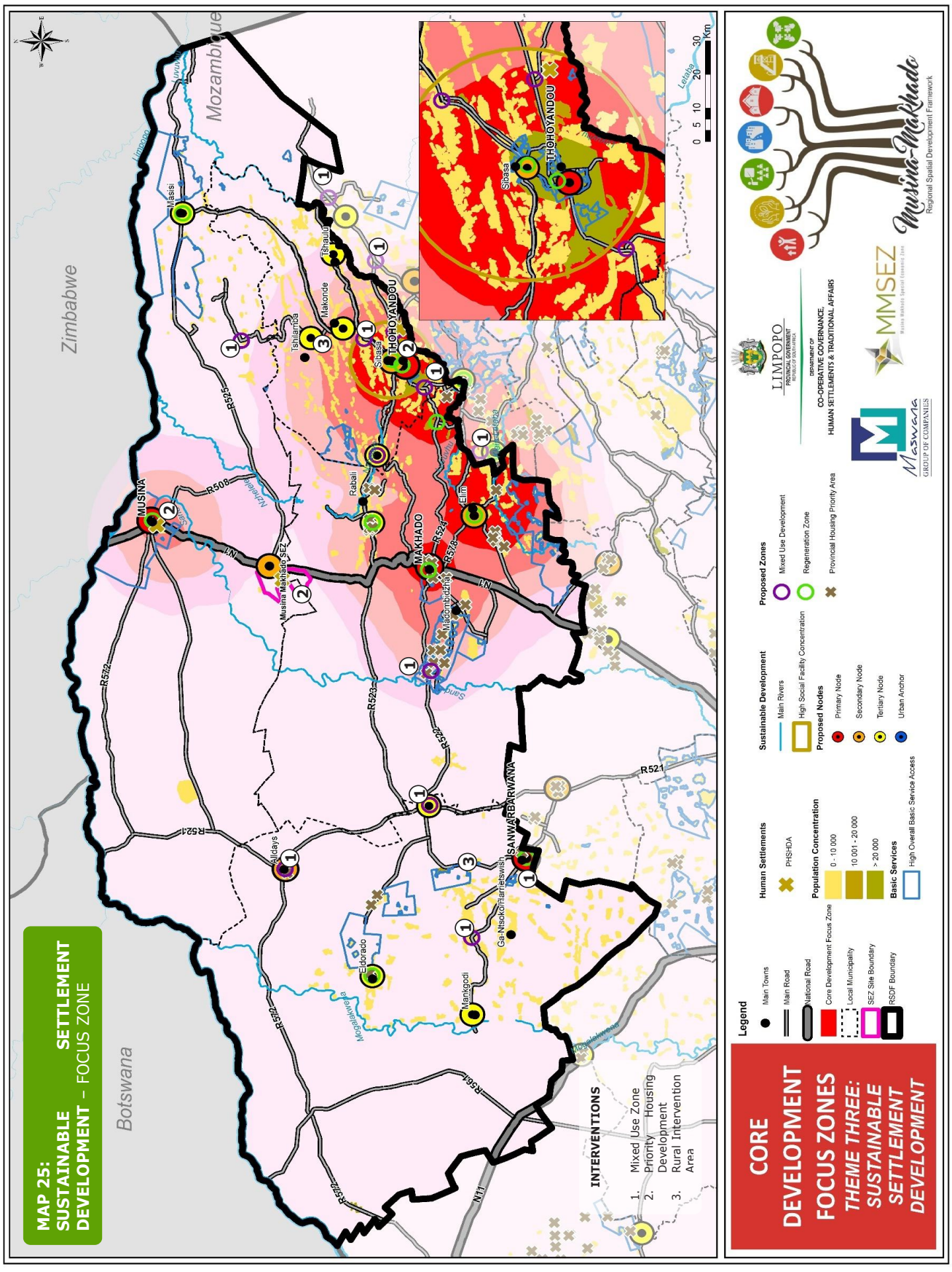
To identify opportunities for:

- Land Acquisition.
- Inclusionary Housing.
- IRDP.
- Upgrading of informal settlements.
- Provision of basic infrastructure to communities.
- Rural Housing programmes.
- The establishment of Agri-villages and Rural Intervention Areas (RIA).

12.3.5 INTERVENTION AREAS

- Development Nodes.
- Urban Regeneration/Urban Restructuring.
- Priority Housing development.
- Rural Intervention Areas.


MAP 24:
SUSTAINABLE SETTLEMENT DEVELOPMENT
Zimbabwe
Mozambique
Botswana
Limpopo
Levhuvhu
Masisi
Tshaulu
Makonde
Tshilamba
Sibasa
THOHOYANDOU
Rabali
Elim
MUSINA
MAKHADO
Musina Makhado SEZ
Madombidzha
Alldays
Ga-Nkoloti
SANWARBARWANA
Eldorado
Mankgodi
Lephalala
Sand
Nzhelele
Lanner
N1
R572
R521
R523
R524
R508
R525
R81
R561
R520
N11
0 5 10 20 30 Km
Legend
Main Towns
Main Road
National Road
Local Municipality
SEZ Site Boundary
RSDF Boundary
Human Settlements
PHSHDA
Population Concentration
0 - 10 000
10 001 - 20 000
> 20 000
Basic Services
High Overall Basic Service Access
Sustainable Development
Main Rivers
High Social Facility Concentration
Critical Biodiversity Area One
THEME THREE:
SUSTAINABLE
SETTLEMENT
DEVELOPMENT
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework


MAP 25:
SUSTAINABLE SETTLEMENT DEVELOPMENT – FOCUS ZONE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
Musina Makhado SEZ
Masisi
Tshilamba
Makonde
Tshaulu
Sibasa
Rabali
Elim
Madombidzha
Gilldays
Eldorado
Mankgodi
Ga-Ntsoko/Hanetswisi
SANWA/RAVHANA
R572
R521
R523
R524
R578
R525
R508
R522
R561
N11
LN
INTERVENTIONS
1. Mixed Use Zone
2. Priority Housing Development
3. Rural Intervention Area
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Local Municipality
SEZ Site Boundary
RSDF Boundary
Human Settlements
PHSHDA
Population Concentration
0 - 10 000
10 001 - 20 000
> 20 000
Basic Services
High Overall Basic Service Access
Sustainable Development
Main Rivers
High Social Facility Concentration
Proposed Nodes
Primary Node
Secondary Node
Tertiary Node
Urban Anchor
Proposed Zones
Mixed Use Development
Regeneration Zone
Provincial Housing Priority Area
LIMPOPO
PROVINCIAL GOVERNMENT
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
CORE DEVELOPMENT FOCUS ZONES
THEME THREE:
SUSTAINABLE SETTLEMENT DEVELOPMENT
0 5 10 20 30 Km

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12.4 IMPROVED QUALITY OF LIFE

12.4.1 FOCUS

To achieve an 'improved quality of life for all' and ensuring no one is left behind, capacity building for our communities and non-government organisations is critical. This is key to empowerment and ensures the communities, families and the most vulnerable have the means to meet their basic needs, provide security and build resilience.

12.4.2 OBJECTIVES

- Improved access to credible Health Services. Disparities in access to health services affect individuals and society. limited access to health care impacts a person's ability to reach his/her full potential, negatively affecting their quality of life.
- Instilling an educated approach towards making healthy choices and integrating positive behaviours into their daily lives.
- The active participation of citizens in support of law enforcement activities increases the quality of life for those living and working in their communities, provide better service to the community, fosters close working relationships between law enforcement personnel and all citizens, and provides an avenue for citizens to learn more about the community's needs and resources.
- Tertiary curricula will have to incorporate principles of development and societal evolution, predicated on the need to harness, exploit, and systematise local knowledge and the development potential of communities.

12.4.3 PRINCIPLES

- Improved Nutrition.
- A Clean Environment.
- Access to recreation and leisure facilities.
- A good health care system.
- Access to relevant education and skills development programs.
- Safety and wellbeing.
- Local knowledge generation.
- Poverty reduction.
- Improved border security and control.
- A credible education system.

SPLUMA:

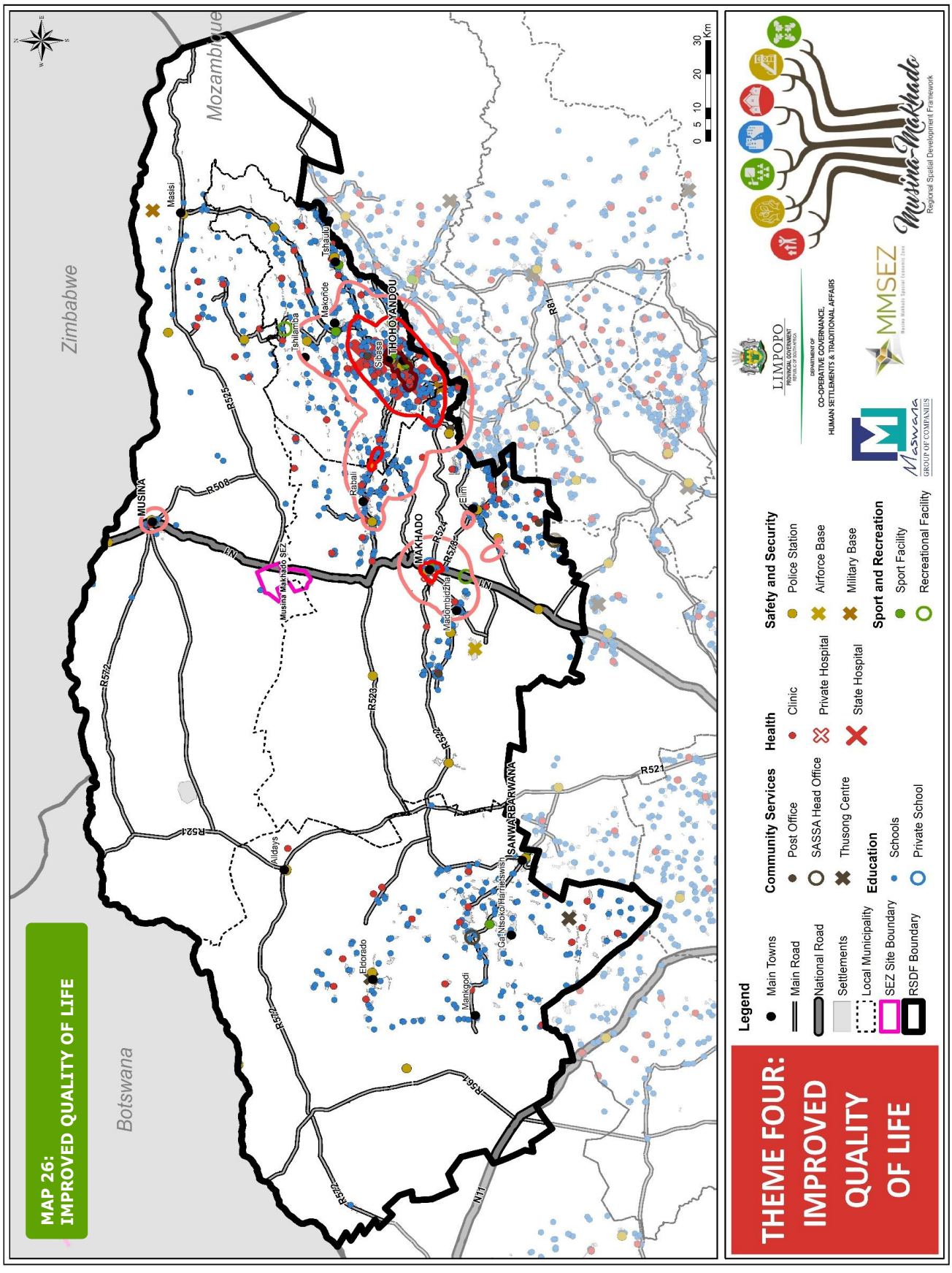
- *Prioritise previously disadvantaged*
- *Identify and prioritise the most vulnerable communities*
- *Limit pressure of public funds*

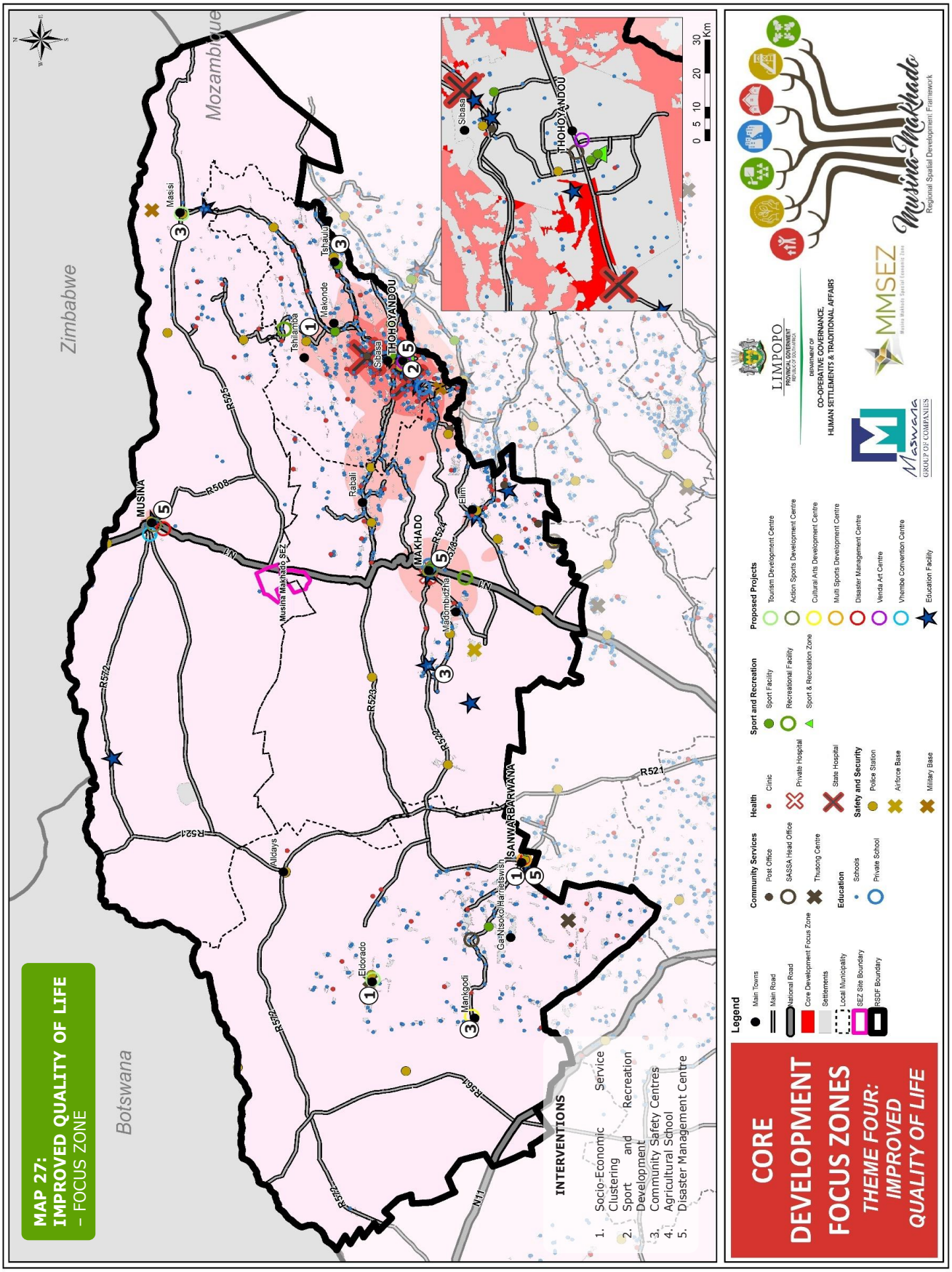
12.4.4 OPPORTUNITIES

- Implement urban greening programmes to promote quality of life in urban areas.
- The introduction of a community safety volunteer programme is community policing in its most basic form – a structured way for citizens to participate in helping provide for the safety and security of their community. Skills and capacity-building programs are required to implement and monitor community safety volunteer programmes.
- Development, upgrading, and maintenance of facilities (multipurpose sport and recreation facilities including school sport linked to national and local plans).
- Development of Recreational Facilities at key Fresh Water, Eco, Cultural, and other key resources areas that are unique to the region.
- Develop a repository for knowledge, information, resources, and reflective learning on capabilities for local action and development across sectors.
- Improved cross-border movement through cross-border regional interrelations agreements and policing.
- The development of an ICT-enabled Health, Education, and Social Services system/network.

12.4.5 INTERVENTION AREAS

- Disaster Risk Management.
- Cross border movement.
- Socio-Economic Service Clustering.


MAP 26:
IMPROVED QUALITY OF LIFE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
Masisi
Tshaulu
Makoňde
Ishlamba
Sibasa
Rabali
Elim
Matombidzha
Musina Makhado SEZ
Alldays
Eldorado
Mankgodi
Ga-Nkoko Hlanganeswi
R572
R508
R525
R521
R523
R524
R528
R81
N1
N11
0 5 10 20 30 Km
THEME FOUR:
IMPROVED
QUALITY
OF LIFE
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Community Services
Post Office
SASSA Head Office
Thusong Centre
Education
Schools
Private School
Health
Clinic
Private Hospital
State Hospital
Safety and Security
Police Station
Airforce Base
Military Base
Sport and Recreation
Sport Facility
Recreational Facility
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Masvana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework


MAP 27:
IMPROVED QUALITY OF LIFE
– FOCUS ZONE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWABARWANA
Masisi
Tshaulu
Tshilamba
Makonde
Sibasa
Rabali
Elim
Madombidzha
Musina Makhado SEZ
Alldays
Eldorado
Mankgodi
Ga-Nkoko Ramabyish
N1
N11
R572
R521
R508
R525
R524
R523
R522
R81
0 5 10 20 30 Km
INTERVENTIONS
1. Socio-Economic Service Clustering
2. Sport and Recreation Development
3. Community Safety Centres
4. Agricultural School
5. Disaster Management Centre
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Core Development Focus Zone
Community Services
Post Office
SASSA Head Office
Thusong Centre
Education
Schools
Private School
Health
Clinic
Private Hospital
State Hospital
Safety and Security
Police Station
Airforce Base
Military Base
Sport and Recreation
Sport Facility
Recreational Facility
Sport & Recreation Zone
Proposed Projects
Tourism Development Centre
Action Sports Development Centre
Cultural Arts Development Centre
Multi Sports Development Centre
Disaster Management Centre
Venda Art Centre
Vhembe Convention Centre
Education Facility
CORE DEVELOPMENT FOCUS ZONES
THEME FOUR: IMPROVED QUALITY OF LIFE
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

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12.5 SKILLED AND CAPABLE WORKFORCE

12.5.1 FOCUS

- Increased productivity and improvements to the skills base in a region support economic development, as well as social development.
- Reduce inequality by enhancing the skill set of the labour force.
- To increase opportunities for critical skills development in areas where there is a demand/growing demand for human resources (e.g., renewable energy, tourism, construction, mining, and agricultural sectors)

12.5.2 OBJECTIVES

- There is a need to accelerate human development so that there is a match between supply and demand for human resources.
- To increases the aggregate levels of skills in the workforce so that we can maximise opportunities for individuals, thereby benefiting society.
- Human resource management in the Public Service must ensure a motivated and productive workforce in the Public Service and be underpinned by a strategic partner role for human resource components.
- To prepare the local workforce to access the 4IR that would be required for the development of a SMART Region.
- Promote SMME and entrepreneurial development.
- To introduce local artisans' development and capacity-building programs that would enable the local community to access the technical skills required.

12.5.3 PRINCIPLES

- Retaining the local workforce and skills base.
- Move towards a knowledge-rich economy.
- Equal Access.
- Critical Skills Development.
- Safe and Health Work Environments.
- Access towards Vulnerable Groups.

SPLUMA:

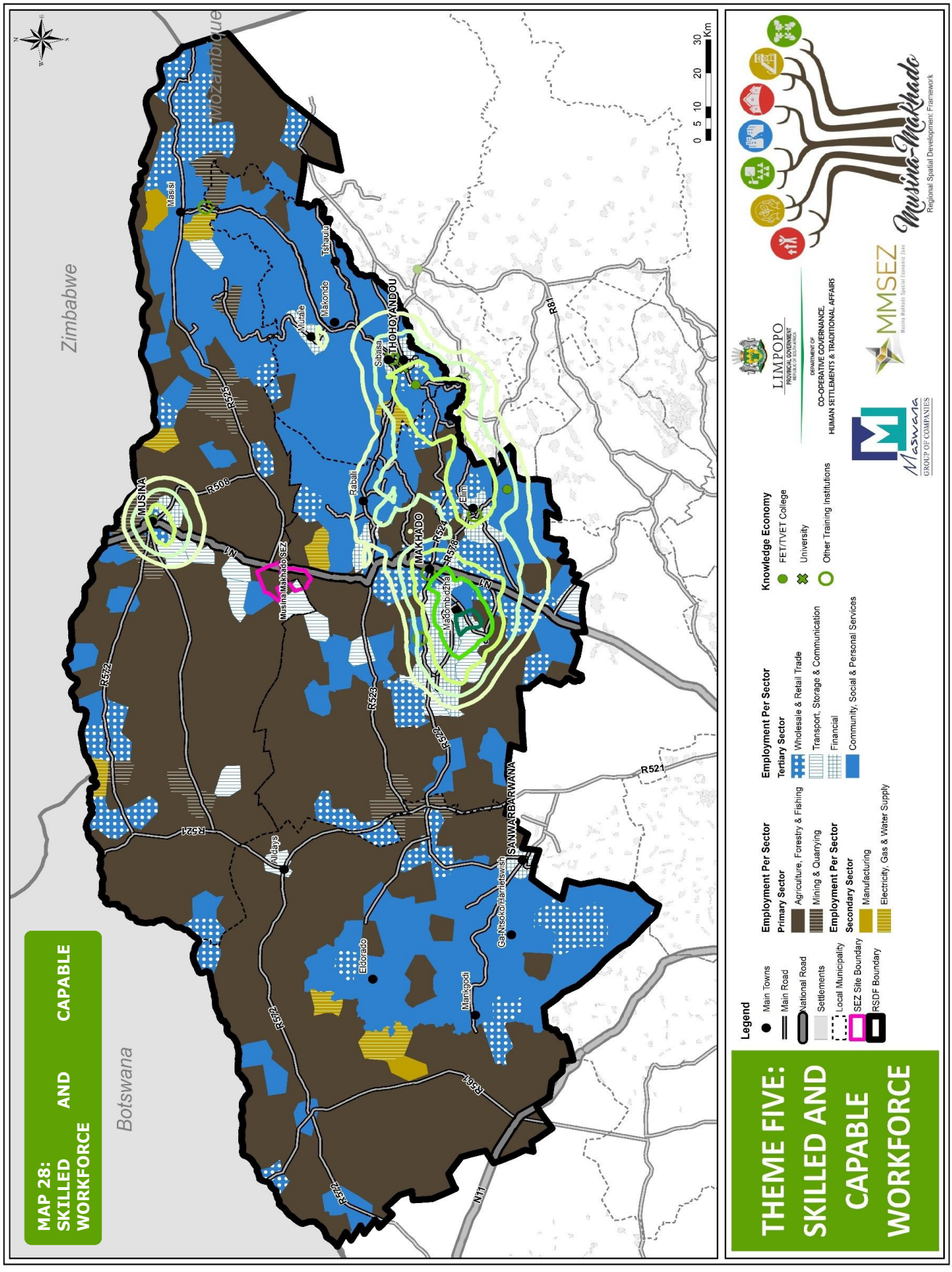
- *Prioritise previously disadvantaged*
- *Identify and prioritise the most vulnerable communities*

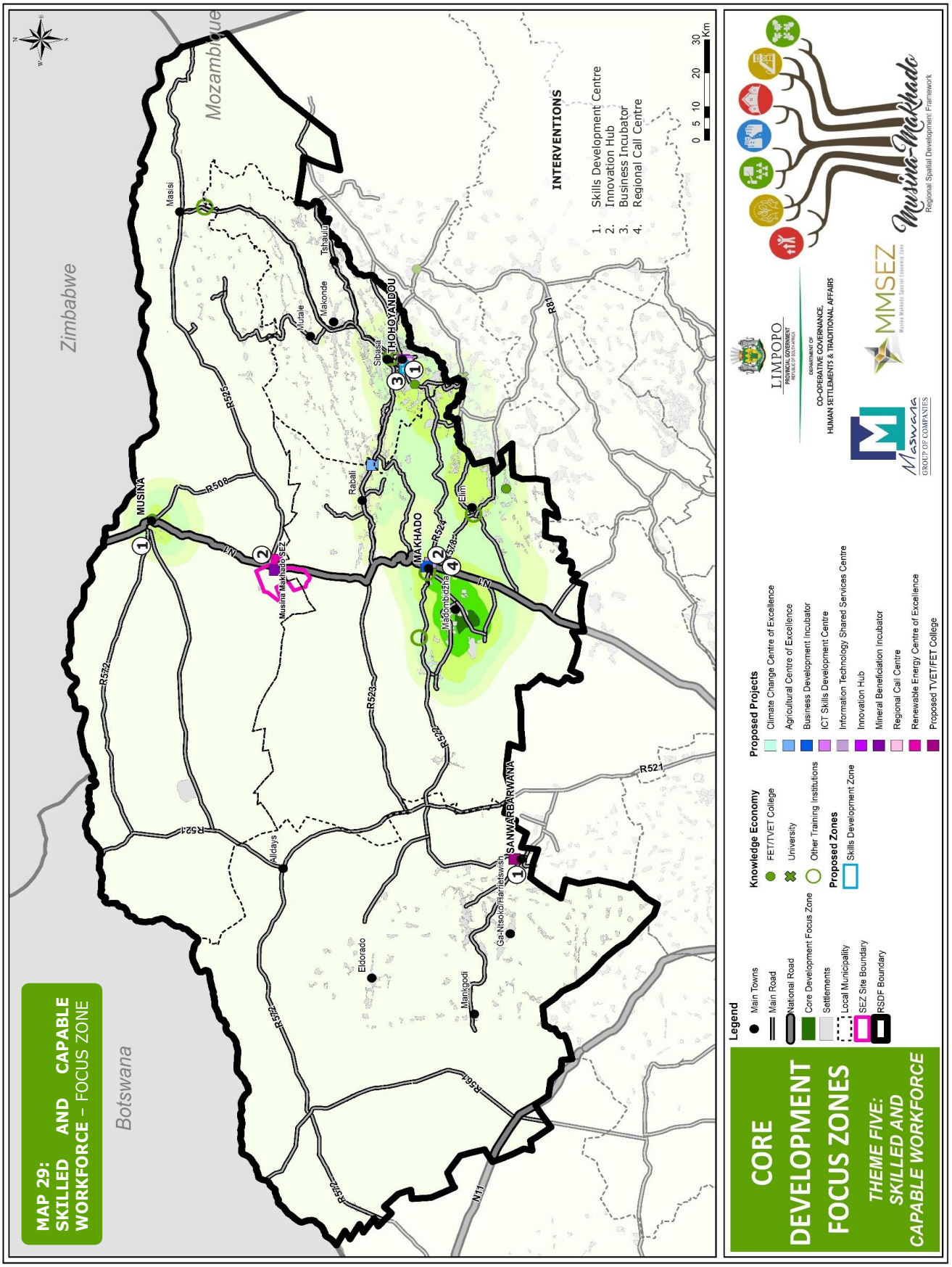
12.5.4 OPPORTUNITIES

- Having a relatively young population can be advantageous, provided the majority of working-age individuals are gainfully employed. A large workforce with fewer children to support creates a window of opportunity to increase economic output and invest in technology, education, and skills to create the wealth needed to cope with the future aging of the population.
- Through the development of Youth Development Centres (proper training, skills, and opportunities), young people can become demographic dividends and contribute to a productive economy.
- To promote a more labour-absorbing industrialisation path, with particular emphasis on tradable labour absorbing goods and services and economic linkages that enhance employment creation.
- The development of an Employment Guarantee Scheme aligned to key growth trajectories/sectors.
- Development of Business Incubators that support and attain entrepreneurial skills.

12.5.5 INTERVENTION AREAS

- Knowledge-Economy.
- Skills Development Centres.
- Business Incubators.


MAP 28: SKILLED AND CAPABLE WORKFORCE
THEME FIVE: SKILLED AND CAPABLE WORKFORCE
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
SANWARBARWANA
Masisi
Tshaulu
Makonde
Mutale
Sibasa
THOHOYANDOU
Rabali
Elim
Madombidzha
Musina Makhado SEZ
Alldays
Eldorado
Mankgodi
Ga-Ntsoko/Hlanganani
R572
R508
R523
R578
R524
R521
R81
N1
N11
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Employment Per Sector
Primary Sector
Agriculture, Forestry & Fishing
Mining & Quarrying
Employment Per Sector
Secondary Sector
Manufacturing
Electricity, Gas & Water Supply
Employment Per Sector
Tertiary Sector
Wholesale & Retail Trade
Transport, Storage & Communication
Financial
Community, Social & Personal Services
Knowledge Economy
FET/TVET College
University
Other Training Institutions
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
0 5 10 20 30 Km


MAP 29: SKILLED AND CAPABLE WORKFORCE – FOCUS ZONE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Musina Makhado SEZ
Masisi
Tshaulu
Mutale
Makonde
Sibasa
Rabali
Elim
Madombidha
Alldays
Eldorado
Mankoodi
Ga-Ntsoki/Harmelswis
R572
R525
R508
R524
R523
R521
R81
R521
N1
N11
INTERVENTIONS
1. Skills Development Centre
2. Innovation Hub
3. Business Incubator
4. Regional Call Centre
0 5 10 20 30 Km
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Knowledge Economy
FET/TVET College
University
Other Training Institutions
Proposed Zones
Skills Development Zone
Proposed Projects
Climate Change Centre of Excellence
Agricultural Centre of Excellence
Business Development Incubator
ICT Skills Development Centre
Information Technology Shared Services Centre
Innovation Hub
Mineral Beneficiation Incubator
Regional Call Centre
Renewable Energy Centre of Excellence
Proposed TVET/FET College
CORE DEVELOPMENT FOCUS ZONES
THEME FIVE: SKILLED AND CAPABLE WORKFORCE
LIMPOPO
PROVINCIAL GOVERNMENT
DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

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12.6 COLLABORATIVE AND TRANSPARENT GOVERNANCE

12.6.1 FOCUS

- To implement a Spatial Governance Structure. Spatial Governance includes policy and practice-oriented research, centred on land use planning, social-ecological resilience, public policy, and community engagement.
- Stronger collaboration between the different spheres of Government.
- A single window of coordination towards spatial development and spatial management within the region, building a common spatial agenda.

12.6.2 OBJECTIVES

- A capable public sector across government and other institutional partners committed to the development of the region.
- Improving the relationship between the Private and Public Services Sector which allows for less red tape and improved local investment.
- Collaboration between communities, the public, and private sectors should be strengthened.
- Plan and coordinate local development programmes to be collaboratively developed by relevant institutional partners.
- Integrated development planning across all role players.
- Management of Land and enabling equitable access to land for all.
- Wall to Wall Land Use Management systems to support and manage development.

12.6.3 PRINCIPLES

- A partnering approach.
- Innovation and responsiveness.
- Good governance.
- People-oriented.
- Connecting urban and rural markets.
- Conscientious leadership.
- Shift towards E-Governance.

SPLUMA:

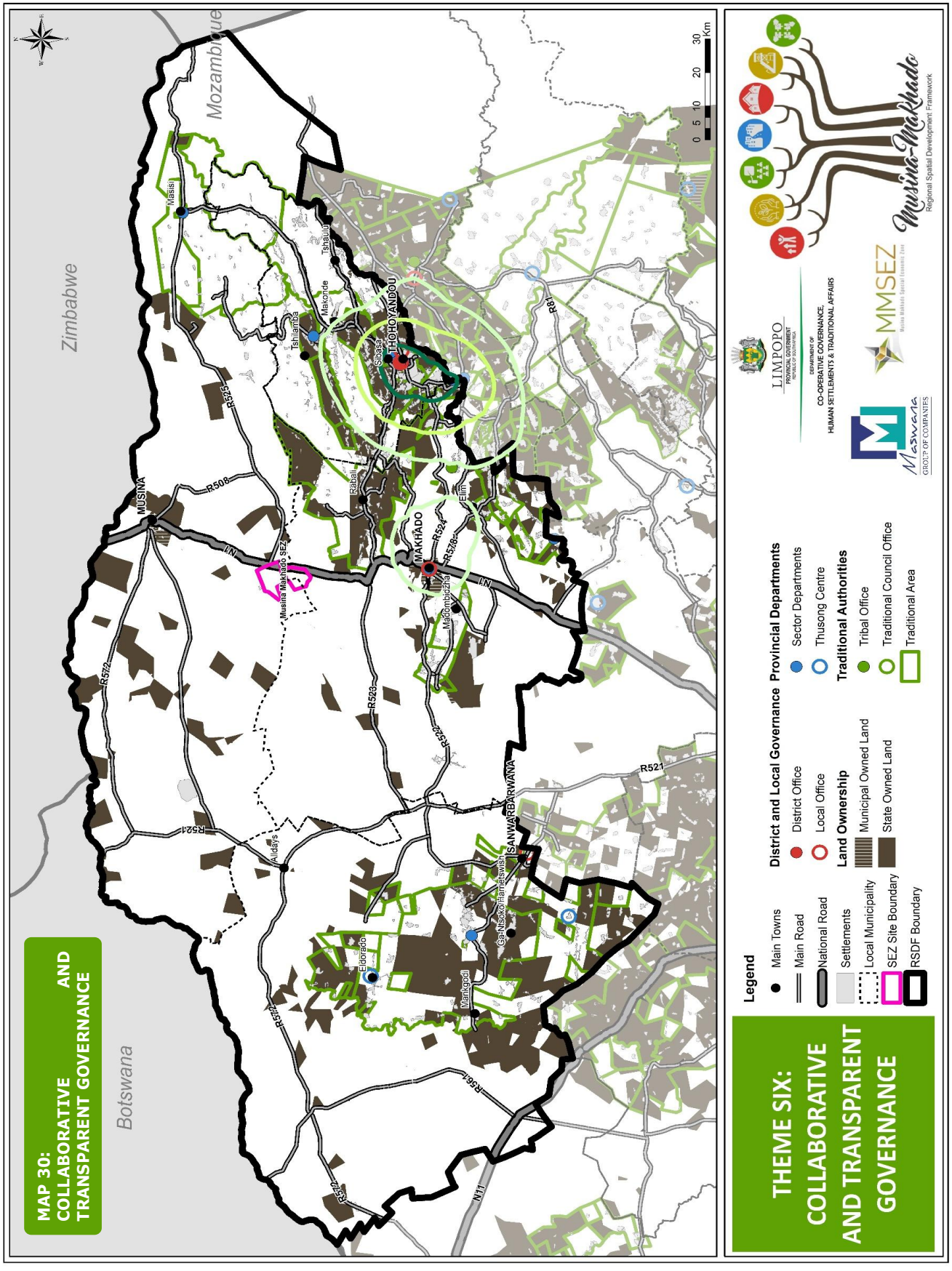
- *Identify how planning and IGR processes should be organised to promote the realisation of the Spatial Planning Strategies and Proposals.*
- *Set out public participation processes, timeframes, and stakeholders.*

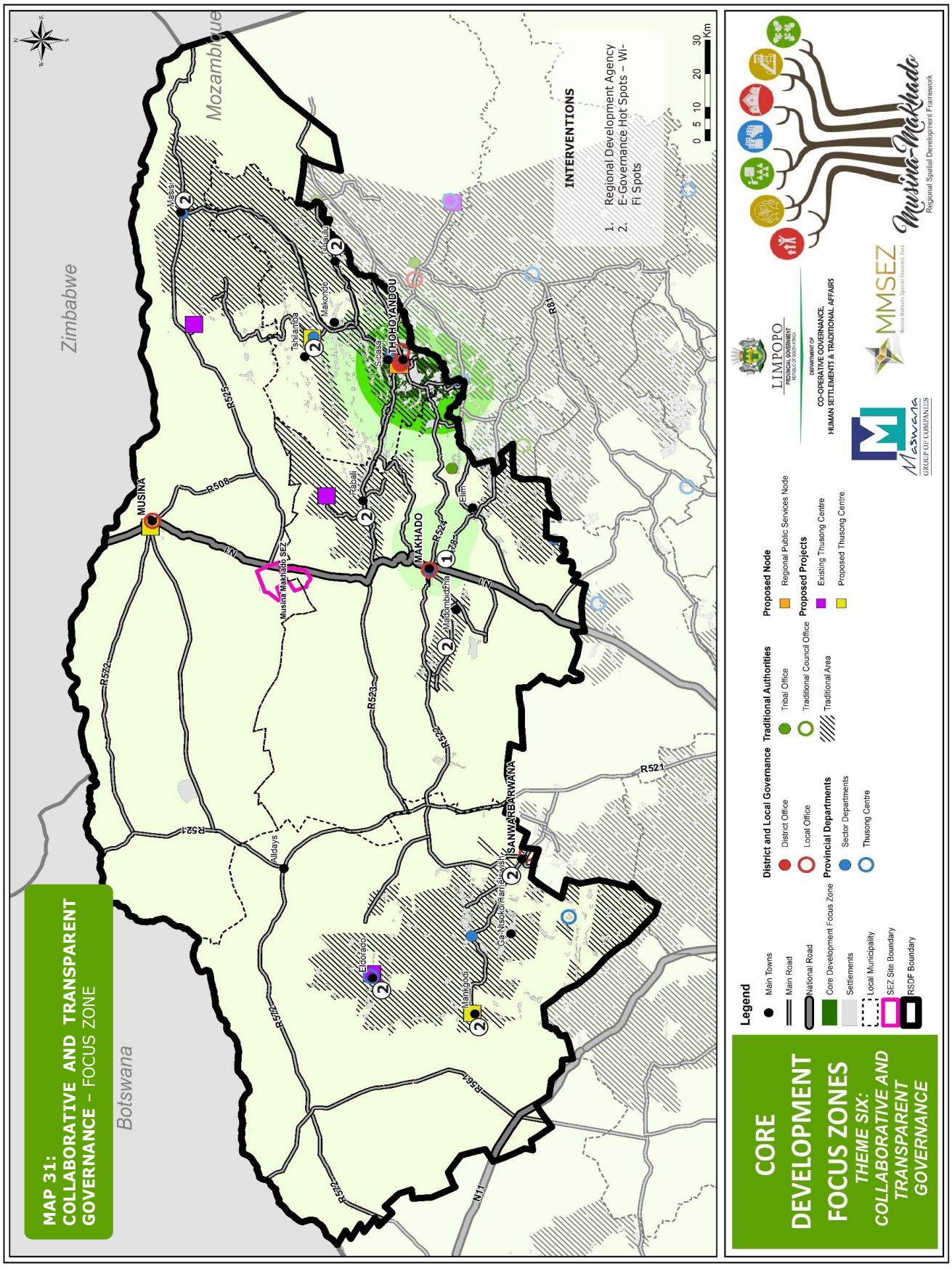
12.6.4 OPPORTUNITIES

- To support mechanisms for transparent, accountable, and effective governance.
- Create conditions for community-based planning.
- Develop, mobilise, and deploy capabilities relevant to local governance development imperatives.
- Implementation of provincial, local, and national programs such as the "One Plan" District Model.
- Establish a Regional Development Agency to drive LED and Investment.
- To support and advocate integrated development across all spheres of Government.
- Vertical and horizontal alignment of Spatial Development Frameworks while addressing Spatial Governance.
- The development of an integrated and technologically enabled governance system – E-Governance.

12.6.5 INTERVENTION AREAS

- Regional Development Agency.
- Regional Planning Tribunal/decision making.
- Wi-Fi towers / ICT-enabled governance infrastructure.


MAP 30:
COLLABORATIVE AND
TRANSPARENT GOVERNANCE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWARDARWANA
Musina Makhado SEZ
Masisi
Tshaulu
Tshilamba
Makonde
Sibasa
Rabali
Elim
Madombidzha
Alldays
Eldorado
Mankgodi
Ga-Nkuna
R572
R525
R508
R523
R524
R578
R521
R81
N1
N11
0 5 10 20 30 Km
THEME SIX:
COLLABORATIVE
AND TRANSPARENT
GOVERNANCE
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
District and Local Governance
District Office
Local Office
Land Ownership
Municipal Owned Land
State Owned Land
Provincial Departments
Sector Departments
Thusong Centre
Traditional Authorities
Tribal Office
Traditional Council Office
Traditional Area
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Musina Makhado Special Economic Zone
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework


MAP 31:
COLLABORATIVE AND TRANSPARENT GOVERNANCE – FOCUS ZONE
CORE DEVELOPMENT FOCUS ZONES
THEME SIX: COLLABORATIVE AND TRANSPARENT GOVERNANCE
Zimbabwe
Mozambique
Botswana
INTERVENTIONS
1. Regional Development Agency
2. E-Governance Hot Spots – Wi-Fi Spots
0 5 10 20 30 Km
MUSINA
MAKHADO
THOHOYANDOU
SANWABARWANA
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
District and Local Governance
District Office
Local Office
Provincial Departments
Sector Departments
Thusong Centre
Traditional Authorities
Tribal Office
Traditional Council Office
Traditional Area
Proposed Node
Regional Public Services Node
Proposed Projects
Existing Thusong Centre
Proposed Thusong Centre
LIMPOPO
PROVINCIAL GOVERNMENT
DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
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12.7 INCLUSIVE GROWTH AND DEVELOPMENT

12.7.1 FOCUS

- To revive and grow the local economy through improved urban-rural linkages, value chain development, and development incentives that would provide a kickstart towards inclusive growth.
- To foster equitable economic growth and investment, as well as opportunities for meaningful employment.
- To build a local entrepreneurship culture.
- To encourage creative links between economic and social strategies to promote inclusive and equitable participation in the economy by an active, hardworking, and cohesive society.
- To improve rural and small-town economies through economic investment.

12.7.2 OBJECTIVES

- To Facilitate and improve access to finance for small enterprises.
- To Facilitate and expand access to the existing development funds (e.g., the Jobs Fund).
- The Protection, rehabilitation, and improved productivity of local economic resources.
- To diversify the regional economy through the development of local value chains.
- To introduce tax incentive development zones subject to conditions that would support the local economy within the region.
- To re-order spatial patterns of economic activity and growth by promoting value-adding industries, thereby developing new settlements with a much more balanced mixed of household income, thus contributing to revenue enhancement.
- The development of SMME support systems and infrastructure.

12.7.3 PRINCIPLES

- A circular economy.
- Radical economic transformation.
- Coordinated growth management for financial sustainability.
- A Connected economy.
- An inclusive, equitable, and growing economy.
- Capacity building and Mentorship Support.

SPLUMA:

- *Promote equitable functioning of land markets*
- *Promote economic stability*

- The development of a Green Economy.
- To support new Greenfields's development.

12.7.4 OPPORTUNITIES

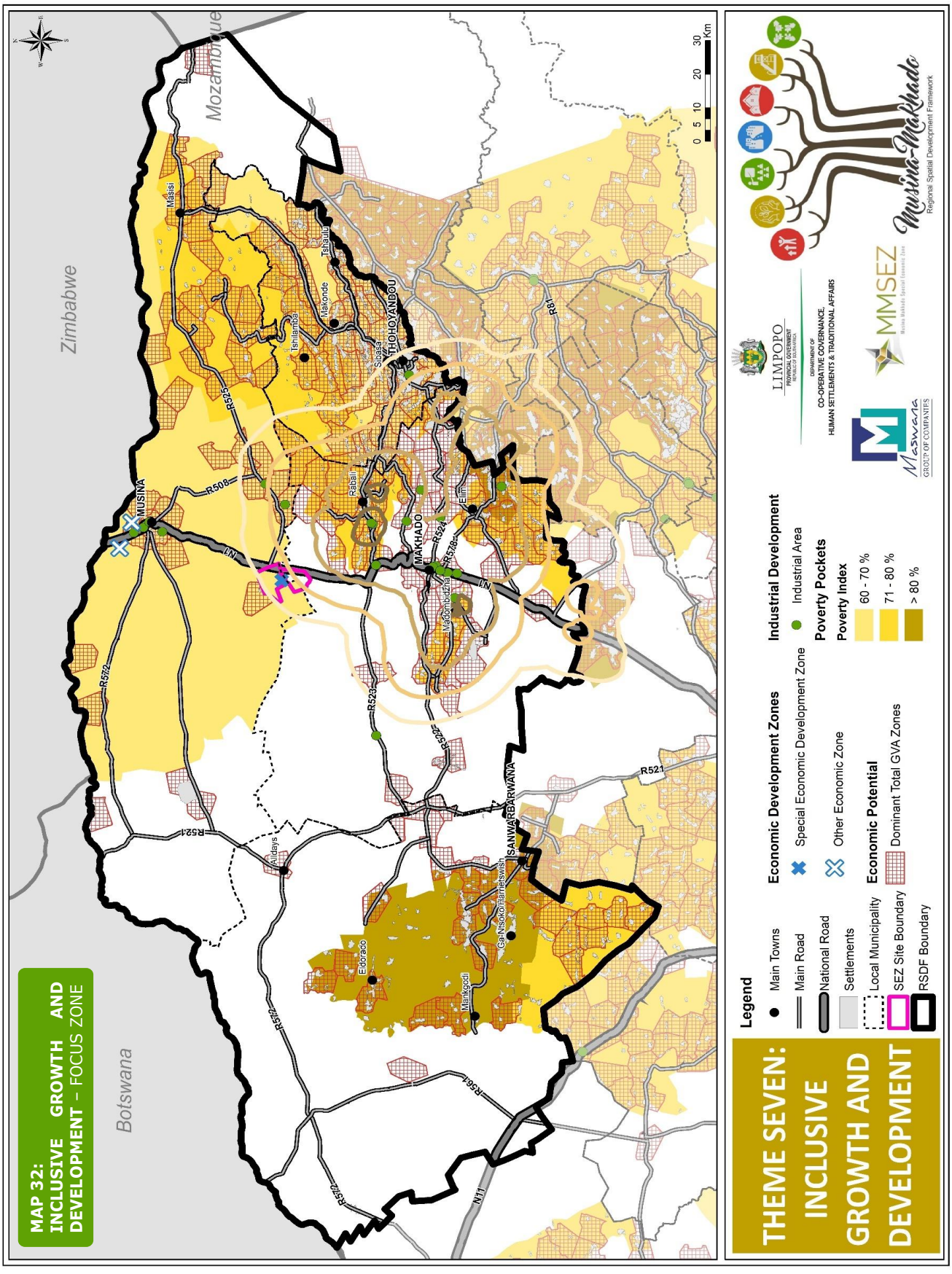
- Enhancement of agricultural, mining, and tourism value-adding.
- Develop, diversify, and market the tourism sector to increase Domestic and Foreign visitors.
- To develop an employment incentive program that would attract local, foreign investment.
- To encourage sustainable informal sector business and their inclusion in the local economy.
- Allow for broadening the economic base in the concentration areas through infrastructure investment, land release, and skills development.
- Allow for broadening the economic base in the nodal/corridor areas through infrastructure investment and land release.
- To identify special economic development areas that provide tax incentives to attract investment.

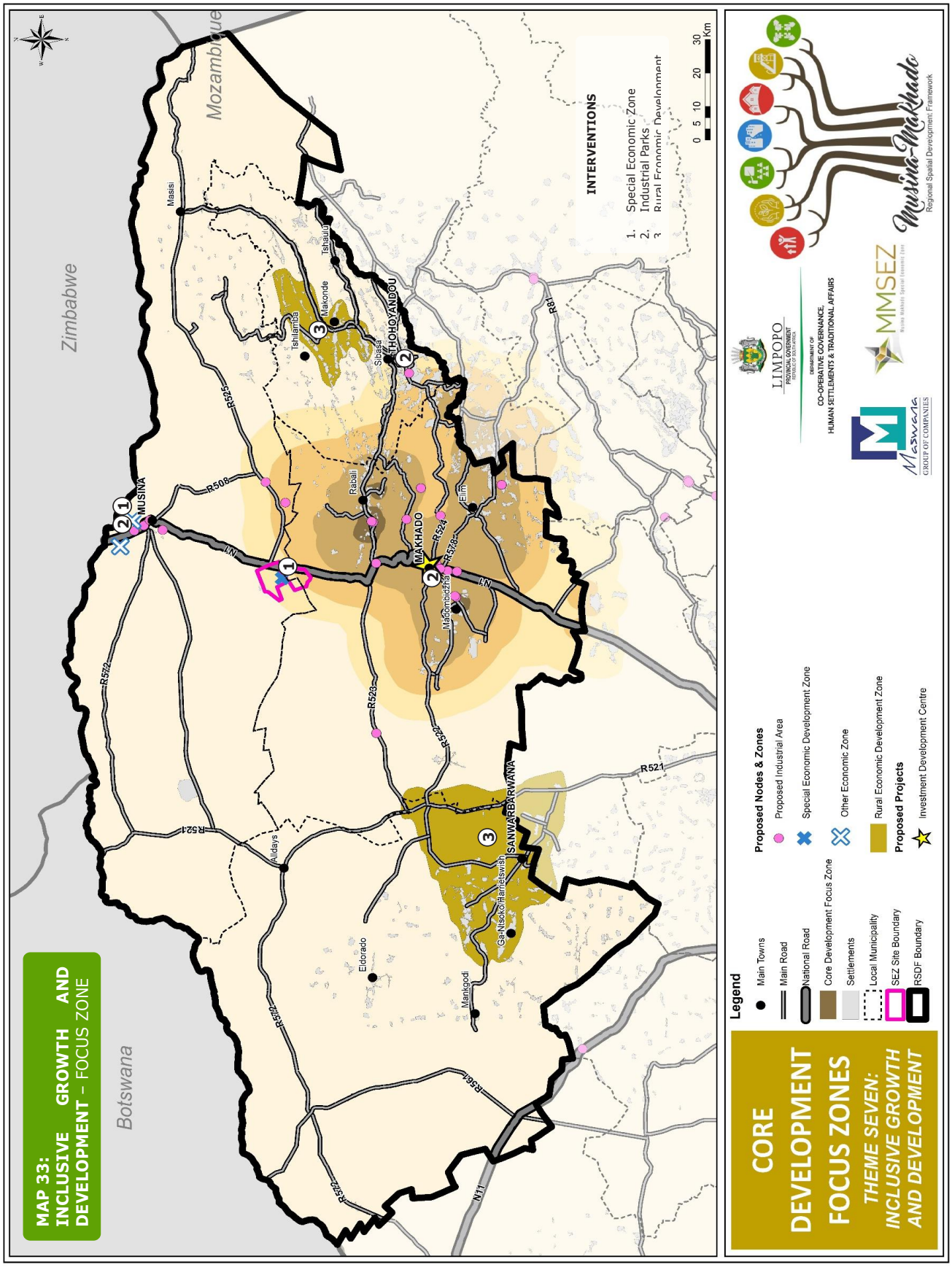
To investigate economic opportunities in the following sectors:

- Aerospace Development.
- Hunting Industry.
- E-Tourism Development.
- 4IR.
- Vehicle Automation/Assembly

12.7.5 INTERVENTION AREAS

- Special Economic Development Zones
- Rural Economic Development.
- Industrial Development Hubs/Parks.


MAP 32:
INCLUSIVE GROWTH AND DEVELOPMENT – FOCUS ZONE
THEME SEVEN:
INCLUSIVE GROWTH AND DEVELOPMENT
Legend
Main Towns
Main Road
National Road
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Economic Development Zones
Special Economic Development Zone
Other Economic Zone
Economic Potential
Dominant Total GVA Zones
Industrial Development
Industrial Area
Poverty Pockets
Poverty Index
60 - 70 %
71 - 80 %
> 80 %
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MMSEZ
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Regional Spatial Development Framework
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWA RARWANA
Masisi
Tshaulu
Makonde
Ishilamba
Sibasa
Rabali
Elim
Madombidzha
Alldays
Mankgodi
Ga-Nkoko/Hlanganeswinsh
Eldorado
N1
N11
R572
R521
R508
R525
R81
R524
R578
R523
R522
R561
0 5 10 20 30 Km


MAP 33:
INCLUSIVE GROWTH AND DEVELOPMENT – FOCUS ZONE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Masisi
Tshiaudzi
Tshiambila
Makonde
Sibasa
Rabali
Elim
Madombidzha
Alldays
Eldorado
Mankgodi
Ga-Nkoko Hanelswish
R521
R572
R508
R525
R524
R523
R81
N1
N11
INTERVENTIONS
1. Special Economic Zone
2. Industrial Parks
3. Rural Economic Development
0 5 10 20 30 Km
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Proposed Nodes & Zones
Proposed Industrial Area
Special Economic Development Zone
Other Economic Zone
Rural Economic Development Zone
Proposed Projects
Investment Development Centre
CORE DEVELOPMENT FOCUS ZONES
THEME SEVEN: INCLUSIVE GROWTH AND DEVELOPMENT
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswera
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

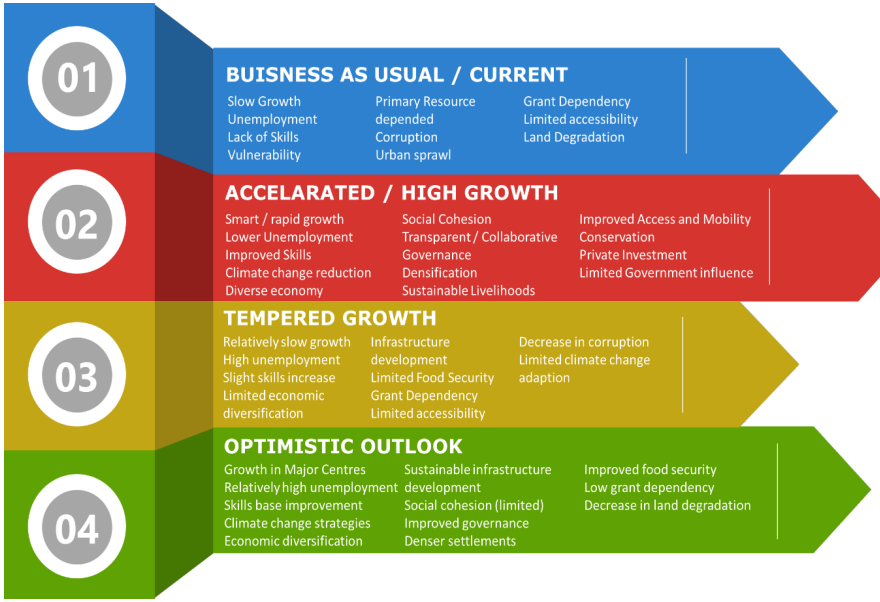
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CHAPTER 13. DEVELOPMENT SCENARIOS

Future growth scenarios are defined providing for the baseline and sustainable growth targets. When considering future possibilities in the context of historical trends and dynamics there are believed to be four (4) possible growth scenarios whereby at **least two possible growth scenarios** for the region are envisaged, namely:

- Essentially the "BUSINESS AS USUAL", inequitable share development scenario" sees the existing trends continuing-the baseline scenario.
- The "ACCELERATED GROWTH", equitable share development scenario" pre-supposes interventions through development management tools and spatial development plans will result in positive, a beneficial change which alters current trends towards a higher growth trajectory and more sustainable outcome.

This would involve more compact formalised development in integrated settlement regions, containing productive rural resources linked to employment and economic growth in the primary and secondary nodes and revitalised tertiary and fourth-order settlements. This refers to the high-growth scenario. Different development scenarios can be investigated to determine the possible outcomes of the strategic framework. Two (2) development scenarios have however been used to determine either the status quo or the envisaged development path as depicted in the development strategies of the MMSEZ RSDF. Each scenario is unpacked in the following sections.



13.1 SCENARIO 1: BASELINE – BUSINESS AS USUAL

The main urban centres, adjacent rural and settlement areas, and the main transport corridors linking them are the areas where urban and peripheral urban growth can be expected over the next 15 to 20 years.

The main features of the scenario, therefore, are expected to be as follows:

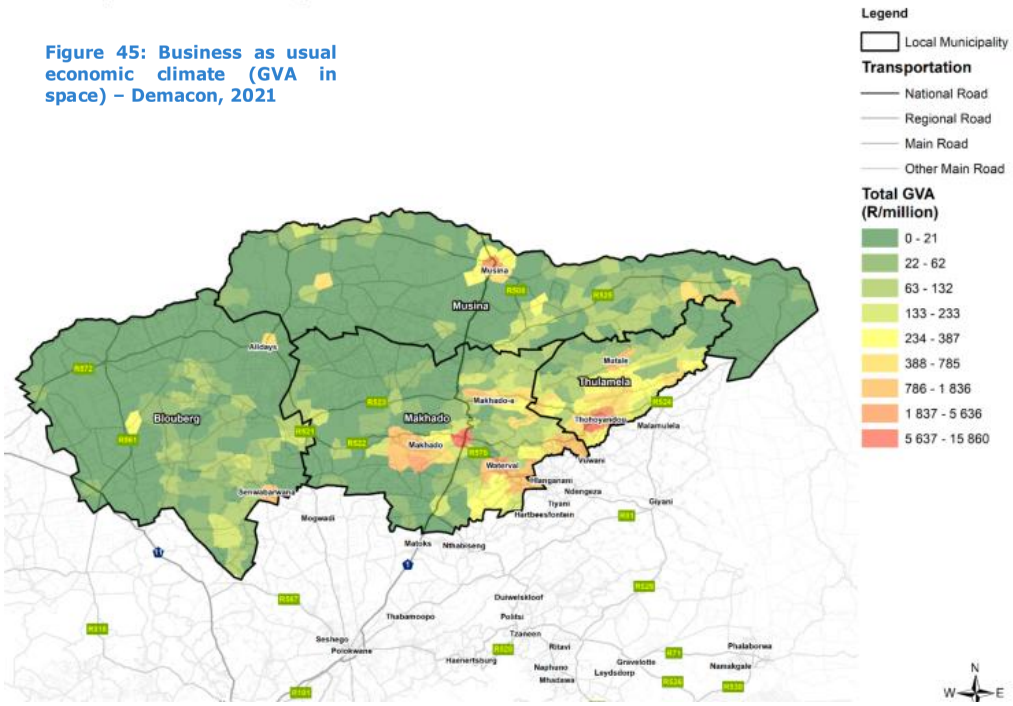
- Strong private sector investment in high-growth areas with a large onus for infrastructure upgrades.
- Broad-based government expenditure aimed at addressing the social need in poverty-stricken areas.
- The stimulates isolated tax base growth; effectively penalises private sector initiative and ultimately increases the net tax burden.
- Low population growth is anticipated to continue within the core urban areas as settlement sprawl is evident.
- There will be large-scale demand for urban and peripheral urban sites with a consequent demand for urban level services.
- Continued and extensive peripheral urban settlement development in the relatively high population regions.

- Continued moderate levels of population growth are anticipated within the traditional rural communities of the region.
- Land Tenure concerns will remain and would limit the economic investment within the region.

This scenario is expected to continue to fuel the following development impacts:

- It will result in more challenges affecting areas that are supposed to be conserved for future generations – biodiversity hot spots could be destroyed.
- In about 15 to 20 years valuable resources such as the Soutpansberg/Blouberg biodiversity corridor (Flora and other precious resources) will shrink and eventually vanish.
- Agricultural soils will be washed away, there will be no grazing land for rural households, poverty levels will increase, and rural land will continue to lose its value.
- If efforts are not made to improve the rural areas to ensure that migration is mitigated, the urban areas could become overpopulated resulting in the depletion of resources, breakdown of infrastructure, and lack of facilities to support them. This situation will result in government reaction rather than planning for future growth (mitigation).
- Vacant and local commonage land resources will become fully developed with time. As the land release process is complex, it will be difficult for the urban areas to expand resulting in a lack of development. Property values will increase with a resultant increase in rents. The costs of living will be pushed to very high levels.
- Peripheral urban settlement sprawl if unchecked would also result in government continuing to pour out resources for infrastructure in unsustainable settlements.
- Existing infrastructure will be overstretched in some of the towns and villages with numerous negative implications as a result.
- Infrastructure as well as some key roads have already outgrown their planned capacities.
- The imbalance between population, jobs, and economic opportunities within the province will be sustained.
- Economic and employment growth will continue along its current trajectory, maintaining the joblessness cycle within the region.

Figure 45: Business as usual economic climate (GVA in space) – Demacon, 2021



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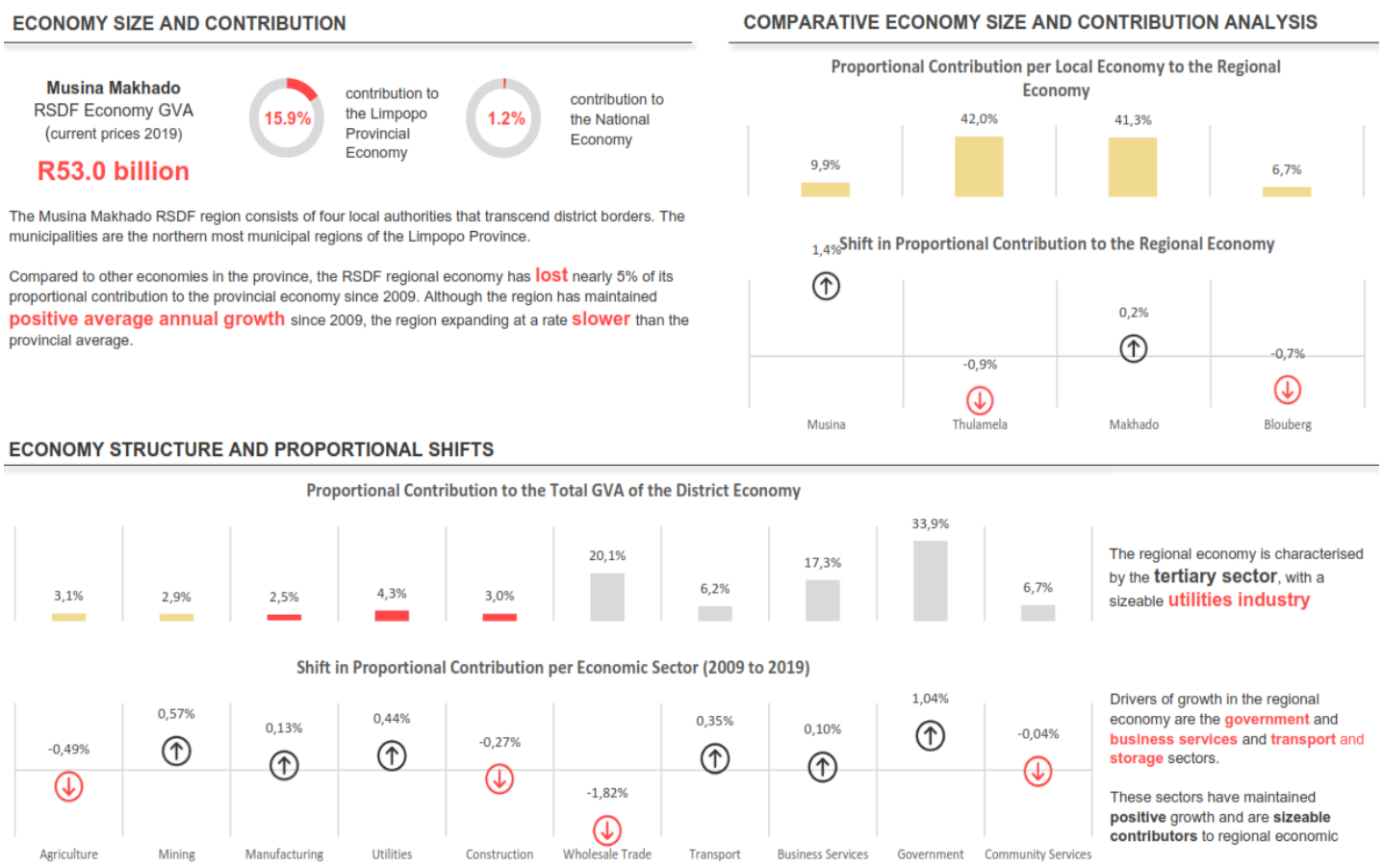


Figure 46: Business as usual Economic Climate – infographic MMSEZ region (Demacon, 2021)

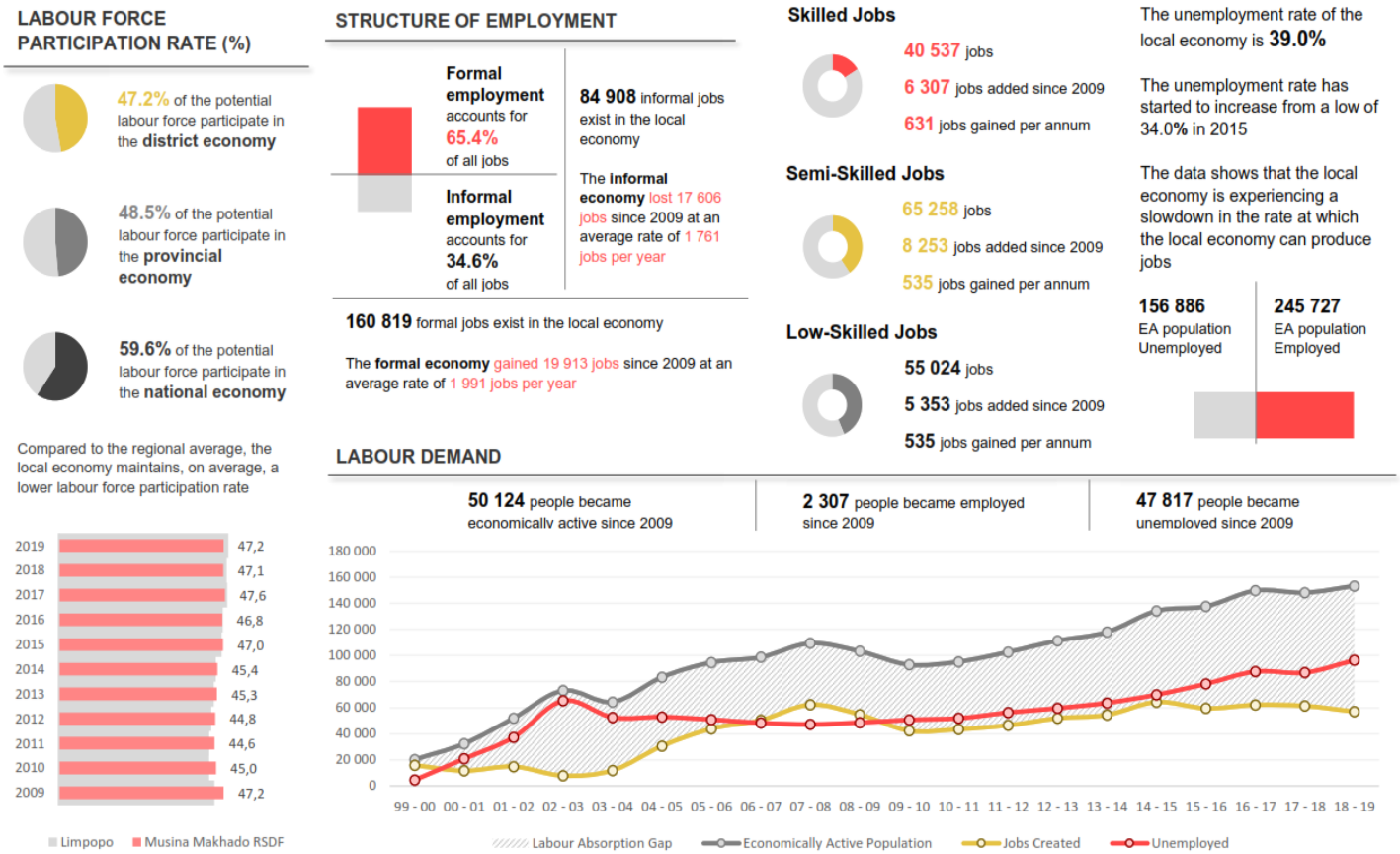


Figure 47: Business as usual Labour and Employment – infographic -MMSEZ Region (Demacon, 2021)

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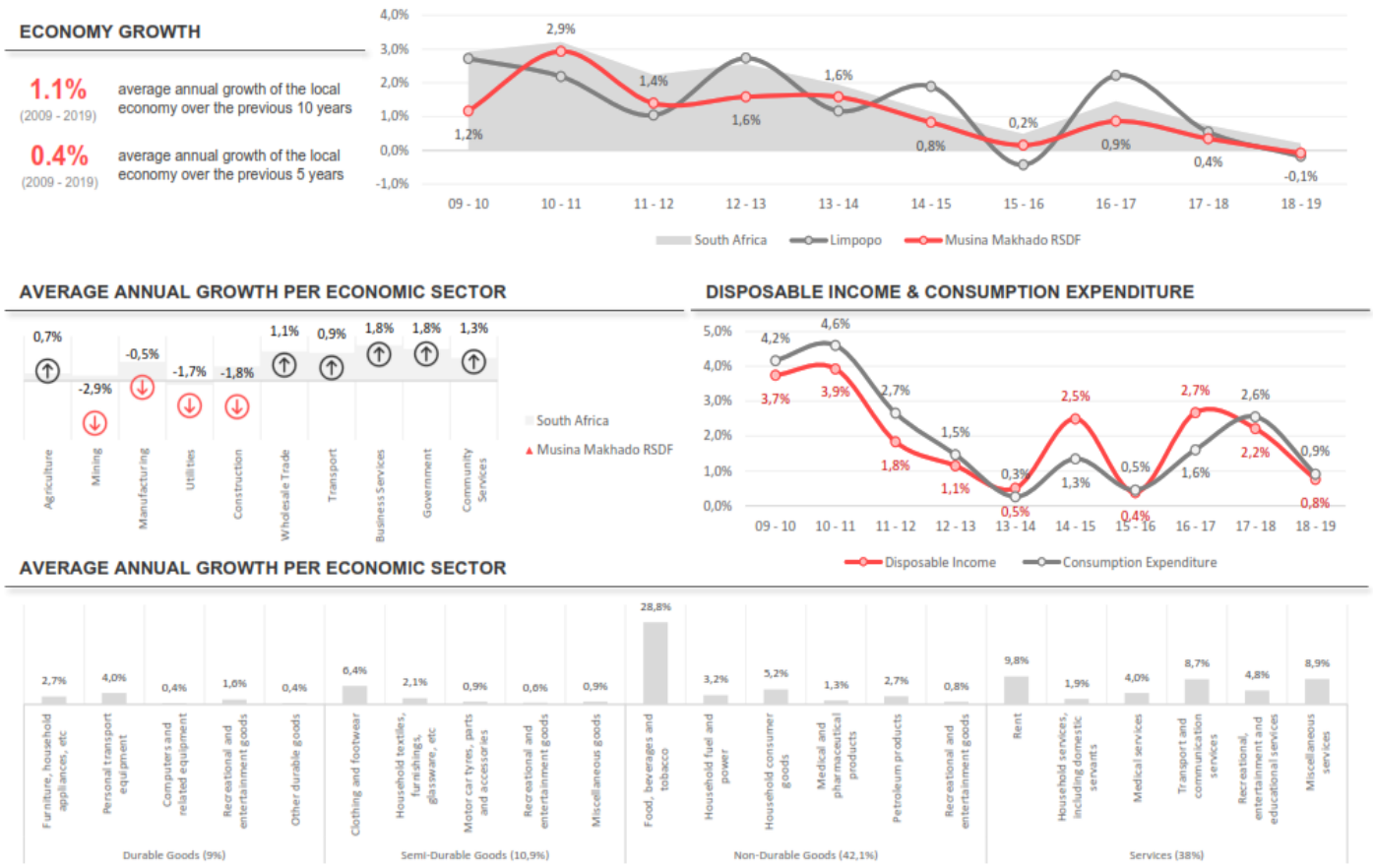


Figure 48: Business as usual Economic Growth – infographic MMSEZ Region (Demacon, 2021)

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- Primary resource based.
- Limited rural economy.
- Grant dependent.
- Economy concentrated along the N1 and R524.
- Apartheid planning still evident.
- Monocentric planning structure.
- Poverty pockets.
- Inaccessible rural hinterland.
- Limited horizontal linkages.
- Ad-hoc / reactive planning.

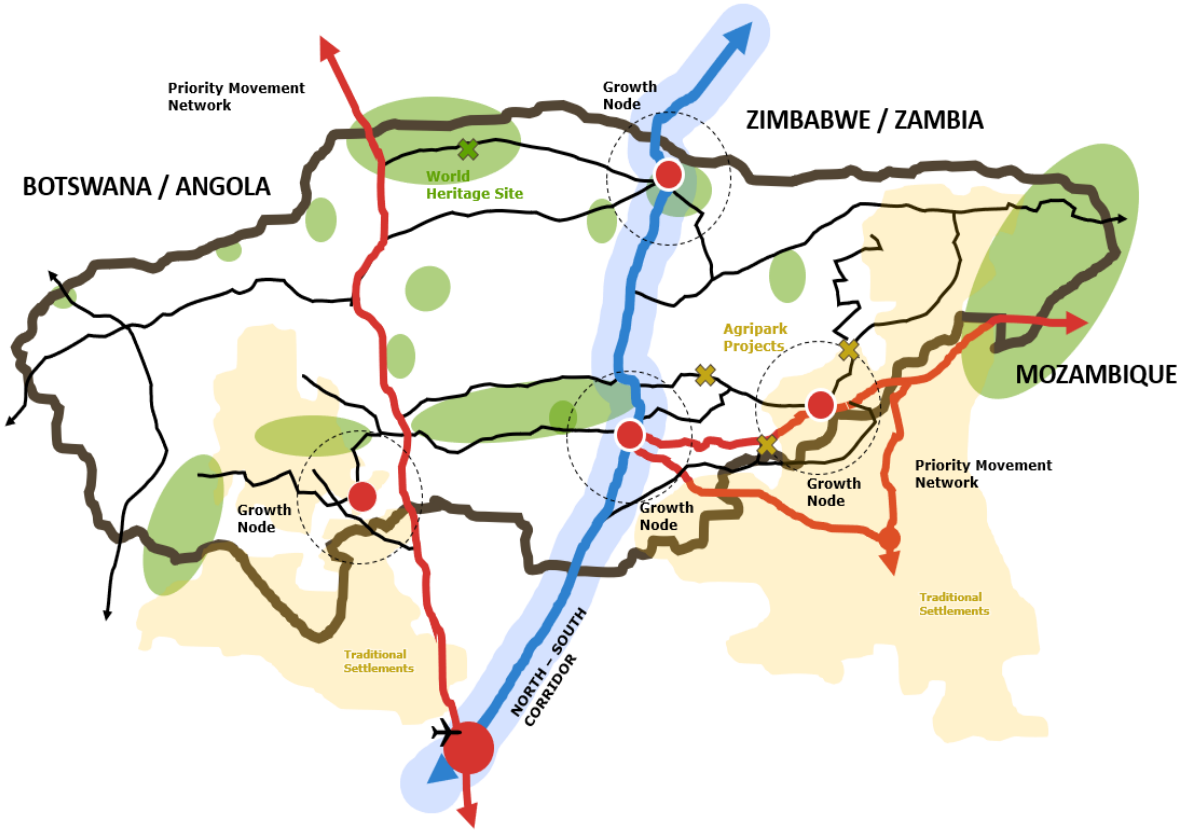


Figure 49: Spatial depiction of the Business-as-Usual Scenario

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13.2 SCENARIO 2: ACCELERATED GROWTH

The smart/high growth scenario reflects a much more optimistic scenario. However, this scenario will require direct decisive interventions. The high-growth scenario will require exceptional growth rates of above 3% (which is deemed a healthy growth rate). It will require decisive and well thought through, accurately aimed public sector interventions. There should be a refrain from following a "blanket approach" where politics determine expenditure. Future development should be bound by **economic rationale – meaning that money should be invested in locations where it will have maximum impact**. This will result in an improved spatial development pattern, with:

- Strong private sector investment in high growth areas, supported by focused government infrastructure investment to optimise the growth effect and subsequent income-generating, revenue side of the tax equation (i.e., accelerate taxable/productive investment).
- The onus for infrastructure upgrade vests with government and is not shifted to the private sector.
- The private sector responds, establishing higher confidence levels, which leads to greater investment propensity.
- More tax revenue is generated – creating more scope for social investment in low growth areas.
- Government investment in low growth / marginal markets should be highly focused and strategically aimed at high potential nodes and corridors – enhancing attractiveness for (income generating) private sector investment (Multibillion Rand private sector investments have a much greater and more sensible job creation impact – and success rate – compared with relatively small scale, government-funded entrepreneurial projects).
- The emphasis will gradually shift from government investment in social services and non-revenue generating subsidy housing to new income-generating commercial developments, job creation, and concomitant tax base expansion – yielding a more equitable and sustainable overall development scenario.
- Focused economic development in the high population concentrations within the Traditional Settlement Areas activity nodes as Economic Focus Zones to be developed in tandem with the development nodes.
- They will stimulate broad-based tax base growth; effectively rewarding private sector initiative and ultimately reducing the tax burden on individual contributors.

This scenario will need to include planning for the following issues:

13.2.1 LAND USE MANAGEMENT

- The massive demand for urban and peripheral urban land requires strong, integrated, and transparent land use planning and management systems at a local level, where potential land-use conflicts can be resolved.
- Land use planning within the rural areas and communal land areas are also vital and conflicts in terms of land allocation, planning, and management between local government and traditional authorities should be resolved.
- Strategically located land within traditional areas is to be identified within development nodes and along development corridors, these land areas should where possible be supported for tenure upgrading to allow private sector investment in a structured and formalised manner. Mixed-Use Development Zones could be identified which would support investment.
- The implementation of Rural Intervention Areas.
- Land Use Management to be guided by Bioregional Planning.

13.2.2 SETTLEMENT PLANNING

- The extensive demand for urban and peripheral urban sites requires high-quality integrated planning between the main government service providers of housing, water, waste and sanitation, education, health, roads, and transport.
- Strong and integrated settlement planning capacity must be built at a local level to provide well-planned, located, and serviced urban and peripheral urban sites.
- Improved and integrated settlement planning will be achieved within the next 15 to 20 years, enabling formalisation of compact settlements along effective transport routes. In this regard, the Provincial and National Priority Housing Development Areas could achieve and result in improved sustainable human settlement development.
- A Polycentric Growth Management Model delivers a more balanced approach to development and is about managed growth and intensification at strategic locations and focuses heavily on the principle of proximity
- Informal township areas should be formalised and effectively serviced and provided with the required social and educational facilities.

Accessibility to these townships should also be increased to ensure proper linkages to economic / labour nodes.

13.2.3 ECONOMIC DEVELOPMENT

Employment creation is vital in the rural areas and rural towns/settlements of the region. The main task of government is to facilitate business investment, growth, and development to create these jobs. The economic sectors of growth and opportunity in the region should be targeted, namely:

- Agriculture, Mining, and Tourism.
- Manufacturing and Trade.
- Finance and business services.
- General government services and Construction.

The establishment, nurturing, and growth of small businesses, which tend to employ more people, relative to the scale of their investment, are especially important, particularly in the context of rural development. Some of the key constraints to business growth and development include lack of land tenure, lack of business, technical or managerial skills, lack of market information and knowledge, lack of access to credit, isolation from markets through poor roads and infrastructure, and insufficient demand to support sufficient sales in poor communities. **Resources must be targeted at businesses that have a sound business model, a good prospect for success, and a clear path to commercial independence.**

13.2.4 INFRASTRUCTURE

- The smart/high-growth scenario must be based on successful implementation of integrated infrastructure development which will be geared towards sustaining both rural and urban development initiatives.
- Strategic transport corridors should link the rural areas with urban areas. Integrated programmes need to be carried out in shared impact areas of potential and economic opportunity.
- ICT and other Technological support infrastructure need to be prioritised along and at key structuring elements.

13.2.5 HUMAN RESOURCE DEVELOPMENT

- Lack of coordination and capacity constraints in key provincial departments and agencies, compounded by leadership and staff changes in crucial departments and entities has led to the non-implementation of government policy.
- If no efforts are directed towards redressing this situation in 15 to 20 years, no plans would be implemented and there would be complete chaos with each department championing their cause at the expense of the next depart.

13.2.6 GOVERNANCE

- Irreversible physical damage to the environment would increase in the future if no action were to correct the problem of overlapping legislation and policy instruments. The managed development scenario as prescribed by SPLUMA assumes that a single legislative instrument is established at national and provincial levels to ensure that a wall-to-wall planning and land use management system is introduced.
- The long-term vision of formalisation of compact settlements will need coordination and cooperation across all government spheres and relevant stakeholders, in particular focusing on peripheral urban and rural settlements.
- Lack of coordination and capacity constraints have a direct impact on the quality of development management, resulting in scattered development rather than integration. Issues of lack of coordination also apply in cases where other government spheres are preparing spatial plans and the need for a framework to guide all these processes cannot be over-emphasised.

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- Diversified regional and local economy.
- Integrated Rural – Urban, Urban-Rural Linkages.
- Polycentric settlement structure.
- Spatial restructuring.
- Intervention Areas.
- Improved horizontal linkages.
- Improved access and accessibility.
- Conservation / Biodiversity expansion and linkages.
- Spatial Clustering
- Urban Regeneration.
- Development Focus Areas / Zones.
- Development Triangle which targets the Pareto Principle (80-20) in terms of public investment /spatial targeting.



Figure 50: Spatial depiction of the High Growth / Smart Growth Scenario

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13.3 GROWTH PROJECTIONS

Projected population growth and the demand for sustainable human settlements within the MMSEZ RSDF Region are informed by the Stats SA 2022 baseline (total population ±1.40 million across Blouberg, Makhado, Musina and Thulamela) and recent population trends. Based on the available demographic series, the Region reflects moderate long-term growth (±0.5% p.a.) with a higher recent growth trend of approximately 1.0% p.a. since 2016. Accordingly, a medium growth scenario (~1.0% p.a.) is adopted for planning purposes, supported by a lower "baseline" sensitivity scenario (~0.5% p.a.) to account for uncertainty.

These scenarios are applied within the context of continued urbanisation and corridor-led investment, with growth pressures expected to concentrate within the primary and secondary nodes (Musina, Makhado and Thohoyandou/Thulamela) and along the Musina–Makhado development corridor associated with the SEZ.

13.3.1 FUTURE DEMANDS

On the basis of the adopted medium growth scenario, the Region's population could increase by approximately ±80 000 people by 2030 (from the 2024 base), with a lower-growth outcome of approximately ±40 000 people over the same period. This growth will increase demand for well-located, serviced land and housing, and will add pressure to existing bulk infrastructure systems (water, sanitation, electricity, roads, and social facilities), particularly in towns and settlement clusters that already exhibit service backlogs.

13.3.1.1 HOUSING

Future housing demand has been estimated based on projected population growth and household formation. Using the Stats SA 2022 household baseline (±386 374 households) and an average household size of ±3.6 persons per household (regional weighted average), the additional growth to 2030 translates into an estimated requirement of approximately:

- ±22 000 additional dwelling units (medium scenario, ~1.0% p.a.), and
-
- ±11 000 additional dwelling units (baseline scenario, ~0.5% p.a.).

For land budgeting, an average gross density of ±20 dwelling units/ha (reflecting a mix of rural settlement patterns and formal urban neighbourhoods) implies an order-of-magnitude land requirement of approximately:

- ±1 100 ha (medium scenario), and
- ±550 ha (baseline scenario),

subject to refinements through detailed settlement-level feasibility, infrastructure capacity assessments and precinct planning.

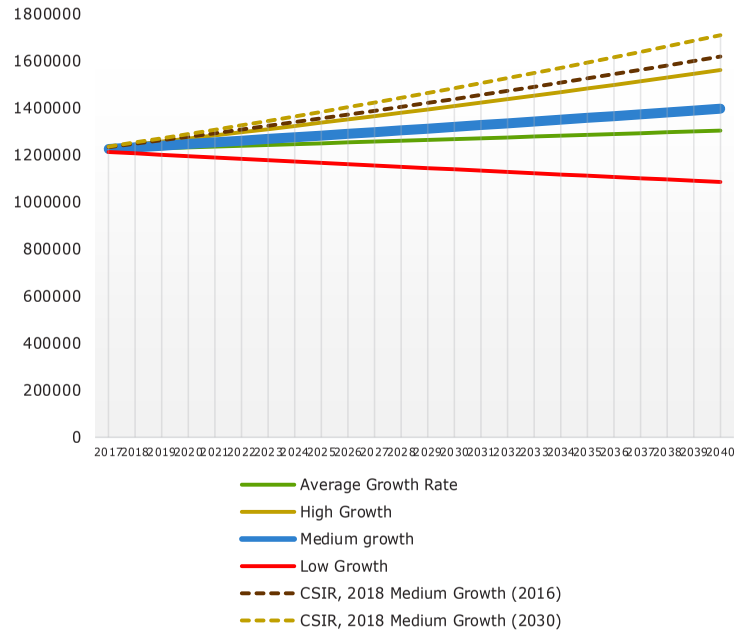


Figure 51: Population Growth Projections (Stats SA, 1996-2021, CSIR)

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Table 12: Potential future human settlement development demands based on the Growth Scenarios

SCENARIOS	LESS LIKELY SCENARIO	MORE LIKELY SCENARIO	POSSIBLE HIGH-GROWTH SCENARIO
Base Population (2024)	1 401 334	1 401 334	1 401 334
Growth Rate	0.54% p.a.	0.98% p.a.	1.50% p.a.
2025	1 409 902	1 415 067	1 422 354
2030	1 448 468	1 471 510	1 515 110
2035	1 488 091	1 543 331	1 629 900
2040	1 528 798	1 618 700	1 753 600

Population Increase by 2040 (from 2024 Base)

	LESS LIKELY	MORE LIKELY	HIGH GROWTH
Population Increase	+127 464	+217 366	+352 266

Housing Implications (Using 3.6 persons per household)

	LESS LIKELY	MORE LIKELY	HIGH GROWTH
Additional Households	35 407	60 379	97 852

Land Requirement @ 20 dwelling units per hectare

	LESS LIKELY	MORE LIKELY	HIGH GROWTH
Land Required	1 770 ha	3 019 ha	4 893 ha

@ 30 dwelling units per hectare

	LESS LIKELY	MORE LIKELY	HIGH GROWTH
Land Required	1 180 ha	2 013 ha	3 262 ha

13.4 KEY DEVELOPMENT INFORMANTS

The following key initiatives and informants have been identified and included in the composite Regional Framework:

- Key development corridors that link and provide access to the within, to, and from the Region.
- The identification of special intervention areas within the Region.
- The identification and protection of natural areas and assets of different kinds.
- Areas of high-value agricultural land.
- Key place and cultural assets, including scenic routes and gateways.
- A hierarchy of settlements, large and small, and focus for non-rural development and services of various kinds.

13.4.1 DEVELOPMENT ACTIONS

Broadly – and aligned to the **SPLUMA SDF guidelines** – the SDF entails three types of actions or initiatives:

- Protective actions – things to be protected and maintained to achieve the vision and spatial concept.
- Change actions – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- New development actions – new development or initiatives to be undertaken to achieve the vision and spatial concept.

The composite RSDF is further illustrated in the table below. The proposals contained within the framework aim to achieve the desired spatial form and strategies for the RSDF while ensuring alignment with the SPLUMA spatial development principles.

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Table 13: Key Development Actions for the MMSEZ RSDF Region

ACTIONS	STRATEGIC FOCUS	SDF ELEMENT	PROPOSALS
Protective actions	Natural/ ecological elements to be protected	CBAs, ESAs, Protected Areas, and watercourses	• Maintain the integrity of and enhance the continuity of Formally Protected Areas, Critical Biodiversity Areas, wetlands, rivers, aquatic Critical Biodiversity Areas, and Ecological Support Areas. • Support the Expansion of Natural Protected Areas and advocating the development of conservation corridors between existing protected areas. • Align and conform to the environmental guidelines presented in the Vhembe Bioregional Sector Plan.
		Agricultural land	• Maintain and protect productive agricultural land. • Support subsistence farmers to improve the productivity of good agricultural land within traditional ownership • The development of Agro-development focus areas (e.g., Agri-Parks, Agro-Processing Development Areas) to further diversify through value-adding. • The implementation of Smart Agricultural practices and technology.
		Urban edge	• Maintain tight edges to urban settlement to protect agricultural land, nature, and enable settlement efficiency and convenience. • Acknowledge and advocate the delineation of settlement cluster boundaries and strive to refrain from these boundaries (containing urban/rural sprawl). • The development of integrated/wall-to-wall land-use schemes for each Municipality and to further combat urban sprawl through eh development of settlement edges in traditional areas.
	Landscape and settlement elements to be protected	Scenic landscapes, scenic routes, and special places of arrival	• Maintain the scenic quality of the natural and agricultural landscape, associated routes, and the unique but different arrival places which mark the transition between rural and urban settlements. • Improved signage and beautification of key tourism, cultural and natural resources. • The development of "destination" gateways and key development nodes/tourism nodes.
	Groundwater and Surface water protection	Intervention area	• Efficiently managing both surface and groundwater resources. • Community awareness campaigns. • Re-using existing water resources. • Improved operations and maintenance of infrastructure to manage water losses. • Water metering systems to be implemented. • To develop guidelines for rainfall harvesting and to outline more effective irrigation strategies. • The development and implementation of Smart Agriculture (irrigation systems using less water).
		Historic and culturally	• Maintain the unique historic quality of different settlements and precincts.

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ACTIONS	STRATEGIC FOCUS	SDF ELEMENT	PROPOSALS
		significant precincts and places	• Apply for urban regeneration grants and neighbourhood development grants to upkeep and improve existing precincts. • Development of Cultural Precincts to attract Tourism development.
Change actions	Areas or places to be upgraded	Informal/affordable housing areas	• Title Deed Restoration initiatives that could improve access to land ownership, access to bonds, and improved revenue enhancement for the Municipality, • The identification of key Priority Housing Settlement Development Areas.
	Area for enhanced economic opportunity	Intervention areas between rural settlement areas/ affordable housing areas and centres of commercial activity	• Strive to break down activity barriers between rural areas/ affordable housing areas and centres of commercial activity through the location of new entrepreneurship opportunities and public facilities. • Provide incentives to assist in breaking down activity barriers between rural areas/ affordable housing areas and centres of commercial activity (e.g., using municipal/traditional land). • The identification of Mixed-Use Development Zones along key development corridors to optimise the agglomeration and transient market potential of towns and villages along with key development Nodes.
		Enhanced industrial accommodation	• Promoting the development of the Limpopo Eco-Industrial Development Park • Support towards the Musina/Makhado Special Economic Development Zone (north and south sites). • Proposed development of Agro-Processing development zones and nodes as well as supporting value chain developments along key development corridors.
		Focus area for public markets	• Enable the development of a hierarchy of public markets in all settlements, focusing on visible locations along or at the intersection of major routes. • Development of Rural Markets along the proposed development corridors (e.g., Rural Economic Development Corridor). Key Mixed-Use Development Zones are proposed for the clustering of retail, business uses, and ancillary activities.
		Areas for peri-urban agriculture	• Enable and protect peri-urban culture on commonage surrounding settlements. • Development of Agricultural Development Areas to facilitate Irrigation, Intensive Agriculture, Agri-Park, and Processing initiatives).
	Areas for densification and infill	Residential infill and densification	• Prioritise infill and densification of formalised settlements as opposed to lateral growth. • Identification of Urban Densification Zones within the development of Local Municipal Spatial Development Frameworks.
	Areas for efficient/ improved access to public services	Places for clustering public facilities	• Prioritise existing larger public facilities as the location for public facility clusters in settlements (Multipurpose / Thusong centres)

ACTIONS	STRATEGIC FOCUS	SDF ELEMENT	PROPOSALS
	Improved landscaping/beautification	Streets or places where landscaping and tree planting should be focused	• Focus landscaping on the main development gateways or at the intersection of major corridors and mixed-use development zones.
New development actions	New development of significant scale	New residential development	• New Developments should be focussed within settlement cluster boundaries / "edges". • Targeting Priority Human Settlement Development Areas / Strategic Development Areas.
		New commercial, tourism, or public places	• Explore new commercial/tourism-related development along development corridors. • Improve access and commercial tourism attractions towards the Blouberg/Soutpansberg regions.
		New industrial and economic development	• Delineating areas for target industrial and economic investment that supports tax incentives that would attract local and foreign investment within the region.
		New routes	• Continue to establish critical movement links integrating communities and unlocking public development benefits. • Development improved routes to and from key regional development nodes. • Development of improved and alternative access routes to and from the proposed Smart City (Musina-Makhado Development Corridor). • Development and upgrading of routes interlinking key tourism, cultural and natural resources / protected areas.

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CHAPTER 14. STRUCTURING ELEMENTS

14.1 REGIONAL INFRASTRUCTURE

Regional-wide infrastructure (SPC F) is critical to support livelihood opportunities within the region. **Key regional infrastructure** to be maintained and enhanced include:

Table 14: MMSEZ RSDF Key Regional Infrastructure

INFRASTRUCTURE	NAME	SERVICE AREA	CAPACITY / STATUS
National Roads	**N1** – Links many towns within the Limpopo Province, including Bela-Bela, Polokwane (provincial capital), Makhado, and Musina. Furthermore, it crosses the national border from Beitbridge to Zimbabwe. A freight railway line, linking Musina, Makhado, Polokwane, and Bela-Bela. A freight railway line, linking Musina, Makhado, Polokwane, and Bela-Bela, runs parallel to the N1 freeway, and together they form the N1 corridor. **N11 -** Links the Province to the Groblersbrug border post with Botswana and with Richards Bay and Durban harbours to the south. Furthermore, it links the towns of Groblersdal, Marble Hall, Mahwelereng, and Gilead to one another.	National, Provincial and Regional (north-south).	• The road condition is overall in a good state. Upgrades are however planned for the sections between Polokwane and Makhado as well as Musina to Makhado (N1). • A new western bypass is currently underway in Musina.
Provincial roads	**R521** – This is a regional route (north-south). The northern terminus is Pontdrif Border Post with Botswana. From there it runs a short distance before being joined by the R572. These two roads are co-signed for about 60 kilometres before reaching Alldays. From there, the R572 heads west, and the R521 continues south. Two east-west roads, the R523 and then the R522 reach their western termini as it continues southward. The route ends at the R101 in the city of Polokwane. **R522** – It is the more northern of two parallel east-west routes, the other being the R523. Its western origin is a point on the R521 road between Alldays and Polokwane, and from there it runs to the N1 at Wyllie's Poort pass. It is co-signed for a time with the N1 in a southerly direction, before continuing east to Thohoyandou, where it ends at an intersection with the R524. **R523** - It is the more southern of two parallel east-west routes, the other being the R523. Its western origin is a point on the R521 road between Alldays and Polokwane, and from there it runs to the N1 at Makhado.	Region-wide and beyond.	• In overall good condition. • Upgrades are planned along with the Vivo-Makhado Section of the R522 as well as the R524 from Makhado to Thohoyandou.

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INFRASTRUCTURE	NAME	SERVICE AREA	CAPACITY / STATUS
	R524 -It is an east-west route, and its westernmost point is a junction with N1 at Makhado. From there it runs to Thohoyandou, where the R523's eastern end forms a junction with it. After leaving Thohoyandou it runs east, where it intersects with the northern end of the R81 at Malamulele. From that point, it heads more north-easterly and terminates at the Punda Maria Gate of Kruger National Park. **R525** – It is an east-west regional route. Its west origin is the N1 between Musina and the R523. The southern end of the R508 meets the R525 when it reaches the village of Tshipise. From there it continues east to the Pafuri Gate of the Kruger National Park.		
Primary freight network	• **N1** (North-South) National Freight Corridor	Makhado and Musina	In overall good condition.
Secondary freight network	• **N11** Freight Corridor (Mokopane – Botswana) • **R521** – Gauteng – Polokwane to Botswana via Pontdrif border post.	Baltimore, Vivo, and Alldays	In overall good condition.
Gravel Road network	Key Gravel Roads to be upgraded include: • The road from the R561 to Mankgodi and Eldorado towards the north (R572) and east (R521). • The section between Buffelshoek (Sesalong) and Blouberg (Danzight). • The road from the Mopane Railway station (just west of the SEZ – south site) towards the Venetia Mine (northwest). • The road between Mutale and Dzanani (partially paved) • The road from Madimbo-Thsipise to Mutele and Masisi (R525 link road). • The proposed link road between the R524 and the R578 between Elim and Thohoyandou. • The link road from Thohoyandou and Vuwani. • Development of an alternative from the proposed SEZ southern site to Thohoyandou via Makhado Village, Dzanani, and Phiphidi.	Throughout the Region and beyond.	In a very poor, poor, or fair condition
Rail network	The Pretoria-Pienaarsrivier-Polokwane-Musina-Beit Bridge main line. The railway line is primary used for freight purposes between Gauteng and Africa.	Could expand railway line towards Mbombela to allow for trade towards the Maputo Harbour.	Requires the revitalisation of the Railway Line to accommodate the proposed additional freight burden and to allow for improved Terminal Infrastructure capability.

INFRASTRUCTURE	NAME	SERVICE AREA	CAPACITY / STATUS
			Requires upgrading of the Musina and Makhado railway stations.
Rail stations	**Key Rail stations in the region include:** • Makhado (Industrial Area) • Waterpoort (along the R523) • Mopane (along the R525) – just west of the proposed SEZ South Site. • Musina (Industrial Area). • Beitbridge (Zimbabwe side).	Bisecting the region (formed mostly along the N1 National Road)	Poor to Fair Condition. Upgrading required to improve freight movement into Africa (Proposed Road to Rail Policy)
Air Transport	• No commercial Airports are evident in the region. Two military airports are evident, one just southeast of Makhado and one close to Masisi to the northeast.	Not applicable	Unknown. LDP makes mention of abandoning airfields.
Water	**Key Surface Water Resources include:** • Albasini Dam (Luvuvhu River) with a storage capacity of 28.2 million cubic meters • Glen Alpine Dam (Mogalakwena River) with a storage capacity of 18.9 million cubic meters • Nandoni Dam (Luvuvhu River) with a storage capacity of 166.2 million cubic meters • Nwanedzi Dam (Nwanedzi River) with a storage capacity of 5.2 million cubic meters • Nzhelele Dam (Nzhelele River) with a storage capacity of 51.3 million cubic meters • Vondo Dam (Mutshindudi River) with a storage capacity of 30.5 million cubic meters. • The Limpopo River (Around 70 million cubic meters per annum, are currently being abstracted from the Musina section of the Limpopo alluvial aquifer for irrigation, mining, and for Musina Town). **Ground Water Resources:** • Mogalakwena River has limited surface water, but large groundwater resources. • Sand Catchment is a dry catchment with very little surface water available for use.	Across the region.	Water Provision to Musina-Makhado Special Economic Zone (SEZ): sustainable water supply to the Musina-Makhado SEZ for construction and to support operations (commercial) and new households: • There is a deficit of 133 million m^3 of water per annum to support the SEZ project once fully developed. • Water could be acquired from the Zhove Dam (Zimbabwe – at least 20 million $m^{3)}$

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INFRASTRUCTURE	NAME	SERVICE AREA	CAPACITY / STATUS
	• The Luvuvhu River Catchment has significant groundwater resources. Many of these resources are used for extensive irrigation agriculture, which has exploited the groundwater reserves.		
Water Treatment Works	Vhembe District Municipality (VDM) is the Water Services Authority (WSA) and provider for the Musina, Makhado, and Thulamela Local Municipalities. There is also a bulk water services provision from the Nandoni Dam provided by the Department of Water and Sanitation (DWS). Capricorn District Municipality is the Water Services Authority for the Blouberg Local Municipality. Many Water Treatment Works are observed within the region. The following observations are made: • Upgrade Nandoni Water Treatment Works from 60Ml/d to 120Ml/day and construction of associated infrastructure to supply Giyani, parts of Malamulele, and parts of Vuwani with potable water. • The Water Treatment Works in Thohoyandou and Senwabarwana need to be refurbished.	Most of the region is well serviced.	• Refurbishment of the key Water treatment Works facilities is required. • The Water Treatment works in Musina are to be upgraded to accommodate the additional capacity required for the SEZ's.
Electricity	**Key Substations include:** • Numerous 132/22kV Substations are evident throughout the Region. • **Nzhelele Switching Station** 132kV Substation – To be upgraded to provide Capacity for the Musina Makhado SEZ South Site. • Soutpan 132/22kV Substation – A Renewable Energy Plant is evident.	Most of the region is well serviced. Main Transmission Line towards Zimbabwe.	Condition unknown.

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14.2 SETTLEMENT HIERARCHY

The spatial nodes classified in the National Spatial Development Framework (NSDF) and the 10 Provincial Growth Points (PGPs) derived from the Limpopo Spatial Development Framework (2016) were used as a guide towards the hierarchy of the region's key settlements. The following areas are prioritised for co-ordinated and high-priority development support:

- Musina Import/Export Node and SEZ (Regional Development Anchor).
- Makhado Regional Development Anchor.
- Thohoyandou Regional Development Anchor.

District Growth Points in the region includes:

- Thohoyandou.
- Senwabarwana.

The Council for Scientific and Industrial Research (CSIR) typologies would categorise settlements in the region as follow:

- Thohoyandou as a Regional Centre.
- Musina, Makhado as service towns.
- Elim, Vivo, Alldays as small service towns.
- The remaining settlements are regarded as rural settlement areas and villages (some High-Density Settlement Areas).

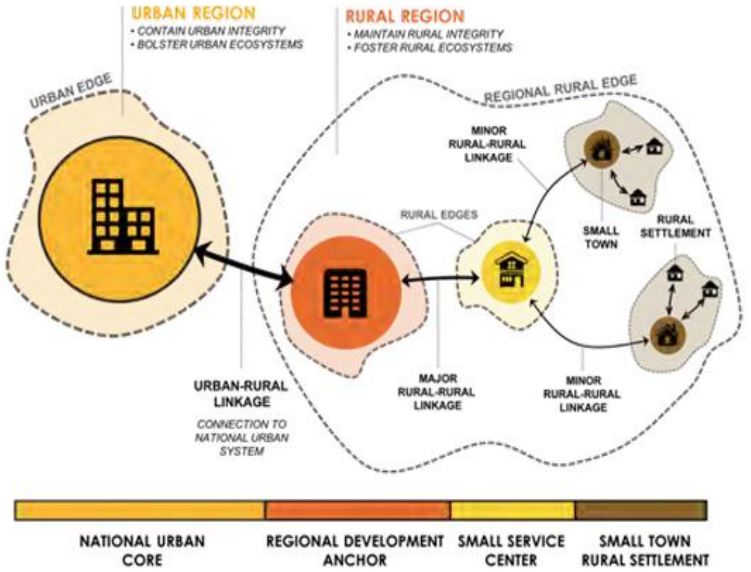


Figure 52: The NSDF puts forward a Regional-Rural Development Model as a third National Spatial Development Lever.

CSIR Town Area Typology, Categories, Descriptions and Regional Roles propose the following key larger Regional Categories which commence from City Regions, Cities, and very large regional centres (e.g., Polokwane), Large regional centres (e.g., Tzaneen), Regional centres (e.g., Thohoyandou) to Service towns (e.g., Musina and Makhado).

*The NSDF calls for: "**A strong and functioning polycentric system of well-connected nodes** in more urban and metropolitan regions that offer a wide range of high-order medical, education, government, safety and security services, and housing types; In more rural regions, at least one single-core service town or city to act as an anchor, and home to high-order medical, education, government, safety and security services and a choice of housing types, which is functionally integrated to the rest of the region; and A combination of national, regional and local-focused economic activities that allow for the creation, strengthening and maintenance of wellbeing, inclusive economic growth, and the regional economy".*

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Table 15: Proposed MMSEZ RSDF Settlement Hierarchy

CATEGORY	POPULATION CATEGORY	POPULATION	PROVINCIAL/ NATIONAL HIERARCHY	DISTRICT HIERARCHY	REGIONAL HIERARCHY	NODAL FUNCTION
REGIONAL DEVELOPMENT ANCHOR / REGIONAL CENTRE						
THOHOYANDOU	The population varies between 100 000 and 300 000.	**More than 100 000** (Sibasa and Thohoyandou combined)	• Regional Development Anchor (NSDF) • District Growth Point (LSDF)	Major Town / (Provincial Growth Point)	**PRIMARY NODE**	**Community Development Node**
MAKHADO	Population: Variation between 15 000 and 100 000.	**78 006** (2011) – Makhado and Sinthumule combined)	• Regional Development Anchor (NSDF) • Provincial Growth Points	Major Town / (Provincial Growth Point)		**Commercial Node**
SERVICE TOWN / IMPORT/EXPORT NODE						
MUSINA	Population: Variation between 15 000 and 100 000.	**42 678** (2011)	• Regional Development Anchor (NSDF). • Provincial Growth Points • Import/Export Node	Major Town / (Provincial Growth Point)	**PRIMARY NODE**	**Logistics Node**
SANWARBARWANA	Population: Variation between 15 000 and 100 000. Serving the southern part of Blouberg with a population exceeding 150 000.	**12 306** (2011) – Bochum/ Senwabarwana - – *and numerous other settlements*	• District Growth Point. • Rural Service Centre	District Growth Point / Rural Node		**Rural Economic Node**
RURAL SERVICE CENTRE / SMALL SERVICE TOWNS[4]						
SIBASA	• The population varies between 100 000 and 300 000.	**More than 100 000** (Sibasa and Thohoyandou combined)	• Rural Service Centre • Municipal Growth Point	District Growth Point / Rural Node	**SECONDARY NODE**	**Local Services Node**
ALLDAYS	• Population: Less than 20 000 in the town itself.	**2987 (2011)**	• Smaller Town • Municipal Growth Point	District Growth Point / Rural Node	**SECONDARY NODE**	**Tourism Node**

[4] *Morphology: Monocentric small towns, often apartheid landscape double centre towns. Playing an anchor role as social service point, serving a large number of people within 30km from the town in denser areas and within 50km from the town in sparser areas. Economy: Government and community services significant in local economy. The "high growth scenario" pre-supposes interventions through development management tools and spatial development plans will result in positive, beneficial change which alters current trends towards a higher growth trajectory and more sustainable outcome.*

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CATEGORY	POPULATION CATEGORY	POPULATION	PROVINCIAL/ NATIONAL HIERARCHY	DISTRICT HIERARCHY	REGIONAL HIERARCHY	NODAL FUNCTION
MUSINA-MAKHADO SMART CITY	• Expected to grow towards between 15 000 and 100 000.	n/a	n/a	n/a		**Industrial Node**
ELIM	• Expected to grow towards between 15 000 and 100 000.	**16538** (2011)	• Rural Service Centre • Municipal Growth Point	District Growth Point /		**Local Services Node**
RURAL SETTLEMENT AREAS/CLUSTERS AND VILLAGES[5]						
MANKGODI ELDORADO	Limited Population	**2246** (2011) – Eldorado *(excluding surrounding settlements)*	Potential Development Nodes.	Rural Service Centres / Municipal Growth Points / Local Service Point	**TERTIARY NODE**	**Rural Tourism / Economic Node**
MASISI		**± 3000** (2011) = *Includes Masisi, Madangani, Dovho, and Tshilamusi areas*	Rural node / Service Point			**Rural Economic Node**
MAKONDE/ TSHAULU *CLUSTER*		**± 30000** (2011) – Combined Areas				**Rural Economic Cluster**[6]
TSHIKUWI, DZANANI, HA-RABALI, SILOAM *CLUSTER*		**± 30000** (2011) – Combined Areas				**Rural Economic Cluster**

[5] *This area incorporates both (i) Formal Rural settlement area (ii) Traditional Authority Rural Settlement Area. Both have very small formal service economy activities. Within such areas rural service settlements and smaller nodal settlements with limited population and economy but forming part of the South African group of towns can be identified for location of social services as applicable based on the population threshold and characteristics.*

[6] *Settlement Clusters are formed between a strategically located settlement area with a series of formally/informally connected settlements that form a rural economic region.*

14.3 SETTLEMENT FUNCTIONS

The settlement functions section is to guides the minimum and recommended development patterns of each of the unique nodes identified in this regional framework. The Settlement function further guides the following:

- Types and order of services provided and required per node to support the sustainability and economic viability of the region.
- To identify unique opportunities for each development node, therefore providing a sense of place that would enable each node/cluster to individually develop according to its potential and needs.
- To provide minimum service delivery requirements for each node/cluster.
- To improve land use management and the effect of land-use changes on the local resources base, more specifically the protection of the environment and the high potential agricultural land.
- To strengthen the development opportunities identified in the regional framework through spatial targeting and clustering.

Table 16: Proposed MMSEZ RSDF Settlement Function

SETTLEMENT	SETTLEMENT FUNCTION	SETTLEMENT GUIDELINES AND DEVELOPMENT INITIATIVES
THOHOYANDOU	• Government & Economic Services. • Centre of higher-order community/ social facilities. • Centre of commercial, financial, and cooperative services. • Regional Retail Hub. • Skills Development Centre. • Innovation Hub. • Centre of commercial, financial, and cooperative services. • Significant place of residence.	• Consolidation of settlement development through densification and infill development. • The development of Greenfield development within the key Priority Human Settlement Development Areas. • Use of urban land reform to guide the interface between settlement planning, land use, development, and infrastructure planning in fast-growing formal and traditional settlement areas. • Introduce and upgrade sustainable built environment infrastructure as a stimulus to enterprise development, with a focus on housing and rural-urban and rural-rural connections. • The focus of strategic spatial actions and interventions along development corridors. • Providing catalytic, innovative, and contextually suitable sustainable infrastructure, as well as social and basic services, to support enterprise development, well-being, and inclusive growth, with both an ecological and human-focused approach. • The development of a more viable regional development anchor, and well-capacitated supporting rural service centres (polycentric spatial planning system). • Establishing strong regional growth and development compacts, including all role-players, i.e. the three spheres of government, traditional leaders, communities (notably the youth), the private sector, community-based organisations (CBOs), NGOs, and organised labour. • To improve the security of tenure through deeds restoration programs. • Corridor development between Thohoyandou and Sibasa with supporting linkages along main development corridors.
MAKHADO	• Regional Gateway (Tourism, Economic Development)	• The development of a Regional Agriculture Technology Centre that needs to develop unique genetic manipulate crops and produce that could adapt to the local climate (climate change). • To expand the local services industrial sector to prepare for the construction needs and services for the Musina-Makhado Development Corridor.

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SETTLEMENT	SETTLEMENT FUNCTION	SETTLEMENT GUIDELINES AND DEVELOPMENT INITIATIVES
	• Centre of commercial, financial, and cooperative services. • Major agricultural support centre. • Significant place of residence. • Regional Retail Hub. • Pivotal access to N1. • Mixed Industry development. • Fresh Produce Market • Strong Construction Industry with supporting industries. • Regional Multimodal logistics hub	• To further diversify the local economy through the support of Mixed-Use Development. • To strengthen the east-west linkages between Senwabarwana and Thohoyandou through regional road upgrading and public transportation networks. • The development of a Precinct Plan to support Urban Regeneration which needs to uplift and revitalise the Makhado Central Business Area. The plans need to improve connectivity along and towards the key regional development corridors. • The development of a public transportation network needs to serve a pivotal role towards improving access towards and from the region through different means of transportation.
MUSINA	• Centre of commercial, financial, and cooperative services • Mining Town • Logistics Services / Border Town • Local Multimodal logistics hub	• Centre of governance and administration. • Centre of higher-order community/ social facilities. • Centre of commercial, financial, and cooperative services. • Major agricultural support centre. • Significant place of residence. • Regional Retail Hub. • Skills Development Centre. • Pivotal access to N1, R522, R523 (to the north), R524, and R578 (towards the south). • Improved roll out of ICT Infrastructure. • The development of a Precinct Plan to support Urban Regeneration which needs to uplift and revitalise the Musina Central Business Area. The plans need to improve connectivity along and towards the key regional and cross-border development corridors.
SANWARBARWANA	• Tourism and Agriculture Skills Development Centre • Centre of commercial, financial, and cooperative services. • Institutional Services. • Social and Community Services. • Rural Development.	• Targeting agrarian reform initiatives. • Facilitation Tenure Upgrading • Development and addressing of basic services backlogs • Development of socio-economic infrastructure. • Development of an integrated public transportation network, creating connections between CRDP / Traditional Settlement areas. • Improved Institutional Amenities • Development of Thusong Centres • Development of Training Centres (Agriculture, Tourism, and Mineral Sectors).

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SETTLEMENT	SETTLEMENT FUNCTION	SETTLEMENT GUIDELINES AND DEVELOPMENT INITIATIVES
		• The development of a rural Intervention Development Strategy/Plan.
MUSINA-MAKHADO SMART CITY	• Manufacturing • Mineral Beneficiation • Technology Development • Automation • Science and Technology Development • Power Generation. • Industrial Parks	• Implementation of the Smart City Development Strategy / Model. • Spatial Targeting • Mining town development strategy (entry, exit, and maintenance strategy) Land Acquisition Strategy/plan. • Diversification and Beneficiation strategy. • The implementation of Infrastructure Master Plans. • Integrated Sustainable Human settlements development plan. • Climate change adoption/mitigation strategy • Green Economy Development Strategy. • ICT, Smart Technology Development. • Tax Incentives – Investment Incentive Zones.
OTHER SETTLEMENTS • Sibasa • Alldays • Elim	• Agricultural/Tourism Development • Second and Third Economic Development • Local-regional road linkages • Public Transportation Networks • Rural-Urban Connectivity • A small-scale market for agriculture • Local Service Town. • Addressing Food Security. • Providing basic services.	• To create linkages between the local producers of • goods and services and consumers (economic value-adding) • Promoting off-grid infrastructure development • Investing in ecological infrastructure
OTHER SETTLEMENTS • Masisi • Mankgodi • Eldorado • Makonde • Tshaulu • Tshikuwi • Dzanani • Ha-Rabali	• Small Mining Centre • Lower order business and commercial development. • Supporting Second and First Order Settlements through Rural-Urban Linkages (Primary and Secondary Nodes) • Socio-Economic Services provision	• Development of SMME's • Business Development Support • Improved connectivity and mobility • Improved access to land tenure • Integrated Housing Development • Institutional intervention and development are required.

SETTLEMENT	SETTLEMENT FUNCTION	SETTLEMENT GUIDELINES AND DEVELOPMENT INITIATIVES
• Siloam	• Safety and Security Infrastructure and support. • Local transportation node.	

14.4 MOVEMENT AND DEVELOPMENT CORRIDORS

Corridor development as a spatial structuring element, and a tool for economic growth, seeks to create functional linkages between areas of higher thresholds (levels of support) and economic potential, with those that have insufficient thresholds. This will enable areas that are poorly serviced to be linked to areas of opportunity and benefit with higher thresholds. As a result, the system of development corridors in the region are developed on the following fundamental aspects:

- Levels of Mobility.
- Levels of Access.
- Land-use intensity and role in the spatial economy.
- The functionality of the corridor.

Corridors mostly start as transport routes to a fully-fledged transport corridor where passengers and goods are transported. Through planning interventions, corridors could evolve to be trade, industrial as well as agricultural corridors, etc. where there is industrial activity or trade occurring adjacent to the corridor and ultimately to be economic corridors where a mix of land uses connecting residence with industry and places of entertainment are achieved.

Upgrade and road maintenance projects on corridors that lead to development opportunity areas such as rural service centres, high potential agricultural land, and tourism nodes should be prioritized as this will encourage investment, improve accessibility, and enhance mobility. This principle supports the phased approach to development, targeting areas of greatest potential first. **Development corridors are effective in linking infrastructure and economic development as towns and structures connect in a functionally effective manner.**

The spatial development concept starts by understanding the mobility networks of people, goods, and services which are channelled along specific routes that describe a network of interaction. The level of activity that these networks provide results in "Development Corridors" which are broad areas of high-intensity urban development centred along activity and development routes. They are characterised by a dynamic, mutually supporting the relationship between land use and the supporting movement system.

Development corridors are generally supported by a hierarchy of transport services that function as an integrated system to facilitate ease of movement for private and public transport users. Corridor development is focused predominantly on activity/development routes serviced by mass rapid public transport services (i.e., rail or bus); however, the system of routes may serve distinct functions, with some routes combining route functionality in terms of accessibility and mobility.

The National Spatial Development Framework further presents priority inter-regional development corridors of national importance. The national corridors strive towards consolidating growth and prioritise economic development through trade infrastructure and activities within a well-connected inter-regional corridor network. Based on the above, the regional conceptual spatial framework reflects:

- Inter-Regional and National Development Corridors.
- Regional Development Corridors to strengthen inter-regional development.
- Transformation Corridor as proposed in the NSDF.

Corridor development is associated with a system of transport facilities on key routes that work together as an integrated system to facilitate ease of movement. A system of regional and local transport routes, which link a number of areas, should be viewed as the logical focus areas of an

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ordered strategy for rural development. **These routes should be seen as activity and investment lines.**

The structure they give to the area is articulated in the form of movement patterns and systematic distribution of land uses in space. However, not all regional routes are the same in terms of the intensity of use and ability to attract investment, services, economic activities, and settlement.

Generally, larger routes linking economic engines of movement and investment have a greater generative capacity than smaller routes. It thus follows that regional facilities and services should gravitate towards these areas. Smaller facilities with smaller thresholds should be located along smaller routes. Viewed in this way, the issue of regional and rural spatial organization becomes one of **creating a systemic framework of interlocking activity routes** over time. This has an impact of:

- increasing equitable access to all level of services.
- promoting investment.
- reducing spatial marginalization.
- integrate communities with service provision.
- fulfilling a range of economic and social needs.

Location of facilities along major routes recognizes the importance of choice to the rural communities concerning services such as education, health, and welfare facilities. Upgrading road maintenance projects on corridors that lead to development opportunity areas such as rural service centres, high potential agricultural land, and tourism nodes should be prioritized as this will encourage investment, improve accessibility, and enhance mobility. This principle supports the phased approach to development, targeting areas of greatest potential first. Development corridors are effective in linking infrastructure and economic development as towns and structures connect in a functionally effective manner.

"The NSDF proposes to adopt a polycentric system encompassing nodes and corridors and their hinterlands for the development. Recognising the directives of the NSDF, the RSDF proposes to develop a polycentric network of nodes and their hinterlands connected by corridors."

Table 17: Proposed MMSEZ RSDF Corridors and Corridor Function

CORRIDOR	REGIONAL SERVICE CENTRES / SERVICE CENTRES	CORRIDOR LINKAGES	CORRIDOR FUNCTION
MOVEMENT CORRIDORS			
N1 – TRANS LIMPOPO FREIGHT CORRIDOR (GAUTENG-ZIMBABWE)	Musina, Makhado, Polokwane	• SADC Region • Gauteng Region	• Road and Rail Freight. • Rail to be prioritised over road freight movement. • Inter-regional trade. • Terminal Development • SADC Linkages. • Weighbridge Development (freight Control) • Railway Infrastructure Upgrading/Revitalisation. • Railway Station Upgrading. • Refrain from developing caul haul roads.
R524 FREIGHT CORRIDOR	Thohoyandou, Makhado	• Giyani, Phalaborwa, Tzaneen and Polokwane	• Basic goods and services • Local and District Governance linkages • Agriculture produces and Food Security

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CORRIDOR	REGIONAL SERVICE CENTRES / SERVICE CENTRES	CORRIDOR LINKAGES	CORRIDOR FUNCTION
			• Construction materials
R523/R578 MOVEMENT CORRIDOR	Senwabarwana, Vivo, Dzanani, Tshikombani, Sibasa, Thohoyandou.	• Lephalale, Mozambique • Access to the East-west Corridor – via Lephalale (N11).	• Employment linkages • Socio-economic linkages • Traditional and Rural Settlement linkages
N11 – FREIGHT CORRIDOR	Mokopane, Groblersbrug Border Post	• Lephalale, Botswana, Mpumalanga (Middelburg) towards the N4 Maputo corridor (Mozambique)	• Coal Freight movement • Interaction between the N1, N4, and N2/N17 corridors • Access to Richards Bay harbour
• **DEVELOPMENT CORRIDORS**			
EASTERN TRANSFORMATION CORRIDOR[7]	Musina, Makhado, Thohoyandou, Giyani, Tzaneen, and Phalaborwa	• Mbombela (Mpumalanga) • Maputo (Mozambique) • Access to the R40 (Phalaborwa SDI)	• Strengthening the local economic base • Improved accessibility towards the N4 (Maputo Development Corridor). • Road improvements. • Increase investment in high-speed ICT infrastructure and enhance urban-rural / rural-urban connectivity. These interventions are to prioritise along development corridors. • To prevent further urban sprawl and to ensure innovative settlement planning and urban land reform. • Improved land use management, especially land adjacent and within development corridors and nodes. • Provide catalytic, innovative, and contextually suitable sustainable infrastructure, social and basic services to support enterprise development, well-being, and inclusive growth with both an ecological and human-focussed approach. • Optimise the agricultural opportunities in the region and support the establishment of small-scale farming activities, Agri-

[7] *The NSDF refers to this Corridor as the Eastern Escarpment transformation corridor: Mbombela to Thohoyandou. The proposed structuring elements presented in the MMSEZ RSDF further supports and builds on the principles and development guidelines embedded in NSDF. Key targeted interventions to support the Transformation Corridor includes among other the Musina-Makhado SEZ Development.*

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CORRIDOR	REGIONAL SERVICE CENTRES / SERVICE CENTRES	CORRIDOR LINKAGES	CORRIDOR FUNCTION
			enterprises, and Agri-led industrialisation, to foster productive rural regions, enhance national food security, and strengthen national water security.
MUSINA-MAKHADO DEVELOPMENT CORRIDOR	Musina, Makhado	• SADC Region • Polokwane • MMSEZ Smart City	• Musina-Makhado Special Economic Development Zone • Limpopo Eco-Industrial Park (LEIP) • Industrial Development • Mining development and Beneficiation • Multi-modal logistics hub in Musina. • Agricultural Value Chain Development • Retail and Trade Services • Import and Export Terminal • Gateway to Africa • Priority Housing Development • Urbanisation at development nodes. • Land Acquisition. • Sustainable resource development. • Local Passenger Rail Services development – Link to Polokwane and Gauteng. • Redevelopment of the Makhado Airforce Base as a commercial Airport. • Development of a Cargo Airport facility in Musina. • Power Generation. • Business and industrial incubation centres. • Exploiting opportunities within the Fourth Industrial Revolution. • Renewable energy development. • To balance Surface-water usage between different land-use activities.
RURAL ECONOMIC DEVELOPMENT CORRIDOR	Senwabarwana, Vivo, Ga-Madulathoka, Tshikota, Makhado, Levubu, Tshakhuma, Tshisahulu, Thohoyandou, Sibasa, Makonde, Mutale, Sambandou, Mutale and Masisi.	• Polokwane, Mozambique • Eldorado	• Integrate agri-hubs with the towns and improve urban-rural connections • Establishment of Organic Farming Schemes • Development/refurbishment of existing/new irrigation scheme areas. • Urban-Rural Linkages/anchors. • Diminishing economic disparities between the higher-order settlements and rural settlements. • Consolidation economic growth.

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CORRIDOR	REGIONAL SERVICE CENTRES / SERVICE CENTRES	CORRIDOR LINKAGES	CORRIDOR FUNCTION
			• Food Security • Skills Development and Capacity Building • Rural Densification • Well-connected rural nodes. • Inclusive economic development. • Rural Economic Zones. • Road improvements. • Public Transportation Infrastructure/Network (to prioritise densely populated areas) • Develop training and educational institutes • To promote sustainable agriculture development. • To combat and prevent the further degradation of land.
LIMPOPO TOURISM CORRIDOR (R525 / R572 / R561)	Baltimore, Maastroom, Alldays, Mapungubwe, Musina, Chipise, Masisi, Pafuri	• Blouberg Nature Reserve • Mapungubwe National Park • Kruger National Park • Provincial and Private nature reserves • Heritage Areas • Recreational Areas	• Realising the potential of the African Ivory Route through improved destination development/packages • Tourism Gateway development. • Cultural tourism development • Pro-Poor Tourism Development (Rural tourism). • Eco-tourism development • Agro-Tourism Development • Tourism Development Centre • Heritage Development • Hunting Industry Development • National/Provincial Parks and Reserves • Private Nature Reserves • Conservation Development • Ecological management. • Road and Signage improvements. • Investments in ecosystem restoration. • Access to Regional/International Transfrontier parks. • Leisure and Resort Tourism

14.5 DEVELOPMENT ZONES

Development zones determine geographical areas where appropriate activities are allowed (e.g., environmental management zones, mixed-use development zones, rural development zones) and are aimed at facilitating economic development in the province. The Development Zones were developed to address the challenges posed by urban and rural development:

Table 18: Proposed MMSEZ RSDF Development Zones and Functions

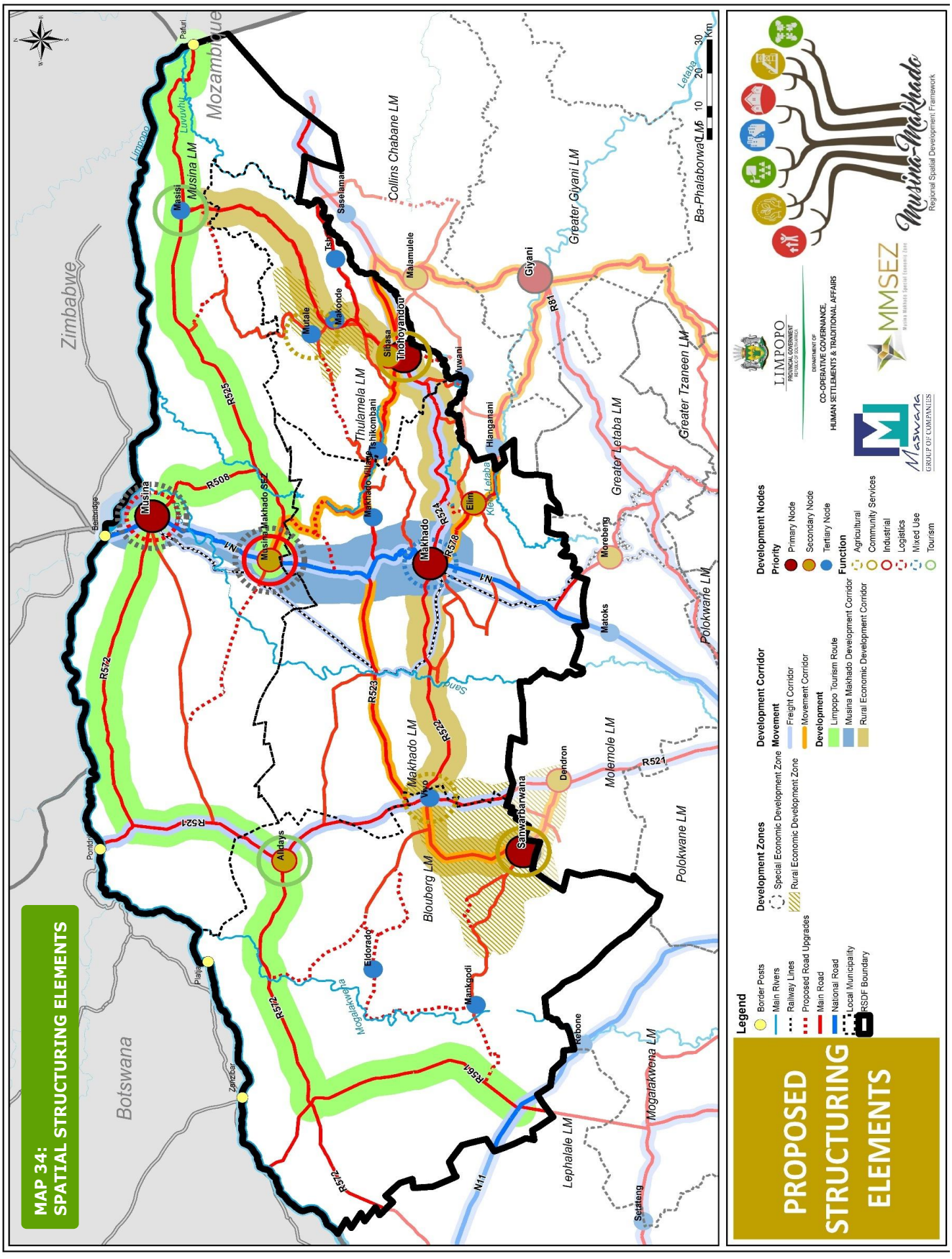
DEVELOPMENT ZONE	SPATIAL REFERENCE	DEVELOPMENT ZONE FUNCTION
RURAL ECONOMIC	Senwabarwana Mutale Masisi Harrietswish	A Rural Economic Zone is a spatially targeted network of economic activities or enablers aimed at enabling the rural space to integrate into economic value chains to transform the socio-economic challenges experienced in the communities segregated by the rural/urban divide. The Rural Economic Zone seeks to mediate the socio-economic challenges based on the integrated approach categorised into four focus areas: • Economic connectivity. • Physical Connectivity. • Knowledge Connectivity. • Electronic Connectivity. The following interventions and programs are to be targeted within the Rural Economic Development Zone: • Rural Enterprise Development • Agri-Village Industries • Rural Intervention Areas • CRDP Initiatives • Agrarian Reform • TO promote social cohesion and food security • Rural Economic Transformation • Revitalisation of small rural towns and villages • Increased value chain participation.
SPECIAL ECONOMIC DEVELOPMENT	Musina Musina-Makhado SEZ	

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DEVELOPMENT ZONE	SPATIAL REFERENCE	DEVELOPMENT ZONE FUNCTION
		A Special Economic Zone (SEZ)[8] is generally defined as a geographically designated area of a country that is set aside for targeted economic activities and supported through special arrangements and systems that are often different from those that apply to the rest of the country. The Musina-Makhado SEZ (MMSEZ) is strategically located along the N1 North-South route into the Southern African Development Community (SADC), very close to the border between South Africa and Zimbabwe. It forms part of the Trans-Limpopo Spatial Development Initiative (SDI) and is a component of greater regional plans to unlock investment, economic growth and address the development of skills and employment. The MMSEZ comprises two geographical locations that address unique industrial clusters: • The 3,500-hectare North Site in the Musina municipality targets the **logistics (dry port), light industrial, and agro-processing clusters.** • The 8,000-hectare South Site on the border of Musina and Makhado municipalities, and is aimed at **heavy industries, including an energy and metallurgical complex**. The Primary Investment opportunities targeted within the SEZ includes the following: • Energy and Metallurgical Cluster Development • General Manufacturing • Logistics Development • Agro-Processing. SEZs are a tool for Government intervention into the economy and a critical instrument for Government's strategic objectives of industrialization, regional development, and job creation. SEZs can help improve the attractiveness of South Africa (SA) as a destination for FDI. The SEZs scope will be beyond export industries and will include a focus on research, innovation, and regional development in areas such as science parks, industrial parks, and sector development zones.

[8] *In terms of the Special Economic Zones Act (Act 16 of 2014) (SEZ Act), the Musina-Makhado Special Economic Zone was designated as a Special Economic Zone in July 2016 and gazetted in December 2017. It is one of 8 SEZs in South Africa. The Act further provides for a number of SEZ incentives, which are made available to ensure the SEZs growth, generation of revenue, creation of jobs, and attraction of local and international businesses.*


MAP 34:
SPATIAL STRUCTURING ELEMENTS
PROPOSED STRUCTURING ELEMENTS
Legend
Border Posts
Main Rivers
Railway Lines
Proposed Road Upgrades
Main Road
National Road
Local Municipality
RSDF Boundary
Development Zones
Special Economic Development Zone
Rural Economic Development Zone
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Musina Makhado Development Corridor
Rural Economic Development Corridor
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Botswana
Mozambique
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Makhado LM
Blouberg LM
Molemole LM
Polokwane LM
Lephalale LM
Mogalakwena LM
Musina
Makhado
Thohoyandou
Giyani
Malamulele
Tshikombani
Hlanganani
Elim
Mutale
Makonde
Saselamani
Masisi
Pafuri
Beitbridge
Pontdrift
Platjan
Zanzibar
Alldays
Vivo
Dendron
Sanwarbarwana
Eldorado
Mankgodi
Mokgalakwena
Mokopane
Mareberg
Matoks
Setateng
Sand
Klein Letaba
Letaba
Limpopo
Luvuvhu
N1
N11
R572
R521
R523
R524
R525
R508
R81
R378
R572
R572
R561
Km
0
10
20
30

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CHAPTER 15. LAND USE MODEL

The sections below outline the following:

- Proposed land-use planning approach.
- Regional Land Use Classification and Guidelines.

15.1 LAND USE APPROACH

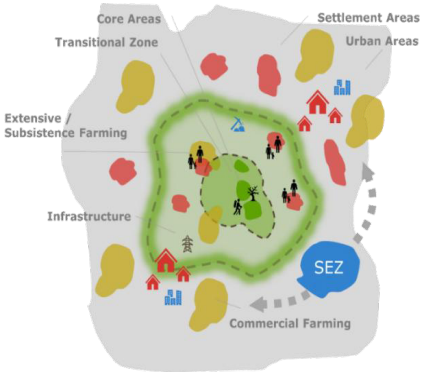
The MMSEZ RSDF will be prepared following a bioregional planning approach that will be adapted to suit the site-specific requirements of the Region.

Bioregional planning is defined as 'planning and land management that promote sustainable development by recognising the need for a balanced relationship between environmental integrity, human well-being and economic efficiency, and to give effect and recognition thereto, within a specific geographical area, the boundaries of which were determined following environmental and social criteria. In practical terms, bioregional planning refers to the 'matching' of human settlement and land-use patterns with the parameters of ecological systems, and the planning, design, and development of the human-made environment within these parameters in a manner that ensures environmental sustainability. Miller (1996) describes bioregional planning as an organised process that enables people to work together, think carefully about the potential and problems of their region, set goals and objectives, define activities, implement projects, take actions agreed upon by the communities, evaluate progress and refine their approach.

As per the Vhembe District Bioregional Plan[9], *"The bioregional plan serves as the primary biodiversity informant to a range of planning and land-use authorisation processes, although it is important to recognise that the bioregional plan does not replace any planning and decision-making processes and does not grant, limit or remove land-use rights".*

*The purpose of a bioregional plan is to facilitate the safeguarding of biodiversity within identified biodiversity priority areas that fall outside of the Protected Area (PA) Network (NEMA, 2004). Additionally, a bioregional plan aims to provide a map of biodiversity priorities with accompanying land-use planning and decision-making guidelines to inform land-use planning, environmental assessment and authorisations, and natural resource management by a range of sectors whose policies and decisions impact on biodiversity. Bioregional plans are intended to feed into **multi-sectoral planning** and assessment processes such as Environmental Management Frameworks (EMFs), **Spatial Development Frameworks** (SDFs), Strategic Environmental Assessments (SEAs), and Environmental Impact Assessments (EIAs) (DEAT, 2009). A bioregional plan is the biodiversity sector's input into various multi-sectoral planning and authorisation processes.*

It is on these fundamentals that the Land Use Model for the MMSEZ RSDF has been build which is further broken down into six (6) spatial planning categories which support integrated and sustainable land use management.



15.2 SPATIAL PLANNING CATEGORIES

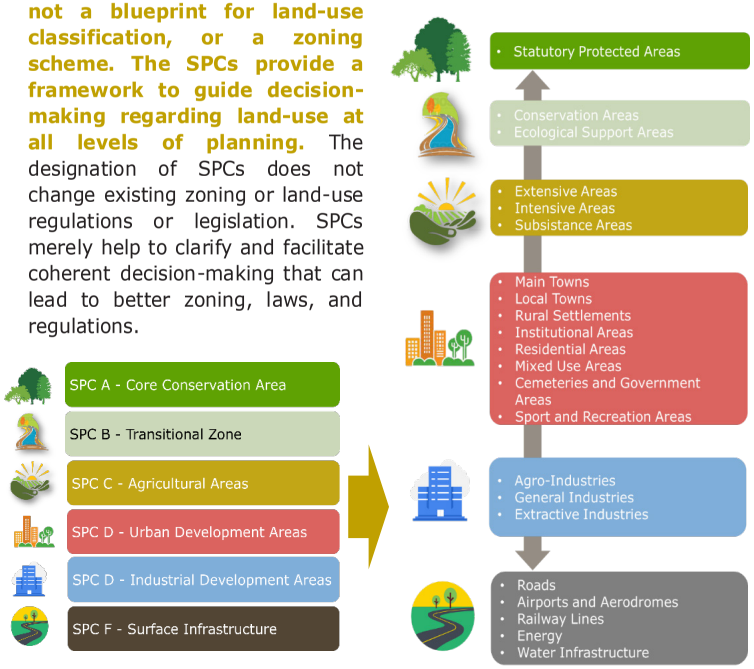
Spatial Planning Categories (SPCs) will form the basis for the overlaying of conceptual proposals of the MMSEZ RSDF. These SPC's provide a framework to guide decision-making regarding land use at all levels of planning and will ensure effective monitoring and evaluation at all levels of planning.

[9] *The purpose of a bioregional plan is to facilitate the safeguarding of biodiversity within identified biodiversity priority areas that fall outside of the Protected Area (PA) Network, as well as, to provide a map of biodiversity priorities with accompanying land use planning and decision-making guidelines to inform land-use planning, environmental assessment and authorisations, and natural resource management.*

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The model provides for three broad land-use categories, i.e., a core conservation area (SPC A), a conservation-focused buffer area (SPC B) and a transition area (SPC C-F). The term Transition Region refers to those areas where the main consumptive land-uses occur, including settlement development, industry, mining, and other disruptive land uses that represent the bulk of the economic activities.

Facilitating cross-boundary cooperation and co-ordination between district and adjoining local municipalities, as it relates to issues that are of mutual interest for their respective areas of jurisdiction. **The SPCs are not a blueprint for land-use classification, or a zoning scheme. The SPCs provide a framework to guide decision-making regarding land-use at all levels of planning.** The designation of SPCs does not change existing zoning or land-use regulations or legislation. SPCs merely help to clarify and facilitate coherent decision-making that can lead to better zoning, laws, and regulations.



15.2.1 SPC VISION DIRECTIVES

Moving forward, the development philosophy for the province needs to ensure that the RSDF is an enabling management tool which supports the strategic "developmental state" approach in those identified areas where development should be actively promoted in accordance with the policies and strategic objectives of the communities, municipalities, and the departments in the province. In addition, there is a need to adapt the spatial planning, land use management systems and policy frameworks to meet the unique needs of developmental governance within the region. Fulfilment of the abovementioned strategic requirements is of paramount importance in order to achieve consensus on the future spatial vision of the region. The vision intends is to build a region that is abundant, unbiased, and inclusive of protecting the environment, reconciling society,

SPC	VISION ENABLER
A	• Expansion of existing natural protected areas and to support biodiversity linkages / Transfrontier initiatives • Maximum use of protected areas • Extension of international Transfrontier parks
B	• Well managed ecosystems • Protection of riverine systems and improved water quality • Sustainable use of scarce water resources
C	• Improved spatial management of the agricultural sector • Protection of high potential agricultural land
D	• Sustainable human settlements • Improved rural and urban linkages • Optimal use of available land • Improved human wellbeing and living conditions • Well management urbanisation and densification policies • Diversified provincial economy
E	• Integrated public transportation systems • Well managed infrastructure • Off-grid electricity supply • Promotion of green energy • Improved accessibility and connectivity • Development of ICT Networks

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and promoting economic development where all can participate without undermining the resources needed to sustain future generations.

15.2.2 SPC DESCRIPTION

15.2.2.1 CORE CONSERVATION AREAS

SPC A areas constitute sites of high conservation importance including terrestrial land, aquatic systems (rivers, wetlands, and estuaries), and rocky headlands. Due to their highly irreplaceable status, such areas should be protected from change or restored to their former level of ecological functioning. Such SPC A areas are a natural resource (capital) of international, national, and provincial significance (refer, for example to the international status of the Kruger and Mapungubwe National Parks / World Heritage Site) within which the natural environment can provide a range of ecosystem services essential for sustainable life on earth. The integrity of the **SPC A** areas is, therefore, imperative for the long-term future of the Region.

Purpose: Areas designated in terms of legislation for biodiversity conservation, defined categories of outdoor recreation, and non-consumptive resource use. Conservation purposes pertain to, the use of land for the protection of the natural and/or built environment, including the protection of the physical, ecological, cultural, and historical characteristics of land against undesirable change as set out in Section 24(2(a)) of SPLUMA.

Key Categories include:

- Wilderness Areas (declared in terms of NEMPA2 57 of 2003).
- Special Nature Reserves (declared in terms of NEMPA 57 of 2003).
- National Parks (declared in terms of NEMPA 57 of 2003).
- Nature Reserves, including provincial, local authority, and registered private nature reserves (declared in terms of NEMPA 57 of 2003).
- Protected Environments (declared in terms of NEMPA 57 of 2003).
- Forest Wilderness Areas / Forest Nature Reserves (in terms of Section 8[1] of National Forests Act 84 of 1998).
- World Heritage Sites (declared in terms of the World Heritage Convention Act 49 of 1999).
- Mountain Catchment Areas (declared in terms of the Mountain Catchment Areas Act 63 of 1970)

15.2.2.2 TRANSITIONAL ZONE

SPC B Transitional areas are primarily in private ownership. Therefore, a key challenge to any land-use strategy or plan is to address the conflicts that often occur between biodiversity conservation and consumptive agricultural practices. To start addressing this phenomenon it is imperative to understand and appreciate the often-divergent perspectives of landowners and other stakeholders and to respect the landowners' rights to use land under defined legal directives.

Purpose: Areas voluntarily set aside by landowners and managed for conservation purposes in terms of the legislation applicable to the current zoning of such land and not in terms of dedicated conservation legislation.

Key Categories include:

- Contractual Conservation Areas.
- Private conservation areas.
- Ecological Corridors.
- Freshwater Ecosystem Priority Areas (FEPA).
- Rivers or riverbeds (incl. 32 m buffer) (in terms of NEMA).
- Tracts of natural vegetation that form part of, or link ecosystem components.
- Limpopo Protected Areas Expansion Strategy (LPAES, 2014).
- SANPARKS Conservation Development Frameworks / Park Management Plans.

15.2.2.3 AGRICULTURE AREAS

SPC C constitutes all agricultural Areas. The protection and appropriate use of high potential agricultural land (in particular the areas within the Levubu, Nwanedi Agricultural Areas, the Limpopo Valley, and other key Major River Systems and Irrigation Schemes) is of critical importance for sustainable economic growth and food security. High potential agricultural land close to settlements is often subjected to non-agricultural development pressure, while negative social impacts associated with such settlements often have a significant detrimental impact on the production potential of such land. It is therefore imperative that the highest priority is given to the protection of high potential agricultural land and that measures be instituted to create and maintain circumstances conducive to sustainable agriculture.

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Purpose: Agricultural areas covered with natural vegetation, used for extensive agricultural enterprises, e.g., indigenous plant harvesting, extensive stock-farming, game-farming, eco-tourism. Agricultural areas are used for intensive agricultural practices, e.g., crop cultivation, citrus, Lucerne, Macadamias, Avocados, Mangoes, Litchis, and intensive stock farming on pastures.

Key categories include:

- Extensive agricultural areas
- Intensive agricultural areas
- Subsistence agricultural areas

15.2.2.4 URBAN DEVELOPMENT AREAS

SPC D contains the more urban nature of land use activities. To ensure the sustainability of urban development it is important to achieve a balance between the conflicting interests of land-use planning. In this regard, a key objective of the MMSEZ RSDF is to promote the rehabilitation/regeneration of existing settlements and to ensure that any future developments are sustainable (i.e., supportive of environmental integrity, human well-being, and economic efficiency). Standard town planning criteria applicable in the evaluation and assessment of development applications, building plan approval, change of land-use, etc. are still relevant and will not be replaced by this policy. These criteria relate to inter alia taking due cognisance of natural and/or unique resources and land, prevention of urban/rural sprawl, preference for strengthening and densification of existing nodes and taking into consideration the cumulative impact of development.

Sustainable rural development is closely bound to a vibrant and functional urban settlement system. Villages, settlements, and cities are the 'engine rooms' that drive regional development and economic growth. Unfortunately, not all urban/rural settlements have the same growth potential.

Growth trends fluctuate over time due to many influencing factors. Regional Development Anchors serve as 'engine rooms' which make a special contribution towards meeting the general needs in both the settlements and the surrounding rural hinterland. Such 'engine rooms' also affect global links, the national spatial economy, and sustainable regional development.

Purpose: The primary purpose of Urban Development Areas is to provide for a variety of urban settlements that suit the requirements of specific communities. This category represents the urban areas where the complexity of land-use management is distinctively different from other categories.

Key Categories include:

- Main towns (identified as primary nodes)
- Local Towns (identified as secondary/tertiary nodes)
- Rural Settlements (Traditional Rural Settlements)
- Institutional Areas (Hospitals, Educational Facilities)
- Residential Areas
- Mixed-Use Areas (Commercial, Authority, Retail, other)
- Cemeteries and Government areas
- Sports and Recreation areas (Resorts and Sports facilities)

15.2.2.5 INDUSTRIAL DEVELOPMENT ZONES

SPC E constitutes all industrial activity and includes activities such as General, Light, and Extractive Industries (Mining). A key challenge is to broaden and unlock the opportunities presented by the availability of natural resources. Industrial activities, whether large- or small-scale, have the potential to stimulate economic diversification and development in the region.

The overall economic impact of industrial projects is highly dependent on the fullness and depth of the 'cluster' of activities that form and agglomerate around it. Clustering or linking development generally results as a direct and indirect consequence of the construction and successful operation of resource-based projects. Direct impacts include upstream, side-stream, and downstream activities. Indirect impacts refer to the broader economic linkages and beneficiation that are induced in the local economy as a consequence of each of these direct impacts. These include the linkages that arise between the various resource-based projects themselves as well as different sectors near the project and further afield. The scale and depth of clustering that arises as a consequence of indirect impacts are likely to be much more extensive and

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the employment multipliers much greater than those arising from direct spin-offs. It is the degree of direct linkage development, therefore, which ultimately determines the long-term maturity and success of clustering around a project and in the local economy. Each direct spin-off from the initial industry provides the impetus for further employment spin-offs either in supporting industries and enterprises or the service sector. These indirect spin-offs, in turn, facilitate the diversification of the economy through the development of additional industrial and service activities as employee demands for different products begin to increase.

While immediate industrial development opportunities related to mining in the region lie in brown-fields expansions and various types of downstream value-added activities (art, jewellery, souvenirs, etc.) there are many other possibilities in side-stream and indirect activities. 'Side-stream' activities refer to the service network, vendors, and key contracting firms directly affiliated with a particular mineral project's operations. Not only is this sector significant in terms of contributing to broadening the local and regional employment base and enhancing the potential for further employment spin-offs, but it is of critical importance to the functioning of all departments within a particular mineral-based operation. The 'side-stream' sector associated with each mine or processing plant usually comprises vendors of various sizes, providing either hard or soft services. Hard services are usually production-related activities and plant-specific and include hard engineering companies, engineering suppliers, construction and manufacturing firms, and heavy equipment, industrial and electrical suppliers. While most of these activities are technical and require skills, which are largely absent in the area and sourced from Gauteng (the 'hub' of mining supply and services companies), there are, nevertheless, many areas where SMME's can be developed as preferred suppliers and establish workshops and facilities near such plants. Such opportunities include the localisation of spares (conveyors, mechanical power equipment, motors and generators, bearings, pumps, fasteners, springs, etc.), maintenance facilities, and supply of consumables required in the daily operation of the project (chemicals, reagents, etc). Soft (non-production) services include things such as security, industrial cleaning and plant hygiene, garden/landscaping and interior plant management, consumables, catering, personal protective equipment, legal/logistic activities, consultants (IT, environmental & industrial), waste management, painting services, etc. Such functions offer numerous possibilities for SMME development and economic diversification. Industrial development can also be enhanced by recognising and targeting the indirect activities that are often associated with mineral-based operations. Various types of indirect impacts generally arise as a consequence of the operation of a resource-based plant (and its downstream operations) at different levels. First, at the local level, suppliers contracted directly to the resource-based plant will foster additional linkages through interaction with other suppliers of goods and service firms located in the area. Second, indirect impacts and multiplier effects are enhanced and fostered due to an increase in disposable income – a direct impact of employment at the plants and in the supplier network. As the wages and security of livelihoods increase, demand patterns change, a more diversified mix of enterprises providing a range of products and services will emerge. Such activities include, inter alia, entertainment, retail, education, care/medical, residential, and transport facilities. Clustering and diversification arise from inter-project linkages, i.e., utilisation of inputs, outputs, and by-products produced by each mine and processing plant.

Purpose: Areas designated in terms of land use schemes, regional economic development zones, as well as special economic zones for industrial land uses/, varying from light industries, associated with services industries, to extractive industries such as mining.

Key categories include:

- Agricultural industries (Agro-Industries)
- Special Economic Zones
- Light and General Industries
- Heavy Industries
- Extractive Industries

15.2.2.6 SURFACE INFRASTRCTURE

SPC F provides an effective, competitive, and responsive infrastructure network which is imperative for the ongoing economic development of the region. Much of the region's primary agricultural and mineral production is produced in localities distant from markets and points of export. The region's ability to convey goods effectively and efficiently is a key aspect to be addressed. The relevant sectoral departments, therefore, have a vitally important task in providing the infrastructure and bulk services

required by the various economic sectors, the human settlements of the region, and the rural hinterland. Key challenges are a lack of basic infrastructure in rural areas and the proliferation of informal settlements in urban areas. Both these challenges are beyond the sole institutional and fiscal capabilities of the relevant municipalities. It is therefore important that the relevant funding mechanisms and institutions function efficiently and equitably.

Purpose: Areas or structures designated in terms of various legislative bodies as infrastructure, which requires varying levels of access with regards to maintenance and operations.

Key Categories include:

- Roads.
- Airports and Aerodromes.
- Railways.
- Energy.
- Water and sanitation.

15.2.3 POLICY IMPLICATIONS

The following policy guidelines apply:

- Coherence to the principles of the Spatial Planning and Land Use Management Act (SPLUMA, Act 16 of 2013) is required in terms of all land-use changes.
- Land-use planning (i.e., the drafting of SDF's) must be undertaken in terms of the bioregional planning approach.
- Detailed land-use planning at the district and the local municipal sphere is to be undertaken under the guidelines put forward in the RSDF.
- Land-use planning at all spheres is to be supported by a Real-time spatial information management system that needs to coordinate land use management within the region.
- Any land-use amendment has to conform to the RSDF. This means that the relevant organs of state must take account of and apply relevant provisions of the RSDF when making decisions that affect the use of land and other resources.
- The RSDF does not create or take away, land-use rights.
- The RSDF is to be applied flexibly and pragmatically that focuses on promoting a developmental state and which considers the merits and particular circumstances of each case as required by law (i.e., through an Environmental Impact Assessment undertaken in terms of the National Environmental Management Act 107 of 1998).
- No land-use changes may be approved until the parameters of the SPC's applicable to the subject area have been verified and ground-truthed through detailed site analysis. This is to be undertaken by the proponent of the land-use change.
- Existing Zoning Scheme Regulations must accommodate the SPCs and the respective guidelines as part of the decision-making process.
- The guidelines put forward in the table below are to be applied in all spatial planning.

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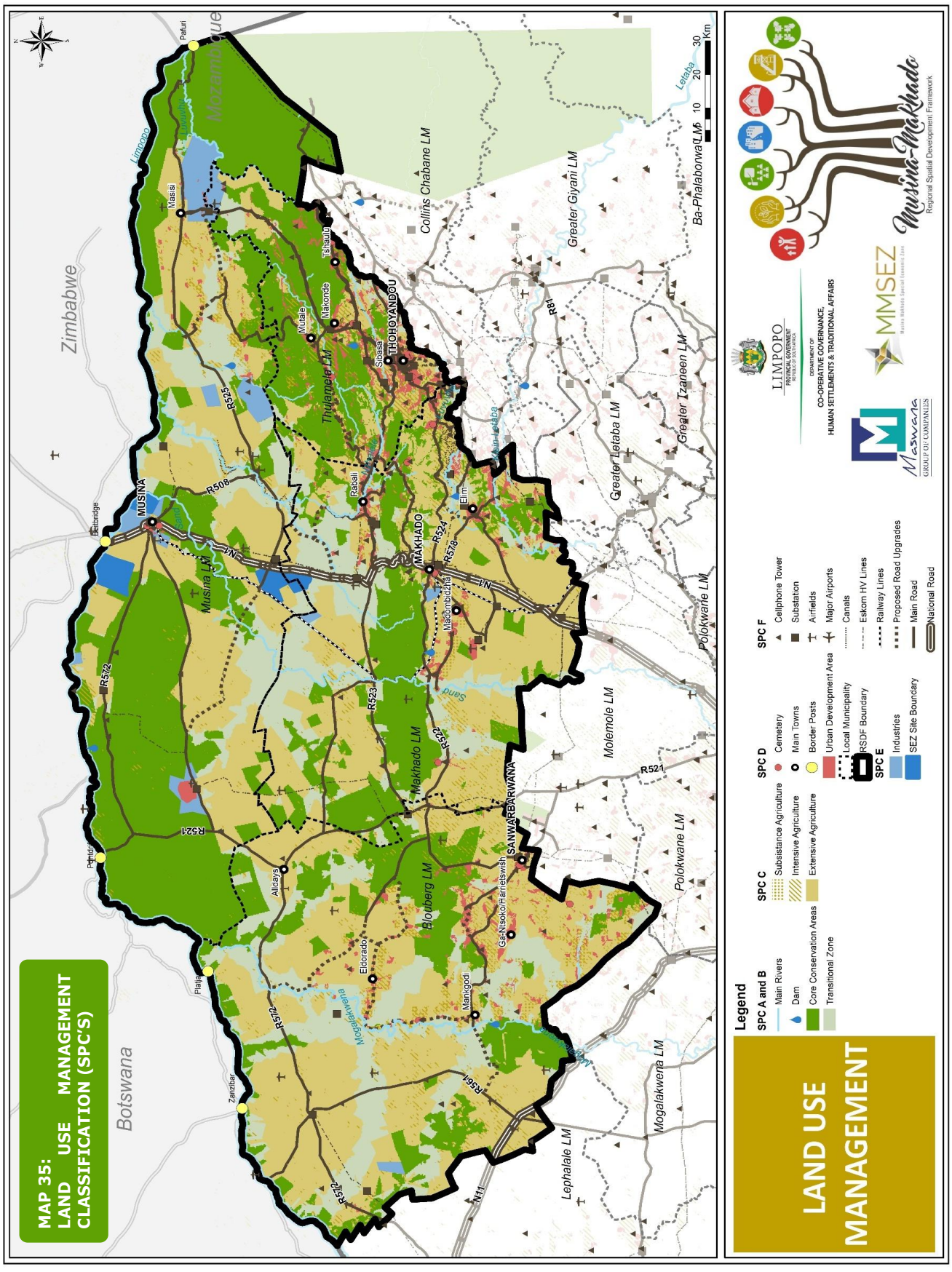
Table 19: Development guidelines following the SPC's.

SPC	TYPE OF DEVELOPMENT	CONDITION
Core Conservation Area	Reserved for research/educational and tourism-related developments	
Transitional Zone	a) Resort development. b) The infrastructure required for research.	a) To be changed to SPC D, depending on the proposed type of development. b) Must be undertaken following site-specific design and planning guidelines.
Agricultural Areas	a) Agricultural development and infrastructure required for extensive and intensive agricultural land-uses. b) Resort development on game farms. c) Agricultural industry.	a) To be changed to Urban Development Areas, depending on the proposed type of development. b) Must be undertaken following site-specific design and planning guidelines.
Urban Development Areas	All urban-rural-related developments.	Must be undertaken following site-specific design and planning guidelines.
Industrial Development Areas	Full spectrum of industrial developments required by the economic sectors.	a) Must be undertaken following site-specific design and planning guidelines. b) All industrial activities must be regulated and managed following sustainability standards (e.g., ISO 14001).
Surface Infrastructure	All surface infrastructure and buildings are required for sustainable socio-economic development and resource use.	a) Must be undertaken following site-specific design and planning guidelines. b) All industrial activities must be regulated and managed following sustainability standards (e.g., ISO 14001).

15.2.4 INCORPORATING THE SPCS'S

Municipalities should use the Spatial Planning Categories as the foundation of spatial planning; the following considerations need to be adhered to when developing or reviewing local plans:

- The Status Quo Analysis of Locals Plans needs to refer to the Status Quo analysis developed for the RSDF; reference can also be made to shorten documents.
- Alignment of provincial and regional spatial structuring elements (e.g., nodes, zones, corridors).
- Hierarchy of towns and settlements.
- Accessing the RSDF GIS data and update data provided to strengthen the data repository of the region through data validations.
- Strengthening of alignment between neighbouring local plans as proposed and represented in the RSDF.
- To utilise SPC's as a basis of future land use development proposals.

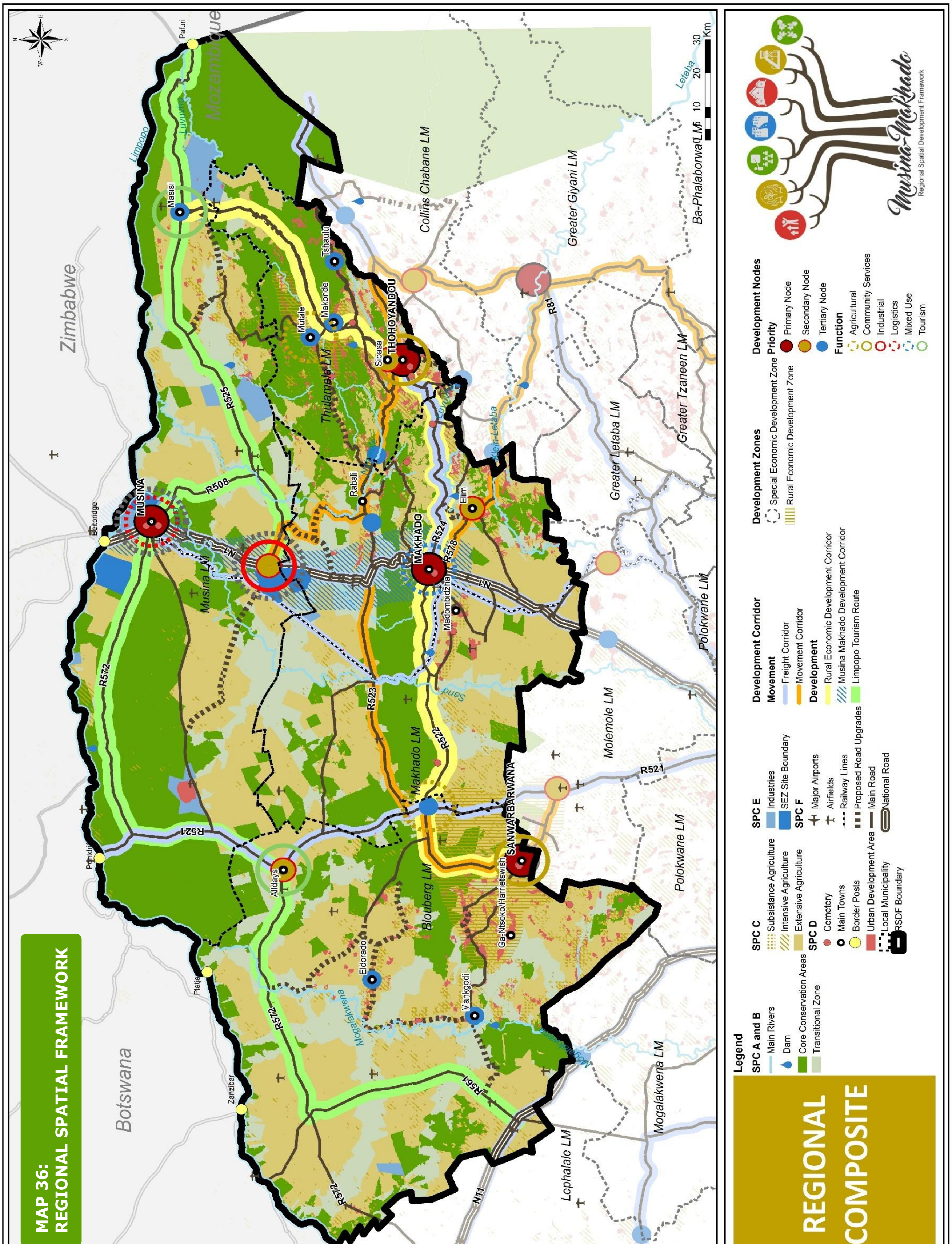

MAP 35:
LAND USE MANAGEMENT CLASSIFICATION (SPC'S)
Zimbabwe
Botswana
Mozambique
MUSINA
MAKHADO
THOHOYANDOU
SANWABARWANA
Musina LM
Thulamela LM
Makhado LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Molemole LM
Polokwane LM
Polokwarle LM
Blouberg LM
Mogalakwena LM
Lephalale LM
Limpopo
Levhuvhu
Sand
Letaba
N1
N11
R572
R521
R523
R524
R578
R508
R525
R81
Km
LAND USE MANAGEMENT
Legend
SPC A and B
Main Rivers
Dam
Core Conservation Areas
Transitional Zone
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Urban Development Area
Local Municipality
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Cellphone Tower
Substation
Airfields
Major Airports
Canals
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Main Road
National Road
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

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CHAPTER 16. REGIONAL COMPOSITE PLAN

The plans should be read with the written information contained in the descriptions accompanying the plans as well as the policies and guidelines contained in the RSDF. The Regional Framework comprises of the following key ingredients:

- Landscape-wide Spatial Planning Categories (SPCs) and associated land-use guidelines.
- A settlement hierarchy and associated settlement development and management guidelines. The guidelines were prepared to establish norms and standards based on evidence and are aligned with international, national, and provincial policy related to the sustainable use of natural resources and agricultural land.
- Regional-wide infrastructure.


MAP 36:
REGIONAL SPATIAL FRAMEWORK
REGIONAL
COMPOSITE
Zimbabwe
Botswana
Mozambique
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Musina LM
Thulamela LM
Makhado LM
Blouberg LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Greater Tzaneen LM
Ba-Phalaborwa LM
Polokwane LM
Molemole LM
Mogalakwena LM
Lephalale LM
Masisi
Pafuri
Tshaulu
Makonde
Mutale
Sibasa
Rabali
Elim
Madombidzha
Beitbridge
Pontdrif
Alldays
Platjan
Zanzibar
Eldorado
Mankgodi
Ga-Ntsoko/Harrietswish
Limpopo
Luvuvhu
Letaba
Sand
Mogalakwena
R525
R508
R572
R521
R523
R522
R524
R578
R81
R561
N1
N11
Km
0 10 20 30
Legend
SPC A and B
Main Rivers
Dam
Core Conservation Areas
Transitional Zone
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Urban Development Area
Local Municipality
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Major Airports
Airfields
Railway Lines
Proposed Road Upgrades
Main Road
National Road
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Rural Economic Development Corridor
Musina Makhado Development Corridor
Limpopo Tourism Route
Development Zones
Special Economic Development Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Musina-Makhado
Regional Spatial Development Framework

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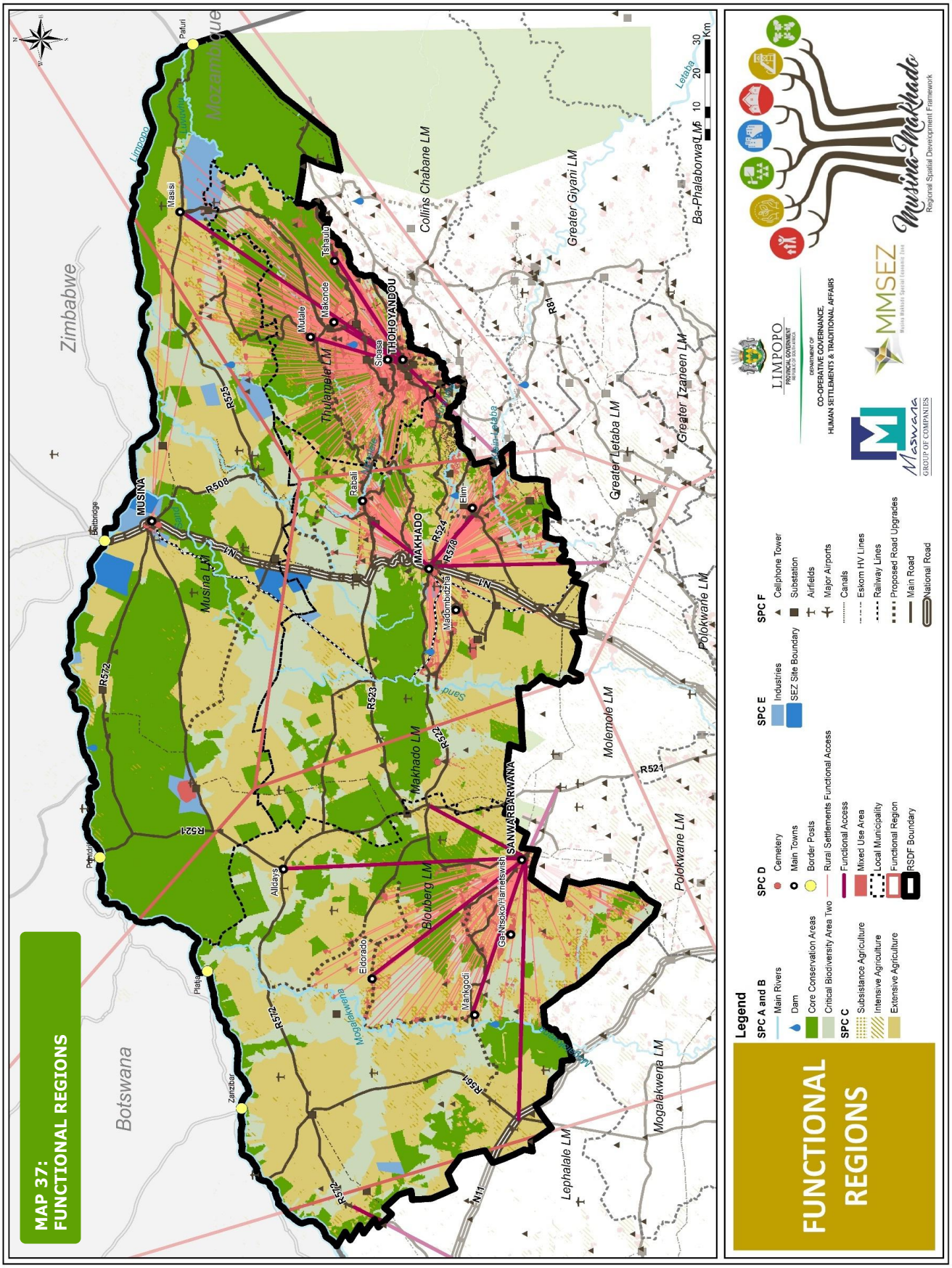
16.1 FUNCTIONAL REGIONS

The National Development Plan calls for spatial targeting and highlights certain key space economy interventions that need further planning. Taking their cue from this plan, a process to delineate and analyse functional economic regions was done to determine the interrelationships of economic development trends between different towns and bigger growth centres. The approach will consider the functional economic relationships occurring across a contiguous space by analysing regional value chains, market trends, sector territories, economic clusters, and transportation flows amongst other aspects of the space economy.

The intention in defining functional regions is to "improve cross-boundary infrastructure planning, ensure better integration of a wider network of human settlements and support the sharing of economic assets to secure economies of scale". Key objectives for the determination of the functional regions included the following:

- The process needed to be evidence-based, thus providing an opportunity for more effective planning across sectors as opposed to the more linear silo approach.
- Development of spatial economic perspective that will essentially support both the NSDF's Spatial structuring elements (Growth zones, Urban core Areas, Rural service Centres) as well as Government's new Infrastructure build programme and SIPs.
- To cost the strengths of the different economic functional regions and to give perspective on the future development opportunities these regions do pose.
- To create space for cross-boundary planning. Allowing municipalities that configure into functional economic regions to collectively plan catalytic interventions.
- To provide a basis for the prioritisation of high-impact infrastructure investment across the Region.
- To enable the potential basis for Provincial Economic Development Departments to support economic planning on a regional basis with Districts strengthening the economic component of the Limpopo Development Plan.
- To allow for planning that is based on an understanding of the potential of economic value chains over space.
- To provide a spatial platform for scaling up jobs by maximizing opportunities resulting from high impact initiatives; and
- To ensure greater leverage off major structuring elements such as transport and development corridors

To provide an economic context/platform for key spatial initiatives of government, such as the SIP, Agripark, and new SEZ programmes. The proposed economic development approach is to create an integrated cross-provincial system of growth nodes with "well-articulated strategic functional economic linkages to less-developed areas (rural areas)" to help unlock latent economic potential and create more inclusive and wide-spread regional development. The functional regions would require formalised linkages through the proposed development corridors where secondary towns and regional service centres will get to anchor their key value chains in a broader economic region. The map below indicates and delineates the Region's functional areas, which was determined by utilising the CSIR settlement typology (2013) and similar research conducted by Van Huyssteen et al, (2015:5) which indicated which settlements have the highest levels of interactions. The approach was slightly adapted, as the original methods were not based on the new/existing transport routes.


MAP 37:
FUNCTIONAL REGIONS
Zimbabwe
Mozambique
Botswana
Limpopo
Luvuvhu
Pafuri
Masisi
Tshaulu
Makonde
Mutale
Thulamela LM
Sibasa
THOHOYANDOU
Collins Chabane LM
Greater Giyani LM
Ba-Phalaborwa LM
Letaba
Greater Letaba LM
Greater Tzaneen LM
Polokwane LM
Molemole LM
Makhado LM
Musina LM
Blouberg LM
Mogalakwena LM
Lephalale LM
Beitbridge
MUSINA
Rabali
Elim
MAKHADO
Madombidzha
SANWARBARWANA
Alldays
Eldorado
Mankgodi
Ga-Ntsoko/Harnetswish
Platja
Zanzibar
Pontdrift
R572
R521
R524
R578
R508
R525
R81
N1
N11
Sand
Mogalakwena
Legend
FUNCTIONAL REGIONS
SPC A and B
Main Rivers
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Rural Settlements Functional Access
Functional Access
Mixed Use Area
Local Municipality
Functional Region
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Cellphone Tower
Substation
Airfields
Major Airports
Canals
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Main Road
National Road
LIMPOPO
PROVINCIAL GOVERNMENT
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Masvana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
0 10 20 30 Km

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16.2 MUNICIPAL REGIONS

16.2.1 BLOUBERG LOCAL MUNICIPALITY

Blouberg Local Municipality is responsible for the following development actions and contributions to support the regional development Framework:

16.2.1.1 NATURAL RESOURCES

16.2.1.1.1 Environment

- Support the development of Bio-regional / conservation corridors between existing nature reserves (e.g., link Wonderkop, Blouberg with northern-eastern protected areas / critical biodiversity areas which could include private nature reserves).
- Alignment of the land management/development objectives as set out in the Limpopo Conservation Plan, 2013.

16.2.1.1.2 Heritage Development

- Protection of the Makgabeng Plateau rock art sites through the declaration of a national heritage area.
- Investigating and extending the Mapungubwe heritage catchment area (evidence of early stone age activities towards Alldays).

16.2.1.1.3 Agriculture

- To support the region's primary agricultural resource base, therefore addressing regional food security.
- Support towards the development of the game farming and hunting industries.
- Strategic roll-out of public supported agricultural development initiatives to commercialise strategically located land that do show potential for intensive agricultural projects.
- Forming partnerships within neighbouring commercial farmers to allow for mentorship programs that would support the farming industry.
- Agri-park support is required to improve access towards local food security and should be supported within the proposed Rural Economic Development Zone.
- Protecting high potential agricultural land towards the east.

16.2.1.1.4 Tourism

- To support the region's tourism development resource base through the upgrading and revitalisation of existing and new tourism assets and related infrastructure.
- Development of tourism accommodation and other supporting infrastructure in existing nature reserves to increase tourism attractions within the region, especially long the Blouberg and Wonderkop Nature Reserves (proposed locations are presented in the Blouberg Regional Framework).
- Development of recreational facilities (e.g., Glen Alphine Dam).

16.2.1.1.5 Mineral Resources

- To support further mineral explorations that could attract mining development in Blouberg. Mining development should however be in line with the development guidelines for mining development contained in the RSDF.
- Any new mining development should adopt a local beneficiation strategy that would empower the local community.
- Mineral Beneficiation and value chain addition should however remain within the MMSEZ Development Zones.

16.2.1.2 HUMAN RESOURCES

- Capacity building and skills development within the agricultural, mining, and tourism sectors.
- Development of a tertiary educational training facility within Senwabarwana to improve the local skills base (emphasis should be placed on skills requirements for the planned development within the region such as energy, construction, agriculture, mining, and transportation).

16.2.1.3 SOCIO-ECONOMIC INFRASTRUCTURE

16.2.1.3.1 Education

- Tertiary educational facilities (e.g., TVET/FET Colleges) should be developed/upgraded in Senwabarwana. The facility should target skills demands of the region (e.g., mining, manufacturing, tourism, construction, and agriculture).
- The development of a Smart enabled secondary school in Senwabarwana (to prepare and align the town towards the 4IR).

- The development of a regional agricultural school could complement the revitalisation of the agricultural sector and promote commercial agriculture.

16.2.1.3.2 Health

- Road upgrading would improve the accessibility and reliability of health services towards the north and south of Blouberg (Senwabarwana and Eldorado nodes).
- Improving the quality and credibility of the health services in the region through the use of technologically enabled health services.

16.2.1.3.3 Safety and Security

- The development of a Magistrates court in Eldorado.
- The development of an online crime prevention solution that would enable residents to report any crime-related activities within the region through the use of Smart Phones.
- The development of community safety centres, especially towards the west and north of traditional settlement areas.

16.2.1.3.4 Community Services

- The proposed development of a Thusong Centre to improve public services for the more vulnerable communities towards the east (to support the Ga-Mankgodi Satellite Municipal Offices).
- Clustering of socio-economic services which would limit additional transportation cost for the local residents ("one-stop service").
- Introducing E-Government Services within the key development nodes and settlement clusters.

16.2.1.4 INFRASTRUCTURE DEVELOPMENT

16.2.1.4.1 Energy

- Promoting off-grid and green energy development (especially towards the remote parts of the municipal region).
- Support the development of Renewable Energy development projects at key substations.

16.2.1.4.2 Transportation

- To promote more diversified public transportation facilities and to support non-Motorised transportation.
- The development/upgrading of Taxi Ranks at key development nodes and settlement clusters.

16.2.1.4.3 Basic Services

- Priority towards the provision of basic services should be given to the key development nodes and settlement clusters.
- Waste management services are to be prioritised at key development nodes.

16.2.1.4.4 ICT Development

- Broadband rollout is required at key development nodes (e.g., Senwabarwana and Eldorado).
- The provision of Wi-Fi Towers in the key development nodes and settlement clusters.

16.2.1.4.5 Roads

- Road upgrading is required to strengthen the development and movement corridors as indicated in the spatial representation (semi upgraded road to be fully surfaced).
- Road maintenance is required along the R521 and R572.
- Road signage improvements are required to support the proposed tourism links and tourism attractions.

16.2.1.5 SETTLEMENT PLANNING

16.2.1.5.1 Nodes

- To support and promote a micro polycentric planning model10 that fits into the larger regional polycentric planning proposal.
- Upgrading and/or Renewal of the Senwabarwana Business Area and to develop a small urban development area or mixed-use development zone in Eldorado to attract private sector investment.
- The development of a Mixed-Use Development Zone within Alldays could increase economic activity for tourism development as well as providing retail services to the Venetia Mine towards the northeast.

[10] If employed correctly, polycentricity can promote sustainable growth — allowing regions to thrive economically while preserving the environment. Key elements that support's polycentric planning on a local/micro scale includes (1) density, (2) diversity, (3) design, (4) destination accessibility, and (5) distance to transit

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- Support the formalisation/tenure upgrading of human settlement development within key priority development areas/priority housing development areas.
- Integrated settlement development is required to contain further rural sprawl into agricultural and natural areas. The key focus is to remain within the key Settlement Cluster proposed in the Blouberg SDF.

16.2.1.5.2 Zones

- To develop a Rural Intervention development Zone within the Senwabarwana region that could follow DALRRD's Rural Intervention Area Plan (RIAP) concept. The department further recommends the development of Rural Economic Development Zones (REDZ).
- See Annexure A for a conceptual diagram that provides more detail concerning the development of REDZ's.

16.2.1.5.3 Corridors

- Support the densification of key rural settlement areas (development nodes).
- Support the densification along main development corridors, especially between the Helena Franz Hospital along Main Street / Senwabarwana Road via Senwabarwana, Westphalia, Mohodi Ga-Manthata towards Dendron (R521)

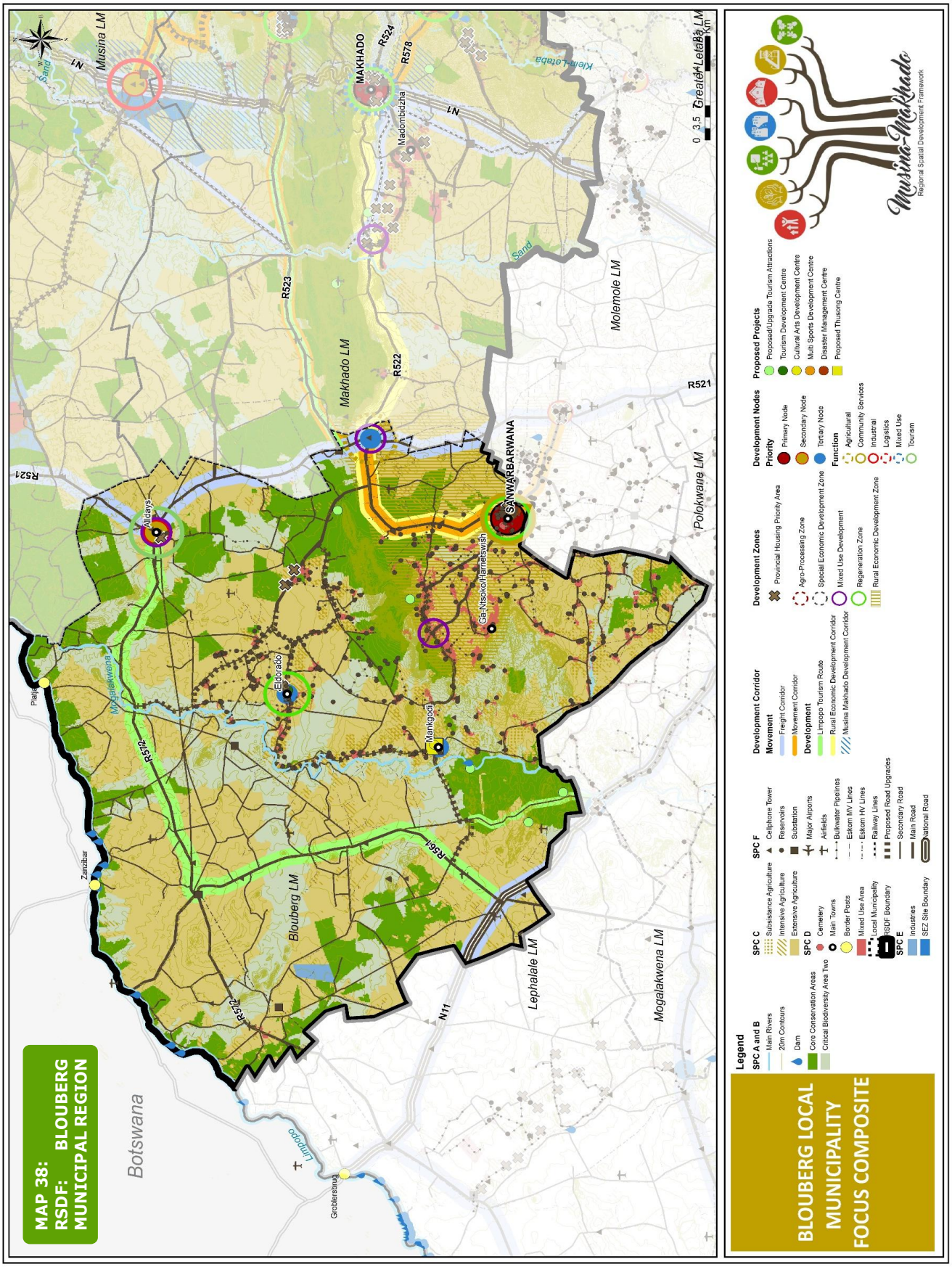
16.2.1.6 ECONOMY

- Development of Agricultural value chains within the Rural Economic Development Zone.
- SMME Development Infrastructure development to target Food the Agricultural and tourism sectors.
- Development of Mixed-Use Development Zones at along and between key road intersections that would support local economic development (proposed sites are indicated in the Spatial Proposal for Blouberg).
- Increase access to a wider range of economic services (diversification of the local economy) in Senwabarwana to increase the capacity and role of the town to serve as a Primary Node.
- To develop a Rural Intervention Area Development Plan that is aligned to the programs and initiatives of DALRRD.
- The development of hawker facilities at key development nodes and settlement clusters.

16.2.1.7 GOVERNANCE

- Improved partnerships with the surrounding/neighbouring mining sector.
- Improved partnerships with the commercial farming industry.
  Development of a regional planning and investment tribunal that would improve development applications in the region.

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MAP 38: RSDF: BLOUBERG MUNICIPAL REGION
BLOUBERG LOCAL MUNICIPALITY FOCUS COMPOSITE
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Local Municipality
RSDF Boundary
SPC E
Industries
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
SEZ Site Boundary
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Provincial Housing Priority Area
Agro-Processing Zone
Special Economic Development Zone
Mixed Use Development
Regeneration Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Tourism Development Centre
Cultural Arts Development Centre
Multi Sports Development Centre
Disaster Management Centre
Proposed Thusong Centre
Musina-Makhado
Regional Spatial Development Framework
Botswana
Musina LM
Makhado LM
Molemole LM
Polokwane LM
Blouberg LM
Lephalale LM
Mogalakwena LM
Greater Letaba LM
MAKHADO
SANWARBARWANA
Ga-Ntsoko/Harmelswish
Eldorado
Alldays
Mankgodi
Madombidzha
Zanzibar
Groblersbrug
N1
N11
R521
R522
R523
R524
R578
R572
R561
Sand
Klein Letaba
Limpopo
0 3.5 7 14 21 28 Km

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16.2.2 MUSINA LOCAL MUNICIPALITY

Musina Local Municipality is directly responsible and is one of the key municipal regions that need to take responsibility for the successful implementation of the MMSEZ as a region. It especially requires the following functions:

- Logistical services.
- Export/Import Node.
- Mineral Beneficiation.
- Secondary and Tertiary Economic Services.
- Key north-south and east-west linkages.
- Tourism Gateway to the region from the north.
- Border control/safety and security function.
- Regional water resource base.

Other responsibilities include:

16.2.2.1 NATURAL RESOURCES

16.2.2.1.1 Environment

- Support the development of Bio-regional / conservation corridors along the Limpopo River as well as to the Mapungubwe and Kruger National Parks. Critical Biodiversity areas are to be protected against any other land use activity. The NPAES has prioritised the expansion of the Musina Nature Reserve.
- Alignment of the land management/development objectives as set out in both the Vhembe District Bioregional Plan,2017, and the Limpopo Conservation Plan, 2013.
- The protection of Baobab trees within the region provides a rich and unique natural landscape of the region.
- Numerous wetlands are noted along the Limpopo river and should be protected, development should not be supported close to these wetland areas.

16.2.2.1.2 Heritage Development

- Protection of the Mapungubwe Cultural Landscape World Heritage Site.
- Investigating and extending the Mapungubwe heritage catchment area (e.g., identification of a potential transitional heritage zone around the World Heritage Site that needs to consider heritage assessment for any development within such radius). Development should comply with the National Heritage Resource Act 25, (1999).

16.2.2.1.3 Agriculture

- To support the region's primary agricultural resource base, therefore addressing regional food security.
- To protect the region's limited high potential agricultural land, especially along the Limpopo River and the Tshipise areas (Horticulture Cluster), the Red and White meat cluster along main corridors should also be promoted. The meat cluster builds on emerging and current cattle and poultry production, animal feed production, and sorghum production. Public sector interventions should include the commercialisation of state farms, skills development among emerging livestock farmers, and the encouragement of Public-Private Partnerships with established commercial farmers.
- Agri-business development and agricultural enterprises need to be expanded in Musina to support the local and cross-boundary (Zimbabwe) farming sectors.
- To consider the decentralisation of provincial training and mentoring programmes to those emerging agricultural activities undertaken in the local municipal region.
- Improved access to local and regional agricultural markets needs to be promoted.
- The development and support of the Vhembe District Rural Development Plan and to support the implementation of the Agripark program.
- Support towards the development of the game farming and hunting industries.

Special attention is required to support the following agricultural initiatives:

- Zero Hunger Programme
- Strategic Plan for Smallholder Producers
- Aquaculture Programme
- Agro-processing Strategic Framework
- Comprehensive Agricultural Support programme (CASP)
- Livelihoods Development Support Programme
- The development of a regional agricultural cooperative (sourcing and delivering locally produced products).
- Agricultural extension services.

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- Reviewing and revitalisation of Land Reform Programs to actively participate in the agriculture sector.

16.2.2.1.4 Tourism

- To support the region's tourism development resource base through the upgrading and revitalisation of existing and new tourism assets and related infrastructure. The Tourism sector in Musina Municipality is a critical driving force of the local economy and for job creation opportunities. The activities and attractions around Musina Municipality are highly enticing to both domestic and international tourists. Many of the local attractions and facilities are however delipidated and not on international standards and require urgent intervention.
- Development of tourism accommodation and other supporting infrastructure in existing nature reserves to increase tourism attractions within the region, especially long the Limpopo River, nature reserves adjacent or close to major road networks.
- Development of a Tourism/Arts and Crafts centre in Masisi to complement the proposed tourism route.
- Development of recreational facilities (e.g., Mukato Game Reserve, African Ivory Route Attractions).

16.2.2.1.5 Mineral Resources

- To promote mining development along existing and proposed development corridors, mining belts, and clusters.
- Any new mining development should adopt a local beneficiation strategy that would empower the local community. Beneficiation should be in line with the Beneficiation Strategy for the South African Minerals Industry (Draft Mineral Beneficiation Strategy, 2009).
- To support the development of mineral value chain addition initiatives within target economic zones and industrial parks. The footprint of such initiatives should however remain within the delineated zone and park boundaries.
- Mineral value-adding should consider carbon-friendly technology as far as possible to decrease the environmental impacts of such land uses.
- Land Use activities within the economic zones and/or industrial parks should be in line with the land use conditions outlined in the RSDF.

16.2.2.2 HUMAN RESOURCES

- Capacity building and skills development within the agricultural, mining, manufacturing, and tourism sectors.
- Local labour, especially those from dispersed rural areas, must also be absorbed in major business enterprises to boost the economy of the locality and reduce the net out-migration of particularly young people.
- Extension of the Vhembe TVET College Campus in Musina to improve the local skills base (emphasis should be placed on skills requirements for the planned development within the region such as energy, construction, agriculture, mining, and transportation).
- Greater collaboration is needed between identifying and matching industry needs and skills with tertiary education programmes.

16.2.2.3 SOCIO-ECONOMIC INFRASTRUCTURE

16.2.2.3.1 Education

- Tertiary educational facilities (e.g., TVET/FET Colleges) should be developed/upgraded in Musina. The facility should target the skills demands of the region (e.g., mining, manufacturing, tourism, construction, and agriculture).
- The development of a Smart enabled secondary school in Musina (to prepare and align the town towards the 4IR).
- The development of an Agricultural Training Centre which needs to support Agri-skills development initiatives.

16.2.2.3.2 Health

- Improving the quality and credibility of the health services in the region through the use of technologically enabled health services.
- Upgrading and revitalisation of the Musina Hospital to accommodate the envisaged population growth that is expected with the numerous industrial and other projects.

16.2.2.3.3 Safety and Security

- The development of an online crime prevention solution that would enable residents to report any crime-related activities within the region through the use of Smart Phones.
- The development of community safety centres, especially towards the Masisi area.
- Improved border control and management are required to control illegal immigrants. Border post should also host a facility that

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promotes the region's economic, tourism, and agricultural resources and opportunities.

16.2.2.3.4 Community Services

- The provision and/or upgrading of existing community services to meet the minimum requirement of the CSIR Social Amenities guidelines11 for the key development nodes.
- Clustering of socio-economic services which would limit additional transportation cost for the local residents ("one-stop service").
- Introducing E-Government Services within the key development nodes.

16.2.2.4 INFRASTRUCTURE DEVELOPMENT

To proposed investment into infrastructure such as roads, rail, systems, and border crossings will promote the increase inter-regional trade and guarantees an increase in freight volumes moving via Musina.

16.2.2.4.1 Energy

- Promoting off-grid and green energy development (especially towards the remote parts of the municipal region). 12
- Support the development of Renewable Energy development projects at key substations.
- Special care is required when considering other energy resources or energy plants as the region is inundated by critical biodiversity areas that are important for the sustainability of the region's natural, tourism and heritage resources.

16.2.2.4.2 Transportation

- Freight transport mainly consists of road and rail, with limited intermodal freight. A Road to rail strategy is required with the implementation of the various regional economic activities as the additional freight volumes would increase traffic congestion, road quality, and road safety issues.
- Initiatives such as the proposed Musina Gateway City project initiative in the form of a one-stop-shop solution to counter the current logistical challenges and to incorporate the Musina SEZ as well as other Logistics initiatives are to be supported.
- To promote more diversified public transportation facilities and to support non-Motorised transportation.
- The development/upgrading of Taxi Ranks at key development nodes.
- Improved terminal facilities are required to fast track and streamline cross–border freight movement.
- Upgrade of the Musina Airport to be able to handle air cargo, thus supporting and diversifying the local logistics infrastructure base.

16.2.2.4.3 Water

Special consideration towards the prospective water supply options for the various SEZ/Industrial Parks is required to ensure that sufficient water and water use mechanisms are in place to address water usage requirements. Special conditions for development are required to specifically address water effluent, water re-sue, more sustainable water usage options such as rainwater harvesting.

- It is recommended that an independent water authority be established to specifically manage water usage for development in special economic zones and industrial parks.
- New water resources should first be established that needs to provide security towards water resources for the various infrastructure projects. Projects such as the Musina Dam and Zimbabwe water reservoir opportunities should be supported.
- Improved and upgraded water reticulation infrastructure is required in Musina town to accommodate the proposed new infrastructure developments. The upgrading of supporting infrastructure such as reservoirs, water treatment works, and improved wastewater management needs to be considered.

16.2.2.4.4 ICT Development

- Broadband rollout is required at key development nodes (e.g., Musina, MMSEZ, and Masisi).

[11] CSIR Guidelines for the Provision of Social Facilities in South African Settlements, Reprinted Guidelines, 2015.

[12] As recommended in the Draft Limpopo Green Economy Plan,2011 is aimed at promoting sustainable local production and consumption, efficient use of energy and water and protection of natural and created resources.

- The provision of Wi-Fi Towers in the key development nodes and settlement clusters.

16.2.2.4.5 Roads

- Road upgrading is required to strengthen the development and movement corridors as indicated in the spatial representation (semi upgraded road to be fully surfaced).
- Road maintenance is required along the R508, R521, R525, and R572.
- Road signage improvements are required to support the proposed tourism links and tourism attractions.

16.2.2.5 SETTLEMENT PLANNING

16.2.2.5.1 Nodes

- To support and promote a micro polycentric planning model13 that fits into the larger regional polycentric planning proposal.
- To support the residential growth area as proposed in the Musina Town Priority Human settlements and Housing Development Area Zone. It is recommended that an integrated housing development approach is followed to provide a wider typology of residential units to the local market. Emphasis on the integration of the existing build-up area is required.
- To support the development of the northern and southern SEZ development initiatives. Strong vertical and horizontal linkages (east-west and north-south) is proposed to improve regional access towards the southern site. A strong link between the intersection formed between the N1 and R525 and the Mopane railway facility is proposed. A logistics terminal in Mopane would be required to support the proposed road to rail strategy.
- Upgrading and/or Renewal of the Musina Business Area and to develop a small urban development area or mixed-use development zone in Masisi to attract investment along the tourism route.
- Support the formalisation/tenure upgrading of human settlement development within key priority development areas / priority housing development areas.
- Integrated settlement development is required to contain further rural sprawl into agricultural and natural areas.

16.2.2.5.2 Zones

The development zones identified in the RSDF as well as existing and other private development interventions that supports the Musina Development Growth path. It is important to ensure that development is supportive and complementary to each other so that competition of industries and activities are well managed), these developments include:

- Musina Makhado SEZ northern site
- Lee family Logistic Node/Hub
- Limpopo Eco-Industrial Development Park.
- Musina PHSHDA Development area.

16.2.2.5.3 Corridors

- Support the densification of key rural settlement areas (development nodes) that are concentrated along main development corridors (e.g., the R525 / proposed Limpopo Tourism Route)
- Support the densification along main development corridors, especially along the Mutasshi 14Activity Spine (N1 link between Musina and Beitbridge Border Post).

16.2.2.6 ECONOMY

- Supporting and enabling conditions for the establishment of joint venture projects with neighbouring countries, thus providing a more enabling environment for migratory patterns that do create a degrading local economic climate.
- SMME Development Infrastructure development needs to support and integrate the 2nd economy into the formal economy.
- A revision of the twinning agreement between Musina Local Municipality and Beitbridge Rural District of Matabeleland South Province in Zimbabwe (Trans-Limpopo Spatial Development Initiative) is required to revise existing and planned developments

[13] If employed correctly, polycentricity can promote sustainable growth — allowing regions to thrive economically while preserving the environment. Key elements that support's polycentric planning on a local/micro scale includes (1) density, (2) diversity, (3) design, (4) destination accessibility, and (5) distance to transit

[14] The focus area of the Musina to Africa Strategic Hub Supplier Initiative (Mutasshi) is largely directed at the activity corridor the town of Musina and the Beit-Bridge Border Post.

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that need to consider increases in cross border movement (possible free movement zones could be considered to ease trading ties.
- Development of Mixed-Use Development Zones at along and between key road intersections that would support local economic development (proposed sites are indicated in the Spatial Proposal for Musina).

Supporting value chain addition within key SEZ and Industrial Parks which needs to consider the following multiplier effects:

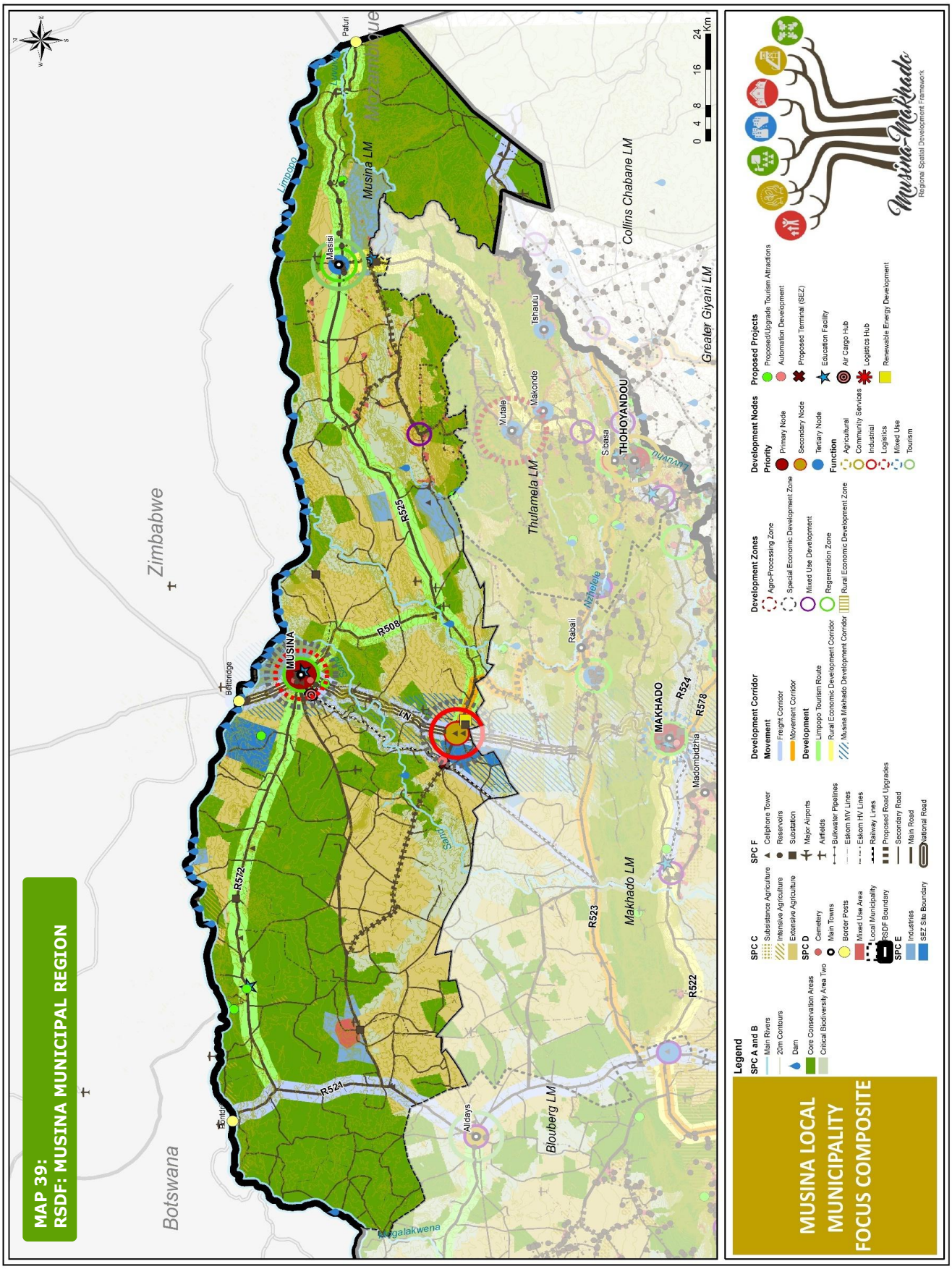
- Agriculture (agro processing, e.g., fertilisers, pesticides, composting, seedlings, greenhouses, and other more intensified agricultural activities such as poultry value chains to support local and regional food security).
- ICT (Technology development centres, broadband roll-out, Wi-Fi towers, ISP's)
- Logistics (intermodal transportation facility, warehouses, terminal upgrading, cargo development, bonded warehouses, container yards, and a vehicle distribution centres)

The development and alignment of infrastructure projects that are aligned to the National Infrastructure Plan (SIP's). Key emphasis for the Musina Local Municipality includes:

- SIP-1 which is to coordinate and implement strategic infrastructure within a 20-year planning framework for the Northern Mineral belt, and to unlock its full potential via improved logistics linkages.
- SIP-6 which is to develop a national capacity to assist the 23 least resourced districts, to address all the maintenance backlogs and upgrades required in water, electricity, and sanitation bulk infrastructure.
- SIP-11 covers Agri-logistics and rural infrastructure which aligns directly to the key sectors identified for the SEZ and Industrial Parks.
- SIP-14, whose aim is higher education infrastructure
- SIP-15, which aims at expanding access to communication technology

16.2.2.7 GOVERNANCE

- Improved partnerships with the surrounding/neighbouring mining sector.
- Improved partnerships with the commercial farming industry.
- Development of a regional planning and investment tribunal that would improve development applications in the region.
- To support the proposed Tripartite Free Trade Area (COMESA, EAC, and SADC). Special attention is required to harmonise customs procedures and trade facilitation measures.


MAP 39:
RSDF: MUSINA MUNICIPAL REGION
MUSINA LOCAL MUNICIPALITY
FOCUS COMPOSITE
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Local Municipality
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Agro-Processing Zone
Special Economic Development Zone
Mixed Use Development
Regeneration Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Automation Development
Proposed Terminal (SEZ)
Education Facility
Air Cargo Hub
Logistics Hub
Renewable Energy Development
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Botswana
Mozambique
Limpopo
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Makhado LM
Blouberg LM
MUSINA
MAKHADO
THOHOYANDOU
Beitbridge
Pafuri
Masisi
Tshaulu
Mutale
Makonde
Sibasa
Rabali
Ndzelele
Madombidzha
Alldays
Pontdrift
Tshipise
Saltpan
Tshidimbini
Dzindi
Tshiavha
Tshiungani
Tshiulungoma
Tshiungani
Tshiavha
Tshidimbini
Tshipise
Saltpan
Alldays
Pontdrift
Madombidzha
Rabali
Ndzelele
Sibasa
Makonde
Mutale
Tshaulu
Masisi
Pafuri
Limpopo
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Makhado LM
Blouberg LM
Zimbabwe
Botswana
Mozambique
R572
R521
R508
R525
R523
R524
R578
R522
N1
0 4 8 16 24 Km

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16.2.3 MAKHADO LOCAL MUNICIPALITY

Makhado Local Municipality is directly responsible and is one of the key municipal regions that need to take responsibility for the successful implementation of the MMSEZ as a region. It especially requires the following functions:

- Wholesale and Retail Trade services centre.
- Finance and Business Development services.
- Transport and Communication Hub.
- Service Industries and Construction development.
- Mixed-Use Development.
- Agricultural Development Node.
- Tourism Gateway from the south into the region.
- Central pivot/link providing access towards the north and to the east and western parts of the region.

Other responsibilities include:

16.2.3.1 NATURAL RESOURCES

16.2.3.1.1 Environment

- Support the development of Bio-regional / conservation corridors along the Soutpansberg-Blouberg Mountain Range/escarpment and Luvuvhu River catchment areas. Biodiversity corridor linkages towards and between nature reserves are critical towards the conservation status of the municipal region as Makhado forms a pivotal role between the west, east and northern parts of the region.
- Alignment of the land management/development objectives as set out in both the Vhembe District Bioregional Plan,2017, and the Limpopo Conservation Plan, 2013.
- To improve the conservation status of the Soutpansberg conservation area (there is a high presence of endangered species). The Soutpansberg Mountains currently receive little conservation support, with less than one percent of the area formally conserved in nature reserves. and it is under severe threat from overexploitation, invasive alien plant species, and habitat destruction through development. This effort would also support the National Protected Area Expansion Strategy.
- Numerous wetlands are noted along the Sand, Hout, Levubu, and Nzhelele river systems and should be protected, development should not be supported close to these wetland areas.

16.2.3.1.2 Heritage Development

Numerous heritage sites (Pre-colonial archaeological sites dating to the Stone Age and Iron Age as well as numerous Colonial period or historic period heritage sites) are evident within the region. These sites are however not well packaged as preferred destinations; more effort is required to improve the attractiveness and accessibility of heritage assets.

16.2.3.2 AGRICULTURE

To serve as the central agricultural hub of the region, providing access to markets and contributing towards agricultural value-adding. Key services to be provided includes:

- An agricultural co-op (to source locally produced products where possible).
- Agricultural SMME infrastructure.
- Agricultural centre of excellence (skills development and technology development).
- The development of Agripark infrastructure projects along the proposed Rural Economic Development Corridor).
- Agro-processing facilities.

Improved partnerships between commercial and subsistence farmers are required to support a more sustainable agricultural sector. The development of value chains along the Rural Economic Development corridor include:

- Aquaculture production
- Red Meat Value Chains
- Dairy Value Chains
- Fruit processing
- Forestry value chains
- Poultry value chains.
- To protect the region's high potential agricultural land (e.g., Levubu Agricultural Area).
- The introduction of incentive schemes to promote smart agriculture initiatives (e.g., less water-intensive irrigation schemes, genetic manipulation, biotechnology). The development of alternative food production techniques would be able to address the increasing demand for food security safely and sustainably.

- Agri-business development and agricultural enterprises need to be expanded in Makhado to support the proposed Rural Economic Development corridor.
- To consider the decentralisation of provincial training and mentoring programmes to those emerging agricultural activities undertaken in the local municipal region.
- The development and support of the Vhembe District Rural Development Plan and to support the implementation of the Agripark program.
- Support towards the development of the game farming and hunting industries.

Special attention is required to support the following agricultural initiatives:

- The development/upgrading of irrigation schemes
- Zero Hunger Programme
- Strategic Plan for Smallholder Producers
- Aquaculture Programme
- Agro-processing Strategic Framework
- Comprehensive Agricultural Support programme (CASP)
- Livelihoods Development Support Programme
- The development of a regional agricultural cooperative (sourcing and delivering locally produced products).
- Agricultural extension services.
- Reviewing and revitalisation of Land Reform Programs to actively participate in the agriculture sector.

16.2.3.2.1 Tourism

- To support the region's tourism development resource base through the upgrading and revitalisation of existing and new tourism assets and related infrastructure. The Tourism sector in Makhado Municipality is a critical driving force of the local economy and for job creation opportunities. The activities and attractions around Makhado Municipality are highly enticing to both domestic and international tourists. Many of the local attractions and facilities are however delipidated and not on international standards and require urgent intervention.
- The development of a regional convention/business centre that needs to attract tourism events, business events, and other regional activities. The development would also attract tourism infrastructure such as hotels and other tourism-based recreational facilities.
- The growth of eco, cultural, avi, agro, and adventure tourism opportunities.
- Development/upgrading of recreational facilities (e.g., Mandazi Waterfall, Spies Dam, Albasini Dam, African Ivory Route Attractions).

16.2.3.2.2 Mineral Resources

- To promote mining development along existing and proposed development corridors, mining belts, and clusters (e.g., the Mopane coalfield and Tshipise magnesite fields).
- Any new mining development should adopt a local beneficiation strategy that would empower the local community. Beneficiation should be in line with the Beneficiation Strategy for the South African Minerals Industry (Draft Mineral Beneficiation Strategy, 2009).
- To support the development of mineral value chain addition initiatives within target economic zones and industrial parks. The footprint of such initiatives should however remain within the delineated zone and park boundaries.
- Mineral value-adding should consider carbon-friendly technology as far as possible to decrease the environmental impacts of such land uses.
- Land Use activities within the economic zones and/or industrial parks should be in line with the land use conditions outlined in the RSDF.

16.2.3.3 HUMAN RESOURCES

- Little activity in tourism and agricultural human resource development is evident as limited skilled people are found in these industries.
- Local labour, especially those from dispersed rural areas, must also be absorbed in major business enterprises to boost the economy of the locality and reduce the net out-migration of particularly young people.
- Greater collaboration is needed between identifying and matching industry needs and skills with tertiary education programmes.

16.2.3.4 SOCIO-ECONOMIC INFRASTRUCTURE

16.2.3.4.1 Education

- Tertiary educational facilities (e.g., TVET/FET Colleges) should be developed/upgraded in Makhado. The facility should target skills demands of the region (e.g., mining, manufacturing, tourism, construction, and agriculture).

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- The development of a Smart enabled secondary school in Makhado (to prepare and align the town towards the 4IR).
- The development of an Agricultural Training Centre which needs to support Agri-skills development initiatives.
- Upgrading and development of the municipalities research stations/facilities (e.g., Mara Research Station and Schoemansdal Environmental Educational Centre)

16.2.3.4.2 Health

- Improving the quality and credibility of the health services in the region through the use of technologically enabled health services.
- Upgrading and revitalisation of the Elim and Louis Trichardt Memorial Hospitals to accommodate the envisaged population growth that is expected with the numerous industrial and other projects.

16.2.3.4.3 Safety and Security

- The development of an online crime prevention solution that would enable residents to report any crime-related activities within the region through the use of Smart Phones.
- The development of community safety centres in rural settlement areas.

16.2.3.4.4 Community Services

- The provision and/or upgrading of existing community services to meet the minimum requirement of the CSIR Social Amenities guidelines15 for the key development nodes.
- Clustering of socio-economic services which would limit additional transportation cost for the residents ("one-stop service").
- Introducing E-Government Services within the key development nodes.

16.2.3.5 INFRASTRUCTURE DEVELOPMENT

16.2.3.5.1 Energy

- Promoting off-grid and green energy development (especially towards the remote parts of the municipal region). 16
- Support the development of Renewable Energy development projects at key substations with ancillary transmission networks such as the Nzhelele Transmission and Makhado Colliery line developments.
- Special care is required when considering other energy resources or energy plants as the region is inundated by critical biodiversity areas that are important for the sustainability of the region's natural, tourism and heritage resources.

16.2.3.5.2 Transportation

- Freight transport mainly consists of road and rail, with limited intermodal freight. A Road to rail strategy is required with the implementation of the various regional economic activities as the additional freight volumes would increase traffic congestion, road quality, and road safety issues.
- To promote more diversified public transportation facilities and to support non-Motorised transportation.
- The development/upgrading of Taxi Ranks at key development nodes.
- Upgrade of the Makhado Air Force Base to be able to handle domestic tourism and business flights.

16.2.3.5.3 Water

- Special consideration towards the prospective water supply options for the various SEZ/Industrial Parks is required to ensure that sufficient water and water use mechanisms are in place to address water usage requirements. Special conditions for development are required to specifically address water effluent, water re-sue, more sustainable water usage options such as rainwater harvesting.
- It is recommended that an independent water authority be established to specifically manage water usage for development in special economic zones and industrial parks.

16.2.3.5.4 ICT Development

- Broadband rollout is required at key development nodes (e.g., Makhado, Elim, and Rabali).
- The provision of Wi-Fi Towers in the key development nodes and settlement clusters (e.g., Madombidzha).

[15] CSIR Guidelines for the Provision of Social Facilities in South African Settlements, Reprinted Guidelines, 2015.

[16] As recommended in the Draft Limpopo Green Economy Plan,2011 is aimed at promoting sustainable local production and consumption, efficient use of energy and water and protection of natural and created resources.

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16.2.3.5.5 Roads

- Road upgrading is required to strengthen the development and movement corridors as indicated in the spatial representation (semi upgraded road to be fully surfaced). Priority is to be given to improve road access/linkages towards the MMSEZ site (proposed road upgrade from Rabali to the MMSEZ).
- Road maintenance is required along the R522, R523, R524, and R578.
- Road signage improvements are required to support the proposed tourism links and tourism attractions.

16.2.3.6 SETTLEMENT PLANNING

16.2.3.6.1 Nodes

- To support and promote a micro polycentric planning model17 that fits into the larger regional polycentric planning proposal. The Makhado Cluster Formations are to form stronger linkages towards the key development nodes, thus supporting the polycentric approach.
- Upgrading and/or Renewal of the Makhado Business Area, Rabali/Makhado Business Area, and the Elim Business Area.
- Smaller mixed-use development areas are proposed between Makhado and Vivo (Modulini, along the R522) as well as Dopeni (along the R523). Mixed-Use Development should also be supported at the Tshakhuma/Dzananwa settlements (the T-Junction formed between the R524 and Levubu Road.
- Support the formalisation/tenure upgrading of human settlement development within key priority development areas/priority housing development areas.
- Integrated settlement development is required to contain further rural sprawl into agricultural and natural areas.
- Tenure upgrading programs and initiatives are to be prioritised along development corridors/development nodes.

16.2.3.6.2 Zones

The development zones identified in the RSDF as well as existing and other private development interventions supports the Makhado Development Growth path. It is important to ensure that development is supportive and complementary to each other so that competition of industries and activities are well managed), these developments include:

- Musina Makhado SEZ southern site

16.2.3.6.3 Corridors

- Support the densification of key rural settlement areas (development nodes) that are concentrated along main development corridors (e.g., the R525 / proposed Limpopo Tourism Route).
- Support the densification along main development corridors, especially along the Trans Limpopo Development Corridor / Musina-Makhado Development Corridor.
- Support development along the proposed movement and development corridors proposed in the RSDF (e.g., Rural Economic Development Corridor, Freight and Movement Corridors).
- To support densification and mixed-use development between the key development node sin Makhado:
- Between Makhado and Madombidzha
- Between Makhado, Elim, Chavani, and Hlanganani (R578)
- Between Rabali, Dzanani, Siloam and Dopeni (R523)

16.2.3.7 ECONOMY

- Decentralisation of financial and business services along the Rural Economic Development corridor.
- This promotion of entrepreneurship programs creates a more capitalist mindset in rural areas.
- The development of a business incubation centre in Makhado.
- Tourism can act as a stimulant and catalyst for economic and employment growth in the region.
- SMME Development Infrastructure development needs to support and integrate the 2nd economy into the formal economy.
- Development of Mixed-Use Development Zones at along and between key road intersections that would support local economic development (proposed sites are indicated in the Spatial Proposal for Musina).

[17] If employed correctly, polycentricity can promote sustainable growth — allowing regions to thrive economically while preserving the environment. Key elements that support's polycentric planning on a local/micro scale includes (1) density, (2) diversity, (3) design, (4) destination accessibility, and (5) distance to transit

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Supporting value chain addition within key SEZ and Industrial Parks which needs to consider the following multiplier effects:

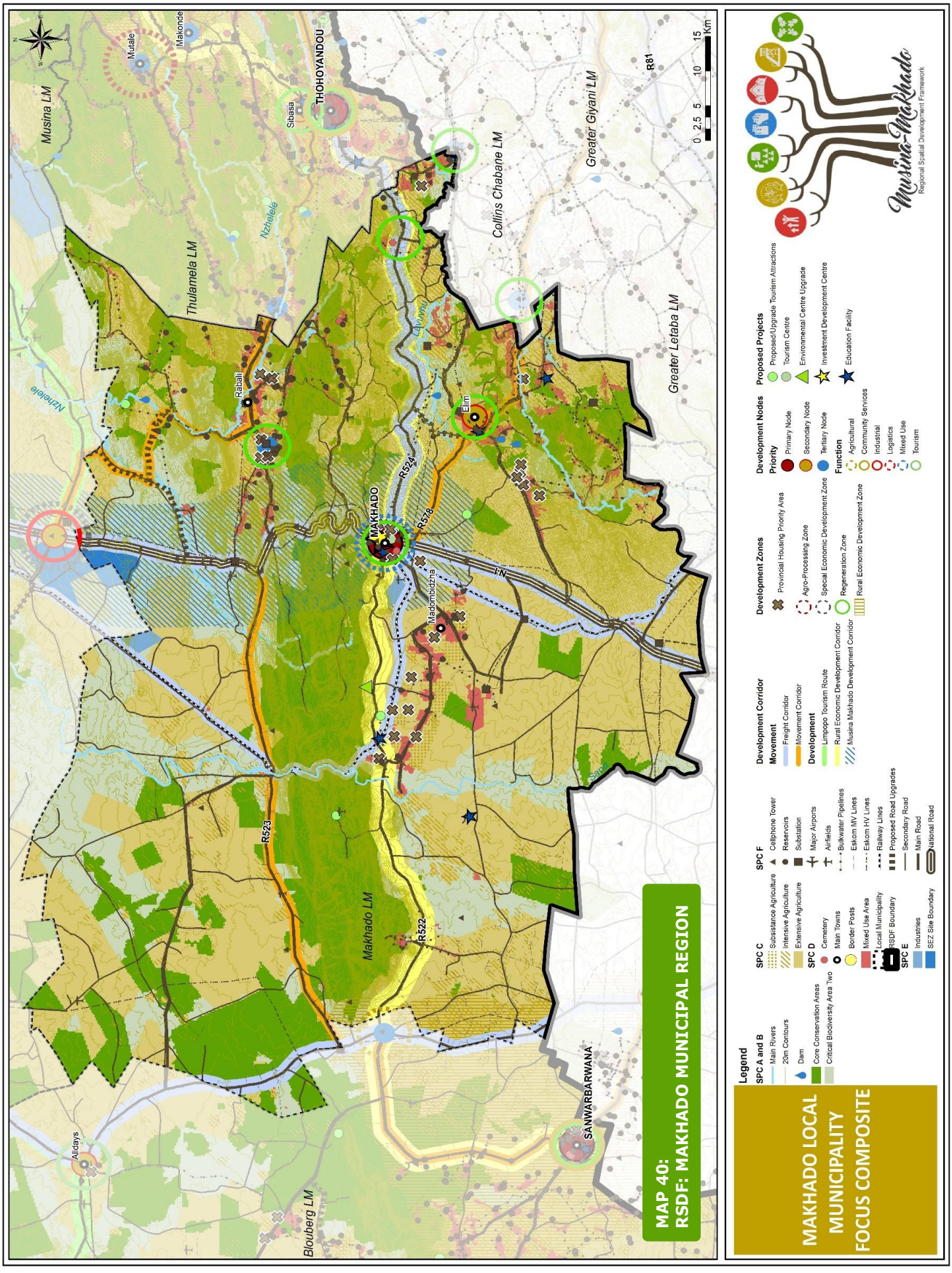
- Agriculture (agro processing, e.g., fertilisers, pesticides, composting, seedlings, greenhouses, and other more intensified agricultural activities such as poultry value chains to support local and regional food security).
- ICT (Technology development centres, broadband roll-out, Wi-Fi towers, ISP's)
- Logistics (intermodal transportation facility, warehouses, terminal upgrading, cargo development, bonded warehouses, container yards, and a vehicle distribution centres)

The development and alignment of infrastructure projects that are aligned to the National Infrastructure Plan (SIP's). Key emphasis for the Musina Local Municipality includes:

- SIP-1 which is to coordinate and implement strategic infrastructure within a 20-year planning framework for the Northern Mineral belt, and to unlock its full potential via improved logistics linkages.
- SIP-6 which is to develop a national capacity to assist the 23 least resourced districts, to address all the maintenance backlogs and upgrades required in water, electricity, and sanitation bulk infrastructure.
- SIP-11 covers Agri-logistics and rural infrastructure which aligns directly to the key sectors identified for the SEZ and Industrial Parks.
- SIP-14, whose aim is higher education infrastructure
- SIP-15, which aims at expanding access to communication technology.

16.2.3.8 GOVERNANCE

- Improved partnerships with the surrounding/neighbouring mining sector.
- Improved partnerships with the commercial farming industry.
- Development of a regional planning and investment tribunal that would improve development applications in the region.
- To develop a revenue enhancement strategy that needs to implement measures for improved revenue enhancement within the region.


MAP 40:
RSDF: MAKHADO MUNICIPAL REGION
MAKHADO LOCAL MUNICIPALITY FOCUS COMPOSITE
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Local Municipality
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Provincial Housing Priority Area
Agro-Processing Zone
Special Economic Development Zone
Regeneration Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Tourism Centre
Environmental Centre Upgrade
Investment Development Centre
Education Facility
Musina-Makhado
Regional Spatial Development Framework
Musina LM
Thulamela LM
Collins Chabane LM
Greater Giyani LM
Greater Letaba LM
Blouberg LM
Makhado LM
MAKHADO
THOHOYANDOU
SANWARBARWANA
Aldays
Mutale
Makonde
Sibasa
Rabali
Elim
Madombidzha
Nzhelele
Levhuvhu
Sand
R523
R524
R578
R81
N1
0 2.5 5 10 15 Km

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16.2.4 THULAMELA LOCAL MUNICIPALITY

Thulamela shares strong governance; tertiary and human resources base which would be key to the required skills and capacity-building requirements for the growth in the Region. It especially requires the following functions:

- Regional Wholesale and Retail Trade services centre.
- Regional Finance and Business Development services.
- Knowledge Economic Hub.
- Sport and Recreation Development.
- Cultural Development centre.
- Technology Hub.
- Regional Governance Centre.
- Provision of essential Services.

Other responsibilities include:

16.2.4.1 NATURAL RESOURCES

16.2.4.1.1 Environment

- Support the development of Bio-regional / conservation corridors along Dzanani-Thohoyandou and Soutpansberg. Biodiversity corridor linkages towards and between nature reserves are critical towards the conservation status of the region.
- Alignment of the land management/development objectives as set out in both the Vhembe District Bioregional Plan,2017, and the Limpopo Conservation Plan, 2013.
- Numerous wetlands are noted along with the Levubu and Nzhelele river systems and should be protected, development should not be supported close to these wetland areas (e.g., the Makuleke Wetlands – RAMSAR wetland).

Key natural resources which require improved/maintained conservation status include:

- Thathe Vondo Forest.
- Lake Fundudzi.
- Tshatshingo Potholes.
- Mphaphuli Cycad Reserve.

Increased attention to the development of Waste Management Services is required to improve the status of the local environment.

16.2.4.1.2 Heritage Development

The development of a cultural/historic route as part of the regional tourism route (Tourism Triangle) should be developed to specifically present the regions rich heritage.

16.2.4.2 AGRICULTURE

To serve as a rural agricultural hub of the region, providing access to regional and rural markets and contributing towards food security. Key services to be provided includes:

- An agricultural co-op (to source locally produced products where possible).
- Agricultural SMME infrastructure.
- The development of Agripark infrastructure projects along the proposed Rural Economic Development Corridor).
- Agro-processing facilities.
- Horticulture production and value-adding.
- Support services and infrastructure for cash crops.
- Revitalisation of the tea plantations (e.g., avocado pear production which is more feasible)
- Development/upgrading of irrigation schemes to address food security (RESIS initiative).
- The development of a regional fresh produce market.
- The introduction of incentive schemes to promote smart agriculture initiatives (e.g., less water-intensive irrigation schemes, genetic manipulation, biotechnology). The development of alternative food production techniques would be able to address the increasing demand for food security safely and sustainably.
- To consider the decentralisation of provincial training and mentoring programmes to those emerging agricultural activities undertaken in the local municipal region.
- To protect the region's high potential agricultural land (e.g., Levubu Agricultural Area, Forestry Areas, Arable Land, and land adjacent to key river systems).
- The development and support of the Vhembe District Rural Development Plan and to support the implementation of the Agripark program.

The development of value chains along the Rural Economic Development corridor include:

- Aquaculture production
- Red Meat Value Chains
- Dairy Value Chains
- Fruit processing
- Forestry value chains
- Poultry value chains.
- Horticulture value chains.
- Piggery Value Chains.

Special attention is required to support the following agricultural initiatives:

- The development/upgrading of irrigation schemes
- Zero Hunger Programme
- Strategic Plan for Smallholder Producers
- Aquaculture Programme
- Agro-processing Strategic Framework
- Comprehensive Agricultural Support programme (CASP)
- Livelihoods Development Support Programme
- The development of a regional agricultural cooperative (sourcing and delivering locally produced products).
- Agricultural extension services.
- Reviewing and revitalisation of Land Reform Programs to actively participate in the agriculture sector.

16.2.4.2.1 Tourism

- To support the region's tourism development resource base through the upgrading and revitalisation of existing and new tourism assets and related infrastructure. The Tourism sector in Thulamela Municipality is a critical driving force of the local economy and for job creation opportunities. The activities and attractions around Thulamela Municipality are highly enticing to both domestic and international tourists. Many of the local attractions and facilities are however delipidated and not on international standards and require urgent intervention.
- Numerous resorts, reserves, recreational facilities, and sports facilities and attractions are evident in the region. A sports and recreation strategy would complement these attractions and facilities to create a more integrated/diversified destination tourism package for the region. Guidelines for resorts development are required to ensure that these types of developments meet the minimum tourism requirements.
- To support the development of Sport and Recreation Development Precincts (e.g., Shangoni Gate Precinct, Nandoni Tourism Precinct).
- Development/upgrading of recreational facilities (e.g., Phiphidi Waterfall, Nandoni Dam, African Ivory Route Attractions).
- To support the development of the Proposed Regional Tourism Routes through revitalising/upgrading of roads, attractions, and facilities that are unique to the Thulamela Region (e.g., Thathe Vondo Forest, Phiphidi Waterfall, Lake Fundudzi, and the Tshatshingo Potholes).

16.2.4.2.2 Mineral Resources

- To improve and control existing sand mining activities within the region.
- Any new mining development should adopt a local beneficiation strategy that would empower the local community. Beneficiation should be in line with the Beneficiation Strategy for the South African Minerals Industry (Draft Mineral Beneficiation Strategy, 2009).
- To support the development of mineral value chain addition initiatives within target economic zones and industrial parks. The footprint of such initiatives should however remain within the delineated zone and park boundaries.
- Mineral value-adding should consider carbon-friendly technology as far as possible to decrease the environmental impacts of such land uses.
- Land Use activities within the economic zones and/or industrial parks should be in line with the land use conditions outlined in the RSDF.

16.2.4.3 HUMAN RESOURCES

- Little activity in tourism and agricultural human resource development is evident as limited skilled people are found in these industries.
- Local labour, especially those from dispersed rural areas, must also be absorbed in major business enterprises to boost the economy of the locality and reduce the net out-migration of particularly young people.
- Greater collaboration is needed between identifying and matching industry needs and skills with tertiary education programmes.
- A Human Resource Development Precinct could be developed to integrate human resource development initiatives.

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16.2.4.4 SOCIO-ECONOMIC INFRASTRUCTURE

16.2.4.4.1 Education

- Revitalising and upgrading the Madzivhandila Agricultural College and University of Venda's Agricultural Circular and Infrastructure to accommodate agricultural value-adding initiatives.
- The development of a Smart enabled secondary school in Thohoyandou (to prepare and align the town towards the 4IR).
- Revisiting the existing curriculum of the region's tertiary educational institutions to re-align to the region's skills requirements, especially considering the proposed MMSEZ developments (e.g., A skills audit and action plan could be developed).

16.2.4.4.2 Health

- Improving the quality and credibility of the health services in the region through the use of technologically enabled health services.
- Upgrading and revitalisation of the Donald Frazer and other local Hospitals to accommodate the envisaged population growth that is expected with the numerous industrial and other projects.

16.2.4.4.3 Safety and Security

- The development of an online crime prevention solution that would enable residents to report any crime-related activities within the region using Smart Phones.
- The development of community safety centres in rural settlement areas.
- Alignment of magistrate functions to municipal demarcations is required.

16.2.4.4.4 Community Services

- The provision and/or upgrading of existing community services to meet with the minimum requirement of the CSIR Social Amenities guidelines[18] for the key development nodes.
- Clustering of socio-economic services which would limit additional transportation cost for the local residents ("one-stop service").
- Introducing E-Government Services within the key development nodes.

16.2.4.5 INFRASTRUCTURE DEVELOPMENT

Taking the extent of infrastructure requirements for the Thulamela area into consideration a Comprehensive Infrastructure Plan is required to address both backlogs and greenfield development within the region.

16.2.4.5.1 Energy

- Promoting off-grid and green energy development (especially towards the remote parts of the municipal region). 19
- Support the development of Renewable Energy development projects at key substations with ancillary transmission networks.
- Special care is required when considering other energy resources or energy plants as the region is inundated by critical biodiversity areas that are important for the sustainability of the region's natural, tourism and heritage resources.

16.2.4.5.2 Transportation

- Freight transport mainly consists of roads, with limited intermodal freight.
- To promote more diversified public transportation facilities and to support non-Motorised transportation.
- The development/upgrading of Taxi Ranks at key development nodes.
- The development of a public transportation network linking key development nodes and growth points. Priority should be given to the link between Sibasa and Thohoyandou.

16.2.4.5.3 Water

It is important to consider the declared Strategic Water Source Areas[20] in terms of any new development within Thulamela as the region is

[18] CSIR Guidelines for the Provision of Social Facilities in South African Settlements, Reprinted Guidelines, 2015.

[19] As recommended in the Draft Limpopo Green Economy Plan,2011 is aimed at promoting sustainable local production and consumption, efficient use of energy and water and protection of natural and created resources.

[20] Water source areas are places or areas which produce disproportionately greater volumes of water per unit area than other areas. This can be because of climatic conditions such as high rainfall, or physical properties such as the ability of the soils and underlying weathered material and rocks to store water as groundwater.

responsible for both critical groundwater and surface water sources. Any failure to address impacts on water quality or quantity will have impacts on the water security of all those depending on that water downstream. Groundwater is the main or only source of water for numerous towns and settlements across the country so protecting the capture zone, specifically for municipal supply well-fields, the recharge area, and the integrity of the aquifers is important as well.

16.2.4.5.4 ICT Development

- Broadband rollout is required at key development nodes (e.g., Thohoyandou, Sibasa, Makhonde, Tshaulu, and Mutale).
- The provision of Wi-Fi Towers in the key development nodes and settlement clusters.

16.2.4.5.5 Roads

- Road upgrading is required to strengthen the development and movement corridors as indicated in the spatial representation (semi upgraded road to be fully surfaced). Priority is to be given to improve road access/linkages towards the MMSEZ site (proposed road upgrade from Sibasa via Rabali to the MMSEZ).
- Road maintenance is required along the R523 and R524.
- Road signage improvements are required to support the proposed tourism links and tourism attractions.

16.2.4.6 SETTLEMENT PLANNING

16.2.4.6.1 Nodes

- To support and promote a micro polycentric planning model[21] that fits into the larger regional polycentric planning proposal. The rural settlement clusters are to form stronger linkages towards the key development nodes, thus supporting the polycentric approach.
- Upgrading and/or Renewal of the Thohoyandou and Sibasa Business Area.
- Smaller mixed-use development areas are proposed in Mukula, Tshaulu, Vhufuli, Lwamondo, Makonde, Tshikombani, and Khubvi.
- Support the formalisation/tenure upgrading of human settlement development within key priority development areas/priority housing development areas.
- Integrated settlement development is required to contain further rural sprawl into agricultural and natural areas.
- Tenure upgrading programs and initiatives are to be prioritised along development corridors/development nodes.

16.2.4.6.2 Zones

The development zones identified in the RSDF as well as existing and other private development interventions that support the Thulamela Development Growth path. It is important to ensure that development is supportive and complementary to each other so that competition of industries and activities are well managed), **these developments include:**

- Thohoyandou / Shayandima Regional Development Point (RIDP)/Industrial Site.
- Thohoyandou Priority Human Settlements and Housing Development Area.
- Tshiombo Agricultural Zone

16.2.4.6.3 Corridors

- Support the densification of key rural settlement areas (development nodes) that are concentrated along main development corridors (e.g., the R523 and R524 Corridors).
- Support development along the proposed movement and development corridors proposed in the RSDF (e.g., Rural Economic Development Corridor, Freight and Movement Corridors).

To support densification and mixed-use development between the key development nodes in Thulamela:

- The R523, R524, P277/1, and the D3689 Corridor.

[21] If employed correctly, polycentricity can promote sustainable growth — allowing regions to thrive economically while preserving the environment. Key elements that support's polycentric planning on a local/micro scale includes (1) density, (2) diversity, (3) design, (4) destination accessibility, and (5) distance to transit

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16.2.4.7 ECONOMY

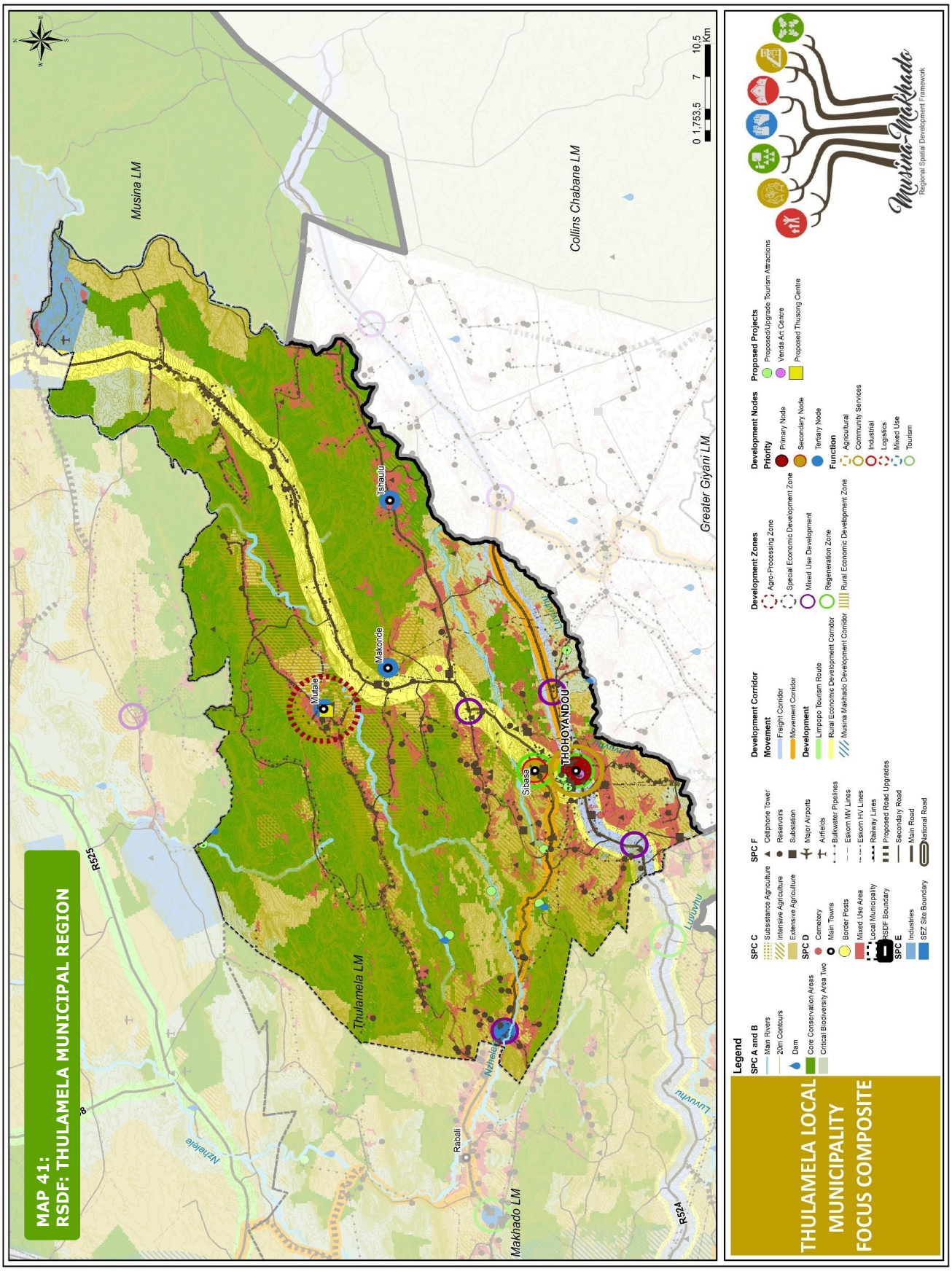
- The informal sector should be provided the opportunity to migrate to the formal sector
- The Thulamela Trade Sector should be improved to support the circulation of money within a local economy
- This promotion of entrepreneurship programmes to create a more capitalist mindset in rural areas.
- SMME Development Infrastructure development that needs to support and integrate the 2nd economy into the formal economy.
- Development of Mixed-Use Development Zones at along and between key road intersections that would support local economic development (proposed sites are indicated in the Spatial Proposal for Thulamela).
- Supporting value chain addition within key Industrial Parks which needs to consider the following multiplier effects:
- Agriculture (agro processing, e.g., fertilisers, pesticides, composting, seedlings, greenhouses, and other more intensified agricultural activities such as poultry value chains to support local and regional food security).
- ICT (Technology development centres, broadband roll-out, Wi-Fi towers, ISP's)

The development and alignment of infrastructure projects that are aligned to the National Infrastructure Plan (SIP's). Key emphasis for the Musina Local Municipality includes:

- SIP-6 which is to develop a national capacity to assist the 23 least resourced districts, to address all the maintenance backlogs and upgrades required in water, electricity, and sanitation bulk infrastructure.
- SIP-11 covers Agri-logistics and rural infrastructure which aligns directly to the key sectors identified for the SEZ and Industrial Parks.
- SIP-14, whose aim is higher education infrastructure
- SIP-15, which aims at expanding access to communication technology.

16.2.4.8 GOVERNANCE

- Improved partnerships with the commercial farming industry.
- Development of a regional planning and investment tribunal that would improve development applications in the region.
- To develop a revenue enhancement strategy that needs to implement measures for improved revenue enhancement within the region.


MAP 41:
RSDF: THULAMELA MUNICIPAL REGION
THULAMELA LOCAL MUNICIPALITY
FOCUS COMPOSITE
Musina LM
Collins Chabane LM
Greater Giyani LM
Thulamela LM
Makhado LM
Tshaulu
Makonde
Mutale
Sibasa
THOHOYANDOU
Rabali
R525
R524
0 1,753.5 7 10.5 Km
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Local Municipality
RSDF Boundary
SPC E
Industries
SEZ Site Boundary
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Agro-Processing Zone
Special Economic Development Zone
Mixed Use Development
Regeneration Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Venda Art Centre
Proposed Thusong Centre
Musina-Makhado
Regional Spatial Development Framework

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16.3 MMSEZ RSDF DEVELOPMENT DIRECTION

Key Settlement Structuring Elements and development conditions include:

16.3.1 MMSEZ NORTH SITE

16.3.1.1 DEVELOPMENT OPPORTUNITIES

- Logistics Development and Cross Border Development.
- Access to Surface Water Resources (cross border agreements required)
- Numerous Industrial Development Proposals.
- Access to land along the Limpopo River.
- Proposed Cargo Hub Development (Air, Rail, and Road)
- Mutasshi Transitional Development Corridor (which supports Private-Public Partnerships)
- The Limpopo Eco-Industrial Development Park supports private sector investment.
- Exploring more opportunities in the Tourism Sector (commercialisation of the Musina Nature Reserve).
- Linkages towards the Kruger/Greater Limpopo Transfrontier and Greater Mapungubwe Transfrontier Regions.
- Tourism Gateway Development.
- To support the proposed MoZiSa Transmission Initiative.
- ICT Development.

16.3.1.2 DEVELOPMENT CONSTRAINTS

- Restricted development towards the southeast (nature reserve).
- Conservation Areas towards the south, southwest, and west that restrict development.
- Bulk infrastructure limits development.

16.3.2 MMSEZ SOUTH SITE

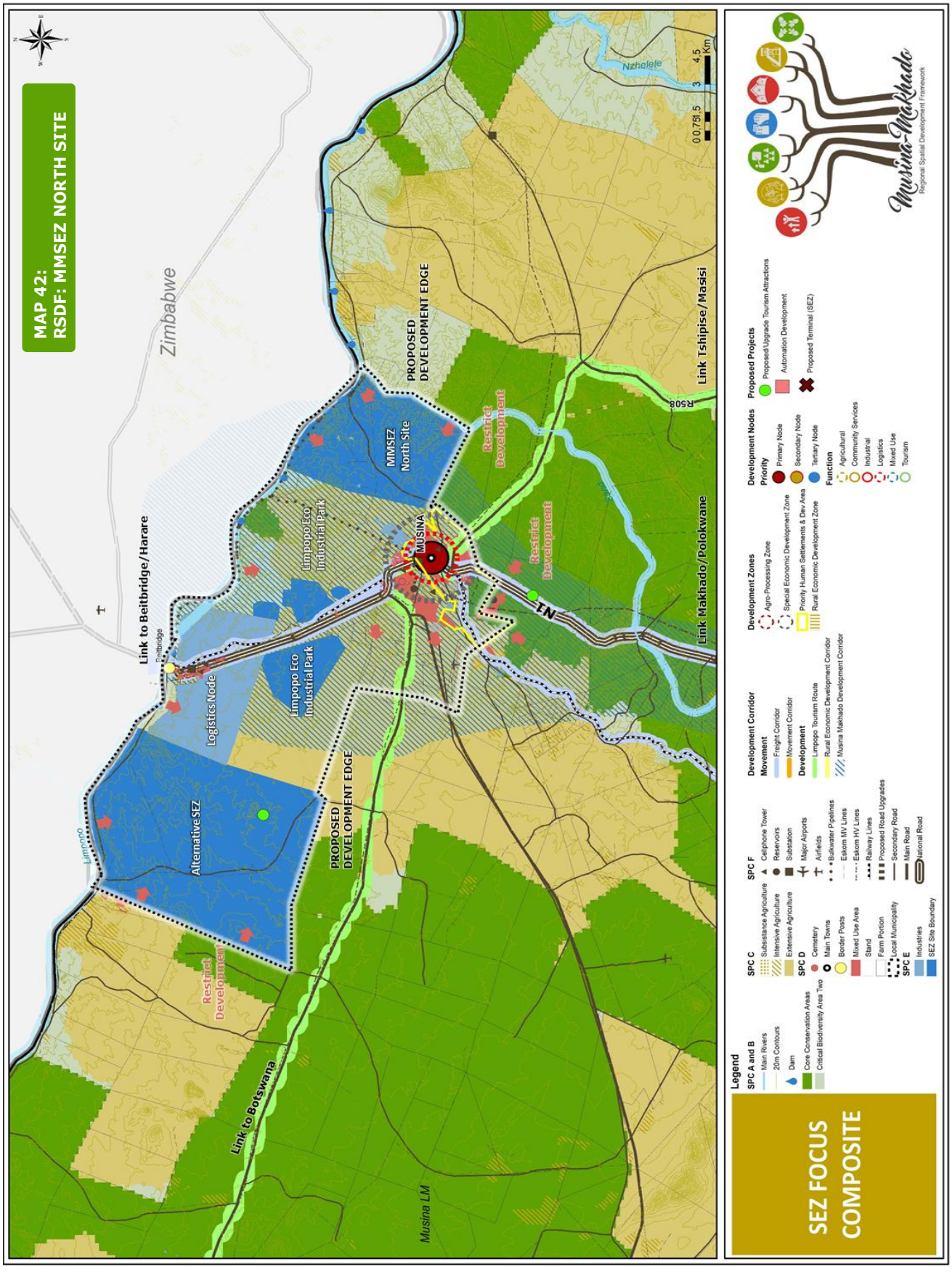
Key Settlement Structuring Elements and development conditions include:

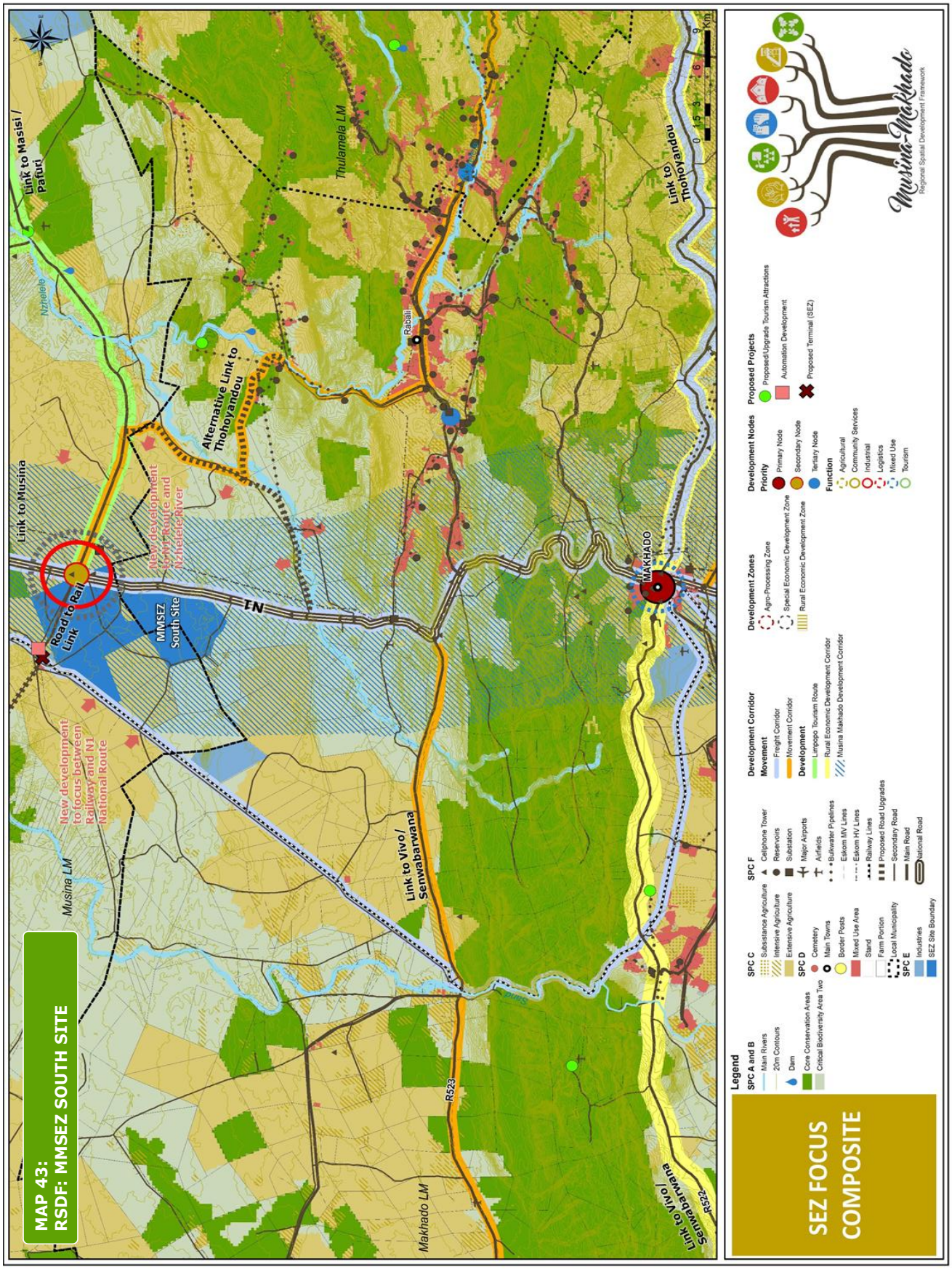
16.3.2.1 DEVELOPMENT OPPORTUNITIES

- Development of a Secondary Development Node (New SMART enabled City).
- Agricultural Value Chain development.
- Smart Agriculture Interventions.
- Access to Rail Terminal development (to promote road to rail strategy).
- Access to land
- Access to Regional Substations
- Opportunity for Renewable Energy Development
- Mineral Beneficiation.
- ICT Development.
- Public Transportation networks along the Musina-Makhado development Corridor as well as the alternative movement corridor towards Thohoyandou.

16.3.2.2 DEVELOPMENT CONSTRAINTS

- Development is to be confined between the railway line towards the west and the N1 National Route towards the East.
- Development could result in environmental degradation (development should be strictly controlled and monitored to comply with conditions imposed by environmental authorisations)


MAP 42:
RSDF: MMSEZ NORTH SITE
Zimbabwe
Link to Beitbridge/Harare
Beitbridge
Logistics Node
Alternative SEZ
Limpopo Eco Industrial Park
Limpopo Eco Industrial Park
MMSEZ North Site
MUSINA
PROPOSED DEVELOPMENT EDGE
PROPOSED DEVELOPMENT EDGE
Restrict Development
Restrict Development
Restrict Development
N1
R508
Link Tshipise/Masisi
Link Makhado/Polokwane
Link to Botswana
Musina LM
Nzhelele
0 0.75 1.5 3 4.5 Km
SEZ FOCUS COMPOSITE
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Stand
Farm Portion
Local Municipality
SPC E
Industries
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
SEZ Site Boundary
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Agro-Processing Zone
Special Economic Development Zone
Priority Human Settlements & Dev Area
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Automation Development
Proposed Terminal (SEZ)
Musina-Makhado
Regional Spatial Development Framework


MAP 43:
RSDF: MMSEZ SOUTH SITE
SEZ FOCUS COMPOSITE
Musina-Makhado
Regional Spatial Development Framework
Legend
SPC A and B
Main Rivers
20m Contours
Dam
Core Conservation Areas
Critical Biodiversity Area Two
SPC C
Subsistance Agriculture
Intensive Agriculture
Extensive Agriculture
SPC D
Cemetery
Main Towns
Border Posts
Mixed Use Area
Stand
Farm Portion
Local Municipality
SPC E
Industries
SPC F
Cellphone Tower
Reservoirs
Substation
Major Airports
Airfields
Bulkwater Pipelines
Eskom MV Lines
Eskom HV Lines
Railway Lines
Proposed Road Upgrades
Secondary Road
Main Road
National Road
SEZ Site Boundary
Development Corridor
Movement
Freight Corridor
Movement Corridor
Development
Limpopo Tourism Route
Rural Economic Development Corridor
Musina Makhado Development Corridor
Development Zones
Agro-Processing Zone
Special Economic Development Zone
Rural Economic Development Zone
Development Nodes
Priority
Primary Node
Secondary Node
Tertiary Node
Function
Agricultural
Community Services
Industrial
Logistics
Mixed Use
Tourism
Proposed Projects
Proposed/Upgrade Tourism Attractions
Automation Development
Proposed Terminal (SEZ)
Link to Masisi / Pafuri
Thulamela LM
Nzhelele
Rabali
Link to Musina
Road to Rail Link
MMSEZ South Site
N1
New development to focus between Railway and N1 National Route
New development to N1 Route and Nzhelele River
Alternative Link to Thohoyandou
MAKHADO
Link to Thohoyandou
Musina LM
Link to Vivo / Senwabarwana
R523
Makhado LM
Link to Vivo / Senwabarwana
R522
0 1.5 3 6 9 Km

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CHAPTER 17. IMPLEMENTATION FRAMEWORK

SYNOPSIS:

The Implementation Framework for the Musina Makhado MMSEZ RSDF is made up of five parts. The first introduces the framework, the second land-use management. The third part includes the Capital Investment Framework; the fourth part looks at Governance, while the final section concludes the chapter. A project implementation matrix supports the Capital Investment Framework, which further sets out the priority actions needed to bring the RSDF proposals into reality. The implementation matrix provides a description of the action, indicates the agency responsible for the operation, an estimated timeframe and (where this information is available) and provides alignment to the proposed Development Strategies and Spatial Planning Categories.

17.1 POINT OF DEPARTURE

The Implementation Plan is an essential component of the Regional Spatial Development Framework (RSDF). This component aims to achieve several objectives which include the following:

- Spatial budgeting or targeting, which involves mapping of the capital infrastructure projects that are proposed in the respective development strategies and growth plans of the Limpopo Province as well as the Spatial Proposals embedded in the RSDF. This assists to determine whether the development trajectory that is advocated by the relevant spatial informants is in harmony with the spatial development vision that is suggested by the RSDF.
- Intensify spatial objectives with infrastructure proposals, the RSDF identifies several spatial development proposals for further economic development and investments within the area, but these proposals will be meaningless if the supporting infrastructure has not been planned for in tandem with the overall RSDF. The Implementation Plan (and more specifically, the Capital Investment Framework) provides an opportunity to relook at these proposals in line with infrastructure requirements.
- Comparison of areas of greatest needs and where services or infrastructure proposals are directed to, this is intended to establish if the areas that encounter backlogs are receiving attention to address that. There are areas within the region that suffer from historical and institutional neglect from benefiting from services. It is the role of a developmental government to be proactive in developing these areas. This is part of the reconstruction and developmental mandate.
- Targeting economic, social, and services infrastructure towards areas that need to be upgraded to improve access and accessibility in the region, especially towards key development corridors and nodes.
- Monitoring and evaluating the implementation and execution of the RSDF within a 5-year term, this is intended the measure the actual spatial and development impact of the RSDF and would inform the review process of the next RSDF.

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CHAPTER 18. LAND USE MANAGEMENT

18.1 ENVIRONMENTAL SENSITIVE AREAS

18.1.1 GENERAL POLICY GUIDELINES



18.1.1.1 SUSTAINABLE DEVELOPMENT GOALS

The following key goals are intended to be met to improve Life on Land:

- Ensure the conservation, restoration, and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains, and drylands, in line with obligations under international agreements.
- By 2030, combat desertification, restore degraded land and soil, including land affected by desertification, drought, and floods, and strive to achieve a land degradation-neutral area.
- By 2030, ensure the conservation of mountain ecosystems, including their biodiversity, in order to enhance their capacity to provide benefits that are essential for sustainable development.
- Take urgent and significant action to reduce the degradation of natural habitats, halt the loss of biodiversity and, by 2030, protect and prevent the extinction of threatened species.
- Take urgent action to end poaching and trafficking of protected species of flora and fauna and address both demand and supply of illegal wildlife products.
- By 2030, introduce measures to prevent the introduction and significantly reduce the impact of invasive alien species on land and water ecosystems and control or eradicate the priority species.
- By 2020, integrate ecosystem and biodiversity values into national and local planning, development processes, poverty reduction strategies, and accounts.
- Mobilise and significantly increase financial resources from all sources to conserve and sustainably use biodiversity and ecosystems.
- Mobilise significant resources from all sources and at all levels to finance sustainable forest management and provide adequate incentives to developing countries to advance such management, including for conservation and reforestation.
- By 2030, protect and restore water-related ecosystems, including mountains, forests, wetlands, rivers, aquifers, and lakes.

18.1.1.2 SPLUMA PRINCIPLES

The following implications towards realising the principles of SPLUMA are relevant:

PRINCIPLE	IMPLICATIONS
Spatial Sustainability	Uphold consistency of land use measures following environmental management instruments.
Efficiency	Good decision-making procedures to be put in place to minimise negative financial, social, economic, or environmental impacts
Spatial Resilience	Flexibility in spatial planning, policies, and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shock.

18.1.2 CORE CONSERVATION AREAS

18.1.2.1 OBJECTIVES

The following key objectives have been identified:

- Adhere and conform to the SANParks park conservation management plans (Mapungubwe and Kruger National Parks).
- Adhere and conform to the guidelines for decision making and additional measures contained in both the Vhembe District Bioregional Plan and Limpopo Conservation Plan.
- To acknowledge and support the National Protected Area Expansion strategy towards the expansion of protected areas towards improved ecological sustainability and increased resilience to climate change of microhabitats, to conserve the climatic gradients required to give us some leeway for climate change.
- Protected areas should be expanded to incorporate altitudinal gradients and topographic range, intact river corridors, and a greater range.
- Create representative core conservation areas in all biomes and centres of endemism.
- Implement and adhere to SPC A status for all Critical Biodiversity Areas (CBA's) through innovative public-private partnerships.

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Manage SPC A areas as:

- Benchmarks ('a base-datum of normality or naturalness') or as standards for environmental health and self-sustaining ecosystems.
- Secure refugia for source populations and biodiversity.
- Sites where natural processes can continue without human interference.
- Sites providing opportunities for solitude or primitive and unconfined types of recreation.
- Sites containing ecological, geological, or other features of scientific, educational, scenic, historical, or cultural value.
- Sites providing ecosystem functions, including the provision of clean water from catchments, serving as carbon sinks, etc.

18.1.2.2 LAND USE GUIDELINES

General

- The highest statutory protection must be afforded to SPC A areas.
- Only non-consumptive activities are permitted, for example, passive outdoor recreation and tourism, traditional ceremonies (e.g., at grave sites), research, and environmental education.

Provincial Reserves

- Where such pristine areas are in state control (e.g., the Blouberg Nature Reserve), they should be conserved in Provincial Nature Reserves or National Parks, and if in private ownership, should be conserved in Special Management Areas or Natural Heritage Sites.
- Proposals for new reserves must be scientifically defensible. In this regard, the establishment of protected areas must be based upon scientific information indicating the irreplaceability of habitats or broad habitat units, as provided by both the Vhembe District Bioregional Sector Plan and Limpopo Conservation Plan. Such information must also form a fundamental element of any SDFs to ensure that the designation of Natural Environment Areas (SPC A and B areas) contributes effectively to the establishment of an appropriate system of protected nature areas.

Protected Areas

Aesthetically prominent natural features or areas should be declared Protected Natural Environments if such declaration would promote natural scenic beauty or biodiversity. No development must be allowed in proclaimed Protected Natural Environments.

Protected Areas and Land Reform

- Scope exists for protected area expansion to work in partnership with land reform for mutual benefit, for example through contract agreements that establish nature reserves or other forms of biodiversity stewardship agreement on land that remains in the hands of its owners rather than being transferred to a protected area agency. Contract agreements are increasingly used in the expansion of the protected area network and represent opportunities for mutual benefit between landowners, who receive incentives and assistance with management, and protected area agencies.
- The Blouberg Nature Reserve provides a good example of community ownership of formal protected areas through contract agreements.
- In many rural regions, ecotourism based on protected areas provides a more viable option for economic development and livelihoods than agriculture, even though agriculture is currently often the main focus for rural socio-economic development.

Expansion of Protected Areas

There are three main mechanisms for expanding the land-based protected area network:

- Acquisition of land, the traditional way of establishing and expanding protected areas, involves high upfront costs and is usually used most appropriately in Quadrant 2 expansion.
- Contract agreements, in which landowners maintain ownership of their land but enter into a contract with a protected area agency in return for formal protected area status, are facilitated by provisions in the Protected Areas Act. They are appropriate for Quadrant 1 or 2 expansion. Contract agreements are attractive because they tend to cost protected area agencies less than acquisition and because by far the largest proportion of land in the focus areas for protected area expansion is in private hands.
- Declaration of public or state land involves reassigning land to a protected area agency from another organ of state and is appropriate for Quadrant 1 or 2 expansion. It has limited applicability because only a small proportion of land in the focus areas for protected area expansion is public land.

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The protected nature area system

A system of protected areas must be established throughout the province in accordance with the National Environmental Management: Protected Areas Act 24 of 2008. Such a system should radiate out from core reserves and should be connected through a network of ecological corridors and buffer zones where people pursue livelihoods subject to an agreed-upon system of values and environmental ethics. The system of protected nature areas must cover SPC A areas (Critical Biodiversity Status, refer specifically to those areas that have a high intrinsic and systemic value) **in order to:**

- Provide a benchmark for environmental health and self-sustaining ecosystems.
- Provide secure refugia for source populations and biodiversity.
- Allow natural processes to continue without human interference.
- Contain ecological, geological, or other features of scientific, educational, scenic, historical, or cultural value.
- The protected nature area system must comply with the following criteria:
- It should transect the bioregions from low-to-high elevation, terrestrial, freshwater, marine systems, wetlands, rivers, and other ecosystem types, as well as the full range of climate, soil types, geology, etc.
- It should be large enough to provide functional habitats for the indigenous organisms that inhabit them. Where necessary, they should be rehabilitated, and critical 'keystone' species should be re-introduced. They should be large enough to support natural disturbance regimes such as 'natural' wildfires, floods, and storms that play a critical role in their dynamics. In order to provide evolutionary continuity, such disturbance regimes should either occur naturally or be carefully mimicked through management interventions.
- It should include representation from all levels of biodiversity, including populations, species, and landscapes.
- It should include terrestrial and freshwater ecosystems.

The system of protected areas must be managed in a manner that honours long-standing, natural uses by local people for whom the system should include places of spiritual and cultural renewal. The management plans for a protected area system must make provision for the following:

- Effective integration of reserves with their surrounding environments, which could be achieved through the establishment of Special Management Areas and/or Stewardship agreements.
- Appropriate management of ecological corridors that link the statutory conservation areas. Appropriate management of private land that forms part of the ecological corridors and sustainable use of resources, to be achieved through inter alia the establishment of Special Management Areas and/or Stewardship agreements.

Heritage Areas

Important cultural-historic or archaeological sites are protected in terms of the National Heritage Resources Act 25 of 1999 and must be entered into a National Registry of conservation-worthy immovable property, to facilitate their protection. Future planning and development that could affect such sites would then be controlled by the South African Heritage Resources Agency (SAHRA) and the relevant local government authority.

18.1.3 TRANSITIONAL ZONE

18.1.3.1 OBJECTIVES

The following key objectives have been identified:

- Create appropriate buffer areas around or adjacent to Critical Biodiversity Areas (SPC A areas) that protect the latter against consumptive or habitat-fragmenting land-use impacts.
- Create a continuous network of natural resources areas throughout the region that maintain ecological processes and provide ecosystem services (e.g., benefits that people derive from ecosystems. In the region, these include the provision of water, arable soil, disaster amelioration, recreational opportunities, etc.).

18.1.3.2 LAND USE GUIDELINES

General

SPC B designation illustrates the following:

- The extent of the area that contains conservation-worthy habitats or habitat units.
- The extent of land, which should, ideally, be rehabilitated to improve the quality of the natural landscape and/or to promote biodiversity conservation.

- The designation of transitional areas does not imply that it is necessarily undesirable to undertake any development within such areas. Such designation is rather an indication that one must proceed with caution.
- Transitional areas provide an explanation of the nature and extent of the landscape characteristics of the particular area and present a basis for the evaluation of development proposals in proper context.
- A Transitional Use designation does not take away any of the landowner's rights, nor does it grant any rights. It merely indicates that the particular tract of land is of importance to biodiversity conservation and, consequently, to the well-being of the people of the area, and that due care should be taken.
- Only activities that have an acceptable ecological footprint are permitted in these areas. Where applications are made for such developments, the onus is on the applicant to prove the desirability and sustainability of the proposed development.
- Where such pristine areas are in state control, they should be conserved in Provincial Nature Reserves or National Parks, and if in private ownership, should be conserved in Special Management Areas or Natural Heritage Sites.

Rivers

- Ribbon development along River Freshwater Ecosystem Priority Areas (Fepa rivers) or other sensitive rivers and riverbanks (refer specifically to the FEPA rivers, wetlands, and catchments as presented in the Limpopo Conservation Plan) outside the defined urban edge is prohibited.
- River bank development must be behind the ecological setback lines including flood and storm surge lines (1:50 year flood line for property boundaries and 1:100 years flood line for building footprint).

18.2 RURAL AREAS

18.2.1 GENERAL POLICY GUIDELINES

18.2.1.1 SUSTAINABLE DEVELOPMENT GOALS

The following key goals are intended to be met to improve the fight for Zero hunger:

- Adopt assures to ensure the proper functioning of food commodity markets and their derivatives and facilitate timely access to market information, including on food reserves, in order to help limit extreme food price volatility.
- By 2030, double the agricultural productivity and incomes of small-scale food producers, in particular women, indigenous peoples, family farmers, pastoralists, and fishers, including through secure and equal access to land, other productive resources and inputs, knowledge, financial services, markets and opportunities for value addition and non-farm employment.
- By 2030, maintain the genetic diversity of seeds, cultivated plants, and farmed and domesticated animals and their related wild species, including through soundly managed and diversified seed and plant banks at the national, regional, and international levels, and promote access to and fair and equitable sharing of benefits arising from the utilisation of genetic resources and associated traditional knowledge, as internationally agreed.
- Increase investment, including through enhanced international cooperation, in rural infrastructure, agricultural research and extension services, technology development, and plant and livestock gene banks in order to enhance agricultural productive capacity in developing countries, in particular, least developed countries.
- By 2030, ensure sustainable food production systems and implement resilient agricultural practices that increase productivity and production, that help maintain ecosystems, that strengthen capacity for adaptation to climate change, extreme weather, drought, flooding, and other disasters, and that progressively improve land and soil quality.
- Correct and prevent trade restrictions and distortions in world agricultural markets, including through the parallel elimination of all forms of agricultural export subsidies and all export measures with

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equivalent effect, in accordance with the mandate of the Doha Development Round.

18.2.1.2 SPLUMA PRINCIPLES

The following implications towards realising the principles of SPLUMA are relevant:

PRINCIPLE	IMPLICATIONS
Spatial Sustainability	Special consideration to the Protection of prime agricultural land.
Spatial Justice	Land Use Schemes: Incorporate provisions that enable redress in access to land by disadvantaged Communities; and Improved Access & use of land.

18.2.2 AGRICULTURAL AREAS

18.2.2.1 OBJECTIVES

The following key objectives have been identified:

- Develop the region's agricultural sector into a national and international asset.
- Develop and utilise the comparative economic advantages vested in agriculture.
- Protect high potential agricultural land from non-agricultural development.
- Utilise agricultural land in terms of the principles of sustainable agriculture.
- Utilise natural agricultural resources for the benefit of all (e.g., through partnerships).
- Beneficiation of local communities through the development of Agricultural Value Chains.
- Strengthen agricultural research, knowledge, and skills.
- To promote climate-smart agricultural development.
- To promote a legislative framework for Aquaculture agriculture practices.
- Promote the coordination of aquaculture research and development as well as aquaculture as a farming activity.

18.2.2.2 LAND USE GUIDELINES

General

- Agricultural activities must be monitored and regulated in terms of the Conservation of Agricultural Resources Act 43 of 1983. In particular, restoration and reclamation of eroded land, control of the number of stocks kept and the control of weeds and invader plants must be monitored.
- Any enhanced development rights on Agricultural (SPC C) areas must be subject to the establishment of a Special Management Area where the ethos of sustainable agriculture is served in practice
- Any non-agricultural development is subject to an appropriate environmental offset or quid pro quo. Such off set could be in the form of designated Transitional/Conservation land being formally designated as SPC A, or mitigation banking (i.e., putting an appropriate amount of monetary capital into a trust to fund conservation or social development initiatives where required).

High potential agricultural land

High potential agricultural land must be excluded from non-agricultural development and must be appropriately utilised in accordance with sustainable agriculture principles.

Subdivision of Agricultural land

Subdivision of agricultural land or changes in land use must not lead to the creation of uneconomical or sub-economical agricultural units.

Land degradation

Land users causing unacceptable degradation of the natural environment are responsible for the rehabilitation of mismanaged natural agricultural resources.

Agricultural programs

Develop and support agriculture through the Agripark, CRDP (Comprehensive Rural Development Programme), and CASP (Comprehensive Agricultural Support Programme).

18.3 SETTLEMENT AREAS

18.3.1 GENERAL POLICY GUIDELINES

18.3.1.1 SUSTAINABLE DEVELOPMENT GOALS



The following key goals are intended to be met to improve the sustainability of cities, towns, and communities:

- By 2030, ensure access for all to adequate, safe, and affordable housing and basic services and upgrade slums.
- By 2030, provide access to safe, affordable, accessible, and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities, and older persons.
- By 2030, enhance inclusive and sustainable urbanisation and capacity for participatory, integrated, and sustainable human settlement planning and management in all countries.
- Strengthen efforts to protect and safeguard the area's cultural and natural heritage.
- By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management.
- By 2030, provide universal access to safe, inclusive, and accessible, green, and public spaces, in particular for women and children, older persons, and persons with disabilities.
- Support positive economic, social, and environmental links between urban, peri-urban, and rural areas by strengthening national and regional development planning.
- By 2030, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels.
- Support least developed countries, including through financial and technical assistance, in building sustainable and resilient buildings utilizing local materials.

18.3.1.2 SPLUMA PRINCIPLES

The following implications towards realising the principles of SPLUMA are relevant:

PRINCIPLE	IMPLICATIONS
Spatial Sustainability	Promote land development that is within the fiscal, institutional, and administrative means of the Republic. Promote and stimulate the effective and equitable functioning of land markets. Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. Promote land development in locations that are sustainable and limit urban sprawl. Resulting in viable communities.
Spatial Justice	Past spatial and other development imbalances must be redressed through improved access to and use of land. Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms, including land-use schemes, must incorporate provisions that enable redress in access to land.
Spatial Efficiency:	Land development optimises the use of existing resources and infrastructure. Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts. Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.
Spatial Resilience:	Flexibility in spatial planning, policies, and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

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PRINCIPLE	IMPLICATIONS
Good Administration:	All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in SPLUMA. The requirements of any law relating to land development and land use are met timeously. The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.

18.3.2 URBAN AND RURAL AREAS

18.3.2.1 OBJECTIVES

The following key objectives have been identified:

- Develop sustainable settlements that would promote the well-being of the people of the Region, i.e., where they can live with dignity and pride.
- End the apartheid structure of urban settlements.
- Prohibit further outward expansion of urban settlements that entrenches the current spatial apartheid pattern and results in urban sprawl.
- Ensure that public funds are not spent in perpetuating segregated and unsustainable settlement patterns.
- Use socio-economic gradients based on walking distance to create a higher level of integration than currently exists while remaining sensitive to community social norms and levels of living.
- Use publicly owned land and premises to spatially integrate urban areas and to give access for second economy operators into first economy spaces.
- Promote sustainable urban activities and public and non-motorised transport.
- Use walking distance as the primary measure of accessibility.
- Develop pedestrian and cycling routes.
- Densify urban settlements, especially along main transport routes, at nodal interchanges, etc.
- Identify areas of highest accessibility that can be designed to maximise safe social and economic activity, especially for participants in the second economy.
- Restructure road networks to promote economic activity in appropriate locations.
- Cluster community facilities together with commercial, transport, informal sector, and other activities to maximise their convenience, safety, and social-economic potential.

18.3.2.2 LAND USE GUIDELINES

Amenity Guidelines

The Council for Scientific Research (CSIR), in December 2011, compiled a draft report containing guidelines for the planning of social facilities and recreational facilities. (Summary Standards and Guidelines for the planning of social facilities and recreational space, May 2010) This study is a valuable resource for determining the thresholds for various facilities and the minimum site requirements for multiple facilities in urban areas. The standards provided were developed based on South African and international standards and guidelines. The provided standards aim to:

Determine the threshold populations for facilities and basic land requirements.
Serve as a departure point for negotiations concerning land provision between developers and municipalities.
Provide a basis for developing a spatial distribution network for a facility; and
Provide an input to prioritise capital investment based on the relative backlog concerning standards.

The table below indicates the CSIR Planning Standards for settlement planning; this will assist the municipality in making sound land development decisions.

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FACILITY	ACCESS		SIZE & DIMENSIONS	USE CAPACITIES & THRESHOLDS
	TIME	DISTANCE		
Early Development Centre/Nursery school	10 min	750m	Minimum size for the facility: 130m2, 50m2 per 45 children, Min Area per play lot: 20-30m2, 1/3 of the total area should be used for circulation, admin, and ancillary uses	Estimated minimum population: 5 000.
Primary school	20 min	1.5km	Buildings and Recreational space occupy the site, Min Size: 2,4ha; Buildings: 1,4 ha, Recreational Facilities: 1ha, 40 pupils per classroom & 50m2 per classroom, 1/3 for circulation, admin, and ancillary uses	Estimated min population: 3000-4000
High school	30 min	2.25km	Min Size 4,6ha; Building: 2,6ha, Recreational space: 2ha, 40 people per classroom, 50m2 per classroom, 1/3 for circulation, admin, and ancillary uses	Estimated min population: 6000-10 000
Tertiary facilities	Regional scale of a facility means that it would be planned for in terms of a development framework and not when designing specific living environments.			
Adult Learning Centers	Adult learning centers are not usually provided as stand-alone facilities and generally "double-up" with some other form of the facility (i.e., a community centre, all, school, etc.). No figures have therefore been given as the most efficient provision is through doubling up where existing space is adapted for adult learning classes.			
Mobile Clinic	By foot	1km	These are self-contained units. Space is, however, required to park and operate the clinic: this can be done from a local park, community centre, church, etc.	About 5000 people
Clinic	Max 30min, 5min from public transport	2km	0,1 ha per 5 000 people 0,2 ha per 10 000 people 0,5 ha per 20 000 people 1 ha per 40 000 people 1,5 ha per 60 - 80 000 people.	An estimated min of 5000 people
Hospitals	Regional scale of a facility means that it would be planned for in terms of a development framework and not when designing specific living environments.			
Playgrounds	Free-standing playgrounds should be defined by fronting buildings, to provide shelter from the wind and sun and enable adults to survey the space from surrounding houses. Free-standing, unfenced playgrounds with direct road access should be protected by traffic barriers, to prevent cars from parking in the area, and to prevent small children from running into busy streets.			
Sports fields	Sports field clusters should be defined by perimeter pads and fronting buildings, to provide surveillance and safety. Depending on the nature of the amenity-sharing, fencing to limit public access to specific user groups may be required. In these instances, surrounding properties can back onto the area directly without adversely affecting safety.			

FACILITY	ACCESS		SIZE & DIMENSIONS	USE CAPACITIES & THRESHOLDS
	TIME	DISTANCE		
Sports clubs	These are generally privately provided and therefore fall beyond the scope of this document			
Sport Stadiums	Regional scale of a facility means that they would be planned for in terms of a development framework and not when designing specific living environments			
Libraries	Max 20-30 min, 5 min walking distance from public transport,	1.5-2.25km	2 books per capita, Min size:130m2	Libraries can serve populations of 5000 - 50 000.
Community centers	Max 20-30 min, 5 min walking distance from public transport,	1.5-2.25km	Est. Min size: 5000m2, varies on sharing duties with other facilities	A minimum population of about 10 000 people.
Religious centers	Max: 20 min	1.5km	Range from 150-3000m2, dependent on provided facilities	Approx. 2000 people
Cemeteries	Cemeteries are generally not considered as a land-use that is compatible with residential land use and, as a result, they are not dealt with in this document.			
Magistrates court	This is a provincial facility, and courts are planned and provided for by the provincial administration.			
Municipal offices/pay points	Max: 30 min	-	Min size: 3000m2	Min: 50 000 People
Post offices	Max: 30-40 min	2km	Min: 500m2	Est. Min: 11 000 people
Police Stations	Max: 20 min	1.5km	0.1-1ha	Est. Min: 25 000 people
Fire Stations	Fire stations are a higher-order facility- not generally planned for a residential community that residents would require access to on a regular basis.		Average: 1.2 ha	Est. Min: 60 000 people
Old Age home	Nursing homes are generally provided by the private sector, based on need and demand, and are therefore not dealt with in this guideline.			
Children's home	Not applicable to planning residential settlements.		Average: 2ha	One per 200 000 people
Community Information centers	Max: 15min	1km	Max: 100m2	Est. Min: 22 000 people

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Densification

- Densification of urban settlements must occur with due regard for ecological and heritage concerns as identified in EIAs/HIAs. Ecological concerns include impacts on biodiversity, flora/fauna in general, soil, and water quality and quantity, and heritage concerns include cultural landscapes, historic buildings and precincts, and artifacts of memory.
- As a general guideline, the average gross density in settlements must be increased before further extensions to the urban edge are considered. The term 'average' implies that densities may be as low as 3-6 units per hectare on the urban periphery and that it could increase to 20-30 units per hectare at or near the centre of the urban area.
- Densification should occur in strategic parts of urban settlements such as along major routes, around open spaces, on well-located land, or in underdeveloped areas with a good location that warrant increased development.
- Heritage resources should be considered in the planning and design of higher-density areas. SDF's of municipalities should indicate how and where infill development should be undertaken to increase the average density. This is to ensure that civil infrastructure and public transport services are developed and used cost-efficiently, that public facilities are well supported and that SMMEs and informal trades have viable thresholds.

Infrastructure

- Transport interchanges are to be integrated into a series of mixed-use nodal points strategically located on corridors of highest intensity in the larger towns (to be identified in the Local SDF's).
- Where appropriate, the geometric design of gateway intersections on by-passes around small towns should be reprioritised to encourage suitable through-traffic to pass through rather than around the town.
- The scale of urban development must be within the carrying capacity of water reserves, capacity for waste absorption, use of recreational amenities, etc.
- All future buildings, roads, and infrastructure (including power lines) must be sited and designed according to the relevant Spatial Planning Categories and guidelines and are subject to heritage, environmental, and visual impact analyses.

Institutions

Institutional buildings that accommodate community activities, educational and health services, and entrepreneurial development and skills training, should be located at points of highest access in either urban settlements or settlement areas with high population densities.

Open spaces

Development within natural areas must blend in or harmonise with the biophysical characteristics of the environment. This implies the following:

- Developmental components must be discretely sited within the environment.
- Development must blend in with the natural surroundings in terms of colour, use of locally occurring natural building materials, and architectural style.
- Where necessary existing unsightly development must be screened through effective landscaping.

Environment

- The proponent of a large-scale development must submit financial assurances for long-term environmental management and rehabilitation of the development site and the surrounding environment.
- One way of providing assurance is to establish a trust fund for the development. This could be required as a condition of approval. The trust fund could be funded by depositing into it a percentage of the sale of each portion of the property.

Resorts

To ensure that buildings of resort developments are in harmony with the surrounding landscape and local architectural character, thus maintaining the character and aesthetic quality of the area, the planning and design process must address, inter alia, the following:

- Architectural design (unique to the region).
- Urban design to maintain space.
- Materials to be used (natural stone, thatch, wood).
- Fencing (if any).
- Height and coverage of units.
- Landscaping proposals for the site.
- The extent of units and erven.

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Spatial planning

Municipalities must apply appropriate Spatial Structuring Elements in the development of new urban areas or the restructuring of existing urban areas. This includes defining and delineating, as part of their SDFs, the outer limit of urban expansion (i.e. an urban edge) to contain lateral growth of urban as well as rural areas.

Municipal SDFs must make provision for appropriate Restructuring Zones in terms of among other the Social Housing Act 16 of 2008.

Urban design guidelines

- Municipal urban plans must make provision for non-motorised transport, bicycles, and pedestrians along major routes as a start.
- Planning, design, and development guidelines must reflect an understanding of places and the values, norms, and principles that provide meaning and identity for the communities of such places and society at large.
- The aesthetic qualities of an area must be a determinant of the scale and format of development in that area.
- Place-specific design guidelines must be drafted in the region. An aesthetics committee must be established for each Municipality to review building and planning applications in collaboration with the relevant authority and in accordance with the principles of critical regionalism (i.e. giving effect to a sense of place, a sense of history, a sense of nature, a sense of craft and a sense of limits).
- Procedures for monitoring design quality (e.g. aesthetics committee) need to involve the full range of design consumers, such as planners, architects, councillors, and amenity representatives.

In terms of the concept of critical regionalism, all development should reflect a sense of limits. There is a need for physical and temporal boundaries to frame and limit human places and activities. Limits need to be considered over the full spectrum of environmental management practices and issues, including the following:

- The scale of urban and rural expansion.
- The scale of natural resource utilization.
- Architectural styles, scale, and visual impacts of surface infrastructure and roads.

Urban Edge

As a general rule, non-agricultural development may not be permitted outside the urban edge except for Bonafide, special economic development zones, holiday/tourism accommodation; bona fide Agri-industry development; Agri-settlements, and social facilities and infrastructure necessary for rural development.

Settlement planning

- Settlement development will be undertaken in accordance with the policy document entitled 'Breaking New Ground': Comprehensive Plan for the Development of Sustainable Human Settlements (Department of Sustainable Settlements).
- Urban settlements are to be restructured to break down the spatial barriers created by apartheid and make them more convenient and pleasant to live in while creating economic opportunities close (within walking distance) to where people live. The SDF's of local municipalities must guide in this regard.

Land Use Management

A Spatial Development Framework is strategic and indicative and is prepared at a broad scale. It is meant to guide and inform land development and management. It should contain the following components:

- Policy for land use and development.
- Guidelines for land use management (as proposed in the Spatial Development Framework).
- A capital expenditure framework showing where the municipality intends to spend its capital budget.
- A strategic environmental assessment.

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18.4 INDUSTRIAL AND ECONOMIC DEVELOPMENT AREAS

18.4.1 GENERAL POLICY GUIDELINES

18.4.1.1 SUSTAINABLE DEVELOPMENT GOALS



The following key goals are intended to be met to improve industry, innovation, and infrastructure development:

- Promote inclusive and sustainable industrialisation and, by 2030, significantly raise industry's share of employment and gross domestic product, in line with national circumstances, and double its share in the least developed countries.
- Increase the access of small-scale industrial and other enterprises, in particular in developing countries, to financial services, including affordable credit, and their integration into value chains and markets.
- By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.
- Enhance scientific research, upgrade the technological capabilities of industrial sectors in all countries, in particular developing countries, including, by 2030, encouraging innovation and substantially increasing the number of research and development workers per 1 million people and public and private research and development spending.
- By 2030, substantially reduce waste generation through prevention, reduction, recycling, and reuse.
- By 2030, achieve the environmentally sound management of chemicals and all wastes throughout their life cycle, in accordance with agreed international frameworks, and significantly reduce their release to air, water, and soil in order to minimize their adverse impacts on human health and the environment.

18.4.1.2 SPLUMA PRINCIPLES

The following implications towards realising the principles of SPLUMA are relevant:

PRINCIPLE	IMPLICATIONS
Spatial Sustainability	Promote land development that is within the fiscal, institutional, and administrative means of the Republic; and Promote land development in locations that are sustainable and limit urban sprawl.
Spatial Justice	Spatial planning mechanisms, including land-use schemes, must incorporate provisions that enable redress in access to land; and Sustainable use and development of land.
Spatial Efficiency:	Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impact.

18.4.2 INDUSTRIAL AREAS

18.4.2.1 OBJECTIVES

The following key objectives have been identified:

- Align to the objectives and strategies of the Industrial Policy Action Plan as well as the National Industrial Policy Framework.
- Establish the industrial areas and infrastructure required for the harvesting, processing, and beneficiation of the resources of the province (**e.g.**, the identification of Special Economic Development Zones).
- Ensure that the larger economic sector (mining, in particular) contributes to an appropriate off-set or quid pro quo for the detrimental impacts associated therewith.
- Ensure that the planning, design, and construction of industrial areas comply with the principles of sustainability with specific reference to climate neutrality.
- Develop industrial areas in a manner that supports the Second Economy.
- Promote, to the extent possible, a bioregional economy, which inter alia requires that the province and its component districts

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(bioregions) be self-sufficient as it relates to the production of essential commodities and that resources be processed and beneficiated locally.
- Explore alternative and emerging technologies to improve quality and quantity within the manufacturing sector.
- Ensure the sustainable use and protection of the environmental capital.
- Offset direct detrimental impacts of resource use.
- Provide measures to cater for indirect impacts or impacts that may in the long-term emerge as a result of resource use.
- Unlock the latent benefit and synergies vested in the resource use to create a positive socio-economic legacy once the initial resource use has reached its productive life cycle.

18.4.2.2 LAND USE GUIDELINES

Industry support and regulation

Codes and standards for energy-efficient buildings in the government, commercial, industrial, residential, and community sectors are to be set according to the following guidelines:

- Reducing Green House Gas emissions.
- Reducing Electricity consumption.
- Promoting Renewable energy sources (e.g. wind, solar thermal, biomass, and domestic hydro-electricity generation).
- Supporting Solar thermal water heating and photo-voltaic energy generation is to be compulsory, linked to main electricity sources as a backup, on all new residential, commercial, industrial and community buildings, and should be progressively phased in as appropriate.

Environment

To protect the unique natural characteristics of the region, the objective is to ensure that all industrial development is sustainable. In this regard, the following needs to be instituted:

- Constant assessment of the environmental impact of industrial activities.
- Implementation of 'low, or no waste, technologies.
- Modification of the industrial system itself, with the view to optimise resource use and minimise waste and ecological damage.
- Industrial mechanisms are to be designed to prevent the generation of pollution throughout the production process. The growing levels of industrial effluents and increasing industrial activity are calling for the relevant authority to assess the environmental impact of the manufacturing sector.

Locality

- Industrial development must be clustered in close proximity to the product source, within the defined development corridors, in close proximity to major transport linkages, and bulk infrastructure.
- Where industrial development is proposed in remote areas that do not comply with the requirements set in above, the proponent must provide conclusive evidence regarding the desirability and sustainability of the proposed development and must fund the provision of the required access and services.
- Industrial development in settlements is subject to the defined guidelines to be provided in the municipal SDF's.

18.5 INFRASTRUCTURE DEVELOPMENT / AREAS

18.5.1 GENERAL POLICY GUIDELINES



The following key goals are intended to be met to improve clean water, sanitation, clean energy, and infrastructure:

18.5.1.1 SUSTAINABLE DEVELOPMENT GOALS

- By 2030, achieve access to adequate and equitable sanitation and hygiene for all and end open defecation, paying special attention to the needs of women and girls and those in vulnerable situations.
- By 2030, expand infrastructure and upgrade technology for supplying modern and sustainable energy services for all in developing countries, in particular, least developed countries, in accordance with their respective programmes of support.
- By 2030, enhance international cooperation to facilitate access to clean energy research and technology, including renewable energy, energy efficiency, and advanced and cleaner fossil-fuel technology, and promote investment in energy infrastructure and clean energy technology.

- By 2030, provide access to safe, affordable, accessible, and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities, and older persons.
- By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater, and substantially increasing recycling and safe reuse globally.
- Significantly increase access to information and communications technology and strive to provide universal and affordable access to the Internet.

18.5.1.2 SPLUMA PRINCIPLES

The following implications towards realising the principles of SPLUMA are relevant:

PRINCIPLE	IMPLICATIONS
Spatial Sustainability	Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.
Spatial Justice	Spatial planning mechanisms, including land-use schemes, must incorporate provisions that enable redress in access to land; and Sustainable use and development of land.
Spatial Efficiency:	Land development optimises the use of existing resources and infrastructure; and Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.

18.5.2 SURFACE INFRASTRUCTURE

18.5.2.1 OBJECTIVES

The following key objectives have been identified:

Transport

- Provide and maintain an adequate road and railway transport system throughout the region and, in particular, in the defined development corridors, the main agricultural development nodes, and the primary settlement areas.
- To promote and prioritise road to railway freight transport in the region/province.
- Revitalise and optimise the use of the railway line (possible road-to-rail terminal, upgraded railway stations to accommodate passengers).

Water

- Increase water storage capacity for water security and availability for socio-economic development.
- Provide water resources infrastructure to communities that have lagged behind in terms of the CRDP.
- Institute a strategy to curb unlawful water use.
- Ensure a reliable supply of water from bulk water resources infrastructure within acceptable risk parameters to meet the sustainable demand for the region. Solicit and source funding to implement, operate, and maintain bulk raw water resources infrastructure in an efficient manner by strategically managing risks and assets.
- Facilitate water conservation and water demand management in the province.
- Accelerate provision of communities' access to water infrastructure.
- Ensure the development, implementation, monitoring, and review of regulations across the water value chain in accordance with the provisions of the National Water Act 38 of 1998 and the Water Services Act 108 of 1997, and the National Water and Sanitation Master Plan of 2018.
- Promotion of the re-use of water, rather than exploring untapped water resources.
- Protection of critical water resources.

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Energy

- Promote the development of renewable energy supply schemes. Large-scale renewable energy supply schemes are strategically important for increasing the diversity of domestic energy supplies and avoiding energy imports while minimising detrimental environmental impacts.
- Enhance the efficiency of existing power stations to accommodate future growth along development corridors and priority development nodes.
- In order to reinforce the existing transmission network and to ensure a reliable electricity supply in the region.
- Develop and institute innovative new energy technologies to improve access to reliable, sustainable, and affordable energy services with the objective to realize sustainable economic growth and development.
- Develop and institute energy supply schemes with the aim to contribute to the achievement of the targets set by the National Development Plan (NDP).

Telecommunication

- Ensure the ongoing development of international best-practice telecommunication systems for the region.
- Accelerate the deployment of telecommunication infrastructure to enhance effective development in rural communities.
- Increase infrastructure deployment in the region by exploring cheaper and affordable broadband technologies which will enhance the accessing of information and knowledge.
- Extend signal coverage of radio and television over the entire region.
- Develop a regional e-skills development programme to ensure a coordinated approach to addressing telecommunication skills shortages.
- Develop and implement an e-awareness programme targeting under-serviced rural communities.
- Enhance rural telecommunication enterprise development in order to foster local economic development and improve rural livelihoods.
- Deploy incubational hubs in rural areas to support the sustainability of local enterprises and promote innovation.
- Broaden the telecommunication market access scope for rural-based small enterprises.
- Ensure Internet connectivity to all people.
- Investigate and promote the establishment of telecentres and digital hub service points. This could provide access to telecommunication networks in the rural areas that are located far away from larger settlements.

Household Services

- Ensure the ongoing development of bulk services required to promote the well-being of all the people of the region.
- Implement household services in accordance with constitutional imperatives and basic human rights and in terms of the CRDP.
- Provide at least a basic level of household services to all households.

18.5.2.2 LAND USE GUIDELINES

Transport Policy

- Provincial, district and local transport plans must take cognisance of the potential demand for transport infrastructure to facilitate the development of new mineral operations.
- A regional transport forum involving both users and service providers is to be established to liaise and co-ordinate regarding the transport requirements of the agricultural and mining industries.
- Labour intensity of government-funded infrastructure projects is to be increased.
- The transport network must be economically efficient, competitive, and equitable.
- Each economic sector must prepare and annually review a clear freight strategy that will ensure that goods are efficiently transported to the various markets. This strategy will be incorporated into the regional transport plan, proposed master infrastructure plan, and into municipal SDFs.
- Safe and convenient public transport must be provided.
- More attention needs to be given to rural public transport.
- The availability and quality of public transport in rural areas are deficient.
- Development and implementation of Rural Integrated Public Transport Networks (RIPTN's).

Energy Policy

- The construction of telecommunication infrastructure must be strictly regulated in terms of the spatial plans and guidelines put forward in the RSDF. They must be carefully placed to avoid visual impacts on

landscapes of significant symbolic, aesthetic, cultural, or historic value and should blend in with the surrounding environment to the extent possible.
- EIA's undertaken for such construction must assess the impacts of such activities against the directives listed above.
- Renewable energy sources such as wind, solar thermal, biomass, and domestic hydroelectricity are to constitute 25% of the region's energy generation capacity by 2040.
- The implementation of sustainable renewable energy is to be promoted through appropriate financial and fiscal instruments.
- An effective legislative system to promote the implementation of renewable energy is to be developed, implemented, and continuously improved'.
- Public awareness of the benefits and opportunities of renewable energy must be promoted'.

Water Policy

- Water is the most vital natural form of capital (resource) of the Region and must be invested in the most efficient and equitable manner.
- To prioritise the maintenances of existing water infrastructure where it's evident that natural and human disasters can occur (e.g., raw sewer spillage into natural water streams).
- The basic water needs of all people in the region must be met.
- Pollution and degradation of the water resources must be prevented.
- The ecological integrity of the natural systems in the province which form part of the catchment of the Limpopo River and the other prominent community-supporting systems must be restored and protected.
- Water quality and water quantity are interdependent and shall be managed in an integrated manner consistent with other broader environmental management approaches.
- A Water Demand Management Plan must be included in municipal SDF's.
- The private sector must fulfil an ongoing function as the de facto custodians of the water resources of the region through the relevant legal mechanisms, including Water Use Associations, Irrigation Boards, and Agricultural Associations.

Telecommunication Policy

- The construction of telecommunication infrastructure must be strictly regulated in terms of the spatial plans and guidelines put forward in the RSDF. They must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural, or historic value and should blend in with the surrounding environment as far as possible.
- EIAs undertaken for such construction must assess the impacts of such activities against the directives listed above.
- Internet access into strategic locations such as schools in marginalised parts of the urban settlements and rural areas is to be accelerated.

Household Services Policy

- The provision of household services to marginalised urban settlements and rural areas is to be prioritised.
- All municipalities must follow an integrated hierarchical approach to waste management consisting of avoidance/reduction, reuse, recycling, composting, treatment, and final disposal. The waste management system shall consist of a collection service from the source, (e.g., domestic, office or factory) transfer stations and waste disposal sites.
- Recycling of waste is a priority with material recovery facilities to be established at all transfer stations. Recycling waste on a financially sustainable basis requires effective demand for recycled products.
- Every urban settlement/settlement cluster is to have a transfer station. These transfer stations must be managed according to best practices to minimise detrimental impacts on surrounding neighbourhoods.
- Every municipality must have a waste disposal facility site located and operated to the DWA's minimum requirements that will service the transfer stations in the settlements in each municipality. These sites may or may not be located within the urban edge of urban settlements. The main criteria for their location are to meet satisfactory environmental and transport requirements.
- Waste management plans addressing separation, recycling, collection, disposal, publicity, and incentives are to be drawn up by the municipalities. An Integrated Waste Management Plan must be developed by all municipalities and implemented. These plans need to be revised every five years together with the municipal IDPs and SDF's.
- Sewerage plants and refuse areas must comply with NEMA regulations that inter alia state under Section (2)(4)(a) that pollution and degradation of the environment are avoided, or, where they cannot

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be altogether avoided, are minimised and remedied. The waste is avoided, or where it cannot be altogether avoided, minimised, and re-used or recycled where possible and otherwise disposed of responsibly.

- Existing waste water treatment works must be progressively improved using regulatory measures and thereafter maintained so that the water quality of the rivers and water bodies with which they are associated would be of minimum potable, contact and phosphate, nitrate, and E. coli standards.
- Alternative forms of sewage disposal and treatment for new developments are to be investigated to minimise the source of waste water and minimise the pollution of surface water and groundwater.
- All wetland ecosystems must be protected in such a manner that their inherent ecological and stormwater purification function is maintained. Water abstraction from and effluent discharge into wetlands are prohibited.
- Waste separation at source is mandatory in domestic households and institutions and businesses.
- Where urban development proposals exceed infrastructure capacity, such applications would-be put on hold until provision is made for the additional needs.
- Household and basic services are to be implemented, managed, and maintained in accordance with the settlement category and associated development strategy.

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CHAPTER 19. CAPITAL INVESTMENT FRAMEWORK

19.1 TOWARDS SPATIALY LED DEVELOPMENT

The Spatial Planning and Land Use Management Act 16 of 2013 requires that spatial development frameworks determine a capital investment framework (CIF) for the region's development programmes, depicted spatially. The "Capital Investment Framework" (CIF) forms the foundation for more effective integration of the region's spatial development strategies. These instruments are central to the implementation, and unless the implementation framework of an SDF connects explicitly with these, there is little chance of the proposals being realised. By providing more specific guidance on what investments should be made where and in what order of priority, will ensure alignment between the province, district, and municipality's strategies, plans, and policies. Also, the risk that budget allocations undermine or contradict the RSDF is mitigated. The RSDF's key spatial strategies are central to financial sustainability and should inform the Regions' approach to its Capital Expenditure Framework. Among these strategies, regional accessibility is key to inclusive and equitable growth and coordinated growth management is of particular importance. Developing the CIF into an effective tool for coordinated development based on a shared set of development strategies speaks directly to the Regions' mandate to coordinate regional infrastructure planning.

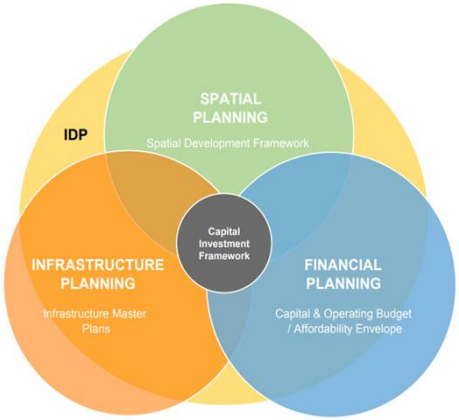


Figure 53: Spatial applicability in terms of capital invest programs.

19.1.1 CAPITAL INVESTMENT FRAMEWORK: INTERVENTION PROGRAMS

The CIF formulation is based on three intervention programmes. The CIF Intervention Programmes will guide the formulation of a spatially based budget. ***Figure 54*** illustrates the three categories of investment programmes.

19.1.2 SPATIAL DEVELOPMENT PROGRAMS

Key to the sustainability and economic viability of development in the Region would be to align capital investment towards spatially led development. Projects should be prioritised and aligned towards the following guiding principles that are outlined below:

Table 20: Programs to support Spatially led development in the region

PROGRAM	SUB PROGRAM	DESCRIPTION
Movement and Connectivity	Linkages	This refers to improved transportation, broadband, transit-orientated services, and provincial gateways.
	Corridor and Zone Development	
	Transportation	
	Transportation Corridors	
Environmental	Green Economy	These are areas with high environmental, tourism, agricultural, and mining value
	Waste Management	
	Corridor Development	
Agriculture	Zones and Corridors	
Mining	Corridor, Belts, and Clusters	
Capital Investment	Development Nodes	This refers to areas that show the potential for sustainable development and would provide a higher return on public investment
Place of Economic Activity	Development Zones	
	Land Tenure	This refers to areas with informal settlements that

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PROGRAM	SUB PROGRAM	DESCRIPTION
Sustainable Human Settlements	Housing	do not have a formal layout and or not proclaimed townships
	Mega Housing	This refers to large scale mega housing developments (integrated housing)
	Social facilities	This refers to areas with a high human capital development need (Socio-Economic Services)
Densification	Infill development	Eradicating gaps within the spatial fabric
	Development Nodes/Hubs	
Rural Management	Agri-villages	This refers to regional agriculture and rural areas and includes rural tourism (that adjoins or is within proximity of major tourism routes and zones)

19.2 SPATIAL TARGETING

Spatial targeting is the deliberate focus of interventions or projects in specific areas, as it is a more efficient way to achieve the desired spatial outcome.

Efficiency is a measure that is based on the comparison of costs and benefits. And in many cases, costs and benefits are unevenly distributed in space. This notion is deducted from the Pareto principle, more commonly referred to as the *80/20 rule*. In the case of the MMSEZ Region, it pertains to the population and space economy, which is concentrated on ±20% of the total land cover. To effectively allocate budget, resources, and capacity within the municipality, 80% of the funds, investment, and interventions need to be concentrated within the areas with the highest population concentrations (20%), to obtain visible changes at ground level.

The implementation builds on the seven (7) development strategies proposed in the Spatial Proposals Chapter to direct, guide, align, coordinate, and harmonise all public social and infrastructure investment and development spending in the region, in accordance with a spatial development logic built on ensuring rapid, sustainable, and inclusive regional economic growth, township redevelopment and decisive spatial transformation.

As these focus areas coincide with other national, provincial, district, and municipal nodes, they present an opportunity for crowding-in investments in a coordinated manner, as well as guide investors on where and in what, therefore signalling certainty and clarity about the provincial spatial focus. The seven (7) development strategies include:

1. **Resource Management.**
2. **Competitive Infrastructure Development.**
3. **Sustainable Settlement Development.**
4. **Improved Quality of Life.**
5. **Skilled and Capable Workforce.**
6. **Collaborative and Transparent Governance.**
7. **Inclusive Growth and Development.**

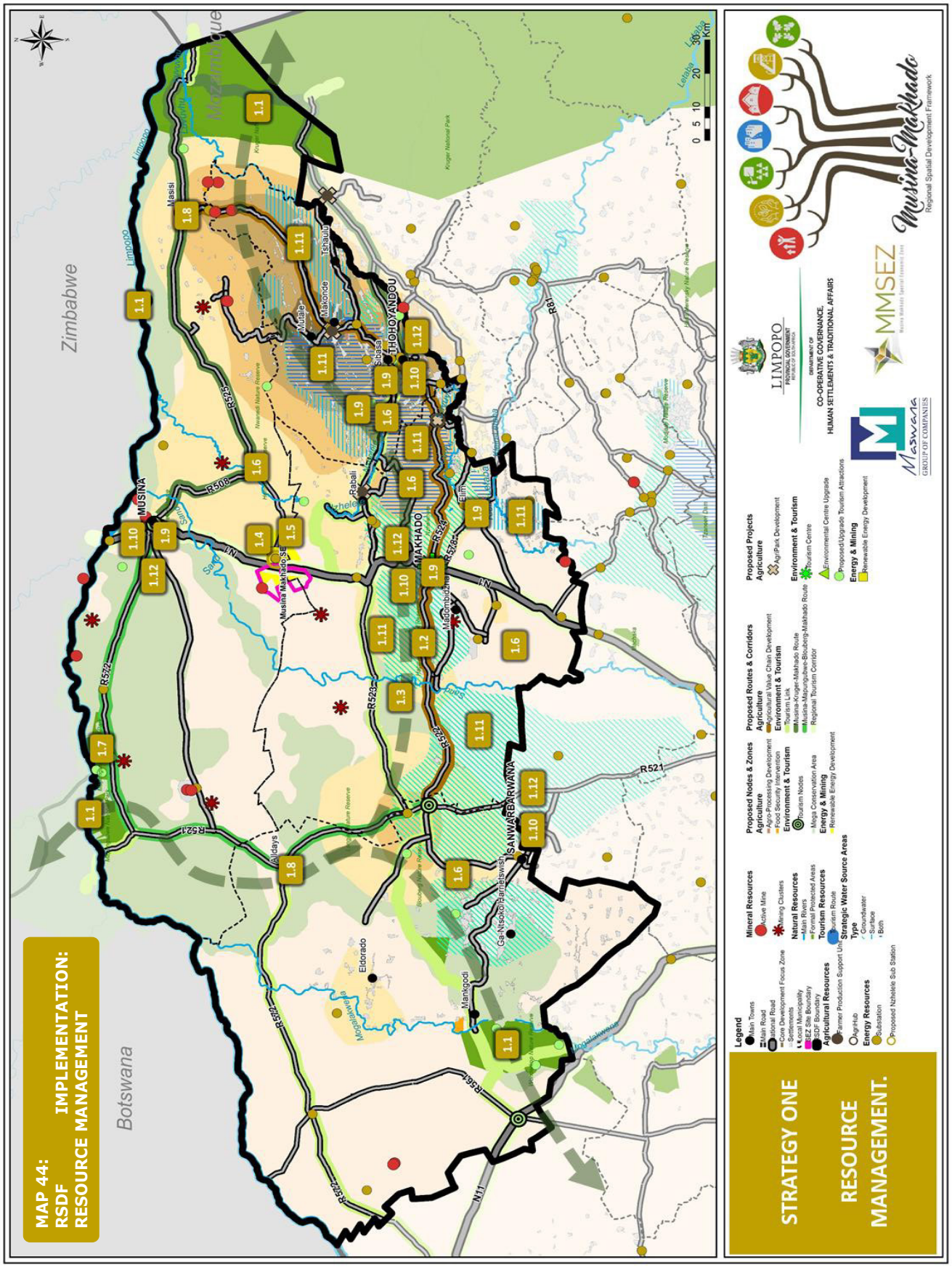
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Table 21: Spatial Targeting of key development initiatives and projects in the region (Strategy One)

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
ENVIRONMENT	• Expanded protected area expansion strategy / Mega Conservation Area / Zone.	1.1	P	P	A	D	D	A
	• The development/ upgrading of an Environmental Education Centre.	1.2	D	P	A	D	D	A
	• Declaring new protected areas / improving the protection status of critical biodiversity areas.	1.3	P	P	A	D	D	A
	• Implement/Align with the Limpopo Protected Areas Expansion Strategy	n/a	P	P	A	D	D	A
ENERGY	• Solar Farms (Renewable Energy)	1.4	D	D	A	A	P	A
	• The establishment of a Limpopo Renewable Energy Development Zone.	1.5	D	D	A	A	P	A
AGRICULTURE	• Protection of High Potential Agricultural Land.	1.6	D	A	P	A	D	D
TOURISM AND HERITAGE	• Cultural Heritage Development / Protection	1.7	A	P	A	A	D	D
	• The development of Tourism Nodes	1.8	D	A	A	P	D	A
	• Historic Point of Interest – Museum and other infrastructure development	1.9	A	P	A	P	D	D
WATER CONSERVATION	• Maintenance of Waste Water Treatment Works Facilities to restrict sewer effluent	1.10	D	D	D	P	A	P

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	into sensitive/important water catchment areas.							
	• Restricting development that could disturb/contaminate the groundwater quality of the region.	1.11	P	P	A	P	P	P
	• Installation of Water Metering systems to improve water conservation	1.12	D	D	A	P	P	P

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MAP 44:
RSDF
RESOURCE MANAGEMENT
IMPLEMENTATION:
STRATEGY ONE
RESOURCE MANAGEMENT.
Zimbabwe
Botswana
Mozambique
MUSINA
MAKHADO
THOHOYANDOU
SANWARIRWANA
Musina Makhado SEZ
Musina-Makhado
Regional Spatial Development Framework
LIMPOPO
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswede
GROUP OF COMPANIES
Legend
Proposed Nodes & Zones
Proposed Routes & Corridors
Proposed Projects
Mineral Resources
Natural Resources
Tourism Resources
Agricultural Resources
Strategic Water Source Areas
Energy Resources
Agriculture
Environment & Tourism
Energy & Mining

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Table 22: Spatial Targeting of key development initiatives and projects in the region (Strategy Two)

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
WASTE MANAGEMENT WATER	• Refuse Transfer Stations	2.1	D	D	D	D	A	P
	• Development / Maintenance of Landfill Sites	2.2	D	D	D	D	A	P
	• The development of a regional waste recycling centre	2.3	D	D	D	D	P	P
	• The construction//Upgrading/ development of new Storage Dams to meet the growing demands	2.4	D	A	A	A	A	P
TRANSPORTATION	• The development/upgrading of bulk water networks	2.5	D	A	A	A	A	P
	• The development of an Intermodal Transportation Facility	2.6	D	D	A	P	D	A
	• Road-to-Rail Infrastructure / Terminal	2.7	D	D	D	A	P	P
	• Local Public transportation network – access point	2.8	D	D	A	A	D	P
	• Logistics / Freight Development Hub	2.9	D	D	D	A	A	P
	• The development of a Cargo Hub	2.10	D	D	D	A	A	P
ROADS	• Upgrading/revitalisation of Airports to serve as commercial airports	2.11	D	D	D	A	A	P
	• Upgrading of Border Post	2.12	D	D	D	A	A	P

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	• Upgrading of Roads (Gravel to Paved / Maintenance of existing paved roads)	2.13	D	A	A	A	A	P
	• The development and upgrading of alternative roads to the Smart City.	2.14	D	A	A	A	A	P
	• Regional Gateway development.	2.15	D	D	D	A	A	P
TELECOMMUNICATION	• IT Shared Services Centre	2.16	D	D	D	A	D	D
	• SIP 15 – Broadband Roll-Out	2.17	D	A	A	A	A	P
	• Broadband connection / Wi-Fi Towers	2.18	D	A	A	A	A	P
ELECTRICITY PROVISION	• Promoting Off-Grid town networks	2.19	D	D	A	P	P	P
	• Upgrading/revitalisation of High Voltage Transmission and Storage Facilities (substations)	2.20	D	A	A	A	A	P

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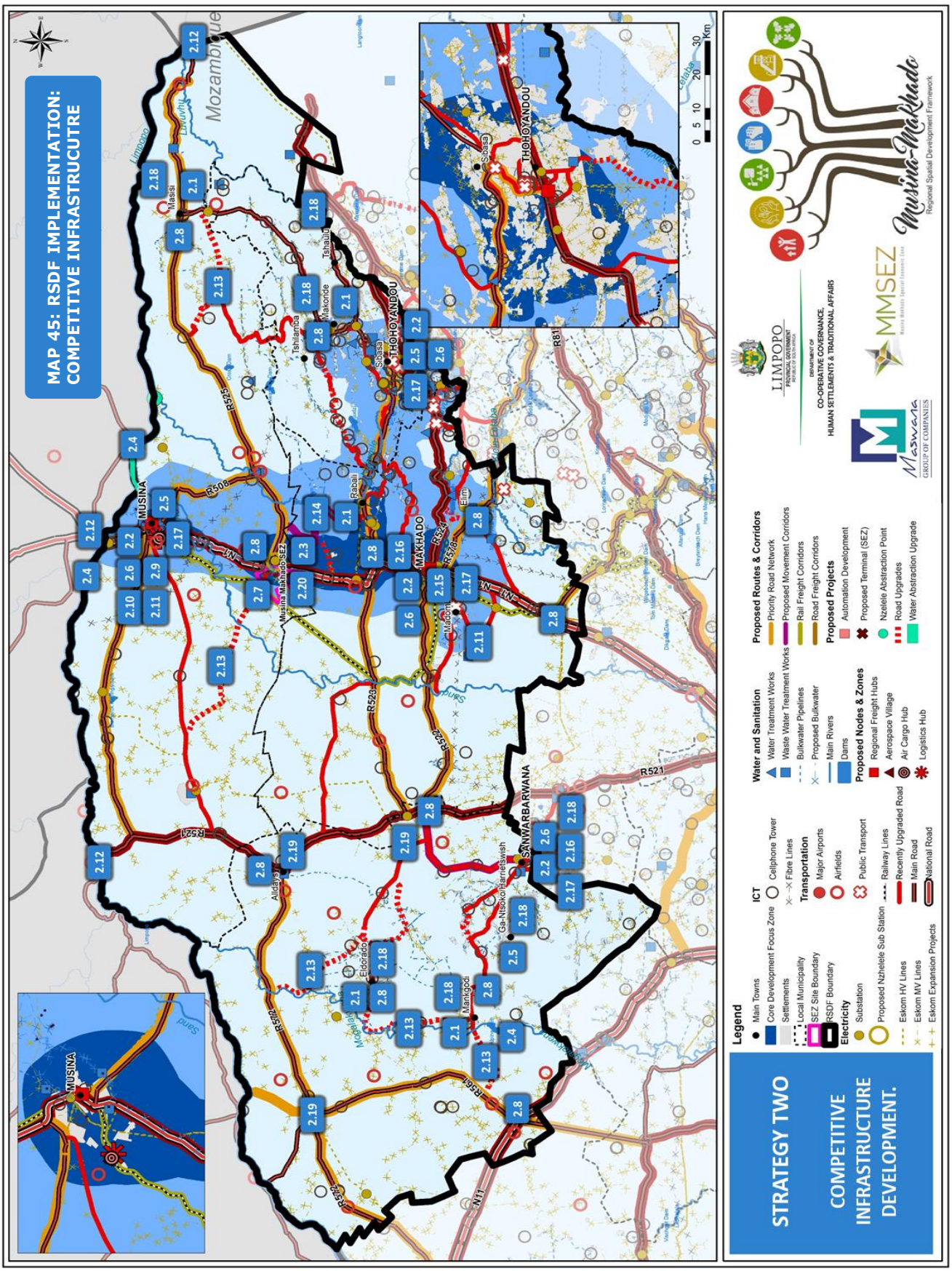
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MAP 45: RSDF IMPLEMENTATION: COMPETITIVE INFRASTRUCUTRE
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Mozambique
Limpopo
Legend
Main Towns
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Electricity
Substation
Proposed Nzhelele Sub Station
Eskom HV Lines
Eskom MV Lines
Eskom Expansion Projects
ICT
Cellphone Tower
Fibre Lines
Transportation
Major Airports
Airfields
Public Transport
Railway Lines
Recently Upgraded Road
Main Road
National Road
Water and Sanitation
Water Treatment Works
Waste Water Treatment Works
Bulkwater Pipelines
Proposed Bulkwater
Main Rivers
Dams
Proposed Nodes & Zones
Regional Freight Hubs
Aerospace Village
Air Cargo Hub
Logistics Hub
Proposed Routes & Corridors
Priority Road Network
Proposed Movement Corridors
Rail Freight Corridors
Road Freight Corridors
Proposed Projects
Automation Development
Proposed Terminal (SEZ)
Nzelele Abstraction Point
Road Upgrades
Water Abstraction Upgrade
LIMPOPO
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswena GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
STRATEGY TWO
COMPETITIVE INFRASTRUCTURE DEVELOPMENT.

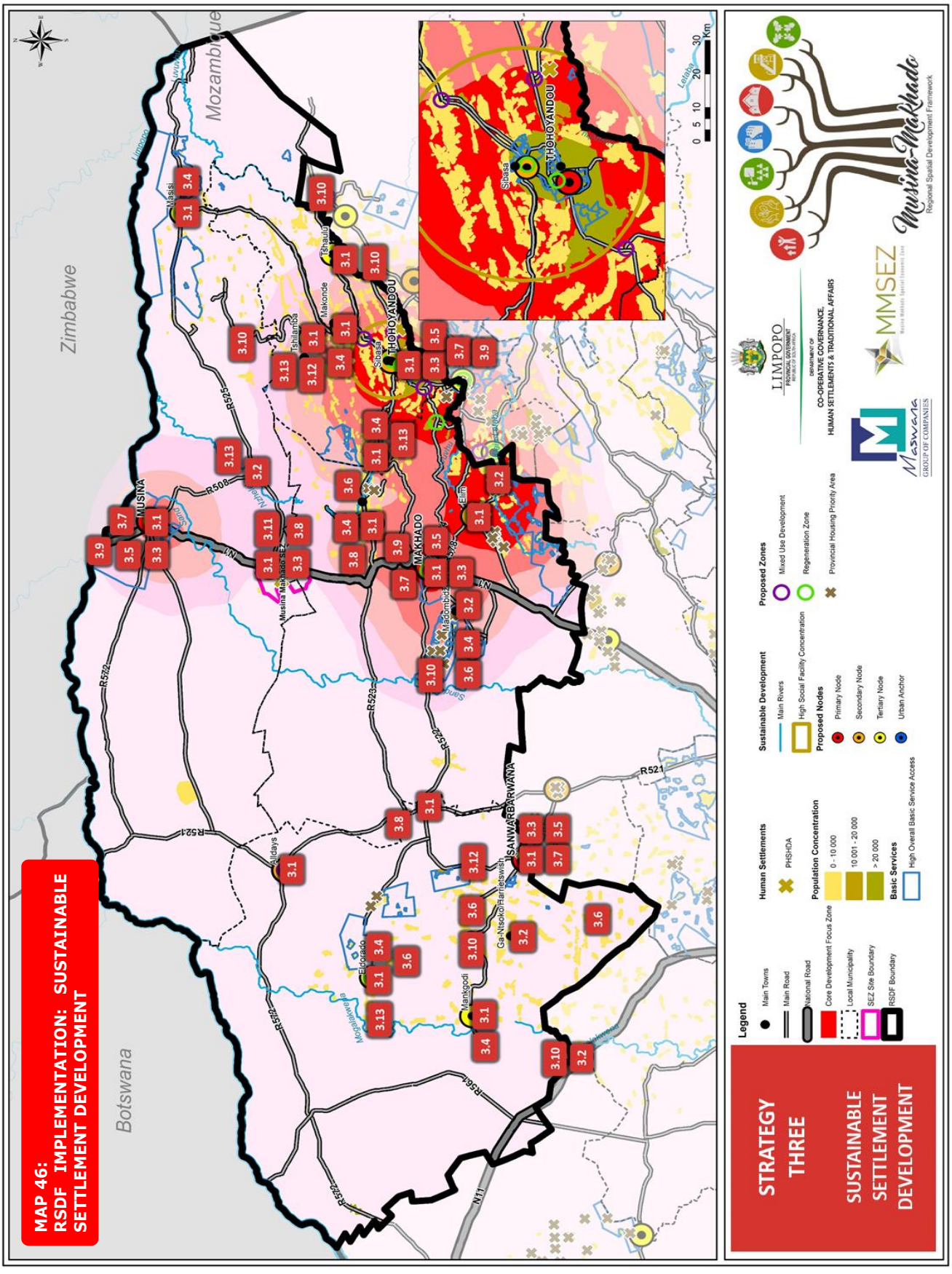
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Table 23: Spatial Targeting of key development initiatives and projects in the region (Strategy Three)

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
DEVELOPMENT NODES HUMAN SETTLEMENT DEVELOPMENT	• Proposed Primary, Secondary, Tertiary, and lower order nodes.	3.1	D	D	A	P	n/a	n/a
	• Priority Lower Order Service Centres	3.2	D	D	A	P	n/a	n/a
	• Priority Human Settlements Development / Mega Human Settlements	3.3	D	D	D	P	D	n/a
	• Settlement Upgrading / Title Deed Restoration	3.4	D	D	A	P	D	n/a
MIXED-USE DEVELOPMENT	• Social / Rental Housing (medium scale)	3.5	D	D	D	P	D	n/a
	• Settlement Clustering	3.6	D	A	A	P	A	A
	• Urban Regeneration / Renewal	3.7	D	D	D	P	D	A
	• Procurement of Strategically Located Land	3.8	D	D	A	A	A	n/a
	• Priority Infill and Densification	3.9	D	D	D	P	D	n/a
	• The development/delineation of Mixed-Use Development Zones / Nodes at key road intersections.	3.10	D	D	D	P	A	n/a
SMART CITY DEVELOPMENT	• The development of a SMART enabled town/city development	3.11	D	D	A	P	A	A
LAND REFORM	• Development of a Commonage/Subsistence Farming Development Plan	n/a	D	A	P	D	D	n/a

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	• Food Security Initiatives / Intervention Zone	3.12	D	A	P	D	A	A
	• The revitalisation/development of Irrigation Schemes	3.13	D	A	P	D	D	A

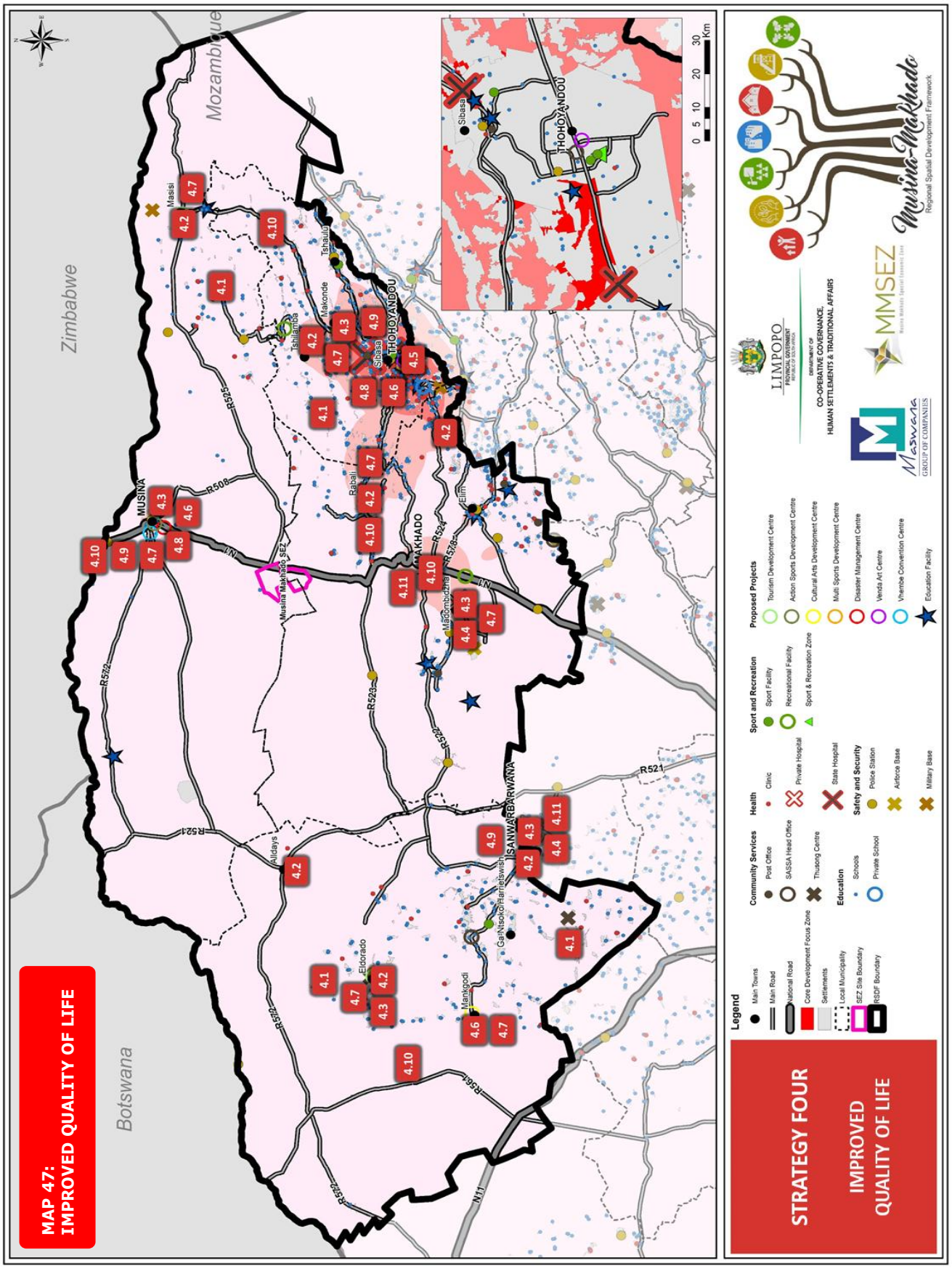
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MAP 46:
RSDF IMPLEMENTATION: SUSTAINABLE SETTLEMENT DEVELOPMENT
STRATEGY THREE
SUSTAINABLE SETTLEMENT DEVELOPMENT
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Local Municipality
SEZ Site Boundary
RSDF Boundary
Human Settlements
PHSHDA
Population Concentration
0 - 10 000
10 001 - 20 000
> 20 000
Basic Services
High Overall Basic Service Access
Sustainable Development
Main Rivers
High Social Facility Concentration
Proposed Nodes
Primary Node
Secondary Node
Tertiary Node
Urban Anchor
Proposed Zones
Mixed Use Development
Regeneration Zone
Provincial Housing Priority Area
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Masvana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
Sibasa
Makonde
Tshilamba
Masisi
Ishaulu
Musina Makhado SEZ
Eldorado
Mankgodi
Ga-Ntsoko
Hanetswish
Aldays
Madombidzha
Elim
Lwamondo
Levhuvhu
Mogalakwena
Sand
Nzhelele
Limpopo
N1
N11
R572
R521
R523
R524
R525
R508
R521
0 5 10 20 30 Km

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Table 24: Spatial Targeting of key development initiatives and projects in the region (Strategy Four)

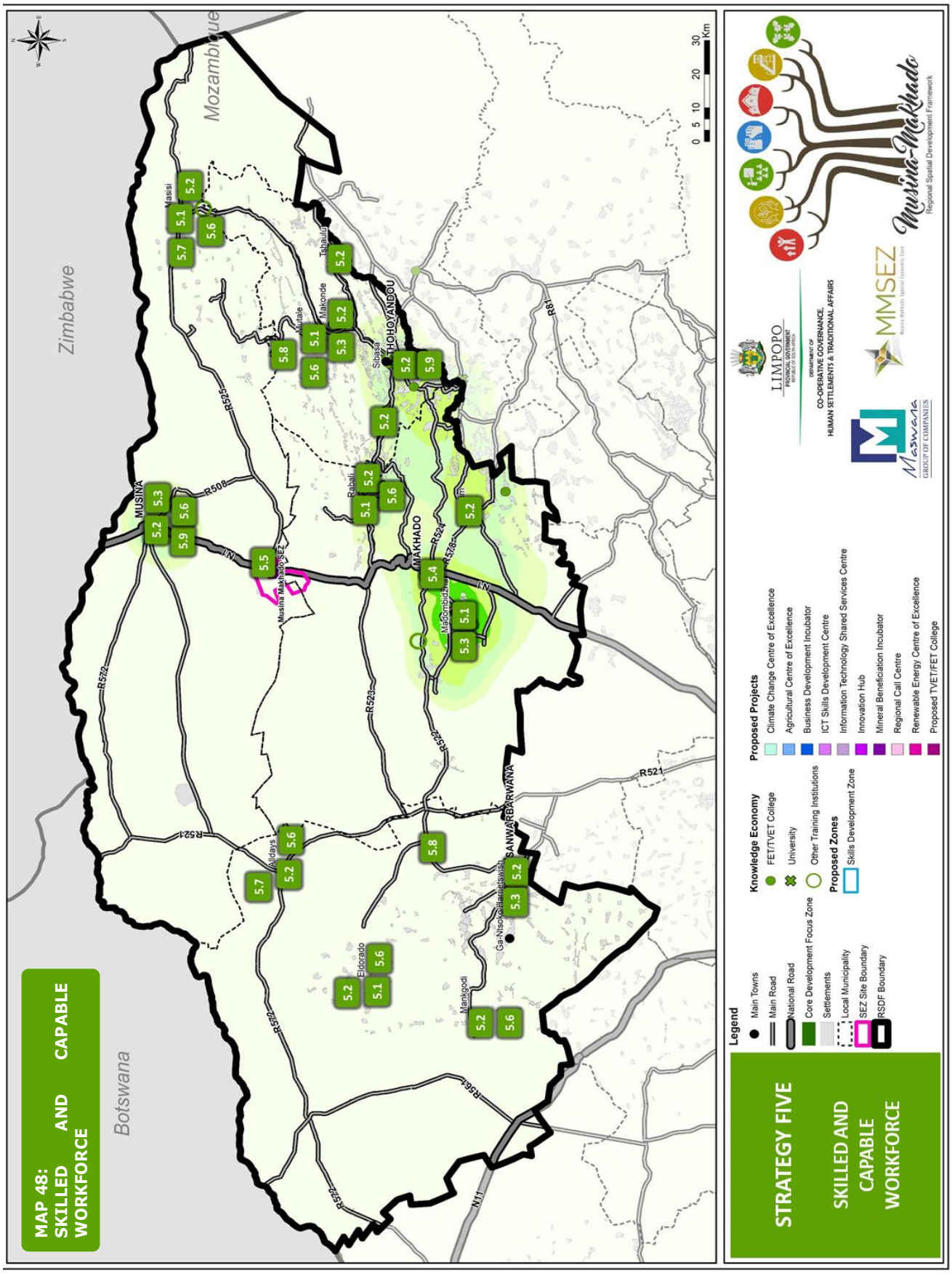
KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A – Accommodate*					
HEALTH	• Telemedicine Healthcare Services	4.1	D	D	D	P	P	n/a
	• HIV/AIDS Awareness campaigns	n/a	n/a	n/a	n/a	A	A	n/a
EDUCATION	• Skills-based educational programs	4.2	D	D	A	P	A	n/a
	• Smart Schools (IT enforced)	4.3	D	D	A	P	D	n/a
SPORT AND RECREATION	• Multi-Purpose Sport Facility	4.4	D	A	A	P	D	n/a
	• High-Performance Sports Development Centre and related infrastructure	4.5	D	D	D	P	D	n/a
SOCIAL SERVICES	• Recreation Development Zone	4.6	D	A	A	P	D	n/a
	• Youth Development Centre	4.7	D	D	A	P	D	n/a
	• Drug and alcohol abuse programs	4.8	D	D	A	P	D	n/a
CRIME AND SAFETY	• The development of Crime Prevention Centres / Community Safety Centres.	4.9	D	D	A	P	A	n/a
	• Upgrading / Development of Police Stations	4.10	D	D	A	P	A	n/a
	• The development of a Disaster Management Centre	4.11	D	D	A	P	P	n/a


MAP 47:
IMPROVED QUALITY OF LIFE
STRATEGY FOUR
IMPROVED QUALITY OF LIFE
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Community Services
Post Office
SASSA Head Office
Thusong Centre
Education
Schools
Private School
Health
Clinic
Private Hospital
State Hospital
Safety and Security
Police Station
Airforce Base
Military Base
Sport and Recreation
Sport Facility
Recreational Facility
Sport & Recreation Zone
Proposed Projects
Tourism Development Centre
Action Sports Development Centre
Cultural Arts Development Centre
Multi Sports Development Centre
Disaster Management Centre
Venda Art Centre
Vhembe Convention Centre
Education Facility
LIMPOPO
CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
Masisi
Tshaulu
Tshilamba
Makonde
Sibasa
Rabali
Elim
Madombidzha
Musina Makhado SEZ
Alldays
Eldorado
Mankgodi
GaNtsoko
Hanglwani
SANWARIRWANA
R572
R508
R525
R524
R523
R521
R520
R561
R522
N1
N11
0 5 10 20 30 Km

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Table 25: Spatial Targeting of key development initiatives and projects in the region (Strategy Five)

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
KNOWLEDGE-ECONOMY	• Building of Libraries	5.1	D	D	D	P	D	n/a
	• Smart Governance Access Point (Realtime GIS-enabled SMART System)	5.2	D	D	A	P	D	P
	• The development/upgrading of a TVET/FET college	5.3	D	D	D	P	D	n/a
	• The development of a regional Innovation Hub	5.4	D	D	D	P	D	n/a
	• The development of a University Satellite Campus – Specialising in Technology, Mining, Renewable Energy and Automation	5.5	D	D	A	P	A	n/a
SKILLS DEVELOPMENT	• Skills-based educational programs	5.6	D	D	A	P	A	n/a
	• Tourism Skills Development Centre/facility	5.7	D	A	A	P	D	n/a
	• Agricultural School / Skills development centre	5.8	D	A	P	P	D	n/a
	• Artisan Development Centre (Manufacturing)	5.9	D	D	A	P	P	n/a


MAP 48: SKILLED AND CAPABLE WORKFORCE
STRATEGY FIVE
SKILLED AND CAPABLE WORKFORCE
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Knowledge Economy
FET/TVET College
University
Other Training Institutions
Proposed Zones
Skills Development Zone
Proposed Projects
Climate Change Centre of Excellence
Agricultural Centre of Excellence
Business Development Incubator
ICT Skills Development Centre
Information Technology Shared Services Centre
Innovation Hub
Mineral Beneficiation Incubator
Regional Call Centre
Renewable Energy Centre of Excellence
Proposed TVET/FET College
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Musina Makhado SEZ
Masisi
Tshaulu
Makonde
Mutale
Sibasa
Rabali
Madombidzha
Waldays
Eldorado
Mankopodi
Ga-Nkuna
R572
R508
R525
R524
R578
R523
R522
R521
R81
R521
R572
R561
N11
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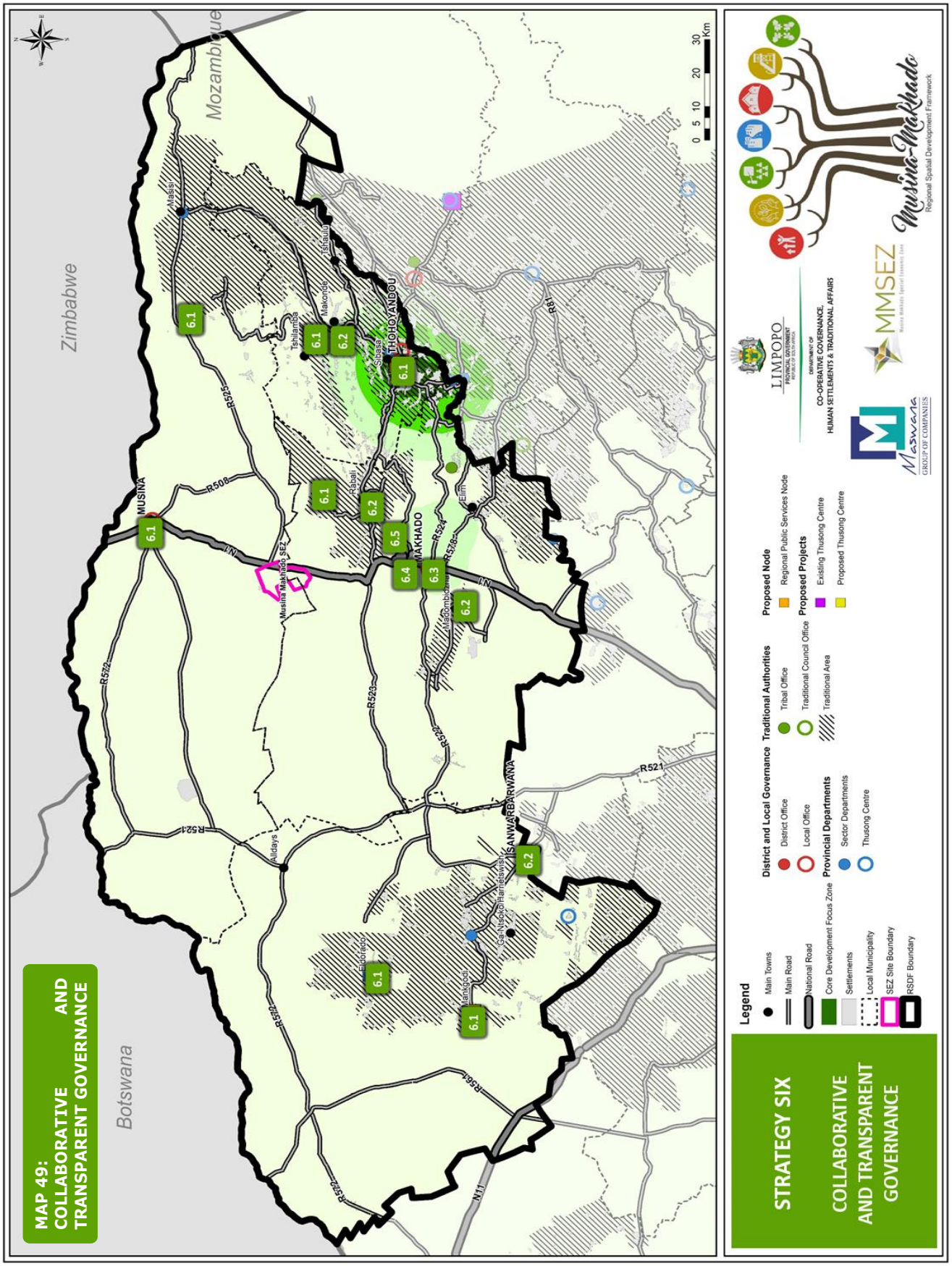
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Table 26: Spatial Targeting of key development initiatives and projects in the region (Strategy Six)

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
COMMUNITY SERVICES	• The development/upgrading of Thusong Centres	6.1	D	D	A	P	D	n/a
	• Vehicle Testing Station (K53 Testing)	6.2	D	D	A	P	P	n/a
GOVERNANCE STRUCTURES	• The development/establishment of an MMSEZ Regional Development Structure/Forum/Agency	6.3	D	D	A	P	A	n/a
	• The establishment of a Joint Regional Municipal Planning Tribunal to facilitate and coordinate land use applications	6.4	n/a	n/a	n/a	n/a	n/a	n/a
	• Review and alignment of District and Local Spatial Development Frameworks towards the MMSEZ RSDF	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TRADITIONAL LEADERSHIP	• Market and workshop the proposed RSDF and expected outcomes and benefits to Tribal Authorities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	• To allow and support Tribal Authority representation in the proposed Regional Development Agency.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PUBLIC PARTICIPATION	• To establish a regional social media liaison office to market and manage development, projects, progress, and other initiatives in the region – to promote transparency.	6.5	D	D	D	P	A	n/a

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	• To ensure compliance of public participation processes required by SPLUMA.	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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MAP 49:
COLLABORATIVE AND TRANSPARENT GOVERNANCE
STRATEGY SIX
COLLABORATIVE AND TRANSPARENT GOVERNANCE
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SIBASA
Musina Makhado SEZ
Masisi
Tshilamba
Makonde
Tshaulu
Rabali
Elim
Alldays
Eldorado
Mankondi
Ga-Nkuna
Ramavhoya
MASWANARWANA
R572
R525
R508
R524
R578
R523
R529
R521
R81
R572
R572
R572
N1
N1
N1
N11
0 5 10 20 30 Km
6.1
6.2
6.3
6.4
6.5
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
District and Local Governance
District Office
Local Office
Provincial Departments
Sector Departments
Thusong Centre
Traditional Authorities
Tribal Office
Traditional Council Office
Traditional Area
Proposed Node
Regional Public Services Node
Proposed Projects
Existing Thusong Centre
Proposed Thusong Centre
LIMPOPO
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS & TRADITIONAL AFFAIRS
MMSEZ
Maswana
GROUP OF COMPANIES
Musina-Makhado
Regional Spatial Development Framework

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Table 27: Spatial Targeting of key development initiatives and projects in the region (Strategy Seven)

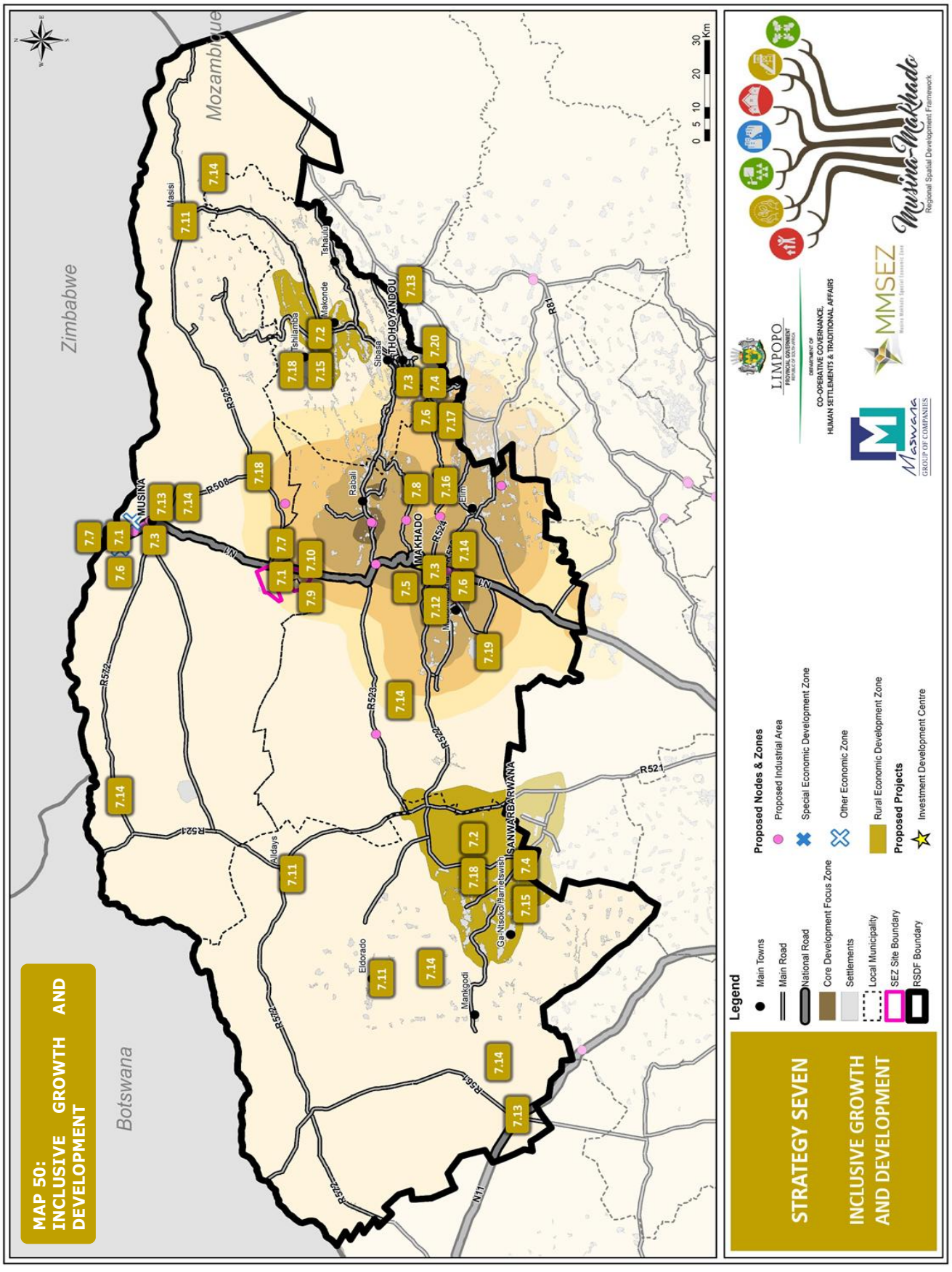
KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
DEVELOPMENT ZONES	• The establishment and support of a Special Economic Development Zone	7.1	D	D	A	P	P	n/a
	• The delineation of a Rural Economic Development Zone	7.2	D	D	A	A	P	n/a
	• Industrial Development Hubs/Parks to be upgraded/developed to support local value chain addition	7.3	D	D	D	D	P	n/a
MOVEMENT / FREIGHT CORRIDORS	• N1 – Trans Limpopo Freight Corridor – Inter Regional Freight Movement (Trans Limpopo)	n/a	n/a	n/a	n/a	A	A	P
	• R524 Freight Corridor – Regional Freight Movement	n/a	n/a	n/a	n/a	A	A	P
	• R523/R578 Local Movement Corridor	n/a	n/a	n/a	n/a	A	A	P
	• N11 – Inter Regional Freight Corridor – (Botswana)	n/a	n/a	n/a	n/a	A	A	P
DEVELOPMENT CORRIDORS	• Eastern Transformation Corridor – NSDF directive	n/a	n/a	n/a	n/a	P	A	P
	• Musina-Makhado Development Corridor – Integrating linear investment between Musina and Makhado	n/a	D	D	A	P	A	P
	• Rural Economic development Corridor – To support food security, agri-processing, and rural enterprise development	n/a	D	D	A	P	A	P

KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	• Vhembe/Limpopo Tourism Development Corridor – To support Tourism Development.	n/a	A	A	A	P	D	P
ECONOMY	• Entrepreneurship programs and development Centre	7.4	D	D	A	P	A	n/a
	• The development of a regional investment centre/business incubation hub.	7.5	D	D	A	P	P	n/a
INDUSTRIRAL DEVELOPMENT	• Revitalisation and Modernisation of Old Industries	7.6	D	D	D	A	P	n/a
	• The development of Green Industries. Processing and technologies	7.7	D	D	A	A	P	n/a
	• The development of Automation value chains.	7.8	D	D	D	A	P	n/a
MINING DEVELOPMENT	• The development of Mineral Clusters and Belts	7.9	D	D	A	A	P	n/a
	• Mineral Beneficiation	7.10	D	D	D	A	P	n/a
TOURISM DEVELOPMENT	• The development of Tourism and other Creative Industries	7.11	A	P	A	P	D	n/a
	• The development of a Regional Tourism Agency.	7.12	D	A	A	P	D	P
	• Tourism Office to serve as a gateway to the region's tourism assets/reserves and linkages / regional destinations.	7.13	D	A	A	P	D	P

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KEY FOCUS AREA	PROJECT/INTERVENTION	SPATIAL REFERENCE	SPATIAL PLANNING CATEGORY - RESPONSE					
			SPC A	SPC B	SPC C	SPC D	SPC E	SPC F
			P – Priority | *D – Discourage* | *A - Accommodate*					
	• The development of Tourism Infrastructure (Resorts and Accommodation)	7.14	A	P	A	P	D	P
AGRICULTURAL DEVELOPMENT	• Agro-Processing development / zone	7.15	D	D	P	A	P	n/a
	• Rural Enterprises and Industries Development Support		D	D	P	A	P	n/a
	• The development of an Agricultural Centre of Excellence	7.16	D	D	P	A	A	n/a
	• The development of an Agrihub	7.17	D	D	P	A	P	n/a
	• The development of a Farmer Production Supporting Unit	7.18	D	D	P	A	P	n/a
	• Agricultural support services		D	D	P	A	P	n/a
AEROSPACE DEVELOPMENT	• The development of an aerospace park/village	7.19	D	D	A	P	P	n/a
CLIMATE CHANGE	• The development of a Climate Innovation Centre	7.20	D	A	A	P	P	n/a

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MAP 50:
INCLUSIVE GROWTH AND DEVELOPMENT
STRATEGY SEVEN
INCLUSIVE GROWTH AND DEVELOPMENT
Legend
Main Towns
Main Road
National Road
Core Development Focus Zone
Settlements
Local Municipality
SEZ Site Boundary
RSDF Boundary
Proposed Nodes & Zones
Proposed Industrial Area
Special Economic Development Zone
Other Economic Zone
Rural Economic Development Zone
Proposed Projects
Investment Development Centre
Zimbabwe
Mozambique
Botswana
MUSINA
MAKHADO
THOHOYANDOU
SANWARBARWANA
Masisi
Tshaulu
Makonde
Tshilamba
Sibasa
Rabali
Elim
Alldays
Eldorado
Mankodi
Ga-Nkoroi/Ramatswisi
R572
R525
R508
R521
R524
R523
R522
R81
N1
N11
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CHAPTER 20. GOVERNANCE

The focus of this section is to demonstrate in practical terms how the region can pursue the spatial vision and model put forward, by improving coordination and alignment of government planning and implementation, by ensuring spatial targeting and monitoring spatial performance.

20.1 SPATIAL GOVERNANCE

As part of improving coordination and alignment, spatial planning coherence in the region is needed and the RSDF must be implemented as the single roadmap for the region's physical development and spatial management, in order to ensure integrated impact. For this to happen, municipalities must support the provisions as set out in the RSDF in their respective IDPs, SDFs, and development strategies, they must ensure coherence of spatial development policy across the region, implement and their growth management policy, and communicate the spatial focus of SDBIPs effectively.

The provincial sphere must ensure that consideration is given to the spatial implications of long-term plans, ensure alignment between annual plans, budgets, and the provincial spatial logic, contribute and support development for new strategies and policies with spatial implications for the MMSEZ RSDF Region, and monitor municipal compliance in terms of SPLUMA.

On the other hand, the RSDF provisions must also guide the national government's spatial development interventions in the region. Provincial government must work together with national government on the implementation of programs such as the Integrated Urban Development Framework, Priority Housing Settlement Development Areas (PHSHDA's), Special Economic Development Zones (MMSEZ), and other national programs within the Region.

Local strategic planning is arguably the most important, as it is the level where all development is facilitated. **SPLUMA further states that the local municipality is the authority of the first instance**, meaning the decision-making, with regards to any development, must be done by the local municipality.

This must be in accordance with the regulations stipulated within the bylaws and land-use schemes and must be captured within the respective IDP and SDBIP documents.

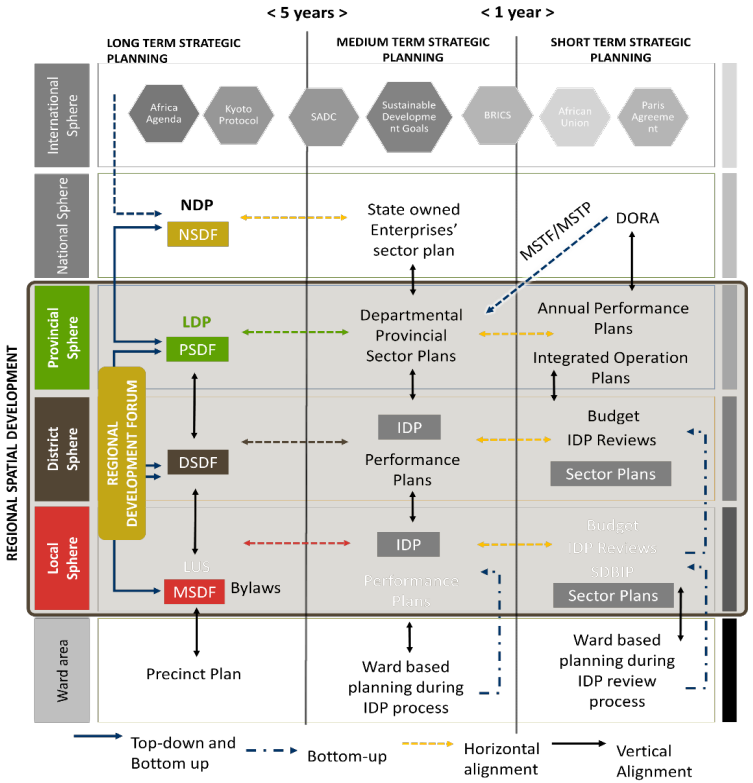


Figure 54: Proposed interrelationship between different spheres of Government

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20.2 PARTNERSHIPS

Success in the implementation of the MMSEZ RSDF is anchored on collaboration and alignment of projects, efforts, and interventions. The three spheres of government perform distinct but interrelated functions. It is this interdependency rather than a hierarchy that shapes the developmental roles of each of the three spheres.

It is important that we must recognise local and districts governments' role in the implementation and provincial government's role in coordination and integration.

To ensure that the different spheres of government to coordinate and align in meeting the spatial vision of the region a Regional Development Vehicle is proposed. The Vehicle can serve the following key functions:

Figure 55:Spatial Governance structure and position of the RSDF



Improving Intergovernmental Relations

- Improve Intergovernmental collaboration
- Monitor and government development
- Proposed and development strategic development sector plans
- Review development proposals
- The establishment of a regional Municipal Planning Tribunal (MPT) to support joint decision-making.

A Regional Development Agency

- To secure and source funding for development (investment hub)
- Obtain and source valuable data and information on socio-economic and investment trends and challenges.
- Support with the marketing and branding of development within the region
- Development of Social Media Platforms and Campaigns
- Attending development exhibitions, trade, and industry platforms to market the region as an investment of choice.

Local/District Development Associations

- Serving specific communities, cooperatives, and businesses in the region
- Providing a means to support and propose development opportunities from Private Sector organisations.

20.2.1 NATIONAL GOVERNMENT

National Government has the following roles and responsibilities:

- Setting broad macro social, environmental, and economic policy direction (e.g., the National Development Plan).
- Providing framework legislation for spatial development and planning.
- Monitoring and evaluation of provincial and local government performance on national outcomes and strategic objectives.
- National government policy has a significant impact on the provincial and local level implementation of programmes. For example, the Strategic Infrastructure Projects (SIPs), and other catalytic projects emanating from the national government can only be undertaken with the active involvement of the province and municipalities.

20.2.2 LIMPOPO PROVINCE

The provincial government's role is to:

- Develop framework legislation on development planning.
- Provide a clear indication of provincial long- and medium-term growth and development priorities (e.g., the Limpopo Development Plan)
- Implement in certain instances (i.e., linked to the constitutional allocation of powers and functions) national legislation, policy, and strategy.
- Monitor and evaluate provincial and local government performance on set outcomes and strategic objectives.
- Provincial government has a key role in ensuring integration across the three spheres of government. The MMSEZ RSDF must facilitate this integration and coordination as prescribed by SPLUMA. Office of the Premier, working closely with CoGHSTA must ensure that Municipal and District SDF's, IDP's and SDBIP's give effect to the MMSEZ RSDF and that regional spatial investments are aligned to

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municipal and district spatial plans. The Office of the Premier must, through CoGHSTA, provide support and/or build the capacity of local government to plan and implement service delivery where necessary.

20.2.3 MUNICIPALITIES

Municipality's role is to:

- Is primarily responsible for coordinating the use and development of land by both government and private individuals. Municipalities are also primary providers of major services required by communities for healthy, sustainable, and economically productive rural and urban living.
- Municipalities are mandated by SPLUMA to determine structuring and restructuring elements of space, including development corridors and economic nodes where public and private investment will be prioritised and facilitated. Alignment to the key structuring elements proposed in the MMSEZ RSDF is important to ensure an integrated regional developmental outlook.
- Municipalities are required to align their plans, programmes, and budgets to the broad goals and objectives set in terms of national and provincial policies and strategies.
- The NDP advances the notion that large cities should be given greater fiscal and political powers to coordinate human settlement upgrading, transport, and spatial planning. The State of the Cities Report (SACN, 2016) also notes that local government is best placed to achieve spatial transformation, however, the power relations, institutions, and capabilities in the system must be transformed with appropriate support by other spheres of government.

20.2.4 STATE-OWNED ENTERPRISES (SOE'S)

SOE's have the following responsibilities:

- State entities are dominant in the electricity, transportation, and telecommunications sectors. These are all vital sectors of the economy and are critical for overcoming spatial and socio-economic inequalities.
- There must be more active cooperation between SOEs and Local Government (through the proposed Regional Development Forum Agency) for ensuring inclusive growth and development. SOEs need to participate in municipal processes, especially in the development of long-term infrastructure plans and must align their annual plans to the SDBIPs and Capital Investment Frameworks (CIFs). Reciprocally, municipalities need to establish mechanisms for engaging with key SOEs and relevant partners in their spaces.
- Critically, SOE's are also major landowners across the region and can contribute to spatial restructuring by making land available for strategic development.

20.2.5 THE PRIVATE SECTOR

The Private Sector has the following role to play:

- The private sector's role within the region is critical as many of the potential high-impact projects are funded through private sector investment. In general, the modus operandi of the private sector is driven by economic return with an emphasis on the short term. Going forward, public-private partnerships will become increasingly important in land and infrastructure development, especially in relation to spatial targeting.
- More effort is required to promote good development, direct the right kind of growth to the right areas, and streamline development applications for these areas. Private sector developments must align with municipal plans.
- Engagement with the private sector over the spatial objectives of the MMSEZ RSDF must be strengthened. These objectives and strategies must be mainstreamed within the private sector in particular large mining houses, corporates, financial houses, property developers as well as energy, transport, and logistics companies.

20.2.6 CITIZENS OF THE REGION

Citizens are playing an important role hold government accountable; the following responsibilities are highlighted:

- Citizens are required to actively participate in planning. Government should engage with people in their own forums rather than expect citizens to engage in state-created forums.
- Although the willingness may exist in local government to pursue people-centred development, capacity and resources remain a key challenge. To achieve this will require building and mainstreaming capacity throughout the region (in the future adding the use of ICT and Technology), and forming partnerships among government, relevant NGOs, and communities.

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20.3 PROPOSED GOVERNANCE STRUCTURE

The following table presents the key roles and responsibilities and supporting role players for each of the seven development strategies:

Table 28: Governance structure proposed for each development strategy

STRATEGY	Improved Resource Management	Competitive Infrastructure Development	Integrated and Sustainable Human Settlement Development	Improved Quality of Life	Creating a skilled and capable workforce	Collaborative and Transparent Governance	Inclusive Growth, Beneficiation, and Development
GOVERNANCE LEVEL / INSTITUTIONAL REQUIREMENTS							
CLUSTER	**INFRASTRUCTURE DEVELOPMENT**			**SOCIAL SECTOR**		**GOVERNANCE AND ADMINISTRATION**	**ECONOMIC SECTOR**
LEADING PARTNER	**AGRICULTURE AND RURAL DEVELOPMENT**	**PUBLIC WORKS, ROADS, AND INFRASTRUCTURE**	**COOPERATIVE GOVERNANCE, HUMAN SETTLEMENTS, AND TRADITIONAL AFFAIRS**	**SOCIAL DEVELOPMENT**	**EDUCATION**	**OFFICE OF THE PREMIER**	**ECONOMIC DEVELOPMENT, ENVIRONMENT, AND TOURISM**
Supporting Partners	• Economic Development, Environment, and Tourism	• Cooperative Governance, Human Settlements and Traditional Affairs • Local Municipalities • District Municipalities	• Tribal Authorities • Local Municipalities • District Municipalities	• Education • Health • Sport, Arts, and Culture • Transport and Community Safety	• University of Venda	• Limpopo Provincial Legislature • Provincial Treasury • Tribal Authorities • Local Municipalities • District Municipalities	• Limpopo Economic Development Agency (LEDA)
National Departments	• Dept. Agriculture, Land Reform and Rural Development (DALRRD) • Department of Forestry, Fisheries and the Environment (DFFE)	• Department of Water and Sanitation (DWS) • Department of Public Works and Infrastructure (DPWI) • Department of Public Enterprises (DPE) • Department of Communications and Digital	• Department of Human Settlements (DHS)	• Department of Basic Education (DBE) • Department of Health (DoH) • Department of Women, Youth, and Persons with Disabilities (DWYPD) • Department of Home Affairs (DHA)	• Higher Education, Science and Innovation	• Department of Planning, Monitoring, and Evaluation (DPME) • South African Local Government Association (SALGA)	• Department of Small Business Development (DSBD) • Department of Trade, Industry, and Competition (the DTIC)

STRATEGY	Improved Resource Management	Competitive Infrastructure Development	Integrated and Sustainable Human Settlement Development	Improved Quality of Life	Creating a skilled and capable workforce	Collaborative and Transparent Governance	Inclusive Growth, Beneficiation, and Development
GOVERNANCE LEVEL / INSTITUTIONAL REQUIREMENTS							
	• Department of Mineral Resources and Energy (DMRE) • Department of Tourism (DT)	Technologies (DCDT) • Municipal Infrastructure Support Agent (MISA)		• Department of Defence (DoD)			
Other	• Limpopo Tourism Agency • Land and Agricultural Development Bank of South Africa (Land Bank) • South African National Parks (SANParks) • South African National Biodiversity Institute (SANBI) • South African Heritage Resources Agency (SAHRA)	• Lepelle Northern Water • Roads Agency Limpopo (RAL) • South African National Roads Agency (SANRAL) • Cross-Border Road Transport Agency (C-BRTA) • Gateway Airports Authority Limited (GAAL) • Airports Company South Africa (ACSA) • ESKOM • TELKOM	• Housing Development Agency (HDA) • Social Housing Regulatory Authority (SHRA)	• SAPS • SASSA • South African Post Office (SAPO)	• State Information Technology Agency (SITA) • Relevant Sector Education and Training Authorities (SETA's)	• National House of Traditional Leaders • Municipal Planning Tribunal	• Limpopo Gambling Board • National Youth Development Agency (NYDA) • Development Bank of Southern Africa (DBSA) • Council for Scientific and Industrial Research (CSIR)

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20.4 SUSTAINABLE RURAL LIVELIHOODS[22]

The Sustainable Livelihoods Framework illustrated in Figure 57 provides a useful conceptual lens for understanding the broader development dynamics within the MMSEZ Region. The figure highlights the relationship between contextual conditions, livelihood resources, institutional processes, livelihood strategies and sustainable outcomes. Within the MMSEZ RSDF, these components are not applied at a household scale but rather interpreted spatially. Contextual factors such as demographic change, migration trends, climate variability, land reform dynamics and macro-economic shifts shape the spatial development environment of the Musina–Makhado corridor. Livelihood resources — including natural capital (agricultural land, water, biodiversity), economic capital (SEZ infrastructure, logistics networks), and human capital (labour availability) form the territorial asset base that the RSDF seeks to protect, structure and optimise.

The institutional layer depicted in the figure is particularly relevant in the MMSEZ context, where multiple governance actors intersect. National policy direction (NSDF), provincial coordination (Limpopo PSDF), municipal land use management systems, traditional authority structures and the MMSEZ SOC governance model collectively influence access to resources and development pathways. The RSDF incorporates this institutional dimension by aligning spatial proposals with SPLUMA requirements, strengthening intergovernmental coordination, and ensuring that corridor and SEZ-led growth is integrated with municipal SDFs and IDPs.

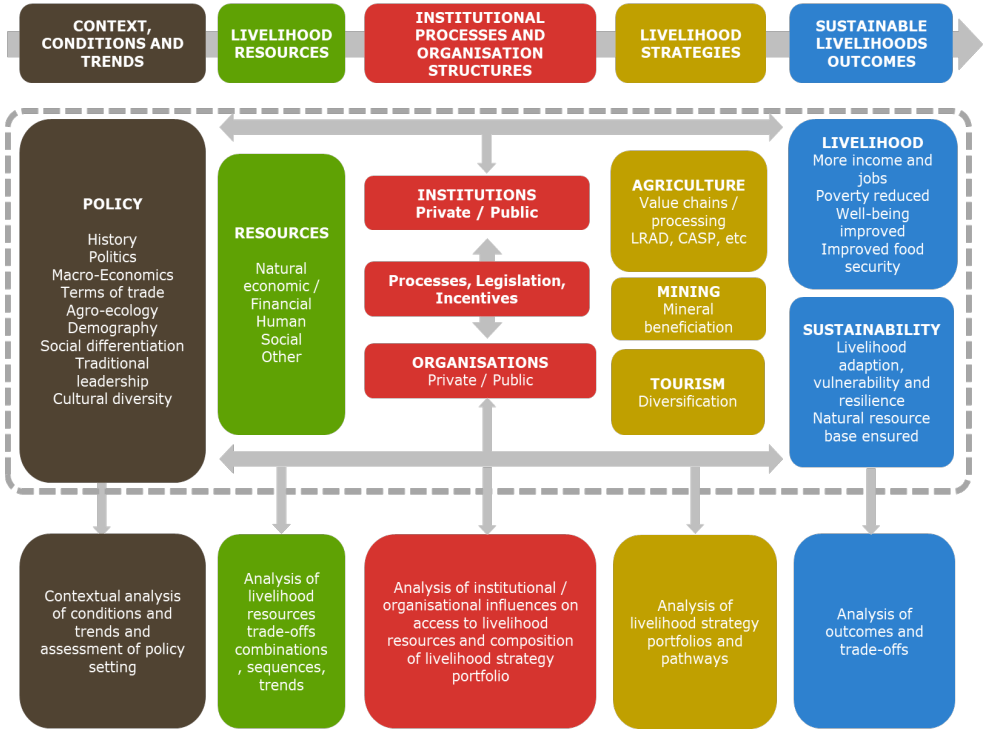


Figure 56: Proposed Sustainable Rural Livelihoods Framework

Finally, the livelihood strategies shown in the figure — agriculture, mineral value chains and tourism — directly correspond to the productive regions identified in the RSDF. However, rather than addressing these as stand-alone sectors, the RSDF spatially organises them through corridor development, nodal consolidation, environmental protection overlays and

[22] *According to Chambers and Conway (1992), A livelihood comprises the capabilities, assets (including both material and social resources) and activities required for a means of living. A livelihood is sustainable when it can cope with and recover from stresses and shocks, maintain, or enhance its capabilities and assets, while not undermining the natural resource base.*

infrastructure targeting. In this way, the figure informs the conceptual foundation of the RSDF, while the framework itself operationalises sustainable livelihood outcomes — employment creation, economic diversification, improved services and environmental resilience — through structured spatial transformation consistent with SPLUMA principles.

20.5 PERFORMANCE MANAGEMENT

20.5.1 MONITORING TOOLS

The region through the proposed MMSEZ Regional Development Agency should be committed to evaluating and monitoring the impact of activities, services, and results. Assessment of these activities and outcomes can then be communicated back to its stakeholders and into the organisation for them to continue to grow and adapt in ways that best suit its beneficiaries.

The Region should develop a **Results-Based Management (RBM)** framework, upon which its monitoring and evaluation can be based. This will also assist it in planning, implementing, and assessing its interventions in terms of the extent to which they achieve their projected results. Progress, therefore, can be tracked in terms of the types of results that can be generated by its interventions. The proposed RBM model will seek to achieve the ultimate outcome of fulfilling its mission "to create a safe, healthy, friendly and economically sustainable environment where all residents of the Region will equally benefit from effective and efficient service delivery." Intermediate outcomes will then focus on:

- Exploiting economic opportunities.
- Creating sustainable urban and rural settlements.
- Protecting the natural and built environment.

The proposed MMSEZ Regional Development Agency should monitor and evaluate the impact of its activities on intermediate outcomes through regular assessments of its interventions using interim surveys linked to its financial cycles. This will use measurement indicators, such as:

- The number of jobs created.
- The number of new businesses.
- Increase in turnover of existing businesses.
- The number of new or improved roads.
- The number of tourists visiting the area, decreasing/increasing.
- Quality of the natural and built environment.

Immediate outcomes will be evaluated in terms of why these outcomes are changing, what steps or actions were taken to achieve them, and whether the desired output was achieved. This might include looking more closely at such things as:

- The number of development incentives provided and taken up by residents.
- The number of tourist events held in the region.
- The number of people involved in improving roads.

20.5.2 SPLUMA IMPLEMENTATION AND MONITORING

In terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013), Spatial Development Frameworks must guide and inform land use management, infrastructure investment and spatial transformation across all spheres of government.

The Musina–Makhado Special Economic Zone (MMSEZ) Regional Spatial Development Framework (RSDF) operates within a declared functional region that transcends municipal boundaries. Accordingly, this RSDF must:

- Align with the National Spatial Development Framework (NSDF).
- Be coordinated through the Limpopo Provincial SDF (2024).
- Guide and inform the review of affected District and Municipal SDFs; and
- Influence land use management decisions within municipal jurisdictions.

While SPLUMA does not automatically render a Regional SDF directly binding on municipal land use schemes, Section 19 requires that Municipal SDFs and land use management decisions give effect to higher-order spatial frameworks. This RSDF therefore functions as a strategic spatial directive for coordinated development within the MMSEZ Region.

To ensure implementation, a structured Monitoring and Evaluation (M&E) Framework is required.

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Table 29: Key SPLUMA Performance Indicators to use for Monitoring the Regional, District, and Local SDF's

SPATIAL STRUCTURE & CORRIDOR DEVELOPMENT

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Strengthen Musina–Makhado Corridor	Number of catalytic projects approved within corridor	Development approval records; MMSEZ SOC reports	Spatial Efficiency
Consolidate primary nodes (Musina, Makhado, Thohoyandou)	% of public capital budget spent in identified nodes	Municipal IDP & Budget reports	Spatial Justice / Efficiency
Improve freight and logistics connectivity	Upgrading of rail and road infrastructure (km upgraded)	Infrastructure delivery reports	Spatial Efficiency
Improve public transport integration	Number of public transport improvement projects implemented	Transport sector reports	Spatial Efficiency

SUSTAINABLE HUMAN SETTLEMENTS

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Direct housing to nodes and urban edges	% of new housing approvals within nodal areas	Building plan approvals; GIS spatial audits	Spatial Justice
Promote compact development	Average residential density achieved (du/ha)	Township establishment approvals	Spatial Efficiency
Reduce informal expansion outside nodes	% of new settlement growth inside designated urban areas	GIS monitoring	Spatial Sustainability
Increase service access	% households with water, sanitation and electricity access	Stats SA; Municipal reports	Spatial Efficiency

AGRICULTURE & RURAL ECONOMY

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Protect high potential agricultural land	Hectares of agricultural land retained under protection overlays	SDF & LUS amendments	Spatial Sustainability
Promote agri-processing	Number of agri-processing facilities established	LED & DALRRD reports	Spatial Justice
Support land reform projects	Number of land reform projects supported within RSDF focus areas	DALRRD reporting	Spatial Justice / Sustainability

ENVIRONMENT & CLIMATE RESILIENCE

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Protect biodiversity areas	Area (ha) of CBAs and protected areas safeguarded	Environmental authorisations; GIS layers	Spatial Resilience
Manage flood risk	1:100-year flood lines incorporated into planning approvals	Approved floodline studies	Spatial Resilience

Improve water resource management	Bulk water upgrades implemented in nodal areas	Infrastructure master plans	Spatial Sustainability
Alien vegetation clearing	Hectares cleared per annum	Environmental programme reports	Spatial Resilience

ECONOMIC DEVELOPMENT & SEZ PERFORMANCE

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Industrial land uptake in SEZ	Hectares allocated and developed	MMSEZ SOC reports	Spatial Efficiency
Private sector investment	Rand value of investment secured annually	LEDA / SEZ reports	Good Administration
Employment creation	Number of direct and indirect jobs created	Labour market monitoring	Spatial Justice
Diversification of economic sectors	Number of new industrial or manufacturing sectors established	LED monitoring reports	Spatial Efficiency

GOVERNANCE & SPATIAL PLANNING SYSTEM

Strategic Objective	Performance Indicator	Means of Verification	SPLUMA Principle
Alignment of municipal SDFs	Number of municipal SDFs reviewed to align with RSDF	Council adoption records	Good Administration
Preparation of precinct plans	Number of approved precinct or LAP plans	Municipal planning reports	Spatial Justice
Spatial data compliance	Updated GIS datasets and SDI compliance	GIS audits	Spatial Efficiency
Land use decision alignment	% of major land use approvals consistent with RSDF	Tribunal reporting	Good Administration

20.5.2.1 INSTITUTIONAL ROLES AND COORDINATION

In accordance with SPLUMA:

- National Government (DALRRD) oversees NSDF alignment and monitors compliance.
- Provincial Government (Limpopo COGHSTA) coordinates municipal alignment and provides technical support.
- District and Local Municipalities implement land use management and infrastructure planning consistent with this RSDF.
- MMSEZ SOC / LEDA plays a catalytic implementation role within the declared SEZ and associated corridor.

The District Development Model (DDM) "One Plan" framework provides the institutional platform for integrated implementation and monitoring.

Monitoring must occur:

- Annually through IDP performance reviews.
- Every five years through SDF review cycles.
- Continuously through SEZ performance reporting mechanisms.

The framework provides a structured mechanism to evaluate whether investment, infrastructure delivery, land use management and environmental protection decisions are progressively realising the long-term spatial vision of the MMSEZ Region.

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CHAPTER 21. CONCLUSION

This report provides a sound basis and framework to guide and direct spatial planning and development in the MMSEZ RSDF Area. It is recommended that the report be made available for public comment and input. The report should be submitted as a component of the Provincial Spatial Development Framework Review process as well as the District/Municipal IDP/SDF process. The strategy (RSDF) also should be evaluated annually and be fully updated every five years.

21.1 TOWARDS REALISING THE SPATIAL VISION

In line with the development strategies and spatial development vision, the Implementation Framework approach is to be based on the following principles:

- Focus bulk of investment in areas that present potential for sustainable economic development.
- Align regional development initiatives to support key-value chain initiatives as presented in the MMSEZ Smart City Model.
- Infrastructure investment should primarily support localities that will become significant growth nodes to create regional gateways (as proposed in the National Spatial Development Framework).
- Go beyond the constitutional obligation of providing basic services and focus on localities' economic potential and/or growth to attract private-sector investment. Thus, enabling the stimulation of sustainable economic activities and the possibility of creating long-term employment opportunities.
- In areas of limited potential focus shall go beyond the provision of basic services, and further include human resource development, labour market intelligence, and social transfers. Communities provided with information and opportunities are more likely to exercise their choice to access or even migrate to areas with greater economic potential.
- Future settlements are to be developed along corridors and nodes to redress the spatial distortion caused by past policies.

21.2 RSDF REVIEW

The purpose of an RSDF is to provide a medium to the long-term regional vision and a set of strategies to attain this vision. SPLUMA, 2013 requires that this be translated into an implementation framework. As for development, whether it be the public sector or the private sector, takes multiple years to manifest, it is not appropriate that the RSDF is substantially reviewed annually**. The RSDF must encourage consistency and predictability in planning decisions to achieve the desired outcomes**.

Processes, including public participation processes, associated with the review of an SDF are prescribed by SPLUMA, 2013 (neither SPLUMA nor the Regulations published in terms of the Act directly address requirements around the review, apart from the statutory requirement that it has to be done once at least five years after its preparation and publication, and every five years thereafter, by the responsible Minister.

The RSDF could therefore be reviewed on the following basis:

- Updated data and or Socio-Economic Trends and Reports that could be useful to update the RSDF
- A new development vision or direction is envisaged that differs from the current RSDF.
- Regional boundary amendments are required depending on new development trends and pressures.
- Alignment to new Provincial and/or National Development Plans and Spatial Frameworks.

21.3 STATUTORY PUBLICATION IN TERMS OF SPLUMA

The Musina–Makhado Special Economic Zone (MMSEZ) Region has been formally declared and gazetted in accordance with the applicable legislative framework. This Regional Spatial Development Framework (RSDF) has accordingly been prepared for the declared region as a regional spatial policy instrument contemplated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).

In terms of Section 18(1)– (4) of SPLUMA, a regional spatial development framework must be prepared through an inclusive and consultative

process and must be published for public comment prior to adoption. In compliance with Section 18(4)(a), this Draft MMSEZ RSDF is hereby released for a 60-day public participation period, during which organs of state, affected stakeholders, landowners, interested and affected parties, and members of the public are invited to submit written comments, representations or objections.

Furthermore, in accordance with Section 19 of SPLUMA, once adopted, the Regional Spatial Development Framework will:

- Guide planning and development within the declared region.
- Inform and align the preparation and review of municipal spatial development frameworks within the region.
- Provide a spatial basis for coordinated infrastructure investment and intergovernmental alignment; and
- Serve as a framework to ensure that land use management decisions give effect to the spatial vision and development principles contained herein.

All representations received during the statutory public participation period will be duly considered prior to finalisation. Following consideration of submissions and any required amendments, the RSDF will be formally adopted and published as the approved Regional Spatial Development Framework for the MMSEZ Region.

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