

2007

Maruleng Spatial Development Framework



MARULENG MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

2007

Prepared for the Maruleng Local Municipality by

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Executive Summary

The Spatial Development Framework (SDF) for the Maruleng Local Municipality, which forms part of the Mopani District Municipality in the Limpopo Province, focuses on the spatial dimensions of development in Maruleng and, as such, is a core component of the Maruleng Integrated Development Plan (IDP). The SDF seeks to create a spatial environment that supports economic growth and development to the benefit of the people of Maruleng.

The analysis of development in Maruleng revealed that most people are poor, with at least half of them unemployed. They live in rural villages in which the level of economic activity is low with most people being dependent on subsistence living. Places of employment are generally far from the villages, where more than ninety percent of the people live. While the situation is improving, many residents have limited or no access to basic services.

Tourism and agriculture are the cornerstones of the Maruleng economy. Hoedspruit is the only urban node of note, with growth of the town driven by tourism. Maruleng is blessed with tremendous natural assets, including rivers and mountain areas, an abundance of wildlife, and areas of great natural beauty. Maruleng contains a large part of the most extensive area of private game reserves on earth, making it an international tourist destination. The world famous Kruger National Park is situated to the east of Maruleng.

Maruleng is characterised by clearly identifiable land use areas, including: extensive agriculture areas, predominated by the growing of citrus fruit; game reserves and nature reserves, including game lodges; sprawling rural residential villages along the foothills of the Drakensberg escarpment; extensive areas in the form of wildlife estates, centred on Hoedspruit; the Hoedspruit Air Force Base and East Gate Airport, which shares runways; rural residential development at Kampersrus; and, low-intensity mining at Mica.

The spatial structure of Maruleng is dominated by agriculture and wildlife-tourism. The apartheid residential pattern is still very much evident with sprawling rural villages situated in tribal authority areas located far away from employment opportunities. In response, the principles underlying the SDF proposals are that of concentrating, infilling and linking of development. This translates into the intensification and concentration of development and infrastructure provision at development nodes; linking of rural nodes by means of a development corridor, infill development on the vacant land areas between the existing rural villages and within the existing villages, and protection of the natural environment within the context of maximising the tourism potential of Maruleng.

The SDF proposals include the following: intensification and expansion of the *provincial growth node* at Hoedspruit; establishment of a *municipal development corridor* linking the rural villages (*The Oaks-Metz-Trichardsdal development corridor*); *development of a municipal growth node* at Metz Central; concentration of economic activity at a strategic location within each village; establishment of *the Drakensberg Environmental Zone*; extensive land areas devoted to *agriculture*, which include *agricultural processing* facilities; and, and areas devoted to game reserves .

1 Introduction

1.1 The project

This document describes the Spatial Development Framework (SDF) for the Maruleng Local Municipality, which forms part of the Mopani District Municipality in the Limpopo Province.

The Maruleng SDF concerns itself with the spatial implementation of the Maruleng IDP, and specifically with the spatial dimension of development in the municipal area.

1.2 Legislative imperative

The Local Government: Municipal Systems Act, 2000, (Act 32 of 2000) requires a municipality to compile a Spatial Development Framework (SDF) for its area of jurisdiction to serve as a core component of its Integrated Development Plan (IDP).

In addition to the aforementioned Act, the formulation of a SDF for a municipal area is also guided by the following:

- Municipal Planning and Performance Management Regulations, 2001, (Regulations to the Municipal Systems Act).
- White Paper on Spatial Planning and Land Use Management, 2001.

The Municipal SDF together with the Municipal Integrated Development Plan (IDP) must:

- Give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995 (Act no. 67 of 1995).
- Set out objectives that reflect that desired spatial form of the municipality.
- Contain strategies and policies regarding the manner in which to achieve the objectives referred to, which strategies and policies must:
- Indicate desired patterns of land use within the municipality.
- Address the spatial reconstruction of the location and nature of development within the municipality.
- Provide strategic guidance in respect of the location and nature of development within the municipality.
- Set out basic guidelines for a land-use management system in the municipality.
- Set out a capital investment framework for the municipality's development programs.
- Contain a strategic assessment of the environmental impact of the spatial development framework.
- Identify programs and projects for the development of land within the municipality.
- Be aligned with the spatial development frameworks reflected in the integrated development plans of neighbouring municipalities.
- Provide a visual representation of the desired spatial form of the municipality, which representation:

- Must indicate where public and private land development and infrastructure investment should take place.
- Must indicate desired or undesired utilisation of space in a particular area.
- May delineate the urban edge.
- Must identify areas where strategic intervention is required.
- Must indicate areas where priority spending is required.

The SDF has been formulated taking into account that countrywide many municipalities have not succeeded in developing comprehensive SDFs as a supporting component of their IDPs. This results in limited and slow progress in integrating inefficient, impoverished and scattered settlements into the wider economy and urban structure. Poor rural communities are usually located far away from places of economic, cultural, recreational and educational opportunities and spatial and economic fragmentation continues to pose major development challenges to provincial and municipal governments.

1.3 Supporting information

The Maruleng SDF draws on the considerable amount of information contained in the following documents:

- Mopani District Municipality Integrated Development Plan 2006 – 2011.
- Maruleng Municipality Integrated Development Plan (IDP) review 2006/2007.
- Economic Profiling of the Poverty Nodes – Maruleng prepared by the Monitor Company Group (Draft document dated 05 December 2006).

In addition to documents dealing specifically with Maruleng, the spatial analysis also drew on information contained in National and Provincial Planning documents. These include:

- National Spatial Development Initiative.
- Limpopo Growth and Development Strategy 2004 - 2014.
- Limpopo Spatial Rationale 2002.

In addition to analysing the documented information, the consultants conducted extensive visits to Maruleng to acquaint themselves with the area and its people.

As far as possible, the Maruleng SDF does not repeat information and analyses contained in the above documents, unless deemed necessary for clarification of issues. In essence, the current document provides a synthesis and simplification of existing available information, focusing on the spatial dimensions of development in Maruleng. This will form the basis for the formulation of the actual Spatial Development Framework (SDF).

1.4 Report structure

The SDF report consists of six parts, as follows:

- Part 1: Introduction
- Part 2: Overview of the Maruleng Municipality
- Part 3: Maruleng: A spatial interpretation
- Part 4: Spatial analysis of the Maruleng IDP
- Part 5: National and Provincial Imperatives
- Part 6: Maruleng Spatial Development Framework
- Part 7: Implementation Projects

The following Annexures are included:

- **Annexure 1** lists the projects emanating from the Maruleng SDF
- **Annexure 2** list the approved Maruleng IDP projects.

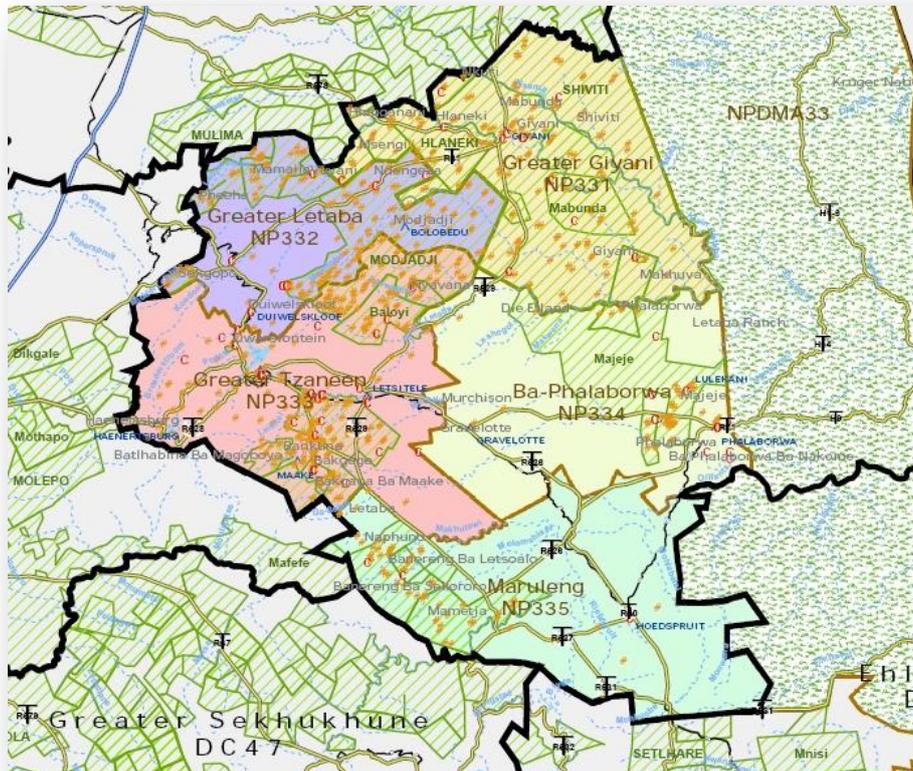
2 Overview of the Maruleng Municipality

2.1 Locality

The Maruleng Municipality, which extends over 3 247 km², is situated in the south-eastern quadrant of the Limpopo Province within the area of jurisdiction of Mopani District Municipality. To the east, it is bordered by the Klaserie Nature Reserve, Timbavati Game Reserve and Thorny Bush Game Reserve. The Klaserie Game Reserve shares its eastern border with the Kruger National Park. To the north, Maruleng is bordered by the Ba-Phalaborwa and Greater Tzaneen Municipalities, the Lepelle Nkumpi Municipality to the West, and the Tubatse and Bushbuckridge Municipalities to the south.

The locality of the Muraleng Municipality within the Mopani District Municipality is depicted in Figure 1.

Figure 1: Locality of the Maruleng Municipality within the Mopani District Municipality



(Source: Municipal Demarcation Board, 2006)

2.2 Municipal area

The Maruleng Municipal area is depicted on two plans:

- Plan 1 - Orientation and Infrastructure.
- Plan 2 - Land Ownership and form-giving elements.

The main access points to the municipal area are via the Strijdom Tunnel and Klaserie in the south, Ofcolaco in the west and Mica in the north.

Maruleng is a rural municipality within which agriculture, tourism and game reserves predominate. Hoedspruit town is the administrative and economic centre of Maruleng. The East Gate Airport, which shares runways with the Hoedspruit Air Force Base, is situated south-east of Hoedspruit, providing an important tourism gateway to Maruleng.

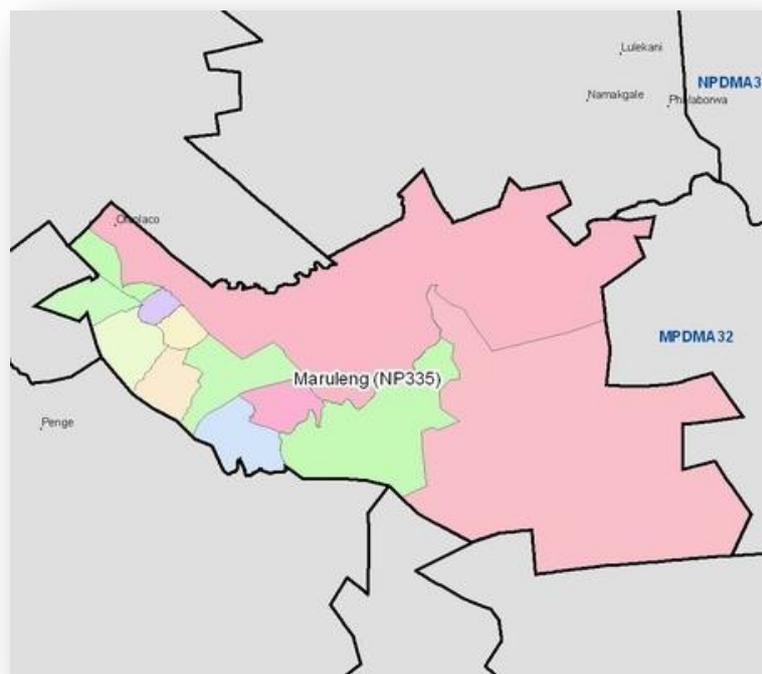
The municipal area is characterised by typical Lowveld vegetation and is evenly sloped with isolated kopies and ridges. To the south-west, the municipal area borders the Drakensberg escarpment.

Urban and rural development is fragmented, which is a legacy of the policy of racial segregation applied during the Apartheid era.

2.3 Municipal boundary and wards

The municipal boundary and municipal wards are shown in Figure 2.

Figure 2: Maruleng municipal wards



(Source: Municipal Demarcation Board, 2006)

The municipal area contains 12 wards. The physical area of wards are smaller where the population concentration is higher, with wards that cover the nature reserves being much larger in area due to the fact that people live dispersed over a wide area. Because the vast majority of the population live in the rural villages in the north-west part of Maruleng, there is a greater concentration of municipal wards in this area.

2.4 Population

According to the Mopani District Municipality IDP 2006-2011, the Maruleng Local Municipality had an estimated 107 247 persons in 2006. The estimated total population and urban, rural and farming population are listed in Table 1.

Table 1: Maruleng population estimate (2006)

Category	Persons
Rural	95 162
Urban	2 494
Farming	9 591
Total	107 247

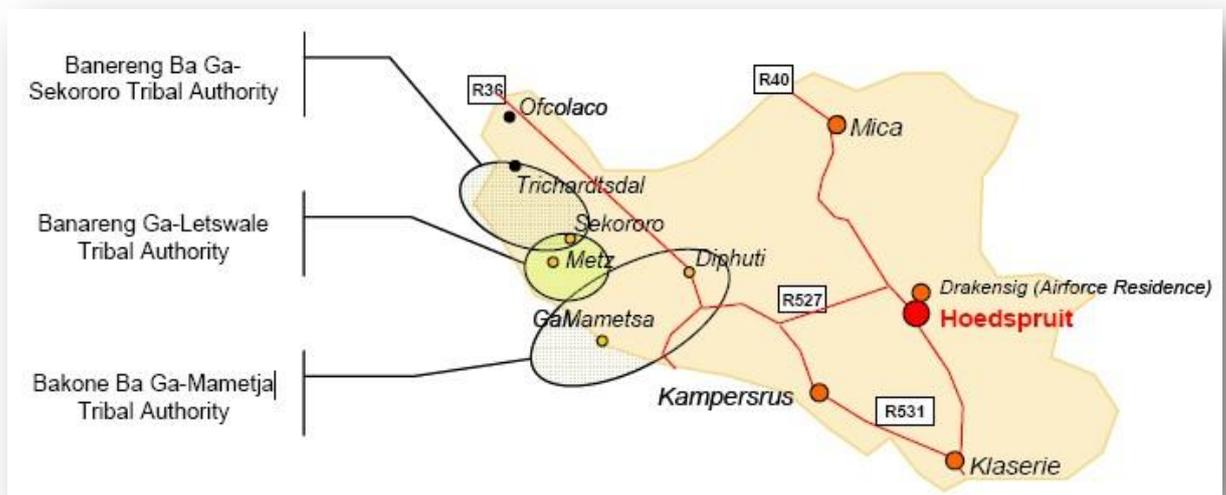
(Source: DWAF Limpopo – Sanitation status review summary report, 2006)

The 2006 population estimate shows a growth in population compared to the census 2001 population figure of 97 138 persons.

2.5 Traditional authorities

The majority of the people in Maruleng live in rural villages, which are located in traditional authority areas, where land is held under traditional ‘communal ownership’. The location of the traditional authorities is depicted in Figure 3.

Figure 3: Location of traditional authorities



(Source: Monitor Group, Economic Profiling of Poverty Nodes, Maruleng, 2006)

Spatially, the traditional areas are located in the western part of the municipal area, some distance from Hoedspruit, which is the administrative centre of the municipality.

2.6 Settlements

2.6.1 Rural villages

The people of Maruleng reside in 36 communities of which nearly 90% live in 33 rural villages situated in the north-western quadrant of the municipal area (formerly known as the Naphuno II district). The other three communities are Hoedspruit, Kampersrus and Mica.

The rural villages are located within the areas of jurisdiction of Traditional Authorities. This is depicted in Table 2.

Table 2: Tribal authorities and rural villages

<i>Traditional Authority</i>	<i>Banareng Ba Ga-Sekororo</i>	<i>Bakone Ba Ga-Mametja</i>	<i>Banareng Ba Ga-Letswale</i>
Leader	<i>Kgoshi S Sekororo</i>	<i>Kgoshi Mametja</i>	<i>Kgoshi Letsoalo</i>
Villages	Callais	Mabins A & B	Metz
	Balloon	Molane	
	Moshate	Sedawa	
	Mahlomelong	Santeng	
	Lorraine	The Willows (Dingapong)	
	Hlohlokwe	The Oaks (Dhiputi)	
	Matshelapaia	Finale	
	Tickyline		
	Newline		
	Jele		
	Bellville		
	Loss		
	Kanana		
	Sofaya		
	Bismarck		
	Madeira		
	Makgaung		
	Turkey 1, 2, 3 & 4		
	Enable		
	Worcester		
	Batswana		

(Source: Maruleng Local Municipality, 2007)

2.6.2 Urban concentrations

The main urban concentration in terms of infrastructure, business and institutional functions, is Hoedspruit. Kampersrus forms a second nodal point. In addition, there is limited mining activity located at Mica in the north-east. The Maruleng settlement pattern is depicted on Plan 1. The plan also shows the existing engineering and social infrastructure in Maruleng, including roads, railway lines, hospitals and clinics, and police stations. Also shown are the focus areas for the multi-sectoral projects identified in the Maruleng IDP.

Plan 1: Maruleng Local Municipality - Orientation and Infrastructure

Plan 2: Maruleng Local Municipality – Land Ownership and Form-Giving Elements

2.7 Land ownership

2.7.1 Privately-owned land

Large areas of land is in private ownership and mostly devoted to extensive uses such as farming, wildlife estates, private game reserves, conservancies, game lodges, and other tourist attractions. Private ownership predominates in Hoedspruit, consisting of housing, shops and offices, conference centres and tourist facilities such as guest houses and lodges.

Approximately 18,5% of the total land area (600 km²) is subject to 45 registered land claims.

2.7.2 State-owned land

The state holds considerable land areas in Maruleng, of which most is under custodianship of Traditional Authorities. About 90% of the residents of the municipal area live in these traditional areas.

Since most of the properties within the municipality are within tribal jurisdictions, a large percentage of land is held under leasehold title and Permissions to Occupy (PTO). Because of this, land ownership is regarded as insecure, which in turn acts as a hurdle to land development. To facilitate development in Maruleng, land tenure, especially in the nodal points, should be upgraded to unlock the development potential of the land.

In addition, land in state ownership includes the Hoedspruit Air Force Base, situated about 14 km east of Hoedspruit. The base is surrounded by the Air Force Base Hoedspruit Game Reserve. Housing for air force personnel is at a modern residential township, Drakensig, located about 12 km west of the base and 3 km west of Hoedspruit town.

2.8 Land claims

As elsewhere in South Africa, Maruleng is affected by the land restitution process, with 18% of the land in Maruleng subject to land claims. (Refer to Table 3 and Plan 3).

Table 3: Land claims in Maruleng

<i>Category</i>	<i>Persons</i>
Number of land claims	45
Municipal area (ha)	324 699
Area claimed (ha)	60 000
Percentage of land under claim	18.47

(Source: Northern Province Spatial Rationale, 2001 and 2006/7 Maruleng IDP)

Of the 349 land claims lodged for land within the Mopani District Municipality, 45 are for land located within Maruleng.

Plan 3: Land claims in Maruleng

While land claims are at different phases of processing, 15 claims had been settled by early 2007 and the land transferred to the claimants.

A consequence of the land restitution process is that economic investment in land that is subject to claims has ceased. Since the restitution process creates uncertainty regarding future ownership, landowners are reluctant to make continued investments in their land, rather awaiting the outcome of the restitution process. Thus, if the process is drawn out, economic investment is delayed, or even terminated, resulting in, as has already occurred elsewhere, in the closing down of agricultural ventures and enterprises and the people losing their jobs.

According to the Maruleng IDP, some housing projects have been delayed because of land claims. It is of utmost importance that the land restitution process be completed as a matter of urgency.

The land claims lodged in Maruleng are mostly on the centrally located agricultural areas, including the orchards, in the central-southern part of Maruleng. It is not expected that the land claims will have an immediate effect on the current use of land, with the likelihood that for the near future the land will be retained for agricultural activities.

2.9 Land-use legislation

Despite ongoing attempts at reform legislation governing land use, and although the land development processes involve similar procedures, different sets of legislation still apply to land development in South Africa.

- Land development in the former Trust Areas, National Home Lands and Independent States, were, and is still, governed by the Black Communities Development Act, Proclamation R293 of 1962. Towns were proclaimed under section 4(1) of R293, hence the term an “R293 town”, and all town planning and township establishment was carried out in terms of this piece of legislation.
- In the rest of the country, land development mainly took place under the relevant Provincial Ordinances and other legislation dealing with land development.

Applications for changes in land use on privately owned land are governed by:

- Town Planning and Townships Ordinance, 1968 (Ordinance 15 of 1968).
- The Malelane Town Planning Scheme 1972.
- Development Facilitation Act, 1995 (Act 67 of 1995).

It would appear that currently applications for land development in Maruleng are lodged mainly in accordance with the provisions of the Development Facilitation Act, 1995.

Applications for site demarcations in traditional authority areas are made in terms of:

- Proclamation R188 of 1969.
- Sections 49(1) and 54(1) of the Bantu Areas Land Regulations (Act 38 of 1927).

Legislation governing land development in the traditional authority areas include:

- The Communal Land Rights Act, 2004 (Act 11 of 2004).

- Black Communities Development Act, Proclamation R293 of 1962.
- Extension of Security of Tenure Act, 1997 (Act 62 of 1997)
- The Less Formal Township Establishment Act, 1991 (Act 113 of 1991);

The Communal Land Rights Act 2004 provides, among other things, for legal security of tenure by transferring communal land to communities, the democratic administration of communal land by communities, and for the co-operative performance of municipal functions on communal land.

Development and upgrading of land tenure in traditional authority areas requires consultation with and involvement of the traditional structures and local communities in the area in which development is to take place. This is seen as a key to unlocking the economic potential of these areas.

3 Maruleng: a Spatial Interpretation

3.1 Municipal-wide spatial issues

This section of the report presents a spatial analysis of Maruleng, identifying municipal-wide spatial issues, including economic development and activity, roads and transportation networks, services and infrastructure, housing, the extent to which municipal investment patterns are aligned with development needs, and the like. The purpose of this analysis is to determine the way forward in terms of how the municipality should be shaped from a spatial point of view.

As part of the discussion below the reader is advised to consult the following accompanying maps:

- **Plan 1:** Orientation and Infrastructure

The map depicts the detail of development in Maruleng, including major roads, the location of the rural villages, location of schools and health facilities, police stations, and the like.

- **Plan 2:** Land Ownership and Form Giving Elements

The map shows form giving elements such as the Drakensberg Biosphere, tribal land areas, municipal wards, nature reserves, orchards and privately owned land.

The spatial analysis provides a synthesis of the major elements affecting the spatial structure of Maruleng. The results of this analysis will form the basis for formulating the Maruleng Spatial Development Framework (SDF).

The spatial analysis, described in the following paragraphs, shows that the spatial structure of Maruleng has a significant impact on the provision of and availability of infrastructure and services. As expected, the analysis confirms that the most pressing municipal-wide needs are in the extensive low-density, under-developed villages located in the north-western part of the municipal area, where nearly 90% of the Maruleng population lives.

3.2 Information availability

Due to a lack of up to date information much of the statistical data used in the analysis of the municipal-wide spatial issues are from the 2001 National Population Census. It is therefore likely that in many cases the situation on the ground has improved since the time of the last census. For example, discussions with officials revealed that, compared to the situation in 2001, more families by now have access to electricity and there is no longer a bucket system in use in Maruleng.

Nevertheless, the fact that figures may be dated or inaccurate does not mean that they must be discarded. To use an extreme example: if one data source indicated that 10% of the population in an area is poor and another states that 90% of the population in that area is poor, then obviously the matter requires further investigation. However, when the difference in figures is small it becomes easier to reach a conclusion. Thus, for planning at the strategic level, if one data source puts the poverty level at 80% of the population, and another holds that 90% of the population is

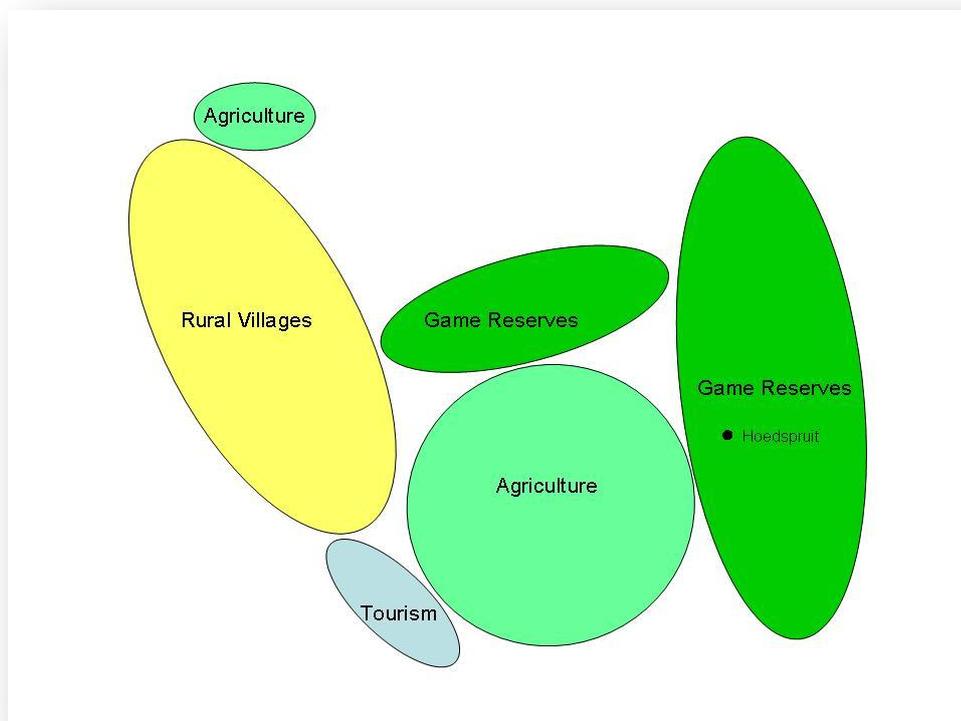
poor, what matters for planning purposes is that the vast majority of the population in that area is poor. This then becomes a matter to be addressed when planning strategies are formulated. This approach has been followed in the formulation of the Maruleng SDF.

3.3 Spatial structure

Spatially, the major distinguishing characteristics of the Maruleng Municipal area are found in its population distribution and economic activity.

An analysis of the available information, supplemented by an on-the-ground appraisal and aerial photo analysis of the Maruleng municipal area, leads to a graphical representation of the simplified spatial structure of Maruleng (Figure 4).

Figure 4: Maruleng Simplified Spatial Structure



As the figure shows, the western parts are dominated by the rural villages and tribal areas (north-west) and tourism activities along the Drakensberg (south-west). The central, and central southern parts of Maruleng are predominated by agricultural activities, with game reserves in the north-central part. The eastern parts of Maruleng, along the Kruger National Park and extensive private game reserves, are almost entirely devoted to game reserves and game lodges. The only town of note, Hoedspruit, is located centrally in the eastern part of Maruleng.

3.4 Population distribution

According to the Mopani District Municipality IDP 2006-2011, the Maruleng Local Municipality had an estimated population of 107 247 in 2006. Only 2% of the people of Maruleng live in towns and villages that are classified as urban. The balance (98%) of the population lives in 21 rural settlements. This is depicted in the Table 4.

Table 4: Maruleng urban, rural and farming population

	<i>Persons</i>	Percentage
Rural	95 162	89
Urbanised	2 494	2
Farming	9 591	9
Total	107 247	100

(Source: Mopani District Municipality IDP 2006-2011)

Perhaps the outstanding spatial characteristic is that 90% of the population resides in the west of Maruleng in the area formerly known as the Naphuno II district, which formed part of the former Lebowa. The only urban centre of note, Hoedspruit, is located in the eastern part of Maruleng, some distance from the rural villages in the north-western part where the majority of the population resides.

Although Figure 4 represents a highly simplified spatial representation of Maruleng, it shows the essence of Maruleng's spatial make-up. Spatially Maruleng is a rural area, predominated sprawling rural villages, agriculture, extensive game reserves and lodges, as well as natural tourist attractions along the Drakensberg and Blyde River Canyon.

3.5 Economic activity

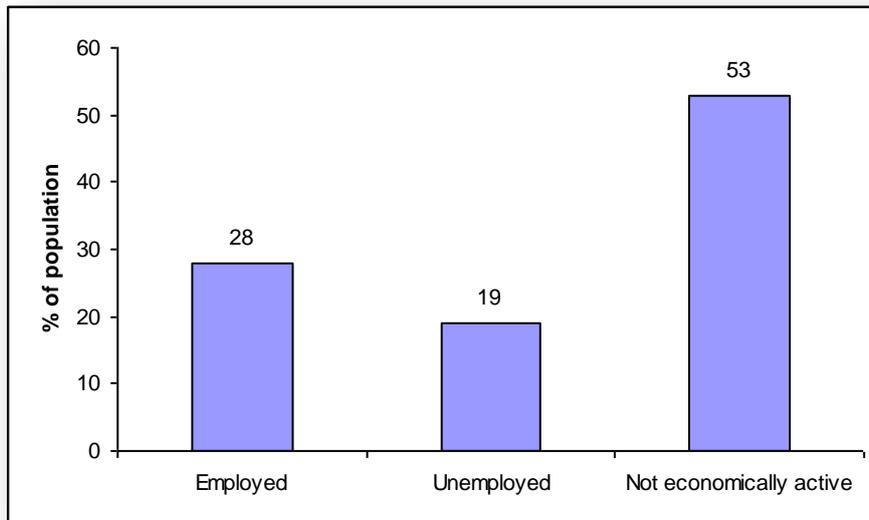
The mainstays of the Maruleng economy is agriculture and tourism, both of which are extensive land uses. By contrast, urban economic activity is limited with Hoedspruit, which is the centre of infrastructure, business and institutional functions.

3.5.1 Employment

In 2001, only 28% of Maruleng's adult population were employed, with a further 53% classified as economically inactive (Figure 5).

For those who had jobs, in 2001 the main sources of employment and income were agriculture and community services (Figure 6). However, tourism is a sector that is consistently growing and, together with agriculture, are the mainstays of Maruleng's economy. From a land use and economic point of view, these activities are rural and extensive in nature, meaning that they do not create the large numbers of employment opportunities when compared to urban economic activity.

Figure 5: Employment in Maruleng (2001)

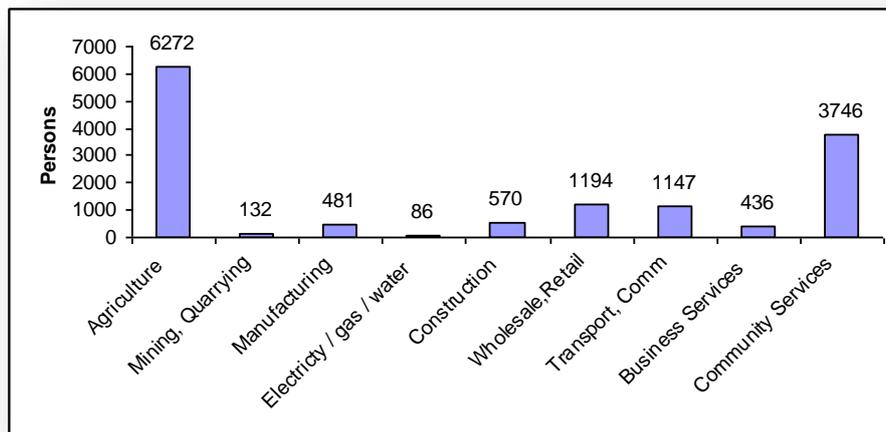


(Source: Municipal Demarcation Board, 2006)

Economic activity in Maruleng exhibits the following broad spatial pattern:

- Low-level economic activity in the north-western part dominated by rural villages.
- The southern and central parts characterised by agriculture and agricultural processing.
- The eastern parts, bordering on large game reserves, including game lodges.

Figure 6: Maruleng employment sectors (2001)

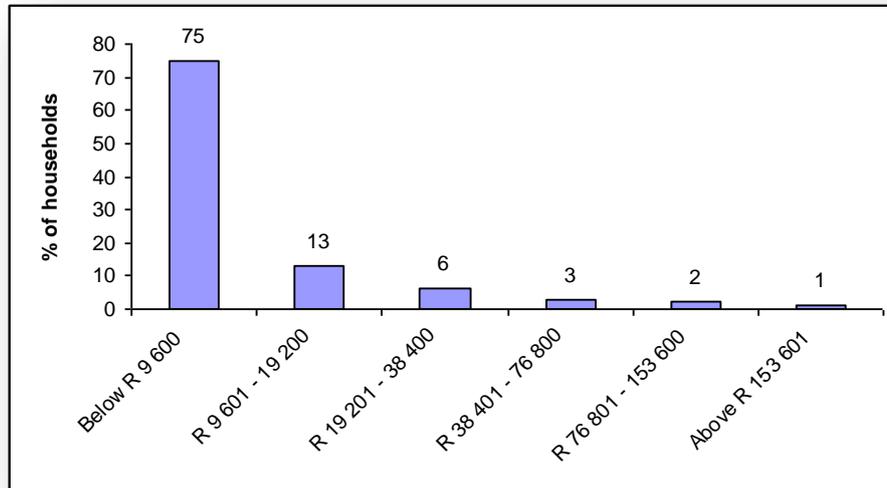


(Source: Municipal Demarcation Board, 2006)

3.5.2 Household income

The majority of the inhabitants of Maruleng are poor, with 94% of households below the household subsistence level of R 19 200 in 2001 (Figure 7).

Figure 7: Maruleng household Income (2001)



(Source: Municipal Demarcation Board, 2006)

From a spatial point of view almost all of the poor people in Maruleng, which means the majority of the Maruleng population, live in the north-western quadrant of Maruleng. The extent of poverty is evidenced by the large percentage of households living under the subsistence income level and the fact that more than half of the population is economically inactive.

3.5.3 Spatial distribution of economic activity

Spatially, the economy can be represented as consisting of four quadrants as depicted in Figure 8.

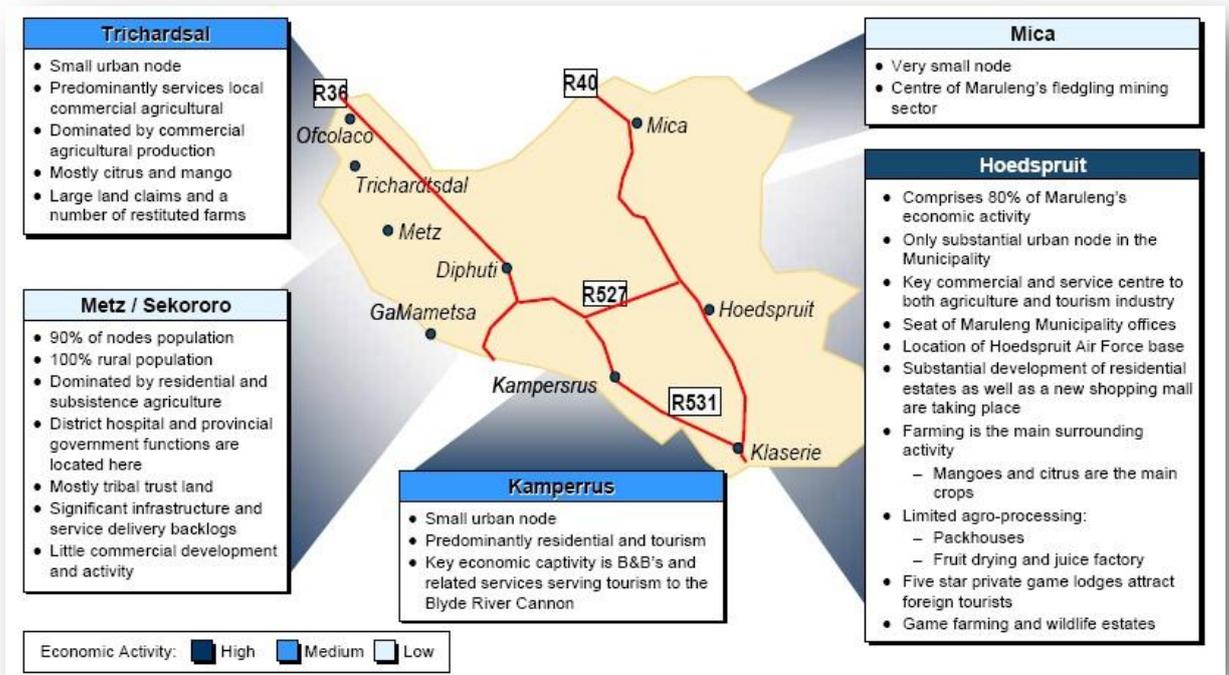
Figure 8: Spatial manifestation of the Maruleng Economy

North-western part	North-eastern part
<ul style="list-style-type: none"> ▪ Sprawling residential villages along the foothills of the Drakensberg ▪ 90% of the Maruleng population live here ▪ Limited economic development and low level of economic activity ▪ Major infrastructure and services backlogs 	<ul style="list-style-type: none"> ▪ Tourism dominated by game reserves and game lodges bordering on the Klaserie Game Reserve ▪ Limited mining at Mica
Central and southern parts	South-eastern parts
<ul style="list-style-type: none"> ▪ Agriculture and agricultural processing ▪ Tourism centred on the Blyde River Canyon ▪ Centrally situated game reserves 	<ul style="list-style-type: none"> ▪ Hoedspruit town ▪ Air force base ▪ East Gate Airport ▪ Tourism dominated by game reserves and game lodges

Surveys undertaken by the Monitor Group illustrates the extent to which Hoedspruit dominates the economy of Maruleng, accounting for 80% of economic activity, with the contribution of the other small nodes being limited (Figure 9).

A major challenge then, in Maruleng, is the building of an economy that creates more jobs and more wealth for the local inhabitants. There is, however, no magic formula that will lead to the instant development of the Maruleng economy. Maruleng has to draw on its strengths, which are:

Figure 9: Economic centres in Maruleng



(Source: Monitor Group, Economic Profiling of Poverty Nodes, Maruleng, 2006)

- It is a significant agricultural production centre.
- It has outstanding tourism assets, which include major private game reserves and lodges, drawing people from all over the world.

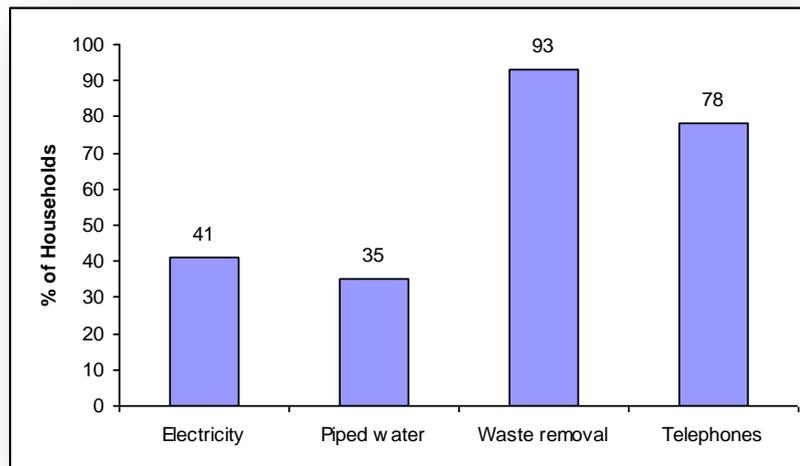
In drawing on these, Maruleng can begin to address its greatest challenge, which is to improve the lot of the majority of its people who reside in the extensive residential settlements located in the north-western part of the municipal area.

3.6 Availability of basic services

The availability of services and infrastructure contributes to the well-being and quality of life of people. Economic development leads to improvements in water supply, sanitation, and supply of energy, roads, public transport, waste management, and telecommunications, which in turn socio-economic development.

Throughout the Maruleng Municipal area, a large percentage of households are without access to basic services (Figure 10).

Figure 10: Households without access to basic services (2001)



(Source: Municipal Demarcation Board, 2006)

According to the municipality, 1300 households were without electricity in 2006. From a spatial perspective, access to basic services is lowest in the rural villages and highest at Hoedspruit. The spatial distribution of the various basic services is discussed in more detail below.

3.6.1 Access to water

Despite the water resources in the Blyde River Canyon and the Olifants River, many farms and households rely on underground and rain water. Access to water is a major problem in Maruleng, exacerbated by the fact that water distribution is expensive and uneven across the municipal area.

There is, according to the municipality, no bulk water supply in Maruleng and boreholes are generally not well equipped.

3.6.1.1 Household water supply

Household access to water according to the 2001 National Census is depicted in Table 5.

In their economic survey of Maruleng, the Monitor Group established the following:

- Household water problems are rated as the number one priority by Maruleng residents. Access to household water is a particular problematic in the in the more urbanised urban settlements such as Sekororo and Metz.
- The rural communities depend almost entirely on boreholes for water supply and the quality is often poor.
- Difficulties exist with inadequate and poor infrastructure (boreholes).

Table 5: Maruleng – access to water (2001)

<i>Description</i>	<i>Households</i>	<i>%</i>
No access to piped water	3 297	7.1
Piped water (in dwelling)	1 370	3.0
Piped water (in yard)	10 122	21.9
Pipe water closer than 200m	4 300	9.3
Pipe water further than 200m	3 958	8.6
Regional Local Scheme	9 110	19.8
Borehole	3 947	8.6
Spring	420	1.0
Rain-water tank	165	0.4
Dam/pool/stagnant	4 120	8.9
River or stream	4 806	10.4
Water vendor	177	0.3
Other	301	0.7
Total	46093	100

(Source: Municipal Demarcation Board, 2006)

According to the Mopani IDP, all municipalities in the Mopani District Municipality provide free basic water (6 000 litres per household per month). However, to eradicate the water backlog, water services have been prioritised as the most important of all services, resulting in more than 70 % of the projects implemented in the Mopani District being water services related projects.

3.6.1.2 Agricultural water supply

Considering the low-income levels and the cost of obtaining water, it is no surprise that subsistence farmers rely on seasonal rainfall for crop production. There are however, a number of irrigation schemes in Maruleng:

- A former homeland irrigation scheme exists in the Oaks that support emerging farmers.
- Commercial irrigation is used in the northern rural villages around Trichardsdal and also around Hoedspruit
- In 2003 a new pipeline financed by Rand Merchant Bank, which cost (R 150 million), became operational. The scheme supplies water from Blyde River Dam to the Hoedspruit area. Use – 800 ha of irrigated land have been reserved for small emerging framers. However, since the initial usage cost estimates have increased from R1 500 per ha, to R4,000 per ha this has resulted in non-payment by farmers and litigation by Rand Merchant Bank.

3.6.1.3 Irrigation schemes

The department of Agriculture is involved in land-care projects in the Maruleng municipal area. Projects can be small, such as fencing, the erection of gabions and various conservation related structures that do not have a spatial impact.

The department is also involved in a number of irrigation schemes providing water for irrigation to areas of high-quality agricultural land. The location of these schemes is depicted in Table 6. The SDF will provide for the protection of these irrigation schemes.

Table 6: Maruleng irrigation schemes

<i>Project</i>	<i>Hectares under irrigation</i>	<i>Area/Village</i>
Jele	102	Tickeyline
Lorraine A	86	Lorraine
Lorraine B	9	Lorraine
Metz irrigation scheme	265	Metz
Madeira irrigation scheme	240	Madeira
Makguang irrigation scheme	71	Makguang
Sofaya irrigation scheme	113	Sofaya

3.6.1.4 Water services providers

The providers of water and their areas of jurisdiction is summarised in Table 7.

Table 7: Water providers

<i>Component</i>	<i>Task</i>	<i>Responsibility</i>
Naphuno 2 Regional Water Scheme (RWS)	The bulk water scheme falls within the judicial area of the Maruleng Local Municipality and serves 29 rural communities. Water for this entire area is mainly supplied by means of boreholes, a number of mountain springs and abstraction from the Olifants River. The management, staff and other associated duties are still residing with DWAF.	DWAF/ Maruleng
Hoedspruit	The town is supplied with water from the Blyde River and falls within the judicial area of the Maruleng Local Municipality.	Public Works Department
Mica and Kampersrus	The two villages are supplied with water from boreholes and fall within the judicial area of the Maruleng Local Municipality.	Public Works Department

(Source: Maruleng IDP Review 2007-2007)

3.6.2 Sanitation

Sanitation involves collecting and disposing of household wastewater and human waste. In the absence of sanitation services, living conditions would become unhygienic and urban living would be impossible. The indiscriminate disposal of human and household waste may lead to the contamination of underground water sources, rivers, streams, dams and boreholes, which can cause severe illness in those who drink the infected water.

A lack basic sanitation services creates environmental and health problems in both rural and urban areas, with the villages in Maruleng being no exception. Because most villages do not have basic level sanitation services, there is a major risk of ground-water pollution.

Table 8 lists the sewage disposal works serving Maruleng.

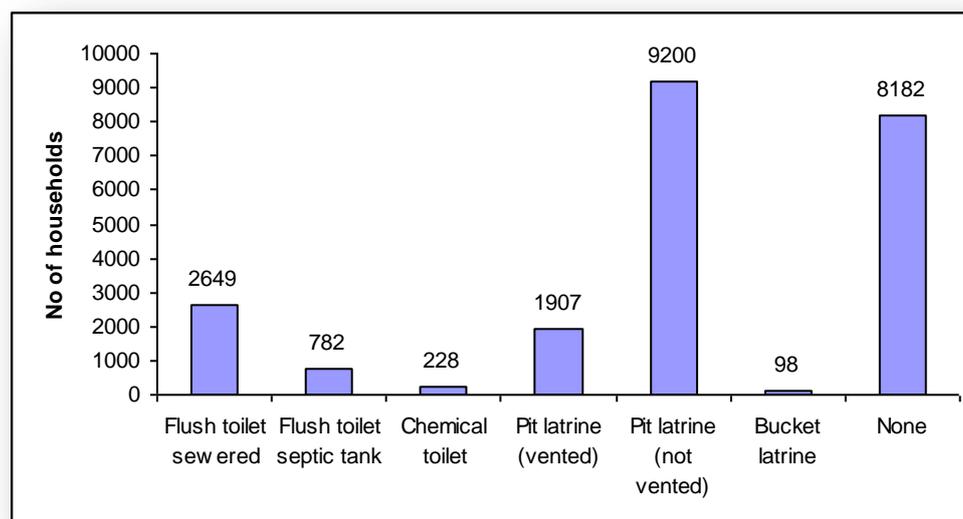
Table 8: Sewage disposal works serving Maruleng

<i>Component</i>	<i>Task</i>	<i>Responsibility</i>
BBR Waste	The following sewage plants are located in the Bushbuckridge area: Thulamahashe sewage works; Dwarsloop sewage works; Tintswalo Hospital sewage works; Acornhoek sewage works; Mkhuhlu sewage works; Hoxani College sewage works and the Bushbuckridge sewage works. Some of the other areas have septic tanks and the rest of the villages have very poor dry pit latrine systems.	DWAF, PWD and Community (own systems)
Maruleng Waste	There is one sewage treatment plant at Hoedspruit. At Kampersrus and Mica, the houses are served by septic tanks whilst the rest of the villages in the area have dry pit latrine systems.	PWD and Community (own systems)

(Source: Maruleng IDP Review 2007-2007)

Ranges of sanitary systems are found in Maruleng, including water-borne sewerage (flush toilets), septic tanks, Ventilated Improved Pit latrines (VIP), French drains and ordinary pit latrines. Many households have no basic sanitation services at all. Water-borne sewerage is mainly found in Hoedspruit, septic tanks are mainly on private properties including farms, hotels, and game lodges, and in the rural areas. Access to sanitation services, or the lack of access, is shown in Figure 11.

Figure 11: Access to sanitation services (2001)



(Source: Municipal Demarcation Board, 2006)

According to the municipality, the situation has improved since the 2001 census and there is no longer a bucket system in operation in Maruleng. Nevertheless, by far the majority of households in Maruleng use pit latrines and many households are without any sanitation services at all. From a spatial point of view access to basic sanitation services are the lowest in the rural villages and highest in Hoedspruit.

According to the Department of Water Affairs and Forestry (DWAF), Sanitation Status Report, 2006, R36 million (or R8.9 million/year) is required between 2007/2007 to 2009/2010 to eliminate the sanitation backlog in Maruleng.

In addition to households, many schools and clinics are without sanitation. Other schools use pit latrines that are inadequate, dirty and unsafe, which is a health hazard. According to DWAF an

amount of R1 450 973 is required to upgrade sanitation at schools in Maruleng. For the Mopani District Municipality as a whole, R1 610 707 is required to address the sanitation backlog in clinics within the district.

To overcome the fragmented approach to service delivery, government introduced the Municipal Infrastructure Grant (MIG), which enables municipalities to implement projects identified in their IDPs against secure, defined three-year budget as reflected in the Medium Term Expenditure Framework issued by National Treasury.

3.6.3 Electricity

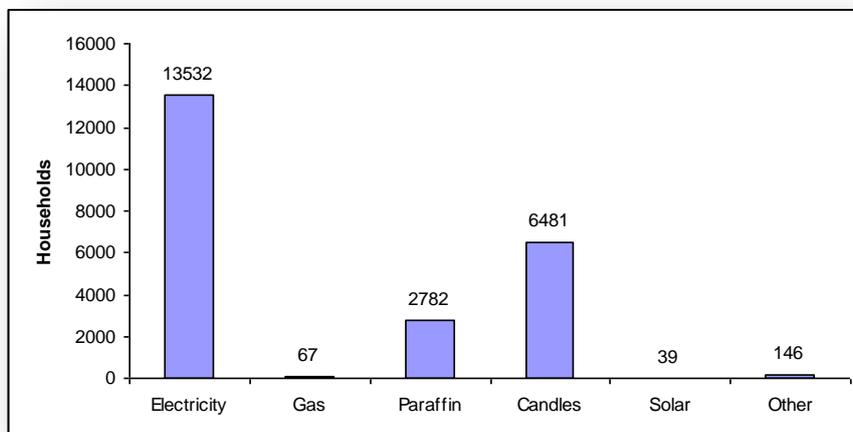
Households in Maruleng make use of a range of energy sources for cooking, heating and lighting. Importantly, a combination of energy sources may be used within a household, depending on the purpose for which energy is required.

The use of energy sources for various purposes is depicted in Figures 12, 13 and 14.

Electricity supply in the municipal area is largely generated and distributed by Eskom as well as local municipalities. The Mopani District Municipality provides bulk electricity to the local municipalities.

The four local municipalities within the Mopani District Municipality have signed service level agreement with Eskom for the rolling out of *free basic electricity* to poor households in the respective municipal areas. Each poor household is entitled to 50Kwh per month.

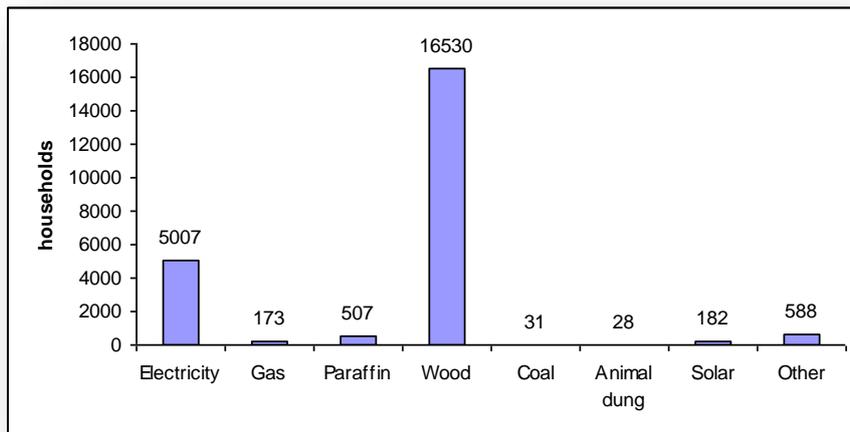
Figure 12: Energy sources used for lighting (2001)



(Source: Municipal Demarcation Board, 2006)

For lighting purposes, electricity is the main energy source, followed by candles and paraffin.

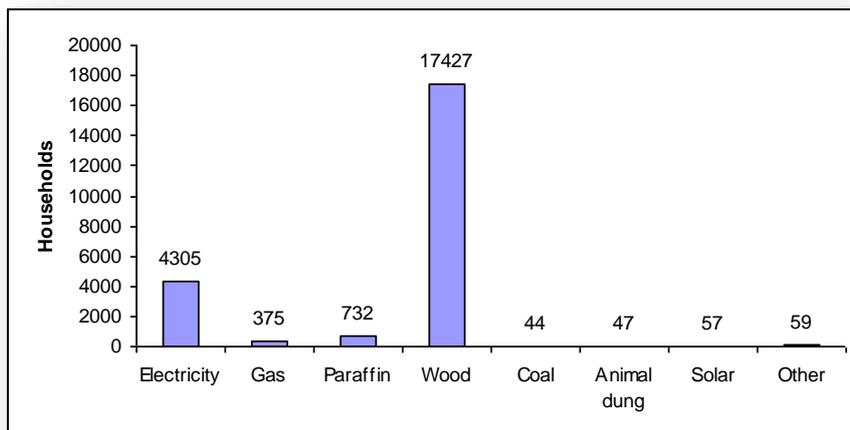
Figure 13: Energy sources used for heating (2001)



(Source: Municipal Demarcation Board, 2006)

In the case of energy required for heating, the main source is wood. Wood is also the main energy source for cooking.

Figure 14: Energy sources used for cooking (2001)



(Source: Municipal Demarcation Board, 2006)

While the availability of electricity is key-component of improving living conditions, the majority of households obtain most of their energy needs from firewood, which often leads to the degradation of the natural environment and is not sustainable in the long run.

From a spatial point of view, the greatest need for improvement in electricity supply is in the rural villages.

3.6.4 Refuse removal

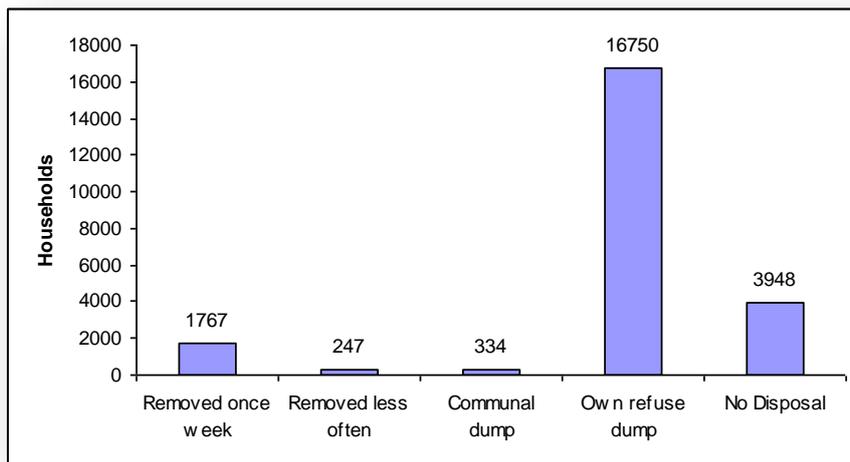
According to the local authority, there is no licensed landfill site in Maruleng. The unlicensed landfill site currently in use is at Kampersrus and is almost full.

Most people in Maruleng live in rural areas where little, if any, refuse removal takes place. As a result, residents dispose refuse on their own, usually in an uncontrolled manner, which increases health risks in an area.

In the Hoedspruit urban centre refuse removal services are provided by the municipality.

The manner of refuse removal in Maruleng is depicted in Figure 15.

Figure 15: Waste disposal methods (2001)



(Source: Municipal Demarcation Board, 2006)

As can be seen from the figure, the majority of households dispose refuse at their own refuse dumps, usually in close proximity to their homes.

3.6.5 Transport infrastructure

3.6.5.1 Road network

Transportation and transportation infrastructure make a major contribution to the facilitation of economic activity. Transportation infrastructure is a major concern in Maruleng, particularly in the rural villages, located remotely from the urban employment opportunities at Hoedspruit and employment available at the game reserves and lodges in Maruleng.

While main transportation routes are tarred, and the main access route to the rural villages is under reconstruction and being tarred, the road system within the villages laves much to be desired. The main road network is depicted in Figure 16.

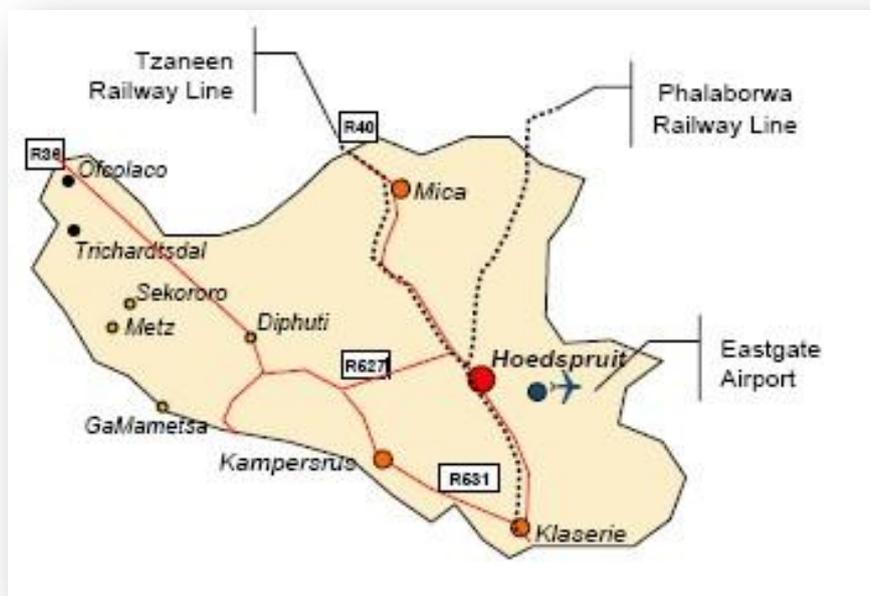
The following major routes are tarred:

- The R527, from the Strijdom tunnel to Hoedspruit.
- The R40, linking Hoedspruit with Mica and Tzaneen to the North-west. Southwards from Hoedspruit, the R40 leads to Klaserie and onwards to Nelspruit.
- The R531, which runs along the Drakensberg foothills, linking the R527 with Kampersrus and Klaserie.

- North of Mica the R530 links Hoedspruit with the town of Phalaborwa.
- The link road between Mica and the R36, running south-westwards from Mica, roughly parallel to and north of the Olifants River.
- The R36, which leads northwards from the R527 towards Tzaneen.

An important road-upgrading project is the surfacing of the gravel road linking the rural villages with Tzaneen and Hoedspruit. This road leads from the R36 in the south, in a north-westerly direction linking Trichardsdal, Sekororo, and the Oaks to Ofcolaco in the north. The work is in progress and will greatly improve movement between the villages, as well as providing access to the main road network and Hoedspruit.

Figure 16: Maruleng Main Transportation Network



(Source: Monitor Group, Economic Profiling of Poverty Nodes, Maruleng, 2006)

Issues associated with the road network include the following:

- Local farmers regard the poor condition of roads as a key inhibitor to increased exports.
- Because of the sub-standard road system the cost of truck transport, which transports 98% of the Maruleng produce, is increased through delays and cost of servicing of vehicles.
- The majority of people use mini-bus taxis and the subsidised bus service provided by Great North Transport.

Within Maruleng, there are three major transport facilities:

- Hoedspruit taxi rank (formal)
- The Ox taxi rank
- Metz taxi rank

3.6.5.2 Air links

A regional airport, East Gate Airport, is located outside Hoedspruit. This civilian airport is situated at the southern end of the Air Force base Hoedspruit, with which it shares airport infrastructure.

The airport serves mainly the international tourist market, with connecting flights from and to Johannesburg (O.R. Tambo International Airport).

3.6.5.3 Railway links

Hoedspruit is linked by rail with Nelspruit in the south. Hoedspruit is the junction where the 60km branch railway line from the mining town of Phalaborwa joins the Kaapmuiden-Soekmekaar line.

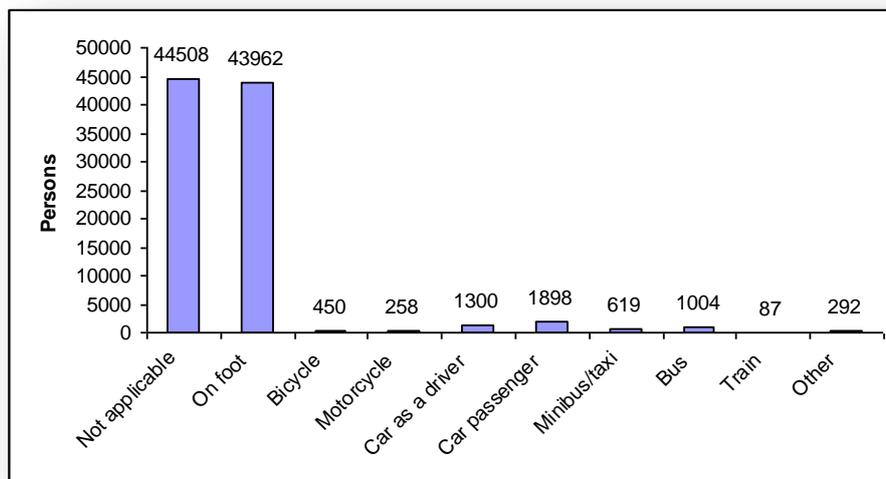
The railway line splits just north of Hoedspruit, one line leading to Tzaneen in the north-west, the other to Phalaborwa in the north-east. The main function of the rail network is transporting goods.

A daily passenger rail service between Phalaborwa and Nelspruit passes through Hoedspruit.

3.6.5.4 Transport modes

The transport modes used by Maruleng residents are shown in Figure 17.

Figure 17: Use of transport modes (2001)



(Source: Municipal Demarcation Board, 2006)

For the vast majority of Maruleng residents walking is the main mode of movement. The low use of vehicular transport must be seen in the context of the high level of poverty, and the fact that the majority of Maruleng's residents are economically inactive or unemployed. The dominant modes of vehicular transport in Maruleng are mini-bus/taxis and busses.

There is limited use of rail as public transport, with rail used mainly as a goods carrier.

3.6.5.5 Transportation spatial reality

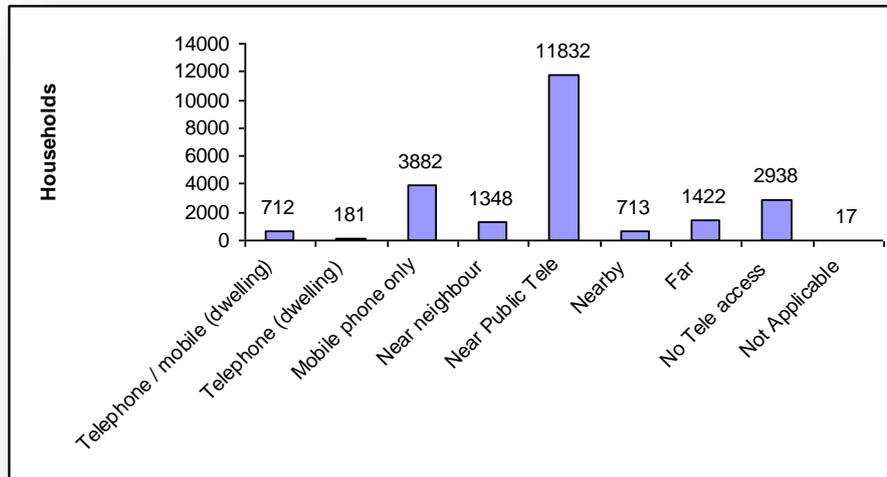
From a spatial point of view, the transport system provides tarred road links with the major centres. However, the transport infrastructure, particularly roads, is least developed in the rural villages where most of the people live. The greatest need is to improve the road system between,

and within the rural villages. A start has been made with the surfacing of the road linking the rural villages with the urban centres of Tzaneen and Hoedspruit.

3.6.6 Telecommunication

The availability of telephone services in Maruleng is shown in Figure 18.

Figure 18: Availability of telephone services (2001)



(Source: Municipal Demarcation Board, 2006)

The majority of households in Maruleng are dependent on public telephones, followed by mobile phone services. Relatively few households have telephone services available in their dwellings, and the majority of these are in Hoedspruit.

Considering the spread-out nature of the rural villages, the provision of land lines and telephones in dwellings are a time-consuming and costly undertaking. The advent of mobile telephony has largely overcome the logistics of providing land lines and, although costly to the user, has brought telephony to many living in areas where landline services are unavailable or limited. It is expected that as people's economic welfare improves, there will be a far greater uptake of mobile phone services.

From a spatial point of view, the need for telephony services is greatest in the rural villages. Considering the wide-spread poverty the best strategy would be to ensure easy access to public phone services.

3.7 Social infrastructure

3.7.1 Health-care facilities

There are 12 clinics in the villages and one hospital located at Sekororo:

- Approximately 75% of the population is located within 20km of a health facility.
- About 71% of the population with 5km radius of a health clinic.
- Maruleng has one clinic for every 7,800 persons.

The medical facilities in Maruleng are listed in Table 9.

Table 9: Medical facilities in Maruleng

Sekororo Mobile 1	Sekororo Mobile 2
The Willows Clinic	Hoedspruit Clinic
Mabins A Clinic	Sekororo Hospital
Sekororo Clinic	The Oaks Clinic
Turkey Clinic	Bismarck Clinic
Sofaya Clinic/Sekwai C	Calais Mobile
Lorraine Clinic	

(Source: Municipal Demarcation Board, 2006)

While a relatively large number of people fall outside the 5 km radius norm applied for clinics, this can be ascribed to the extensive nature of the rural settlements. However, many of the smaller settlements have mobile clinic services, which is more appropriate. It is not cost effective to build a clinic in every settlement, (especially at less than 1000 residents).

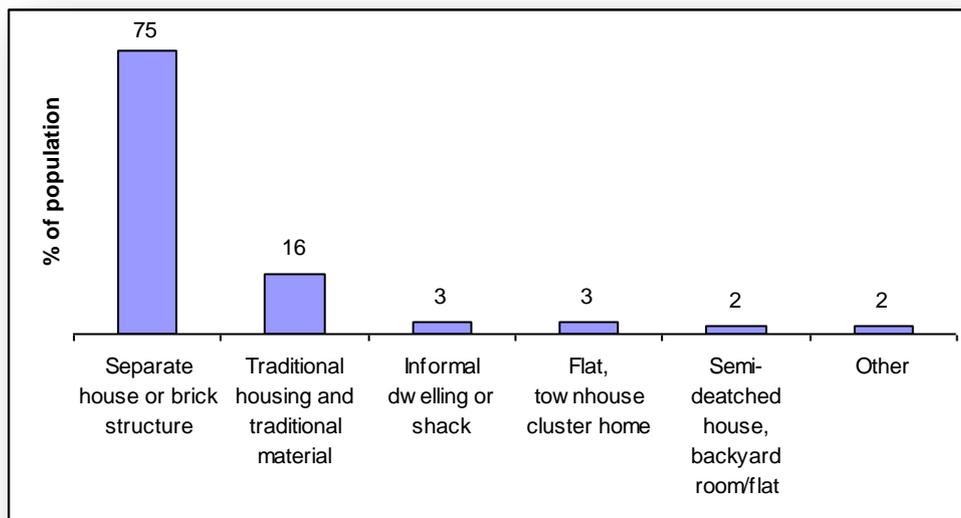
Welfare policies and programmes form an important part of the government’s anti poverty strategy. Social grants are the most important instrument used by government to alleviate poverty. Grants are vital for most poor households in the district, without which they would fall into destitution. These include pension, disability and child support grants.

3.7.2 Housing

3.7.2.1 Housing types

Notwithstanding the wide-spread poverty in Maruleng, the majority of the population live in a separate house or brick structure. A breakdown of housing types is given Figure 19.

Figure 19: Maruleng Distribution of Housing Types (2001)



(Source: Municipal Demarcation Board, 2006)

Relatively small numbers of Maruleng residents live in informal structures and shacks. Nevertheless, as before, most of the substandard housing is located in the rural villages and the two informal settlements in Maruleng.

3.7.2.2 Provision of housing sites

Projects for the demarcation of housing sites in Maruleng have been completed and some are still under way. This is depicted in Table 10.

Table 10: Demarcation of housing sites

<i>Project Name</i>	<i>No of Stands</i>	<i>Project Status</i>
Metz Central	85	Completed
Metz	300	Completed
Metz Central Extension	321	In process
Worcester	400	In process
Bismarck	400	In process
Calais	200	In process

The demarcation of sites is supported by the Department of Local Government and Housing (Limpopo), which assists municipalities and tribal authorities to demarcate housing sites. This is in line with the national and provincial policy to eradicate squatting. The demarcation of sites involves the preparation of a proper township layout, taking into account geology, hydrology and environmental impact.

The approved layout is surveyed and a General Plan is prepared and approved by the Surveyor General. The approved plan assists the tribal authority to allocate sites in a coordinated manner.

Spatially, housing sites in Maruleng are provided in the north-western quadrant of the municipal area, where the greatest need for sites presently exists.

3.7.3 Community centres

According to the Mopani District Municipality IDP 2006–2011 there are no purpose-built community centres in Maruleng. This is about to change with the Maruleng Multi-Purpose Community Centre under construction in at Metz Central.

3.7.4 Public libraries

Two public libraries are under construction in Maruleng. The existing library at Hoedspruit will be replaced by the new one currently under construction there. A library is also being built at Metz.

3.7.5 Sport facilities

Because Maruleng is predominantly rural, the majority of people do not have access to suitable sporting facilities and equipment. As a result, the development of sport in Maruleng is a challenge. Of all the fifty-three sporting codes in the Mopani District, soccer is the most dominant sport.

According to the Mopani IDP 2006-2011 people participate in various indigenous games such as ncuva, morabaraba, kgati, khokho, and jukskei.

The two existing sport facilities in Maruleng are:

- The Willows Sports Ground, situated at the Willows Village.
- Naphuno Show ground, situated at Hlohlokwe.

As a general observation, there is a dire need for sporting facilities in the rural villages.

3.7.6 Security services

There is one police station and one satellite police station in Maruleng:

<i>Security facility</i>	<i>Location</i>
Police station	▪ Hoedspruit
Satellite police station	▪ Community Hall, Hlohlokwe Village

(Source: Maruleng Municipality 2007)

Municipalities have a legislative requirement to provide for safety and security services (municipal policing). However, the Maruleng municipality, and the others in the Mopani District, do not have the capacity to render municipal policing services. There are, however, Community Policing Forums (CPFs) in the municipalities, who work in partnership with the police to curb crime in the community.

3.8 Agriculture

Commercial agriculture is the main economic sector in Maruleng, and is likely to remain a key economic sector and employment generator in Maruleng:

- The region is the leading producer and exporters of mango and one of the largest producers of citrus.
- Other crops such as vegetables are increasingly becoming important.
- Citrus and mango require significant production levels in order to be profitable and there are concerns that these are not viable options for smaller emerging farmers unless structured through a cooperative.
- According to the Monitor Group, potential exists to introduce sugar cane which would provide alternatives for smaller emerging farmers and could supply a planned sugar mill and/or bio-fuels plant in Hoedspruit.
- In order for agriculture to remain competitive four areas must be addressed:
 - The speedy and effective resolution of land claims and the introduction of private sector partnerships to ensure skills transfer and ongoing commercial viability of farms.
 - Significant investment in transportation infrastructure, notably roads and rail, as well as the exploring of options to establish an airfreight hub in Hoedspruit.
 - The more effective branding and marketing of Maruleng produce and the securing of contracts with local and domestic customers such as large food retail chains.

- The development and expansion of agro-processing activities such as juice processing, fruit drying.

From a spatial perspective, it is likely that the existing agricultural areas will remain for years to come. However, Maruleng needs to build on this asset by creating conditions supporting agricultural processing and enabling the distribution of agricultural produce and processed agricultural products locally and internationally.

3.9 Environmental protection

One of the economic strengths of Maruleng is tourism associated with wildlife and the natural beauty of the area. Maruleng draws tourists from within South Africa as well as from abroad. For this reason the management and protection of Maruleng's natural assets is more than just of local concern.

3.9.1 The Kruger to Canyons Biosphere

The Maruleng Municipality falls within the Kruger to Canyons Biosphere. Biosphere reserves are designated regions in the world where important ecosystems and protected areas lie adjacent to human settlements, and are established to promote solutions to reconcile the conservation of biodiversity and its sustainable use.

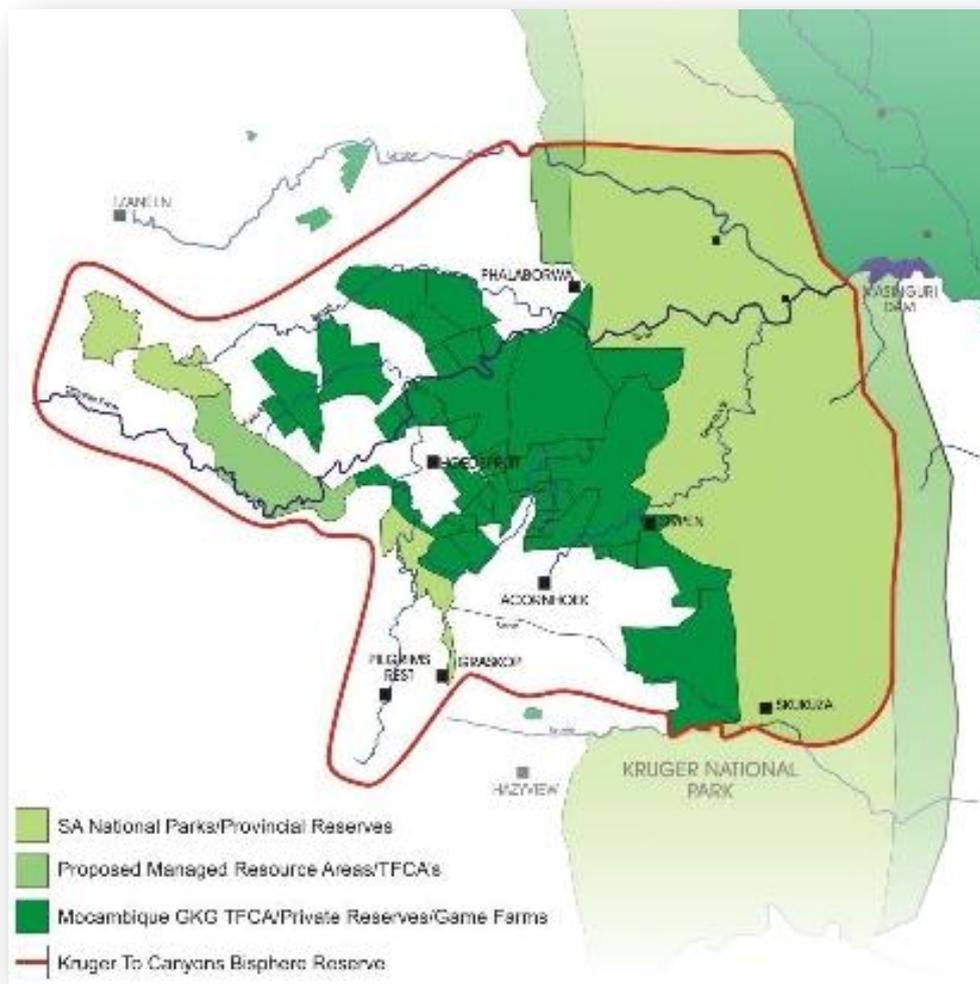
The Kruger to Canyons (K2C) Biosphere Reserve was registered in Paris by the United Nations Education, Scientific, and Cultural Organisation (UNESCO) on the 20th of September 2001 (Figure 20). It became the 411th Biosphere Reserve site to be registered in 94 countries worldwide, acknowledging the global significance of Greater Kruger bioregion, the eastern savannahs and escarpment of South Africa.

The biosphere bridges the Limpopo and Mpumalanga provinces, and it is at the interface of the Eastern Transvaal Drakensberg Escarpment and the Central Lowveld. It is a unique area made up of public, provincial, and private nature and game reserves and natural resource areas.

The private nature reserves in the Central Lowveld region, Klaserie, Umbabat, Thornybush, Timbavati, Sabi Sand, Kapama, Balule, Selati, Makalali, Karongwe and the Blyde-Olifants Conservancy is the largest privately owned nature reserve complex in the world. Including the recently declared escarpment protected areas, half a million hectares of land has been returned to nature. A large part of these private reserves is located within Maruleng.

The spatial implication for development in Maruleng is that the environmental areas be protected and that the tourism potential of these areas is exploited, taking cognisance of the impact of such development on the environment.

Figure 20: The Kruger to Canyons Biosphere



(Source: Kruger to Canyons Biosphere Reserve, <http://www.kruger2canyons.com>)

3.9.2 Biosphere and Tourism Nodal Centre

According to the local authority, a Biosphere and Tourism Nodal Centre will be located in Maruleng. The Centre is being funded by the European Union's Limpopo LED Programme through the Department of Local Government and Housing. The project value is R 3 300 000-00, of which 10% is made available by the Maruleng Municipality.

3.9.3 The Blyde River Canyon National Park

On the western side of Maruleng, the Blyde River Canyon National Park is being planned. The park will be an amalgamation of the existing Blyde Canyon Nature Reserve, administered by the Province, and the former forestry areas administered by the Department of Water Affairs and Forestry (DWAf). (Source: *Blyde River Canyon National Park – Business and Development Plan, Department of Environmental Affairs and Tourism and the World Conservation Union: November 2005*)

Large land areas of the proposed park are under land claims by communities and these claims are yet still not finalised.

The establishment of the park involves the following components:

- The first component involves forest landscape restoration, which is expected to take seven years. Game will also be introduced. The process also includes the removal of existing commercial timber and the decommissioning and reclamation of roads and tracks, and ongoing alien plant control to ensure the 'natural state' is attained.
- The second element includes the upgrading of the natural resources in other areas of the park, excluding the former DWAF plantations. There are two major elements to this component, namely the support infrastructure required to support the conservation management staff including offices, accommodation, stores, workshops etc and other structures such as roads, tracks and fences. It also includes game introduction such as the valuable species Roan, Sable and Oribi, as well as environmental education and community facilities (such as curio selling stalls).
- The third component is tourism development. This includes the development and upgrading of tourism facilities, especially view sites, day visitor areas and entrance facilities, and building capacity of the tourism division such as staff recruitment, developing a framework, feasibility and proposal for attracting private sector investment as well as building systems to manage and operate the tourism implementation component.

While the Blyde River Canyon National Park is situated on the western border of Maruleng, the park will be accessible from Maruleng and have spill-over tourism benefits for Maruleng. It is estimated that it will take about 10 years for the park to be fully implemented and operational. Of importance to Maruleng is that the park will further enhance the tourism value and potential of Maruleng and will contribute to economic development over the medium to long term.

3.10 Tourism

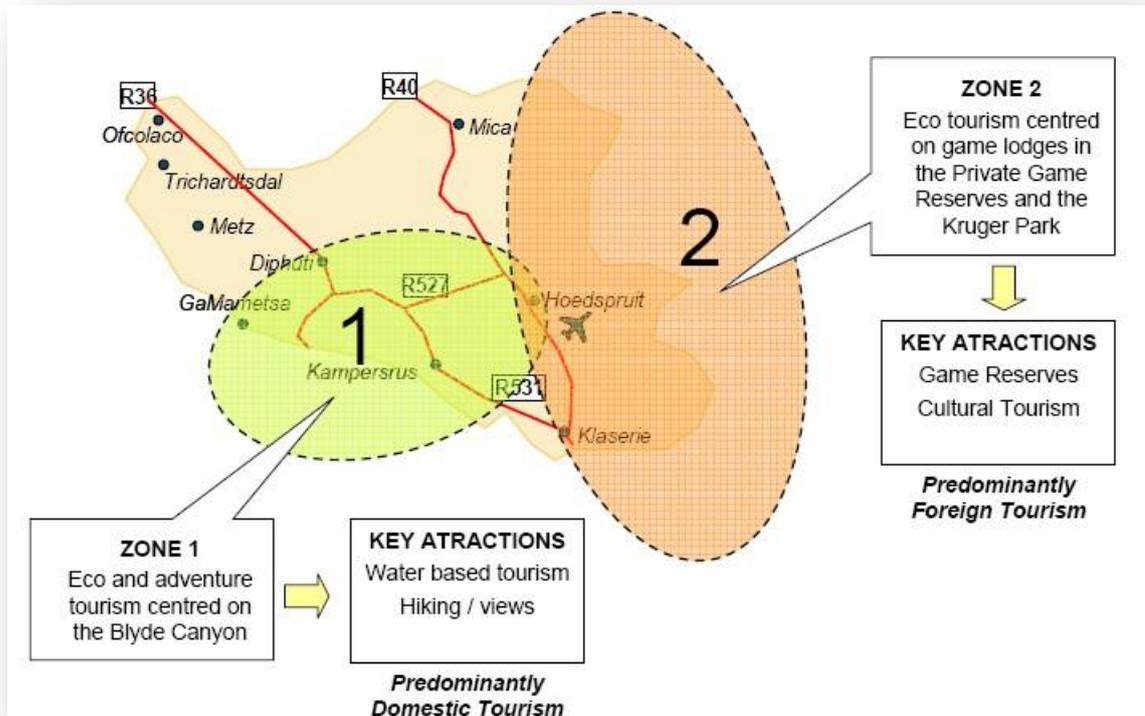
Tourism is one of Maruleng's economic strengths with vast potential for future development. Maruleng's main tourism zones are shown in Figure 21.

Hoedspruit is the only urban node in Maruleng, providing urban services to the many private game lodges and reserves in the area. The town, which was laid out in 1869, and the East Gate Airport, is a gateway to various game lodges and for accessing the central parts of the Kruger National Park and the vast private game reserves bordering on the Kruger Park.

Hoedspruit is surrounded by a beautiful, game-rich countryside and is imbued with a distinctive rural charm, making it one of the country's premier eco-tourist destinations for visitors to game lodges and private reserves. Tourism facilities centre on Game Lodges, Safaris and other "Big 5" activities as well as birding, hikes, and safaris. The Lowveld, world-famous for its big game, is also home to considerably more than half of the total species of southern African birds.

Spatially, and from a tourism perspective, Maruleng is wedged between some of Limpopo's prime tourist attractions, including the Kruger National Park, Timbavati Private Reserve and the Blyde River Canyon. Maruleng is blessed in that its major environmental assets, in the form of game reserves and the Blyde River Canyon, offers huge tourism potential, which will have further spin-offs in the form of the economic development of the municipal area.

Figure 21: Maruleng's tourism zones



(Source: Monitor Group, Economic Profiling of Poverty Nodes, Maruleng, 2006)

3.11 Nodal points and villages

Maruleng contains only one urban node of note, namely Hoedspruit. There are two smaller “nodes” at Klaserie and Kampersrus, but these are not urban in the proper meaning of the word.

More than 90% of the population live in rural villages, which, in terms of development, can be described as resembling something between rural and urban. While the villages are home to the majority of Maruleng’s people, they lack urban economic functions and are characterised by inadequate infrastructure and services backlogs. The contrast between Hoedspruit and the rural villages are summarised in Figure 22.

The Maruleng settlement pattern is typical of the apartheid era, with well-developed urban facilities and urban infrastructure in Hoedspruit, while the rural villages, situated more than 40 km from Hoedspruit, lack infrastructure, services and an economic base. Because of the distance between the villages and Hoedspruit, there is no chance of the physical integration of the villages with Hoedspruit. Rather, housing opportunities in or close to Hoedspruit is required for lower-income workers employed at Hoedspruit, while economic development initiatives are required to transform the villages into sustainable settlements.

While the development pattern of the rural villages can be described as sprawling, this is not the urban sprawl usually associated with the development of cities. The sprawling nature of the settlements must be seen in the context of economic realities, particularly in that people were,

and many still are, dependent on subsistence farming for their survival. This requires larger pieces of land when compared to typical urban living.

Figure 22: Urban Hoedspruit compared to Rural Villages

	Hoedspruit	Rural Villages
Key features	<ul style="list-style-type: none"> Well developed with formal housing and good services Access to water and urban services Increasingly townhouse and security estate developments Reasonable urban and social amenities 	<ul style="list-style-type: none"> Extensive areas, characterised by highly degraded land Little access to reliable water and other urban services Mostly formal housing (brick) with a few informal settlements Urban and social amenities generally poor
Location	<ul style="list-style-type: none"> Situated centrally in the eastern part of Maruleng 	<ul style="list-style-type: none"> Western and north-western tribal authority areas of the former Lebowa
Population	<ul style="list-style-type: none"> Less than 5% of population Predominately white and generally affluent 	<ul style="list-style-type: none"> Contains 95% of the Maruleng population Predominately black and poor households
Development Issues	<ul style="list-style-type: none"> Urban expansion resulting in stress on existing bulk services Exclusion of the poor 	<ul style="list-style-type: none"> Access to water is the most critical issue Sprawling of settlements is a major challenge to more effective servicing and infrastructure delivery

The sprawling nature of the rural villages can also, to some extent, be ascribed to the allocation of land by traditional authorities, particularly where land allocation was done without taking into account technical considerations such as current and future availability of services such as water and electricity.

Spatially, the rural villages present a major development challenge because of the low level of economic activity and the major infrastructure backlogs that have to be addressed. This is made all the more difficult and costly because of the sprawling nature of the villages. In addition, provision must be made for new development and strategies formulated to promote economic investment in these areas.

The future expansion of Hoedspruit can be managed by means of the existing land development legislation, since the cost of providing infrastructure and services are largely for the account of the developers.

3.12 Hoedspruit urban structure

3.12.1 Urban structure and functions

The urban structure of Hoedspruit is depicted on Plan 4.

While Hoedspruit is a small rural town, it is growing rapidly. Situated in a prime tourism area, about halfway between the Orpen and Phalaborwa gates to the Kruger National Park, Hoedspruit is well supplied with a variety of shops and restaurants.

While the many luxury game lodges situated in Maruleng are to some extent dependent on supplies from Nelspruit and Johannesburg, they purchase most of their requirements in Hoedspruit.

Extensive new game lodge developments such as Raptor's View and the Hoedspruit Wildlife Estate, which are located on the edge of town, will have a significant impact on the town. Spatially the wildlife estates cover large areas, greatly increase the spatial dimensions of Hoedspruit. Economically they result in a greater and growing number of visitors to the town, which will contribute to economic growth.

As far as medical facilities are concerned, there is a hospital on the Drakensig Military Base and doctors, pharmacies and a dentist in Hoedspruit.

Despite its small size, Hoedspruit provides a number of urban functions and conveniences to residents and visitors as well as to the surrounding farming community, game lodges and game reserves. These include hairdressers, laundry and dry cleaning services, car and tyre repairs, tourism services and curio shopping.

A recent addition is the development of conference facilities as part of the retail and office development at the entrance to the Hoedspruit Wildlife Estate.

The Eastgate Airport to the south-east of Hoedspruit provides access to national and international tourists, with daily flights to and from OR Tambo international Airport near Johannesburg.

3.12.2 Recent major developments

Recent major developments affecting the structure of the town are two major wildlife estates, situated on the outskirts of Hoedspruit. These are:

- **The Hoedspruit Wildlife Estate**

This development is an extensive residential wildlife estate situated on the eastern outskirts of Hoedspruit. The part of the estate closest to Hoedspruit consists of a conference centre, shops aimed at the tourism market, offices, and the entrance gate to the actual wildlife estate. The estate covers a vast area within which the construction of residential lodges has commenced.

- **Raptor's View Wildlife Estate**

The Raptor's View Wildlife Estate is a residential wildlife estate situated between the south-eastern outskirts of Hoedspruit and the foothills of the Drakensberg Mountains. The Estate, when fully developed will contain 305 sites measuring 1 ha each, separated by game tracks, woodlands and waterholes.

The wildlife estates, conference centre, shops and offices on the outskirts of Hoedspruit will have a long-lasting spatial impact on the structure of the town, influencing the location of future office and retail developments in Hoedspruit. The SDF will address this issue in more detail and propose strategies for the development of Hoedspruit town.

Plan 4: The urban structure of Hoedspruit

3.12.4 Recently approved developments

The following township establishment and developments have recently been approved:

- **Drakensberg Park**

Township establishment on Portion 6 of the Farm Berlin 209 KT. The development comprises 36 erven.

- **Hoedspruit Extension 3**

Township establishment on Portion 342 of the Farm Happyland 241 KT. The development consists of three erven as follows: Erf 212 is a school erf; Erf 213 which will accommodate 20 lodges; and, Erf 214 which comprises 20 portions for business use.

- **New development at Fort Copieba Hotel**

The proposed development situated on Portion I of Erf 52, Hoedspruit, will comprise of 93 townhouse units.

- **Hoedspruit Extension 7**

The township establishment on Portion 1 of the Farm Happyland KT is for a retirement village comprising 65 stands.

- **Hoedspruit Extension 5**

The township establishment on Portion 7 of the Farm Berlin 209 KT comprises 19 erven of which 9 have been developed.

- **Hoedspruit Extension 8**

The township establishment on Portion 6 of the Farm Welperdiend 243 KT consists of 45 erven.

- **Hoedspruit Extension 9**

The township establishment on Portion 39 of the Farm Berlin 209 KT consists of 140 erven.

3.12.5 Potential for infill development

There are some urban infill opportunities in Hoedspruit, particularly on the land between Hoedspruit and the Drakensig Township.

3.13 Development needs identified by stakeholders

In developing the SDF the inputs by various stakeholders in Maruleng has to be taken into account. These are summarised in Figure 23.

Figure 23: Stakeholder Inputs

Government	<ul style="list-style-type: none">▪ Complexities caused by the historical joint governance of Bohlabela by Limpopo and Mpumalanga▪ Roles and responsibilities are not yet clear▪ Lack of adequate skills and capacity in government departments▪ Large infrastructure and service backlogs
Business	<ul style="list-style-type: none">▪ Large portion of land is under land claim / not under formal administration▪ Poor telecommunications infrastructure▪ Poor distribution of water to the local communities▪ High HIV prevalence in poorer communities▪ High levels of unemployment▪ Lack of skills in communities, resulting in poor access to finance
Private Sector	<ul style="list-style-type: none">▪ Little lower-middle income accommodation, especially in towns▪ Very limited agri-processing activities▪ Land claims have hampered investment▪ Significant un-managed residential estate and business development
Industry	<ul style="list-style-type: none">▪ Under-developed logistics system▪ Limited and expensive public transport system▪ Minimal healthcare infrastructure (low HIV/AIDS awareness)

(Source: Monitor Group, Economic Profiling of Poverty Nodes, Maruleng, 2006)

3.14 SDF Key focus areas

The analysis of the Maruleng spatial reality leads to the conclusion that Maruleng SDF should focus on the following:

- General improvement of basic road, water and electricity infrastructure and elimination of services backlogs in the rural villages.
- Promotion and facilitation of tourism related economic activity by accommodating private sector investment in and the development of game reserves, game lodges, tourism related manufacturing and trade, and hospitality developments (hotels, guest houses, bed and breakfast developments, and the like).
- Provide incentives for private sector investment in agricultural value added processing in cooperation with the District Municipality as well as Provincial departments and agencies.

4 Spatial assessment of the Maruleng IDP

4.1 Municipal-wide needs and spending patterns

A synthesis of the available information shows clearly that most of the problems and needs in Maruleng are located in the north-western quadrant, in and around the extensive rural villages. It is for this reason that the municipal-wide needs identified in the Maruleng IDP 2007/2007 relate mostly to this part of Maruleng.

The needs identified are the following:

- Primary water needs of 90% of the resident population.
- Inadequate electricity distribution.
- Inaccessible roads and streets.
- Lagging economic development and unemployment.
- Sub-standard housing.
- Inadequate health facilities and services.
- Shortage of educational facilities and infrastructural services.
- Inadequate waste management, which leads to pollution.
- Unreliable public transport.
- Sub-standard sports and recreational facilities.

From a spatial point of view, direct intervention by the Maruleng Municipality points to focusing mostly infrastructure upgrading and investment on the north-western part of Maruleng. This is a difficult challenge since, from a spatial perspective, the extensive and low-density nature of the villages make service delivery difficult and expensive, compared to denser urban developments.

It is for this reason that projects contained in the Maruleng IDP and the Mopani District IDP focus on the rural villages. The municipal investment and spending patterns are thus in accordance with the national government's efforts to eradicate poverty and to improve the lives of its people.

4.2 The Maruleng IDP *Vision* and *Mission*

The *Vision* of the municipality is:

"To be the powerhouse of socio-economic development through integrated tourism and agricultural development"

The municipal *Mission* statement reads as follows:

"Maruleng is committed to the provision of basic services and the promotion of social-economic development in an integrated and sustainable manner."

In assessing the *Vision* and *Mission* of the Maruleng Municipality, it is clear that they reflect the spatial realities of economic and urban development in Maruleng. The following is relevant:

- According to the Muraleng IDP only 9,28% (12 992 persons) of the total population were employed in 2001, which translates into an unemployment rate of 43,6%. Because of this, socio-economic development is crucial to improving the circumstances of the people of Muraleng.
- From a spatial point of view, an important consideration is that, as elsewhere in the Limpopo province and the South Africa, substantial differences occur in unemployment rates between non-urban areas compared with urban areas. Urban areas are wealth generators and their development is crucial to improving socio-economic circumstances in Muraleng.
- Economically, agriculture and tourism are the main wealth generators in the municipal area. The SDF must ensure that the potential of these sectors are fully realised.
- The urban settlement pattern is one of a series of villages, most of them located in the western part of Muraleng. The development of these into fully serviced, economically viable urban areas presents a formidable challenge to the Municipality.
- The challenge is made greater by the fact that housing and infrastructure and services backlogs have to be addressed as part of any programme aimed at creating an environment for socio-economic advancement of the people of the area.

While the *municipal vision* correctly identifies *agriculture* and *tourism* as the core drivers of socio-economic development, it is unlikely, considering the high level of unemployment in Maruleng, that these sectors alone will generate sufficient employment to sustain socio-economic development. Also required are measures that will encourage community-based economic development. This will be addressed in the SDF proposals.

4.3 Muraleng IDP Principles and Strategies

4.3.1 Pressing needs in Maruleng

Since municipalities have a wide range of responsibilities, ranging from the provision of basic essential services, to providing efficient administrative and financial management to facilitating and encouraging local economic development, the setting of priorities is a complex issue.

The Maruleng Municipality, in giving effect to its responsibilities, established a number of priority issues in terms of its Integrated development Plan (IDP) The priority issues are as follows:

- Primary water needs of 90% of the resident population.
- Inadequate distribution of electricity throughout the municipal area.
- Inaccessible roads and streets.
- Lagging economic development and associated high levels of unemployment.
- Sub-standard quality of housing.
- Inadequate health facilities and services.
- Shortage of educational facilities and infrastructural services.
- Inadequate waste management, which leads to pollution.

- Unreliable public transport.
- Sub-standard sports and recreational facilities.

According to the Maruleng IDP 2006/2007, the community needs analysis reveals that the priorities for certain wards do not mirror that of the Municipality. This could mean that in some wards development projects have already addressed previously identified needs. However, of importance to formulating the Spatial Development Framework is that future projects need to be closely aligned with actual and current community needs on the ground.

Based on the priority issues listed above the development priorities in Maruleng can be summarised as revolving around the following:

- Creation of economic and employment opportunities.
- Transportation and transportation infrastructure.
- Urban or settlement-based community development comprising education, health services, infrastructural services (electricity, water, roads, waste management, etc), improvement of housing structures, and recreation.

The Spatial Development Framework that will be generated through the current project would ultimately provide guidance for the spatial location of development and development projects aimed at satisfying the development needs of the various communities.

From a spatial perspective, the main pressing needs are where the people live, which is generally in the western part of Maruleng where the majority of villages are located.

4.3.2 Location of multi-sectoral projects

An assessment of the multi-sectoral projects identified and listed in the Maruleng IDP indicates that these are mostly located in and focussed on the rural villages, which is the main area of pressing needs.

As is expected the projects are aimed at improving service delivery to communities, including road improvements, water reticulation, site demarcation, community facilities including libraries and police station, clinics, community centres, rural housing, sport fields and the like.

4.4 Conclusion

The *Vision* and *Mission* of the Maruleng Municipality reflect the reality of human, economic and urban development in Maruleng, while the initial assessment of the multi-sectoral development projects in the IDP indicated that, from a broad spatial perspective, the projects are properly aligned with the development priorities listed in the Maruleng IDP.

5 National and Provincial Imperatives

5.1 Legislative imperatives

The Municipal Systems Act, (Act 32 of 2000) instructs a municipality to prepare an Integrated Development Plan (IDP) as the primary and overriding management tool of its area of jurisdiction. In addition, the Municipal Planning and Performance Management Regulations, 2001, (Regulations to the Municipal Systems Act, Government Notice 22605, 24 August 2001), read together with the White Paper on Spatial Planning and Land Use Management 2001, requires a local authority to compile a municipal spatial development framework (SDF). The Municipal SDF together with the Municipal Integrated Development Plan (IDP) must:

- Give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995 (Act no. 67 of 1995).
- Set out objectives that reflect that desired spatial form of the municipality.
- Contain strategies and policies regarding the manner in which to achieve the objectives referred to, which strategies and policies must:
- Indicate desired patterns of land use within the municipality.
- Address the spatial reconstruction of the location and nature of development within the municipality.
- Provide strategic guidance in respect of the location and nature of development within the municipality.
- Set out basic guidelines for land use management system in the municipality.
- Set out a capital investment framework for the municipality's development programs.
- Contain a strategic assessment of the environmental impact of the spatial development framework.
- Identify programs and projects for the development of land within the municipality.
- Be aligned with the spatial development frameworks reflected in the integrated development plans of neighbouring municipalities.
- Provide a visual representation of the desired spatial form of the municipality, which representation:
 - Must indicate where public and private land development and infrastructure investment should take place.
 - Must indicate desired or undesired utilisation of space in a particular area.
 - May delineate the urban edge.
 - Must identify areas where strategic intervention is required.
 - Must indicate areas where priority spending is required.

5.2 The National Spatial Development Plan

5.2.1 The NSDP

One of the government's key priorities is to increase economic growth and promote social inclusion.

A set of spatial priorities and criteria is one of the mechanisms through which government provides a strategic basis for focusing government action, weighing up trade-offs and linking the strategies and plans of the three spheres and agencies of government. In this sense, the National Spatial Development Perspective (NSDP) is a critical instrument for policy coordination, with regard to the spatial implications of infrastructure programmes in national, provincial and local spheres of government.

The NSDP provides:

- A set of principles and mechanisms for guiding infrastructure investment and development decisions;
- Describes the spatial manifestations of the main social, economic and environmental trends which should form the basis for a shared understanding of the national space economy; and
- An interpretation of the spatial realities and the implications for government intervention.

The ultimate purpose of the NSDP in the South African setting is to reconfigure apartheid spatial relations and implement spatial priorities that meet the constitutional imperative of providing basic services and alleviating poverty and inequality.

Given the government's objective to grow the economy, create jobs, address poverty and promote social cohesion, the NSDP assists government in confronting fundamental planning questions:

- Where should government direct its investment and development initiatives to ensure sustainable and maximum impact?
- What kinds of spatial forms and arrangements are more conducive to the achievement of our objectives of democratic nation building and social and economic inclusion?

These questions are as important for the Maruleng municipality as they are at the provincial and national level.

5.2.2 NSDP Principles

To contribute to the broader growth and development policy objectives of government, the NSDP puts forward a set of 5 normative principles:

- **Principle 1:** Rapid economic growth that is sustained and inclusive is a pre-requisite for the achievement of other policy objectives, amongst which poverty alleviation is key.

- **Principle 2:** Government has a constitutional obligation to provide basic services to all citizens (e.g. water, energy, health and educational facilities) wherever they reside.
- **Principle 3:** Beyond the constitutional obligation identified in Principle 2 above, government spending on fixed investment should be focused on localities of economic growth and/or economic potential in order to gear up private sector investment, stimulate sustainable economic activities and create long-term employment opportunities.
- **Principle 4:** Efforts to address past and current social inequalities should focus on people, not places. In localities where there are both high levels of poverty and demonstrated economic potential, this could include fixed capital investment beyond basic services to exploit the potential of those localities. In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily on human capital development by providing social transfers such as grants, education and training and poverty relief programmes and reducing migration costs by providing labour market intelligence so as to give people better information, opportunities and capabilities to enable people to gravitate, if they chose to, to localities that are more likely to provide sustainable employment and economic opportunities.
- **Principle 5:** In order to overcome the spatial distortions of Apartheid, future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres. Infrastructure investment should primarily support localities that will become major growth nodes in South Africa and the SADC region to create regional gateways to the global economy.

5.2.3 Application of NSDP principles in Maruleng

While the NSDP principles apply to Maruleng as a whole, the application of the principles must be focused on areas of greatest need and/or potential impact. Based on the spatial assessment of the municipal area undertaken as part of the current project, the application of the NSDP principles to Maruleng is summarised in Table 11.

In summary, applying the NSDP principles to Maruleng points to providing basic services to the rural villages, measures to broaden the limited economic base of the villages, which can be initiated by investment in strategically located nodes, and continued infrastructural investment in Hoedspruit to keep pace with the tourism driven expansion of the town.

5.3 Limpopo Provincial Growth and Development Strategy

The Limpopo Province adopted a Provincial Growth and Development Strategy (2004–2014) (PGDS) at a stakeholder summit held on 15th October 2004. The strategy is aimed at realising the dream of sustainable and integrated development that seeks to promote economic growth and development, improve the quality of life of its citizen, raise the institutional efficiency of government, attain regional integration and enhance innovation.

Table 11: Application of NSDP principles to Maruleng

NSDP Principle	Focus Area	Comments
Promote and encourage economic growth	<ul style="list-style-type: none"> ▪ Hoedspruit ▪ Villages ▪ Tourism ▪ Agriculture 	<ul style="list-style-type: none"> ▪ While economic growth applies to the entire municipal area, the focus must be on existing areas where people live, as well as on the tourism and agricultural sectors of the municipal economy, which have the greatest growth potential. ▪ Because of the high level of unemployment and lack of economic opportunities in the rural villages, measures are required to stimulate economic growth in the villages.
Create a framework for the provision of basic services	<ul style="list-style-type: none"> ▪ Rural villages 	<ul style="list-style-type: none"> ▪ The need for basic services is greatest in the rural villages.
Focus public spending on localities of economic growth and areas of greatest potential to attract private sector investment	<ul style="list-style-type: none"> ▪ Hoedspruit ▪ Rural villages 	<ul style="list-style-type: none"> ▪ Hoedspruit, the only urban node in Maruleng, is growing rapidly. Public spending on infrastructure in Hoedspruit must keep pace with development needs. ▪ Public spending in rural villages must be focused on a few strategic locations to stimulate and attract private sector investment. This can be achieved by concentrating investment in strategically located activity nodes.
Promote social and human development with the aim of reducing poverty	<ul style="list-style-type: none"> ▪ Rural villages 	<ul style="list-style-type: none"> ▪ The focus area is the rural villages, where the majority of the population resides. The villages are characterised by low high employment and hence large numbers of people who live in poverty.
Direct infrastructural investment to corridors and nodes	<ul style="list-style-type: none"> ▪ Hoedspruit ▪ Rural villages ▪ Main roads 	<ul style="list-style-type: none"> ▪ Infrastructure in Hoedspruit must keep pace with the rapid development of the town. ▪ Infrastructure investment in the villages must be focused on the provision of basic services. At the same time, infrastructural investment must be focused on strategically located nodes to attract and stimulate private sector investment.

5.3.1 Basic principles of the Limpopo PGDS

According to the Limpopo PGDS document, the following basic principles underlie the PGDS.

- **An integrated and developmental approach** that brings together strategies and programmes of different spheres of government together towards achieving sustainable economic growth, poverty reduction, and unemployment,
- **Contributing to national and international commitments**, which include the Reconstruction and Development Programmes objectives, the outcome of the World Summit on Sustainable Development, United Millennium Development Goals etc.
- **Building of relationships, sharing of information and a shared vision** between spheres of government, between municipalities and between departments.
- **Participatory democracy and good governance** to ensure transparency and accountability in shaping the future of the province.

The role of government is seen as one of facilitating economic growth, advancing broad-based black economic empowerment, addressing poverty through job creation and extended public works programmes, and the promotion of local economic development.

5.3.2 Provincial development objectives

The PGDS contains a set of development objectives to support provincial development. These are listed in Table 12.

Table 12: Application of Limpopo PGDS objectives to Maruleng

PGDS Development Objectives	Maruleng Focus Area	Comments
Improve the quality of life of the population of Limpopo	<ul style="list-style-type: none"> Maruleng 	<ul style="list-style-type: none"> Improved quality of life requires economic growth. This requires capital investment in infrastructure in areas where people live, as well as on the tourism and agricultural sectors of the municipal economy, which have the greatest growth potential. High level of unemployment and lack of economic opportunities require measures to stimulate economic development of the rural villages.
Provincial economic growth including sustainable job creation, innovation and improved competitiveness	<ul style="list-style-type: none"> Rural villages Hoedspruit Agriculture Tourism 	<ul style="list-style-type: none"> Economic growth and the associated job creation, innovation and competitiveness can be attained by concentrating investment on Maruleng's strengths, which are tourism and agriculture. Considering the high level of unemployment, growth in tourism and agriculture alone will not be sufficient. The economic base of the rural villages needs to be expanded.
Improving the institutional efficiency and effectiveness of government	<ul style="list-style-type: none"> Maruleng Municipality 	<ul style="list-style-type: none"> The municipality must be sufficiently staffed and funded to enable it to fulfil its mandate and functions as far as the implementation of the Maruleng IDP and SDF is concerned. Institutionally the municipality has a critical role in ensuring that capital investment in infrastructure keeps pace with development needs, to ensure the delivery of basic services, to direct public spending to rural villages and strategic locations to stimulate and attract private sector investment.
Addressing priorities that cut across the objectives above, such as Black Economic Empowerment, HIV/AIDS-TB, poverty reduction, land and environmental issues	<ul style="list-style-type: none"> Maruleng Municipality 	<ul style="list-style-type: none"> The focus area is the rural villages, where the majority of the population resides. The villages are characterised by low high employment and hence large numbers of people who live in poverty.
<ul style="list-style-type: none"> Regional integration 	<ul style="list-style-type: none"> Maruleng 	<ul style="list-style-type: none"> Regional integration is dependent on economic activity and growth. In Maruleng, the drivers of regional integration are agriculture and tourism. Improving the economic base of the rural villages, which means increased economic activity, will further improve regional integration. In this regard, it is suggested that apart from the provision of basic services, additional infrastructural investment must be focused on strategically located nodes to attract and stimulate private sector investment.

Based on the provincial development objectives, and the consultants' understanding of development in Maruleng, Table 12 also suggests the appropriate focus and application of these objectives in the context of the Maruleng Municipality.

Consistent with the national spatial development principles, the provincial development objectives demand that the Maruleng SDF provides a framework for a pattern of spatial development that will contribute to improving the quality of life of the people of Maruleng. This requires an environment in which the local authority provides the basic services to all residents, complimented by strategic infrastructural investments and investor friendly development policies, without compromising the Maruleng's tremendous natural assets.

6 The Maruleng Spatial Development Framework

6.1 Legislative prescriptions

The national legislation referred to in the previous section requires the Municipal Spatial Development Framework (SDF), read with a Municipal Integrated Development Plan (IDP), to provide a visual representation of the desired spatial form of the municipality. The spatial representation:

- Must indicate where public and private land development and infrastructure investment should take place.
- Must indicate desired or undesired utilisation of space in a particular area.
- May delineate the urban edge.
- Must identify areas where strategic intervention is required.
- Must indicate areas where priority spending is required.

This section of the report describes the SDF for Maruleng. The SDF has been formulated taking due cognisance of national and provincial planning principles and policies, the Maruleng IDP, the municipal *Vision* and *Mission*, the current spatial realities of Maruleng, and the needs of the people of Maruleng.

6.2 Realising the municipal *Vision* and *Mission*

The Maruleng *Vision* and *Mission* statements result from the participatory processes followed during the formulation of the Maruleng IDP. For ease of reference, the statements are repeated here.

The Vision of the municipality is:

"To be the powerhouse of socio-economic development through integrated tourism and agricultural development"

The municipal Mission statement reads as follows:

"Maruleng is committed to the provision of basic services and the promotion of social-economic development in an integrated and sustainable manner."

In realising the *Vision* and *Mission*, the SDF must address the development challenges in Maruleng, in particular those presented by the pattern of spatial development in the municipal area.

The analysis of the spatial realities of Maruleng revealed that:

- The majority of the population is poor. They live in rural villages in which the level of activity is extremely low. Many people are dependent on subsistence living.

- More than half of the population is unemployed and employment opportunities are limited. Places of employment are generally far from the villages, where most of the people live.
- While the situation is improving, many residents have limited or no access to basic services.
- The only urban node of note is Hoedspruit.
- Tourism and agriculture are the main drivers of the Maruleng economy.
- Maruleng is blessed with tremendous natural assets, including rivers and mountain areas, an abundance of wildlife, and areas of great natural beauty. Maruleng is host to a large part of the most extensive area of private game reserve area on earth, which include private game reserves and lodges.

Considering the above, the SDF should, by building on and nurturing the natural, economic and human resources in the municipal area, be supportive of an environment that is conducive to improving the lives of all the people of Maruleng.

6.3 Overcoming poverty

Since more than 90% (2001 estimate) of the people of Maruleng are poor, it is essential that the SDF create a spatial environment conducive to improving the lives of the people of Maruleng. In short, the overall aim of the SDF must be to reduce poverty. This is a critical issue since overcoming poverty requires more than just providing the poor with essential services and basic infrastructure.

In pursuit of the goal of improving the lives and living conditions of the poor, development policies typically focus on providing them with things like housing, electricity, water, sanitation, health care, community centres, sports fields, telephones and public transport. However, despite the vast amounts of money spent annually around the world on development aid, there is little evidence that this is a sustainable and long-term solution to overcoming poverty and bettering the lives of people.

While the provision of housing, clean water, sanitation, health care and basic services improves the lives of the poor, it does not lift them out of poverty. They still lack the one thing that the wealthier members of society have: money. Obtaining money requires wealth creation.

Overcoming poverty requires the creation of wealth, which requires production and exchange. At the most basic level of existence, simply to survive, individuals have to work by growing, finding, or hunting for food. In order to advance from subsistence to a better existence, people have to produce more food than they require for their immediate needs. They need to have a surplus that they can trade for whatever else they need. Specialising makes increased production possible, allowing the producer to purchase an ever-widening range of assets and goods from other suppliers.

The process described above is how an individual increases his or her wealth. If everyone does the same, they all end up with more assets and a better quality of life. If people do not produce

goods and services for their own account, they have to sell their labour to someone who does. In doing so they obtain money by being part of the process of wealth creation.

Overcoming poverty is not something that happens overnight. Most people on earth have lived in poverty for the 6000 years of known history. It is only from the 18th century onwards that people in some parts of the world have succeeded in rapidly increasing production and trade. Scientific and technological discoveries helped the people of those countries to overcome poverty. However, the greatest change was in the laws of the countries that are now the wealthiest. People became free to produce whatever goods and services they wished to produce and to trade with anyone willing to trade with them. Their property was secure and they could depend on the law to protect their freedom. They enjoyed economic freedom, which, together with productive work, is the key to overcoming poverty.

The development economist Peter Bauer observed that having money and being wealthy are the result of economic achievement, not its precondition. To enable people to create wealth and earn money, which will help them to break out of poverty, require that they be provided with environments in which they and their property are respected and protected and in which economic policy encourages production and trade.

Considering the above, the Maruleng SDF seeks to create an environment that encourages economic activity, and hence, wealth creation. In the absence of economic growth and the associated wealth creation, the *Vision* and *Mission* of the Maruleng Municipality will be nothing more than statements on paper.

Improving the lives of Maruleng's people requires a growing economy, which means increased economic activity, more jobs, more businesses, increased investment and increased prosperity. Development policy in Maruleng must accordingly be business friendly, and should not impede economic and business development other than ensuring that the natural assets of Maruleng are protected and developed to their maximum potential.

6.4 Existing municipal spatial structure

6.4.1 Existing land use pattern

Maruleng's spatial structure is characterised by clearly identifiable land use areas:

- Extensive agriculture areas, predominated by the growing of citrus fruit.
- Game reserves and nature reserves, including game lodges.
- Sprawling rural residential villages along the foothills of the Drakensberg escarpment.
- Extensive emerging areas in the form of wildlife estates, centred on Hoedspruit.
- One urban node of note at Hoedspruit.
- An extensive modern residential development, Drakensig, associated with the Hoedspruit Air Force Base.
- The Hoedspruit Air Force Base and East Gate Airport, which shares runways.
- Rural residential development at Kampersrus.

- Limited and low-intensity mining activity at Mica.

Since the spatial structure of Maruleng, which is dominated by wildlife-tourism and agriculture, is closely tied to economic realities, any attempt to effect major changes to this pattern over the short-term is doomed to fail. *The SDF thus seeks to build on the current spatial structure and to use it to the benefit of Maruleng.*

6.4.2 The Apartheid legacy

The spatial pattern of economic activity in an area is the result of the interaction of many factors, including cultural and economic values, the presence and use of natural resources, climatic factors, entrepreneurship, administrative and legal structures, the political system and many others. Of importance to the formulation of spatial frameworks is that a given spatial structure is the outcome of the ongoing interaction between these numerous factors and that proposed changes to the spatial structure need to be cognisant of the processes that have produced a particular spatial outcome. Attempts to effect drastic changes to the spatial manifestation of economic activity are likely to fail. It is better to proceed incrementally, and with caution, and to harness the existing development processes and trends to achieve the development goals set for a planning area.

In South Africa, Apartheid policy had a profound influence on the spatial pattern of development, which is characterised by the living areas of the Black population groups being located far from the employment and educational opportunities in towns and cities. Maruleng is no exception to this, with the majority of the population living in rural villages situated far from the centres of economic such as Hoedspruit and Tzaneen. For this reason, planning legislation and policy adopted since the political transition in 1994 seek to redress the spatial disparities by means of integrated planning, and more specifically integrated development planning.

As said before, in Maruleng the majority of its population live in rural villages 40 km and further away from the only real centre of urban activity, Hoedspruit. Furthermore, despite rapid tourism related growth in recent years, Hoedspruit is still, at best, a very small town. The reality is that the spatial integration of Hoedspruit with the villages, or vice versa, is a practical impossibility.

Integration in Maruleng would have to be achieved by means of increased economic activity and creating conditions favourable to stimulating and encouraging economic activity in the rural villages. This can be achieved by means of strategic nodal development in the villages, as is discussed in more detail in the SDF proposals.

Considering further that Maruleng economy is centred on agriculture and tourism (game reserves), which are extensive land uses, it will be very difficult to change the spatial pattern. Instead, the Maruleng SDF proposes that the current spatial development pattern be accepted as a given, and that planning policy and interventions seek to improve and build on this structure to the benefit of Maruleng and its people. The SDF proposals therefore focus on creating conditions favouring economic growth, particularly the establishment of an economic base in the rural villages, the integration of the Maruleng economy and integration of Maruleng in the wider economy, provincially, nationally and internationally.

6.4.3 A sustainable settlement pattern

The Maruleng SDF seeks to achieve a sustainable settlement pattern characterised by quality urban and rural environments. To achieve this land development in the municipal area must be aimed at the:

- Harmonisation of the interaction between the economic, social and natural environments.
- Protection of ecologically sensitive and vulnerable natural areas.
- Economic advancement of Maruleng by:
 - Maximising tourism and tourism related economic activity.
 - Expanding agriculture and agricultural processing.
 - Establishing an economic base and increase economic activity in the villages.
- Ensuring security of tenure for all residents and businesses.
- Delivery of basic social and engineering services and infrastructure to all communities in accordance with the goals set by national government.
- The efficient management of land development. In particular, the location of economic activity (for example manufacturing and agricultural processing) close to the rural villages must be encouraged.
- There is a need for land for affordable housing at Hoedspruit for lower-income residents who are employed at Hoedspruit but live far away. Because of the expected growth of Hoedspruit and the associated increase in employment opportunities, the identification of land for affordable housing must be addressed urgently.
- Optimal use of existing infrastructure.
- Intensification of development in areas of low residential density, such as the rural villages, where, as far as possible, infill development should be the norm.

6.5 The Maruleng SDF

The Maruleng SDF is depicted on three plans as follows:

- Plan 5 depicts the Maruleng SDF.
- Plan 6 shows the SDF proposals for the Hoedspruit node.
- Plan 7 focuses on the SDF proposals for the rural villages.

6.5.1 Development approach

The approach to spatial development embodied in the SDF is that of accommodating development. Accordingly, development proposals must be evaluated based on “making it work” and “making it compatible” with other land uses within the Maruleng development context.

The broad guidelines for the assessment of development proposals are:

- The municipality must assess all development proposals on merit.

- In assessing land use proposals the overriding considerations are that of compatibility of land uses in their context and development in harmony with natural environment. Thus, rather than completely excluding natural areas from development, the approach is that of accommodating developments that are appropriate to natural areas and which can be developed in harmony with natural the environment. For example, hotels, guest lodges, conference centres and tourist resorts can be designed and developed to be compatible with a natural area, but a noxious industries and workshops not.
- Development applications must be considered in terms of, and must meet the requirements of applicable planning and environmental laws.
- All developments must be adequately provided for in terms of their need for water, electricity, sewerage and waste disposal and such services must not compromise the natural environment, nor burden the municipality financially. Thus, apart from the municipality's constitutional commitments to supply basic services to communities, development must pay its own way.
- In both Hoedspruit and the rural villages, infill development on vacant land between already developed areas must be encouraged.
- In the rural villages, the clustering of economic activities and public facilities is essential to create activity nodes. Thus, business uses, government offices, clinics, post offices, shops, service industries, and the like should always be concentrated at nodal points.

The development approach suggested above is aimed at encouraging and accommodating development.

6.5.2 Structuring elements

The Maruleng SDF attempts to build on the existing spatially structure in a manner that will encourage economic growth and investment, and the improvement of living conditions, by drawing on the area's inherent strengths, tourism (wildlife and natural scenery) and agriculture (farming and agricultural processing), in a manner that is environmentally sustainable.

The SDF structuring elements, their sub-components, and status are depicted in Table 13. These are, in effect, the spatial building blocks of the Maruleng economy.

6.5.3 The spatial development proposals

The proposed municipal spatial structure is depicted on Plan 5. The main proposals are the following:

- Intensification and expansion of the provincial growth node at Hoedspruit. This includes the provision of land for affordable housing for people employed at Hoedspruit, but who currently cannot find suitable residential accommodation in the town.
- Establishment of a municipal development corridor for the rural villages. (The Oaks-Metz-Trichardsdal development corridor.)

- Establishment of a municipal growth node at Metz Central.
- Establishment of the Drakensberg Environmental Zone along the foothills of the Drakensberg.

Table 13: SDF Building Blocks

Structuring Element	Description	Status
Urban Nodes	Areas of concentrated economic activity that includes businesses, shops, offices, service industries, and the like. Only node in Maruleng is Hoedspruit.	<ul style="list-style-type: none"> ▪ Hoedspruit the only urban node of note. ▪ No urban activity nodes in the villages. ▪ Emerging node at Metz.
Economic activity areas	Areas of extensive economic activity <ul style="list-style-type: none"> ▪ Farms including agricultural processing ▪ Game reserves ▪ Tourist resorts and lodges ▪ Nature areas ▪ Mining area (Mica) 	<ul style="list-style-type: none"> ▪ Many farms currently derelict or not functioning optimally due to uncertainty resulting from land restitution process. ▪ Game reserves and tourist lodges are thriving and more being established. ▪ Potential for increased agricultural processing one land restitution process is completed. ▪ Potential for growth in mining activity is limited and tied to market demand.
Residential areas	<ul style="list-style-type: none"> ▪ Hoedspruit ▪ Drakensig ▪ Rural villages ▪ Kampersrus ▪ Hoedspruit Wildlife Estate ▪ Raptors View 	<ul style="list-style-type: none"> ▪ Rural villages cover extensive areas but economic base is non-existent. ▪ Relying on growth in tourism and agriculture alone not sufficient to lift everyone out of poverty. ▪ Ongoing expansion at Hoedspruit. ▪ Limited housing in Hoedspruit for low-income earners.
The movement system	<ul style="list-style-type: none"> ▪ Roads ▪ Railway line ▪ Airport 	<ul style="list-style-type: none"> ▪ Major routes linking Hoedspruit to Phalaborwa, Tzaneen, Lydenburg and Nelspruit are tarred. ▪ Main route serving rural villages currently being tarred. ▪ Lack of tarred roads in rural villages. ▪ Rail links to Phalaborwa, Tzaneen and Nelspruit, but passenger rail service is limited. ▪ Low car-ownership means dependency on public transport and mini-bus taxis.
Natural environment and open spaces	<ul style="list-style-type: none"> ▪ Biosphere ▪ Scenic areas ▪ Game reserves ▪ Tourist resorts and lodges ▪ Rivers and dams 	<ul style="list-style-type: none"> ▪ Tourism related to game reserves, game lodges, resorts, natural scenery and location of Maruleng on the doorstep of the Kruger National Park is the current driving force of development. ▪ Tourism related development to be encouraged within a framework protecting the natural assets, such as biosphere initiative.
Engineering services	<ul style="list-style-type: none"> ▪ Water ▪ Sewerage ▪ Electricity ▪ Stormwater ▪ Waste disposal 	<ul style="list-style-type: none"> ▪ Hoedspruit enjoys urban services. ▪ Villages under-served with backlogs in basic services. ▪ No waste disposal site in Maruleng.

- Extensive land areas devoted to agriculture, which include agricultural processing facilities.
- Extensive land areas devoted to game reserves, which include game lodges, wildlife research, and conference and training centres.

Plan 5: Maruleng Spatial Development Framework

- Rural residential node at Kampersrus
- Protected natural areas including environmentally sensitive areas along rivers and mountain ranges.

6.5.4 Hoedspruit provincial growth point

6.5.4.1 Role and functions

Hoedspruit, the only urban node in Maruleng, fulfils a number of important roles:

- It is the administrative centre of the municipality, housing the municipal offices.
- It is the centre of the tourism industry in Maruleng.
- It is an important service centre for the agricultural industry in Maruleng.
- It contains range of urban functions that serve the residents of Hoedspruit and Maruleng, including retail, financial, business, and medical and tourism services, as well as service industries that support the farming industry.
- The East Gate Airport links Hoedspruit to the international tourism market.

Hoedspruit is a growing town and it is expected that the town will play an increasingly important tourism role in line with the growth of local and international tourism.

6.5.4.2 Growth management

The growth of Hoedspruit is driven mainly by private investment, related primarily to the tourism industry. In particular, the development of extensive wildlife estates on the eastern and southern edges of the town makes Hoedspruit unique. The area covered by the estates is many times larger than that of the 'traditional' Hoedspruit town. The estates house both permanent and temporary (tourists) residents. Because the estates are in the initial stages of development, the population present in Hoedspruit at a given moment will be increasing as development proceeds. Associated with this it can be expected that the type and quantity of urban services in Hoedspruit will also increase over time, placing pressure on the road system and increasing the demand for municipal services (water, electricity, sewerage and waste disposal).

The SDF proposals for Hoedspruit accordingly focus on:

- Growth management to ensure that municipal infrastructure and services keep pace with growth.
- Land-use management aimed at consolidation and infill development.

Plan 6 shows the SDF for the Hoedspruit node. Table 14, which must be read with the plan, contains management guidelines for the various development categories.

6.5.4.3 Land for affordable housing

The public consultation process brought to light the need for land for affordable housing at Hoedspruit. Many lower-income earners who are employed at Hoedspruit have to travel long distances to get to work. The need for such land has been identified by the Maruleng Municipality, which has requested the Limpopo Province to assist with the acquisition of suitable land at Hoedspruit.

Plan 6: Hoedspruit SDF

Table 14: Hoedspruit Node SDF proposals

Development Category	SDF Proposals
Central Business District	<ul style="list-style-type: none"> ▪ Emphasis on the clustering of activities including shops, offices, service industries, government uses, conference centres, market stalls, etc. ▪ Maintain accessibility (car, bus, mini-bus/taxi, rail, and air-link). ▪ Encourage pedestrian friendly development. ▪ Easy access and adequate parking for tourists and visitors. ▪ Site layout of the development must make a positive contribution to the pedestrian environment and streetscape through orientation of the development, building design, parking arrangements, street landscaping and land-use arrangements. ▪ Maintain adequate stopping and boarding facilities for public transport and mini-bus/taxis, especially at the station. ▪ Traffic impact and circulation: the impact on traffic situation and the capacity of the street system to accommodate increased traffic volumes needs to be taken into consideration, as does the existing provision and efficiency of public transport.
Industrial and commercial uses	<ul style="list-style-type: none"> ▪ Commercial, industrial and service industries are usually incompatible with residential development and should as far as possible be located along railway line.
Residential	<ul style="list-style-type: none"> ▪ Residential infill development as indicated on SDF Map 6. ▪ Integration of Hoedspruit and Drakensig residential areas. ▪ Land for affordable housing must be identified and purchased. Extent of land purchased must be proportionate to existing and future expected employment opportunities. ▪ Accommodate range of housing types and densities.
Wildlife and Environmental Estates	<ul style="list-style-type: none"> ▪ Must comply with land use and environmental legislation. ▪ Arrangements for provision of water, electricity, sewage and waste disposal must not stress municipal resources . ▪ New developments, such as wildlife estates, on the outskirts of Hoedspruit must take account of traffic impact on Hoedspruit central areas.
Infrastructure	<ul style="list-style-type: none"> ▪ Municipality must focus of infrastructural investment to ensure that infrastructure and services keep pace with demand (streets, water, sewerage, electricity, stormwater management). ▪ Optimal use of infrastructure by encouraging infill development as shown on the plan for the node.

The municipality has previously identified various farm portions suitable for the provision of affordable housing, but due to the rapid development of land around Hoedspruit town, combined with time-consuming governmental land-acquisition procedures, it has been unable to acquire land for this purpose.

Undeveloped land around Hoedspruit is sought after for residential tourism development, such as wildlife estates, with the result that the price of land around Hoedspruit has escalated rapidly over the last five years. In view of foregoing it is essential that the Limpopo Province fast-tracks the land purchasing process to enable the Municipality to acquire land suitable for affordable housing.

6.5.4.4 Urban development boundary

A popular modern urban growth management tool is the urban development boundary, which is imposed around urban areas to:

- Combat urban sprawl and promote infill and redevelopment.

- Ensure optimal use of existing infrastructure.
- Protect the natural environment.
- Support efficient infrastructure provision.

The imposition of urban development boundaries, however, also has negative consequences, which include:

- Increased land prices because the supply of developable land is artificially restricted.
- As a result of the increase in land prices, housing prices increase, making it even more difficult for low-income earners to purchase or rent houses.

Considering the extensive nature of recent development of wildlife estates, it would be very difficult to apply an urban development boundary to Hoedspruit. Rather than implement an urban development boundary, the municipality should apply the following development principles:

- New urban developments such as shopping, retail and offices should be located within or adjacent to the existing town.
- With the exception of residential wildlife estates, new residential township development should occur around and in close proximity to Hoedspruit.
- Infill residential development on vacant land, particularly between Hoedspruit and Drakensig Township must be encouraged.

6.5.5 The rural villages

The SDF proposals for the rural villages are depicted on Plan 7.

6.5.5.1 *The Oaks-Metz-Trichardsdal municipal development corridor*

The rural villages are spread out in a near linear pattern along the Drakensberg foothills in the north-eastern part of the municipal area. There is little economic activity and high unemployment in the villages, most people making a subsistence existence. As mentioned previously, while growth in tourism and agriculture is likely to generate jobs in the future, this will not be sufficient to provide jobs for all economically active persons. Furthermore, the villages are situated far away from Hoedspruit, which means that the physical integration of Hoedspruit and the villages is impossible.

Considering the above, the SDF also seeks to increase the level of economic activity in the rural villages. To do this, the proposal is that a municipal development corridor be created, along which economic activity is encouraged. The corridor, along Road D181/1, which serves the villages, stretches from *The Oaks* in the south to *Trichardsdal* in the north, with a municipal growth node strategically located at *Metz Central*. Steps have already been taken to establish this node. It is further proposed that service nodes be established at strategic locations in the villages.

The benefits of creating the development corridor are the following:

- A development corridor with strategically located nodes can be used to focus development and investment.

Plan 7: Rural Villages SDF

- Considering that the majority of village residents are dependent on public transport and mini-bus-taxis for movement, corridor development will improve the efficiency of the transport system and make it easier to link nodes with each other.
- Focusing development along the corridor helps the municipality to focus its infrastructural investment, leading to more efficient service provision.
- People living along a corridor can access a wide range of opportunities distributed along the corridor.
- The internal road systems of the villages can be developed to provide easy access to the development corridor, making it easy for people to move around.

6.5.5.2 *Municipal development node: Metz Central*

It is proposed that *Metz Central* be developed as a municipal activity node, in accordance with the guidelines for nodal development summarised in Table 15.

Table 15: Guidelines for village nodal development

Characteristic	SDF Guidelines
Location	<ul style="list-style-type: none"> ▪ Nodes must be located within a village, but near Road D181/1, which serves the development corridor. ▪ Location within a village must be easily accessible by foot or by vehicle, such as the intersection of major roads. ▪ Existing places of concentrated activity within the nodes should receive preference over the development of new nodes.
Concentration of land uses	<ul style="list-style-type: none"> ▪ The purpose is to create an activity node where residents have easy access to a range of services, both public and private. ▪ All public amenities, including schools, clinics, post offices, and municipal pay points, as well as business uses, shops, informal markets and service industries must be located in the node.
Concentration of infrastructural investment	<ul style="list-style-type: none"> ▪ Infrastructural investment to be directed to the nodes. ▪ Both public and private investment must be directed to the node. ▪ Node must become a service centre for the surrounding area. ▪ Private investments in the form of small shops, silos, distribution points of a cooperative, etc. must be encouraged to locate at the service nodes.
Layout and design	<ul style="list-style-type: none"> ▪ Ease of access to pedestrians and vehicles (taxis, cars, busses). ▪ Internal layout must accommodate pedestrian movement. ▪ Space must be provided for informal economic activity.
Transport	<ul style="list-style-type: none"> ▪ The development must take the provision of public transport facilities and existing public transport routes, as well as pedestrian movement into account. ▪ The development or expansion of nodes must consider future traffic demand.

The proposed configuration of the node is depicted as an insert on Plan 7. The plan shows the clustering of a range of land uses to create the node. In addition, it is proposed that the roads serving the node, and those linking the node to the Main Road (D181/1) be prioritised for surfacing. After that, and depending on the availability of funds the village roads that provide access to the node must be surfaced.

6.5.5.3 *Clustering of activities*

To realise the goal of creating an economic base in the villages it is necessary that economic activities in the villages be clustered at strategically located and easily accessible areas in each village. As a matter of principle, the Maruleng Municipality must encourage both the government and private sectors to locate their activities at these nodes. The intention is to create a central area where village activity concentrated. Potential land uses include postal points and/or post offices, municipal pay points, market stalls, clinics, doctors, spaza shops, taxi ranks, informal markets, service and repairs, satellite police stations, sport fields, community halls, and the like.

This concentration of activities will lay the foundation for future nodal development in the villages and become the focus municipal infrastructural investment.

In support of the *clustering principle*, the SDF proposes that a project be undertaken to assess each rural village with the aim of identifying an optimal location in each for the clustering of activities, as well as proposals for a future road system serving such a clustering area. Once identified all future municipal investment and economic activity should be directed to these areas, thereby laying the foundation for future nodal development.

6.5.5.4 *Infill development*

As in the case of Hoedspruit, it is suggested that the imposition of an urban development boundary for the villages will be counter-productive. However, applying the principle of *infill development* will achieve the same ends as an urban development boundary.

As a general rule, rather than establishing new villages away from current development it is recommended that new development be located adjacent to, or between, existing villages, and close to the Road D181/1 development corridor. Plan 7, which depicts the SDF proposals for the villages, show the existing village developments as well as suggested infill areas.

The principle of *infill development* also applies to any future *site demarcation projects* initiated by any government level (national, provincial or local) and the private sector. Site demarcation projects must be located adjacent or close to existing villages, be accessible from the existing road system, make use of existing available services, or be located in such a manner that future service provision will be easily accommodated.

6.5.5.5 *Discouraging informal settlements*

Maruleng is in the fortunate position that informal settlements are absent from the municipal area. This situation must be retained and, accordingly, no informal settlements must be allowed to develop within the villages. Illegal occupation of land must be acted on swiftly.

6.5.5.6 *Consultation with traditional authorities*

Any development or infrastructural investment initiated by the municipality, any government department or agency, or the private sector, must be done in consultation and in collaboration with the tribal authority in which the land is situated.

6.5.6 Agricultural development

In terms of the SDF (Plan 5) all areas not specifically used for game reserves, villages and urban development either are used for agriculture, or has the potential to be used for agricultural activities, including agricultural processing enterprises.

Table 16 shows the guidelines for agricultural development and the establishment of agricultural processing activities.

Table 16: Land-use guidelines for agriculture and agricultural processing

Land use	SDF Guidelines
Agriculture	<ul style="list-style-type: none"> ▪ With the exception of environmentally sensitive areas, conservation areas, game reserves and land used for urban and other purposes, the development of land for agricultural use is encouraged. ▪ Applications for subdivision of agricultural land, or change of land use on such land, must be considered on merit. ▪ In the case of subdivision the size of the subdivide portions shall not be smaller than that prescribed minimum contained in applicable land use legislation or municipal land use policy, where applicable. ▪ Development on agricultural land must not compromise agricultural irrigation schemes.
Agricultural processing	<ul style="list-style-type: none"> ▪ Assessment of application to establish agricultural processing plants must take into consideration the impact of the plant on the surrounding area. ▪ The availability of engineering services, particularly potable water, sewerage disposal, access roads, and stormwater runoff must be addressed. ▪ Where the developer is not the provider of the supporting infrastructure applicants must satisfy the local authority that adequate arrangements have been made and submit service agreements entered into with service providers. ▪ Processing plants must comply with the relevant prescriptions embodied in environmental legislation. ▪ The location of agricultural processing plants on environmentally sensitive and heritage areas must be avoided. ▪ A map indicating the 1: 100 year flood line as determined by a professional engineer must accompany applications adjacent to rivers and dams.

6.5.7 Game reserves and game lodges

Worldwide, increasing affluence, mobility and available leisure time result in an increase in the demand for tourist facilities. South Africa, which is well endowed with tourist attractions, has gained and stands to gain substantially from the growth in the global and local tourism industry.

Maruleng is becoming one of South Africa’s prime tourist destinations, not only because of its location close to one of South Africa’s prime tourist areas, the Kruger National Park, but also because of its own natural beauty and the private game reserves and lodges located within the municipal area. It is important the area’s natural assets and tourism potential are exploited and managed in a sustainable manner.

Applications for the development of game reserves and game lodges must be considered on merit, according to the guidelines contained in Table 17.

Table 17: Land-use guidelines for game reserves and game lodges

Category	SDF Guidelines
Game reserves and game lodges	<ul style="list-style-type: none"> ▪ The size and scale of lodge facilities and accommodation must be in harmony with the area in which it is situated. ▪ The development of lodge facilities and visitors accommodation must be subject to control measures emanating from the required Environmental Impact Assessment (EIA). ▪ Buildings located on vleis, pans, river courses and dams must be outside the 1:100 year flood line and must be supported by an acceptable environmental impact study and management plan.
Provision of services	<p>The applicant/developer must satisfy the municipality that all essential services can be provided:</p> <ul style="list-style-type: none"> ▪ Where water supply infrastructure does not exist, the existence of an adequate, potable water source must be proven by a hydrological investigation. Information must be provided regarding all aspects of underground sources, including the quantity, quality and sustainability. ▪ Sewage must be disposed of to the satisfaction of the municipality. Where possible, development should be linked to available waterborne sewerage systems. In rural areas, the sewage system must be designed in accordance with site-specific conditions such as geology, percolation capacity of soils, slope and water table) to determine if soak-away systems can be used without detriment to the quality of underground water. ▪ Solid waste must be disposed of to the satisfaction of the municipality. Where possible, solid waste must be disposed of regularly at an approved refuse site. ▪ Storm water management measures must be in place to prevent soil erosion and to protect water sources from pollution. ▪ The developer is responsible for any upgrading of access road infrastructure, such as traffic control measures or road widening, as may be necessitated by the traffic that may be expected to be generated by the development.

6.5.8 Tourist resorts

Applications for the development of resorts must be considered on merit, based on the guidelines in Table 18:

Table 18: Land-use guidelines for tourist resorts

Category	SDF Guidelines
Tourist resorts	<ul style="list-style-type: none"> ▪ The size and scale of development must be compatible with the area in which it is situated. ▪ The development must be subject to control measures suggested by the required Environmental Impact Assessment (EIA). ▪ Resort development along vleis, pans, river embankments and dams must be outside the 1:100 year flood line and must be supported by an acceptable environmental impact study and management plan.
Provision of services	<p>The applicant/developer must satisfy the municipality that all essential services can be provided:</p> <ul style="list-style-type: none"> ▪ Where water supply infrastructure does not exist, the existence of an adequate, potable water source must be proven by a hydrological investigation. Information must be provided regarding all aspects of underground sources, including the quantity, quality and sustainability. ▪ Sewage must be disposed of to the satisfaction of the municipality. Where possible, development should be linked to available waterborne sewerage systems. In rural areas, the sewage system must be designed in accordance with site-specific conditions such as geology, percolation capacity of soils, slope and water table) to determine if soak-away systems can be used without detriment to the quality of underground water. ▪ Solid waste must be disposed of to the satisfaction of the municipality. Where possible, solid waste must be disposed of regularly at an approved refuse site. ▪ Storm water management measures must be in place to prevent soil erosion and to protect water sources from pollution. ▪ The developer is responsible for any upgrading of access road infrastructure, such as traffic control measures or road widening, as may be necessitated by the traffic that may be expected to be generated by the development.

6.5.9 Kruger to Canyons Bio-sphere and conservation areas

The Maruleng Municipality is situated entirely within Kruger to Canyons Biosphere. The biosphere acknowledges the global significance of Greater Kruger bioregion, the eastern savannahs and escarpment of South Africa. It is a unique area made up of public, provincial, and private nature and game reserves and natural resource areas.

As stated earlier in this report, the private nature reserves in the biosphere area, Klaserie, Umbabat, Thornybush, Timbavati, Sabi Sand, Kapama, Balule, Selati, Makalali, Karongwe and the Blyde-Olifants Conservancy is the largest privately owned nature reserve complex in the world. A large part of these private reserves is located within Maruleng.

The spatial implication for development in Maruleng is that the environmental areas be protected and that the tourism potential of these areas is exploited, taking cognisance of the impact of such development on the environment. In keeping with the spirit of the biosphere, all development within the Maruleng Municipal area is subject to the prior undertaking of environmental impact assessments as required in terms of the national environmental law and regulations.

6.5.10 Drakensberg environmental zone

Plan 5, the Maruleng SDF, shows an area to the west and adjoining the rural villages that is designated as the *Drakensberg Environmental Zone*. The zone is situated along the foothills of the Drakensberg Escarpment, along the western boundary of the Maruleng Municipality. (A part of the zone can also be seen on Plan 7, which contains the SDF proposals for the rural villages.)

The initial SDF proposal is that areas along the foothills of the escarpment, of which the slope exceeds 25% (1:4) be excluded from general urban and village development. However, environmentally sensitive development for tourism purposes may be permitted, subject to comprehensive environmental impact assessments and in accordance with the development control recommendations that emanate from such assessments.

To ensure that the tourism potential of this zone is utilised to the full, without compromising the natural and ecological value of the area, it is proposed that the Maruleng Municipality initiate a project to prepare a local development framework for the *Drakensberg Environmental Zone*. It is envisaged that the project will properly demarcate the zone, map areas to be protected, and provide guidelines for development and environmental protection.

6.5.11 Kampersrus

Kampersrus is a rural residential community situated in the south western part of the municipal area. The village is situated in scenic surroundings at the foothills of the Drakensberg Escarpment.

Kampersrus can be seen as a population growth node in Maruleng, with subdivision of properties are taking place. The natural beauty of the area attracts people who earn their living in Maruleng, retirees, and people needing accommodation for a weekend break-aways or holidays.

Low-level tourism related activity in the form of Bed-and-Breakfast (B&B) establishments and services serving tourism to the Blyde River Cannon is evident in Kampersrus. It is expected that tourism activity will increase over time, considering the economic potential of eco- and adventure tourism associated with the Blyde River Canyon.

From a services perspective, streets need upgrading and maintenance and bulk sewerage and reticulation has to be provided. Provision for this has been made in the municipal budget.

It is expected that applications for land-use changes will generally be for tourism related development and for subdivision. Such applications must be evaluated on merit in line with the development guidelines applicable for tourism resorts and game lodges, which include compatibility with the area, environmental impact and that the provision of services is to the satisfaction of the Maruleng Municipality.

It is suggested that a project be undertaken to assess the residential and tourism related development potential of Kampersrus and its environs, the product being a precinct plan or a local development framework for the population growth area.

6.5.12 Mica

Small-scale mining occurs at Mica, situated approximately 30 km north of Hoedspruit, on the R40 to Phalaborwa. No major expansion of mining activity is expected in the near future.

The level of mining activity in any area is directly related to worldwide demand for minerals and the prices that can be obtained on local and world markets. In the event of a major upturn in mining at Mica, it is recommended that the demand for residential accommodation and urban services, are far as is possible, be accommodated at Hoedspruit. Providing engineering services to support urban development at Mica will be costly and, considering the limited resources at the

disposal of the Maruleng Municipality it would be more cost effective to concentrate development in or near Hoedspruit.

6.5.13 Land tenure

Land ownership within Maruleng is characterized by the following:

- Considerable land areas are held in ownership by the State under custodianship of Traditional Authorities, on which about 90% of the residents of the municipal area live.
- The large areas of land in private ownership are mainly used for conservation, tourism, game farming and commercial hunting.
- Approximately 18,5% of the total land area (\pm 600 sq.km) is subject to 45 registered land claims.

As discussed elsewhere in this report, the ownership of property, which includes ownership of land, is an essential component of wealth creation and improving the lives of people. It is therefore essential that residents be enabled to own the land on which they live. In this regard, the municipality should push for the following:

- Rapid completion of the land restitution process so that agricultural land that currently lies unproductive is brought back into production.
- Request government to speed up the land reform process, especially in respect of the land ownership process.
- Upgrading of land tenure in the informal settlements to provide people with title deeds to, and hence full ownership of their properties. There are various sources of funding for such projects, which should be utilised.

Title deeds provide security of tenure and encourage land owners to invest in and to improve their properties, in the knowledge that their investments are safe. Over time, this will lead to an increase in the value of properties and the establishment of a land and housing market in the rural villages.

Regarding the land restitution process, once the land ownership issues have been resolved unproductive land will be brought back into production. The added benefit is that increased agricultural output will improve the likelihood that agricultural processing facilities will be located in Maruleng will also increase.

6.5.14 Land-use management

Land-use management in South Africa is currently done by means of various laws and regulations including national legislation such as the Development Facilitation Act, provincial town-planning ordinances, municipal town-planning schemes as well as various acts and ordinances dealing with specific land-use related matters. Of note is that the land-use legislation and regulations applicable to the former homelands and traditional areas differ from those that apply in the former "white" South Africa. Attempts have been made and are being made to reform the land-use management system. As a result, areas that were formerly excluded from town planning schemes have now been incorporated into the scheme applicable to the main town in a municipal area. As part of this process usually a special land use category is created to include all those

areas within a municipal jurisdiction that were not previously not covered by the provisions of a town planning scheme.

In the case of Maruleng, the Malelane Town Planning Scheme has been amended to include the formal land development areas and a wider land-use category was created for all other land areas including farms, game reserves and the like.

Of importance to land-use management in Maruleng is that the South African land-use management system is set to undergo a major transformation. The Minister of Agriculture and Land Affairs recently introduced to the National Assembly a Section 76 Bill known as the *Land Use Management Bill*. The Bill provides for the following:

To provide for the uniform regulation of land use management in the Republic; to establish principles for land development and land use management in the Republic; to provide for land use schemes; to establish land use tribunals and appeal tribunals; to repeal certain laws; and to provide for matters connected therewith.

Once signed into law, municipalities will be compelled to prepare land use schemes for their areas of jurisdiction. The Bill defines a land use scheme as follows:

“land use scheme” means a scheme which determines and regulates the use and development of land in an area in accordance with Chapter 4 and includes the parameters applicable to such land use.

The intention is that the current *town planning schemes* will be replaced by *land use schemes*. The implication is that the Maruleng Municipality will in time be compelled to prepare a land use scheme for the municipal area and the necessary funds will in due course have to be set aside for this purpose.

6.5.15 Impact of Maruleng SDF on adjacent municipalities

The Maruleng SDF uses the existing spatial structure of Maruleng as a given, and builds thereon. The SDF proposals therefore have little immediate impact on adjoining municipalities.

6.5.15.1 Lepele-Nkumpi, Greater Tubatse and Thaba Cheweu

The proposed Drakensberg Environmental Zone, along the foothills of the Drakensberg Escarp, is situated on the border that Maruleng shares with the Lepele-Nkumpi, Greater Tubatse and Thaba Cheweu Municipalities. Access to the zone is mainly from Maruleng, with little impact on adjoining municipalities.

6.5.15.2 Greater Tzaneen and Ofcolaco

In proposing the creation of economic nodes in the villages, allowance was made for the fact that Ofcolaco, situated just outside Maruleng in the Greater Tzaneen Municipality, functions as a small service node for the northern villages in Maruleng. This service node could develop into a more important economic node serving residents in both Maruleng and Greater Tzaneen.

6.5.15.3 Ba-Phalaborwa

Towards the north-east, Maruleng shares a border with the Ba-Phalaborwa Municipality. Development along the boundary between the municipalities consists mainly of private game

reserves, which is retained in the Maruleng SDF. The SDF therefore has little impact on the Ba-Phalaborwa Municipality.

6.5.15.4 Bushbuckridge

Towards the south, Maruleng borders on the Bushbuckridge Municipality. The SDF proposes that the existing agricultural uses and game reserves continue as before. There are accordingly no direct impacts on Bushbuckridge.

6.5.16 Impact of adjacent municipalities on Maruleng

During the stakeholder participation process concern was expressed that economic growth in adjoining municipalities may be detrimental to development in Maruleng. While this is a possibility it must be borne in mind that municipal areas are not identical. One municipality may have an advantage in agriculture, another in mining, and another in tourism. Furthermore, one municipality may have an advantage crop farming while another is more suited to citrus farming. Thus, should municipalities, in attempting to attract investment, concentrate on the strengths of their areas, development in the respective municipal areas will be complementary rather than negative.

From a development point of view Maruleng must play to its strengths, which is tourism and agriculture, and ensure that its land development policies are attractive to investors and developers.

7 SDF Implementation

7.1 Implementation projects

The implementation projects for the Maruleng SDF are listed in Annexure 1.

There are five potential projects that have been identified during the course of formulating the Maruleng Spatial Development Framework. These are:

- **Project 1: Local Development Frameworks - Rural Villages**

The aim of this project is to ensure that the *clustering principle* is applied to each village to lay the foundation for nodal development in each of them.

- **Project 2: Development Framework - Drakensberg Environmental Zone**

This project is aimed at defining a development boundary between the rural villages and the proposed Drakensberg Environmental Zone. In addition development guidelines must be drawn up for the development of tourism related facilities and activities within the zone.

- **Project 3: Local Development Framework – Kampersrus**

This project is aimed at developing guidelines for the future development of Kampersrus, which is experiencing population growth, land subdivision and the establishment of tourism related facilities such as guest houses and tourism services related to the Blyde River canyon.

- **Project 4: Upgrading of Tenure – Rural Villages**

This is an important project in the light of the overarching aim of the Maruleng SDSF to alleviate poverty. In essence, upgrading of tenure will consist of a number of ongoing projects to upgrade land tenure to the point where all residents have secure rights in the form of title deeds to their properties.

- **Project: Maruleng Land Use Management Scheme**

Government has recently given notice of its intention to adopt national legislation which will require all local authorities to prepare and adopt land use management schemes for their areas of jurisdiction. These schemes will replace the current town planning schemes. This project must be undertaken as soon as the necessary legislation is passed into law.

The existing IDP projects as contained in the Maruleng IDP 2006/2007 are retained and are listed in Annexure 2.

7.2 SDF guides local area planning

The SDF serves as a guide and framework for more-detailed local area planning. In particular the SDF principles of concentration, infill and linking of activities must be applied at the local planning level.

7.2.1 Rural villages

Using the SDF as guide, in the rural villages local area planning must focus on the following:

- Identifying a suitable and accessible concentration point or activity area within each of the villages where economic and village activity can be concentrated. The concentration points will over time develop into proper activity nodes.
- Associated with the activity areas, the road system within each village must be evaluated with a view to establishing an effective circulation system within each village. The road system must make it easy to get to the activity point in each village, link villages, and provide easy access to the main road that forms the spine of the development corridor.
- Analysing vacant land situated between the existing villages with a view to identifying suitable land for future residential expansion.
- The local planning for each village in turn forms the framework for services delivery, for example, the road linking the village 'node' with the main road (municipal development corridor) must be tarred first, then the road which functions as the main collector road within each village, and so on.

Together with *Metz Central*, *The Oaks* is an ideal candidate to serve as the focus for local area planning. It has a well-defined activity area, which contains market stalls, a community hall, a satellite municipal office, clinic, school, bus and taxi rank, and the like. *The Oaks* is situated on Road R36, which links Hoedspruit with Tzaneen, at the junction Road D181/1 with the R36. Road D181/1 is the central spine of the proposed municipal development corridor which links *The Oaks* with *Trichardsdal* and *Ofcolaco* in the north. Together, *The Oaks* and *Metz Central* can serve as important demonstration projects for local area planning and implementation, which will lay the foundation for their eventual development into fully fledged economic activity nodes.

7.2.2 Hoedspruit

7.2.2.1 Applying the principles

The SDF development principles of concentrating economic activity and residential development, as well as encouraging infill development on vacant land, apply as much to the local area planning of Hoedspruit as it does to the rural villages.

- Infill development must be encouraged between Hoedspruit town and the Drakensig residential area.
- In addition to infill development, new residential development should preferably occur adjacent to Hoedspruit, rather than away from the town.

- The Maruleng Municipality has identified the need for land for affordable housing at Hoedspruit. The land selected as the suitable must as far as possible conform to the SDF principles of concentration, infill and linking of activity. It is accordingly recommended that the land for affordable housing must be found within the urban development area indicated on the Hoedspruit SDF. Due to the rapid development of Hoedspruit, which means a continuous escalation of land prices, the assistance of the Limpopo Province is required to help the Municipality to quickly identify and purchase land for this purpose.
- An overall broad road system must be planned that takes into account the likely future expansion of the town. The planned road system can also be used to guide development of the town. Where applicable, developers must be required to private the necessary road reserves and infrastructure upgrading.

By applying the SDF principles of concentration of development, infill development on vacant land between existing developments, and the linking of activities by creating nodes at accessible points along access roads, at both the municipal and local levels of planning in Maruleng, Hoedspruit and the rural villages will over time develop into urban areas offering economic and job opportunities to an increasing number of people.

7.2.2.2 Affordable housing

The Maruleng Municipality has adopted a resolution in terms of which development taking place on the Farms Berlin 209 KT, Amsterdam 208 KT, Happylands 241 KT, and Welverdiend 243 KT must set aside 30% of the developments for:

- Affordable housing.
- Affordable low-income housing.
- Middle-income housing.

The resolution affects all the undeveloped farmland around Hoedspruit town. While the need for housing types mentioned above are acknowledged, it is suggested that the municipality negotiate this aspect of development with potential developers, taking into account the real housing need in each category as it relates to Hoedspruit. In this regard, as discussed below, it is suggested that infill development can play a significant role in the delivery of affordable housing.

7.2.2.3 Opportunities for infill-development

While the need for land for affordable housing is recognised, care must be taken to not apply an overall general ratio which might be unrealistic in terms of the real needs in each housing category in relation to this small town. The provision of affordable and middle-income housing must keep pace with the general development of Hoedspruit, particularly the availability of employment opportunities in and near the town.

The identification of large areas of farm land around Hoedspruit for affordable housing goes against the SDF principles of concentration of, and encouraging infill development. Plan 8 shows that there is ample land for infill development between Hoedspruit and Drakensig. The areas numbered A to E can be considered for a range of affordable housing types for persons employed in and near Hoedspruit. (Note: The land between Areas A and B on the plan is already earmarked for development and a General Plan has been approved for this purpose.)

Plan 8: Hoedspruit Node – Infill planning areas

7.3 Implementation strategies

Implementing the SDF is by means of direct and indirect strategies.

Direct implementation is in the form of capital investment by the Maruleng Municipality in infrastructure and services in accordance with the SDF proposals. Indirect implementation is by communicating the SDF proposals to stakeholders and developers and by means of using the SDF proposals as the basis for comments on applications for development and land use changes. These and other implementation mechanisms are discussed in more detail below.

7.3.1 Capital investment programme and capital budgets

As far as direct implementation of the SDF is concerned the proposed SDF projects must be taken up in the municipality's investment programme and capital budget. Since the financial resources of the Maruleng Municipality is limited, funding for capital investment in services will also have to be obtained from the Mopani District Municipality and the Limpopo Province. The municipality must ensure that the necessary funding is obtained from the authorities.

It is essential that as part of the municipal capital investment and budgeting processes, a proper assessment of the costs and returns on investments is made. It is accepted that the return on municipal and provincial investments in Maruleng cannot be calculated in monetary terms only. What is however required is that capital spending is concentrated in such a manner that potential economic spin-offs are maximised. In this regard the successful implantation of the SDF depends not only on the ongoing extension and improvement of engineering services, but also on making capital investments at the identified nodal locations, and along the development corridor proposed by the SDF. This will have the effect of increasing the economic development-potential of the nodes and the corridor, and will over time also attract private sector investment.

7.3.2 Private sector support

As stated above, the municipality on its own does not have sufficient funding to meet all the infrastructural and services needs of Maruleng. Provincial and national funding will also be required in terms of government's development strategies and priorities. However, considering the agricultural and tourism potential of Maruleng private sector investment can be attracted to assist in promoting the development of the area.

Importantly, private sector investment does not occur only in wealthy areas. An example of this is the private sector investment in retail development at the Metz Central development node, which is expected to get off the ground shortly. For this reason the SDF principle of concentrating activities at nodal points in the villages must be applied consistently as it will lay the foundation for future private sector investment.

Private sector investment, such as the recently completed shopping- and conference centre at the Hoedspruit Wildlife Estate benefits the municipality in that it simultaneously improves local infrastructure and services, increase the tourism potential and enlarges the municipal rates base.

7.3.3 Administrative considerations

A number of issues are of importance as far as the administrative and institutional arrangements for the implementation of the IDP and the LDOs are concerned. These are discussed below.

7.3.3.1 Municipal management

It is the task of the municipal manager to steer the organisation and to ensure that the necessary manpower and resources are available to achieve organisational goals. In the context of the SDF (and IDP) the municipal manager must ensure that the municipality carries out responsibilities allocated to it in terms of relevant planning and land use legislation.

7.3.3.2 Co-ordination with external agencies

The Limpopo Province, Mopani District Municipality and various external agencies, such as Provincial and National Health Departments, SA Roads Board, Provincial Roads Department, Provincial Education Department, Eskom, SAPS, SA Post Office, and Telkom also act as implementation agencies within the Maruleng municipal area. It is accordingly essential that proposals contained in the SDF be brought to the attention of these bodies, and that where negotiations with such bodies take place the municipal officials use the SDF as the basis for negotiation with a view to steering investment and service delivery to locations proposed in the SDF.

7.3.3.3 Co-ordination with adjoining local authorities

The Maruleng Municipality is bordered by the Lepele-Nkumpi, Greater Tubatse, Thaba Cheweu, Bushbuckridge, Greater Tzaneen and Greater Phalaborwa Municipalities.

With the exception of Greater Tzaneen, the SDF proposals for Maruleng has little direct impact on the adjoining municipalities. In the case of Greater Tzaneen allowance was made for the fact that Ofcolaco, situated just outside Maruleng in the Greater Tzaneen Municipality, functions as a small service node for the northern villages in Maruleng. This service node could develop into a more important economic node serving residents in both Maruleng and Greater Tzaneen. It is thus necessary that the Maruleng and Greater Tzaneen Municipalities co-ordinate their planning and implementation programmes in this area.

It is expected that urbanisation will continue and even accelerate over time, resulting in the increasing concentration and growth of economic activity at certain locations, such as is occurring at Acornhoek and Bushbuckridge. Urbanisation places pressure on existing facilities and services in both Maruleng and the adjoining municipalities. For this reason it is necessary that the various municipalities co-ordinate their planning and investment projects to ensure optimal utilisation of resources and infrastructure.

7.3.3.4 Commitment by officials and politicians

Perhaps one of the most important components of SDF implementation is a commitment by all the role players, particularly the Limpopo Province, Mopani District Municipality and the Maruleng Municipality, officials and politicians to support the SDF. Since the SDF has been formulated with inputs from stakeholders in Maruleng it is essential that planning proposals and implementation programmes reflect these inputs. While available resources restrict the ability of the Municipality to address all identified needs, the legitimacy of the SDF process nevertheless depends on the translation of inputs received from stakeholders, into tangible actions. This is particularly important at the rural village level as residents identify strongly with their local area.

In view of the above, a real commitment by elected public representatives and officials to implement the SDF proposals will go a long way towards realising the municipal Vision and Mission.

7.3.4 Land-use management and the DFA

In Paragraph 2.9 of this report reference was made to the current situation in South Africa where numerous laws control the use of land. Because of this, many applicants prefer to lodge applications for land-use change and development in terms of the Development Facilitation Act, 1995 (Act 67 of 1995), which was specifically adopted to fast-track land-use development. In terms of this Act, land-use decisions are made by a Provincial Development Tribunal, and not by the local authority in whose area of jurisdiction an application is located. The local authority has to submit its comments within 21 days from the date of advertisement of an application.

Adoption of the Maruleng SDF enables the municipality to frame its comments and submissions to the Provincial Development Tribunal based on the SDF. This must be seen as part of the indirect implementation of the SDF. It is therefore essential that the Municipality submits its comments on applications to the Tribunal within the prescribed 21 days. It is further necessary that the Municipality bring to the attention of the Tribunal that it has adopted the SDF and that land-use development in Maruleng should be consistent with the SDF.

7.3.5 Land-use management scheme

An important land-use management tool is the town planning scheme. However, for historical reasons, town planning schemes in South Africa apply mostly to proclaimed townships. Thus, in the case of Maruleng, land-use rights in Hoedspruit and Kampersrus, are governed by the Malelane Town Planning Scheme. Most of the municipal area of jurisdiction is not currently covered by a town planning scheme. This situation is expected to change.

Government will in due course introduce land-use legislation requiring all local authorities to prepare land-use management schemes for their areas of jurisdiction. These schemes will replace the existing town planning schemes. Once signed into law the Maruleng Municipality will be able to prepare a single land use scheme for its entire municipal area, which will enable it to more effectively manage the use of land in Maruleng. It is recommended that the Maruleng Municipality proceed with the preparation of a land-use management scheme for its entire municipal areas as soon as the national and/or provincial legislation dealing with this, is in place.

7.3.6 SDF Marketing and communication

An often-overlooked method of indirect implementation of planning policy is that of making those involved in the land development process aware of the existence and content of the SDF.

7.3.6.1 Communicating with developers and investors

The internet and e-mail make it possible to easily and cheaply distribute electronic copies (PDF format) of the SDF to relevant government departments, land developers, investors and businesses, within and outside of Maruleng. The Maruleng Municipality should consider setting up a website aimed at marketing the Maruleng SDF as well as the Maruleng IDP. In addition to these documents the website should contain information about land development applications and procedures, contact information for municipal officials involved in the land development

process, as well as information and contact details of local business and tourism associations. The cost of setting up and running such a website can be sponsored by business and tourism organisations located in Maruleng.

7.3.6.2 Communicating with the people of Maruleng

Apart from informing government departments, businesses and investors about the SDF, Maruleng residents in general must be informed of the broad SDF proposals as well as about development and infrastructural investment in Maruleng.

Whereas in Hoedspruit local newspapers such as the *Hoedspruit Week* and *Kruger Park Times* can be used to convey information to the public, the situation is more difficult in the rural villages.