



LEKWA LOCAL
MUNICIPALITY

NOTICE OF THE REVIEW OF THE LEKWA MUNICIPALITY'S SPATIAL DEVELOPMENT FRAMEWORK

Lekwa Municipality hereby gives notice in terms of Section 6(b) of the Lekwa Spatial Planning and Land Use Management By-Law, 2016 read together with Section 20(3)(b) of the Spatial Planning and Land Use Management Act, 2013, of their intention to review its Spatial Development Framework.

The Lekwa Local Municipality hereby invites the general public, organs of state, organised business, community-based organisations and all interested and affected parties to submit written comments and representations on the Draft Lekwa Spatial Development Framework within a period of 60 days 31 July-29 September 2026.

A digital copy of the document can be accessed digitally on the Lekwa Municipalities website. www.lekwalm.gov.za or by scanning the QR code below



Comments on the Spatial Development Framework (SDF) must be submitted in writing to the Municipality at the address provided below. The Draft SDF will be available for public inspection at the **Municipal Offices, Thusong Centre and designated municipal libraries** during the public participation period.

Persons who may experience difficulty in submitting their comments in writing may request assistance from any Municipal Official at any Municipal Reception Office.

Comments on the Spatial Development Framework can be submitted to **Ms Tlou Lehong** at Tel:(017) 712 9684/ (082) 521 5091 during normal office hours.

LEKWA LOCAL MUNICIPALITY

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Yours faithfully,

.....
MS T. MTSHISELWA
ACTING MUNICIPAL MANAGER

NOTICE NO _____



Lekwa Local Municipality

SPATIAL DEVELOPMENT FRAMEWORK

Draft SDF

November 2025



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LIST OF ACRONYMS

AAMP	Agricultural Agro Processing Master Plan
APAP	Agricultural Policy Action Plan
CBA	Critical Biodiversity Area
CBD	Central Business District
CoGTA	Co-Operative Governance and Traditional Affairs
CRDP	Comprehensive Rural Development Programme
DALRRD	Department Agricultural, Land Reform and Rural Development
DEA	Department of Environmental Affairs
DM	District Municipality
DMR	Department of Mineral Resources
EIA	Environmental Impact Assessment
EPWP	Expanded Public Works Programme
ESA	Ecological Support Area
FLISP	Finance Linked Individual Subsidy Projects
FPSU	Farmer Production Support Unit
GIS	Geographical Information System
ICT	Information and Communication Technology
IDP	Integrated Development Plan
IPAP	Industrial Policy Action Plan
IPTN	Integrated Public Transport Network
IUDF	Integrated Urban Development Framework
KPA	Key Performance Area
LED	Local Economic Development
LM	Local Municipality
LUS	Land Use Scheme
MSDF	Municipal Spatial Development Framework

MTDP	Medium Term Development Plan (2024-2029)
MTGS	Mpumalanga Tourism Growth Strategy
NDP	National Development Plan
NDPG	Neighbourhood Development Partnership Grant
NEMA	National Environmental Management Act
NIPF	National Industrial Policy Framework
NMT	Non-motorised Transport
NRRA	National Resource Risk Area
PSDF	Provincial Spatial Development Framework
SCADA	Supervisory Control and Data Acquisition
SDF	Spatial Development Framework
SPLUMA	Spatial Planning and Land Use Management Act
STW	Sewer Treatment Works
WTW	Water Treatment Works
WWTP	Wastewater Treatment Plant
WWTW	Wastewater Treatment Works



CHAPTER 1:

INTRODUCTION

Chapter 1 introduces the project by confirming the Background and Study Area of the project; unpacking the Project Aim and Objectives; and discussing the Project Methodology that will be followed for the review of the Lekwa SDF.



1.1 BACKGROUND

Section 12 of SPLUMA requires all spheres of government (National, Provincial and Local) to develop Spatial Development Frameworks (SDFs). Section 20 of SPLUMA, 2013 read together with Section 26 of the Municipal Systems Act (32 of 2000) requires that the Municipal Council, after consultation with relevant stakeholders, must prepare and adopt the Spatial Development Framework (SDF) as a core component of their Integrated Development Plans (IDPs).

The Lekwa Local Municipality's SDF was developed in 2017 with the 5-year cycle linked to the IDP which ended in March 2022. Section 20(2) of the Spatial Planning and Land Use Management Act, Act No. of 16 2013 (hereinafter referred to as SPLUMA) requires SDFs to be prepared every five years to reflect the development and policy changes, opportunities and challenges in alignment with the Municipal Integrated Development Plan (IDP) cycle. It is for this reason that the Lekwa Local Municipality appointed Plan Associates Development Planners to assist in the preparation of the review of the Lekwa SDF, 2017.

The proposed new Spatial Development Framework (SDF) for the Lekwa LM will assist the municipality to carry out planning effectively and efficiently. This plan will eventually form part of the core components of the municipal IDP as prescribed in the legislation and would serve to guide overall spatial distribution of current and desirable land uses. This in order to give effect to the vision, goals and objectives of the Lekwa Local Municipality.

The intention is to develop a Municipal SDF which will address the development needs and aspirations of the various communities and

stakeholders in the Lekwa Local Municipal area in an integrated and holistic manner, and in accordance with the applicable legislation, policies and protocols.

1.2 STUDY AREA

The Lekwa Local Municipality forms part of the Gert Sibande District in the Mpumalanga Province. It is strategically located along the N17 national route, which provides a direct link between Johannesburg and Swaziland (Eswatini), and also connects to the N3, South Africa's busiest economic corridor running between Gauteng and Durban.

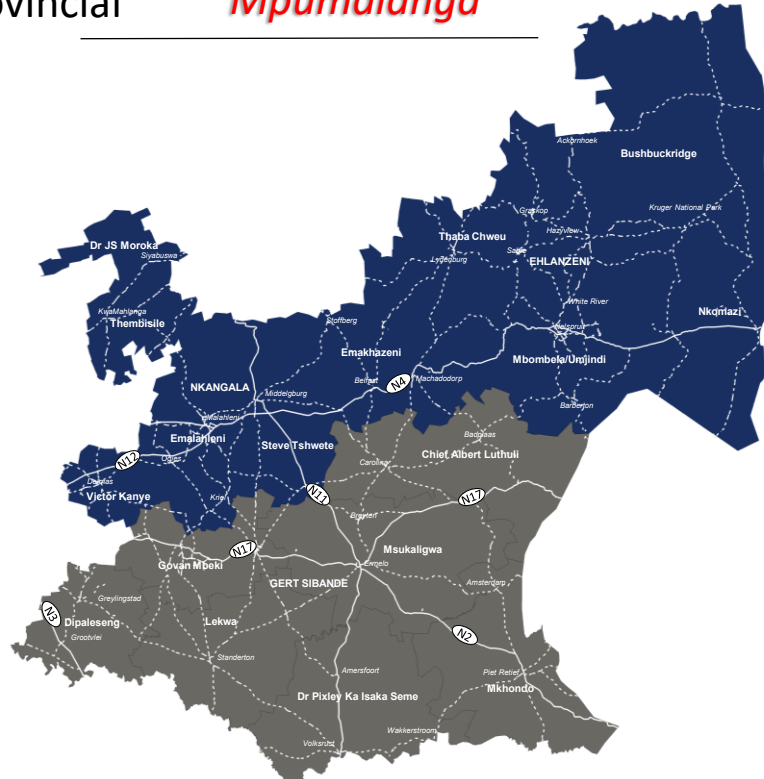
The municipality covers approximately 4,585 km² of land and includes the main towns of Standerton (the administrative seat) and Morgenzon, as well as a number of smaller rural settlements and agricultural communities.

The municipality is characterised by its strong agricultural base, with extensive maize, soya, dairy and poultry farming underpinning the local economy. Standerton in particular is one of South Africa's most productive agricultural centres and also hosts a range of agro-processing and support industries. In addition, the Vaal River, which runs through the municipality, plays an important role in supporting irrigation-based agriculture and supplying water to the local population, while also contributing to national water security.

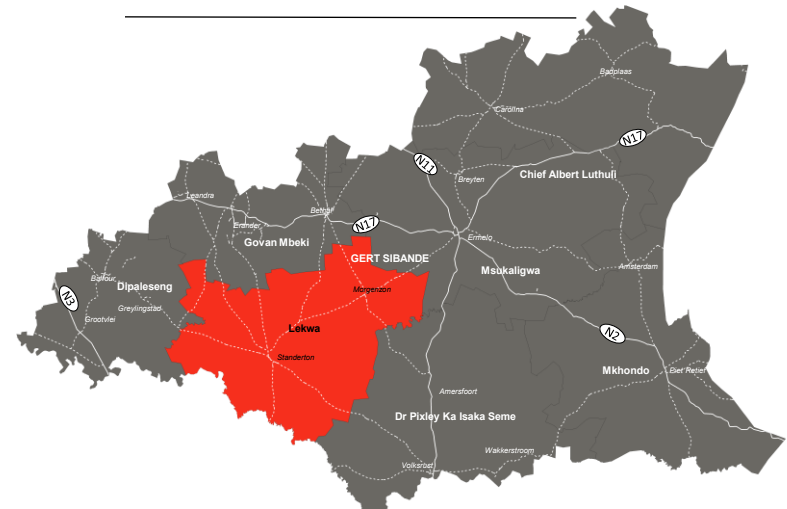
Figure 1 shows the area of jurisdiction of the Lekwa Local Municipality, which is the study area for this SDF.



Provincial *Mpumalanga*

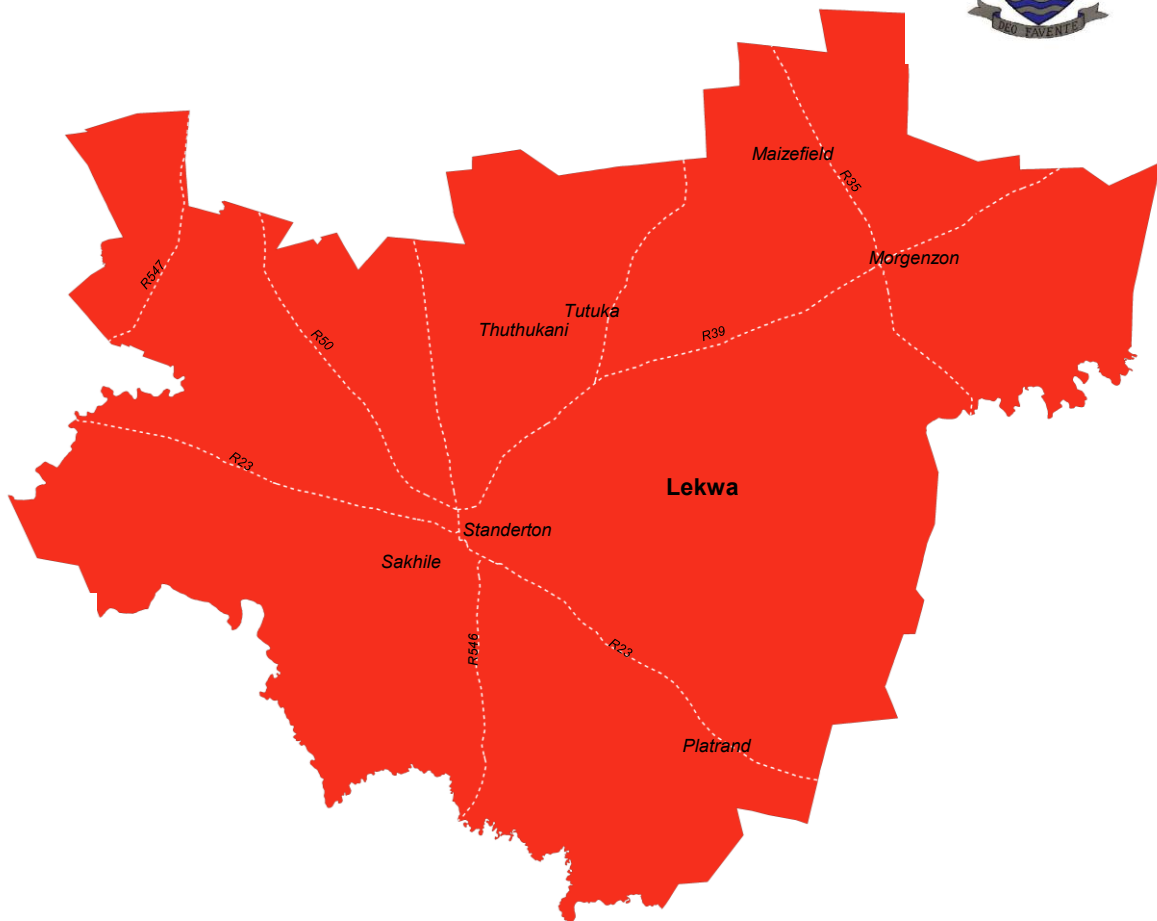


District *Gert Sibande*



LEKWA LOCAL MUNICIPALITY : REGIONAL CONTEXT

Local *Lekwa*



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

1.3 PROJECT AIM AND OBJECTIVES

The purpose of the review of the Lekwa Spatial Development Framework (SDF) is to update and align the municipality's long-term spatial vision and development priorities with current legislative frameworks, emerging development trends, and local socio-economic dynamics. The SDF serves as a critical planning instrument to guide land use management, inform infrastructure investment, and promote spatial transformation in line with the principles of sustainable development and spatial justice.

The review process aims to ensure that the SDF remains responsive, implementable, and contextually relevant, thereby supporting coordinated public and private sector investment, enhancing spatial efficiency, and facilitating the municipality's broader development objectives. The implementation of the reviewed SDF will provide a structured and integrated approach to development planning and decision-making within the municipal area.

The main objective of the project is to develop a credible SDF that meets the required standards set by the legislation.

The reviewed Lekwa SDF will undertake a thorough analysis and needs assessment of the study area in order to identify development projects, infrastructure requirements, appropriate land use proposals and compile a detailed implementation and phasing programme with related budgets.

Other important objectives include compliance with the following provisions of the Municipal Systems Act, 2000 (Act 32 of 2000) and the Municipal Planning and Performance Management Regulations (2001):

- ❖ Development of a Spatial Vision and Objectives of the IDP and the whole municipality;
- ❖ Development of Conceptual Scenario for envisaged spatial form;
- ❖ Setting out Objectives that reflect the desired spatial form of the rural parts of the municipality;
- ❖ Contain Strategies, Policies and Plans which must:
 - Analyse the opportunities and constraints.
 - Delineate the agricultural land that has high potential.
 - Indicate existing and future land use within the municipality.
 - Identify existing and future land reform projects.
 - Address the spatial reconstruction of the location and nature of development within the municipality, including desired settlements patterns.
- ❖ Provide strategic guidance in respect of the location and nature of development with the municipality;
- ❖ Set out a basic framework for the development of the land use management system in the municipality;
- ❖ Analysis and clarification of how sector departments will implement the SDF;
- ❖ Contain a strategic assessment of the environment impact of the SDF;
- ❖ Identify programmes, interventions and projects for the development of land within the municipality;
- ❖ Be aligned with the SDFs of neighbouring municipalities;
- ❖ Provide a visual representation of the desired spatial form of the municipality which:



- Must indicate where public and private land development and infrastructure investments should take place.
- Must indicate all cross-border issues, challenges and alignment of programmes shared with neighbouring municipalities, provinces and countries.
- Must indicate desired or undesired utilisation of space.
- Must delineate the urban edge (in terms of NEMA).
- Must identify areas where strategic intervention is required.
- Must identify areas where priority spending is required.
- Identify existing and proposed nodal areas for the development of infrastructure and social service.

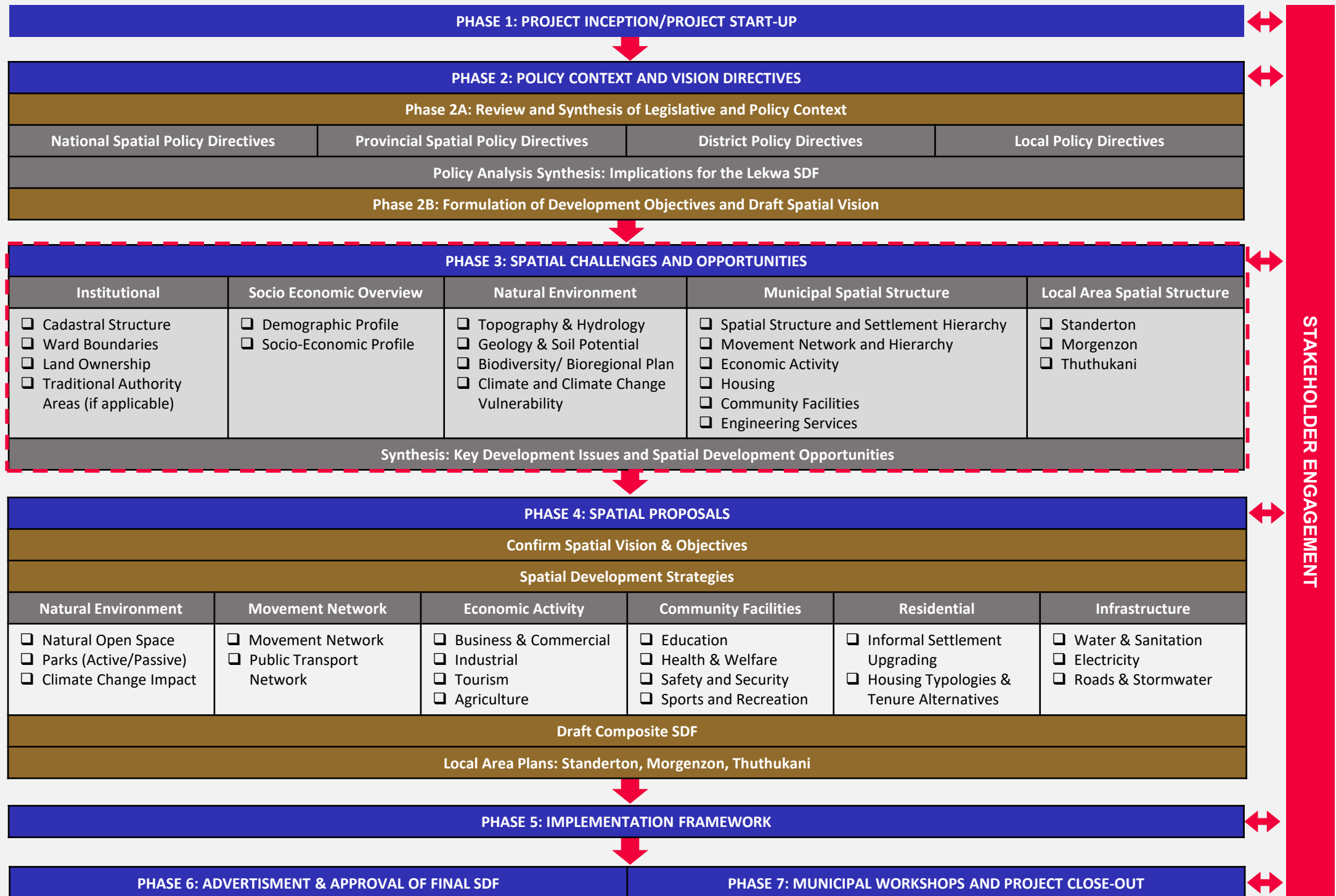
1.4 PROJECT METHODOLOGY

The formulation of the Lekwa SDF will take place in seven phases as shown in **Diagram 1**.

- ❖ **Phase 1 – Inception:** The Inception meeting was held on 24 June 2025, and the Inception Report was subsequently submitted. *This phase has been completed.*
- ❖ **Phase 2 – Policy Context and Vision Directives:** Phase 2 comprises the Legislative and Policy Analysis, from a National, Provincial, District and Municipal/Local Context. Phase 2 includes a Synthesis of the findings of the Policy Analysis and their implications on the Lekwa SDF. The Formulation of the Development Objectives and Draft Spatial Vision were further confirmed. *Phase 2 was completed in August 2025.*

- ❖ **Phase 3 – Spatial Challenges and Opportunities:** This phase comprises the Spatial Analysis of the Lekwa LM and includes an analysis of the Institutional Context, Socio-Economic Overview, Natural Environment, Municipal Spatial Structure and the Local Area Spatial Structure. The key findings of Phase 3 culminate into the Key Development Opportunities and Constraints for the Lekwa LM. *This phase was completed in September 2025.*
- ❖ **Phase 4 – Spatial Proposals:** This phase firstly confirms the Spatial Vision and Objectives of the Lekwa LM. The Spatial Development Strategies will then be compiled for the various objectives, which will address the Natural Environment, Movement Network, Economic Activity, Community Facilities, Residential Development and Engineering Infrastructure which will culminate into the Draft Composite SDF. Local Area Plans will further be compiled for the main towns. *This document represents the Phase 4 submission, completed end of November 2025, after which the Draft SDF will undergo a 60-day commenting period.*
- ❖ **Phase 5 – Implementation Framework:** The Spatial Development Strategies will be combined into an implementable Project Pipeline. *Phase 5 is aimed to be completed by the end of January 2026.*
- ❖ **Phase 6 – Final MSDF and Phase 7 – Project Close-Out:** All comments received during the commenting period will be incorporated and the Final SDF will be submitted. A Close-Out Meeting will be held. which will include the handover of all shapefiles and relevant info to the Lekwa LM. *Phases 6 and 7 are aimed to be completed by the end of February 2026.*







CHAPTER 2:

POLICY ANALYSIS

Chapter 2 covers an in-depth analysis of the Legislative and Policy Context from a National, Provincial, District and Local perspective. The main findings of the Legislative and Policy Framework will directly inform the proposals of the SDF.

2.1 NATIONAL LEGISLATION AND POLICY FRAMEWORK

2.1.1 Constitution of the Republic of South Africa 108 of 1996

The Constitution of South Africa in Act 108 of 1996 is the supreme law of South Africa. Amongst other things, it ascribes different functions to different tiers of government to ensure the equitable and functional distribution of roles, responsibilities and duties.

In terms of Section 156 of the Constitution, municipalities have executive authority in respect of the right to administer the functional area of “municipal planning” and more specifically to:

- a. structure and manage its administration, budgeting and planning processes to give priority to the basic needs of the community;
- b. promote the social and economic development of the community, and
- c. participate in national and provincial development programmes.

The Lekwa Integrated Development Plan (IDP) and associated Annual Budget, as well as the Lekwa Spatial Development Framework (SDF) are three of the most important tools at the disposal of the municipality to fulfil these legal obligations.

2.1.2 Municipal Systems Act 32 of 2000

The Municipal Systems Act requires all municipalities to compile an Integrated Development Plan (IDP) designed to ensure the progressive realisation of the fundamental rights of its citizens. Under Section 26(e) the Act requires that an IDP must include a Spatial Development Framework (SDF) for the municipal

area, and it stipulates that the IDP and SDF must inform the annual budgeting process of a municipality.

2.1.3 Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) provides the legislative foundation for all spatial planning and land use management activities in South Africa (including the Municipal Spatial Development Framework noted above).

The Act seeks to promote consistency and uniformity in procedures and decision-making relating to land use and development across all three spheres of government.

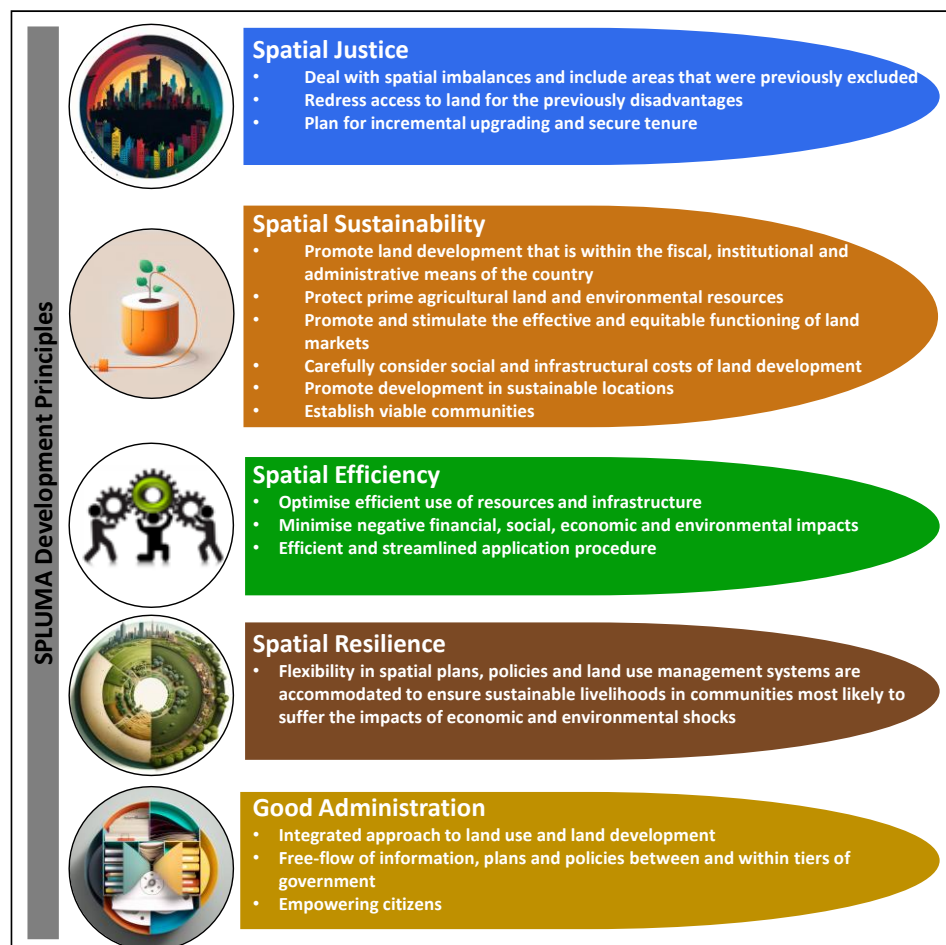
It also requires that a Municipal SDF should be in line with the sectoral policies of national and provincial government and should be aligned with the plans, policies and development strategies of adjoining municipalities.

SPLUMA Development Principles:

As point of departure, SPLUMA defines five development principles which should inform all spatial planning, land development and land use management processes., which are shown on **Diagram 2**.



Diagram 2: SPLUMA Principles



SPLUMA: Functionality of Spatial Development Frameworks:

Section 12 of SPLUMA stipulates that the national and provincial spheres of government and each municipality must prepare spatial development frameworks that complies with the following functional requirements:

- ❖ interpret and represent the spatial development vision of the responsible sphere of government and competent authority;
- ❖ are informed by a long-term spatial development vision statement and plan;
- ❖ represent the integration and trade-off of all relevant sector policies and plans;
- ❖ guide planning and development decisions across all sectors of government;
- ❖ guide a provincial department or municipality in taking any decision or exercising any discretion in terms of this Act or any other law relating to spatial planning and land use management systems;
- ❖ contribute to a coherent, planned approach to spatial development in the national, provincial and municipal spheres;
- ❖ provide clear and accessible information to the public and private sector and provide direction for investment purposes;
- ❖ include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere;
- ❖ address historical spatial imbalances in development;

- ❖ identify the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks;
- ❖ provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors and indicate priority areas for investment in land development;
- ❖ promote a rational and predictable land development environment to create trust and stimulate investment;
- ❖ take cognisance of any environmental management instrument adopted by the relevant environmental management authority;
- ❖ give effect to national legislation and policies on mineral resources and sustainable utilisation and protection of agricultural resources, and
- ❖ consider and, where necessary, incorporate the outcomes of substantial public engagement, including direct participation in the process through public meetings, public exhibitions, public debates and discourses in the media and any other forum or mechanisms that promote such direct involvement.

Furthermore, SPLUMA Section 12(2) and (5) require that:

- ❖ The national government, a provincial government and a municipality must participate in the spatial planning and land use management processes that impact on each other to ensure that the plans and programmes are coordinated, consistent and in harmony with each other;
- ❖ A spatial development framework adopted in terms of this Act must guide and inform the exercise of any discretion or of any decision taken in terms

of this Act or any other law relating to land use and development of land by that sphere of government; and

- ❖ A municipal spatial development framework must assist in integrating, coordinating, aligning and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area.

SPLUMA: Contents of a Municipal Spatial Development Framework:

Section 21 of SPLUMA stipulates that a Municipal SDF must at least comprise/ address the following:

- ❖ give effect to the development principles and applicable norms and standards set out in Chapter 2;
- ❖ include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;
- ❖ include a longer-term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;
- ❖ identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
- ❖ include population growth estimates for the next five years;
- ❖ include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;



- ❖ include estimates of economic activity and employment trends and locations in the municipal area for the next five years;
- ❖ identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
- ❖ identify the designated areas where a national or provincial inclusionary housing policy may be applicable;
- ❖ include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;
- ❖ identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;
- ❖ identify the designation of areas in which—
 - more detailed local plans must be developed; and
 - shortened land use development procedures may be applicable and land use schemes may be so amended;
- ❖ provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;
- ❖ determine a capital expenditure framework for the municipality's development programmes, depicted spatially;
- ❖ determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area, and
- ❖ include an implementation plan comprising of—
 - i. sectoral requirements, including budgets and resources for implementation;

- ii. necessary amendments to a land use scheme;
- iii. specification of institutional arrangements necessary for implementation;
- iv. specification of implementation targets, including dates and monitoring indicators; and
- v. specification, where necessary, of any arrangements for partnerships in the implementation process.

Conclusion:

The Lekwa Local Municipality (LM) must fulfil its obligations as set out in the Constitution, Municipal Systems Act and SPLUMA through the formulation of an IDP and SDF. The formulation of the Lekwa LM SDF should adhere to the requirements of SPLUMA in as far as the principles, functionality and content are concerned.



2.1.4 National Development Plan, 2030

The National Development Plan (NDP), 2030 is a plan for the country intended to:

- ❖ eliminate poverty and reduce inequality through uniting South Africans;
- ❖ unleashing the energies of its citizens;
- ❖ growing an inclusive economy;
- ❖ building capabilities, and
- ❖ enhancing the capacity of the state and leaders working together to solve complex problems.

The thirteen key objectives and actions put forward by the NDP are summarized in **Table 1**.

Table 1: National Development Plan Objectives and Actions

NATIONAL DEVELOPMENT PLAN	
OBJECTIVES	ACTIONS APPLICABLE TO LEKWA LM
Environmental Sustainability and Resilience Green Economy, Pollution Control	❖ Absolute reductions in the total volume of waste disposed to landfill each year. ❖ Achieve scale in stimulating renewable energy, waste recycling and in retrofitting buildings through carbon pricing, building standards, vehicle emission standards and municipal regulations. ❖ Zero emission building standards by 2030. ❖ All new buildings to meet the energy efficiency criteria set out in South African National Standard 204.
Integrated and Inclusive Rural Economy	❖ Improved infrastructure and service delivery, a review of land tenure, service to small and micro farmers, a review of mining industry commitments to social investment, and tourism investments. ❖ Create tenure security for communal farmers, especially women. ❖ Investigate different forms of financing and vesting of private property rights to land reform beneficiaries that does not hamper beneficiaries with a high debt burden.



Lekwa Local Municipality Spatial Development Framework (SDF)

NATIONAL DEVELOPMENT PLAN	
OBJECTIVES	ACTIONS APPLICABLE TO LEKWA LM
Transform Human Settlements and the National Space Economy	❖ Upgrade all informal settlements on suitable, well-located land by 2030. ❖ Reform the current planning system for improved coordination. ❖ Develop a strategy to densify cities, promote better located housing and settlements. ❖ Ensure safe, reliable and affordable public transport. ❖ Provide SDF norms, including improving the balance between location of jobs and people. ❖ Review of the grant and subsidy regime for housing ❖ Provide incentives for citizen participation for local planning and development of spatial compacts. ❖ Introduce mechanisms that would make land markets work more effectively for the poor and support rural and urban livelihoods.
Improve Education, Training and Innovation	❖ Improve access to Early Childhood Development Programmes.
Promote Health Care for All	❖ Strengthen the health system.
Build Social Protection (Social Welfare)	❖ Expand existing public employment initiatives to create opportunities for the unemployed. ❖ All children should enjoy services providing access to nutrition, health care, education, social care and safety.
Build Safer Communities (Policing)	❖ Increase community participation in crime prevention and safety initiatives. ❖ Implement the National Rural Safety Strategy Plan in high-risk areas involving all role-players and stakeholders.
Economic Development and Job Creation	❖ Reduce the cost of living for poor households and costs of doing business through micro-economic reforms. ❖ Broaden the expanded public works programme to 2 million full-time equivalent jobs by 2020.
Infrastructure: Foundation for Social and Economic Development	❖ The proportion of people with access to the electricity grid should rise to at least 90% by 2030, with non-grid options available for the rest. ❖ Ensure that all people have access to clean, potable water and that there is enough water for agriculture and industry, recognising trade-offs in the use of water. ❖ Reduce water demand in urban areas to 15% below the business-as-usual scenario by 2030. ❖ Ensure that all people have access to hygienic sanitation. ❖ By 2030 public transport will be user-friendly, less environmentally damaging, cheaper and integrated or seamless. ❖ Consolidate and selectively expand on logistics infrastructure.



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Lekwa Local Municipality Spatial Development Framework (SDF)

NATIONAL DEVELOPMENT PLAN	
OBJECTIVES	ACTIONS APPLICABLE TO LEKWA LM
	❖ Improved productivity of infrastructure and increased levels of public and private investment to a combined 30% of GDP.
Nation Building and Social Cohesion (Social Compact)	❖ Improve public services and spaces and build integrated housing and sport facilities in communities to ensure sharing of common spaces across race and class. ❖ Promote citizen participation in forums such as Integrated Development Plans, Ward Committees, School Governing Boards and Community Policing Forums.
Build a Capable and Developmental State (Institutional)	❖ Improve relations between national, provincial and local government.
Fight Corruption (Institutional)	❖ Develop clear rules restricting business interests of public servants. ❖ Develop restraint-of-trade agreements for senior civil servants and politicians at all levels of government. ❖ All corrupt officials should be made individually liable for all losses incurred as a result of their corrupt actions.
Positioning South Africa in the Region and the World	❖ Implement a focused regional integration strategy with emphasis on road, rail and port infrastructure in the region.



2.1.5 Medium Term Development Plan (2024-2029)

The Medium-Term Development Plan (MTDP) 2024–2029, serves as the Fifth Administration’s Strategic Framework guiding government action over the crucial five-year span leading up to Vision 2030 (NDP). The MTDP sets the final medium-term stretch to the NDP Vision 2030, a “final push” toward realizing national development goals.

The MTDP is anchored in three interlinked **Strategic Priorities** as discussed below:

1. **Driving inclusive economic growth and job creation:** This priority emphasizes investment in labour-intensive sectors such as agriculture, mining, tourism, and services. It focuses on infrastructure enhancement, public–private partnerships, streamlined support for small businesses (especially in townships and rural areas), and innovation-driven structural reform to accelerate growth and generate employment.
2. **Reducing poverty and tackling the high cost of living:** The plan directs focus to social protection mechanisms like preserving social grants for vulnerable groups (children, the elderly, persons with disabilities), promoting integrated transport systems, enforcing the National Minimum Wage, improving healthcare accessibility and infrastructure, boosting early childhood development, vocational training, and evidence-based educational investments.
3. **Building a capable, ethical, and developmental state:** This priority focuses on strengthening governance through better planning, coordination, and oversight in the public service. It emphasizes anti-corruption efforts, enhanced law enforcement, protection for whistle-blowers, tackling

infrastructure crime and gender-based violence, as well as reforming state-owned enterprises and public institutions for efficient service delivery.

The MTSP identifies a number of outcomes and targets linked to the Strategic Priorities discussed above, which are summarised in **Table 2** below.

Table 2: MTDP Outcomes and Targets by 2029/30

OUTCOMES	TARGETS BY 2029/30
1. DRIVING INCLUSIVE ECONOMIC GROWTH & JOB CREATION	
Higher economic growth and reduced unemployment	❖ GDP growth above 3%; unemployment below 28%
Job creation and sustainment	❖ 3.8 million jobs created/sustained
Expanded job placement and pathway support	❖ 2 million people supported via job placement services
Small enterprise development and employment	❖ 273,500 new jobs created; 1.6 million sustained
Workplace-based learning opportunities	❖ 500,000 learners placed
Public sector employment programmes	❖ 6.48 million opportunities
Expanded Public Works Programme (EPWP)	❖ 5 million opportunities
Digital economy and global business services jobs	❖ 150,000 new jobs
2. REDUCING POVERTY & TACKLING THE HIGH COST OF LIVING	
Improved social protection coverage	❖ Maintain and expand social grant system



Reduced cost of living	❖ Review and manage administered prices; strengthen integrated transport systems
Income security	❖ Ensure compliance with the National Minimum Wage
Improved access to basic services	❖ Expanded healthcare, education, and vocational training access
3. BUILDING A CAPABLE, ETHICAL, AND DEVELOPMENTAL STATE	
Improved public trust in government	❖ 30% improvement in trust scores
Integrated spatial and service planning	❖ 100% completion of National Spatial Data Observatory; 100% of districts achieve at least 80% of One Plan targets
Rural service access	❖ Reduce municipalities falling short of access standards by 20%
Inclusive governance	❖ 50% increase in participation of Traditional, Khoi & San leaders in planning/monitoring
Digital transformation of government	❖ Move GovTech ranking into top 50; increase online service access from 22% to 50%+
Secure, modern identity systems	❖ Full rollout of smart IDs, e-passports, digital IDs and digital wallets
Modern government-to-person payment systems	❖ End-to-end digital platforms implemented across departments

The MTDP (2024–2029) places emphasis on inclusive economic growth and job creation, with outcomes directed at strengthening SMMEs, expanding opportunities in the digital and green economy, and addressing youth unemployment. These elements highlight a national focus on economic diversification and labour absorption, which may have implications for how local spatial strategies are framed.

A second area of priority is reducing poverty and the cost of living, with outcomes linked to improved access to education, healthcare, social protection, and affordable housing. The plan also stresses the importance of lowering household expenditure through better transport and service access. These priorities underline the national commitment to equity and social wellbeing, which will need to be reflected in local development approaches.

Finally, the MTDP foregrounds the need for a capable, ethical, and developmental state. Outcomes include enhanced governance, improved institutional coordination, and greater use of digital systems to improve service delivery. This emphasis on institutional strengthening is relevant for spatial planning as it shapes the framework within which municipalities are expected to deliver development.



2.1.6 Integrated Urban Development Framework and Implementation Plan

The Integrated Urban Development Framework (IUDF) sets out the policy framework for transforming and restructuring South Africa's urban spaces. The IUDF is guided by the vision of creating 'liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life'.

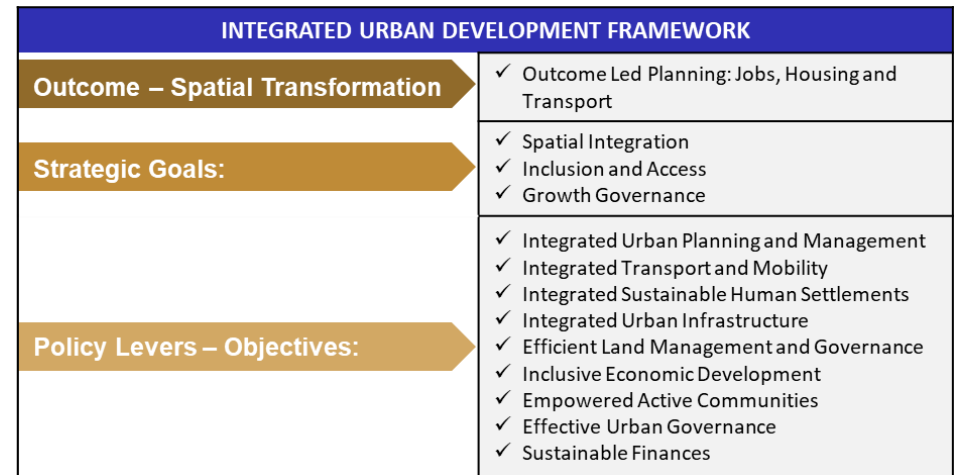
The IUDF's overall outcome is to steer urban growth towards a sustainable growth model of compact, connected and coordinated cities and towns.

Of specific importance is the IUDF's premise that jobs, housing and transport should be used to promote urban restructuring by:

- ❖ Reducing travel costs and distances;
- ❖ Preventing further development of housing in marginal places;
- ❖ Increasing urban densities to reduce sprawl;
- ❖ Improving public transport and the coordination between transport modes, and
- ❖ Shifting jobs and investment towards dense peripheral townships.

The IUDF comprises a Vision (Intended Outcome), three Strategic Goals and nine Policy Levers which can be used to achieve the Strategic Goals and Vision as per **Diagram 3**.

Diagram 3: Core elements of the IUDF



2.1.7 National Spatial Development Framework, 2021

The National Spatial Development Framework as depicted on **Figure 2** is based on the NDP 2030 Priorities and the National Spatial Development Vision and Logic, as defined in the NDP.

In terms of the NSDF, the Lekwa LM functionally forms part of the **Upper Vaal River Catchment** (depicted on **Figure 3**) which is identified as a National Resource Risk Area (NRRRA).

NRRAs are stressed water catchments that are simultaneously critical for national economic activities, including mining, energy, agriculture, and settlements. These regions face severe risks where mining and energy production threaten water quality and quantity, directly impacting agriculture and human settlements.

The Upper Vaal River Catchment, within which the Lekwa Local Municipality is situated, is recognised as one of South Africa's most stressed and strategically important water resource areas. The catchment supports extensive coal mining and coal-fired power generation, alongside highly productive agricultural land that is vital for national food security. This concentration of competing activities places severe strain on both the quantity and quality of water resources in the area. Acid mine drainage, industrial effluent, and agricultural runoff collectively threaten the ecological health of the Vaal River system, while growing urban and industrial demand further exacerbates water scarcity. These pressures present a complex set of trade-offs between sustaining energy production, safeguarding agricultural output, and ensuring

reliable water supply for human settlements, making the Upper Vaal Catchment a priority risk area requiring urgent, coordinated management.

The NSDF makes the following proposals with regards to the NRRRA's:

- ❖ Attend, as a matter of urgency, to areas where land-use and water competition and pollution are (1) causing severe risks to stressed catchments in fulfilling their ecosystem sustenance and service roles, and (2) placing downstream dependent regions at risk;
- ❖ Rehabilitate degraded and/or contaminated areas to play their crucial roles in national (1) food production and (2) surface and ground water production and supply;
- ❖ Plan and prepare for climate change, not only in the areas themselves, but also for the knock-on effects of climate change in other parts of the country and in neighbouring countries;
- ❖ Attend to capacity and resource-constraints at provincial, regional and local levels, with national sector departments responsible for environmental affairs and spatial planning playing a key role in this regard;
- ❖ Avoid approving applications and proposals for land-uses that reduce stream flow or affect water quality (e.g. mining operations and huge plantations) in SWSAs;
- ❖ Keep wetlands in good condition, rehabilitate ones in need, and remove invasive alien plants;
- ❖ Restore, manage and wisely use CBAs and SWSAs to support eco-enterprise activities and related livelihood opportunities;



Lekwa Local Municipality Spatial Development Framework (SDF)

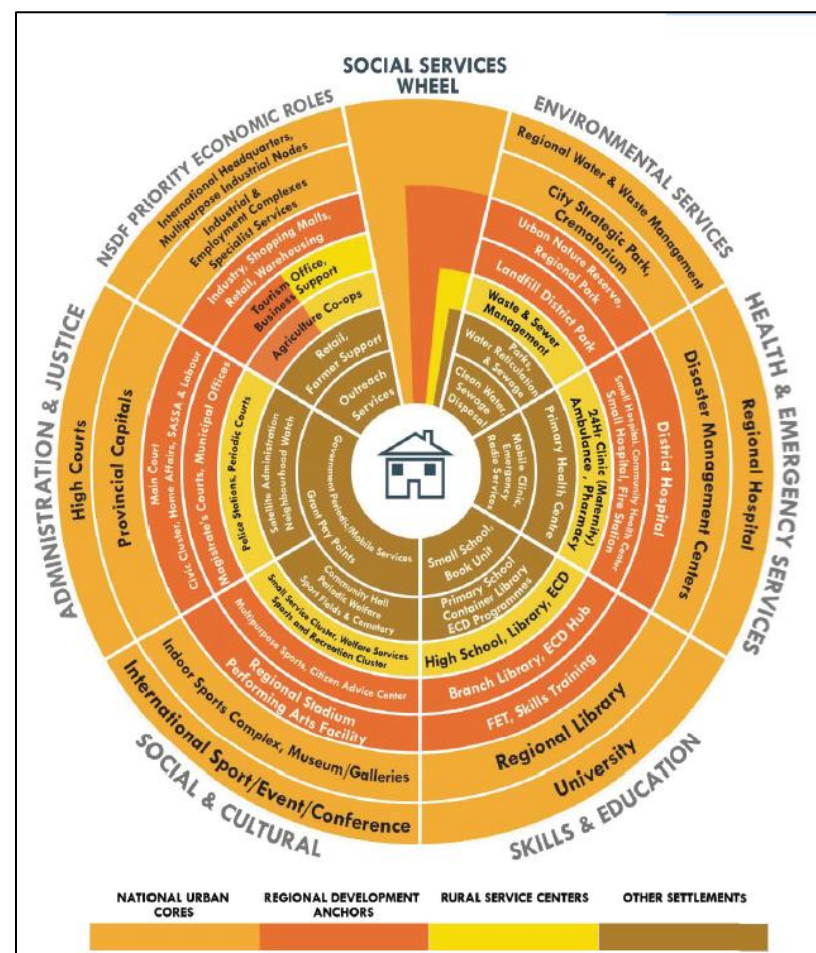
- ❖ Prepare integrated development and resource management plans with an explicitly (1) spatial approach and (2) a strategic national perspective for each of the NRRAs – possibly a Regional SDF; and
- ❖ Ensure coordinated State intervention in these regions, with the DALRRD, DPME, DFFE and affected Premiers' Offices, in collaboration with the municipalities involved, spearheading such action.

The NSDF further identifies **Standerton** as a **Regional Development Anchor**, with the following proposals made for these areas:

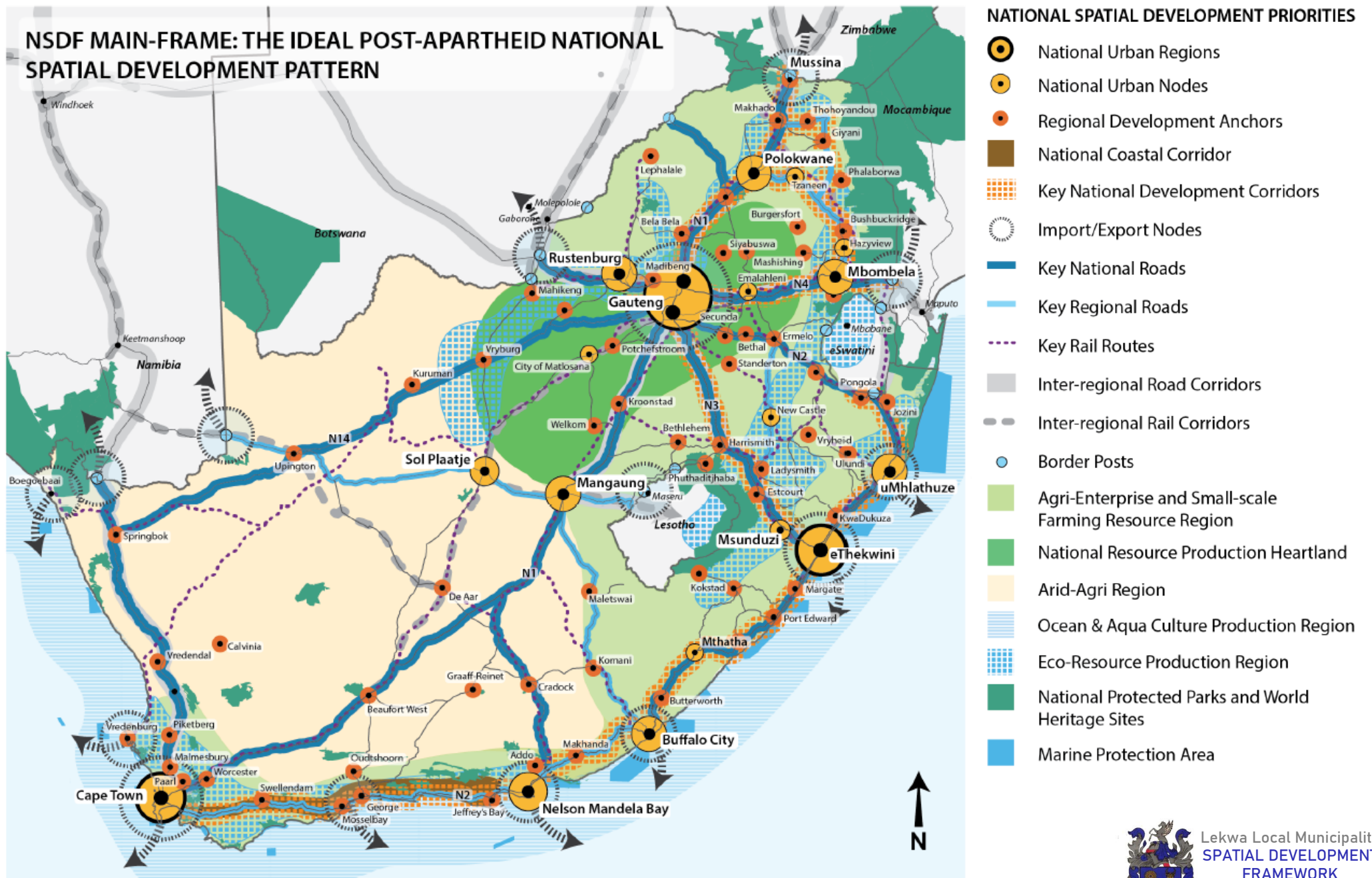
- ❖ Prioritise and strengthen strategically located regional development anchors in productive rural regions and priority national development, trade and transport corridors to provide a range of services within the specific towns/cities and surrounding network of settlements and productive rural regions.
- ❖ Support and strengthen strategically located regional development anchors through (1) targeted settlement planning and development, (2) higher-order social infrastructure provision, and (3) focused support for small and medium-sized enterprise development, industrialisation and economic diversification.
- ❖ Clearly identify the role of specific settlements as gateways and interchanges on the regional public transportation network and incorporate these as such into the planning of 'functional rural regions.'
- ❖ Strengthen the connectivity of traditional areas and rural settlements with (1) higher-order urban settlements and (2) economic systems in functional rural regions, by making use of the road and rail network and regional corridor development.

- ❖ Plan social infrastructure provision within a regional-rural setting using the 'Social Services Wheel' and use such investment to establish and create well-functioning, compact and lively rural settlements and 'regional rural systems' (see **Diagram 4** below as extracted from the NSDF, 2022).

Diagram 4: NSDF Social Services Wheel



National Spatial Development Framework, 2021: Development Priorities

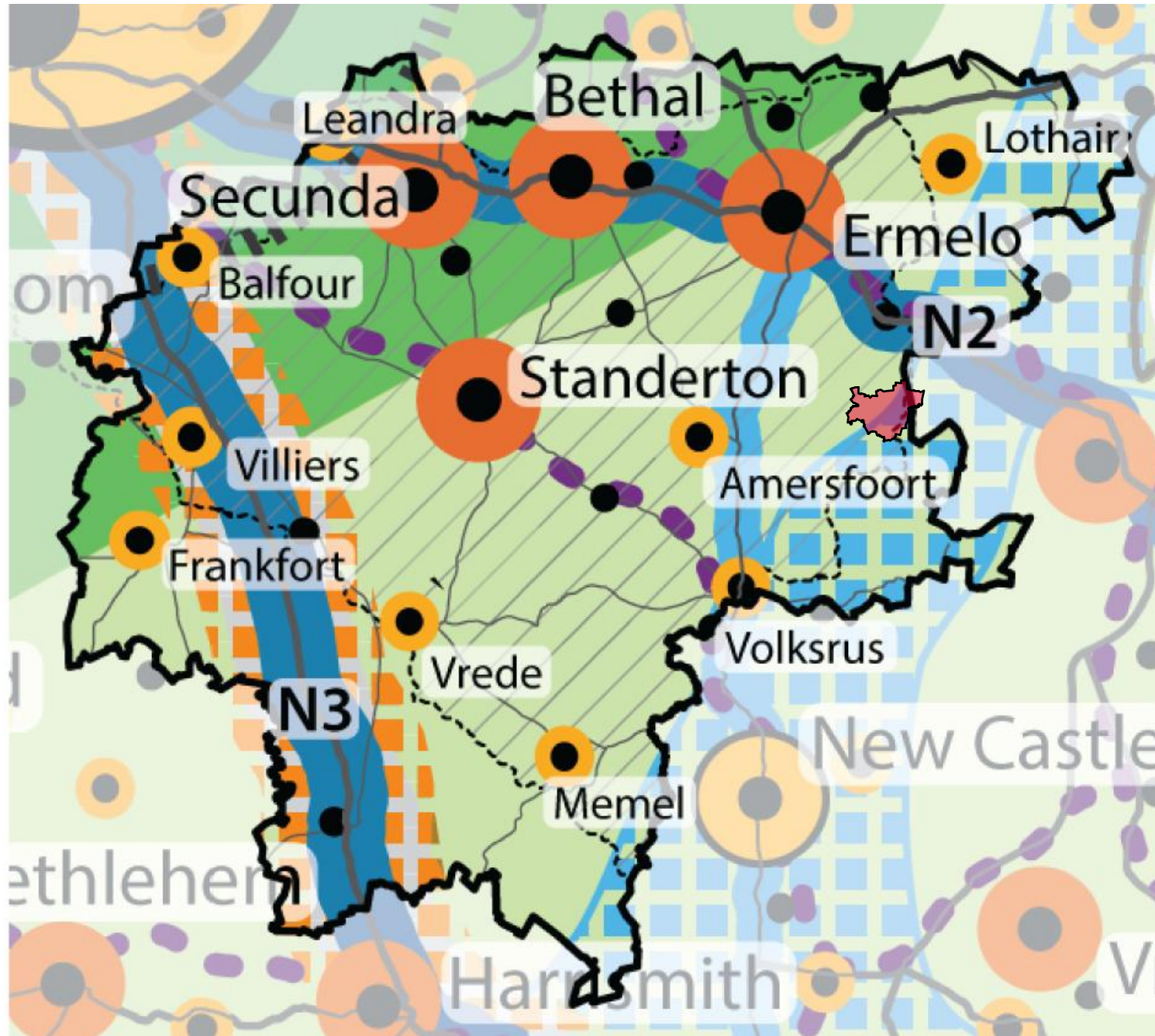


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

2

National Spatial Development Framework, 2021: Upper Vaal River Catchment



- National Urban Nodes
- Regional Development Anchors
- Rural Service Centres
- Key National Development Corridors
- Agri-Enterprise and Small-scale Farming Resource Region
- National Resource Production Heartland
- Eco-Resource Production Region
- National Protected Areas & World Heritage Sites
- Import/Export Nodes
- Import/Export Nodes
- Key National Roads
- Key Regional Roads
- Key Rail Routes
- Inter-regional Road Corridor
- Inter-regional Rail Corridor
- ▨ Catchment

* NSAA demarcations based on Municipal Demarcations



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

3

2.1.8 National Climate Change Adaptation Strategy, 2019

The National Climate Change Adaptation Strategy (NCCAS) provides a common vision of climate change adaptation and climate resilience for the country, and outlines priority areas for achieving this vision. The NCCAS's vision draws on South Africa's National Climate Change Response Policy (NCCRP) (DEA 2011), the National Development Plan (NDP) (NPC 2011), the National Strategy for Sustainable Development (NSSD) (DEA 2011b), the adaptation commitments included in its Nationally Determined Contributions (NDCs), sector adaptation plans, provincial adaptation plans and municipality adaptation plans.

The Vision of the National Climate Change Adaptation Strategy is:

“To transition to a climate resilient South Africa, which will follow a sustainable development path, guided by **anticipation**, **adaptation** and **recovery** from a changing climate and environment to achieve our development aspirations.”

The **Strategic Objectives** of the NCCAS are as follows:

- ❖ **Objective 1:** Build climate resilience and adaptive capacity to respond to climate change risk and vulnerability.
- ❖ **Objective 2:** Promote the integration of climate change adaptation response into development objectives, policy, planning and implementation.
- ❖ **Objective 3:** Improve understanding of climate change impacts and capacity to respond to these impacts.
- ❖ **Objective 4:** Ensure resources and systems are in place to enable implementation of climate change responses.

The nine **Strategic Interventions** and **Outcomes** of the NCCAS are as follows:

- ❖ **Intervention 1:** Reduce human, economic, environmental, physical and ecological infrastructure vulnerability and build adaptive capacity.
 - Outcome 1.1: Increased resilience and adaptive capacity achieved in human, economic, environmental, physical and ecological infrastructure.
- ❖ **Intervention 2:** Develop a coordinated Climate Services System that provides climate products and services for key climate vulnerable sectors and geographic areas.
 - Outcome 2.1: Climate products and services for key climate vulnerable sectors and geographic areas developed and implemented.
- ❖ **Intervention 3:** Develop a vulnerability and resilience methodology framework that integrates biophysical and socio-economic aspects of vulnerability and resilience.
 - Outcome 3.1: A Climate Risk and Vulnerability Assessment Framework developed and implemented across 100% of key adaptation sectors.
- ❖ **Intervention 4:** Facilitate mainstreaming of adaptation responses into sectoral planning and implementation.
 - Outcome 4.1: Effective adaptation planning that covers at least 100% of the South African sectors identified in the NCCAS.
 - Outcome 4.2: Achieve a 100% coverage of climate change considerations in sectoral operational plans.
- ❖ **Intervention 5:** Promote research application, technology development, transfer and adoption to support planning and implementation.
 - Outcome 5.1: Increased research output and technology uptake to support planning and implementation.



- ❖ **Intervention 6:** Build the necessary capacity and awareness for climate change responses.
 - Outcome 6.1: Capacity building and awareness for climate change response enhanced.
- ❖ **Intervention 7:** Establish effective governance and legislative processes to integrate climate change in development planning.
 - Outcome 7.1: Adaptation governance defined and legislated through the Climate Change Act once approved by parliament.
 - Outcome 7.2: Institutional structures for climate change adaptation strengthened.
 - Outcome 7.3: Enhanced public-private-civil society collaboration and stewardship.
- ❖ **Intervention 8:** Enable substantial flows of climate change adaptation finance from various sources.
 - Outcome 8.1: Adequate financial resources for national adaptation priorities from national fiscus and international sources.
- ❖ **Intervention 9:** Develop and implement a Monitoring and Evaluation System that tracks implementation of adaptation actions and their effectiveness.
 - Outcome 9.1: A national Monitoring and Evaluation system developed and implemented.

2.1.9 National Biodiversity Strategy and Action Plan 2005, Biodiversity Assessment 2011

This report provides a spatial picture of the location of South Africa's threatened and under-protected ecosystems across terrestrial, freshwater, estuarine and marine environments, and focuses attention on geographic priority areas for biodiversity conservation.

The Biodiversity Action Plan puts forward the following Key Priorities:

- ❖ Enhancing systems for integrated planning and implementation.
- ❖ Sustaining our ecosystems and using natural resources efficiently.
- ❖ Promoting a green economy.
- ❖ Building sustainable communities.
- ❖ Responding effectively to climate change.

These Key Priorities are to be filtered down and addressed in more detail in the Provincial and Municipal Bioregional Plans.



2.1.10 Agricultural Policy Action Plan, 2015

The Agricultural Policy Action Plan (APAP, 2015-19) stems from a concern that South Africa increasingly relies on imports of crops (wheat) and livestock products (poultry) while the agricultural sector increasingly relies on imports of inputs (e.g. fertiliser, feed, mechanisation). It argues that we need to:

- ❖ establish a more sustainable and productive agricultural sector;
- ❖ strengthen our competitiveness by supporting localization where potential exists; and
- ❖ promote agricultural development in a manner that translates into rural development and poverty alleviation.

Key Policy Levers to achieve the above are illustrated in **Table 3** below.

Table 3: Agricultural Action Plan Key Policy Levers

EQUITY AND TRANSFORMATION	EQUITABLE GROWTH AND COMPETITIVENESS	ENVIRONMENTAL SUSTAINABILITY
❖ Ensuring a more producer-friendly (and consumer-friendly) market structure ❖ Accelerating implementation of the Charters and the Small-scale fisheries policy ❖ Promoting local food economies ❖ Investment in agro logistics ❖ Support Services and Skills Development	❖ Promoting import substitution and export expansion through concerted value chain/commodity strategies (commodity corridors) ❖ Reducing dependence on industrial and imported inputs ❖ Increasing productive use of fallow land (GIS Support/ Database) ❖ Knowledge and information management (integrated spatial economic planning) ❖ Strengthening Research and Development outcomes ❖ Market Access, Information and Regulation	❖ Promoting Climate Smart Agriculture



2.1.11 National Comprehensive Rural Development Programme, 2009

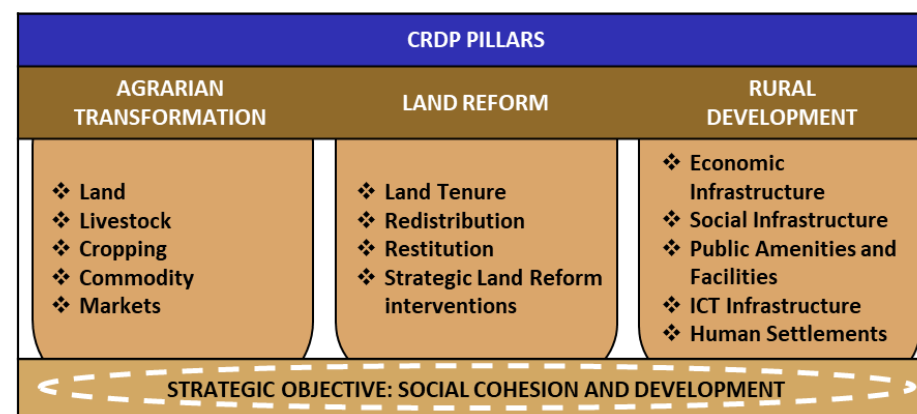
The National Comprehensive Rural Development Programme (CRDP) aims to mobilise and empower rural communities to take initiatives aimed at controlling their own destiny - with the support of government. The goal of the CRDP is to achieve social cohesion and development by ensuring improved access to basic services, enterprise development and village industrialisation. The CRDP implements broad based-agrarian transformation focussing on community organisation and mobilisation as well as strategic investment in economic and social infrastructure.

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

- ❖ Co-ordinated and integrated broad-based Agrarian Transformation;
- ❖ Strategically increased rural development through infrastructure investment, and
- ❖ An improved land reform programme.

The objectives of each of the three strategic thrusts thought applicable to the formulation of the Lekwa SDF are summarised on **Diagram 5** and briefly discussed.

Diagram 5: Comprehensive Rural Development Plan Concept



Agrarian Transformation:

- ❖ Facilitate the establishment of rural and agro-industries, co-operatives, cultural initiatives and vibrant local markets;
- ❖ Increase production and sustainable use of natural resources by promoting farming and related value chain development (exploring all possible species of food and economic activity).

Land Reform:

- ❖ Promote restitution, tenure reform and redistribution in a sustainable manner.
- ❖ Increase access to land by previously disadvantaged people.
- ❖ Establish agri-villages for local economic development on farms.
- ❖ Up-to-date information pertaining to land claims.
- ❖ Provide reliable and efficient property (deeds) registration system.



- ❖ Contribute to economic growth and housing development by providing government and private agents with essential land information in order to engage in planning as well as economic transactions.
- ❖ Provide spatial planning information and services to local municipalities and other public and private institutions that may require these services for development purposes.

Rural Development:

- ❖ Access to community and social infrastructure, especially well-resourced clinics.
- ❖ Focus on the development of new and the rehabilitation of existing infrastructure.
- ❖ Improve and develop infrastructure conducive to economic development, for example distribution and transportation infrastructure, agricultural infrastructure, water and electricity infrastructure, market and storage infrastructure, retail infrastructure and telecommunications infrastructure.
- ❖ Improve and develop infrastructure conducive to social development, for instance sanitation infrastructure, health infrastructure, sports and recreation infrastructure and education infrastructure (especially ABET centres).

2.1.12 Industrial Policy Action Plan 2014-2015

The Industrial Policy Action Plan 2012/13 to 2014/15 or the 'Revised IPAP2' as it has become known builds on the National Industrial Policy Framework (NIPF) which has the following core objectives:

- ❖ To facilitate diversification beyond the economy's current reliance on traditional commodities, focusing on tradable goods and services that compete in export markets and against imports;
- ❖ To promote labour-absorbing industrialisation with the emphasis on goods and services and economic linkages that create employment;
- ❖ To promote the increased participation of historically disadvantaged people and marginalised regions in the industrial economy;
- ❖ To ensure long-term intensification of South Africa's industrialisation process and movement towards a knowledge economy; and
- ❖ To contribute towards industrial development in Africa with a strong emphasis on building the continent's productive capacity and secure regional economic integration.

Special emphasis is placed on **three sectors** that are particularly well placed for scaling up through leveraging market growth and associated upgrading of supply capacity and capabilities. These are:

- ❖ **"Green" Industries:** In particular, the manufacture of components for the 17.8 GW renewable energy generation programme and the production of solar heaters and components, and a range of other goods and services that arise from the requirements of higher energy efficiency in the economy.



- ❖ **Agro-processing:** In particular, the expediting of regulatory and support mechanisms to create a large-scale bio-fuels industry, the identification and promotion of export market opportunities to major net food-importing countries; and investment, production development and standards support.
- ❖ **Metal fabrication, capital and transport equipment:** Significant opportunities arise from the leveraging of large public procurement in rail and electricity, the provision of associated investment and upgrading support, and exploitation of opportunities arising from mining capital equipment investment in South Africa and on the rest of the continent.

2.1.13 National Infrastructure Development Plan, 2012

The following Strategic Infrastructure Projects (see **Table 4**) are included in the National Infrastructure Development Plan – some of which are relevant to the Lekwa LM.

Table 4: Strategic Infrastructure Projects

TYPE OF INFRASTRUCTURE	FOCUS AREAS OF SIPS
Geographic	- Unlocking the northern mineral belt, with Waterberg as the catalyst - Durban–Free State–Gauteng logistics and industrial corridor - South-eastern node and corridor development - Unlocking economic opportunities in the North-West Province

TYPE OF INFRASTRUCTURE	FOCUS AREAS OF SIPS
	5. Saldanha–Northern Cape development corridor
Spatial	- Integrated municipal infrastructure project - Integrated urban space and public transport programme
Energy	- Green energy in support of SA economy - Electricity generation to support socio-economic development - Electricity transmission and distribution for all
Rural	11. Agri-logistics and rural infrastructure
Education/ Health	- Social infrastructure revitalisation of public hospitals and other public health facilities - National school-build programme - Higher education infrastructure
Knowledge	- Expanding access to communication technology - Square Kilometre Array and Meerkat projects
Regional Integration	17. Regional integration for African cooperation and development
Water and Sanitation	18. Water and sanitation infrastructure



2.1.14 Sustainable Human Settlements: Breaking New Ground, 2004

The National Strategy for Sustainable Development, alternatively referred to as Breaking New Ground (2004), is a comprehensive plan for the development of sustainable human settlements. The plan seeks to promote the creation of a non-racial, integrated society through the development of sustainable human settlements and quality housing in line with the following specific objectives:

- ❖ Accelerate housing delivery;
- ❖ Improve the quality of housing products and environments;
- ❖ Ensure asset creation through tenure upgrading;
- ❖ Ensure a single, efficient formal housing market, and
- ❖ Restructure and integrate human settlements.

It moves away from the current singular focus of housing delivery (numbers) towards more responsive mechanisms which address the multi-dimensional needs towards achieving sustainable human settlements.

2.1.15 Neighbourhood Development Partnership Grant 2006

The Neighbourhood Development Partnership Grant (NDPG) aims to “stimulate and accelerate investment in poor and underserved neighbourhoods.” The NDPG seeks to address the lack of development (primarily economic) in townships, informal areas and low-income settlements and supports the following types of interventions in township hub areas:

- ❖ Turning dormitory townships into fully functional neighbourhoods;
- ❖ Strategic economic development projects;
- ❖ Land use restructuring;
- ❖ Stimulating property markets;
- ❖ Purchasing power retention;
- ❖ Public sector investment as catalyst;
- ❖ Leveraging non-governmental investment;
- ❖ Ensuring municipal support, and
- ❖ Kick-starting township regeneration.



2.1.16 Sustainable Development Goals

This transformative plan of action is based on 17 Sustainable Development Goals (as depicted on **Diagram 6**) to address urgent global challenges towards the year 2030.

The 17 development goals are summarised in **Table 5**, in terms of Environment, Human Settlements, Social Welfare, Economic Development and Infrastructure.

Diagram 6: Sustainable Development Goals



Table 5: Sustainable Development Goals: 2030

SUSTAINABLE DEVELOPMENT GOALS: 2030	
Environment	
❖	Goal 1 – Conserve and sustainably use the oceans, seas and marine resources for sustainable development.
❖	Goal 2 – Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
❖	Goal 3 – Take urgent action to combat climate change and its impacts by regulating emissions and promoting developments in renewable energy.
❖	Goal 4 – Ensure sustainable consumption and production patterns.
Human Settlements	
❖	Goal 5 – Make cities and human settlements inclusive, safe, resilient and sustainable.
Social Welfare	
❖	Goal 6 – End poverty in all its forms everywhere.
❖	Goal 7 – End hunger, achieve food security and improved nutrition and promote sustainable agriculture.
❖	Goal 8 – Ensure healthy lives and promote well-being for all at all ages.
❖	Goal 9 – Ensure inclusive and equitable quality education and promote lifelong learning.
❖	Goal 10 – Achieve gender equality and empower all women and girls.
❖	Goal 11 – Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Economic Development
❖ Goal 12 – Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.
❖ Goal 13 – Reduce income inequality within and among countries.
Infrastructure
❖ Goal 14 – Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.
❖ Goal 15 – Ensure availability and sustainable management of water and sanitation for all.
❖ Goal 16 – Ensure access to affordable, reliable, sustainable and modern energy for all.
❖ Goal 17 – Strengthen the means of implementation and revitalize the global partnership for sustainable development.

2.1.17 National Nine-Point Plan

The Nine- Point Plan was announced in 2015 as a response to surmountable challenges affecting South Africa, which included:

- i. Electricity challenges;
- ii. Inadequate economic infrastructure in general;
- iii. Unwieldy regulatory processes which delay investment; and
- iv. Insufficient government coordination, which contributes to investor uncertainty.

The Nine-Point Plan is intended to grow the South African Economy and create Much-Needed jobs, and the components of the plan are summarised in **Table 6**.

Table 6: Components of the National Nine-Point Plan

INITIATIVE	LEAD DEPARTMENT
1. Revitalising agriculture and the agro-processing value chain	❖ Agriculture, Forestry and Fisheries
2. Adding value to our mineral wealth (advancing beneficiation and support to the engineering and metals value chain)	❖ Trade and Industry
3. More effective implementation of a higher impact Industrial Policy Action Plan	❖ Trade and Industry
4. Unlocking the potential of small, medium and micro enterprises, cooperatives and township enterprises	❖ Small Business Development
5. Operation Phakisa (Oceans Economy, Mining, Health, Tourism, Basic Education, etc.)	❖ Environmental Affairs ❖ Mineral Resources ❖ Health ❖ Tourism ❖ Basic Education
6. Encouraging private sector investment	❖ Trade and Industry
7. Resolving the energy challenge	❖ Energy
8. Moderating workplace conflict	❖ Labour
9. State reform and boosting the role of state-owned companies, information and communications technology infrastructure or broadband roll-out, water, sanitation and transport infrastructure	❖ Telecommunications and Postal Services ❖ Water and Sanitation ❖ Transport



2.2 PROVINCIAL POLICY FRAMEWORK

2.2.1 Mpumalanga Vision 2030

The Mpumalanga Vision 2030 Strategic Implementation Framework (2013-2030) describes the province's approach to realizing the objectives of the NDP in the provincial context and provides a provincial expression of the key priorities, objectives and targets.

Furthermore, it formulates a spatial rationale for the province which is based on nine Key Drivers as summarised below:

Key Driver 1: Nodal Development

Corridors investment within the province is proposed to be channelled through the Maputo- N4, N17- N2 and the N11.

The five primary nodes where developments are to be concentrated in the province are Witbank/ Emalahleni, Middleburg, Mbombela/ Nelspruit, Secunda and Ermelo.

Key Driver 2: Business, Commercial and Industrial Development

The bulk of industrial investment in Mpumalanga Province should be clustered around the existing industrial strongholds, in Witbank and Middelburg (Steel Industry), Secunda (Petrochemical Industry) and Nelspruit/Mbombela (Mixed Industries).

Key Driver 3: Tourism Development

Tourism-related investment in Mpumalanga should be channelled into five main functional areas/precincts.

Key Driver 4: Forestry Development

Investment aimed at enhancing the contribution of forestry to the economy of Mpumalanga should be directed to the two main forestry precincts in the province:

- ❖ The northern forestry precinct around Mashishing, Graskop and Sabie, with Sabie being the main centre for forestry related industries; and
- ❖ The southern forestry precinct in the area between Barberton and eMkhondo, with eMkhondo being the main center for forestry related industries.

Key Driver 5: Agricultural Development

Agriculture related investment should focus on:

- ❖ Supporting and maintaining existing commercial farming activities in the Province; and
- ❖ Enhancing agrarian transformation in the deep rural areas in line with the objectives of the Comprehensive Rural Development Programme (CRDP).

Key Driver 6: Mining and Energy Related Development

Infrastructure investment aimed at enhancing the mining and electricity industry should be consolidated in the western Highveld of Mpumalanga.



Key Driver 7: Urban Development

The main strategic priorities with regard to urban development and accommodating urbanisation in Mpumalanga include the following:

- ❖ Integration of urban settlement structures and containment of urban sprawl.
- ❖ The provision of high densities of mixed land uses within close proximity of economic activity nodes and transportation systems.
- ❖ The provision of a system of activity corridors, nodes, spines and streets supporting sustainable transportation and road systems.
- ❖ Efficient engineering infrastructure and roads.
- ❖ The provision of sustainable housing.
- ❖ Community facilities taking into consideration the regional, sub-regional, district and local needs of the communities.

Key Driver 8: Rural Development

- ❖ Vision 2030 places particular emphasis on building the economy in rural areas, and more specifically through:
 - Establishment of Thusong Centres;
 - Rural Settlement Consolidation, and
 - Agrarian Transformation.

Key Driver 9: Environmental Management and Conservation

To promote conservation of environmentally sensitive areas in Mpumalanga and to establish proper environmental management systems.

2.2.2 Mpumalanga Economic Growth and Development Path, 2011

The National Economic Growth Path informs the Mpumalanga Economic Growth and Development Path (MEGDP). The Mpumalanga Province is committed to increasing local economic development and job creation in the agricultural, industrial, manufacturing, green economy, tourism and mining sectors. The MEGDP provides a detailed framework for the realisation of these objectives. The focal point of the Economic Growth and Development Path is the creation of appropriate labour absorbing jobs which will have positive direct, indirect and induced effects on the Provincial economy and the living standards of its people.

The primary objective of the MEGDP is to grow the economy of the province; balance growth and development in order to create jobs; reduce poverty and inequality and improve the socio-economic conditions of the province. The growth plan is anchored on a few factors including sector development, inclusive and shared growth, spatial distribution, regional integration, sustainable human development and environmental sustainability with clearly defined strategic targets over the medium- to long-term period.

The following job drivers will be utilised to realise the objectives of the MEGDP and to secure strong and sustainable growth for the next decade:

- ❖ Infrastructure for Employment and Development
- ❖ Job Creation in Economic Sectors such as:
 - Agriculture and forestry
 - Mining and energy
 - Manufacturing and beneficiation



- Tourism and cultural industries
- ❖ Seizing the Potential for New Economies in:
 - Green Industries
 - Information and Communication Technology
- ❖ Investing in Social Capital and the Public Service
- ❖ Spatial Development
 - Rural Development
 - Regional and International Co-operation

2.2.3 Mpumalanga Tourism Growth and Development Strategy, 2007 and 2018

Mpumalanga is one of the main tourism destinations in South Africa as it holds natural wonders as well as cultural and heritage sites that provide an exceptional experience to tourists. Hence, the Mpumalanga Provincial Government aims to develop the tourism sector as a driver of economic activity and diversification upon which to develop a sustainable tourism industry.

The main tourism activities in Mpumalanga are hosted by the district of Ehlanzeni which includes the famous Kruger National Park, and it is also the home of the Blyde River Canyon, Longmere Dam and many more.

The Mpumalanga Tourism Vision reads as follow:

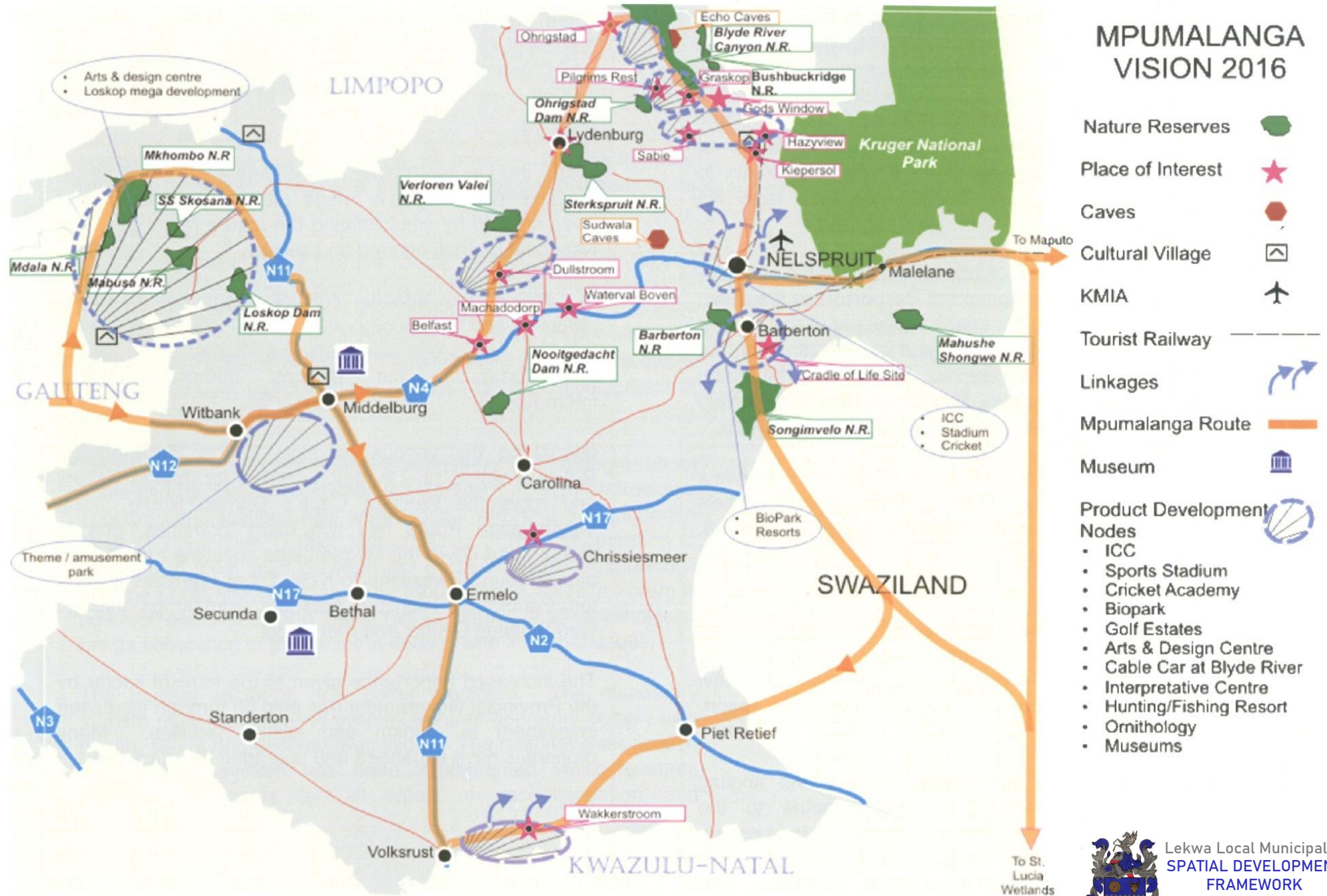
“To encourage and support inclusive growth that will sustain and transform the tourism sector, enhance the livelihood of the people and strengthen the competitiveness of the province to become a preferred destination of choice.”

In line with the above, the **Tourism Spatial Vision** for Mpumalanga Province is depicted on **Figure 4**. It comprises the following elements:

- ❖ **The Mpumalanga Route:** Rather than having a number of isolated or ‘standalone’ attractions, the MTGS proposes the development of a provincial tourism route (i.e. The Mpumalanga Route), which should take visitors from Johannesburg through Mpumalanga, via Swaziland (or Mozambique), to the Coast at St Lucia or Durban. This route offers combinations of stunning mountain scenery, outstanding wildlife, historic sites, culture, championship golf courses, events, the Kingdom of Swaziland (or Mozambique) and the Indian Ocean, and it provides linkages to all the major tourism destinations in the province, including the industrial museums at Middelburg or Secunda; the Ndebele cultural villages; the Loskop Dam; the Highland Meander or The Panorama, and the Kruger National Park.
- ❖ **Commercialisation of MTPA Parks and Reserves:** The MTPA parks and reserves represent a major opportunity to expand and diversify the province’s nature and leisure tourism product. However, the parks and reserves require major investment and improved management. This can be achieved through a commercialisation strategy which could attract private sector investment.
- ❖ **Industrial Museums:** In order to capitalise on the region’s importance as South Africa’s main coal mining area, it is recommended that at least two industrial museums/ interpretative centres be established – one at Middelburg/ Witbank (based on coal mining) and one at Secunda (based on Sasol’s fuel-from-coal plant and underground coal mining complex).



Mpumalanga Province: Tourism Spatial Vision



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

4

2.2.4 Mpumalanga Spatial Development Framework, 2019

The Mpumalanga Provincial Spatial Development Framework (PSDF), 2019 provides the overarching spatial vision for the province and serves as a key point of alignment for all municipal SDFs, including Lekwa.

The PSDF identifies the province's main development drivers as connectivity and corridors, sustainable settlement concentration, environmental conservation and resource protection, improved liveability, and rural transformation. These themes are structured around strengthening existing urban nodes, consolidating growth along provincial and national corridors, and safeguarding critical natural resource areas.

Within this provincial spatial vision, the Lekwa Local Municipality has two particularly important roles. Firstly, it falls within the Upper Vaal catchment area, a nationally significant Natural Resource Risk Area (NRRRA) where intensive coal mining, energy production, and high-potential agriculture converge. This area is under growing pressure, especially in relation to water quality, land degradation, and climate vulnerability. The PSDF emphasises the need to balance economic activities with environmental sustainability by safeguarding agricultural land, rehabilitating degraded areas, and protecting strategic water resources. Secondly, Lekwa's location south of the N17 corridor positions it as a supporting agricultural and service-based hinterland. While it is not a direct corridor municipality, its proximity allows it to benefit from wider connectivity and trade flows in Gert Sibande District, while focusing on strengthening its own internal nodal hierarchy, particularly Standerton as a secondary provincial node.

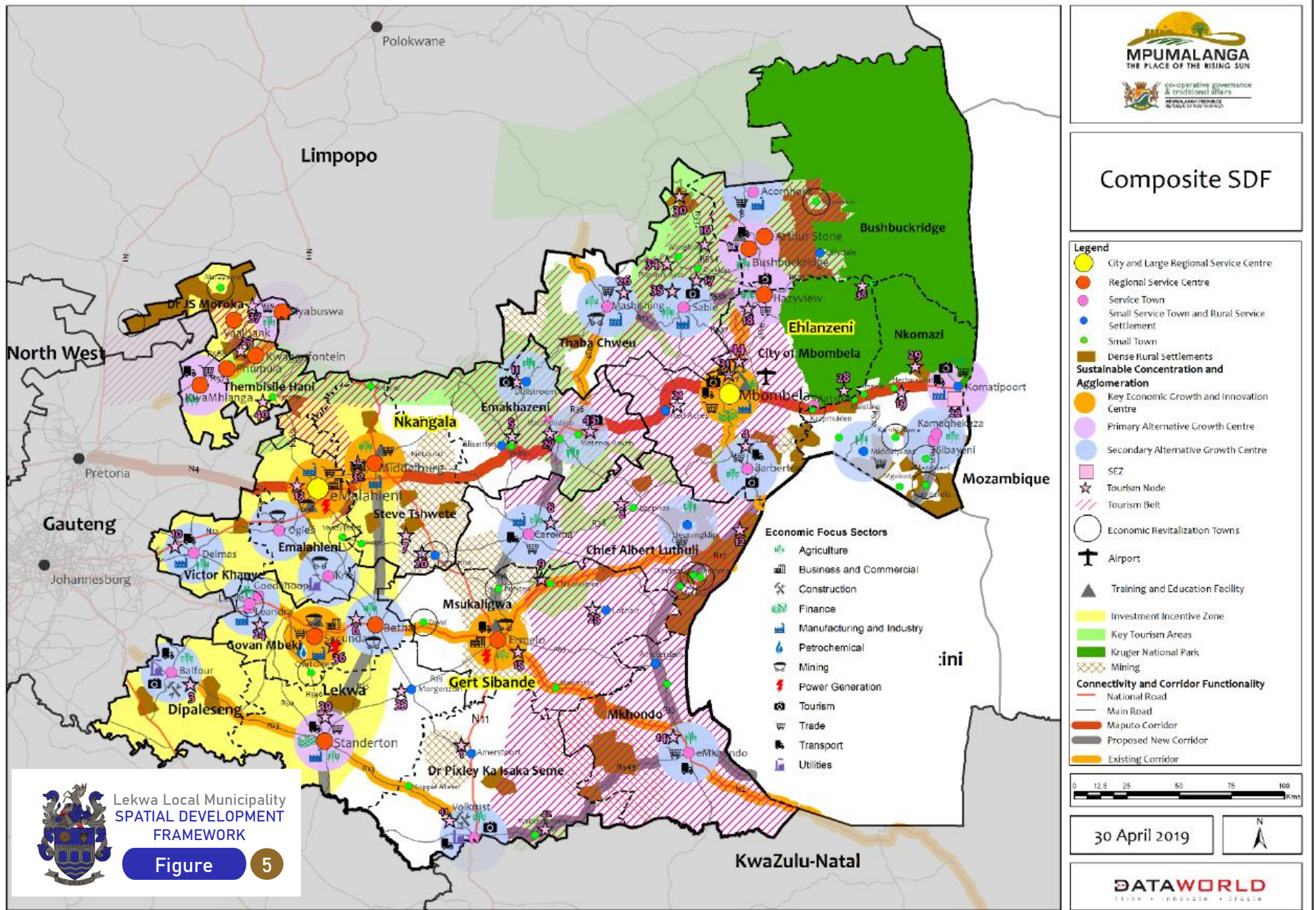
The Mpumalanga SDF is shown in **Figure 5**. For the purposes of the Lekwa LM SDF, alignment with the provincial framework therefore requires:

- ❖ Consolidating Standerton as the main service and administrative centre, in line with the PSDF's polycentric nodal strategy.
- ❖ Leveraging regional linkages to the N17 and surrounding towns, while prioritising agricultural value chains, logistics, and agro processing as core economic anchors.
- ❖ Protecting the Upper Vaal's water systems through strict land-use controls, rehabilitation, and coordinated environmental management, as emphasised by both the PSDF and NSDF.
- ❖ Supporting rural transformation by diversifying the agricultural economy, implementing land reform effectively, and enabling sustainable livelihoods in smaller rural settlements.

In this way, the Lekwa SDF should not only address local priorities but also embed them within the broader provincial spatial strategy, aligning its development trajectory with Mpumalanga's vision of sustainable, inclusive, and resource-conscious growth.



Mpumalanga Spatial Development Framework



2.2.5 Mpumalanga Biodiversity Plan, 2022

The Mpumalanga Biodiversity Sector Plan (MBSP) is a spatial decision-support tool covering the entire province, developed at a fine mapping scale (approximately 1:10,000 to 1:25,000) to guide local planning and biodiversity conservation. The plan is designed to align with the principles of integrated development planning, supporting integration into municipal SDFs and IDPs. It emphasizes safeguarding wetlands, freshwater ecosystems, and high-biodiversity grasslands—all of which contribute significantly to water security, particularly within South Africa's Strategic Water Source Areas (SWSAs).

The Mpumalanga Biodiversity Sector Plan comprises two types of critical biodiversity areas (CBAs). Terrestrial CBAs (see **Figure 6**) and Freshwater CBAs (see **Figure 7**). These are supplemented by a set of land-use guidelines that are important for maintaining and supporting the inherent biodiversity values of these critical biodiversity areas. The following broad categories are defined:

- ❖ **Terrestrial Critical Biodiversity Areas (CBAs):** Terrestrial Critical Biodiversity Areas are those areas (outside of Protected Areas) that are required to meet biodiversity targets for biodiversity pattern (species and ecosystems) and ecological processes. They should remain in a natural state that is maintained in good ecological condition.
- ❖ **Terrestrial Ecological Support Areas (ESAs):** Terrestrial Ecological Support Areas are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of critical biodiversity areas or for generating or delivering important ecosystem services. They support landscape connectivity and resilience to climate

change adaptation. ESAs need to be maintained in at least an ecologically functional state.

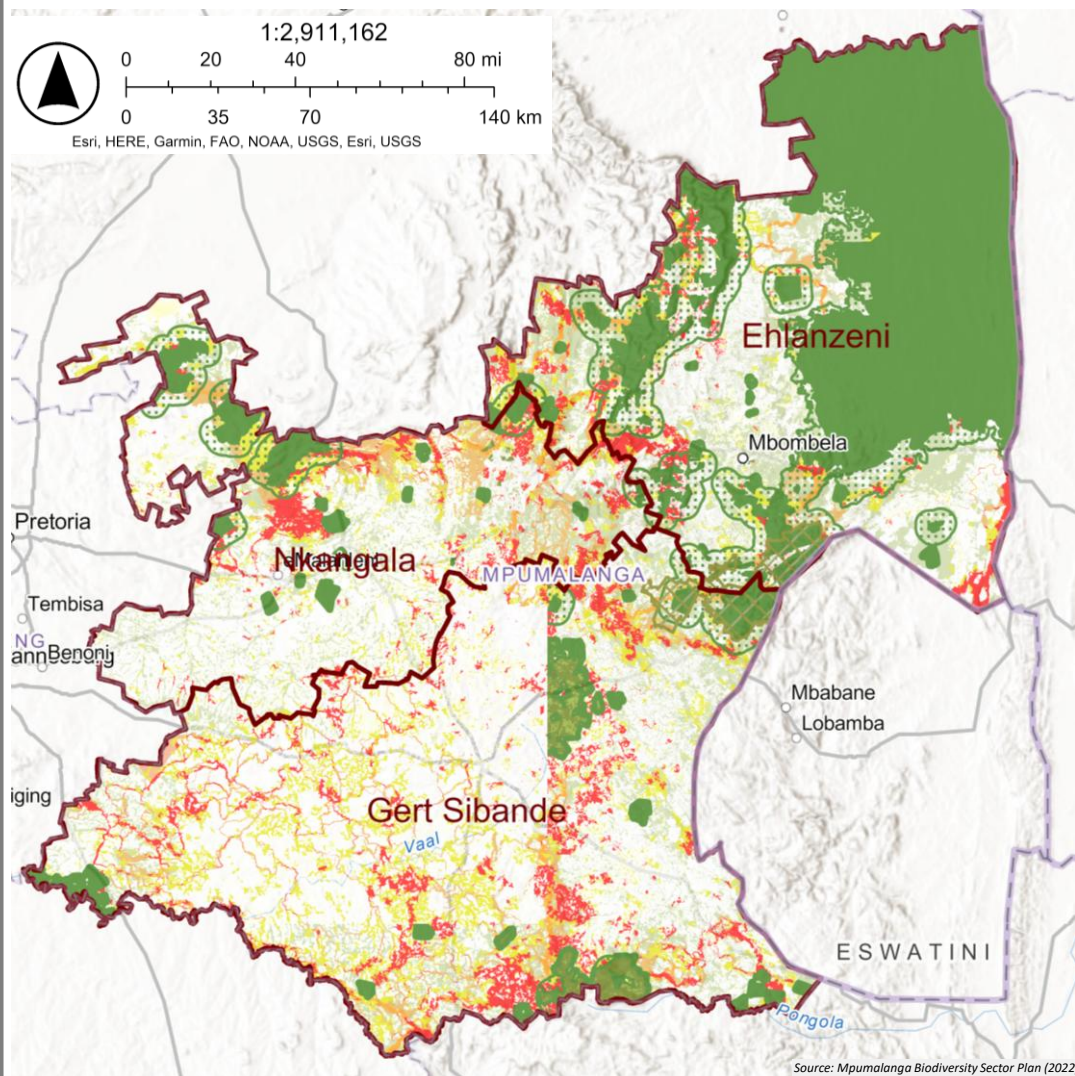
- ❖ **Freshwater Critical Biodiversity Areas (CBAs):** Freshwater Critical Biodiversity Areas are all freshwater ecosystems that are required to meet biodiversity targets for freshwater ecosystems and some species. They should be kept in a natural or near-natural state and maintained in a good ecological condition.
- ❖ **Freshwater Ecological Support Areas (ESAs):** Freshwater Ecological Support Areas are not essential for meeting freshwater biodiversity targets but play an important role in supporting the ecological functioning of freshwater CBAs. Freshwater ESAs need to be maintained in at least a functional state, supporting the purpose of the ESA.

In the context of the Lekwa LM, the following is noted in this regard:

- ❖ **Critical Ecosystems:** Lekwa lies within the Highveld grassland region and is traversed by the Vaal River—part of SWSAs and freshwater systems prioritized in the MBSP. These ecosystems are essential for maintaining water supply and biodiversity functionality.
- ❖ **Land-Use Pressures:** The municipality's agricultural activity, mining impacts, and settlement expansion threaten the integrity of CBAs and ESAs, making the MBSP a vital tool for guiding sustainable development decisions.
- ❖ **The MBSP should be integrated into the Lekwa SDF by mapping its CBAs and ESAs, embedding land-use guidelines, and safeguarding critical water and biodiversity assets.**

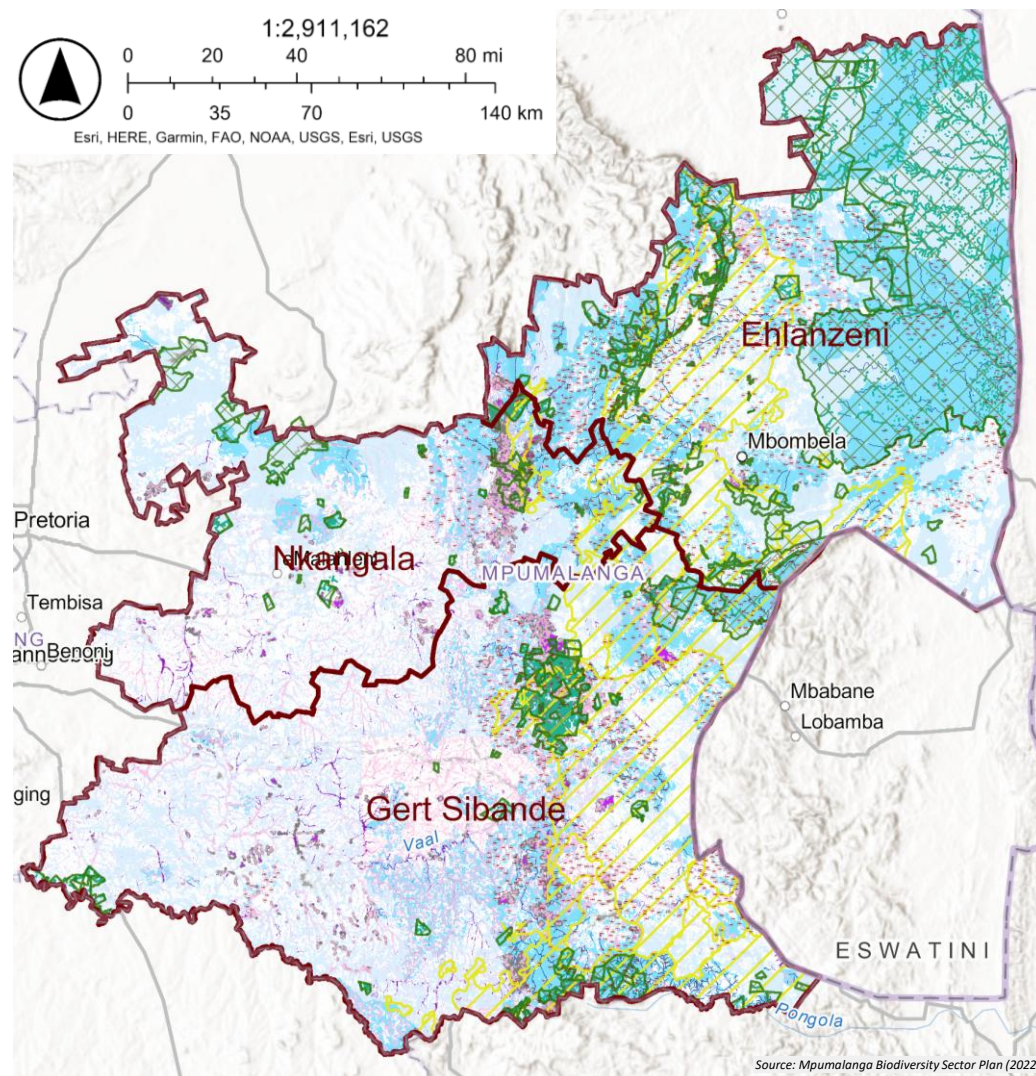


Mpumalanga Provincial Biodiversity – Terrestrial Critical Biodiversity Areas



- District Municipality
- CBA Optimal
- ESA Landsc
- MBSP Terrestrial CBA Map
- ESA Local co
- ESA Species
- Other Natural
- PA World Heritage Site
- Moderately m
- Heavily modified
- PA National Parks & Nature Reserves
- PA Protected Environment: Natural
- PA Protected Environment: Modified
- CBA Irreplaceable

Mpumalanga Provincial Biodiversity – Freshwater Critical Biodiversity Areas



- District Municipality
- ESA: Strategic Water Source Area
- Ecological Support Areas for Fish
- ESA: Wetland clusters
- Protected areas
- ESA: Wetlands
- ESA: Important subcatchments
- Other Natural Areas
- Heavily modified
- Dams
- PA: Wetlands
- CBA: Aquatic rivers
- CBA: Aquatic species
- CBA: Wetlands

2.2.6 Mpumalanga Green Economy Sector Plan, 2016

The Mpumalanga Green Economy Sector Plan, 2016 aims to provide an integrated approach towards developing the green economy in Mpumalanga by 2030 in line with the Vision 2030.

More specifically, it seeks to change the province's economy from relying on coal-based energy to one boasting bio-mass based energy, sustainable agriculture, tourism and eco-conscious towns by 2030.

In line with the above, the Mpumalanga Green Cluster Agency aims to support small business to identify economic values in the repurposing, re-using, and remanufacturing of waste streams, with a focus on the agriculture, energy and water sectors (new investment opportunities).

Some of the most relevant actions identified in this regard are summarized in **Table 7**.

Table 7: Mpumalanga Green Economy Sector Plan

MPUMALANGA GREEN ECONOMY SECTOR PLAN	
Agriculture:	
❖	Conduct a high-level bio-mass feedstock resource map through the corridor to inform sector potential and optimise location;
❖	Assessment of hydro-plant potential in strategic locations, e.g., proximity to local communities through engagements;
❖	Feasibility assessment of including solar PV, biogas digesters, energy efficiency equipment, etc. in processing centres of Agri-Hubs and Agri Parks;
❖	Support farmers to access information and advice on sustainable agriculture best practices;

❖	Raise awareness on energy efficiency, water efficiency technologies and precision agricultural techniques – sensor technologies that maximises the efficiency of inputs;
❖	Identify and quantify suitable idle land for sustainable agriculture, e.g., organic farming (private, public, donor and DFI), and structures required to access finance.
Waste	
❖	Assessment of the market for recycled material (e.g. packaging, plastics) and financial viability of recovering materials;
❖	Assess feasibility of treatment of waste using alternative technologies;
❖	Conduct feasibility study for a waste to energy project in larger municipalities – both landfill and wastewater treatment plants.
Energy	
❖	Incorporate deployment of solar PV as part of current energy efficiency drive in government buildings;
❖	Consolidate information on available national incentives for energy efficiency and solar PV.



2.2.7 Mpumalanga Human Settlement Master Plan, 2021

The **Vision** of the Mpumalanga Department of Human Settlements is as follow:

“By 2030 Mpumalanga Province would have shown significant progress towards the spatial transformation of Apartheid settlement patterns, the formalization of well-located urban and rural settlements, and offering citizens access to liveable neighbourhoods with adequate housing and infrastructure, within a more suitable and functional residential property market.”

Table 8 depicts the four **Strategic Objectives** of the Department, which are aimed at achieving the above-mentioned vision. It also reflects a number of **Key Actions** to be implemented in order to achieve each of the Strategic Objectives.

Table 8: Mpumalanga Human Settlements Strategic Objectives and Strategies Key Actions

STRATEGIC OBJECTIVE	STRATEGIES KEY ACTIONS
1. Develop liveable neighbourhoods through various programmes	1.1 Invest in Priority Housing Development Areas/Nodes 1.2 Invest in public spaces 1.3 Invest in vital infrastructure and services
2. Provide access to adequate housing through a range of programmes targeting households	2.1 Implement programmes that support affordable rental 2.2 Implement various programmes that support homeownership for both the subsidy and the gap market

3. Develop a functional residential property market to support the realisation of asset value	3.1 Strengthen homeownership education 3.2 Provide homeowners with title deeds or a form or ownership registration 3.3 Provide transactional support through Local Housing Transactional Support Centres
4. Ensure access to well-located land for human settlements development	4.1 Implement accelerated Provincial Housing Land Acquisition and Assembly Programme informed by Provincial Spatial Development Framework and Municipal Spatial Development Frameworks 4.2 Identify and upgrade informal settlements on well-located land

At a more detailed level, the Mpumalanga Human Settlement Master Plan intends to achieve the following:

- ❖ The prioritization of informal settlements upgrading, through provision of 2,934 serviced stands using the upgrading of informal settlements programme (UISP);
- ❖ The utilization of the Integrated Residential Development Programme (IRDP) to invest in the nine Priority Human Settlements and Housing Development Areas in the province;
- ❖ Ensuring the provision of bulk water and sanitation infrastructure services and other amenities;
- ❖ Ensuring security of tenure through the issuing of 3,078 Title Deeds; and
- ❖ Delivering a total of 2,453 housing units through the various programmes.



2.2.8 Mpumalanga Infrastructure Master Plan, 2013

The Mpumalanga Infrastructure Master Plan (2013) provides a long-term framework for the coordinated provision and upgrading of infrastructure across the province, focusing on bulk services such as energy, water, sanitation, transport, and ICT intended to unlock economic development potential within the province. It cuts across a wide range of development sectors and represents a key element towards the future sustainable development of Mpumalanga Province.

The MIMP proposes that the following **Development Principles** be paramount in terms of guiding and directing decisions regarding infrastructure investment in the Province:

- ❖ **Principle 1 – Balance economic growth and social upliftment:** Following a balanced investment approach which focuses on infrastructure investment to promote economic growth, and investment to enhance social upliftment.
- ❖ **Principle 2 – Respond to regional differences in development potential:** Infrastructure investment has to respond to the locational factors and economic drivers of the province and take into consideration regional differences in terms of development potential.
- ❖ **Principle 3 – Recognise roles and responsibilities of stakeholders:** Recognising the roles and responsibilities of all stakeholders and facilitating the functional integration and alignment of infrastructure investment between these.
- ❖ **Principle 4 – Build on existing initiatives:** Building on existing initiatives as a priority in order to support the successful implementation thereof.

- ❖ **Principle 5 – Preserve existing assets:** Sufficiently allocating funding towards maintenance and preservation of existing assets (infrastructure) as part of a broader infrastructure life-cycle approach.
- ❖ **Principle 6 – Align investment with available resources:** Aligning infrastructure investment in Mpumalanga Province with the availability of resources in the province.
- ❖ **Principle 7 – Build a heritage:** Promoting investment in image building assets for the province.

In the context of the Lekwa Local Municipality, the plan highlights the importance of aligning settlement growth with sustainable infrastructure provision, particularly given the municipality's location within the Gert Sibande District and its role as an agricultural and industrial hub.

Lekwa's dependence on reliable bulk water supply from the Vaal River system, together with the need for expanded electricity and road infrastructure to support both farming and agro processing, makes the integration of the Master Plan's directives critical. Incorporating its principles into the SDF will allow Lekwa to prioritise infrastructure investment corridors, ensure efficient service delivery in growing settlements such as Standerton, and strengthen linkages to regional and provincial economic networks.



2.2.9 Mpumalanga Water Sector Plan, 2006

The Mpumalanga Water Sector Plan (2006) sets out a strategy for securing sustainable water supply and sanitation services in the province, recognising both the uneven distribution of resources and the pressures from mining, agriculture, and urban growth. The Mpumalanga Water Sector Plan, 2006 is currently being reviewed, but it is important to note the following Strategic Goals from this document:

- ❖ **Strategic Goal 1:** Apply integrated planning to address the Provincial Growth and Development Strategy and provincial socio-economic needs and poverty alleviation.
- ❖ **Strategic Goal 2:** Develop the sector-wide approach by ensuring greater participation and effective collaboration of all sector partners.
- ❖ **Strategic Goal 3:** Ensure the long-term operational sustainability of water provision, develop institutions and skills.
- ❖ **Strategic Goal 4:** Ensure Water Resource Allocation, Management and Development to meet the needs of the province.
- ❖ **Strategic Goal 5:** Project delivery to overcome the water services backlogs and higher levels of services needs in Mpumalanga.

Furthermore, the following **Challenges** pertaining water and sanitation in Mpumalanga Province have been identified in the *Mpumalanga Overview Report on Water and Sanitation Services, March 2022*:

- ❖ Water Service Authority function being with local municipalities, some of which are failing in disposing the function;
- ❖ Lack of water and sanitation master plans;

- ❖ Aged infrastructure resulting in collapsing infrastructure system;
- ❖ Lack of safe and reliable water supply (in line with Blue and Green Drop reports and scores of Municipalities);
- ❖ Lack of technical capacity in municipalities as evidenced by poor infrastructure planning and implementation of infrastructure projects;
- ❖ Inadequate budget allocation to implement projects and delays on project implementation.

In the context of the Lekwa LM, the plan is especially relevant due to the municipality's location within the Upper Vaal catchment, which is both water-stressed and nationally strategic. The plan highlights challenges of bulk water availability, quality deterioration from coal mining and agricultural runoff, and the need for infrastructure upgrading to reduce backlogs in rural areas.

For Lekwa, integrating the Water Sector Plan into the SDF means prioritising water resource protection, promoting efficient irrigation and land-use practices, and aligning settlement expansion with the sustainable yield of the Vaal River system. This alignment will help balance the competing demands of farming, industrial activity, and residential growth while safeguarding downstream supply to Gauteng and other dependent regions.



2.3 DISTRICT POLICY CONTEXT

2.3.1 Gert Sibande District Spatial Development Framework, Draft 2022

The Gert Sibande District SDF notes that the DM shall strive to excel in planning, co-ordination and support for their Local Municipalities in consultation with all stakeholders to ensure the best standard of living for all.

The Gert Sibande District Spatial Development Framework therefore has the function at a district strategic level to plan and co-ordinate the broad spatial structure of the area, within the policy frameworks set by the national, provincial and local spheres of government and to ensure the integration and alignment of local municipal spatial frameworks and policies.

A future functional spatial development pattern for Gert Sibande District requires the integration of sustainable natural resources, economic development and job creation and human development to provide the ***Spatial Development Vision*** as follows:

“Co-ordinated, integrated and sustainable urban and rural development providing for quality of living, supported by targeted spatial policies and plans supporting an ecologically sustainable economy and a suitably skilled labour force”

The Gert Sibande DM SDF is based on **5 Strategic Development Objectives** as follows:

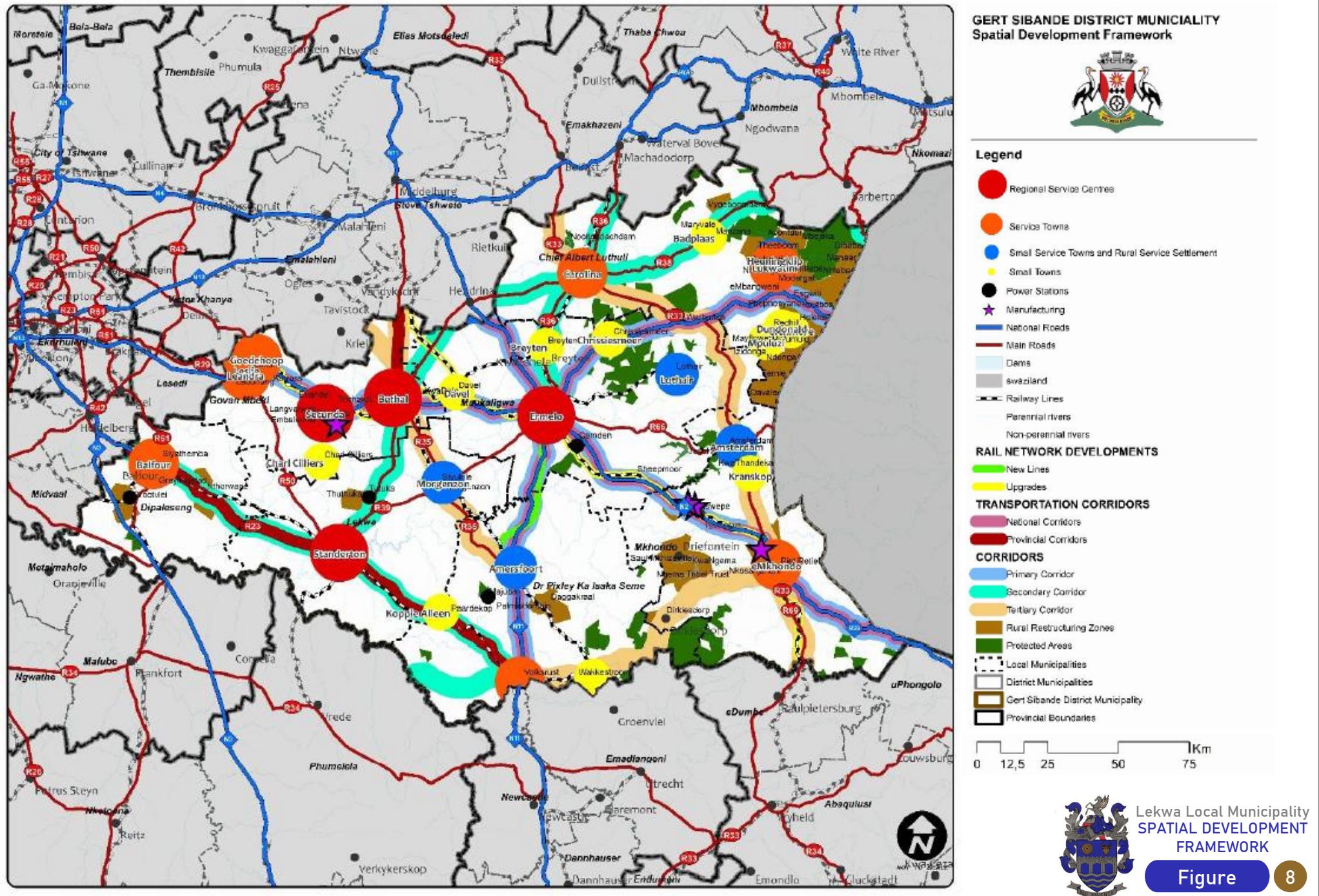
- ❖ **Strategic Objective 1:** Focus development on regional spatial development initiatives, development corridors, development zones and nodes;
- ❖ **Strategic Objective 2:** Protect biodiversity, water and agricultural resources;
- ❖ **Strategic Objective 3:** Promote Infrastructure Investment;
- ❖ **Strategic Objective 4: Support economic development and job creation** guiding the spatial development pattern of Gert Sibande District;
- ❖ **Strategic Objective 5:** Balance urbanisation and the development of rural areas within Gert Sibande District.

Figure 8 depicts the Gert Sibande DM SDF, 2022 map, from which the following is noted in the context of the Lekwa LM:

- ❖ Standerton is identified as a Regional Service Centre.
- ❖ Morgenzon is identified as a Small Service Town and Rural Service Centre.
- ❖ Thuthukani is identified as a Rural Restructuring zone.
- ❖ The R23 Provincial Corridor passes through Standerton.
- ❖ The R38 is identified as a Secondary Corridor which links Standerton to Bethal, Hendrina and Carolina to the north.



Gert Sibande District Municipality – Spatial Development Concept



2.3.2 Gert Sibande District Integrated Development Plan, 2024/25

The Gert Sibande District Municipality (GSDM) Integrated Development Plan (IDP) provides a strategic framework for development within the district, which includes Lekwa Local Municipality (LM). While Lekwa LM has its own IDP, it aligns with the broader strategies outlined in the GSDM IDP to ensure cohesive development across the district.

Some of the strategies contained in the Gert Sibande DM IDP, in the context of the Lekwa LM are discussed below.

Infrastructure Development and Maintenance:

- ❖ Water and Sanitation: Projects aimed at improving water supply and sanitation services are prioritized to enhance service delivery in Lekwa LM.
- ❖ Electricity Supply: Upgrading and maintaining electricity infrastructure to ensure reliable power supply.
- ❖ Roads and Transport: Improvement of road networks to facilitate better connectivity and mobility within Lekwa LM.

Economic Development and Job Creation:

- ❖ Support for SMMEs: Initiatives to promote and support Small, Medium, and Micro Enterprises (SMMEs) in Lekwa LM, fostering local economic growth and job creation.
- ❖ Agricultural Development: Encouraging agricultural activities to boost food security and employment opportunities in rural areas of Lekwa LM.

Governance and Institutional Capacity Building:

- ❖ Strengthening Local Governance: Enhancing the capacity of local governance structures in Lekwa LM to improve service delivery and community engagement.
- ❖ Training and Development: Providing training programs for municipal staff and officials to improve efficiency and effectiveness in service delivery.

Disaster Management and Risk Reduction:

- ❖ Disaster Preparedness: Developing and implementing disaster management plans to mitigate risks and enhance community resilience in Lekwa LM.
- ❖ Community Awareness: Conducting awareness campaigns to educate communities about disaster risks and preparedness measures.

These strategies are part of the broader development objectives set out in the GSDM IDP to ensure integrated and sustainable development across all municipalities within the district, including Lekwa LM



2.3.3 Gert Sibande District Rural Development Sector Plan (RDSP) 2022/2023

The Department of Agriculture, Land Reform, and Rural Development (DALRRD) initiated a programme that focused on dedicated rural development interventions in the 24 most impoverished districts in South Africa in September 2011. Since then, the programme was expanded to include all District Municipalities in South Africa.

The main objective of this initiative was to formulate a comprehensive plan of action for enhancing rural development in each of the District Municipalities in South Africa. The plan should comprise a clear set of objectives, strategies, projects, and a phased implementation programme related to rural development in each of these districts.

With regards to the Gert Sibande DM Rural Development Sector Plan, the Lekwa LM falls within the Southern Highveld Region and **Figure 9** depicts the Rural Intervention Areas (RIA's) identified in the Gert Sibande DM RDSP 2022/2023 for this Region.

It is evident that an RIA 1.2 is identified around Morgenzon in the Lekwa LM and is described as follows:

- ❖ The area is identified as a triangular shaped rural area that stretches between Standerton, Bethal, and Ermelo. Standerton can serve the rural communities in the southern part of the intervention area while Morgenzon could be strengthened as a rural node serving surrounding rural communities in the northern and central parts. Important roads linking the rural areas include the R39, R38 and R35.

Some of Key Features and Issues to be addressed in RIA 1.2 include:

- ❖ Consolidate activities around Thuthukani and at Holfontein Brickworks.
- ❖ Tourism potential at Grootdraai Dam should be explored.
- ❖ Potential for maize, sour sorghum, sunflower, grain, livestock and fruit (apples and pears).
- ❖ Consolidate activities around Morgenzon where there are several land reform initiatives underway.
- ❖ There are several PLAS farms and CPA's located around Morgenzon.

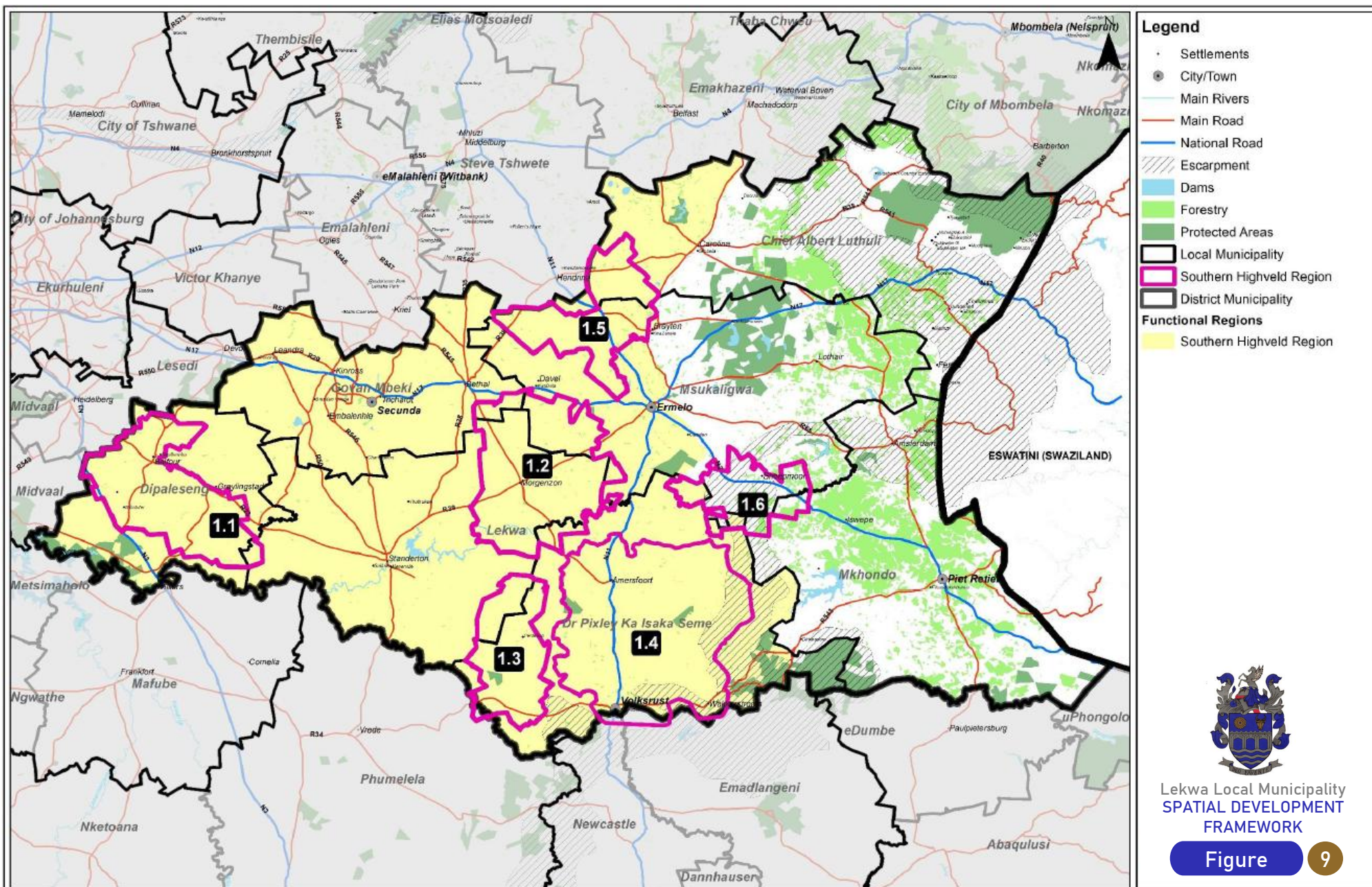
The plan further identifies a number of Key Rural Nodes, with Standerton included as one of these nodes. The proposals for Standerton Include:

- ❖ **Villages and Settlements:** Morgenzon, Thuthukani, Pretoriusvlei, Holfontein and Tutuka;
- ❖ **Rural Function:** Agro Processing, Distribution Point, Trade, Gateway into the District from the Free State;
- ❖ **Proposed Value Chains:** Maize, Lucerne, Poultry, Livestock (Cattle), Vegetables, Soyabeans, Dry Beans;
- ❖ **Key Opportunities:** Overnight Accommodation, Processing Plants, Storage, Agri Tourism.

Although there are no Farmer Production Support Units (FPSU's) proposed within the Lekwa LM, an FPSU's is proposed at Greylingstad (along the R23 to the west of the Lekwa LM), Mkhondo (to the east), Jericho (to the north), Breyten (to the north-east), and Dundonald (past Breyten to the north-east of the Lekwa LM).



Gert Sibande DM Rural Development Sector Plan (2022/23): Southern Highveld RIA's



Southern Highveld Intervention Areas

GERT SIBANDE DISTRICT
RURAL DEVELOPMENT
SECTOR PLAN

0 5 10 20 30
Km



agriculture, land reform
& rural development
Department
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA



2.4 LOCAL POLICY CONTEXT

2.4.1 Lekwa LM IDP Housing Chapter, 2022

The Mpumalanga Department of Human Settlements initiated the review of the Lekwa LM IDP Housing Chapter with the aim to assist in:

- ❖ Informing the current status quo of housing development needs and provide a projection for future needs in the municipal area;
- ❖ Provide the Local and District IDP processes with sufficient information about human settlement planning, choices, priority areas, benefits, as well as operational and strategic requirements;
- ❖ Providing sufficient information regarding the allocation of limited financial and human resources to a wide variety of human settlement development initiatives throughout the municipal area;
- ❖ Providing guidance in prioritising housing projects for urban areas, rural nodal areas and agri villages in the Lekwa Local Municipality in order to ensure balanced urban and rural human settlement throughout the municipal area.

Current Housing Demand:

The Lekwa LM IDP Housing Chapter determined the current housing need to be 22,768 units by considering the following 3 factors:

- ❖ Current Informal Settlements (5 079 units);
- ❖ Housing Backlog as per the Housing Needs Register of the LM (8,895 units);
- ❖ The Expected Growth from 2020-2035 (8,798 units).

This housing need was predominantly for lower income housing for households earning less than R3500 per month.

Strategic Development Areas:

The Housing Chapter further identified 4 Strategic Development Areas (SDA's) where housing initiatives should be focussed, which are discussed below.

- ❖ **Standerton/Sakhile – SDA 1:** is situated on Portion 2 of the farm Rooikoppen 408 IS and has an extent of 372 ha. The total potential yield is 8 430 erven, with supporting socio-economic facilities.
- ❖ **Standerton/Sakhile – SDA 2:** is situated on Portion 11 of the farm Rooikoppen 408 IS and has an extent of 166 ha, situated adjacent to the existing Sakhile Extension 4 township and the south-eastern section of the farm has been invaded. SDA 2 has a potential yield of 3 900 erven, with supporting socio-economic facilities.
- ❖ **Standerton/Sakhile – SDA 3:** is situated on a part of the Remainder of Portion 9 of the farm Rooikoppen 408 IS and has a total extent of 44 ha. A part of the farm has been invaded (Sakhile Ext 4 expansion), and an upgrading plan exists for the settlement. The earmarked section of the farm has been demarcated based on the gradient of the site. The farm portion extends to the Vaal River, but the lower lying area of the farm may be challenging to develop. SDA 3 has a total yield of 1020 erven, with supporting socio-economic facilities.
- ❖ **Morgenzon – SDA 4:** is located at Morgenzon and forms part of an existing township establishment process (Morgenzon Extension 5). SDA 4 is owned by the Lekwa LM and measures 19,8 ha in extent. SDA 4 has a total potential yield of 450 erven, with supporting socio-economic facilities.



Land Acquisitions:

Land parcels were further identified for Land Acquisition purposes in the longer-term, with 4 land parcels identified, which have a combined potential yield of 5,620 erven.

The proposed SDA's and Land Acquisition Land Parcels for Standerton/Sakhile and Morgenzon are shown in **Figure 10** and **Figure 11** respectively.

Proposed Urban Edge Amendment:

Importantly, the Housing Chapter recommended that the SDF Urban Edge be amended in order to incorporate the proposed Strategic Development Areas, SDA 1-4, within its boundaries. The proposed land parcels that are identified for Land Acquisition, LA 1-4, should be earmarked in the SDF as Proposed Urban Expansion (2035-2050), in order to indicate where the Urban Edge should expand to in the future.

These proposed amendments are shown on **Figure 12** and **Figure 13**.

Vacant Land Parcels as per Land Audit:

The municipal land audit report identified the vacant land parcels within the urban centres. The Housing Chapter identified land parcels which were vacant, government owned and zoned for residential purposes and 1,901 erven were identified, which are discussed below:

- ❖ Standerton Extension 8 has the largest number of vacant, municipal-owned, and residential-owned erven (1,073 erven), which could be densified for a potential yield of 4,087 erven.

- ❖ The large Residential 1 erven in Meyerville, Morgenzon and Sivukile Ext 9 may be densified at a density of 40 du per hectare to increase the possible yield.
- ❖ Should densification take place, the total potential yield could be increased from 1,901 units to 5,516 units.

Current Housing Projects:

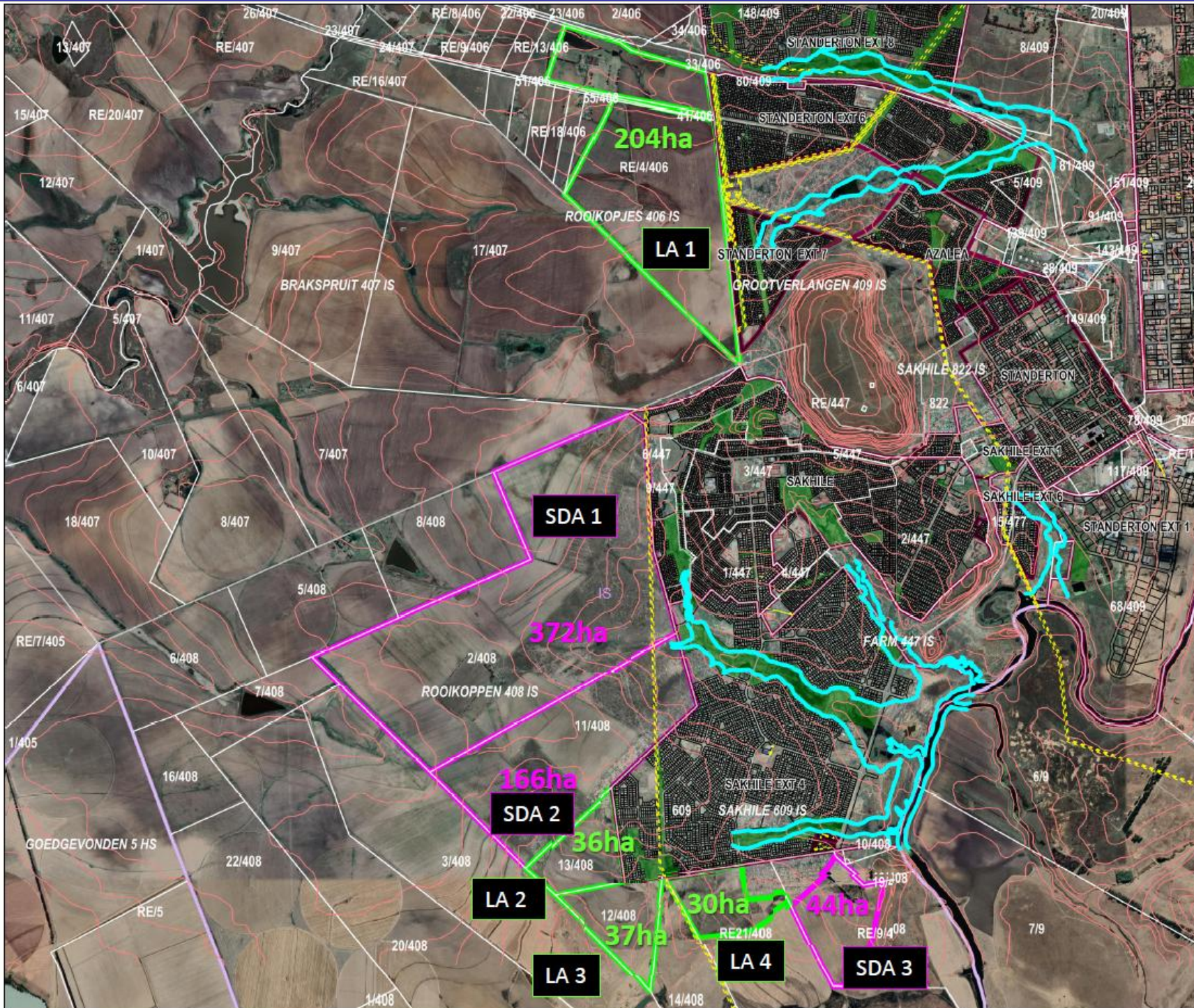
Table 9 below depicts the housing projects identified in the Housing Chapter, which have a total potential yield of 841 units.

Table 9: IDP Housing Chapter – Housing Projects

Town	Project Name	Number of Units	Comments
Standerton	Standerton Ext 8	500 FLISP Units	Erven are un-serviced and insufficient bulk services
Standerton	Sakhile Extension 5 (Erf 8148)	57 Stands	Subdivisions approved. Services required
Standerton	Sakhile Extension 5 (Erf 8149)	25 Stands	Subdivisions approved. Services required
Standerton	Sakhile Ext 5 (Erf 2731)	96 Stands	Subdivisions approved. Services required
Standerton/Morgenzon	IRDP Units (various locations)	163 Stands	Beneficiary administration process in underway
Standerton	UISP Project	200 UISP units	
Standerton	UISP	163 UISP units	
Standerton	Standerton Ext 8	60 Community Residential Units	
Standerton	Standerton Ext 8	Community Hall	
Standerton	Standerton Ext 8	Child Care Centre	
Standerton	Standerton Ext 8	500 housing units	Project remains incomplete since there are 109 outstanding houses still to be built for approved beneficiaries. No funds have been allocated to complete the project.
Total		841	



Lekwa LM IDP Housing Chapter: Standerton SDA's

LEKWA LOCAL
MUNICIPALITY

SUPPLY

Legend

SDA = 582ha
Land Acquisition = 307ha

cadastral

-  Administrative regions
-  Allotment areas
-  Beacon
-  Erven
-  Farm portions
-  General plans
-  Holdings
-  Mineral Rights
-  Parent farms
-  Parks
-  Servitude areas
-  Servitude lines
-  Unalienated state land
-  Contours
-  Flood line



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

10

Lekwa LM IDP Housing Chapter: Morgenzon SDA's



LEKWA LOCAL
MUNICIPALITY

SUPPLY

Legend

- SDA = 44 ha
- Land Acquisition = 103ha
- Cadastral
- Administrative regions
- Allotment areas
- Beacon
- Erven
- Farm portions
- General plans
- Holdings
- Mineral Rights
- Parent farms
- Parks
- Servitude areas
- Servitude lines
- Unalienated state land
- Contours
- Flood line

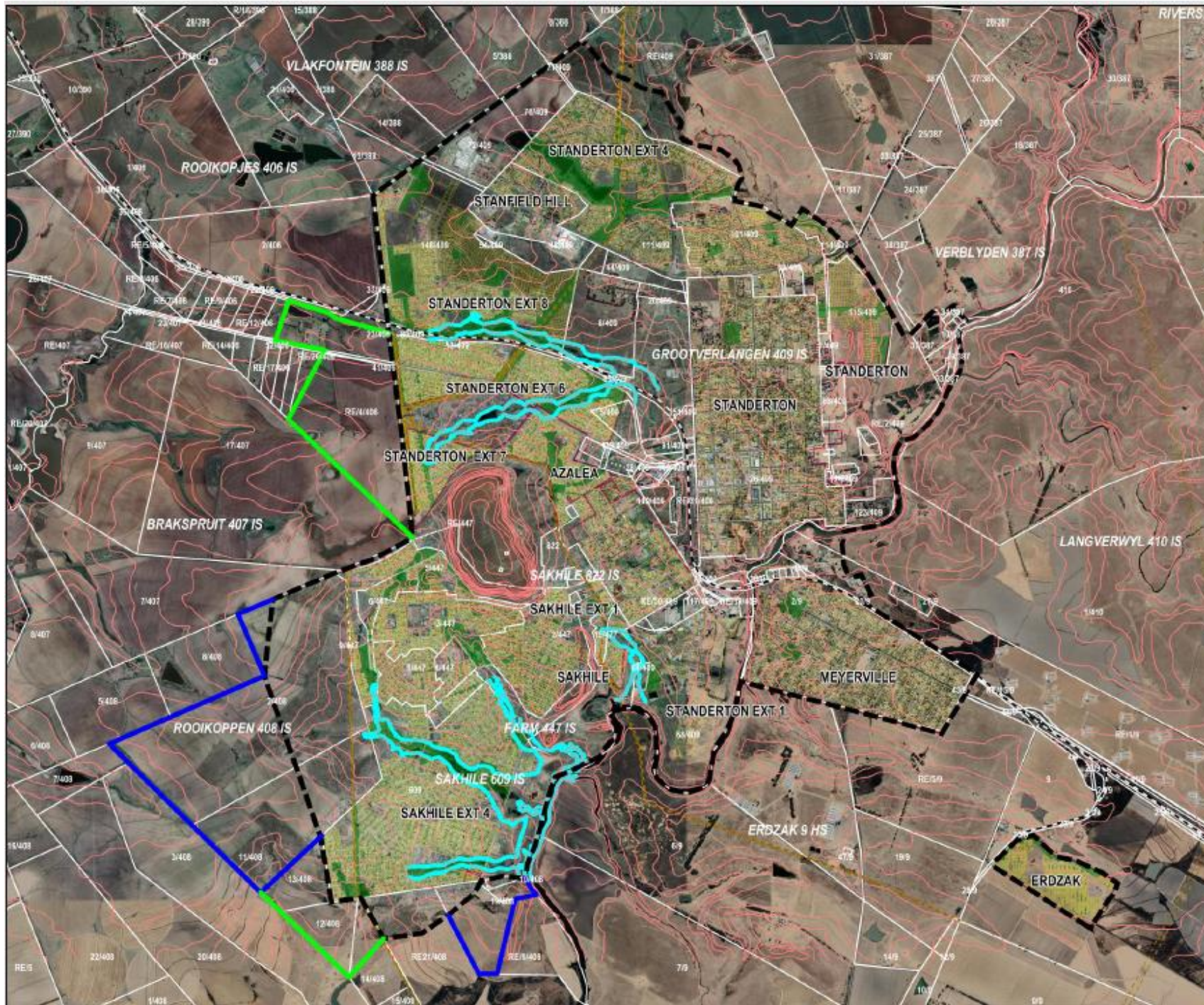


Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

Figure

11

Lekwa LM IDP Housing Chapter: Standerton Proposed Urban Edge Amendments



LEKWA LOCAL
MUNICIPALITY

SUPPLY

Cadastral

- A Allotment areas
- Erven
- Farm portions
- Holdings
- Parent farms
- Parks
- Servitude areas
- Servitude lines
- Floodline
- SDF Proposed Urban Edge
- Proposed Urban Edge
- Amendment (2022-2035)
- Proposed Urban Expansion (2035-2050)



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

12

Lekwa LM IDP Housing Chapter: Morgenzon Proposed Urban Edge Amendments



SUPPLY

Cadastral

- Allotment areas
- Erven
- Farm portions
- Holdings
- Parent farms
- Parks
- Servitude areas
- Servitude lines

- SDF Proposed Urban Edge
- Proposed Urban Edge Amendment (2022-2035)
- Proposed Urban Expansion (2035-2050)



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

2.5 SYNTHESIS: LEGAL AND POLICY DIRECTIVES

Following is a brief summary of the legal and policy directives emanating from national, provincial and district level and which need to be aligned to during the compilation of the Lekwa SDF.

2.5.1 SPLUMA Content/Structure Requirements

Diagram 7 graphically summarises the content requirements for a Municipal Spatial Development Framework as defined in Section 21 of SPLUMA (refer to Section 2.1.3 in this document). It is briefly summarized as follow:

- ❖ A **Spatial Development Vision** for the area which gives effect to the **SPLUMA Principles**.
- ❖ A **Spatial Concept** which indicates a desired spatial growth and development pattern for the next 10 to 20 years.
- ❖ **Projections/growth estimates** for future population and economic activity in the area – translated into a Land Use Budget.
- ❖ **Multi-Sectoral** inputs pertaining to the following:
 - **Natural Environment:** Including environmental pressures, sensitivities, opportunities, etc.;
 - **Spatial Form and Structuring Elements:** In both the urban and rural parts of the municipality (activity corridors, activity spines, priority housing areas, densities, etc.);
 - **Sustainable Human Settlement:** Profile of housing demand per income category and associated provision of community facilities and public transport services required to be sustainable;

- **Economic Activity and Job Creation:** Analysing the local space economy and identifying existing and latent/ potential future development potential for all economic sectors relevant to the municipality;
- **Infrastructure:** Identify, quantify and provide location requirements of engineering infrastructure to serve existing and future development needs;
- ❖ **Spatial Expression** pertaining coordination, alignment and integration of multi-sectoral policies/strategies which would collectively culminate into the **Composite Municipal SDF**. (5 Year Plan and 10-20 Year Perspective).
- ❖ **Implementation Plan** comprising:
 - Guidance in terms of **Land Use Management** instruments available to ensure that land use development can take place in accordance with the MSDF proposals;
 - **Local Plans:** Focus areas earmarked for more detailed spatial planning;
 - **Summary of Sectoral Requirements:** Projects, Budgets, Resources, Timeframes, etc.;
 - **Project Pipeline** consolidated into a **Capital Expenditure Framework** and spatially plotted on MSDF to assess alignment (Spatial Targeting);
 - **Institutional Arrangements:** Inter-Governmental and Public-Private Partnerships.



SPATIAL DEVELOPMENT VISION

SPLUMA Principles:

- Spatial Justice
- Spatial Sustainability
- Spatial Efficiency
- Spatial Resilience
- Good Administration



SPATIAL CONCEPT: 10-20 YEAR DEVELOPMENT PATTERN

Population Projections and Land Use Budget

Natural Environment	Spatial Form/Targeting	Sustainable Human Settlement	Economic Activity	Infrastructure
• Environmental Pressures • Opportunities • Sensitivities • Agricultural Potential	Urban:	• Housing Demand Per Income Category	• Economic Nodes • Economic Projections • Employment Trends • Economic Locations: -Business/Office -Industrial/Commercial -Mining -Agriculture -Tourism	• Location Requirements • Quantity Requirements: -Water -Sanitation -Electricity -Roads and Stormwater -Waste Management
	• Development Corridors • Activity Spines • Housing Location • Housing Density • Inclusionary Housing Location • Incremental Upgrading Areas	• Community Services Required: -Education -Health -Welfare -Safety and Security -Sports and Recreation		
	Rural:	• Public Transport		
	• Conservation • Economic Activity			

Spatial Expression: Coordination, Alignment and Integration of Sectoral Strategies and Policies

COMPOSITE MUNICIPAL SDF: 5 YEAR AND 10-20 YEAR



IMPLEMENTATION PLAN

Land Use Management

- Land Use Management Scheme Implications, Purpose, etc.
- Amendments to existing LUS.
- Priority Areas: Shortened Land Use Procedures.
- Priority Areas: More Detailed Local Plans.

Multi Sectoral Project Pipeline and Budgeting

- Sectoral Requirements: Budgets and Resources.
- Implementation Targets and Monitoring Indicators.
- Capital Expenditure Framework: Spatially Depicted (Spatial Targeting).
- Institutional Arrangements Required for Implementation (Three Spheres of Govt).
- Partnership Arrangements (Public: Private).

2.5.2 Multi Sectoral Policy Directives: Policy Analysis Synthesis

Table 10 shows the summarised directives for the Lekwa LM identified from key national, provincial, district and local policies as discussed in Sections 2.1, 2.2, 2.3 and 2.4 of this document.

These directives need to be incorporated into the MSDF in line with the SPLUMA requirement to “provide spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments” in the MSDF. This will ensure that the golden thread of all levels of government policy priorities are successfully implemented in the Lekwa LM.

Table 10: National and Provincial Policy Directives to be affected in ELM MSDF

NATIONAL, PROVINCIAL, DISTRICT AND LOCAL POLICY DIRECTIVES FOR THE LEKWA SDF	
Environmental Sustainability And Resilience	❖ Protect Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs), both terrestrial and freshwater, maintaining ecological functionality. ❖ Safeguard Highveld grasslands and Vaal River freshwater systems as Strategic Water Source Areas (SWSAs). ❖ Mitigate impacts of mining, agriculture, and settlement expansion through strict land-use controls and rehabilitation programmes. ❖ Integrate biodiversity guidelines into land-use planning to ensure climate change resilience and sustainable natural resource use.
Spatial Form/ Structure	❖ Consolidate Standerton as the main regional service and administrative centre; Morgenzon as a secondary rural node. ❖ Prioritise corridor-based growth: R23 (primary), R38 (secondary linking Standerton to Bethal, Hendrina, Carolina). ❖ Amend Urban Edge to include Strategic Development Areas (SDAs) 1–4 and earmark future land acquisition parcels as proposed urban expansion (2035–2050). ❖ Densify vacant municipal and residential land (Standerton Extension 8, Meyerville, Morgenzon, Sivukile Ext 9) to increase housing potential. ❖ Strengthen rural nodes and villages (Thuthukani, Holfontein Brickworks) for service delivery and economic support.



Lekwa Local Municipality Spatial Development Framework (SDF)

NATIONAL, PROVINCIAL, DISTRICT AND LOCAL POLICY DIRECTIVES FOR THE LEKWA SDF	
Transport/ Movement Network	❖ Upgrade and maintain key roads and transport corridors (R23, R38, R35) to improve connectivity within the municipality and to neighbouring towns. ❖ Support movement of goods, services, and agricultural produce along regional and secondary corridors. ❖ Facilitate access for rural communities to urban service centres (Standerton, Morgenzon) via improved link roads. ❖ Integrate transport planning with settlement growth to optimise mobility and reduce pressure on infrastructure.
Sustainable Human Settlements	❖ Address current housing backlog (22,768 units) focusing on low-income households (<R3,500/month). ❖ Develop Strategic Development Areas (SDAs): ○ SDA 1–3: Standerton/Sakhile, potential yield 13,350 erven. ○ SDA 4: Morgenzon Extension 5, potential yield 450 erven. ❖ Prioritise informal settlement upgrading through UISP and IRDP programmes. ❖ Secure tenure and homeownership through issuing title deeds and providing education and support. ❖ Ensure access to well-located land for housing, linked to infrastructure provision and future urban expansion.
Economy and Employment	❖ Support agricultural value chains: maize, lucerne, poultry, livestock, vegetables, soybeans and dry beans. ❖ Develop agro-processing, storage, and logistics hubs in Standerton and Morgenzon. ❖ Promote SMMEs and rural enterprise development through support initiatives and green economy opportunities (biomass, waste re-use, renewable energy). ❖ Leverage tourism potential, particularly around Grootdraai Dam, agro-tourism, and overnight accommodation. ❖ Strengthen rural livelihoods through land reform, production support, and market access.
Infrastructure	❖ Ensure reliable bulk water supply from Upper Vaal catchment; prioritise water resource protection, sustainable irrigation, and land-use practices. ❖ Upgrade and maintain electricity infrastructure to support urban and rural growth. ❖ Prioritise sanitation, waste management, and transport infrastructure for service delivery improvement. ❖ Align infrastructure investment with settlement growth along corridors and nodal centres. ❖ Develop disaster preparedness and risk mitigation measures; enhance municipal institutional capacity for service delivery.



2.5.3 Lekwa Municipal Vision and Strategic Agenda

The Lekwa LM Integrated Development Plan (IDP) 2025/26 defines the Vision, Mission, Strategic Goals, Core Values and Development Principles for the Lekwa LM, which will be used as the Draft Vision for the Lekwa SDF.

Vision:

“To be the leading, people centred municipality excelling in economic growth, development and governance.”

Lekwa shall be the best achievable living space with the equally distributed infrastructure and service of the highest quality and standard, affording its people human development for a healthy and safe livelihood to live, work and play within a well-planned and sustainable environment.

Mission:

They must be able to see:

- ❖ Transparent and accountable governance;
- ❖ Accelerated customer focused affordable service delivery;
- ❖ Creation of conducive environment for economic development and growth;
- ❖ Sustainable infrastructural development and maintenance;
- ❖ Enhance community participation in the affairs of the municipality; and
- ❖ To initiate ground breaking innovations in the way we conduct our business.

Strategic Goals

- ❖ Revenue enhancement and Clean Audit outcome;
- ❖ Improved access to water, sanitation, electricity, and waste removal;
- ❖ Increased Economic growth;
- ❖ Improved provision of transparent, accountable, effective, and efficient leadership;
- ❖ Improved organizational performance; and
- ❖ Promoting spatial and environmental management.

Furthermore, the Lekwa IDP identified five **Key Performance Area's (KPA's)**, which are aimed at achieving the municipal strategic goals, vision and mission, as follows:

- i. Infrastructure Development and Service Delivery;
- ii. Municipal Transformation and Institutional Development;
- iii. Spatial Rationale and Local Economic Development;
- iv. Public Participation and Good Governance; and
- v. Financial Viability

It is important to note that all these KPA's (except number ii: *Municipal Transformation and Institutional Development* and Number v: *Financial Viability*) have a spatial dimension which should be addressed as part of the reviewed Lekwa LM Spatial Development Framework.

The Strategic Objectives and Priority Areas of each of the KPA's are summarised in **Table 11**.



Table 11: Lekwa LM Strategic Objectives

KEY PERFORMANCE AREA	STRATEGIC OBJECTIVE	PRIORITY AREA:
KPA 1: Infrastructure Development and Service Delivery	❖ Provision of basic services (water 100%, sanitation 100%, electricity 100% and roads 100%)	1. Improve Water and Sanitation provision 2. Provide reliable electricity supply 3. Provision of efficient and effective solid waste management service 4. Provision of safe and dependable roads 5. Provision of efficient and effective fleet services 6. SCADA installation to perform internal Eskom load shedding to keep water treatment works on during Eskom load shedding periods 7. SCADA installation on water and sewer networks to monitor water losses and limit sewer spillage into Vaal system.
	❖ Provision of basic services (solid waste removal 100%, Emergency Fire, Traffic Control, Disaster, Parks & Recreational Facilities and Libraries)	1. Provision of efficient and effective solid waste management service, Law Enforcement, Fire and Rescue Services, Disaster, Parks & Recreational Facilities, Library Services and Transversal. Revenue Generation through traffic control.
KPA 2: Municipal Transformation and Institutional Development	❖ Improved provision of transparent, accountable, effective, and efficient leadership ❖ Improved organizational performance	1. Improved and capable institution 2. Improved Customer Care 3. Improved individual and organizational performance 4. Improved Municipal employees and councillors training – compliance and adherence to the approved Workplace Skills Plan (WSP)
KPA 3: Spatial Rationale and Local Economic Development	❖ Promoting spatial and environmental management	1. Integrated Human Settlements
KPA 4: Public Participation and Good Governance	❖ Reduce unemployment rate by 10% ❖ Grow local economy by 2-3%	1. Economic Growth
KPA 5: Financial Viability	❖ Enhance and strengthen community participation; ❖ Ensure participative, transparent and accountable governance	1. Improved audit outcome 2. Community Participation



CHAPTER 3:

SPATIAL ANALYSIS

Chapter 3 comprises the analysis of the spatial elements of the Lekwa LM, including the Institutional Structure, Socio-Economic Overview, Natural Environment, Municipal Spatial Structure, Movement Network, Economic Activity, Housing, Community Facilities and Engineering Services. Analysis will further be done on a local level for the main towns (Standerton, Morgenzon and Thuthukani).

The key findings will culminate into the Development Opportunities and Constraints, which will inform the Spatial Proposals in Chapter 4.



3.1 INSTITUTIONAL

3.1.1 Cadastral Structure

Figure 14 depicts the spatial extent and cadastral structure of the Lekwa LM area of jurisdiction. The following is noted in this regards:

- ❖ The Lekwa LM area of jurisdiction covers an area of about 459 391 ha of land representing a total of 30 774 registered properties.
- ❖ About 99,3% of the area comprises farms and farm portions (456 606 ha) with 220 parent farms and 2 984 farm portions registered in the area.
- ❖ There is a total of 27 372 erven registered in the municipal area, representing only about 2 459 ha of land (0,5% of municipal total).
- ❖ There are 198 erven registered as parks (326 ha).
- ❖ There are no registered Agricultural Holdings in the Lekwa LM.

3.1.2 Ward Boundaries

Figure 15 depicts the ward delineation, from which it is evident that there are a total of fifteen wards within the Lekwa LM. The following is noted from **Figure 15**:

- ❖ Standerton comprises wards 1 to 8 as well as wards 10, 11 and 15.
- ❖ The western extents of the LM fall within ward 9 and the southern parts fall within ward 13.
- ❖ The north-eastern extents (including Thuthukani) fall within ward 12, with exception of Morgenzon, which falls within ward 14.

3.1.3 Land Ownership

Figure 16 shows the land ownership status within the Lekwa LM from which the following should be noted:

- ❖ Most of the land in the Lekwa LM (82%) is privately owned.
- ❖ There are land parcels to the north and east of the LM which are owned by Parastatals, including Eskom, Telkom and Transnet.
- ❖ There is limited land (approximately 4 945 ha) owned by Local Government, concentrated around the main towns of Standerton, Thuthukani and Morgenzon.
- ❖ National Government owns approximately 23 493 ha (5%) of land in the LM.

3.1.4 Traditional Authority Areas

There are no areas under traditional leadership within the Lekwa LM.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**

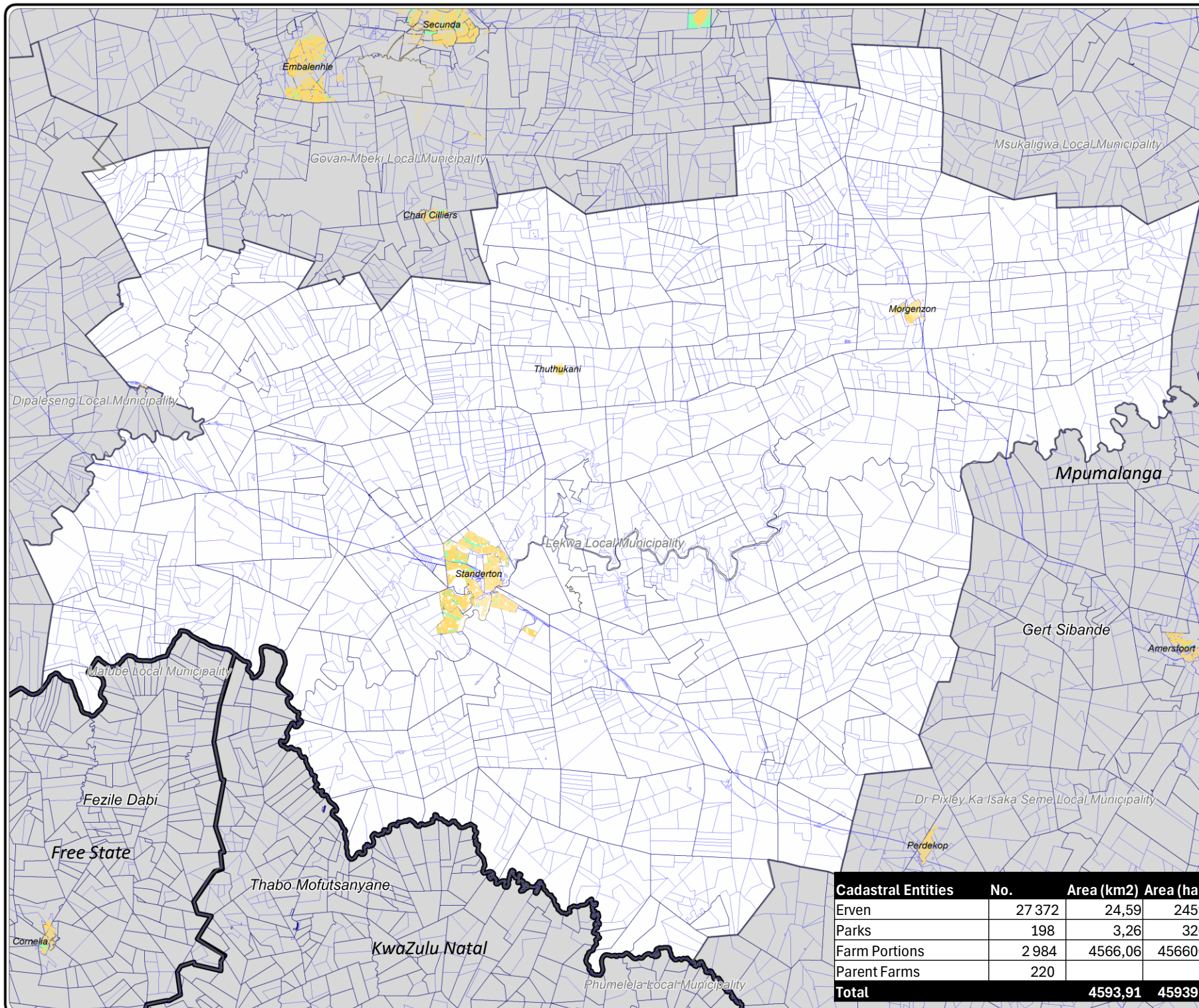
Cadastral Structure

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Erven
- Parks
- Farm Portions
- Parent Farms



Figure

14



Cadastral Entities	No.	Area (km2)	Area (ha)
Erven	27 372	24,59	2459
Parks	198	3,26	326
Farm Portions	2 984	4566,06	456606
Parent Farms	220		
Total		4593,91	459391



LEKWA LOCAL MUNICIPALITY SDF

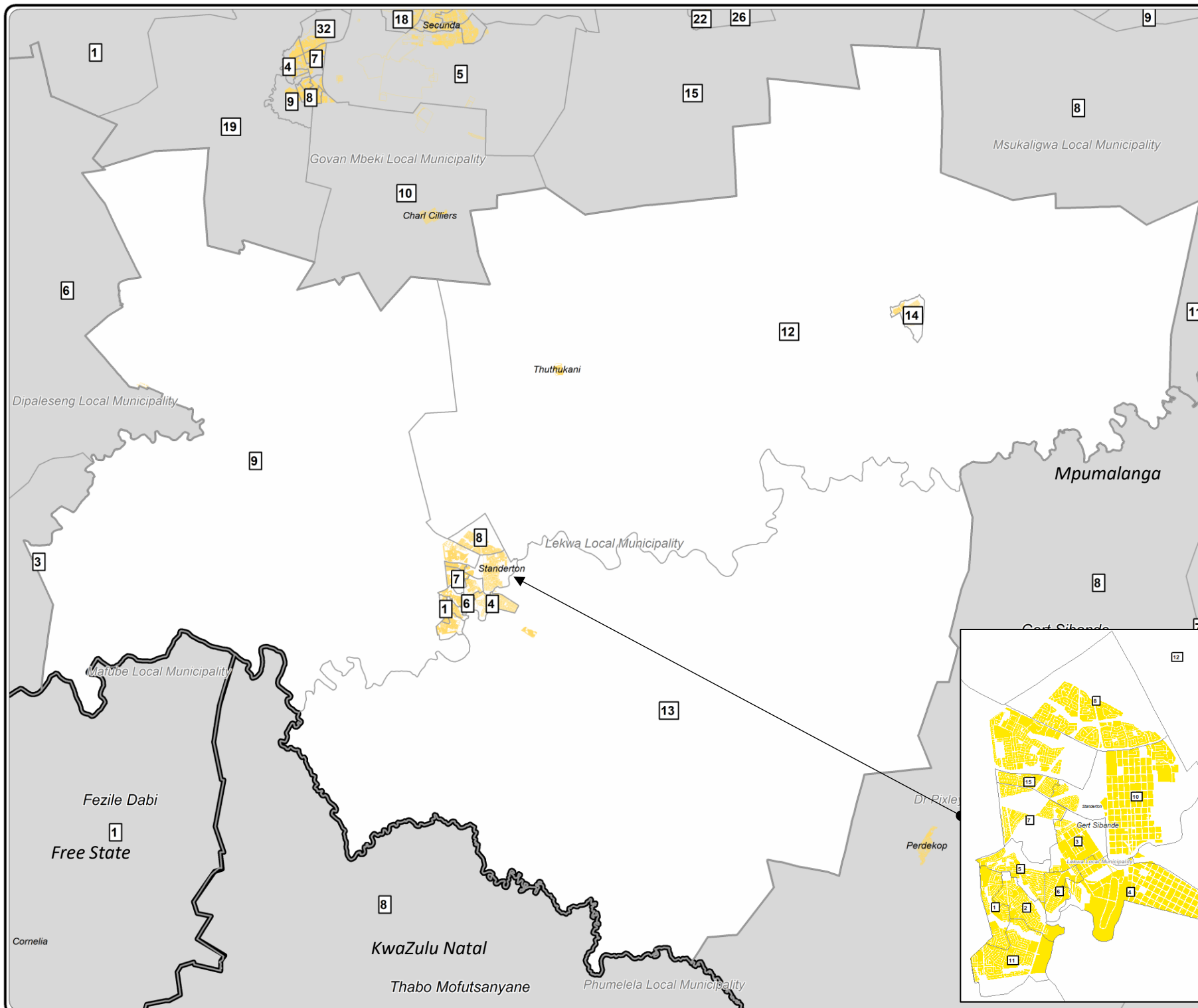
Ward Boundaries

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Erven
- 2021 Ward Boundary



Figure

15





LEKWA LOCAL MUNICIPALITY SDF

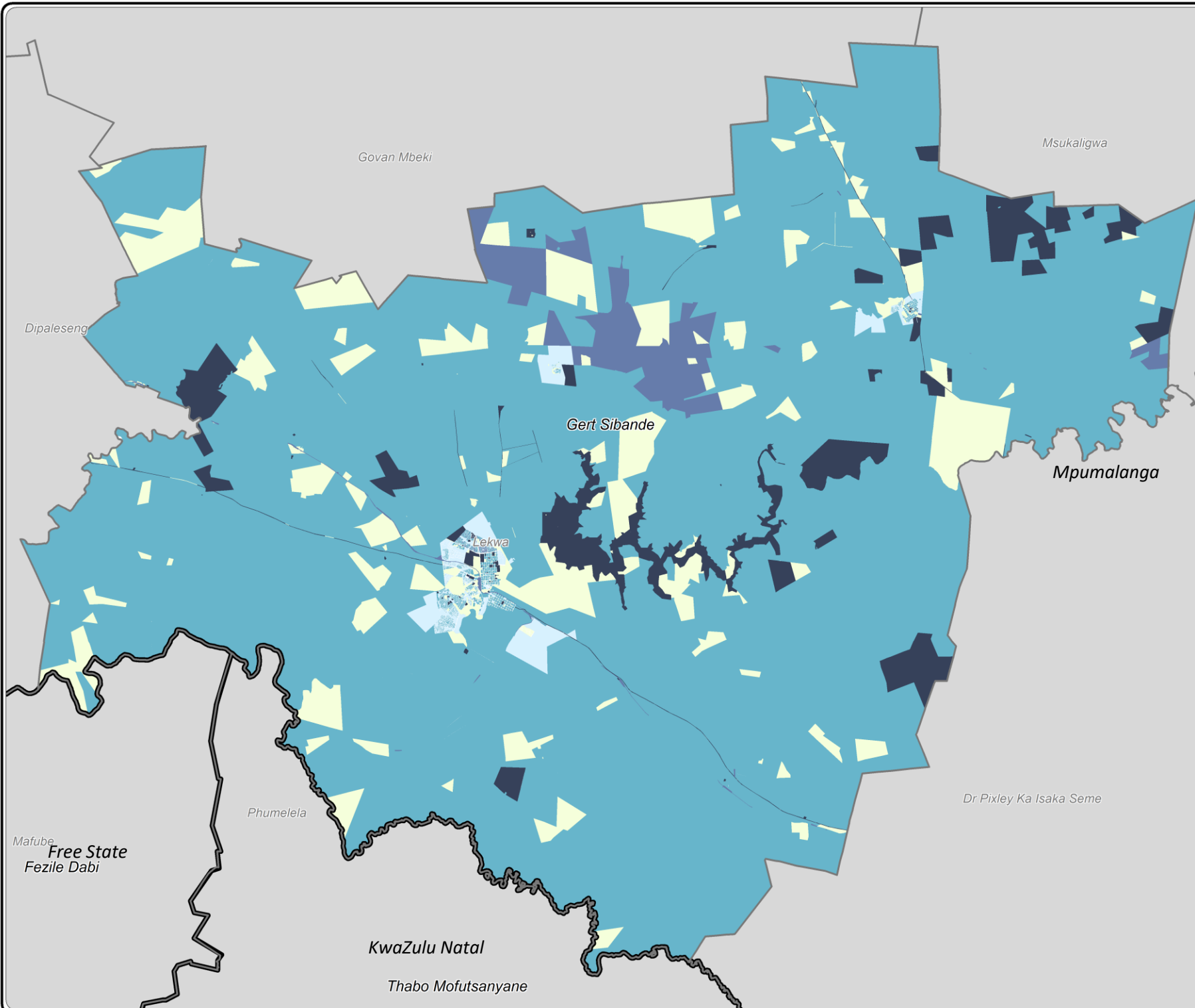
Land Ownership

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Private
- Parastatal
- Local Government
- National Government
- No Information



Figure

16



3.2 SOCIO-ECONOMIC OVERVIEW

3.2.1 Population and Households

3.2.1.1 Population and Households 2001 to 2022

Diagram 8 depicts a summary of the **population** statistics of the seven LM's in the Gert Sibande DM, from which the following is notable:

- ❖ The Lekwa LM had the 3rd lowest population in the DM, with a total population of 119 669 people in 2022. Dipaleseng LM had the lowest (35 890 people in 2022), followed by Pixley Ka Seme (115 304 people in 2022).
- ❖ Lekwa LM's population contribution to the DM declined from 11,5% in 2001 and 11,1% in 2011, to 9,3% in 2022.
- ❖ According to StatsSa, the incremental population growth in the Lekwa LM between 2011 and 2022 is 4007 people. This seems to be too low when compared with the incremental growth from 2001 to 2011 (12 397 people).

Diagram 9 depicts the **household** statistics of the seven LM's in the Gert Sibande DM, from which the following is notable:

- ❖ The Govan Mbeki LM had by far the highest number of households for the periods 2001, 2011 and 2022. The second highest was the Chief Albert Luthuli LM for the periods 2001 and 2011, which was surpassed by the Msukaligwa LM in 2022.

- ❖ Lekwa LM's household contribution to the DM declined from 12% in 2001, 11% in 2011 to 10% in 2022.
- ❖ The Lekwa LM's incremental growth in households for the period 2011 to 2022 shows an increase of 7 512 households, compared to the previous period (2001-2011) which was recorded to be 5 872 households.

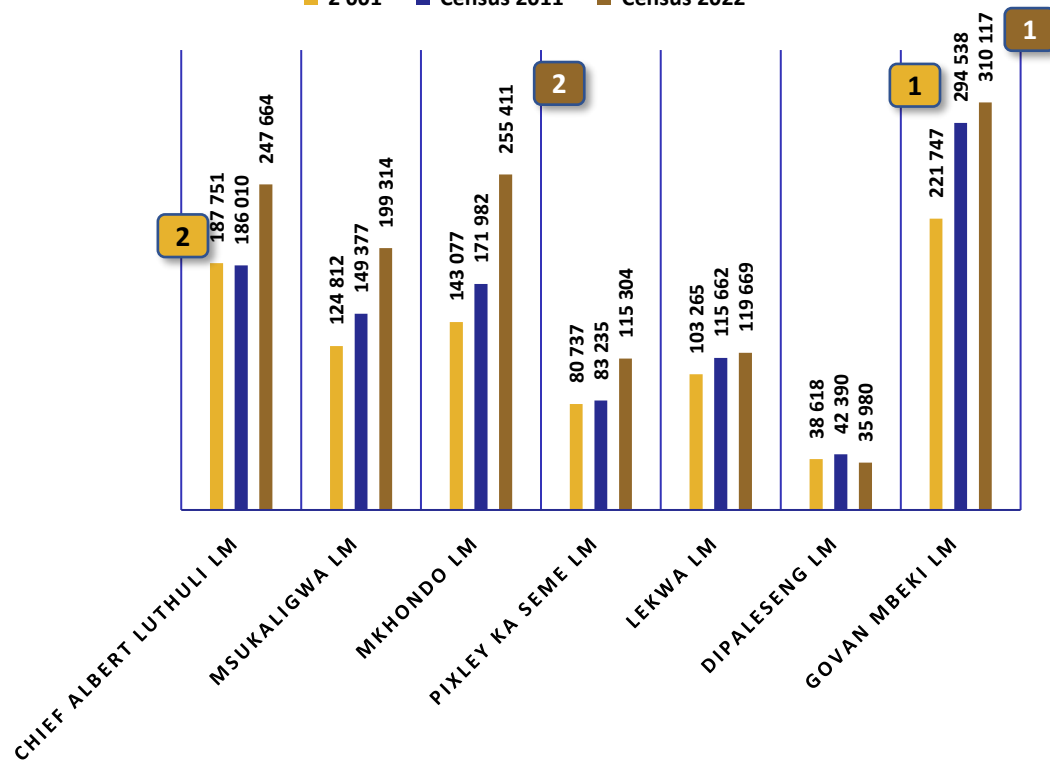
Diagram 10 compares the population growth to the household growth for the Lekwa LM, which is discussed below.

- ❖ The **incremental population growth** of the Lekwa LM for the period 2011 to 2022 (4 007 people) seems to be too low when compared to the previous period 2001 to 2011 (12 397 people). Furthermore; it is lower than the household growth for this period (7 512 households).
- ❖ Lekwa LM's **household size** shows a sharp decline since 2011 – which could also be a contributing factor to the lower-than-expected population in 2022.
- ❖ The **population growth rate** per annum dropped from 1,1% (2001-2011) to 0,3% (2011-2022).



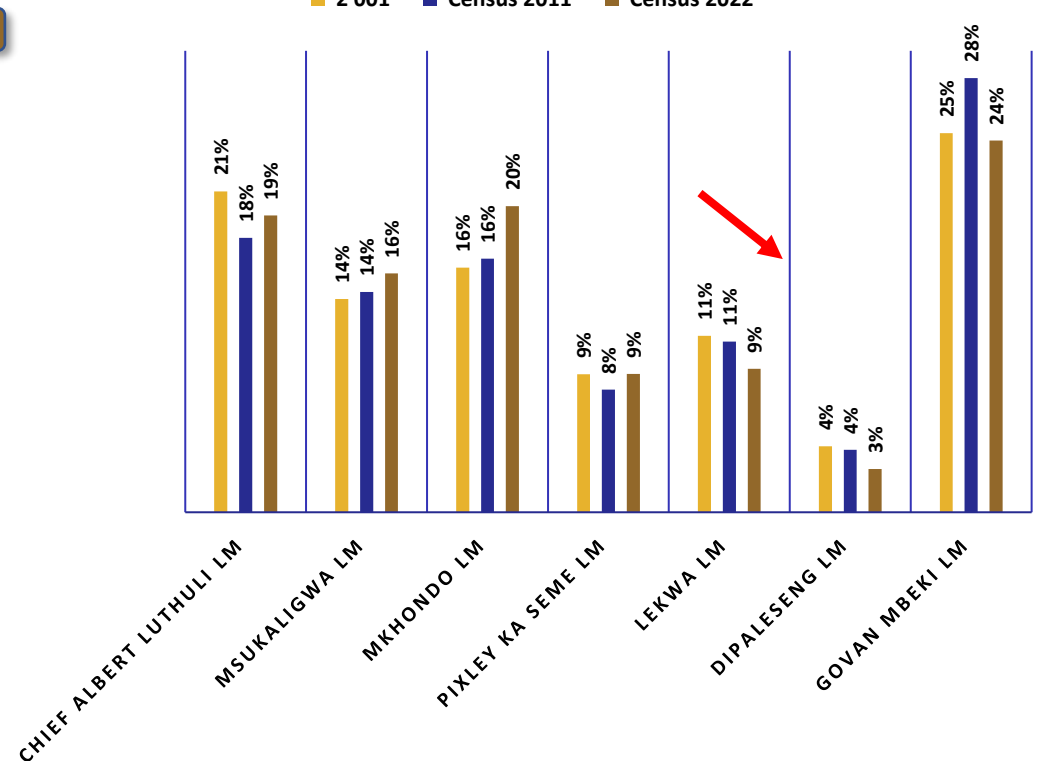
POPULATION PER LM

2 001 Census 2011 Census 2022

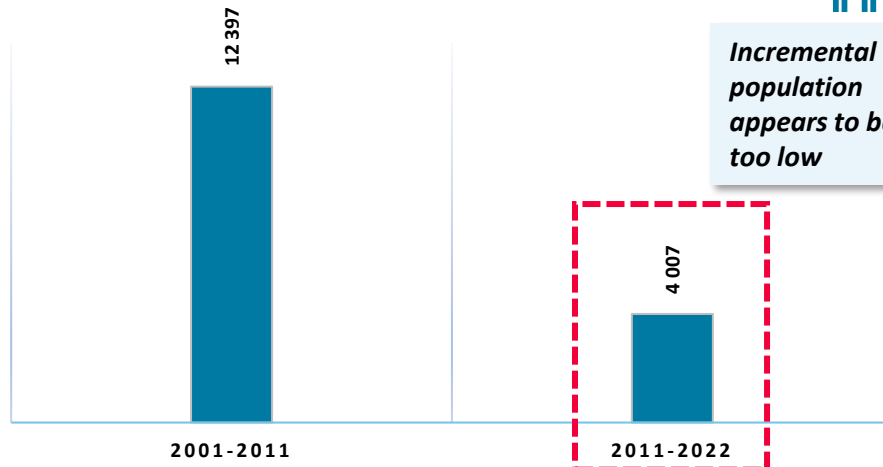


LM % CONTRIBUTION TO DM

2 001 Census 2011 Census 2022



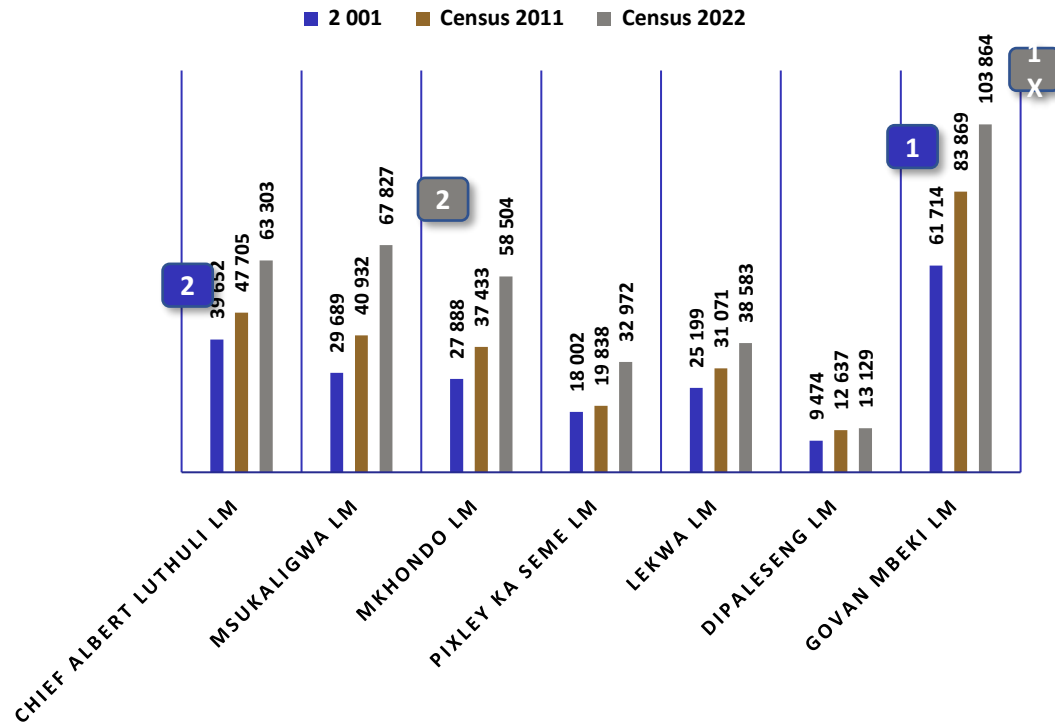
LEKWA LM: INCREMENTAL POPULATION



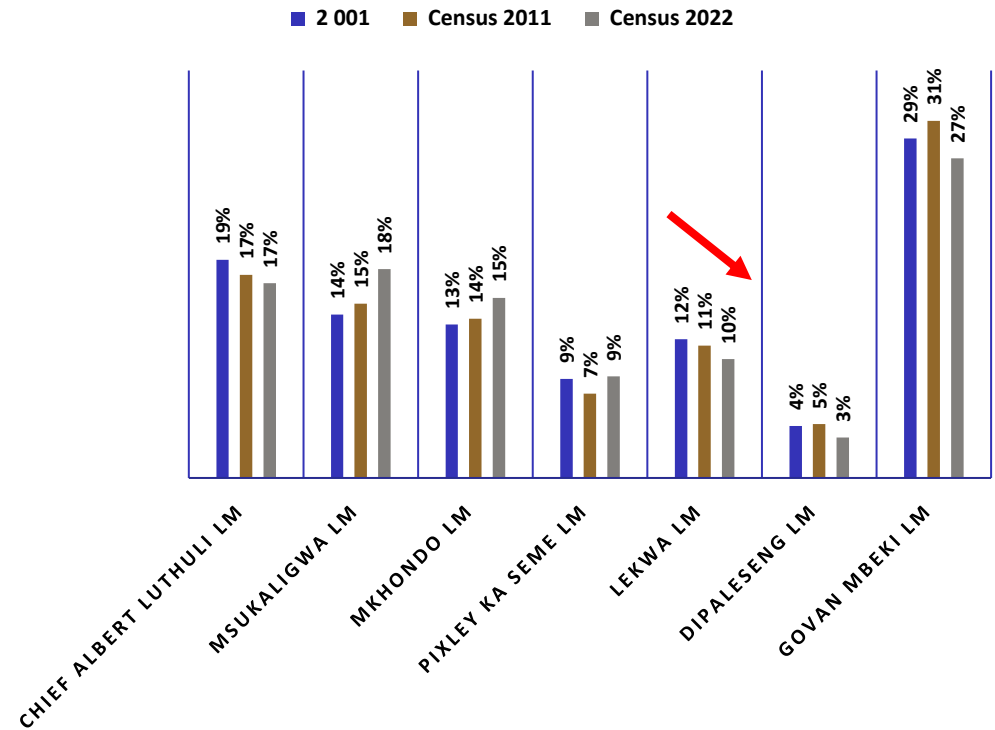
Incremental population appears to be too low

- Since 2001 the highest population is found in Govan Mbeki LM. Second highest was Chief Albert Luthuli LM (2001). It was surpassed by Mkhondo LM in 2022, which becomes the second most populated LM.
- Lekwa LM's** percentage contribution declined from 11,5% in 2001 and 11,1% in 2011 to **9,3% in 2022**.
- Lekwa LM's** incremental population (2011-2022: 4 007) appears to be **too low**, compared with 12 397 incremental people (2001-2011).

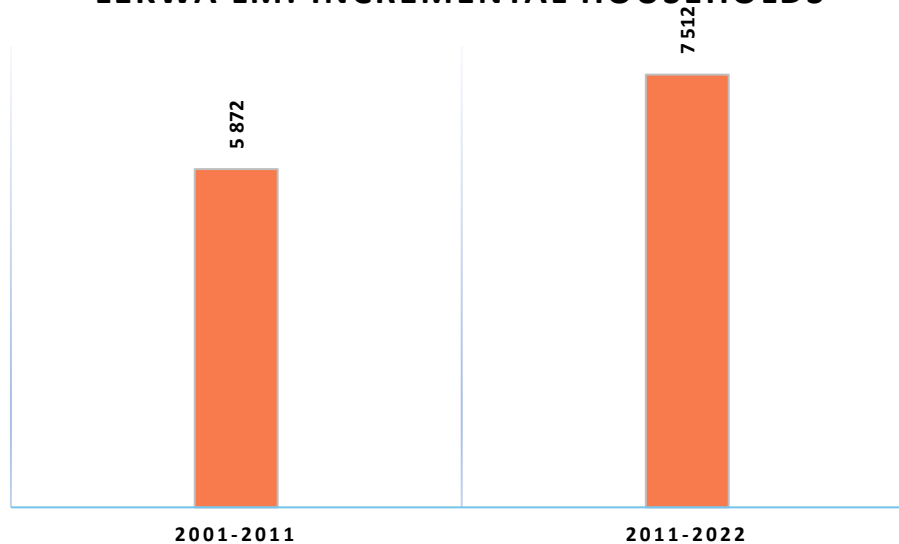
HOUSEHOLDS PER LM



LM % CONTRIBUTION TO DM



LEKWA LM: INCREMENTAL HOUSEHOLDS

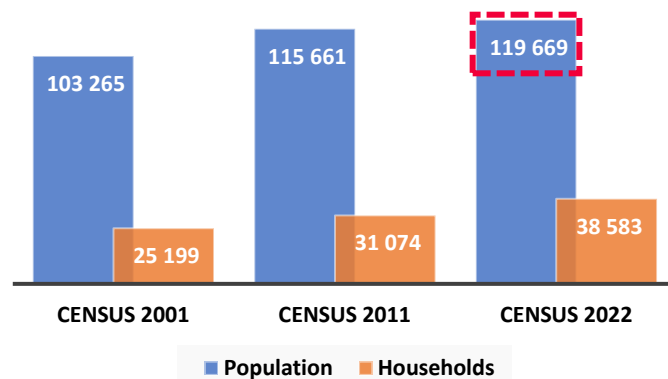


- Since 2001 the highest number of households is found in Govan Mbeki LM. Second highest was Chief Albert Luthuli LM (2001). It was surpassed by Msukaligwa LM in 2022, which becomes the second most populated LM.
- Lekwa LM's** percentage contribution declined from 12% in 2001, 11% in 2011 to **10% in 2022**.
- Lekwa LM's** incremental households shows an increase since the previous period.

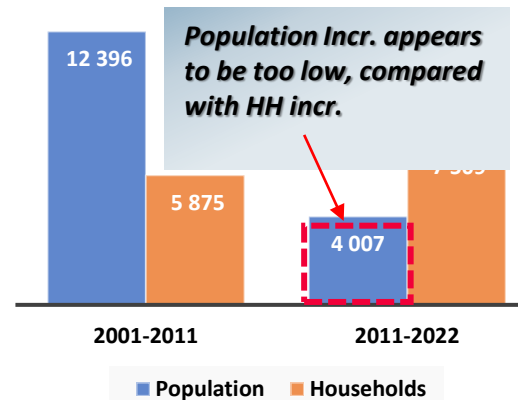
Table : Lekwa LM Population and Households 2001 to 2022

	Population			Increment		Increment p.a.		Growth p.a.		
	Census 2001	Census 2011	Census 2022	2001-2011	2011-2022	2001-2011	2011-2022	2001-2011	2011-2022	2022-2030
Population	103 265	115 662	119 669	12 397	4 007	1 240	364	1,1%	0,3%	2,0%
Households	25 199	31 071	38 583	5 872	7 512	587	683	2,1%	2,0%	
HH Size	4,1	3,7	3,1							

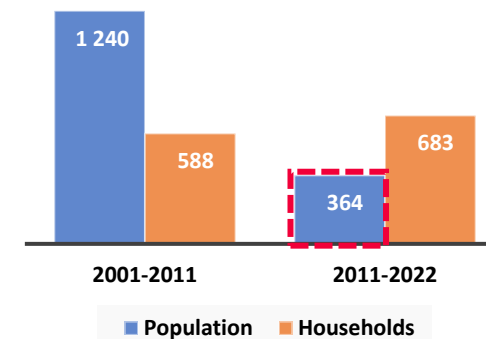
Lekwa LM: Population and Households, 2001, 2011, 2022



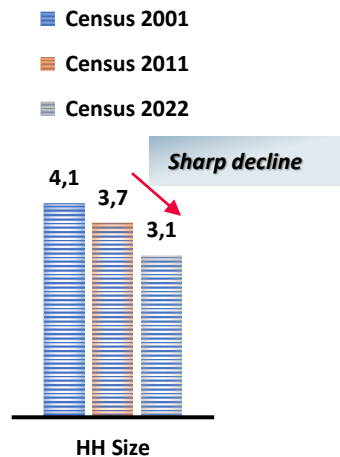
Population and Household Increment: 2001 to 2022



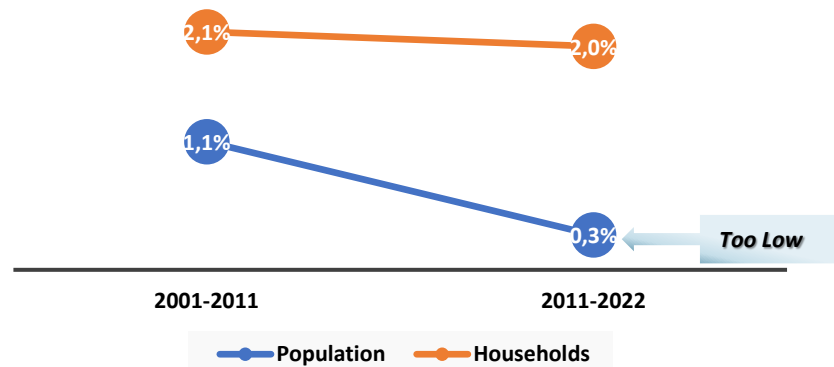
Population and Household Increment p.a. 2001 to 2022



HH SIZE



Population and Household Growth Rate



- Lekwa LM's **incremental population** (2011-2022: 4 007 people) appears to be **too low**, compared with 12 397 people (2001-2011). It is even lower than the incremental number of households indicated for the same period.
- The same apply for the incremental population p.a.
- Lekwa LM's **household size** shows a sharp decline since 2011 – which could also be a contributing factor to the lower-than-expected population in 2022.
- The **population growth rate** per annum dropped from 1,1% (2001-2011) to 0,3% (2011-2022).

3.2.1.2 Household Counts per Census Area from 2011 to Current (2025)

Diagram 11 summarises the current households (2025), based on incremental counts that were conducted using aerial photography, which should be read with **Figure 17**, showing these counts spatially. The following is notable in this regard:

- ❖ There was a total growth of approximately 814 household in the Lekwa LM from in the period 2022 to 2025.
- ❖ Most of this growth took place in Standerton (425 units) and Sakhile (287 units).
- ❖ There is a total of approximately 39 397 household in the Lekwa LM in 2025, with 15 582 households in Standerton and 14 763 households in Sakhile.
- ❖ Morgenzon/Sivukile accounted for approximately 2 889 households, while Tutuka accounted for 1 350 households and the non-urban areas comprised a further 4 813 households.
- ❖ No growth was experienced in Thuthukani for the period 2022 to 2025.

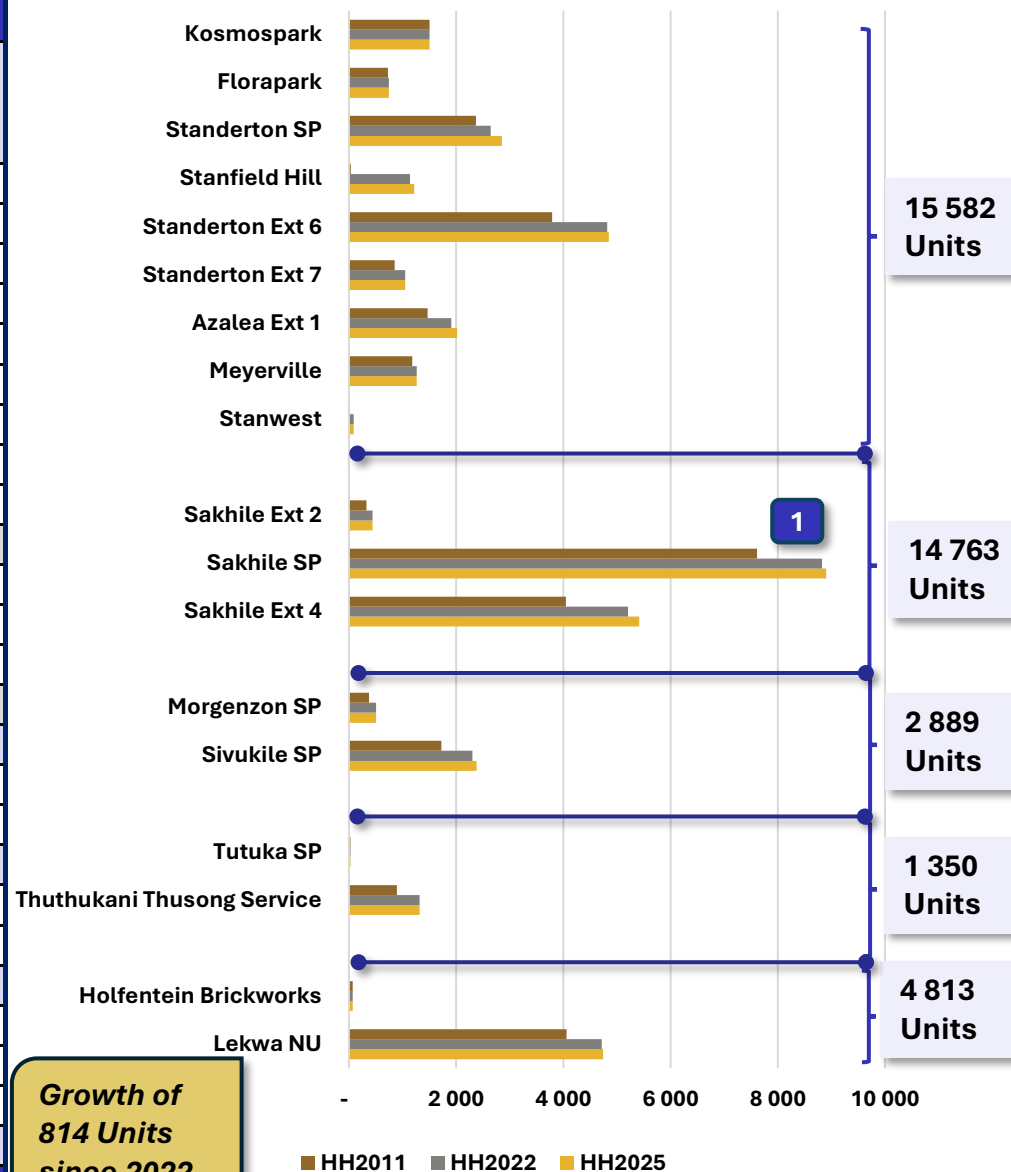


The number of Census 2022 Households correlates very well with counts from aerial photos.

Table Lekwa LM: Number of Households, 2011, 2022, 2025

Census 2011	Census 2011	Increment 2011-2022 (Counts)	2022	Increment 2022-2025 (Counts)	2025
Place Name	Total	Subtotal 2011-2022)	Total	Subtotal (2022-2025)	Total
864006001 Kosmospark	1 501	-	1 501	-	1 501
864006002 Florapark	726	22	748	-	748
864006003 Standerton SP	2 369	275	2 644	208	2 852
864006004 Stanfield Hill	32	1 105	1 137	78	1 215
864006005 Standerton Ext 6	3 793	1 023	4 816	33	4 849
864006006 Standerton Ext 7	851	198	1 049	2	1 051
864006007 Azalea Ext 1	1 469	442	1 911	104	2 015
864006008 Meyerville	1 183	79	1 262	-	1 262
864006009 Stanwest	12	77	89	-	89
Sub-Total: Standerton	11 936	3 221	15 157	425	15 582
864007001 Sakhile Ext 2	326	117	443	-	443
864007002 Sakhile SP	7 615	1 210	8 825	80	8 905
864007003 Sakhile Ext 4	4 046	1 162	5 208	207	5 415
Sub-Total: Sakhile	11 987	2 489	14 476	287	14 763
Sub-Area 1: Standerton/Sakhile	23 923	5 710	29 633	712	30 345
864001001 Morgenzon SP	377	132	509	-	509
864002001 Sivukile SP	1 722	580	2 302	78	2 380
Sub-Area 2: Morgenzon/Sivukile	2 099	712	2 811	78	2 889
864004001 Tutuka SP	29	-	29	-	29
864005001 Thuthukani Thusong Se	894	427	1 321	-	1 321
Sub-Area 3: Tutuka	923	427	1 350	-	1 350
864003001 New Denmark Colliery	-	-	-	-	-
864003003 Holfentein Brickworks	71	-	71	-	71
864003002 Lekwa NU	4 058	660	4 718	24	4 742
Sub-Area 4: Non-Urban	4 129	660	4 789	24	4 813
Total	31 074	7 509	38 583	814	39 397

Dwelling Unit Counts per Census Area





LEKWA LOCAL MUNICIPALITY SDF

Dwelling Unit Counts

- Cadastral
- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Dams/Rivers
- National Roads
- Main Roads
- Secondary Roads
- Other Roads
- Railway
- Railway Station

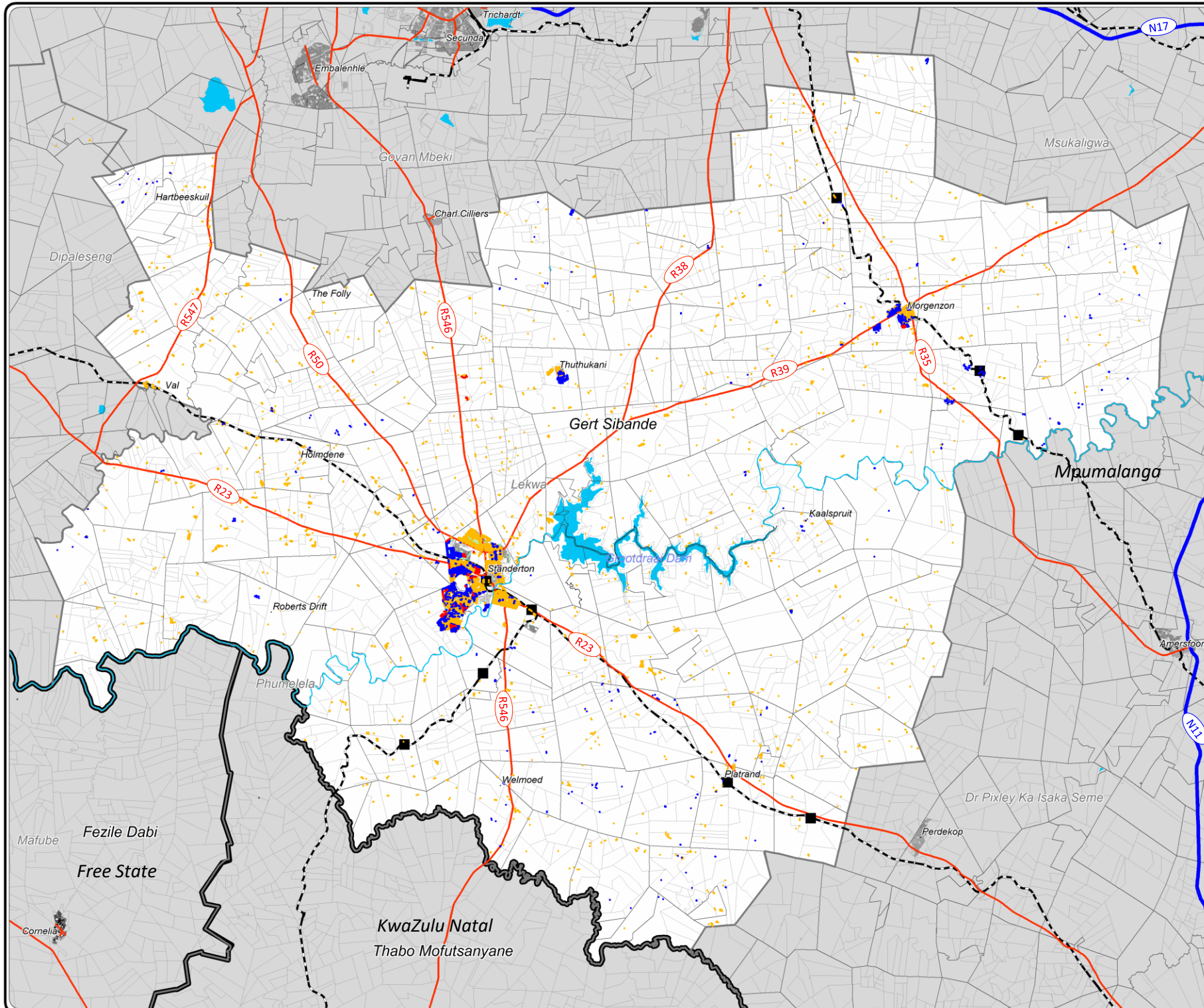
Informal Dwellings

- 2011 (31 096)
- 2011-2022 (7 509)
- 2022-2025 (814)



Figure

17



3.2.2 Socio-Economic Profile

3.2.2.1 Demographic Profile

Diagram 12 depicts the summary of the demographic profile for 2025, from which the following is noted:

- ❖ The estimated population for the Lekwa LM in 2025 is 121 626 people and 39 397 households.
- ❖ The Male/Female split in the Lekwa LM is 48,7% and 51,3% respectively.
- ❖ The Lekwa LM had the highest percentage (9%) of people who had a higher education in the DM.
- ❖ The Lekwa LM had the lowest dependency ratio (43%) of all LM's in the DM. A lower dependency ratio suggests a larger proportion of the population is working, potentially leading to a stronger economy and greater ability to support those who are not working.

3.2.2.2 Access to Basic Services

Diagram 13 depicts the level of service in terms of piped water and electricity of the LM's in the Gert Sibande District. The following is noted in this regard:

- ❖ In 2022, approximately 69% of households had access to piped water in their dwellings (highest in the DM), which increased significantly from only 37% in 2001 and 55% in 2011.
- ❖ The provision of electricity also increased significantly in the Lekwa LM from 61% in 2001; 89% in 2011 to 95% in 2022.

- ❖ The Chief Albert Luthuli LM was the only LM in the Gert Sibande DM with a higher electricity provision rate of 96% in 2022.

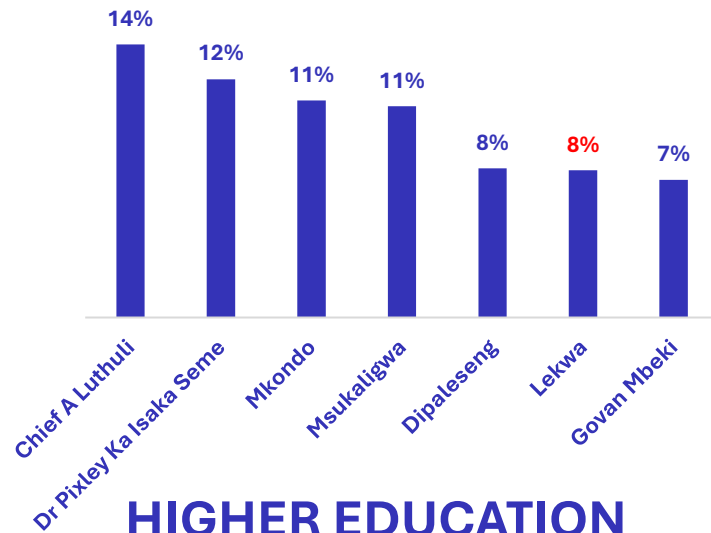
Diagram 14 depicts the level of service in terms of flush toilets and refuse disposal of the LM's in the Gert Sibande District. The following is noted in this regard:

- ❖ The provision of flush toilets in homes in the Lekwa LM increased from only 56% in 2001 to 86% in 2011 and further to 91% in 2022.
- ❖ The Lekwa LM was the second highest in terms of flush toilets provision in the DM, with Govan Mbeki at a close 1st (92% in 2022).
- ❖ In terms of weekly refuse removal, the Lekwa LM saw an increase in the period from 2001 (59%) to 2011 (82%) but had a slight decline to 78% in 2022.
- ❖ The Lekwa LM is 3rd in the Gert Sibande DM in terms of refuse removal, with the Govan Mbeki LM being 1st (85% in 2022) and the Dipaleseng LM being 2nd (84% in 2022).

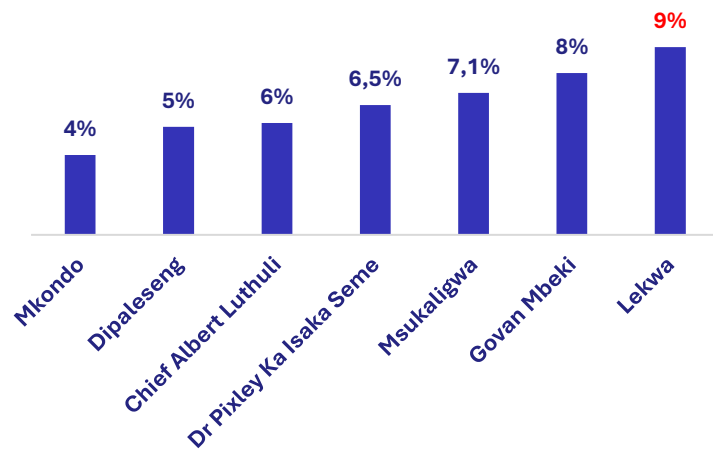


POPULATION 121 626

NO SCHOOLING (20+ YEARS)

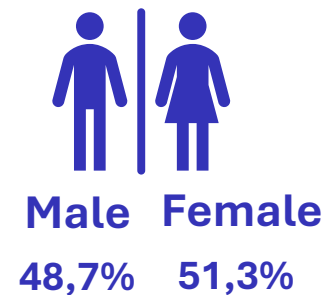


HIGHER EDUCATION (20+ YEARS)



WARDS 15

GENDER



*Lowest % of
young children
of all LM's*

Chief Albert Luthuli

Mkondo

Dr Pixley Ka Isaka Seme

Msukaligwa

Govan Mbeki

Dipaleseng

Lekwa

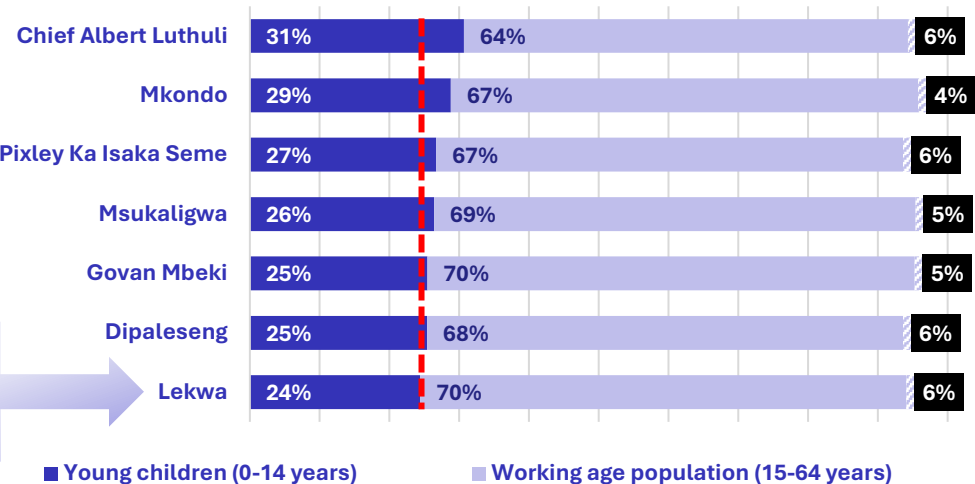
■ Young children (0-14 years)

■ Working age population (15-64 years)

▨ Elderly (65+ years)

HOUSEHOLDS 39 397

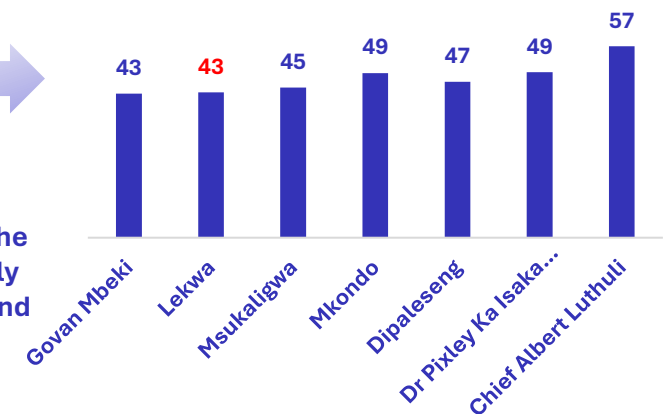
AGE SPLIT PER LM



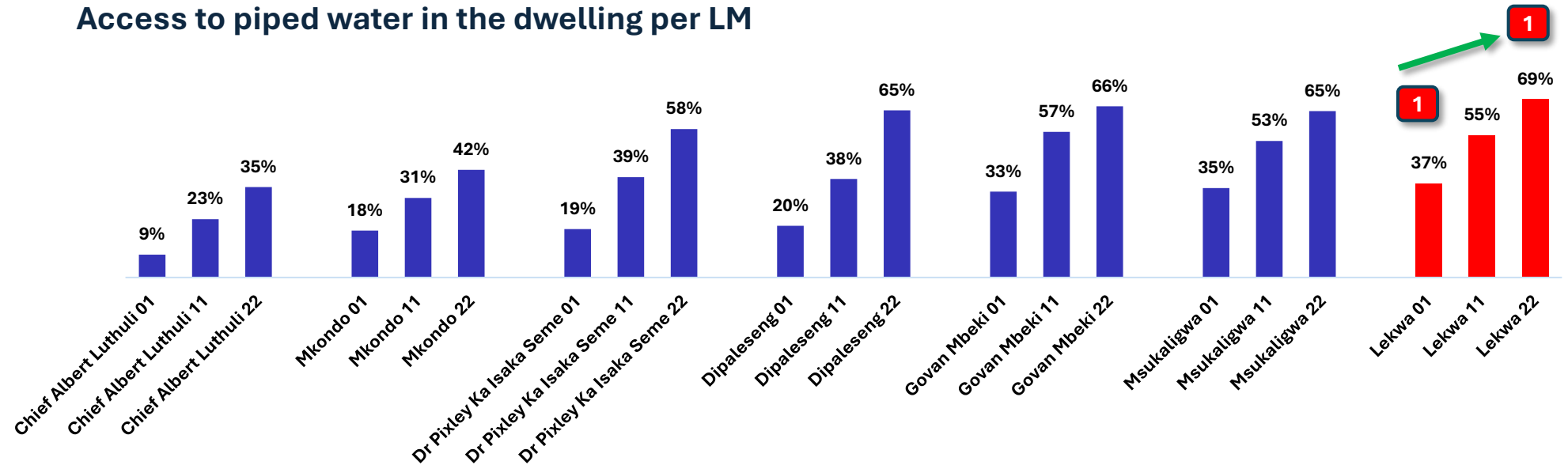
DEPENDENCY RATIO

*Lowest
dependency
ratio of all LM's*

A lower dependency ratio suggests a larger proportion of the population is working, potentially leading to a stronger economy and greater ability to support those who are not working.

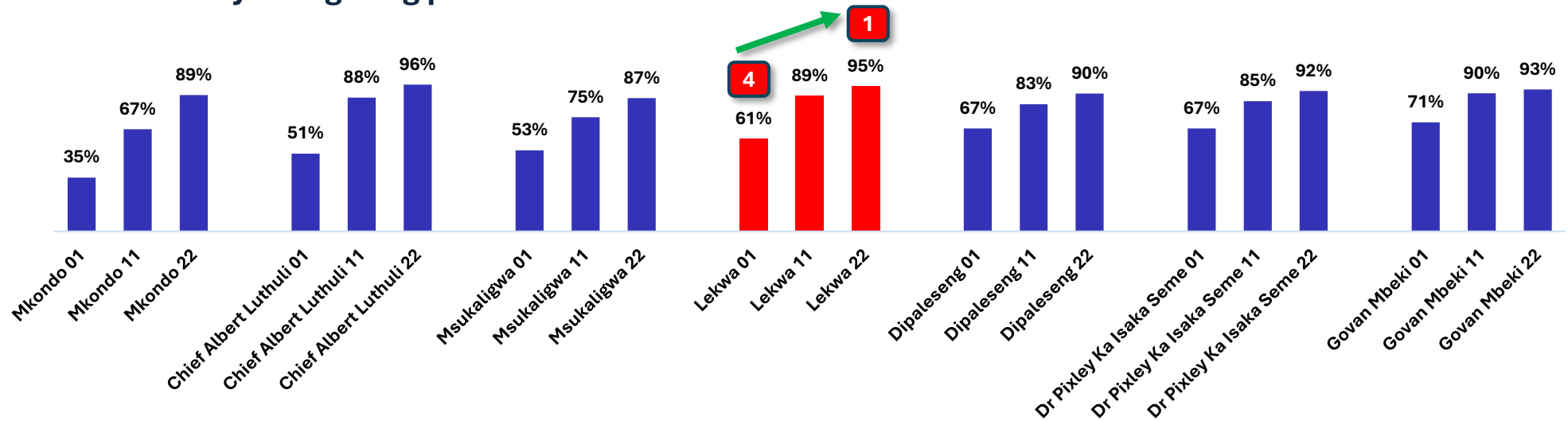


Access to piped water in the dwelling per LM



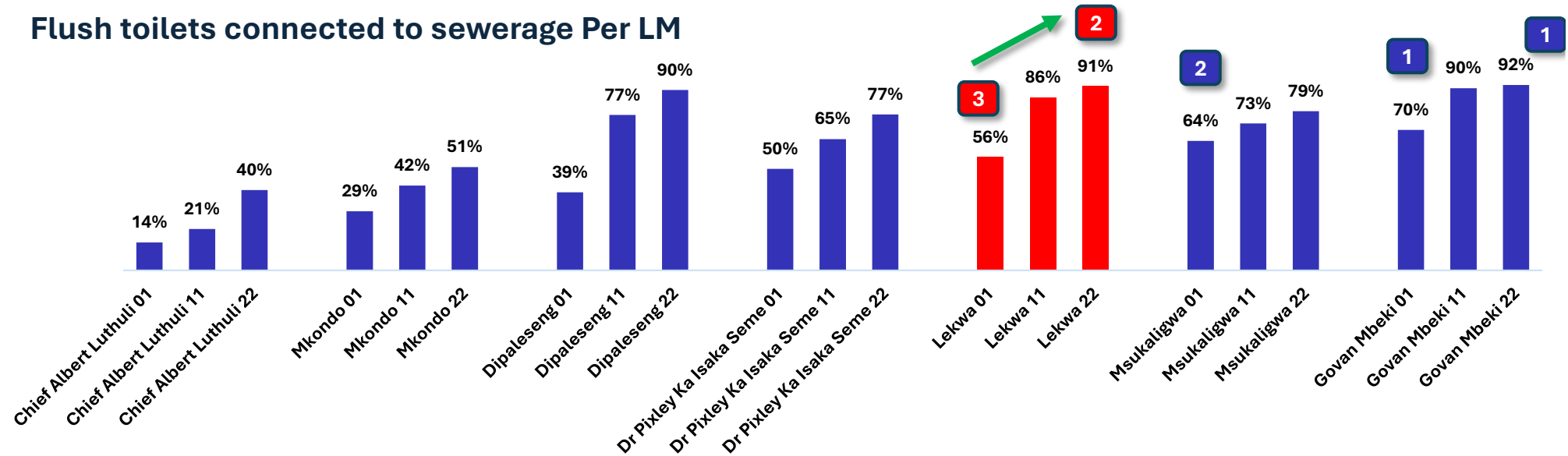
- Piped water in a home are important for public health, hygiene and potential for social development.
- The installation of piped water in Lekwa increased from 37% of HH in 2001 to 69% in 2022, the highest in the GS DM.

Electricity for lighting per LM



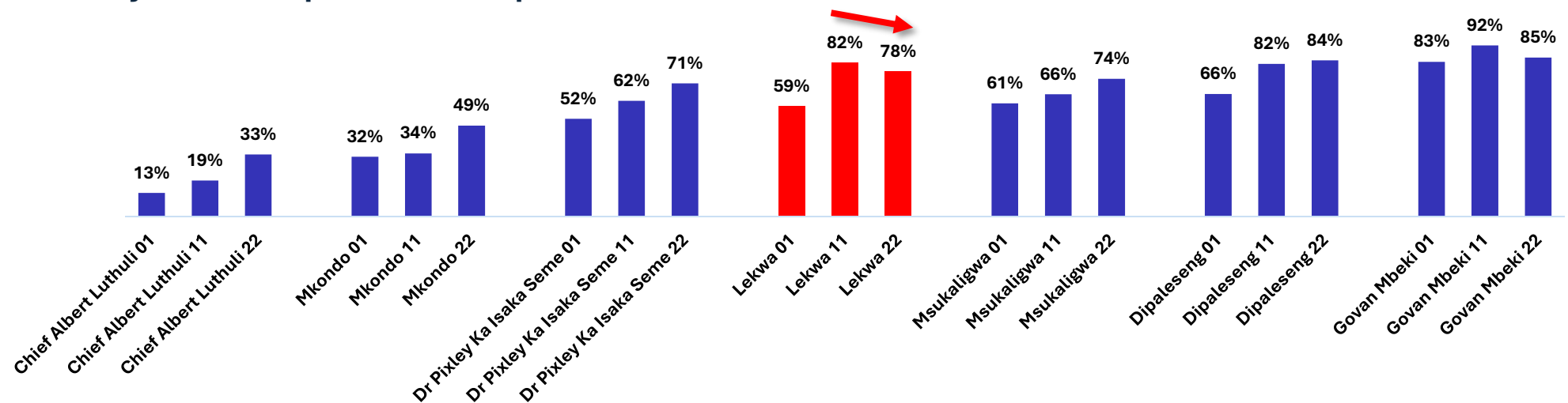
- Electricity plays a significant role in the betterment of HH, as well as in economic development.
- The provision of electricity in Lekwa HH increased from 61% of HH to 95% of HH – the highest in the whole of GS DM.

Flush toilets connected to sewerage Per LM



- Flush toilets are important for public health, hygiene and dignity.
- The installation of flush toilets in Lekwa increased from 3rd highest in 2001 (56% of HH) to the 2nd highest (91%) of LM's in GS DM.

Weekly refuse disposal service per LM



- Regular refuse removal are crucial for public health, environmental sustainability and economic development.
- % of HH with weekly refuse removal increased from 59% in 2001 to 82% in 2011 but unfortunately declined again to 78% in 2022.

3.3 NATURAL ENVIRONMENT

3.3.1 Topography and Hydrology

Figure 18 depicts the Lekwa LM Topography and Hydrology, which is discussed below.

In terms of topography, the Lekwa LM is situated on the Highveld plateau of Mpumalanga. The area is characterised by relatively flat to gently undulating plains, with broad grassland expanses. Elevations generally range from 1,500–1,700 metres above sea level.

The southern and central areas are dominated by open, rolling plains, supporting large-scale agriculture (especially maize and soya). Some isolated ridges and koppies break the otherwise flat terrain, but they are not dominant landforms. Slopes are generally gentle, which makes the area suitable for cultivation but also vulnerable to soil erosion if land is overgrazed or poorly managed.

In terms of hydrology, the Lekwa LM lies within the Upper Vaal River Catchment, specifically the Vaal River system, which is one of South Africa's most important strategic water resources. Major rivers include the Vaal River (flowing along/through the municipality) and its tributaries such as the Sundra Spruit, Grootdraai River, and smaller streams feeding into the Grootdraai Dam near Standerton.

The Grootdraai Dam (on the Vaal River just outside Standerton) is a critical hydrological feature. It supplies water to Eskom's power stations and Sasol's petrochemical industries, making it nationally strategic.

The relatively flat topography means that seasonal pans and wetlands are common. These play a role in biodiversity and groundwater recharge but are under pressure from cultivation and coal mining.

Aquifers are present but generally of low to moderate yield. Groundwater is often used by rural households and farms, though quality issues (salinity, contamination from mining/agriculture) occur.





LEKWA LOCAL MUNICIPALITY SDF

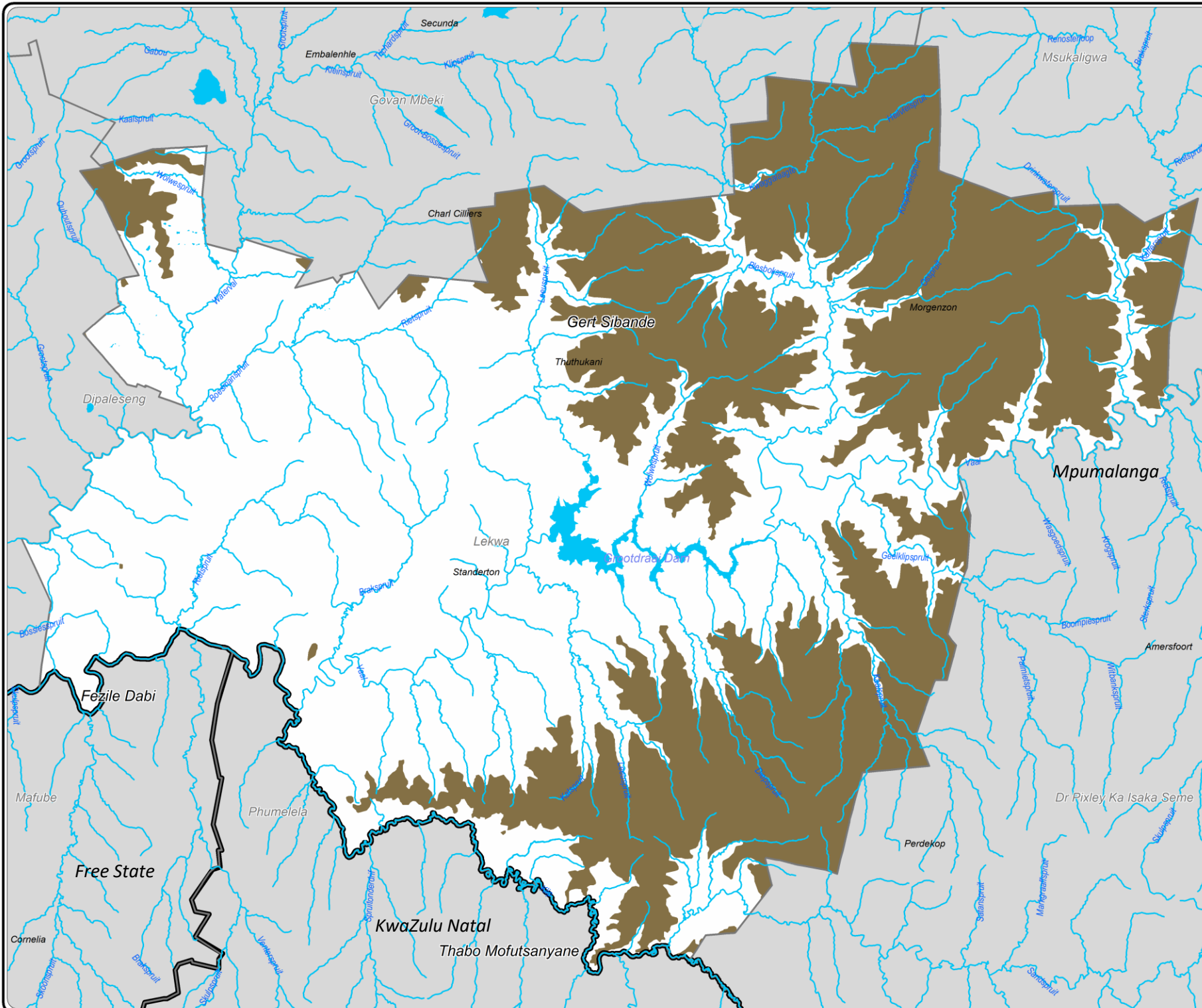
Topography and Hydrology

-  Lekwa Local Municipality
-  Local Municipality
-  District Municipality
-  Province
-  Relief 1600
-  Dams / Rivers



Figure

18



3.3.2 Geology and Soil Potential

Figure 19 depicts the Geology of the Lekwa LM, which is discussed below.

In terms of geology, the municipal area is underlain predominantly by Arenite (Sandstone), covering approximately 38.08% of the area, followed by Dolerite (34.78%) and Shale (21.57%).

Arenite is characterised by high erodibility but generally exhibits good to excellent compaction and workability, making it favourable for development. However, it is also highly susceptible to acid mine drainage associated with mining activities. Dolerite and shale, by contrast, are often linked to expansive clay formations, which can result in unfavourable geotechnical conditions in areas where swelling clays occur at significant levels.

Figure 20 depicts the Soil Potential of the Lekwa LM, from which it is evident that large areas of Lekwa LM are underlain by deep, fertile soils derived from weathered sandstone and dolerite. These soils generally have good structure, adequate depth, and high moisture retention, making them well-suited for intensive cultivation. The municipal IDP and Mpumalanga Provincial SDF identify extensive tracts in the north-west, north-east, and central zones of the municipality as high agricultural potential land, supporting staple crops such as maize and soya.

Moderate-potential soils occur in areas where shale or dolerite limits depth or where natural fertility is lower. These soils can support agriculture but are more sensitive to erosion, compaction, and nutrient depletion. With appropriate conservation measures (contour ploughing, crop rotation, soil conditioning), they remain viable for mixed farming.

Low-potential soils are concentrated around wetlands, pans, and drainage lines, as well as mining-disturbed areas. These soils are typically poorly drained, shallow, or degraded, offering limited suitability for cultivation. Their ecological value is high, providing wetland functions such as water purification and flood regulation, but their agricultural value is low.

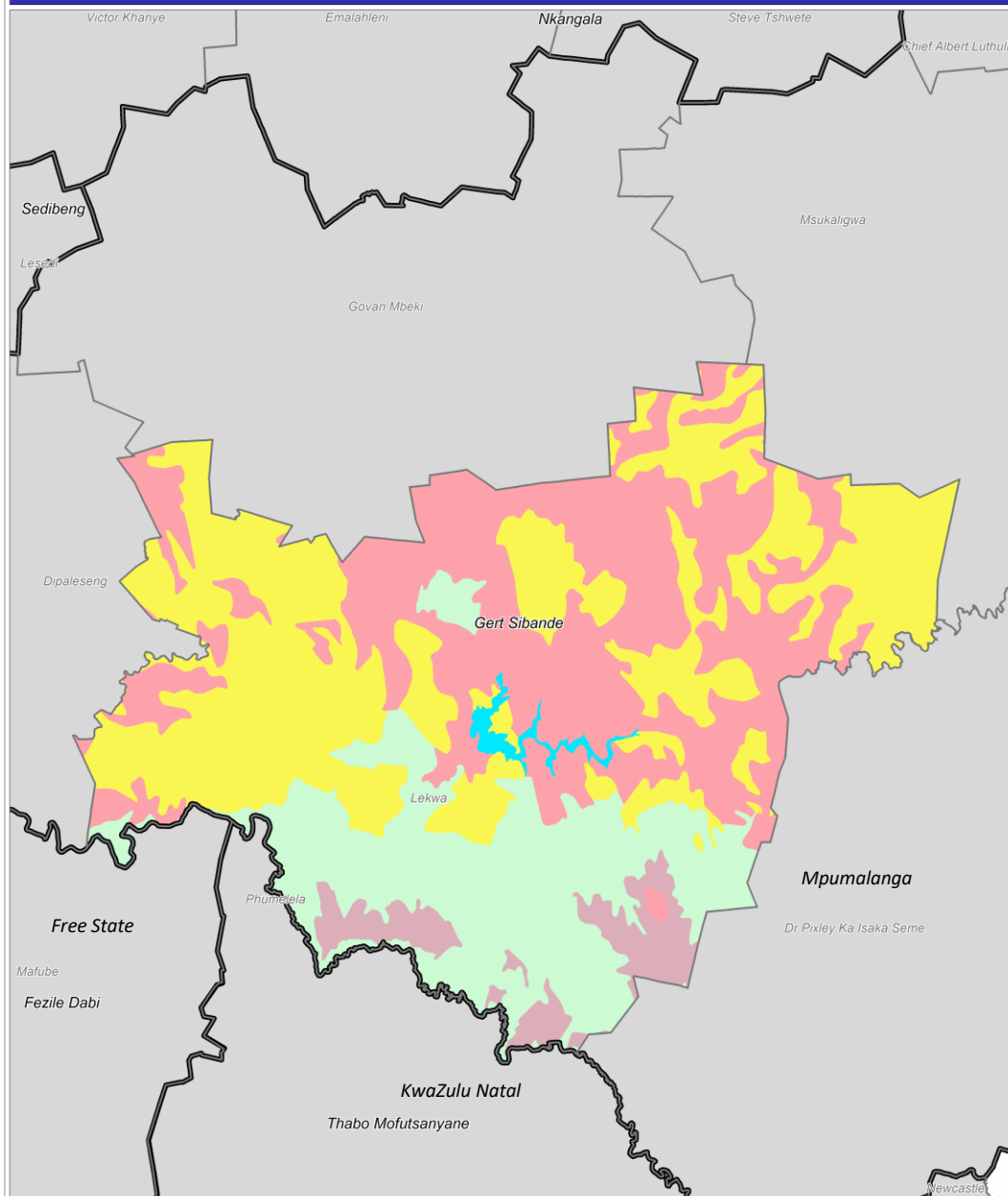
Table 12 summarises the findings of the Soil Potential of the Lekwa LM, including their possible planning implications.

Table 12: Lekwa LM Soil Potential Summary

APPROXIMATE COVERAGE	KEY CHARACTERISTICS	AGRICULTURAL SUITABILITY	PLANNING IMPLICATIONS
High Potential			
±45–50% (mainly north, northeast, and central areas)	Deep, well-drained soils; good moisture retention; fertile; derived from sandstone and dolerite	Highly suitable for intensive cultivation (maize, soya, sunflower); supports commercial agriculture	Protect from urban/mining encroachment; priority for food security
Moderate Potential			
±30–35% (scattered across shale and dolerite zones)	Moderately deep; fertility varies; prone to erosion and compaction; lower moisture capacity	Suitable for mixed farming with soil conservation practices	Requires careful land management; avoid over-cultivation
Low Potential			
±15–20% (wetlands, pans, drainage lines, and mining-disturbed land)	Shallow or poorly drained; hydromorphic or degraded; often clay-rich	Limited cultivation potential; better suited to grazing or conservation	Prioritise environmental protection; maintain wetlands for ecosystem services



Geology



- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Arenite
- Dolerite
- Shale
- Mudstone
- Waterbody

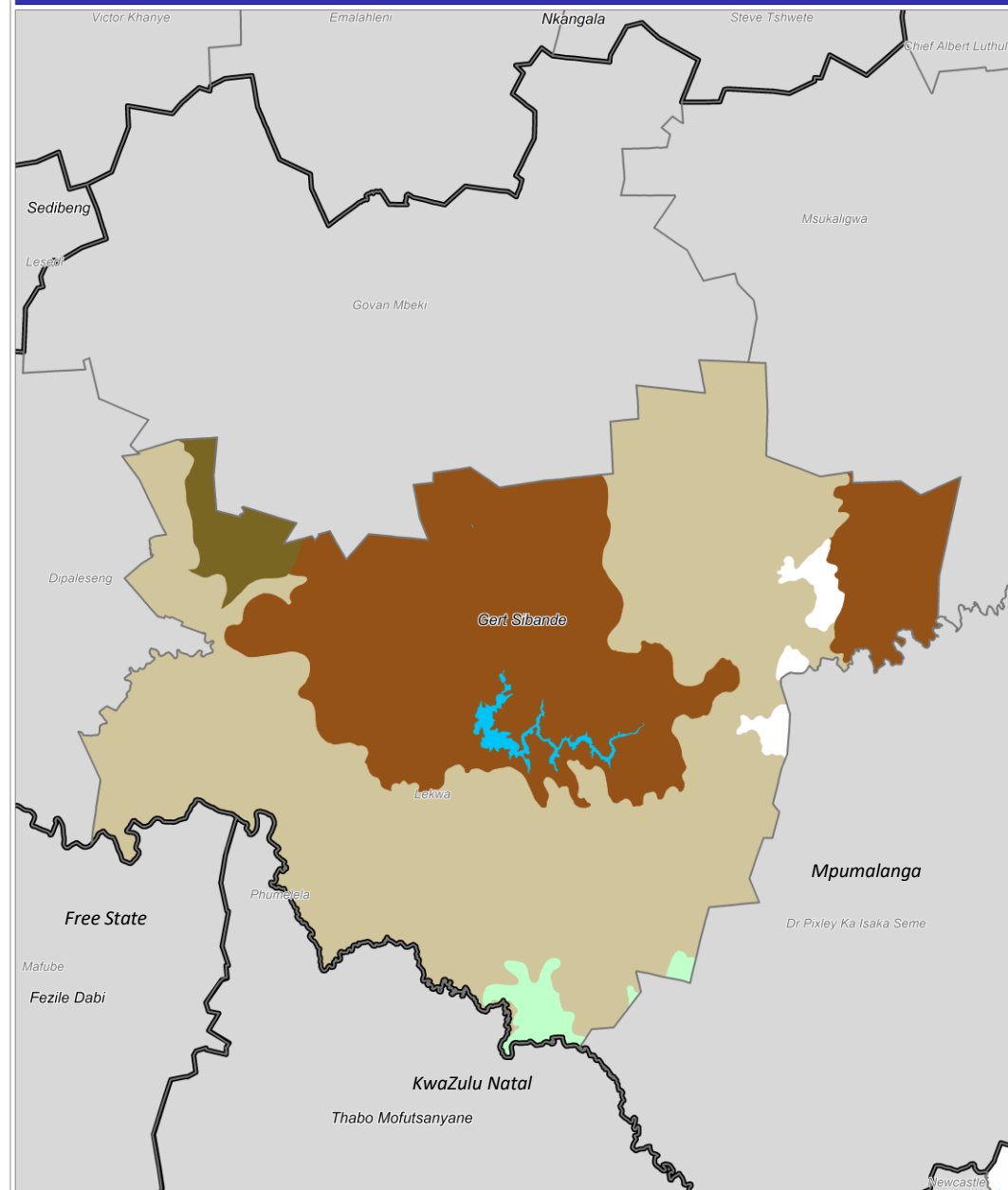


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

19

Soil Potential



- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Soils highly suited to arable agriculture
- Soils of intermediate suitability
- Soils of poor suitability for arable agriculture
- Soils not suitable for arable agriculture; suitable for forestry or grazing



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

20

3.3.3 Biodiversity / Bioregional Plan

3.3.3.1 Terrestrial Biodiversity

Figure 21 depicts the Terrestrial Biodiversity of the Lekwa LM.

The Mpumalanga Biodiversity Sector Plan (MBSP) employs a systematic biodiversity planning approach to identify spatial priority areas that efficiently meet national and provincial conservation targets while minimizing conflict with other land uses. The plan also incorporates measures to enhance landscape resilience to climate change. These spatial priorities serve as a decision-support tool for sustainable development within Mpumalanga.

The MBSP recognises the following broad categories:

- ❖ Protected Areas (PA)
- ❖ Critical Biodiversity Areas (CBAs)
- ❖ Ecological Support Areas (ESAs)
- ❖ Other Natural Areas (ONA)
- ❖ Modified Areas

Within the Lekwa LM, the largest proportion of the municipal area (approximately 55.33%) is classified as heavily or moderately modified, representing cultivated agricultural fields and urban built-up areas. This is followed by:

- ❖ Critical Biodiversity Areas (CBAs): 21.76%
- ❖ Ecological Support Areas (ESAs): 4.38%
- ❖ Other Natural Areas (ONA): 18.54%

Management and Planning Implications for Critical Biodiversity Areas (CBAs) include:

- ❖ Further development is strongly discouraged.
- ❖ Areas should be maintained in a natural or near-natural state with no loss of habitat.

Management and Planning Implications for Ecological Support Areas (ESAs) include:

- ❖ Provide support to existing biodiversity and maintain ecological connectivity.
- ❖ Should be carefully considered in any further development.
- ❖ Retain natural vegetation wherever possible to maintain ecological functionality.

It is noted that there are no formally protected Nature Reserves within the municipality.





LEKWA LOCAL MUNICIPALITY SDF

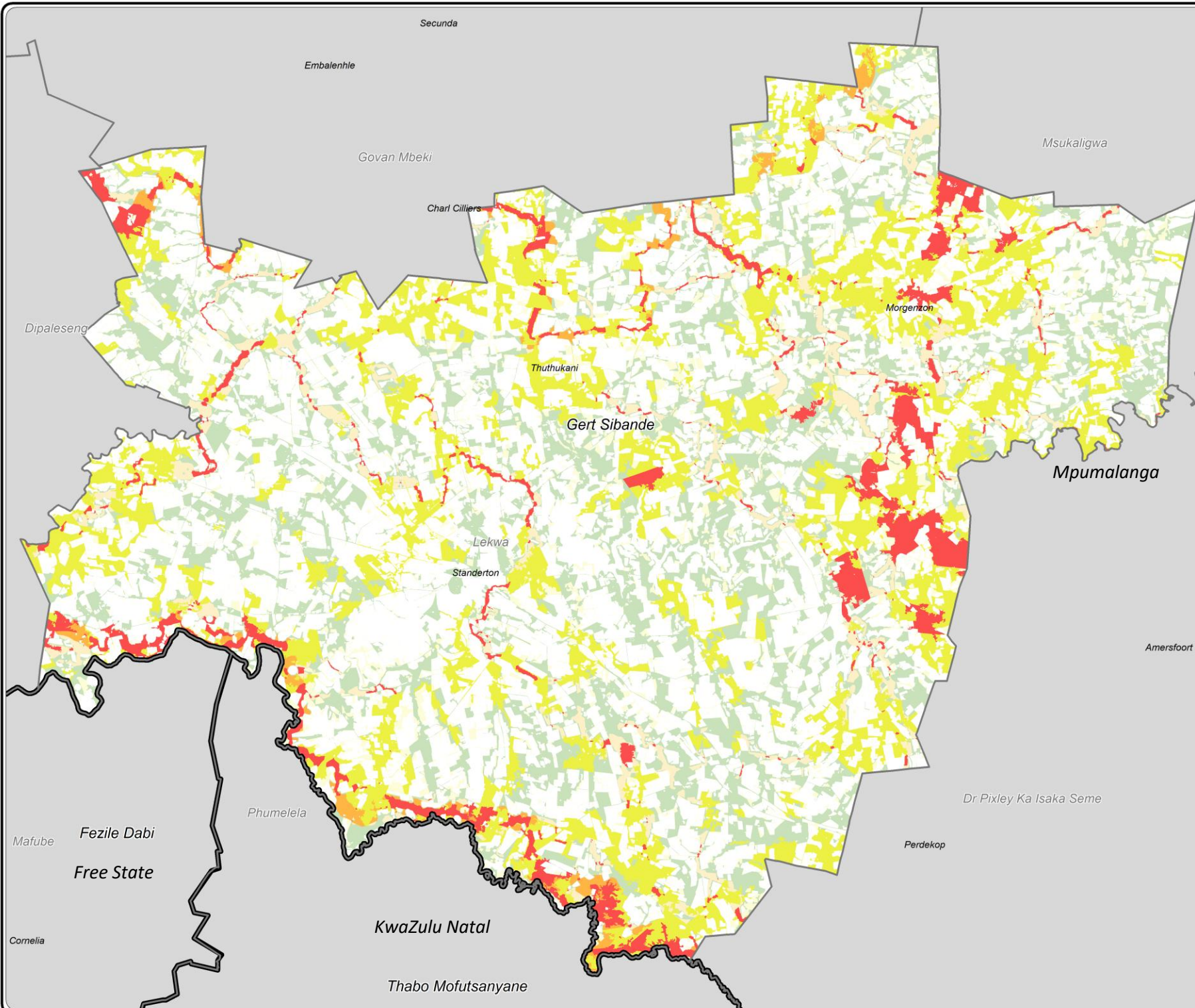
Terrestrial Biodiversity

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- CBA: Irreplaceable
- CBA: Optimal
- ESA: Landscape Corridor
- ESA: Local Corridor
- Heavily Modified
- Moderately Modified
- Other Natural Areas



Figure

21



3.3.3.2 Freshwater Biodiversity

Figure 22 depicts the Freshwater Biodiversity of the Lekwa LM.

The Mpumalanga Biodiversity Sector Plan (MBSP) further identifies priority areas for freshwater biodiversity. The assessment is primarily derived from the National Freshwater Ecosystem Priority Areas (FEPA) datasets, with updates and data cleaning performed by the Mpumalanga Tourism and Parks Agency (MTPA).

The MBSP freshwater assessment uses broad categories aligned with terrestrial planning: Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), Other Natural Areas (ONA), and Heavily Modified Areas. Subcategories provide flexibility for applying the MBSP mitigation hierarchy and land-use guidelines. Within Lekwa LM:

- ❖ Other Natural Areas (ONA): 190,326 ha (41.34%) — largely intact wetlands, rivers, and aquatic habitats.
- ❖ Heavily Modified Areas: 187,561 ha (40.73%) — predominantly agricultural land and urban development.
- ❖ Important Sub-Catchments / CBAs: 32,581 ha (7.07%) — priority freshwater systems requiring careful management.
- ❖ Fish Support Areas: Along tributaries near Standerton and the Vaal River, hosting fish species of conservation concern.

Land-Use Management Implications of Freshwater Critical Biodiversity Areas (CBAs):

- ❖ Maintain in a natural or near-natural state with no loss of ecosystem functionality or species.
- ❖ Avoid any development or activities that could degrade aquatic habitats or hydrological processes.

Land-Use Management Implications of Ecological Support Areas (ESAs):

- ❖ Maintain, as far as possible, in a functional ecological state, supporting biodiversity and connectivity.
- ❖ Ensure development and land use retain natural vegetation, buffer wetlands, and protect hydrological integrity.

Land-Use Management Implications of Other Natural Areas (ONA) and Heavily Modified Areas:

- ❖ Land use may be compatible with sustainable development, but any activities must consider downstream impacts on freshwater ecosystems and avoid fragmentation of priority areas.





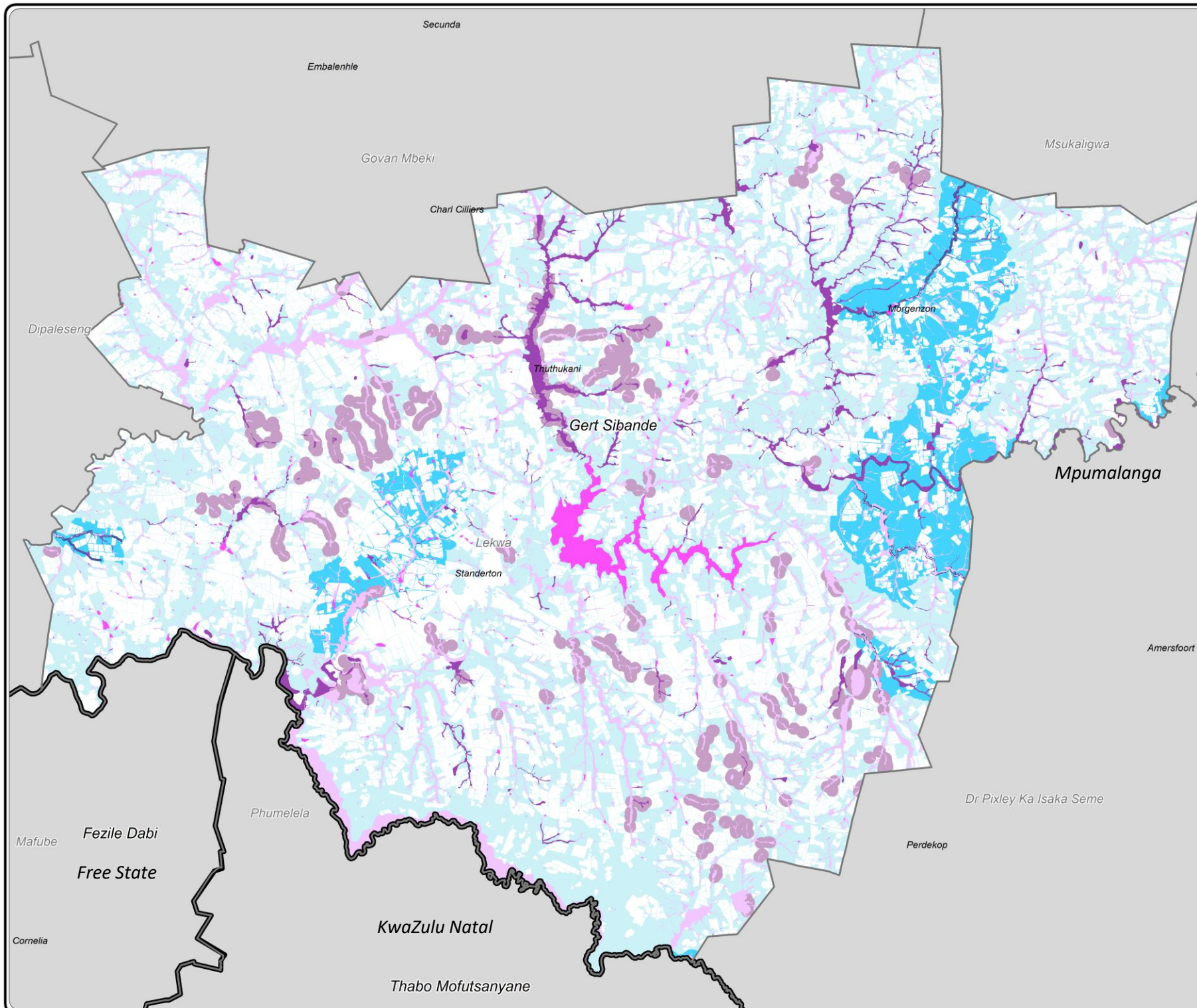
LEKWA LOCAL
MUNICIPALITY SDF
Aquatic Biodiversity

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- CBA: Aquatic Rivers
- CBA: Wetlands
- Dams
- ESA: Important Sub catchments
- ESA: Wetland Clusters
- ESA: Wetlands
- Other Natural Areas
- Heavily Modified



Figure

22



3.3.4 Climate and Climate Change Vulnerability

Lekwa Local Municipality experiences a temperate Highveld climate, with warm, wet summers (average 22–28°C) and cool, dry winters (5–15°C). Rainfall is concentrated in the summer months, supporting the municipality's extensive agricultural production.

Climate change projections indicate that Lekwa may face several climate-related challenges in the coming decades, including:

- ❖ Rising temperatures: Increased average temperatures will heighten evapotranspiration, placing pressure on water availability for agriculture, industry, and domestic use.
- ❖ Changing rainfall patterns: Greater variability in rainfall, coupled with the potential for more intense storms, could lead to flooding, soil erosion, and reduced crop yields.
- ❖ Water scarcity and drought risk: Reduced rainfall during critical periods may stress rivers, dams, and wetlands, threatening both biodiversity and agricultural productivity.
- ❖ Increased wildfire risk: Higher temperatures and prolonged dry periods elevate the risk of wildfires in remaining grassland areas, affecting both ecosystems and settlements.

These projections highlight the importance of proactive climate adaptation, including improved water management, soil conservation, and protection of natural ecosystems to maintain ecological resilience and support sustainable development within the municipality.

The CSIR developed a Municipal Risk Profile Tool which provides dynamic risk profiles, including information on vulnerabilities, population projections, exposure to climate hazards, and the impacts of climate change on some key municipal resources for each municipality and its settlements. The vulnerability factors of the Lekwa LM, as per the CSIR Greenbook Tool, are summarised in **Table 13**.



Table 13: Climate Change Risk Profile for the Lekwa LM

RISK RANKING IN PROVINCE	DESCRIPTION
Risk Factor: Socio Economic Vulnerability	
Ranked 6 th out of 17 LMs in the Province with a risk rating that decreased from 6.3 in 1996 to 5.4 in 2011 and further to 4.7 in 2022.	The vulnerability of households living in the Municipality. A high vulnerability score (closer to 10) indicates a high number of vulnerable households with regards to household composition, education and health, access to basic services and safety and security.
Risk Factor: Economic Vulnerability	
Ranked 7 th out of 17 LMs in the Province with a risk rating that increased from 2.3 in 1996 to 2.4 in 2011 and further to 4.3 in 2022.	The higher the economic vulnerability of the municipality (closer to 10) the more susceptible the municipality is to external shocks based on economic diversity, size of the economy, labour force, GDP growth rate and the inequality present in the municipality.
Risk Factor: Physical Vulnerability	
Ranked 4 th out of 17 LMs with a risk rating of 2.8 in 2022.	Physical vulnerability addresses the physical fabric and connectedness of the settlements in the local municipality. A high physical vulnerability (closer to 10) highlights areas of remoteness and/or areas with structural vulnerabilities.
Risk Factor: Environmental Vulnerability	
Ranked 4 th out of 17 LMs with risk rating of 2.8 in 2022.	The conflict between preserving the natural environment and accommodating the growth pressures associates with population growth, urbanisation and urban development. A high score (closer to 10) reflects high conflict between preserving the environment and allowing land use change to occur.



3.4 MUNICIPAL SPATIAL STRUCTURE

3.4.1 Spatial Structure and Settlement Hierarchy

Figure 23 depicts the municipal spatial structure of the Lekwa LM and includes the movement network as the spatial structure is strongly influenced by the movement network.

The Lekwa LM exhibits a nodal settlement pattern concentrated along major transport routes as discussed below.

3.4.1.1 1st Order Node

Standerton functions as the main urban centre and administrative seat of Lekwa LM. It accommodates the bulk of higher-order services, including government offices, regional commercial activity, education and health facilities, as well as industrial and logistics functions. The town acts as the central point of connectivity, linking surrounding rural areas with the wider provincial road network. Its role as the primary node positions it as the driver of growth, service delivery and economic development in the municipality.

3.4.1.2 2nd Order Node

Morgenzon is identified as a secondary service centre that plays a supporting role to Standerton. While smaller in scale, it provides important intermediate functions such as retail, agricultural services, education, and limited health facilities for its surrounding rural hinterland. Morgenzon helps to reduce

dependency on Standerton for basic goods and services, thereby improving accessibility for nearby rural communities. Its agricultural orientation, together with its location along regional movement routes, makes it a strategic node for balanced spatial development.

3.4.1.3 3rd Order Nodes

The smaller settlements of Thuthukani, Holmdene and Platrand are recognised as tertiary nodes within the municipal hierarchy. These areas serve primarily residential functions, often with limited commercial or social amenities. Their significance lies in providing accommodation and community facilities for local populations, while maintaining close functional ties to Standerton and Morgenzon for higher-order services. These nodes play an important role in ensuring more dispersed settlement patterns and contribute to a more balanced spatial structure by anchoring surrounding rural communities.





LEKWA LOCAL MUNICIPALITY SDF

Municipal Spatial Structure and Movement Network

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Towns and Settlements
- Open Space (CBA)

Nodes – SDF 2017

- 1st Order
- 2nd Order
- 3rd Order
- 4th Order Dams/Rivers

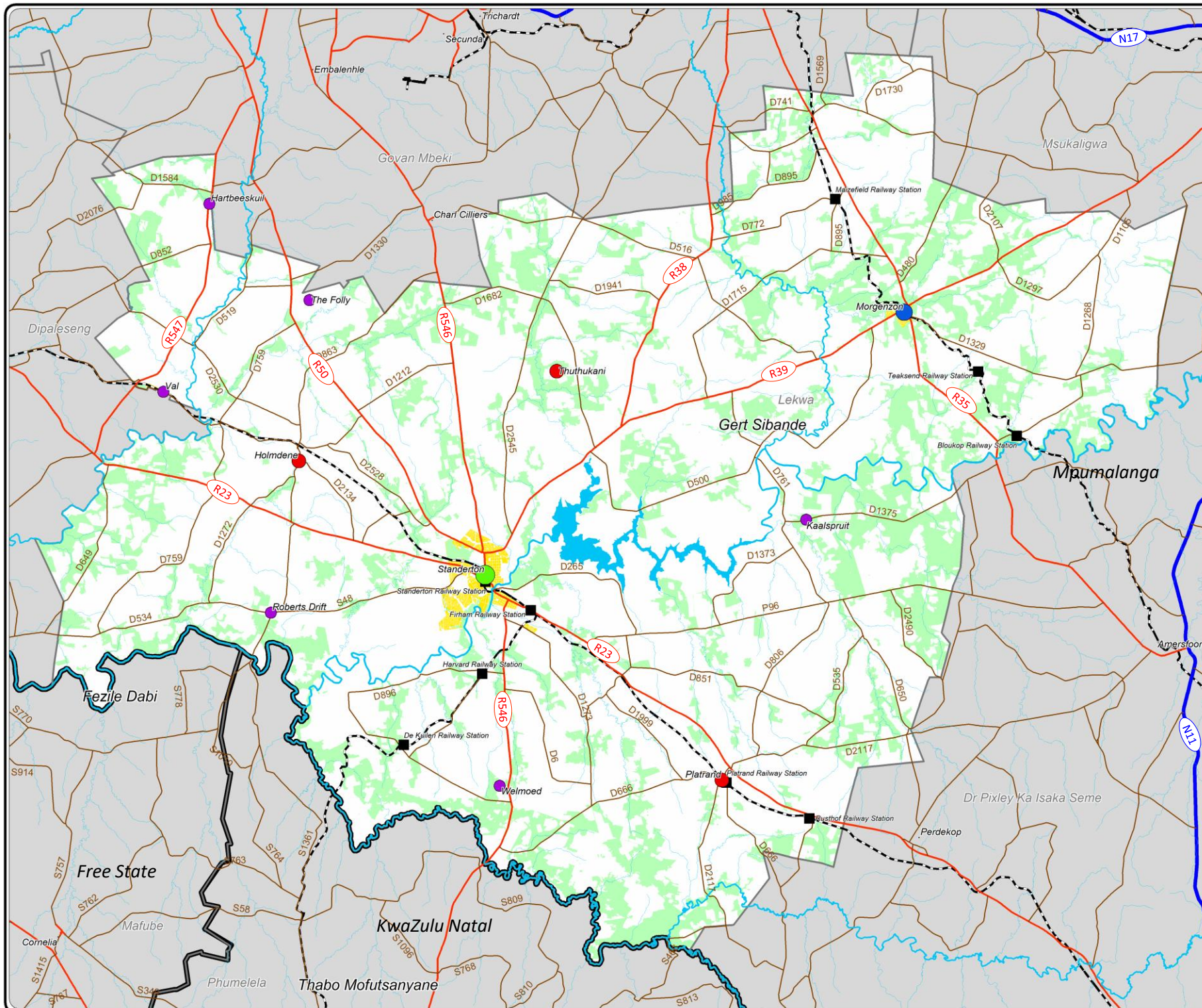
Movement Network

- National Roads
- Main Roads
- Secondary Roads
- Railway



Figure

23



3.4.2 Movement Network

Figure 23 further depicts the main Movement Network of the Lekwa LM, which is briefly discussed below.

3.4.2.1 Road Network

- ❖ The **R23** is a major provincial north–south arterial that links the Ekurhuleni/Benoni area in the north down to Volksrust in the south. Within Lekwa it passes through Standerton where it forms one of the town’s principal through-routes, connecting Standerton to Gauteng (Benoni/Kempton Park) to the north and to Volksrust and the southern Mpumalanga/Free State boundary to the south. The R23 therefore functions as the principal long-distance spine for freight and commuter flows between Standerton and Gauteng.
- ❖ The **R546** approaches Standerton from the north-east (Evander/Embalenhle area) and runs into the town, where it meets the R50 and the R39 and briefly runs concurrent with the R23 through the CBD before continuing south into the Free State towards Vrede. In Lekwa the R546 brings traffic from the mining/agricultural areas north of Standerton into the municipal centre and provides an important inter-regional link for agricultural produce and local access to services in Standerton.
- ❖ The **R50** is the principal west–east connector into Standerton from Gauteng — it runs from Pretoria through Delmas and Leandra and terminates in Standerton. In practice the R50 brings commuter and goods trips from Tshwane/Gauteng into Lekwa and intersects the R23, R546 and

R39 in Standerton, making the town a local crossroads for movement between Pretoria, Gauteng industrial nodes and the Mpumalanga towns to the east.

- ❖ The **R39** links Standerton with Ermelo to the east, passing through Morgenzon on the way. Inside Lekwa the R39 is the main east-west route between Standerton and Morgenzon/ Ermelo; it also intersects the R35 in Morgenzon.
- ❖ The **R35** runs north–south through Morgenzon (connecting Amersfoort in the south to Middelburg in the north, via Bethal) and meets the R39 in Morgenzon. Within Lekwa the R35 is the primary route servicing the eastern/northern rural areas around Morgenzon, providing connections to Bethal and Middelburg and helping to feed agricultural and commuter traffic into the R39/R50/R23 network.
- ❖ The **R38** begins near Standerton and heads north-east through Bethal, Carolina and Barberton to Kaapmuiden. Although the R38’s alignment quickly leaves Lekwa for eastern Mpumalanga, its junctions close to Standerton position it as the corridor that connects the municipality to the eastern highlands and tourism/forestry towns further east. It therefore plays a role in linking local economies to the broader Mpumalanga corridor.
- ❖ The **R547** is a regional route in Mpumalanga (running through Ogies, Kriel, Kinross and nearby junctions with other R-routes). It does not form one of Lekwa’s primary internal corridors through Standerton or Morgenzon, but it is part of the wider regional network west/north-west of Lekwa and provides connections between coal-mining and industrial towns that indirectly feed traffic and freight movements into the R50/R546/R23



corridors. In short: R547 is relevant as a neighbouring regional connector rather than a core internal artery for Lekwa's settlements.

In summary; Standerton operates as the municipal hub where the R23, R50, R546 and R39 converge; Morgenzon is the secondary node sitting on the R39/R35 axis. Together these routes form a compact network that: (a) links local agricultural and small industrial producers to Gauteng markets, (b) concentrates higher-order service access in Standerton, and (c) provides through-routes to eastern Mpumalanga and neighbouring districts.

3.4.2.2 Rail Network

Lekwa is traversed by the main railway line that runs through Standerton, forming part of the national freight network linking Mpumalanga and Gauteng to KwaZulu-Natal. The line plays a critical role in transporting coal and agricultural products, making it an important economic asset for the municipality. While primarily used for bulk freight, the railway infrastructure also holds potential for future reactivation of passenger services, which could improve regional connectivity. Standerton station historically functioned as a key stop, reinforcing the town's role as a transport hub. The functionality of the railway line and the associated stations will need to be verified further.

3.4.2.3 Airports and Airfields

There are no major commercial airports within Lekwa LM. The closest large facilities are located outside the municipality, such as OR Tambo International in Gauteng and Secunda's airfield to the north. Within Lekwa, small private or agricultural airstrips exist near Standerton and Morgenzon, used mainly for farming operations, business travel, and emergency services. While these facilities are limited in scale, they provide supplementary connectivity for the agricultural and mining sectors.

3.4.2.4 Public Transport

Public transport in Lekwa is dominated by minibus taxis, which provide the main form of commuter mobility between Standerton, Morgenzon, and surrounding settlements such as Thuthukani, Holmdene, and Platrand.

Taxi ranks in Standerton serve as the central interchange, linking rural areas with the town's CBD, workplaces, and educational facilities. Bus services are limited, primarily operating as scholar transport or contracted services to large employers in the farming and mining sectors. The reliance on informal public transport reflects broader regional trends, with taxis ensuring essential accessibility in the absence of formalised bus or passenger rail systems.



3.4.3 Economic Activity

The main Economic Activity taking place in the Lekwa LM are discussed below and spatially depicted on **Figure 24**.

3.4.3.1 Agriculture

Agriculture is a cornerstone of Lekwa LM's economy and spatial character. The municipality has highly productive soils and a strong base of both crop and livestock farming. **Figure 25** depicts the Protected Agriculture areas, which show that almost the entire Lekwa LM falls within zones identified as either Rainfed or Irrigated Protected Agricultural Areas. This highlights the strategic importance of the region for long-term agricultural production and food security. Maize, soya, sunflower and wheat are the dominant field crops, while cattle, poultry and pork farming contribute significantly to local employment and economic activity.

The agricultural sector is strongly supported by the regional movement network. The R23, R546 and related district roads form critical freight links for transporting grain, feed, livestock and processed products to major markets in Mpumalanga, Gauteng and the Free State. The railway line traversing the municipality further strengthens logistical efficiency. Several silo facilities are located directly adjacent to the freight rail network, enabling bulk grain storage and easing the movement of crops to markets and processing plants. This integration of road and rail logistics positions Lekwa LM as a central distribution hub in the regional agricultural economy.

Agro-processing is a major contributor to value addition within the municipality. Facilities such as Astral Foods and other milling and oilseed processing plants create downstream opportunities for local farmers and reduce the need to transport raw products over long distances. The emerging Standerton Auction Facility further enhances the local livestock market by providing a centralised platform for buyers and sellers, supporting cattle, poultry and pork producers in the surrounding rural areas.

A well-developed agricultural value chain underpins the sector's strength. The planting and harvesting of maize, soybean and sunflower crops supply raw materials to milling facilities, oilseed processors and animal-feed producers. Crop residues and by-products feed directly into the livestock sector, reducing production costs and creating a mutually reinforcing system between grain farming and cattle feedlots, poultry operations and pork producers. This circular value chain increases local competitiveness, supports commercial and emerging farmers alike, and positions Lekwa LM as a key player in regional food production, agro-processing and distribution.

Overall, the combination of fertile land, strong logistics infrastructure, active processing facilities and tightly connected value chains underscores the strategic importance of agriculture to the Lekwa LM's economy, settlement patterns and long-term development trajectory.



3.4.3.2 Mining

Mining contributes significantly to Lekwa's economy, with coal mining being the dominant activity. The municipality forms part of the broader Highveld coal belt, and mining operations in and around Standerton supply both local and national energy markets.

Mining has generated associated employment opportunities and supported secondary industries such as transport and equipment maintenance. However, it has also introduced environmental pressures and land use challenges, including land degradation and competition with agricultural land. Despite these challenges, mining continues to shape the economic landscape and labour market of the municipality.

3.4.3.3 Commercial / Industrial

Commercial and industrial activity is largely located in and around Standerton, where light industrial areas accommodate agricultural processing, logistics, and engineering services. Industries often support the strong farming base of the municipality, such as milling, storage, and distribution facilities for maize, cattle, and poultry. Transport and logistics operations also cluster here due to Standerton's strategic road connections to Gauteng, Mpumalanga, and the Free State. Morgenzon provides some commercial and agro-processing functions on a smaller scale, but the bulk of industrial concentration remains in Standerton.

3.4.3.4 Business

Business activity is concentrated in Standerton, which functions as the municipal and regional service centre. The town accommodates a range of formal businesses, including retail shops, banks, professional services, and government offices, largely clustered around the CBD and along key access routes such as the R23 and R50. Morgenzon provides a smaller but important local business node, offering basic goods, financial services, and agricultural support businesses to surrounding communities. In the smaller 3rd order nodes, business activity is limited to spaza shops, local traders, and small-scale services, which play an important role in providing day-to-day needs for residents.

3.4.3.5 Tourism

Tourism in Lekwa LM is primarily driven by natural, recreational, and heritage attractions. The Grootdraai Dam and the Vaal River provide opportunities for boating, fishing, and river-based leisure activities.

Standerton's historic sites, including the old bridge over the Vaal River and heritage buildings, support cultural tourism, complemented by local events and markets that showcase community traditions.

Although tourism currently represents a modest portion of the local economy, these assets provide a foundation for growth in eco-tourism, heritage tourism, and leisure-based activities.





LEKWA LOCAL MUNICIPALITY SDF

Economic Activity

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Towns and Settlements

Economic

- Business
- Commercial/Industrial
- Mining
- Coal Mine

Agriculture

- Planted Pastures
- Pivot Irrigation
- Horticulture / Viticulture
- RIA
- Agri Production/Fertilizer
- Silos
- Red Meat Abattoir
- Poultry Processing
- Agri Processing (Oil)
- Cattle/Dairy/Feedlot
- Chickens
- Piggery

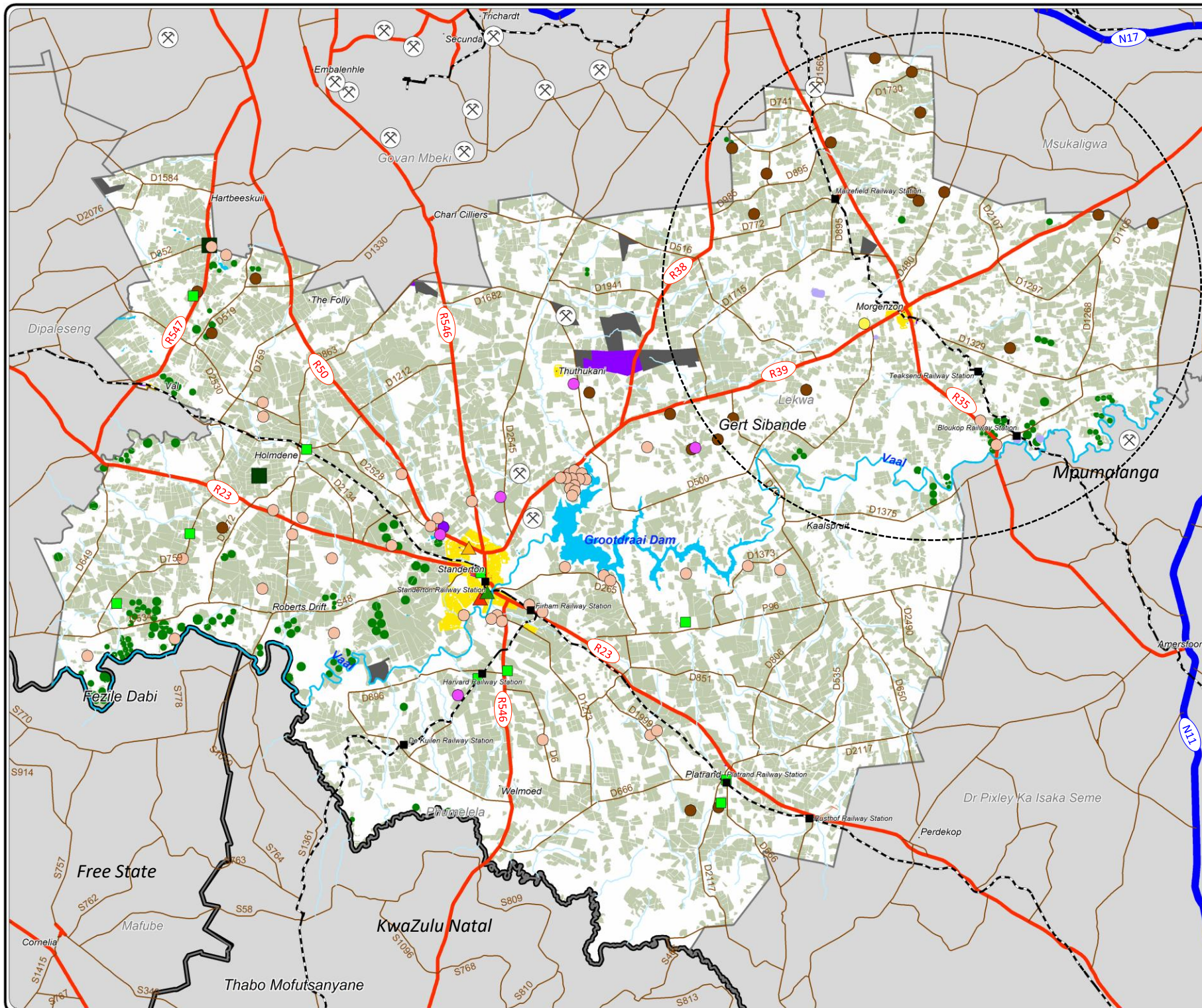
Movement Network

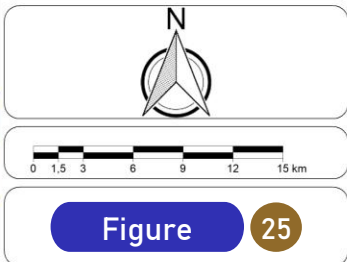
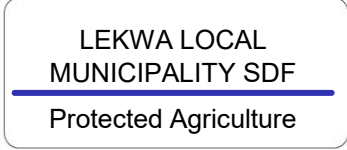
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station



Figure

24





3.4.4 Housing

3.4.4.1 Housing Demand

The housing demand in the Lekwa LM comprises firstly, the Informal Unit Counts (2025), and secondly the Housing Needs Register, which are discussed below.

Informal Unit Counts

Based on the total dwelling unit counts conducted (refer to *Section 3.2.1.2* of this document), a distinction was made between formal and informal units, with informal units defined as those not located on a registered cadastral erf and include backyard dwellings.

Table 16 (overleaf) summarised the informal unit counts in the Lekwa LM, per sub-area, from which the following is notable:

- ❖ From the total growth of 814 households in the period 2022 to 2025, 691 (85%) of these were informal units.
- ❖ Most (613 units) of these informal units were found in Standerton, with a small cluster (78 units) found in Morgenzon. Thuthukani had no informal unit growth in the last three years.
- ❖ The total informal unit count for 2025 is 5 774 units.

Figure 25 spatially depicts the overview of the Informal Units found in the Lekwa LM, while **Figures 26, 27** and **28** show the informal units per main town including Standerton, Morgenzon and Thuthukani.

Housing Needs Register

The Lekwa IDP Housing Chapter (2022) included the Housing Needs Register, which shows the housing backlog in the Lekwa LM, as received from the Mpumalanga Department of Human Settlements.

Table 14 shows the needs register, from which it is evident that there was a total housing backlog of 8 895 units in 2021.

Table 14: Housing Needs Register

Area	Land to build on (Land or plot to build own dwelling)	Greenfield (own a house in this area)	House on own site (Other, please specify)	Total	%
Sub-Area 1: Standerton	383	7 975	84	8 442	95%
Sub-Area 2: Morgenzon	13	348		361	4%
Sub-Area 3: Tutuka	2	90		92	1%
Total	398	8 413	84	8 895	100%

Source: Dept of Human Settlements, 2021

Housing Demand Summary

The total housing demand is shown in **Table 15** below. There is an estimated total current (2025) housing demand of 14 669 units in the Lekwa LM.

Table 15: Lekwa LM Total Housing Demand

Town, Settlement	2025	2021	Subtotal
	Existing Informal Units	Backlog - Needs Register (units)	Informal + Needs Register
Sub-Area 1: Standerton	5 239	8 442	13 681
Sub-Area 2: Morgenzon	496	361	857
Sub-Area 3: Tutuka	39	92	131
Sub-Area 4: Non-Urban			-
Total	5 774	8 895	14 669



Lekwa Local Municipality Spatial Development Framework (SDF)

Table 16: Lekwa LM Informal Unit Counts

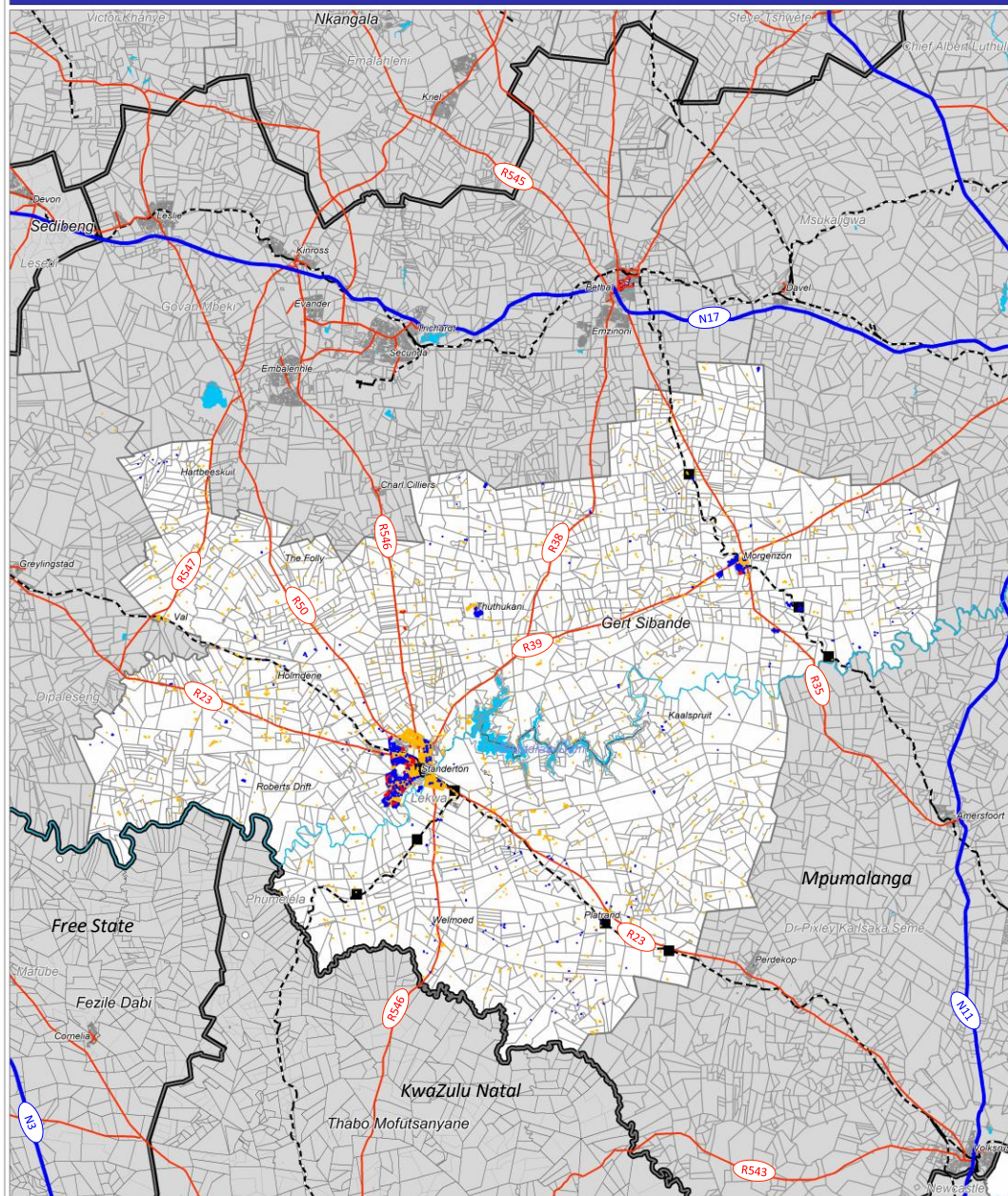
Town Name	Ward 2021	#	Informal Settlement Name	2021 Total Informal	2022 Total Informal	2022-2025 Increment	2025	Per Ward	%
Standerton	1	1	Welamlambo Camp	147	147	-	147	324	6%
	1	2	Erf 7888 Sakhile Ext 4	32	32	2	34		
	1	3	Sisulu Camp	98	100	43	143		
	2,5,6	4	Slovo Camp	344	344	56	400	440	8%
	2	5	Erf 4592 Sakhile Ext 4	40	40	-	40		
	3	6	Shivovo Camp	398	398	-	398	530	9%
	3	7	Taxi Rank Camp	12	12	-	12		
	3	8	Azalea Floodline 1	64	64	56	120		
	4,6	9	TLC Camp	150	150	6	156	156	3%
	5	10	Mandela Camp	580	580	-	580	645	11%
	5	11	Sakhile Floodline	41	41	-	41		
	5	12	Sakhile	5	5	19	24		
	7	13	Roberts Drift Road (Standerton x 6 & 7)	1 015	1 015	-	1 015	1 232	21%
	7	26	Erf 6671 Standerton x7	34	34	2	36		
	7	27	Erf 6543 Standerton x 7	5	5	-	5		
	3,7	14	Azalea Floodline 2	80	80	44	124	397	7%
	7,15	15	Standerton x 6 Servitude	39	39	13	52		
	9	28	Rooikoppen 11/408	306	306	91	397		
	10	16	Enkanini Camp including New Enkanini (next to railway Line)	491	491	-	491	806	14%
	10	17	Enkanini Camp Expansion	105	105	210	315		
	11	18	Mambakazi Clinic	55	55	-	55		
	11	19	Enkanini (south of Sakhile Ext 4)	320	320	-	320	659	11%
	11	20	Erf 8017 Sakhile Ext 4	40	40	-	40		
	11	21	Erf 8018 Sakhile Ext 4	83	83	16	99		
	11	22	Erf 6253 Sakhile Ext 4 (School erf)	53	53	50	103	50	1%
	11	23	Erf 6254 Sakhile Ext 4 (School erf)	37	37	5	42		
	15	24	Taxi Rank Camp 2	35	35	-	35		
	15	25	Erf 4319 Standerton x6	15	15	-	15	50	1%
	Subtotal Standerton				4 624	4 626	613	5 239	5 239
Morgenzon	14	29	Enkanini (Sivukile north and south)	252	252	-	252	384	7%
	14	30	Erven 860-862 Morgenzon	54	54	78	132		
	12	31	Morgenzon Farm (Orchards)	112	112	-	112		
	Subtotal Morgenzon				418	418	78	496	496
Thuthukani	12	32	Thuthukani	33	39	-	39	39	1%
	Subtotal Thuthukani			33	39	-	39	39	0,7%
	Total			5 075	5 083	691	5 774	5 774	100%

Source, Plan Associates counts, 2025

Growth of 814 Units since 2022, of which 691 (85%) are in Informal Areas.



Housing Demand – Lekwa Local Municipality



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- Informal Dwellings
- 2011
- 2011-2022
- 2022-2025

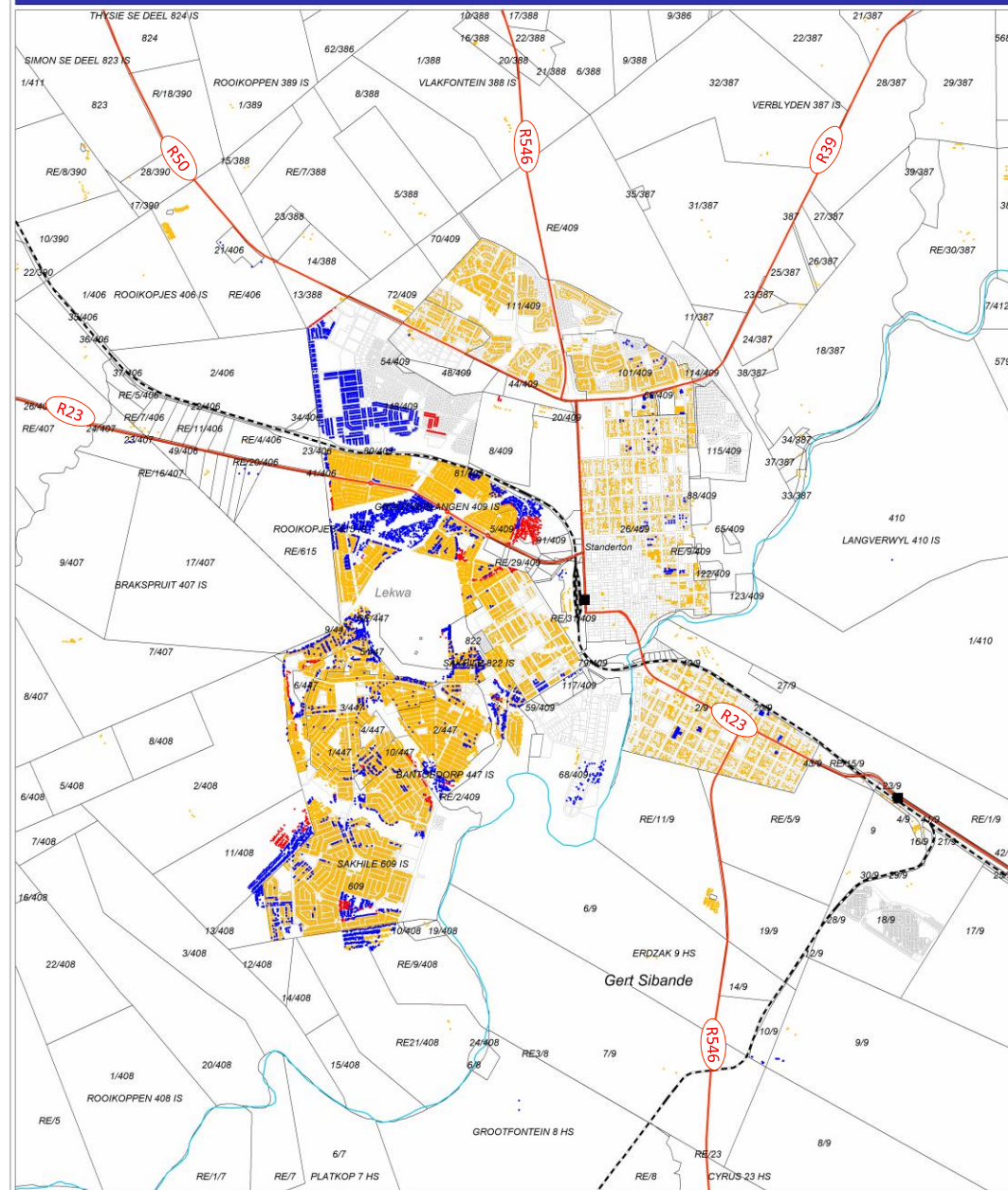


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

26

Housing Demand - Standerton



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- Informal Dwellings
- 2011
- 2011-2022
- 2022-2025

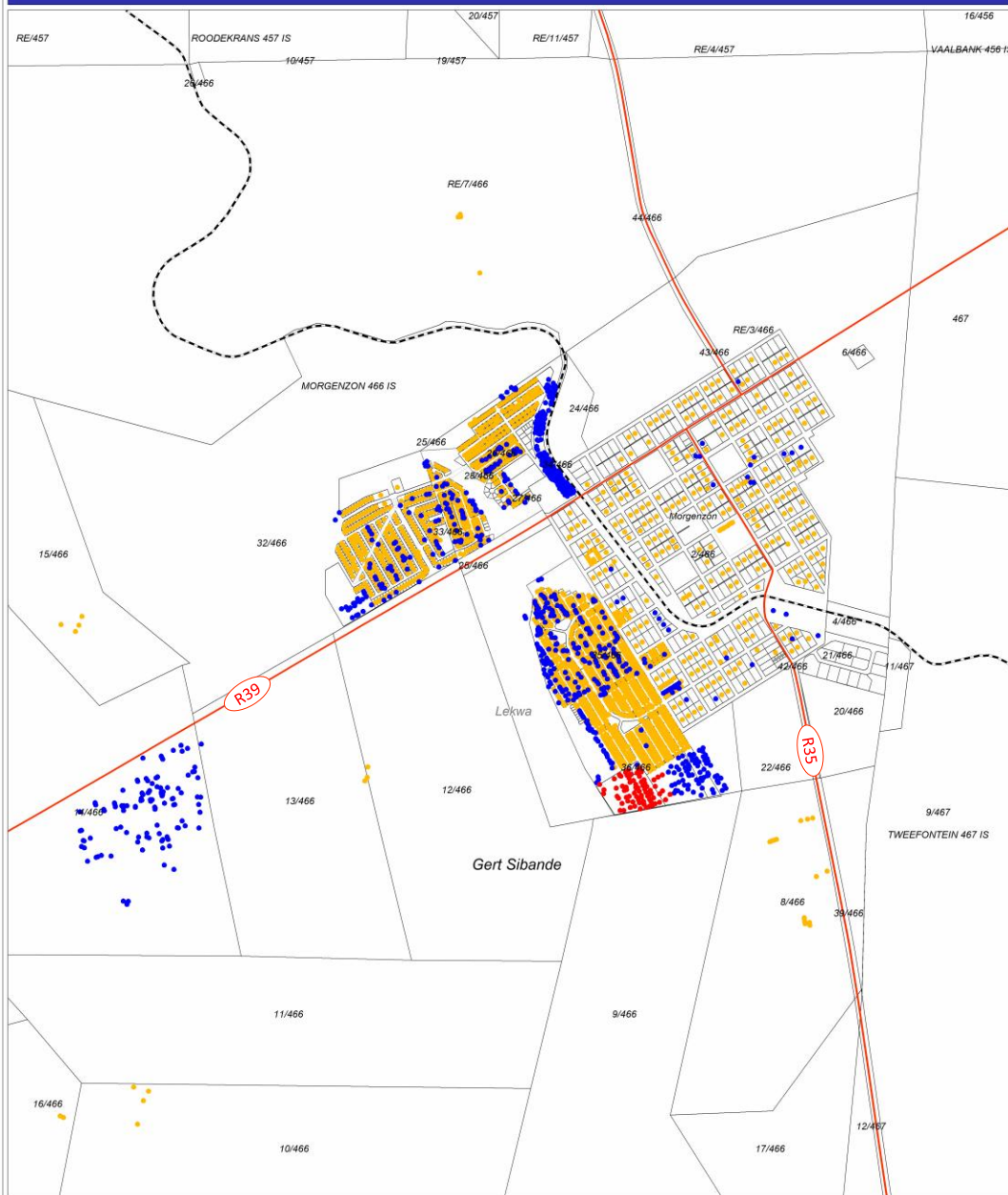


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

27

Housing Demand – Mogenzon



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- Informal Dwellings
- 2011
- 2011-2022
- 2022-2025

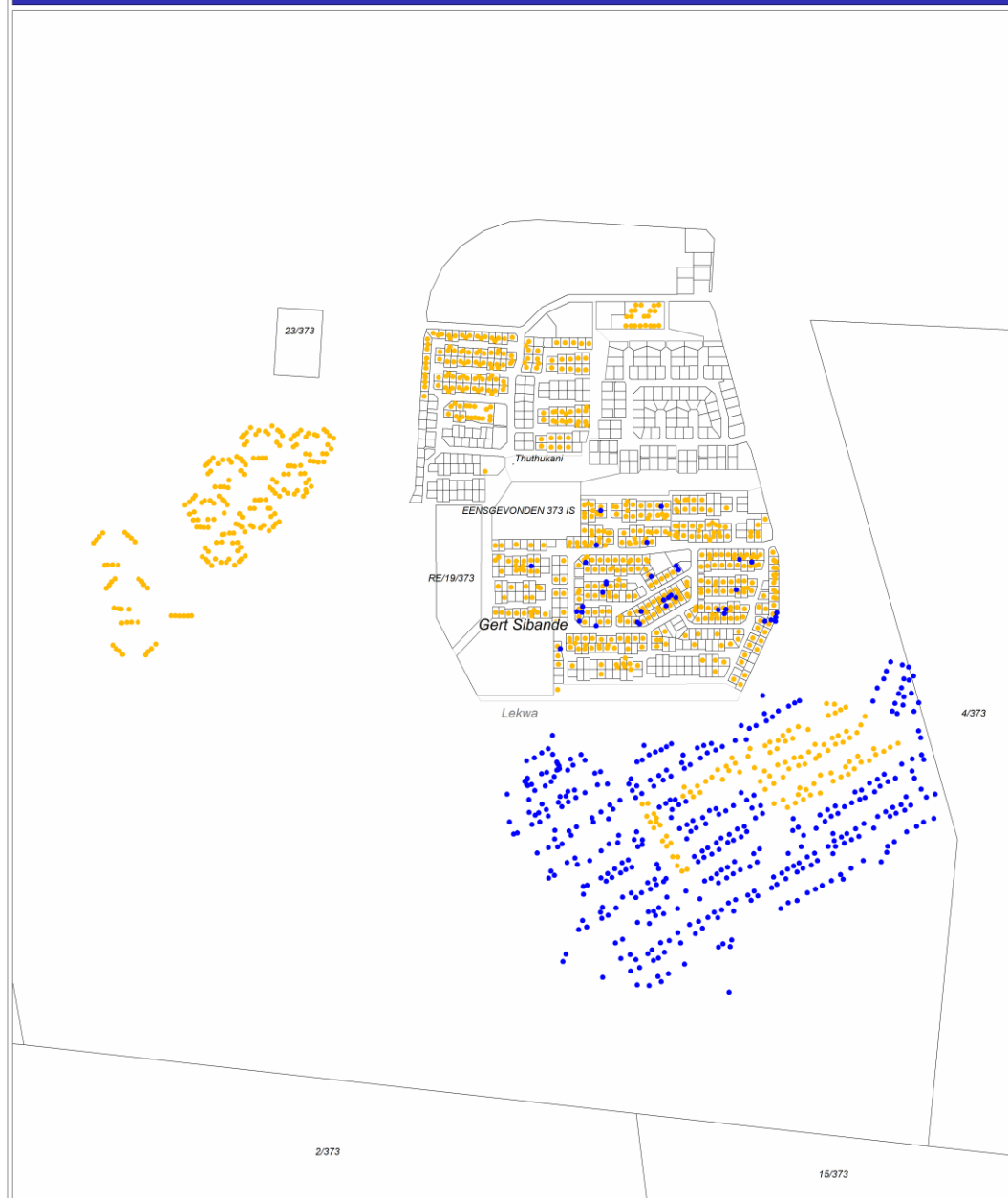


Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

Figure

28

Housing Demand - Thuthukani



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- Informal Dwellings
- 2011
- 2011-2022
- 2022-2025



Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

Figure

29

3.4.4.2 Housing Supply

The Housing Supply of the Lekwa LM comprises the Vacant Erven which are zoned for residential purposes, as well as the land parcels within the Strategic Development Areas as identified in the Lekwa LM IDP Housing Chapter (discussed in *Section 2.4.1* of this document).

Vacant Erven

The total vacant erven, which are zoned for residential purposes, as well as their respective ownership is shown in **Table 18**, from which the following is noted:

- ❖ There are a total of 2 066 vacant, residential erven available in Standerton/Sakhile, which translates to approximately 183 ha of land.
- ❖ In Morgenzon/Sivukile, there are 138 vacant erven, which translate to approximately 24 ha of land.
- ❖ Tutuka has a further 303 vacant erven, translating to approximately 13 ha of land.
- ❖ There are a total of 2 514 vacant erven (223 ha), zoned for residential purposes in the Lekwa LM, of which approximately 1 888 (75%) of these are Municipal owned.

Kindly refer to **Annexure A** for further information regarding the zoning and ownership of the vacant erven per sub area.

Strategic Development Areas

The Lekwa LM IDP Housing Chapter (discussed in *Section 2.4.1* of this document) identified a number of Strategic Development Areas (SDA's), where land should be prioritised for housing provision. These SDA's are summarised in **Table 17**.

The SDA's have a combined development potential of 19 420 units, comprising of 250 m² erven.

Table 17: Lekwa LM Strategic Development Areas

Township	Precint	Dscription	Area (ha)	Residential Area (ha)	Number of Units (250m ² erven)	Gross Density (du/ha)
Standerton	SDA 1	Ptn 2 Rooikoppen 408 IS	371,6	210,8	8 430	23
	SDA 2	Ptn 11 Rooikoppen 408 IS	165,9	97,5	3 900	24
	SDA 3	Part of Re/9 Rooikoppen 408 IS	43,4	25,5	1 020	24
	Total		580,8	333,8	13 350	23
	LA 1	Re/4 Rooikoppen 408 IS	203,9	86,3	3 450	17
	LA 2	Ptn 13 Rooikoppen 408 IS	35,7	21,0	840	24
	LA 3	Ptn 12 Rooikoppen 408 IS	37,0	21,8	870	24
	LA 4	Part of Re/21 Rooikoppen 408 IS	30,0	11,5	460	15
Morgenzon	Total		306,6	140,5	5 620	18
	SDA 4	Morgenzon x5	19,1	11,3	450	24
TOTAL	Total		19,1	11,3	450	24
	TOTAL		906,6	485,5	19 420	21

Note: CSIR standards applied in calculating the potential number of units

Figures 29 to 32 spatially depict the housing supply of the Lekwa LM, including the sub-areas of Standerton, Morgenzon and Thuthukani.



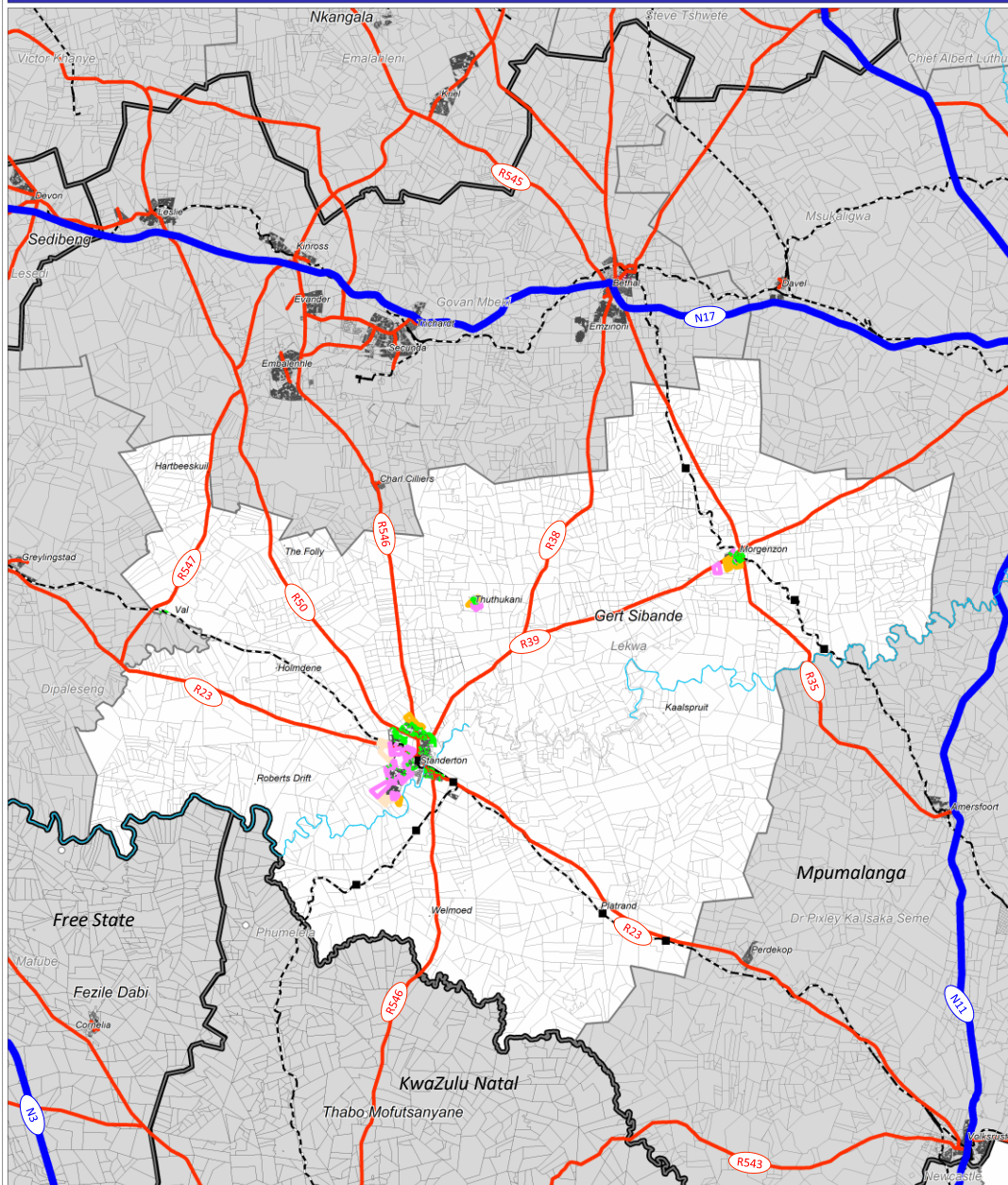
Lekwa Local Municipality Spatial Development Framework (SDF)

Table 18: Lekwa LM Vacant Erven

Township	Vacant	Ownership														
	2025	RSA		Municipal		ESKOM		Transnet		Private		No Info		Total		
	Number of Erven	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Number of Erven	Area (m²)	Area (ha)
Azalea Ext 1	2			2	872									2	872	0
MEYERVILLE	48	2	7 223	1	3 611			1	3 813	27	54 612	17	15 770	48	85 030	9
STANDERTON	49	3	32 138	2	1 211			2	7 580	22	42 321	20	24 332	49	107 582	11
STANDERTON X 3	127			2	3 974	29	39 299			95	68 264	1	255	127	111 793	11
STANDERTON EXT 4	279	63	75 510	98	64 560	110	143 285			6	7 341	2	1 770	279	292 466	29
STANDERTON EXT 5	334			334	411 223									334	411 223	41
STANDERTON EXT 6	2			2	1 211									2	1 211	0
STANDERTON EXT 7	7			6	1 755					1	303			7	2 058	0
STANDERTON EXT 8	1 068			1 057	725 543					11	5 844			1 068	731 387	73
STANFIELD HILL	33			1	4 161	14	16 405			17	16 867	1	1 747	33	39 180	4
SAKHILE	33			11	7 172					17	10 537	5	1 415	33	19 124	2
SAKHILE EXT 5	82			25	9 477					40	13 374	17	6 437	82	29 288	3
SAKHILE EXT 6	2			2	1 391									2	1 391	0
Sub-Area 1: Standerton/Sakhile	2 066	68	114 870	1 543	1 236 163	153	198 989	3	11 393	236	219 463	63	51 727	2 066	1 832 605	183
MORGENZON	95	4	9 503	6	14 497					85	199 401			95	223 401	22
SIVUKILE EXT 1	23			21	9 493					2	725			23	10 218	1
SIVUKILE EXT 2	16			12	3 235					4	1 226			16	4 462	0
SIVUKILE EXT 4	4			3	6 299					1	536			4	6 835	1
Sub-Area 2: Morgenzon/Sivukile	138	4	9 503	42	33 524	-	-	-	-	92	201 888	-	-	138	244 916	24
THUTHUKANI	303			303	133 298									303	133 298	13
Sub-Area 3: Tutuka	303	-	-	303	133 298	-	-	-	-	-	-	-	-	303	133 298	13
VAL	7	1	4 723							6	19 320			7	24 043	2
Sub-Area 4: Non-Urban	7	1	4 723	-	-	-	-	-	-	6	19 320	-	-	7	24 043	2
Total Lekwa LM	2 514	73	129 096	1 888	1 402 985	153	198 989	3	11 393	334	440 671	63	51 727	2 514	2 234 861	223



Housing Supply – Lekwa Local Municipality



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- NUSP Areas
- SDA's
- Vacant Erven

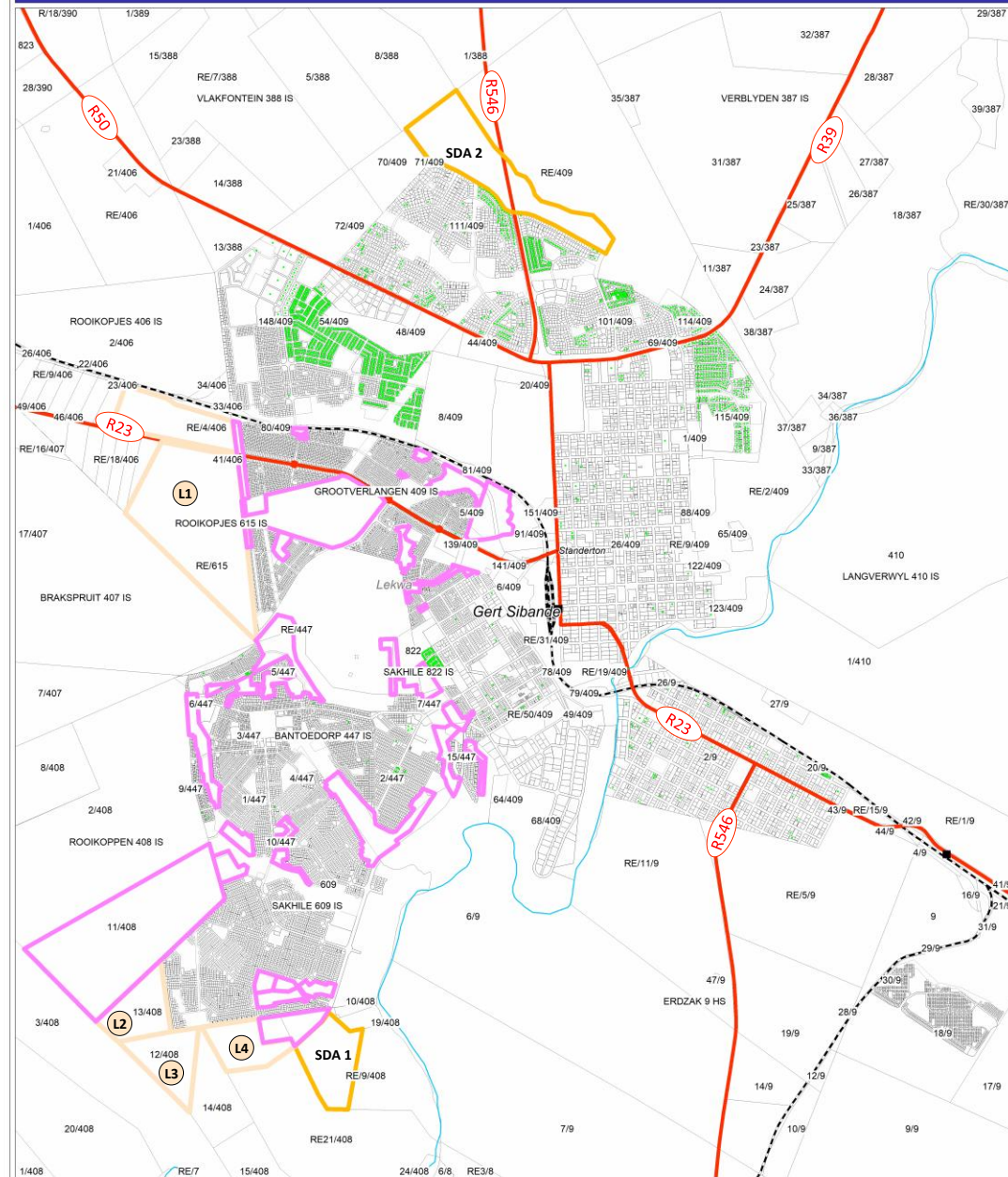


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

30

Housing Supply - Standerton



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- NUSP Areas
- SDA's
- Land Acquisition
- Vacant Erven

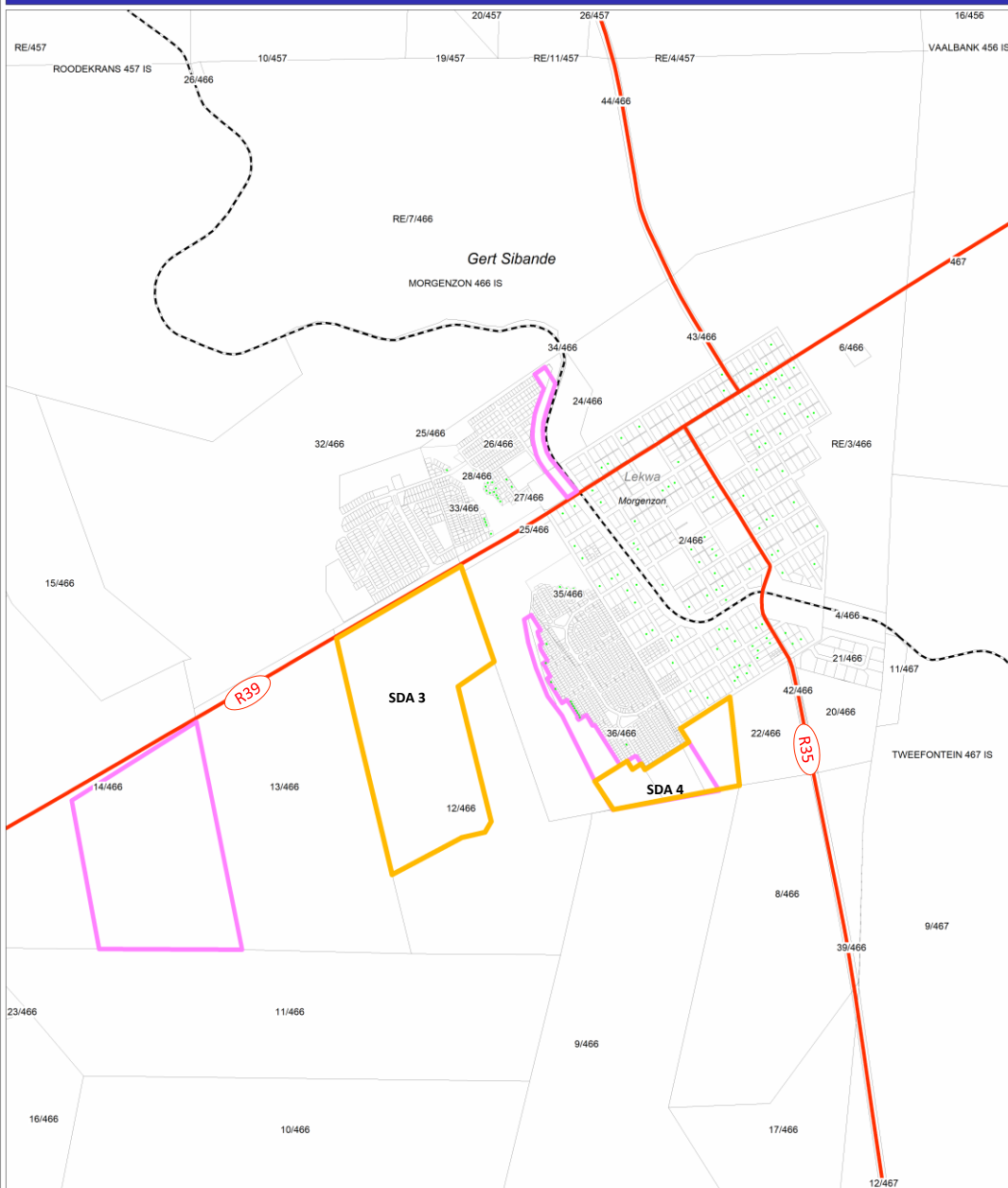


Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

31

Housing Supply – Morgenzon



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- NUSP Areas
- Vacant Erven



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

32

Housing Supply - Thuthukani



- Cadastral
- National Roads
- Main Roads
- Secondary Roads
- Railway/Railway Station

- Dams/Rivers
- NUSP Areas
- Vacant Erven



Lekwa Local Municipality
SPATIAL DEVELOPMENT
FRAMEWORK

Figure

33

3.4.5 Community Facilities

Table 20 (overleaf) summarises the community facilities found in the Lekwa LM, which is spatially depicted on **Figure 33**.

Community facilities are concentrated mainly in Standerton, the primary urban centre, where most of the higher-order services such as hospitals, secondary schools, administrative offices, and recreational amenities are located. Secondary settlements and rural villages generally have basic facilities such as primary schools, local clinics, community halls, and sports fields, though many of these are under pressure from growing populations and limited maintenance.

A key challenge is the uneven spatial distribution of facilities. While urban residents have relatively good access, rural communities often face long travel distances to reach clinics, high schools, or social services. Public transport limitations further constrain accessibility. In some areas, informal settlements have developed without adequate provision of community amenities, resulting in service backlogs.

Table 19 (to the right) shows the backlog of community facility provision of the current population and households, based on the CSIR Guidelines for small-medium town. There is a deficit of approximately 49 creches, 1 fire station, 1 library, 3 waste disposal sites and 10 post offices in the Lekwa LM.

Further information regarding the Community Facilities backlogs per sub-area is included as **Annexure B**.

Table 19: Lekwa LM Community Facilities Backlog

Facilities	2025 Population				
	Requirement			CF Provided	Shortfall
	number	ha	%	number	number
Number of Units	39 397	1 439	64%		
Population	121 626				
Education		96	4%		
Small Crèche	51	1		2	(49)
Primary (including Grade R)	17	49		43	26
Secondary/Combined	10	47		17	7
Health Services		4	0%		
Primary Health Clinic	5	1		6	1
Community Health Centre/Hospital	2	3		3	1
Safety and Security		3	0%		
Police	2	2		4	2
Fire Station	2	1		1	(1)
Social /Cultural/Civic		79	3%		
Local Library	6	0		5	(1)
Solid Waste Disposal Site	3	75		-	(3)
Municipal Office/Tribal Office	3	2		8	5
Magistrate's Court	1	1		1	-
Post Office (SASSA)/ICT Access Point	12	1		2	(10)
Community Hall (large)	2	1		2	(0)
Sports and Recreation		61	3%		
Sports Facilities and Parks (ha)		36		166	129
Regional Parks (ha)		24		6 532	6507
Streets		547	24%		
TOTAL		2 256	100%		
Gross Density	17				

Notes: Standards based on CSIR Guidelines for Small-Medium Towns/Regional Service



Lekwa Local Municipality Spatial Development Framework (SDF)

Table 20: Lekwa LM Total Community Facilities

Area	Education					Health Services			Safety and Security				Safety and Security Total	Social / Cultural / Civic										Social / Cultural / Civic Total	Sports and Recreation							Sports and Recreation Total	Grand Total			
	Creche	Primary School	Secondary School	Tertiary Education	TVET College	Education Total	Clinic	Community Health Centre	Hospital	Health Services Total	Correctional Services	Fire Station		Police	Traffic Department	Cemetery	Community Service-SAVF	Library	Magistrate Court	Municipal / Government Offices	Old Age Home	Place of Worship	Post Office		Postal Services	Town Hall / Centre	Youth Centre	Bowls	Cricket	Golf	Polo			Swim	Tennis	Sports Field
Azalea			1			1				0					0					1						1							0	2		
Meyerville		1				1				0					0	1						6				7							0	8		
Standerton	1	6	5	3	1	16	3		1	4	1	1	1	1	4	2	1	3	1	6	1	16	1		2	33	1	1	1		1	1	1	6	63	
Standerton Ext 4						0				0					0						1					1							0	1		
Standerton Ext 5			1			1				0					0											0							0	1		
Standerton Ext 6		1				1				0					0						1				1	2							0	3		
Standerton West Ext 1						0				0					0						1					1							0	1		
Stanfield Hill		1				1				0					0											0							0	1		
Sakhile		5	4			9	2		1	3					0	2		1				24			1	28						3	3	43		
Sakhile Ext 1		1	1			2				0			1		1											0							0	3		
Sakhile Ext 3						0		1		1					0											0							0	1		
Sakhile Ext 4	1	1				2				0					0	1					3					4							0	6		
Sub-Area 1: Standerton/Sakhile	2	16	12	3	1	34	5	1	2	8	1	1	2	1	5	6	1	4	1	7	1	52	1	0	3	1	77	1	1	1	0	1	1	4	9	133
Morgenzon		1	1	1		3	1			1			1	1	2	2		1	1	1		6				11			1			1	2	19		
Sivukile Ext 1		2				2				0					0						5					5							0	7		
Sub-Area 2: Morgenzon/Sivukile	0	3	1	1	0	5	1	0	0	1	0	0	1	1	2	2	0	1	1	1	0	11	0	0	0	0	16	0	0	1	0	0	0	1	2	26
Thuthukani		2	1			3				0					0						3	1				4							0	7		
Sub-Area 3: Tutuka	0	2	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	4	0	0	0	0	0	0	0	0	7	
Holmdene		1	1			2				0					0											0							0	2		
Platrand		2	1			3				0					0								1			1							0	4		
VAL						0				0			1		1						1		1			2							0	3		
Lekwa NU		19	1			20				0					0						1					1					1		1	22		
Sub-Area 4: Non-Urban	0	22	3	0	0	25	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2	0	2	0	0	4	0	0	0	1	0	0	0	1	31
Grand Total	2	43	17	4	1	67	6	1	2	9	1	1	4	2	8	8	1	5	2	8	1	68	2	2	3	1	101	1	1	2	1	1	1	5	12	197





Community Facilities

-



3.4.6 Engineering Services

Figure 34 spatially depicts the Engineering Infrastructure of the Lekwa LM, which is briefly discussed below.

3.4.6.1 Water Supply

Lekwa LM is responsible for bulk and reticulation water supply, but services are often constrained by ageing infrastructure, inadequate maintenance, and limited investment.

Water treatment plants and pump stations experience frequent breakdowns, leading to inconsistent supply. Rural settlements often rely on boreholes, communal standpipes, or water tankers.

Non-revenue water (losses through leaks, illegal connections, and poor metering) remains high, further straining capacity.

There is a Water Treatment Works (WTW) in Standerton and Morgenzon, with two pump stations at Standerton and one at Morgenzon. There are four pump stations at Standerton, with one at Morgenzon and one at Thuthukani.

3.4.6.2 Sanitation

Sewer networks and wastewater treatment works (WWTWs) are overstretched, with some plants functioning below design standards.

In many rural areas, households depend on on-site sanitation (pit latrines and septic tanks).

The risk of pollution into rivers and dams is significant, especially given Lekwa's proximity to sensitive catchments in the Upper Vaal River system.

In Standerton, there is one Wastewater Treatment Works (WWTW) with a design capacity of 9 ML/d, while the current operational flow is approximately 18 ML/d. The town is serviced by 11 sewer pump stations.

In Morgenzon, a pond system is operated with a design capacity of 0.2 ML/d, which is currently being exceeded. The area is also serviced by two sewage pump stations.

In Thuthukani, it is still unclear whether the sewage infrastructure belongs to, or was officially handed over to, the Municipality.

Feasibility studies for both Standerton and Morgenzon have been completed and approved. The Lekwa LM are in the process of upgrading the Standerton WWTW from 9 ML/d to 32 ML/d, and the Morgenzon ponds system from 0.2 ML/d to 3 ML/d.

3.4.6.3 Electricity

The municipality distributes electricity in Standerton, while Eskom supplies Morgenzon, Thuthukani and most rural settlements. There have been periodic disruptions in electricity supply in recent years, largely linked to financial and operational challenges experienced by the Municipality in sustaining bulk service payments to Eskom.



The contracted MVA that is approved by Eskom is 55MVA the Lekwa LM, and Eskom throttles this supply to the Lekwa LM when the supply exceeds 61 MVA.

Currently the Municipal demand is higher than 61MVA and it requires a short-term upgrade to at least 80MVA. Growth in Standerton, including the development of the new mall and other proposed developments, will require 110MVA in order to cope with the demand at least for the next 5 to 10 years

The Lekwa LM have applied to upgrade NMD from 55MVA to 110MVA from Eskom and the process is underway.

There are 3 main substations in the Lekwa LM which all receive intake from Eskom at 33KV, from one single intake point. The substations as well as the entire network are very aged and would require upgrading in order to increase their capacity 110 MVA

There is currently an 11KV bulk line being constructed from A substation to the Rooikoppen area, together with a 10 MVA switching station.

3.4.6.4 Solid Waste Management

Lekwa LM provides refuse collection mainly in urban centres (Standerton, Morgenzon, Sakhile, etc.). Rural settlements often lack formal collection services, leading to illegal dumping and environmental health concerns.

There are two landfills sites, one on Standerton and one in Morgenzon.

3.4.6.5 Roads and Stormwater

The municipality maintains local streets and stormwater systems, while provincial and national departments are responsible for main roads.

Road surfaces in many areas are deteriorating due to limited maintenance budgets and heavy truck traffic linked to agriculture and industry.

Inadequate stormwater drainage contributes to localised flooding and accelerated road damage.

There are existing railway lines and numerous railway stations throughout the Lekwa LM, however, whether these are operational will need to be verified.

3.4.6.6 Lekwa LM Planned Engineering Projects

Table 21 represents the Planned Engineering Projects for the Lekwa LM, as obtained from the IDP 2025/26.





LEKWA LOCAL MUNICIPALITY SDF Engineering Services

- Lekwa Local Municipality
- Local Municipality
- District Municipality
- Province
- Towns and Settlements
- WWTW
- WTW
- Oxidation Ponds
- Pump Station
- Reservoir
- Landfill Site
- Existing HV Lines
- Power Station
- Sub Station
- National Roads
- Main Roads
- Secondary Roads
- Railway
- Railway Station



Figure

35

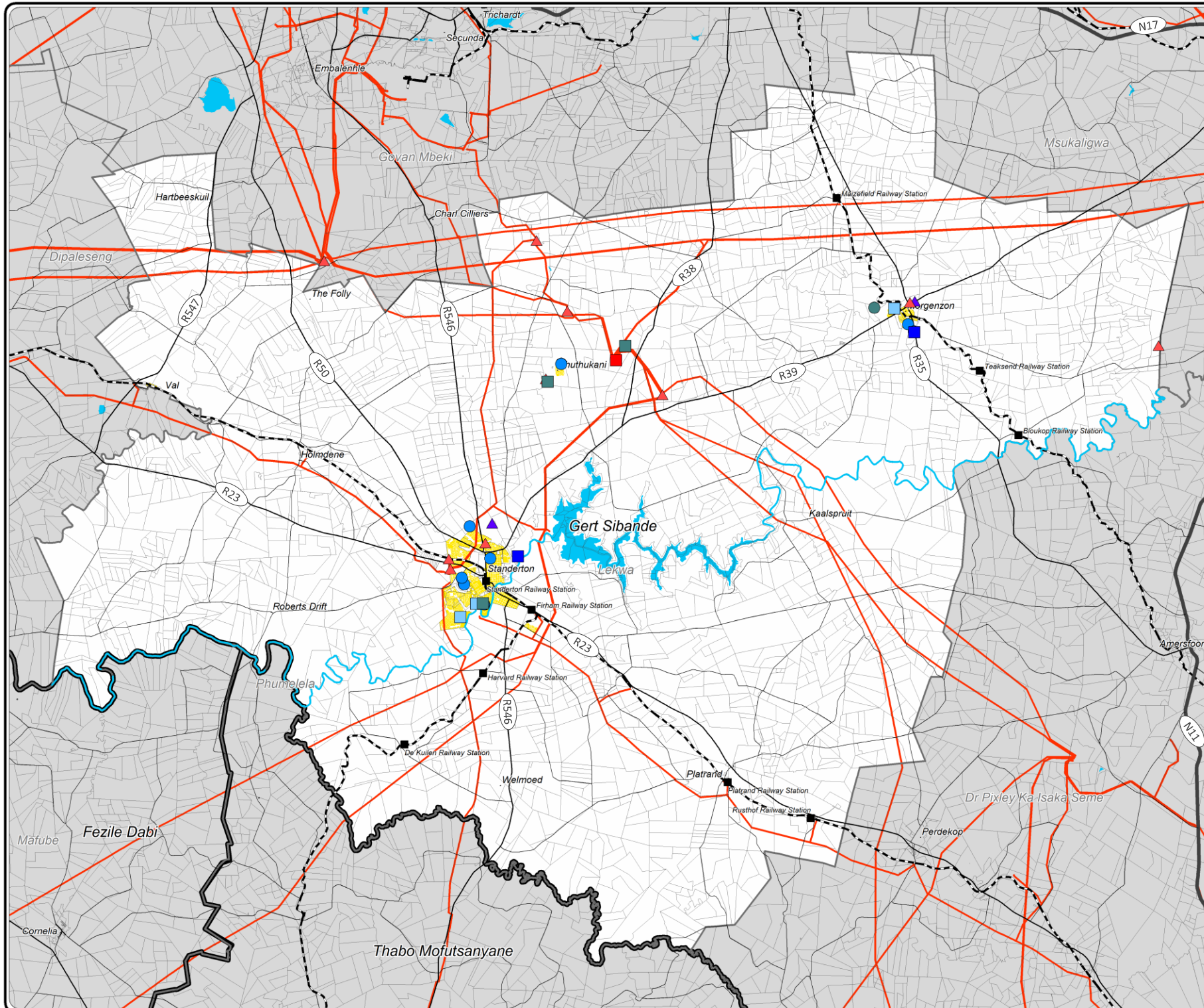


Table 21: Lekwa LM Planned Engineering Projects

PROJECT NAME	MTREF_2023	MTREF_2024	MTREF_2025	TOTAL MTREF	RESPONSIBLE DEPARTMENT
Water Treatment Works: Upgrade Standerton water supply scheme	14 224 800	-	-	14 224 800	Water Services
Water Treatment Works: Refurbish and upgrade Morgenzon treatment works	8 000 000	-	-	8 000 000	Water Services
Pump Station: Muller and Johan Pump Stations	4 500 000	-	-	4 500 000	Wastewater Treatment
INSTAL CAPLE SAKHILE 14/15	1 646 199	-	-	1 646 199	Electricity
Design, Supervision Construction Monitoring - Installation of Steel Elevated Tank	191 590	-	-	191 590	Water Services
IRDP Phase 2: Top Structure. Annual Target: 250 Units	25 750	-	-	25 750	Integrated Development Planning
IRDP Phase 1: Planning & Services. Annual Target: 150 Sites	6 544	-	-	6 544	Integrated Development Planning
Completion and commissioning of sewer pump station No. 2 in Rooikoppen	-	-	754 824	754 824	Wastewater Treatment
Construction of Kiesser Pressure Tower	-	8 528 521	-	8 528 521	Water Services
Improvement of Residual Pressure in Supply Area	-	-	20 000 000	20 000 000	Water Services
MEYERVILLE W/WORKS: 2ND PHASE	-	3 421 226	-	3 421 226	Water Services
Morgenzon 1 and Morgenzon 2 sewer pump stations Coligny TLC	-	-	6 900 000	6 900 000	Wastewater Treatment
Refurbishment and upgrade of sewer pump stations and Coligny sewer line	-	13 800 000	7 000 000	20 800 000	Wastewater Treatment
Refurbishment and Upgrading of Morgenzon and Sivukile Bulk Water Supply System	-	5 650 000	-	5 650 000	Water Services
Refurbishment of pump stations and Coligny sewer line in Standerton and Morgenzon	-	-	9 376 927	9 376 927	Wastewater Treatment
Sakhile: Sewer Gravity Main Upgrade	-	-	1 000 000	1 000 000	Wastewater Treatment
Upgrade of portion of Morgenzon water scheme	-	-	400 713	400 713	Water Services
Upgrading of the Standerton Bulk Water Supply System phase 2 - MIG	-	17 057 042	7 073 057	24 130 099	Water Services
TOTAL	28 594 883	48 456 789	52 505 521	129 557 193	



3.5 LOCAL AREA SPATIAL STRUCTURE AND LAND USE

3.5.1 Standerton

Figure 35 depicts the Local Area Spatial Structure of Standerton, which is the Lekwa LM's first order node and is briefly discussed below.

3.5.1.1 Population

Standerton is the largest urban centre in Lekwa LM, housing a significant portion of the municipal population. It is growing steadily due to its role as the administrative and economic hub, attracting in-migration from rural areas and smaller settlements.

Standerton and Sakhile experienced an incremental growth from 2022 to 2025 of 712 households, with a total of 30 345 households in 2025 (see *Section 3.2.1*).

3.5.1.2 Environment

The town lies on the banks of the Vaal River, with the Grootdraai Dam nearby. This gives Standerton an important role in water supply, recreation, and biodiversity support. The surrounding landscape is dominated by cultivated farmland and grazing.

3.5.1.3 Movement Network

Standerton is strategically located on several key routes: the R23 (to Johannesburg and Volksrust), R50 (to Delmas/Pretoria), R546 (to Secunda), and R39 (to Ermelo).

A railway line runs through the town, supporting freight transport while local streets distribute movement into residential and industrial areas.

3.5.1.4 Economic Activity

Standerton accommodates the bulk of higher-order services and industries. The economy is diverse: regional administration, wholesale and retail trade, agro-processing, poultry farming (Astral Foods), manufacturing, and logistics. It is the main employment node of the municipality.

There is a concentration of economic activity west of the R23 and north of the railway line including business and commercial activity.

The development of a new mall has been approved south-west of the railway line at Standerton X9.

There is a concentration of industrial activities in the south-eastern extents of town, comprising a number of agricultural related industries such as the mills, animal feed manufacturers, oil mills, processing plants, etc.

Moving further west (towards the Vaal river) are service industries such as scrapyards and panelbeaters as well a coal station.



3.5.1.5 Housing

The town has a mix of formal residential neighbourhoods, middle- and upper-income housing, as well as lower-income settlements and areas requiring upgrading.

Informal settlements and backyard accommodation remain part of the housing landscape, predominantly located south of the railway line.

There is a total approximately 5 239 informal units in Standerton (see *Section 3.4.4.1*).

3.5.1.6 Community Facilities

Standerton contains the largest concentration of community facilities: municipal offices, clinics, hospitals, primary and secondary schools, tertiary institutions, recreational facilities, and sport grounds.

The Standerton Golf Club is situated long the Vaal River, in the eastern extents of town, while other recreational clubs include the Sakhile Sports Stadium, a tennis club, bowling club and shooting club.

3.5.1.7 Engineering Services

Bulk services such as water, sanitation, and electricity are concentrated here. While infrastructure coverage is relatively good, challenges include aging

networks, intermittent electricity supply due to Eskom reliance, and maintenance backlogs.



- Community Facilities**
- Primary School
 - Secondary School
 - Tertiary/College
 - Fire Station
 - Police Station
 - Magistrate Court
 - Hospital
 - Clinic
 - Cemetery
 - Religion
 - Community Centre/Hall
 - Youth Centre
 - Old Age Facility
 - Public Library
 - Postal Service
 - Sports and Recreation
 - Municipal
 - Correctional

- Agriculture Infrastructure**
- Highveld Auction House

- Engineering Services**
- WWTW
 - Pump Station
 - Reservoir
 - WTW
 - Sub Station



LEKWA LOCAL MUNICIPALITY SDF

Local Area Spatial Structure Standerton - Sakhile

- Extensive Agriculture
- Single Residential
- Medium Density Residential
- Tourism Accommodation
- Business
- Commercial
- Industrial
- Mining
- Municipal
- Institutional
- Educational
- Transportation
- Vacant
- Informal Dwellings
- Open Space
- Sports and Recreation
- Main Roads
- Secondary Roads
- Railway
- Railway Station



Figure

3.5.2 Morgenzon

Figure 36 depicts the Local Area Spatial Structure of Morgenzon, which is the Lekwa LM's second order node and is briefly discussed below.

3.5.2.1 Population

Morgenzon is a smaller service town with a modest but stable population, largely supported by surrounding farming communities.

Morgenzon and Sivukile experienced an incremental growth from 2022 to 2025 of 78 households, with a total of 2 889 households in 2025 (see *Section 3.2.1*).

3.5.2.2 Environment

The town is surrounded by extensive agricultural land, with the environment characterised by cultivated fields and grazing. It plays a role as a rural support hub without major environmental constraints within the urban footprint.

3.5.2.3 Movement Network

Morgenzon lies on the R39, linking it to Standerton and Ermelo, and the R35 connecting to Bethal and Middelburg. These regional routes position the town well for serving its rural hinterland.

3.5.2.4 Economic Activity

The economy is predominantly agriculture oriented. Activities include grain and livestock farming support, local retail, farm input supplies, and repair services.

There is limited industrial development in the west of the town, south of the railway line, which accommodated the Morgenzon AFGRI Silos.

3.5.2.5 Housing

Housing consists largely of low- to middle-income formal residential areas, with some RDP projects and modest infill. Growth pressure is lower than in Standerton.

Informal settlements are clustered predominantly north of the R39, on the open space at Sivukile X 1 as well as in the north-western extents of town at Sivukile X1. There is a total of approximately 496 informal units in Morgenzon in 2025 (see *Section 3.4.4.1*).

3.5.2.6 Community Facilities

The town accommodates basic services such as primary and secondary schools, a clinic, municipal satellite offices, and recreational facilities. Higher-order health and education services are accessed in Standerton.



The *Morgenzon Golf Club* is situated in the northern extents of town, in close proximity to the Sivukile Youth Empowerment Centre.

The town is further home to the *Morgenzon Landbou Akedemie*, a unique agricultural school that has built a reputation for combining formal education with practical farming skills which reinforces the towns identity as a service centre for the surrounding farming community.

3.5.2.7 Engineering Services

Morgenzon is serviced with water, sanitation, and electricity infrastructure, but at smaller scale. Maintenance and capacity upgrades are required, and some rural connections remain inadequate.

3.5.3 Thuthukani

Figure 37 depicts the Local Area Spatial Structure of Thuthukani, which is characterised as Lekwa LM's third order node and is briefly discussed below.

3.5.3.1 Population

Thuthukani is primarily a residential settlement, with a population consisting of low- to middle-income households.

Thuthukani did not experience any growth in the period 2022 to 2025, with a total of 1 350 households in both 2022 and 2025 (see *Section 3.2.1*).

3.5.3.2 Environment

The settlement is not located within a sensitive environmental area but is closely tied to the surrounding agricultural landscape. Vacant land on the periphery is often used for small-scale cultivation.

3.5.3.3 Movement Network

Although not directly on a major provincial route, Thuthukani connects to Standerton via local access roads. Public transport (minibus taxis and buses) is the main mobility mode for residents travelling to Standerton for work and services.

3.5.3.4 Economic Activity

Economic activity is limited and mainly localised — spaza shops, small-scale trading, home-based enterprises, and subsistence farming, with a small filling station in the northern extents. Most employment opportunities are sought in Standerton.

3.5.3.5 Housing

The settlement is dominated by formal RDP housing, some incremental self-built housing, and informal backyard units. Housing demand is largely for affordable accommodation.



There is a limited total of approximately 39 informal units in Morgenzon in 2025, with no growth since 2022 (see *Section 3.4.4.1*).

3.5.3.6 Community Facilities

Thuthukani has a number of basic community facilities such as primary schools, clinics, churches and local sports fields, but residents rely on Standerton for higher-order services such as hospitals.

3.5.3.7 Engineering Services

Infrastructure provision is more constrained than in Standerton and Morgenzon. Water and sanitation are provided, but with intermittent supply challenges. Electricity is accessed mainly via Eskom connections, with ongoing issues of reliability and affordability.



- Community Facilities**
- Primary School
 - Secondary School
 - Tertiary/College
 - Police Station
 - Magistrate Court
 - Clinic
 - Cemetery
 - Religion
 - Public Library
 - Sports and Recreation
 - Municipal

- Engineering Services**
- Oxidation Ponds
 - Pump Station
 - Reservoir
 - WTW
 - Sub Station
 - Landfill Site



LEKWA LOCAL MUNICIPALITY SDF

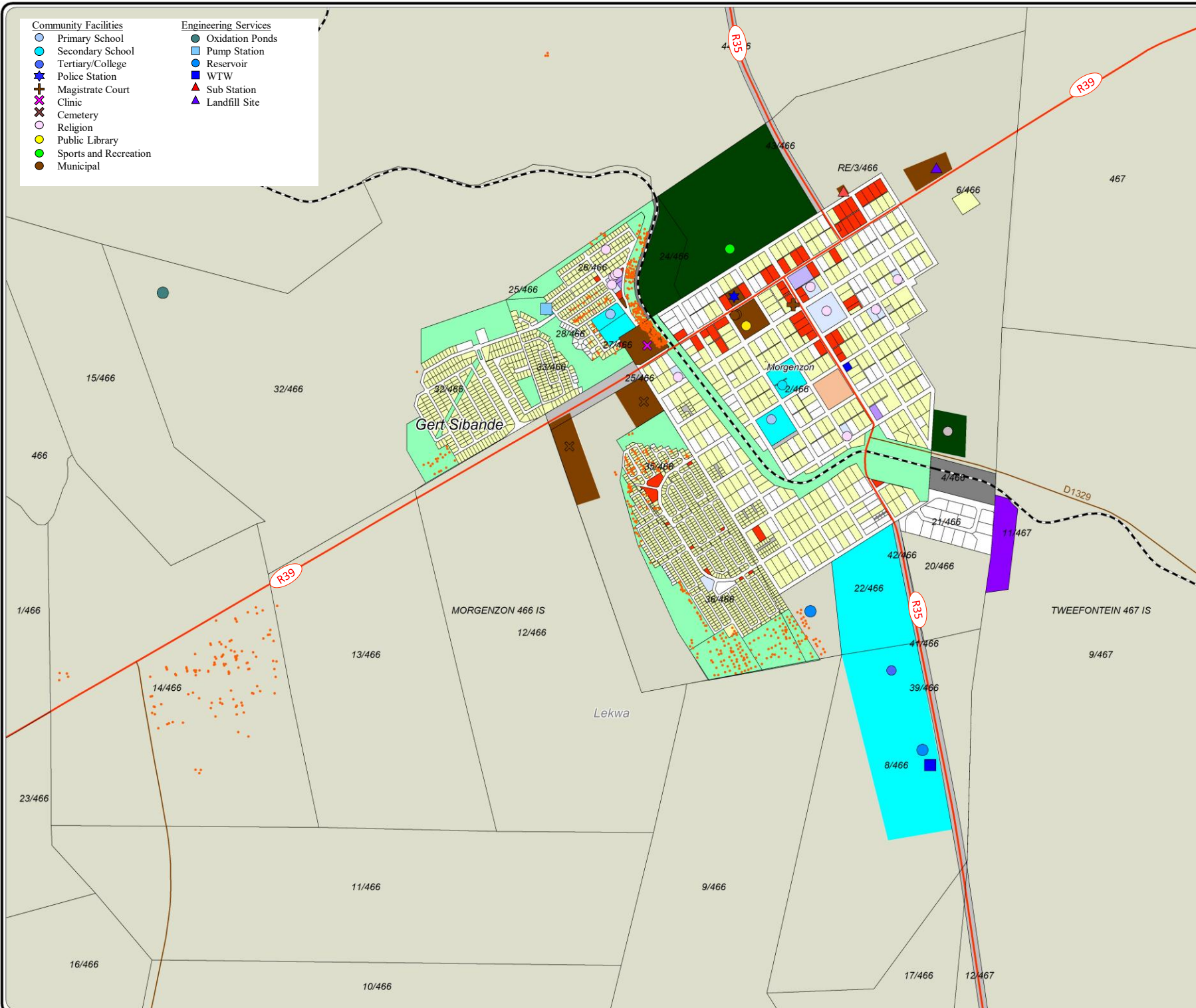
Local Area Spatial Structure Morgenzon - Sivukile

- Extensive Agriculture
- Single Residential
- Medium Density Residential
- Business
- Commercial
- Industrial
- Municipal
- Institutional
- Educational
- Transportation
- Vacant
- Informal Dwellings
- Open Space
- Sports and Recreation
- Main Roads
- Secondary Roads
- Railway
- Railway Station



Figure

37



Community Facilities

- Primary School
- Secondary School
- Religion
- Postal Service

Engineering Services

- WTW
- Reservoir
- Sub Station



LEKWA LOCAL MUNICIPALITY SDF

Local Area Spatial Structure Thuthukani

- Extensive Agriculture
- Single Residential
- Medium Density Residential
- Business
- Mining
- Municipal
- Institutional
- Educational
- Vacant
- Open Space
- Sports and Recreation
- Secondary Roads



Figure

38

13/373

8/373

23/373

RE/19/373

Thuthukani

Gert Sibande

EENSGEVONDEN 373 IS

Lekwa

4/373

PRETORIUS VLEY 374 IS

8/374

11/373

12/373

2/373

15/373

6/374

7/374

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3.6 SITUATIONAL ANALYSIS SYNTHESIS: KEY DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

From the situational analysis, a number of opportunities and constraints can be identified regarding the Regional Context, Socio-Economic Environment, Biophysical Environment and the Built Environment, which are briefly discussed below.

3.6.1 Regional Context

- ❖ Lekwa falls within the Gert Sibande District and is connected to the region via major roads including the R50, R23, and R546, as well as key rail lines.
- ❖ It is situated within the Upper Vaal River Catchment, a critical water resource for agriculture, mining, and industry.
- ❖ The municipality serves as an agricultural and industrial service hub, supporting regional markets with crops, livestock, and commercial activities.
- ❖ Regional roads and freight rail lines position Lekwa as a strategic node for logistics and mobility within Mpumalanga and to Gauteng.
- ❖ Standerton, the main urban centre, provides health, education, administrative, and commercial services to surrounding rural settlements.
- ❖ Lekwa's location along the R50 and R23 corridors links it to neighbouring municipalities, facilitating trade and commuter movement within the region.
- ❖ The municipality plays a role in regional energy supply, with proximity to coal mining and power generation activities in the Gert Sibande District.

3.6.2 Socio-Economic Environment

- ❖ The Lekwa LM had a total estimated population of 121 626 people and 39 397 households.
- ❖ There is a Male/Female split of 48.7% / 51.3% in the Lekwa LM.
- ❖ The Lekwa LM has the highest tertiary education level in Gert Sibande DM (9%) and the lowest dependency ratio (43%).
- ❖ In terms of basic services, there has been a general improvement in the Lekwa LM with 69% of households having piped water in their dwellings, 95% use electricity for lighting and 91% have access to flush toilets in their households in 2022.

3.6.3 Biophysical Environment

- ❖ In terms of agricultural potential, the municipality's fertile soils and favourable climate conditions support diverse agricultural activities, including maize, soya, and livestock farming.
- ❖ Proximity to the Vaal River and Grootdraai Dam offers opportunities for irrigation and water-based economic activities.
- ❖ The presence of Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) can be leveraged for conservation and eco-tourism initiatives.
- ❖ Pollution from mining activities and untreated sewage discharge poses risks to water quality and biodiversity.
- ❖ The region's susceptibility to climate change impacts, such as droughts and floods, may affect agricultural productivity and water availability.



- ❖ Unsustainable land use practices could lead to soil erosion and reduced agricultural yields.

3.6.4 Built Environment

- ❖ The Lekwa LM covers 459,391 ha with 30,774 registered properties.
- ❖ Farms dominate the area: 99.3% of the land (456,606 ha) with 220 parent farms and 2,984 farm portions.
- ❖ Urban erven: 27,372 erven occupy 2,459 ha (0.5% of municipal area); includes 198 parks (326 ha).
- ❖ No Agricultural Holdings or areas under traditional leadership exist within Lekwa LM.
- ❖ The nodal hierarchy of the towns in the Lekwa LM is as follows:
 - 1st Order Node: Standerton – primary urban and administrative hub, service and industrial centre.
 - 2nd Order Node: Morgenzon – secondary service centre with retail and agricultural support.
 - 3rd Order Nodes: Thuthukani, Holmdene, Platrand – tertiary residential nodes with limited services.
- ❖ Availability of vacant erven and strategic development areas presents opportunities for planned urban expansion and infrastructure development.
- ❖ Potential to diversify the economy by developing sectors such as tourism, manufacturing, and services.
- ❖ Challenges with outdated infrastructure master plans and service delivery backlogs hinder sustainable development.

- ❖ The demand for housing, particularly in urban areas, necessitates urgent attention to housing development and planning.
- ❖ Despite improvements, disparities in access to basic services persist, particularly in rural and informal settlements.



CHAPTER 4:

SPATIAL DEVELOPMENT

FRAMEWORK

Chapter 4 comprises the Spatial Development Framework of the Lekwa LM. The section firstly gives an overview of the Lekwa LM SDF and its main aim. The Spatial Vision and Development Principles of the SDF are then confirmed, followed by the Spatial Concept which is spatially depicted and confirmed through a number of Development Objectives as well as the Land Use Budget for the Lekwa LM.

The Spatial Development Proposals are then discussed on a Municipal Level, which culminate into the Composite SDF, followed by the Local Area Plans for the main towns.



Lekwa Local Municipality Spatial Development Framework (SDF)

OVERVIEW OF THE SPATIAL DEVELOPMENT FRAMEWORK

The main purpose of the Lekwa Municipal Spatial Development Framework is to define a spatial rationale with development concepts and guidelines that can be used by Lekwa LM to achieve sustainable spatial development in a consistent/coherent manner. The Municipal SDF is multi-sectoral in nature and should enable decision-makers in the region – particularly municipalities and provincial and national government departments – to make well-informed decisions that are strategically sound, and in line with the development objectives outlined in the Municipal SDF.

Furthermore, it will ensure that development decisions across the Municipality are made on the basis of sound argument and a common spatial logic/rationale rather than subjective opinions of individuals.

Finally, the Lekwa LM Spatial Development Framework is a broad conceptual framework aimed to achieve a range of Strategic Goals as summarised in **Table 22**.

Table 22: Strategic Goals of the Lekwa LM SDF

STRATEGIC GOALS OF THE LEKWA LM SDF
Outcomes Led Planning: Provide the spatial planning basis for achievement of the Outcomes defined in national and provincial policies and the Gert Sibande District One Plan.
Strategy Led Budgeting: Ensure different spheres of government and Lekwa LM sector departments are able to plan and programme budgets towards an accepted municipal strategic purpose in line with the broad spatial concept and spatial strategies defined in the Lekwa LM SDF.
Spatial Transformation/Restructuring: Assist the Lekwa LM to structure/restructure their space in a manner that integrates the municipal area and ensures that the principles of spatial justice, equity and sustainability are achieved.
Multi-Sectoral Guidance: Provide a useful set of guidelines to assist the Lekwa LM towards the incorporation of the principles contained in the SDF into other sectoral planning processes.
Enhanced Land Use Management: Provide the basis for the formulation of a set of land use controls by the Lekwa LM in order to perform its regulatory role in land use management.



Diagram 15 illustrates the proposed structure and sequence of the main components representing the Lekwa LM SDF. This SDF Conceptual Framework is strongly informed and aligned to the legal and policy directives emanating from legislation and multi-sectoral policies at national and provincial level. It is briefly summarised as follow:

- ❖ The **Spatial Vision** for the Lekwa LM area is aligned to the five SPLUMA Principles and translated into a number of Outcomes to be achieved through strategic planning. (**Outcomes Led Planning**).
- ❖ The Spatial Vision is next translated into a more detailed **Spatial Concept** and a **Municipal Land Use Budget** quantifying the land area required to accommodate the projected future growth of the municipal area.
- ❖ Emanating from the Spatial Concept, a total of six main **Spatial Development Objectives** are formulated for the Lekwa SDF. Each Spatial Development Objective comprises a number of **Actions** to be implemented; which collectively represent the **Spatial Strategies** of the Lekwa SDF.
- ❖ The detailed **Spatial Strategies** will spatially culminate into the **Composite Lekwa SDF** comprising a 5- and 20-year development perspective.
- ❖ Following from this the more detailed **Local Area Plans** are formulated for the three major functional nodes in the municipal area.
- ❖ The **Implementation Framework** firstly confirms the SPLUMA alignment of the SDF. It then summarizes the sectoral implications of the Lekwa LM SDF.
- ❖ The Lekwa LM SDF Spatial Strategies will inform the Lekwa LM Budgeting Process (**Strategy Led Budgeting**) which includes the Capital Investment

Framework (Long-Term Financial Plan) as well as the shorter term (3-5 year) Capital Expenditure Framework.



SPATIAL VISION

5 SPLUMA Principles

SPLUMA LED Planning : Well Governed, Sustainable, Resilient, Inclusive, Efficient/Productive District

SPATIAL CONCEPT

Lekwa LM Land Use Budget

Objective 1

Objective 2

Objective 3

Objective 4

Objective 5

Objective 6

Environmental
Management

Spatial Targeting

Movement
NetworkSustainable
Human
SettlementsInfrastructure
Alignment

Economic Development and Job Creation

SPATIAL STRATEGIES

- Critical Biodiversity Areas
- Ecological Corridors
- Environmental Management Zone Guidelines
- Climate Change Adaptation and Mitigation
- Flood and Fire Risk

- Priority Nodes
 - Urban
 - Rural
- Spatial Transformation
 - Rural
- Growth Management

- Mobility
- Accessibility
- Access
 - Road
 - Rail
- Freight Hubs/ Corridors
- Multi Modal Public Transport and Transfer Facilities

- Smart Growth Principles
- Priority Housing Development Areas
- Housing Typologies
- Housing Programmes

- Community Facilities
 - Standards
 - Thusong Centre (MPCC)

- Bulk
- Reticulation
 - Water
 - Sanitation
 - Electricity
 - Waste
 - ICT
- Expansion
- Maintenance

- Green Transitions
- Smart City Technology

Tourism

- Functional Areas
- Eco Tourism
- Agri Tourism
- Adventure
- Cultural

Industrial

- Areas/SEZ
- Functions
 - Logistics
 - Agri
 - Green

Business

- CBD
- Community Nodes
- Neighbourhood Nodes
 - TOD

Agriculture

- Rural Intervention Areas
- Land Reform
- Commodities
- Agri Park
- Precision Farming

ECONOMIC EMPOWERMENT

- Informal / Emerging Upscaling
 - SMME Development

- Agrarian Transformation
- Land Reform
- FPSU

- Tertiary Education and Resource Based Skills Development

COMPOSITE SDF:

- Long Term : 20 Years
- Short Term : 5 Years

LOCAL AREA PLANS

Standerton-Sakhile

Morgenzon - Sivukile

Thuthukani

IMPLEMENTATION FRAMEWORK

- SPLUMA Alignment
- Sectoral Alignment (Master Plans)
- Inter-Governmental Alignment (Projects)

STRATEGY LED BUDGETING:

- Capital Investment Framework (Long Term)
- Capital Expenditure Framework (5 Year): IDP, MTREF, Annual Budget

4.2 SPATIAL VISION AND DEVELOPMENT PRINCIPLES

The long-term vision of the Lekwa LM, as defined in the Lekwa LM IDP is as follows:

“To be the leading, people centred municipality excelling in economic growth, development and governance.”

In line with the above Vision and the Development Principles for spatial planning as contained in SPLUMA, the Lekwa LM SDF seeks to achieve the following Outcomes, as depicted on **Diagram 16**.

Diagram 16: Lekwa LM Outcomes: Directives Towards the Spatial Vision

Outcome 1: Well Governed LM	Outcome 2: Sustainable/Resilient LM
SPLUMA: Co-Operative Governance	SPLUMA: Spatial Sustainability, Spatial Resilience
❖ Visionary Leadership ❖ Multi Sectoral Planning ❖ Delivery Capacity and Mechanisms ❖ Institutional Alignment: ○ Planning ○ Budgeting ○ Implementation ○ Management	❖ Ecosystem Integrity ❖ Climate Change Resilience ❖ Economic Cycle Resilience ❖ Sustainable Resource Utilisation
Outcome 3: Productive LM	Outcome 4: Inclusive LM
SPLUMA: Spatial Efficiency, Spatial Resilience	SPLUMA: Spatial Justice
❖ Diverse Economy with Extended Value Chains ❖ Efficient Space Economy ❖ Integrated Movement Network ❖ Well Maintained and Comprehensive Infrastructure Network ❖ Innovative Application of Smart/Green Technology ❖ Highly Skilled Workforce	❖ Access to Land ❖ Access to Diverse Settlement and Housing Typology Options ❖ Accessible Public Transport ❖ Access to Community Facilities ❖ Access to Economic Opportunities and Resources



4.3 SPATIAL CONCEPT

The proposed Spatial Development Concept for the Lekwa LM is graphically illustrated on **Figure 39** and is based on the following six overarching Development Objectives as depicted on Diagram 15.

Objective 1



Promote effective environmental management to safeguard biodiversity, protect vital water and agricultural resources, and support the long-term sustainability of the natural environment.

- ❖ Protect the Vaal River system, wetlands, and sensitive grasslands that underpin local agriculture and biodiversity.
- ❖ Strengthen climate resilience by addressing soil erosion, water scarcity, and increased flood risks in vulnerable rural areas.
- ❖ Promote responsible land management practices, particularly around farms, mining areas, and settlement expansion.
- ❖ Integrate environmental constraints and opportunities into all planning and development decision-making.

Objective 2



Direct growth and investment towards strategically identified nodes to optimise land use efficiency and service delivery.

- ❖ Direct investment towards the municipality's main urban centres and strategic rural service nodes.
- ❖ Consolidate development along priority corridors, especially those linking agricultural production areas to markets.

Objective 3



Strengthen the movement network to support efficient movement of agricultural goods, enhance regional connectivity, and facilitate agro-processing and economic linkages.

- ❖ Ensure major regional routes (e.g., N11, R23, R546) function efficiently for transporting agricultural goods and linking to provincial markets.
- ❖ Improve rural access roads to support farm-to-market logistics and agro-processing opportunities.
- ❖ Enhance connectivity between Standerton, Sakhile, and surrounding rural settlements to strengthen economic integration.
- ❖ Promote a safe, reliable transport system that supports both commuter mobility and freight movement.

Objective 4



Support the development of sustainable, well-located, and inclusive human settlements that address housing needs and improve living conditions.

- ❖ Provide well-located, serviced housing that reduces informal growth in environmentally sensitive areas.
- ❖ Address housing backlogs through compact, incremental, and mixed-use settlement development.



- ❖ Improve access to social facilities and basic services in both urban and rural communities.
- ❖ Promote integrated neighbourhoods that support livelihoods, safety, and improved quality of life.

Objective 5



Ensure the coordinated provision, upgrading, and maintenance of bulk and internal infrastructure to support economic activity, agricultural production, and future growth.

- ❖ Upgrade ageing water, sanitation, electricity, and stormwater networks, particularly in Standerton and Sakhile.
- ❖ Support agricultural expansion and agro-processing by strengthening bulk infrastructure capacity in rural areas.
- ❖ Improve service delivery reliability.
- ❖ Align infrastructure investment with spatial priorities and long-term economic potential.

Objective 6



Stimulate local economic growth by leveraging key sectors, expanding opportunities for SMMEs, and strengthening value chains linked to agriculture and agro-processing.

- ❖ Strengthen the agricultural sector by supporting value-addition, agro-processing, and emerging farmers.
- ❖ Diversify the local economy by stimulating manufacturing, logistics, and renewable energy opportunities.

- ❖ Support SMME development through improved access to infrastructure, markets, and municipal support programmes.
- ❖ Unlock investment in strategic areas that create jobs and enhance regional competitiveness.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

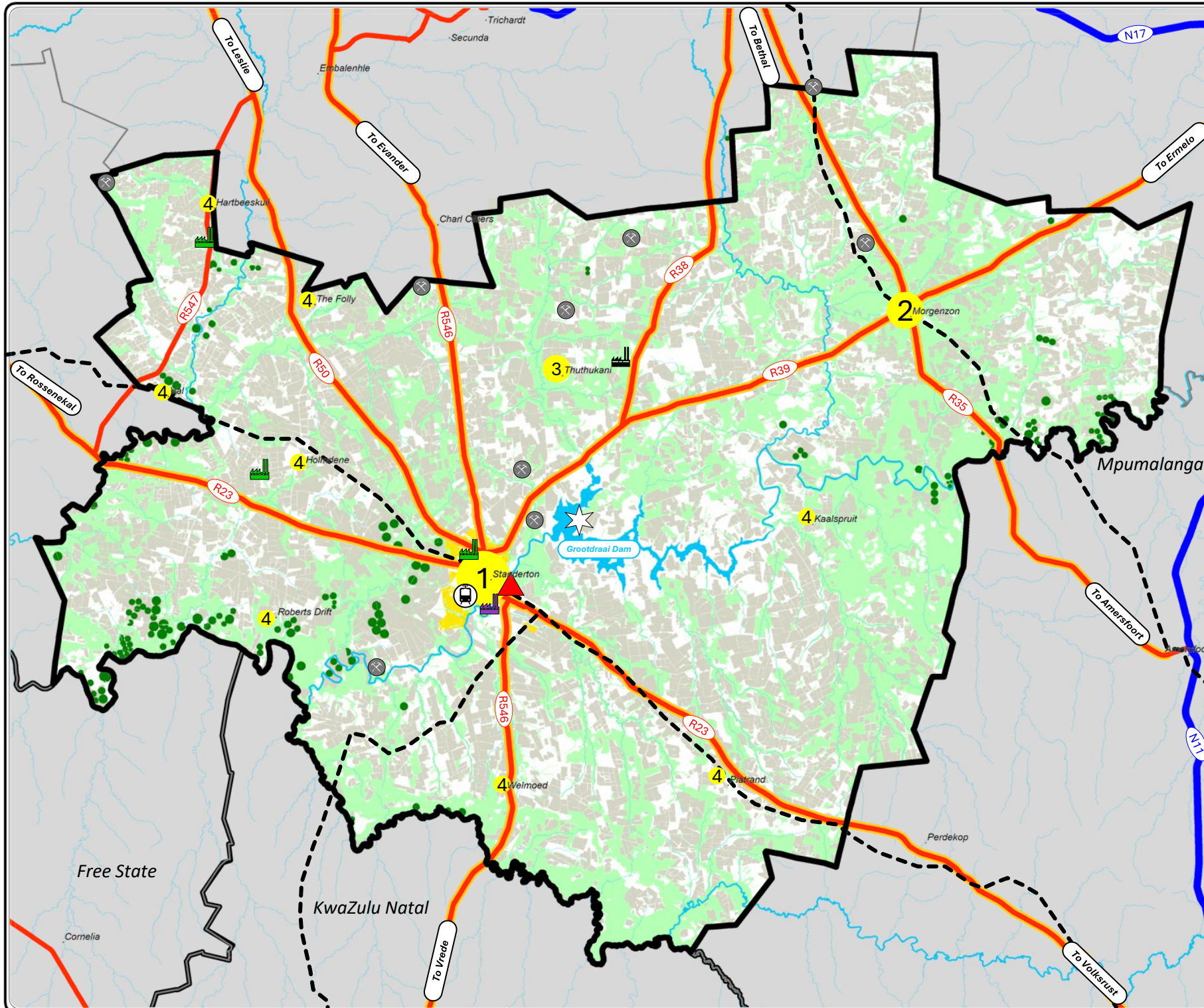
**LEKWA LOCAL
MUNICIPALITY SDF**

Spatial Concept

- Local Municipality
 - District Municipality
 - Provincial
- Environmental
- Terrestrial/Aquatic (CBA/ESA)
 - Dams/Rivers
- Spatial Targeting
- 1 Primary Node
 - 2 Secondary Node
 - 3 Tertiary Node
 - 4 Rural Service Node
- Economic Development
- Business
 - General Industrial
 - Agri Industrial (Processing)
 - Power Station
 - Mining Activity
 - Planted Pasture
 - Pivot Irrigation
 - FPSU
 - Tourism Anchor
- Movement Network
- National Corridor
 - Regional Corridor
 - Freight Corridor
 - Railway Line



Figure



4.3.1 Lekwa LM Land Use Budget

Table 23 depicts the Population Projections for the Mpumalanga Province from 2022 up to 2050. It is noted that for the Lekwa LM the 2022 population of 119,669 people is expected to increase to 140,044 people in 2030 and further to 172,660 people in 2050.

Diagram 17 depicts the Population Projections per LM in the Gert Sibande DM. It is noted that Lekwa LM's percentage contribution to the DM declined from 11% in 2001 to 9% in 2022 and is expected to remain in the order of 9% up to 2050.

Table 23: Mpumalanga Province Population Projections – 2022 up to 2050

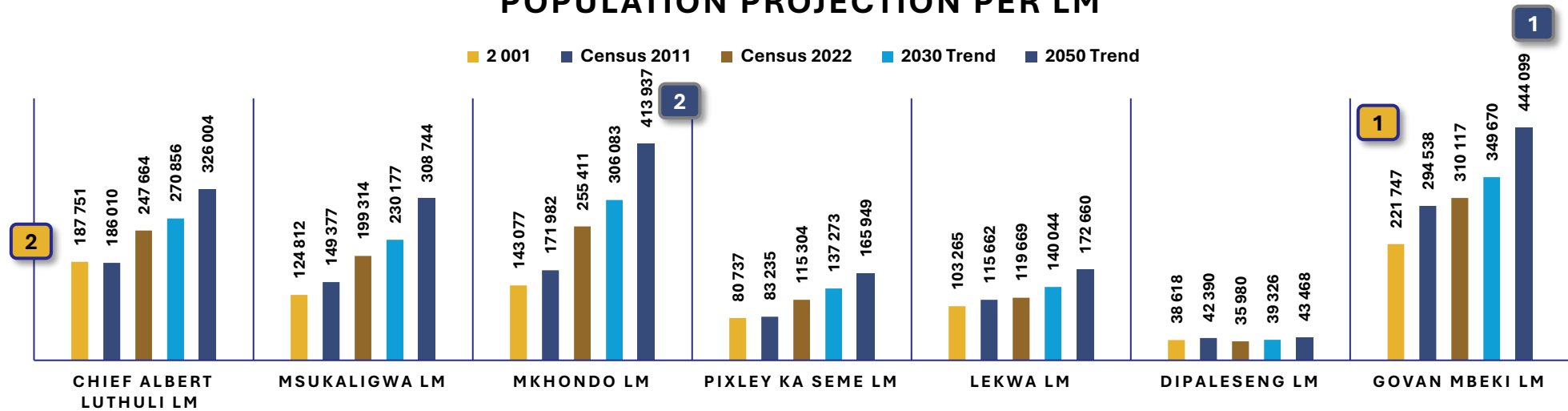
District Municipalities	Population					Population Increment				Population Increment p.a.				Population Growth p.a.			
	Census 2001	Census 2011	Census 2022	2030 Trend	2050 Trend	2001-2011	2011-2022	2022-2030	2030-2050	2001-2011	2011-2022	2022-2030	2030-2050	2001-2011	2011-2022	2022-2030	2030-2050
Gert Sibande DM	900 007	1 043 194	1 283 459	1 473 428	1 874 861	143 187	240 265	189 969	401 433	14 319	21 842	23 746	20 072	1,5%	1,9%	1,7%	1,2%
Chief Albert Luthuli LM	187 751	186 010	247 664	270 856	326 004	- 1 741	61 654	23 192	55 148	- 174	5 605	2 899	2 757	-0,1%	2,6%	1,1%	0,9%
Msukaligwa LM	124 812	149 377	199 314	230 177	308 744	24 565	49 937	30 863	78 567	2 457	4 540	3 858	3 928	1,8%	2,7%	1,8%	1,5%
Mkhondo LM	143 077	171 982	255 411	306 083	413 937	28 905	83 429	50 672	107 854	2 891	7 584	6 334	5 393	1,9%	3,7%	2,3%	1,5%
Pixley Ka Seme LM	80 737	83 235	115 304	137 273	165 949	2 498	32 069	21 969	28 676	250	2 915	2 746	1 434	0,3%	3,0%	2,2%	1,0%
Lekwa LM	103 265	115 662	119 669	140 044	172 660	12 397	4 007	20 375	32 616	1 240	364	2 547	1 631	1,1%	0,3%	2,0%	1,1%
Dipaleseng LM	38 618	42 390	35 980	39 326	43 468	3 772	- 6 410	3 346	4 142	377	- 583	418	207	0,9%	-1,5%	1,1%	0,5%
Govan Mbeki LM	221 747	294 538	310 117	349 670	444 099	72 791	15 579	39 553	94 430	7 279	1 416	4 944	4 721	2,9%	0,5%	1,5%	1,2%
Nkangala DM	1 018 423	1 308 128	1 588 970	1 845 848	2 464 232	289 705	280 842	256 878	618 384	28 971	25 531	32 110	30 919	2,5%	1,8%	1,9%	1,5%
Victor Khanye LM	56 335	75 452	106 149	122 839	149 124	19 117	30 697	16 690	26 285	1 912	2 791	2 086	1 314	3,0%	3,2%	1,8%	1,0%
Emalahleni LM	276 413	395 466	434 522	517 432	749 648	119 053	39 056	82 910	232 216	11 905	3 551	10 364	11 611	3,6%	0,9%	2,2%	1,9%
Steve Tshwete LM	142 772	229 831	242 031	269 124	332 592	87 059	12 200	27 093	63 468	8 706	1 109	3 387	3 173	4,9%	0,5%	1,3%	1,1%
Emakhazeni LM	43 007	47 216	50 165	55 019	68 356	4 209	2 949	4 854	13 337	421	268	607	667	0,9%	0,6%	1,2%	1,1%
Thembisile Hani LM	256 583	310 458	431 248	508 356	693 685	53 875	120 790	77 108	185 329	5 388	10 981	9 638	9 266	1,9%	3,0%	2,1%	1,6%
Dr JS Moroka LM	243 313	249 705	324 855	373 078	470 827	6 392	75 150	48 223	97 749	639	6 832	6 028	4 887	0,3%	2,4%	1,7%	1,2%
Ehlanzeni DM	1 447 124	1 688 614	2 270 897	2 615 548	3 410 632	241 490	582 283	344 651	795 084	24 149	52 935	43 081	39 754	1,6%	2,7%	1,8%	1,3%
Thaba Chweu LM	81 681	98 387	109 223	119 712	139 324	16 706	10 836	10 489	19 612	1 671	985	1 311	981	1,9%	1,0%	1,2%	0,8%
City of Mbombela	530 647	658 604	818 925	918 089	1 153 488	127 957	160 321	99 164	235 400	12 796	14 575	12 395	11 770	2,2%	2,0%	1,4%	1,1%
Nkomazi LM	334 668	393 030	591 928	709 272	987 931	58 362	198 898	117 344	278 659	5 836	18 082	14 668	13 933	1,6%	3,8%	2,3%	1,7%
Bushbuckridge LM	500 128	538 593	750 821	868 475	1 129 889	38 465	212 228	117 654	261 414	3 847	19 293	14 707	13 071	0,7%	3,1%	1,8%	1,3%
Mpumalanga	3 365 554	4 039 936	5 143 326	5 934 824	7 749 725	674 382	1 103 390	791 498	1 814 901	67 438	100 308	98 937	90 745	1,8%	2,2%	1,8%	1,3%
MP% of SA	7,5%	7,8%	8,3%	8,5%	8,3%												

Source: 2001 Census, 2011 Census, 2022 Census, STATS SA per Municipality

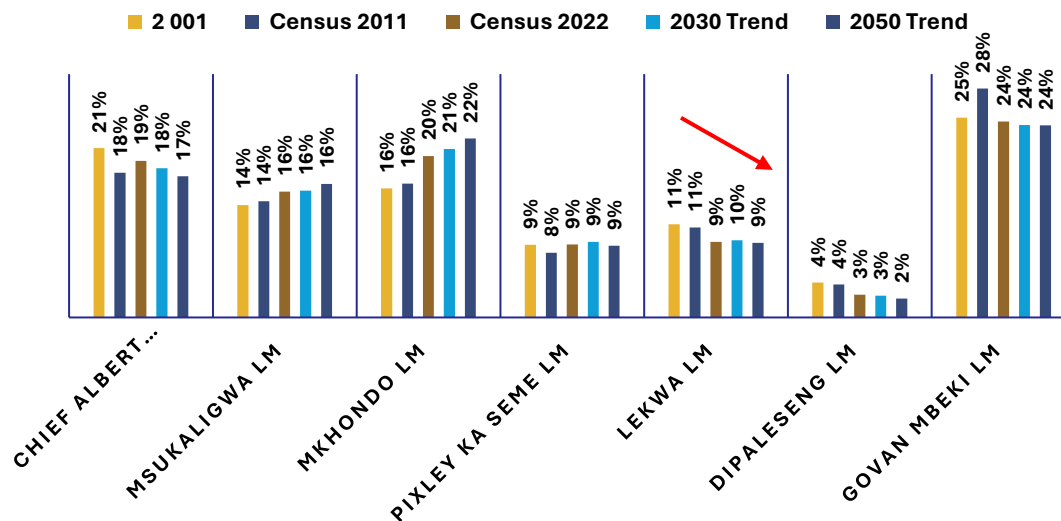
Projection based on 2022 Census, and 2029 (STATISTICA) Projection. 2050 is an extrapolated Trend Projection. Assumptions were made on the % contribution of MP to SA population by 2050, as well as the incremental Population p.a.



POPULATION PROJECTION PER LM



LM CONTRIBUTION (%) TO DM



Scenario Assumptions:

- Since 2001 the highest population is found in Govan Mbeki LM. Second highest was Chief Albert Luthuli LM (2001). It was surpassed by Mkhondo LM in 2022, which becomes the second most populated LM. Assumption was that it would continue to remain the second highest LM in Gert Sibande LM by 2050.
- Lekwa LM's** percentage contribution declined from 11% in 2001 to 9% in 2022 and is expected to remain in the order of 9% up to 2050.

Diagram 18 depicts the two Scenarios for calculating the Population Projections. Scenario 1 is based on the Mid-Year Population Estimates, as per the IDP 2022-2027; while Scenario 2 is based on the Census 2022 data. While Scenario 1 projections are higher than that of Scenario 2, the projections would be very close by the year 2050. For purposes of the SDF, Scenario 2 is applied for calculating municipal population projections.

Diagram 19 summarises the Population Projections as well as the Households for the Lekwa LM, up to 2050. The total households are expected to increase from 39,397 in 2025, to 48,559 in 2035 and further to 60,038 in 2050. This translates to an incremental household increase of 9,976 households between 2022 and 2035 and 11,480 households for the period 2035 to 2050.

When considering the annual growth; households are expected to increase by 767 households per annum in the period 2022 to 2035 and similarly by 765 households in the period 2035 to 2050.

The Household Size has decreased from 4,1 people per household in 2001 to 3,1 in 2025 and is expected to decrease further to 3,0 in 2035 and 2,9 in 2050.



Scenario 1: Mid-Year Population Estimates (IDP 2022-2027)

Table Lekwa LM: Population Figures, Stats SA 2021 Mid-Year Population Estimates

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Mid-Year Population Estimates	137 124	139 046	140 970	142 846	144 687	146 472	148 176	149 892	151 626	153 366	155 094

Source: IDP 2022-2027, section 4.2 p33

Scenario 2: Trend Sc with Census 2022 included as base.

Table : Lekwa LM: Population Projections, 2025-2050

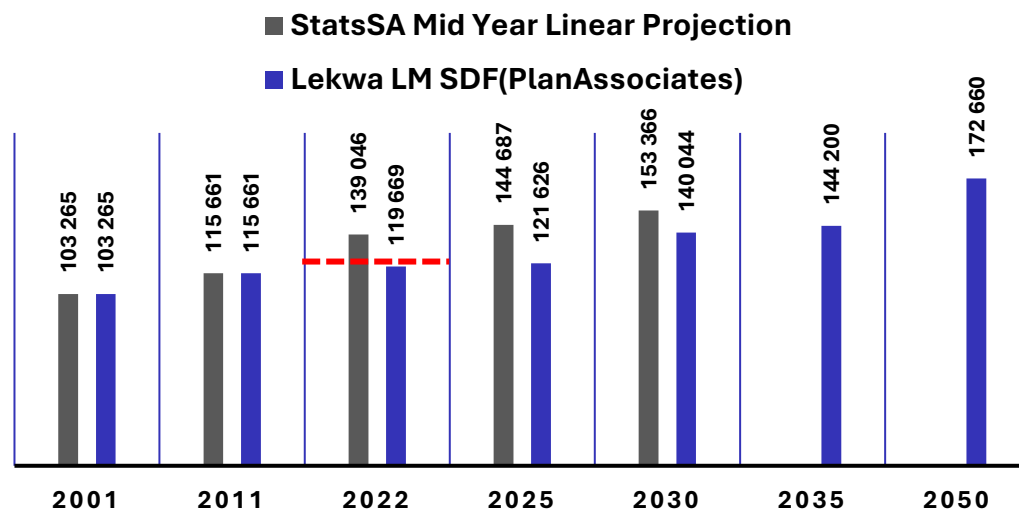
	Census 2001	Census 2011	Census 2022	2025	2035	2050
Population	103 265	115 661	119 669	121 626	144 200	172 660

Source: 2001 Census, 2011 Census, 2022 Census, STATS SA per Municipality

Projection based on 2022 Census, and 2029 (STATISTICA) Projection for SA. 2050 is an extrapolated Trend Projection per LM. Assumptions were made on the % contribution of MP to SA population by 2050, as well as the incremental Population p.a. for Lekwa LM.



LEKWA LM: COMPARISON OF ALTERNATIVE POPULATION SCENARIOS



Comparison of 2 Scenarios:

- The **Mid-Year projection**, from 2022 onwards, is higher than the **SDF Projection**.
- The reason being that the Mid-Year projection estimated the 2022 population higher than Census 2022 reported.
- By 2050 the two projections would be in the same order.

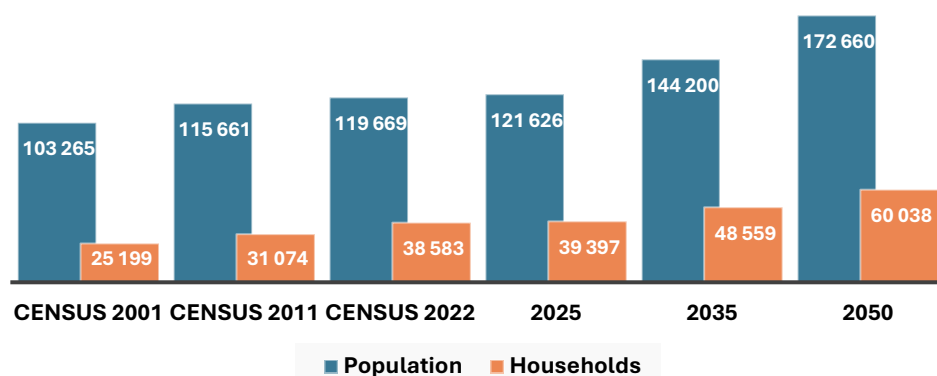
LEKWA LM: Sc 2: POPULATION AND DWELLING UNITS PROJECTIONS, 2025 to 2050

Diagram 19

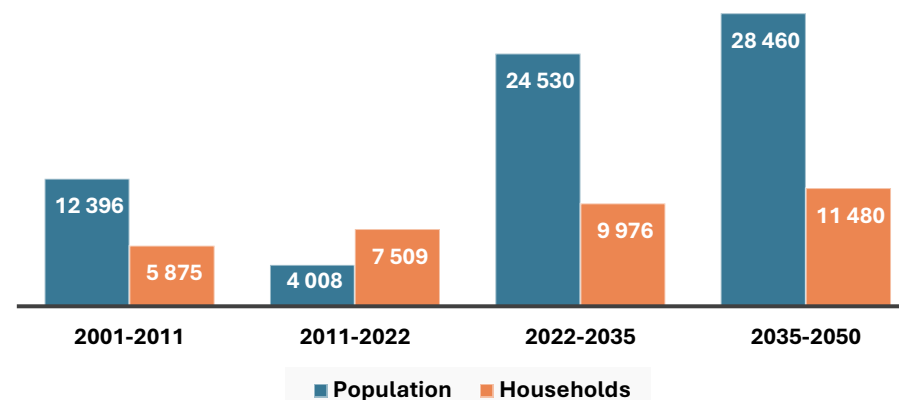
Table : Lekwa LM: Population Projections, 2025-2050

	Population						Increment				Increment p.a.				Growth p.a.			
	Census 2001	Census 2011	Census 2022	2025	2035	2050	2001-2011	2011-2022	2022-2035	2035-2050	2001-2011	2011-2022	2022-2035	2035-2050	2001-2011	2011-2022	2022-2035	2035-2050
Population	103 265	115 661	119 669	121 626	144 200	172 660	12 396	4 008	24 530	28 460	1 240	364	1 887	1 897	1,1%	0,3%	1,4%	1,2%
Households	25 199	31 074	38 583	39 397	48 559	60 038	5 875	7 509	9 976	11 480	588	683	767	765	2,1%	2,0%	1,8%	1,4%
HH Size	4,1	3,7	3,1	3,1	3,0	2,9												

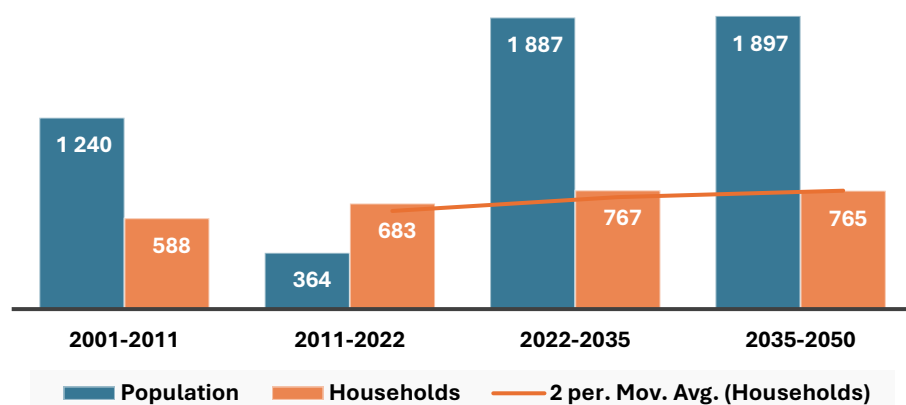
Lekwa LM: Population and Households, 2001 to 2050



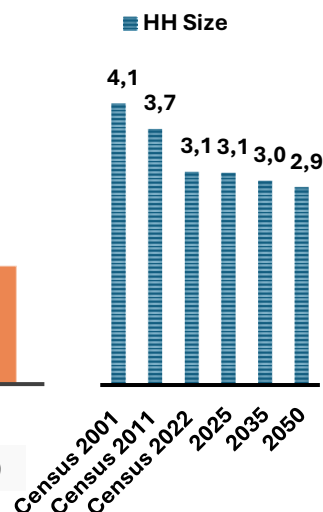
Population and Household Increment 2001 to 2050



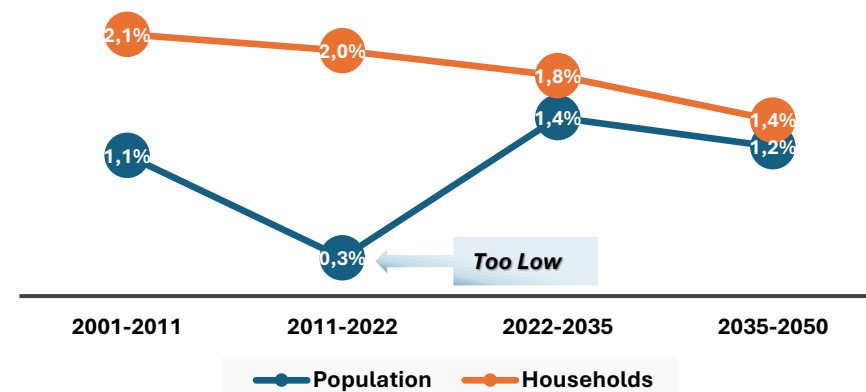
Population and Household Increment p.a. 2001 to 2050



HH SIZE



Lekwa LM: Population and Household Growth Rate p.a.



Lekwa Local Municipality Spatial Development Framework (SDF)

Table 24 depicts the Population Projections per sub-area of the Lekwa LM, while **Table 25** depicts the Household Projections per sub-area. The total expected population for 2050 is 172,660 people and 60,038 households.

Diagram 20 depicts the expected household growth visually, from which it is noted that the largest incremental growth is expected in Standerton/Sakhile., while the other areas have very limited growth.

Table 24: Population Projections per Sub-Area, 2025-2050

Name	Census	Census	Current	Projections		Increment					Increment p.a.		Growth p.a.			
	2011	2022	2025	2035	2050	2011-2022	2022-2025	2022-2035	2035-2050	2011-2050	2011-2022	2022-2025	2011-2022	2022-2035	2035-2050	2011-2050
Main Towns																
Standerton	43 965	46 068	47 114	54 844	65 026	2 103	1 046	8 776	10 182	21 061	191	349	0,4%	1,4%	1,1%	1,0%
Sakhile	40 418	41 638	42 352	54 369	69 710	1 220	715	12 732	15 341	29 292	111	238	0,3%	2,1%	1,7%	1,4%
Sub-Area 1: Standerton/Sakhile	84 383	87 706	89 466	109 213	134 736	3 323	1 760	21 507	25 523	50 353	302	587	0,4%	1,7%	1,4%	1,2%
Morgenzon	1 893	1 972	1 972	2 222	2 512	79	-	250	290	619	7	-	0,4%	0,9%	0,8%	0,7%
Sivukile	5 754	6 038	6 232	7 194	8 536	284	194	1 156	1 341	2 782	26	65	0,4%	1,4%	1,1%	1,0%
Sub-Area 2: Morgenzon/Sivukile	7 647	8 010	8 205	9 416	11 047	363	194	1 406	1 631	3 400	33	65	0,4%	1,3%	1,1%	0,9%
Sub-Area 3: Tutuka	2 731	2 987	2 987	3 684	4 065	256	-	696	381	1 334	23	-	0,8%	1,6%	0,7%	1,0%
Sub-Area 4: Non-Urban	20 900	20 966	20 968	21 886	22 812	66	2	920	926	1 912	6	1	0,0%	0,3%	0,3%	0,2%
Total Lekwa LM	115 661	119 669	121 626	144 200	172 660	4 008	1 957	24 530	28 460	56 999	364	652	0,3%	1,4%	1,2%	1,0%

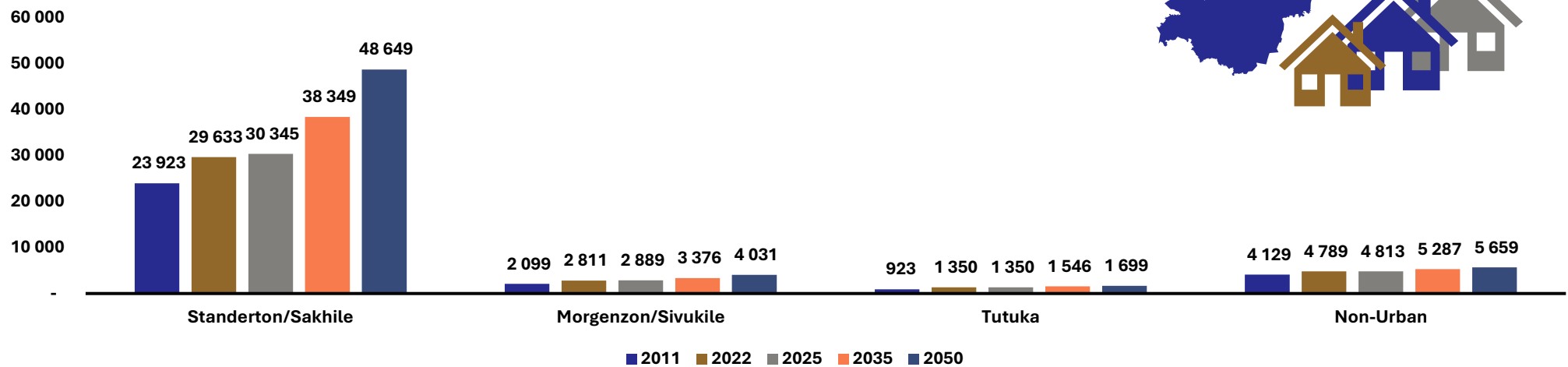
Table 25: Household Projections per Sub-Area, 2025-2050

Name	Census	Census	Current	Projections		Increment					Increment p.a.		Growth p.a.			
	2011	2022	2025	2035	2050	2011-2022	2022-2025	2022-2035	2035-2050	2011-2050	2011-2022	2022-2025	2011-2022	2022-2035	2035-2050	2011-2050
Main Towns																
Standerton	11 936	15 157	15 582	18 139	22 278	3 221	425	2 982	4 139	10 342	293	142	2,2%	1,4%	1,4%	1,6%
Sakhile	11 987	14 476	14 763	20 210	26 371	2 489	287	5 734	6 161	14 384	226	96	1,7%	2,6%	1,8%	2,0%
Sub-Area 1: Standerton/Sakhile	23 923	29 633	30 345	38 349	48 649	5 710	712	8 716	10 300	24 726	519	237	2,0%	2,0%	1,6%	1,8%
Morgenzon	377	509	509	560	677	132	-	51	116	300	12	-	2,8%	0,7%	1,3%	1,5%
Sivukile	1 722	2 302	2 380	2 816	3 355	580	78	514	539	1 633	53	26	2,7%	1,6%	1,2%	1,7%
Sub-Area 2: Morgenzon/Sivukile	2 099	2 811	2 889	3 376	4 031	712	78	565	655	1 932	65	26	2,7%	1,4%	1,2%	1,7%
Sub-Area 3: Tutuka	923	1 350	1 350	1 546	1 699	427	-	196	153	776	39	-	3,5%	1,0%	0,6%	1,6%
Sub-Area 4: Non-Urban	4 129	4 789	4 813	5 287	5 659	660	24	498	372	1 530	60	8	1,4%	0,8%	0,5%	0,8%
Total Lekwa LM	31 074	38 583	39 397	48 559	60 038	7 509	814	9 976	11 480	28 964	683	271	2,0%	1,8%	1,4%	1,7%

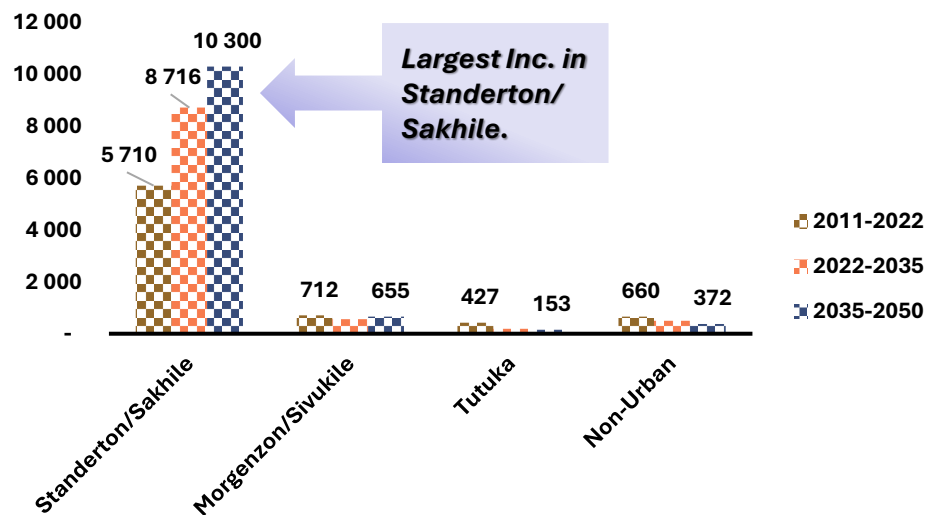


2050: Expected Households: 60 038

Lekwa LM: Households: 2011 to 2050



Lekwa LM: Household Increment: 2011-2050



Lekwa LM: Household Increment p.a. 2011-2050

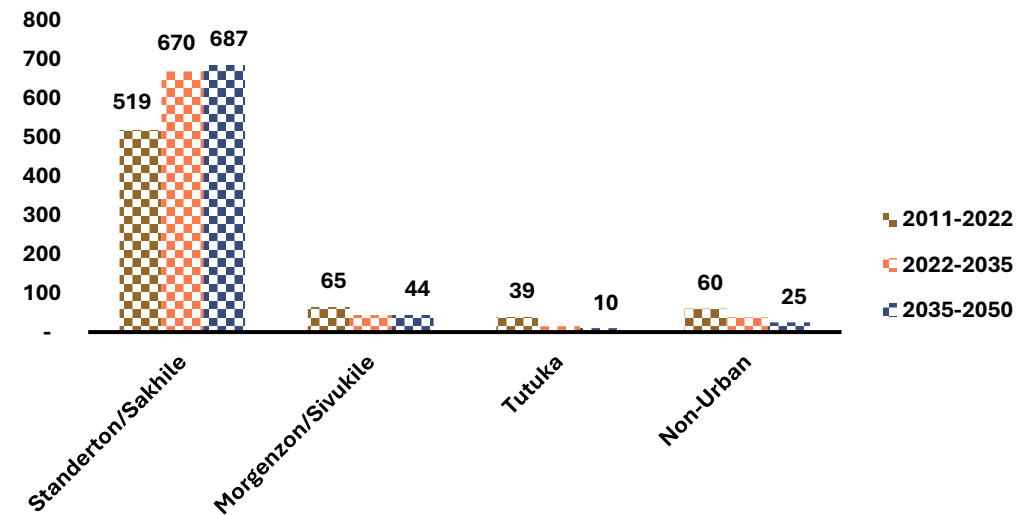


Table 26 illustrates the Land Use Budget for the existing (2025) Lekwa LM population as well as additional land and community facilities required to serve the incremental population up to 2035 and 2050. The requirement for the provision of community facilities in the Land Use Budget is based on the CSIR Guidelines for Small-Medium Towns (60,000 – 100,000 people).

The following can be noted from Table 26:

- ❖ The Lekwa LM will require approximately 980 ha of land to accommodate the expected increment in units up to 2050.
- ❖ For the period 2025 up to 2035, the LM will require approximately 454 ha of land.
- ❖ For the period 2035 up to 2050 the LM will require a further 523 ha of land.



Lekwa Local Municipality Spatial Development Framework (SDF)

Table 26: Lekwa LM Total Land Use Budget

Facilities	2025 Population			Increment: 2025-2035			Increment: 2035-2050			Total 2050 Complex			CSIR GUIDELINES for Small-Medium Towns		
	Requirement			Requirement			Requirement			Requirement			AVERAGE THRESHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	ha	%	number	ha	%	number	ha	%			
Number of Units	39 397	1 514	63%	9 162	299	66%	11 480	339	65%	60 038	2 152	63%			
Population	121 626			22 573			28 460			172 660					
Business (m ²)	189 424	69	3%	33 857	13	3%	43 187	17	3%	266 467	100	3%			
Offices (floor area in m ²)	18 942	6	0%	3 386	1	0%	4 319	1	0%	26 647	9	0%			
Education		96	4%		18	4%		23	4%		137	4%			
Small Crèche	51	1		9	0		12	0		72	1		1/2 400 population	200m ²	Compulsory
Primary (including Grade R)	17	49		3	9		4	11		25	69		1/7000 population	2.8ha	Compulsory
Secondary/Combined	10	47		2	9		2	11		14	66		1/12 500 population	4.8 ha	Compulsory
Health Services		4	0%		1	0%		1	0%		6	0%			
Primary Health Clinic	5	1		1	0		1	0		7	1		1/24 000 population	2 000 m ²	Compulsory
Community Health Centre/Hospital	2	3		0	1		0	1		3	4		1/60 000 population	1.5ha	Compulsory
Safety and Security		3	0%		0	0%		1	0%		4	0%			
Police	2	2		0	0		0	0		3	3		1/60 000 population	1 000 m ² to	Compulsory
Fire Station	2	1		0	0		0	0		3	1		1/60 000 population	3 000 m ²	Compulsory
Social /Cultural/Civic		79	3%		0	0%		0	0%		80	2%			
Local Library	6	0		1	0		1	0		9	0		1/20 000 population	500m ²	Compulsory
Solid Waste Disposal Site	3	75		-	-		-	-		3	75		One per Municipality	100ha	Compulsory
Municipal Office/Tribal Office	3	2		-	-		-	-		3	2		One per Municipality	3 000m ² to	Compulsory
Magistrate's Court	1	1		-	-		-	-		1	1		One per Municipality	Site size a	Compulsory
Post Office (SASSA)/ICT Access Point	12	1		2	0		3	0		17	1		1/10 000 population	300m ² (+ a	Compulsory
Community Hall (large)	2	1		0	0		0	0		3	1		1/60 000 population	2 000 m ² -	Compulsory
Sports and Recreation		61	3%		11	2%		14	3%		86	3%			
Sports Facilities and Parks (ha)		36			7			9			52		0.5ha/1 000 populatio	5 000m ²	Compulsory
Regional Parks (ha)		24			5			6			35		0.5ha/1 000 populatio	5 000m ²	Compulsory
Streets		587	24%		110	24%		127	24%		824	24%			
TOTAL		2 419	100%		454	100%		523	100%		3 396	100%			
Gross Density	16			20			22			18					

Notes: Standards based on CSIR Guidelines for Small-Medium Towns/Regional Service Centres

Future Residential Density assumed at between 20-25 du/ha Nett Density (variety of erf sizes used, of which 35% 500m², 40% 300m², 25% at 80du/ha)



4.4 SPATIAL DEVELOPMENT PROPOSALS

4.4.1 Objective 1: Environment Management

Objective 1



Promote effective environmental management to safeguard biodiversity, protect vital water and agricultural resources, and support the long-term sustainability of the natural environment.

Effective environmental management is critical for the long-term resilience of the Lekwa LM, which depends heavily on its natural assets, agricultural potential and strategic position within the Vaal River Catchment. The municipality faces increasing pressure from land degradation, settlement expansion, mining activities, climate change and declining water quality, all of which threaten ecological stability and future economic growth. To address these challenges, the SDF promotes a proactive approach that protects sensitive ecosystems, secures high-value agricultural land, strengthens catchment management and supports sustainable land use practices across both urban and rural areas.

The following actions are part of the strategy aimed at achieving the objective above.

Action 1.1: Manage urban and rural development through appropriate application of Mpumalanga Biodiversity Sector Plan Guidelines

- ❖ The Terrestrial and Aquatic Bioregional Plans for the Lekwa LM are depicted on **Figure 40**.
- ❖ It comprises the Terrestrial and Aquatic Critical Biodiversity Areas, which cover most of the Lekwa LM area.
- ❖ These Critical Biodiversity Areas (CBAs) need to be considered in all development applications within the Lekwa LM and are intended to inform decision-making regarding developments, their location and context, and to guide planning, environmental assessments, authorisations and resource management within the Lekwa LM area.
- ❖ **Table 27** provides a summary of the proposed Land Management Objectives and General Guidelines to be followed in the various Terrestrial Biodiversity Areas as per the Mpumalanga Biodiversity Sector Plan (MBSP).
- ❖ **Table 28** provides a summary of the proposed Land Management Objectives and General Guidelines to be followed in the various Freshwater Biodiversity Areas as per the MBSP.
- ❖ It is important to note that all the Critical Biodiversity Areas reflected on Figure 40 are deemed to be functionally part of the Lekwa LM SDF (and legally binding) even though all these features are not spatially reflected on the Composite SDF map to be presented later in this report.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

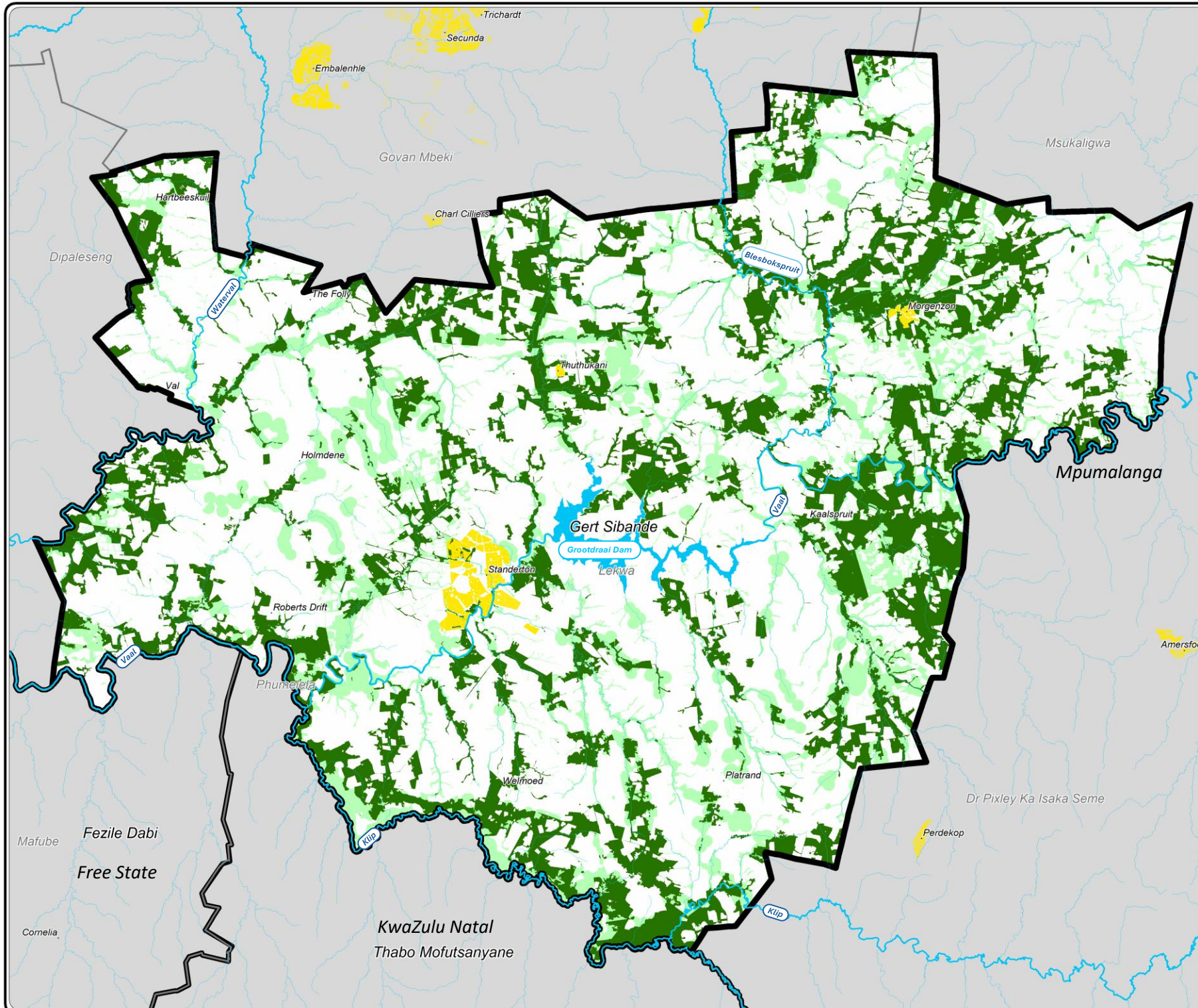
**LEKWA LOCAL
MUNICIPALITY SDF**

Regional Open Space

- Erven (Town and Settlement)
- Local Municipality
- District Municipality
- Provincial

Environmental

- Terrestrial/Aquatic (CBA)
- Terrestrial/Aquatic (ESA)
- Dam/River



Figure

40

Table 27: MBSP Land Use Guidelines for Terrestrial Critical Biodiversity Areas

Map Category	Desired Management Objective	General Guidelines	
Protected Areas	According to Protected Area Management Plans	❖ All operational aspects of managing these areas must be subject to their main purpose, which is to protect and maintain biodiversity and ecological integrity and should be governed by a formally approved protected area management plan. ❖ The management plan must identify allowable activities, which should be consistent at least with the CBA Irreplaceable Category; the location of these allowable activities should be captured in a zonation plan in the management plan. ❖ Activities relating to the construction of roads, administrative or tourism infrastructure and services (such as water reticulation systems, power lines and the likes) that are required to support the primary function of the protected area and its allowable activities, must be subject to at least a basic scoping report, or a full EIA, as specified by NEMA, and the protected area management plan.	
Critical Biodiversity Areas (CBA)	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Allow low-impact land uses that are compatible with maintaining CBAs in a natural state, with no loss of habitat or species. ❖ Earmark CBAs as priority sites for land care projects such as Working for Water, Working for Wetlands, and Working on Fire and other compatible, conservation activities. ❖ Avoid activities identified in the three Listing Notices (R983, R984 and R985), if at all possible, as they are in conflict with the desired management objectives for terrestrial CBAs. Where they cannot be avoided, the impacts of these activities should be minimised and remedied, and EIA conditions should be strictly applied by the competent authority. ❖ In larger geographically sensitive areas, Environmental Management Frameworks (provided for under sections 24 (5)(i) and 44 of NEMA) should be developed and implemented to inform environmental authorisations, promote sustainability, secure biodiversity and ecological functionality and promote co-operative governance. The information and maps of the NBRP should be used to promote and support compilation of any Environmental Management Frameworks.	
Sub-Categories	Desired Management Objective	General Guidelines	Specific Guidelines for meeting Minimum Requirements
Irreplaceable CBAs	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Biodiversity loss and land-use change in Irreplaceable CBAs should be monitored as a matter of priority, to prevent unauthorized land-use change or degradation by neglect or ignorance. ❖ Where appropriate, these areas should be incorporated into the formal Protected Area system through biodiversity stewardship agreements (contract Nature Reserves or Protected Environments). ❖ Ideally, conservation management activities should be the primary land use in all irreplaceable areas, OR	❖ In general, Irreplaceable sites must be avoided in terms of the mitigation hierarchy. ❖ A specialist study must be part of the Basic Assessment, Scoping or EIA process for all land-use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert. ❖ Applications for land use of any kind should be referred to the biodiversity specialists in MTPA and DARDLEA for evaluation. ❖ Degraded areas included in the land parcel, but not the land use proposal, should be restored to natural ecosystem functioning where possible.



Lekwa Local Municipality Spatial Development Framework (SDF)

		they should at least be managed in ways that have no negative impact on species, ecosystems or ecosystem services. ❖ Extensive (widespread, low-intensity) livestock or game ranching, if well-managed, is compatible with the land uses are acceptable if they take into account the specific biodiversity features (e.g. infestation by invasive alien plants) at each site, if they comply with recommended stocking rates, if any associated infrastructure (required to support the ranching activities) is kept to low levels.	❖ Provision of alternative land as a 'biodiversity offset' in exchange for biodiversity loss in these areas CANNOT be considered except in exceptional circumstances and would need to be considered on a case-by-case basis.
Optimal CBAs (Referred to as im- portant and Necessary in MBCP)	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Acceptable land uses are those that are least harmful to biodiversity, such as conservation management, or extensive livestock or game farming (see below). Large- scale cultivation, mining and urban or industrial development are not appropriate. ❖ Extensive (widespread, low-intensity) livestock and game ranching, if well-managed (see above), is compatible with the desired management objectives for these areas.	❖ If small-scale land-user change is unavoidable, it must be located and designed to be as biodiversity-sensitive as possible. ❖ A specialist study must be part of the Basic Assessment, Scoping or EIA process for all land-use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert. ❖ Provision for biodiversity offsets in exchange for biodiversity loss should only be considered as a last resort and at a ratio consistent with national policy.
Ecological Support Areas	The desired management objective for all ESAs is to maintain the land in a near-natural and ecologically functional state, even if some loss of ecosystem composition or structure takes place.		
Landscape and Local-Scale Corridors	Maintain ecological functionality in support of biodiversity connectivity by retaining the existing natural vegetation cover in a healthy ecological state and restore 'critical-link-ages' where necessary.	❖ A greater range of land uses over wider areas is appropriate, subject to an authorisation process that ensures the underlying biodiversity objectives are not compromised.	❖ Certain activities covered under Listing Notice 3 trigger the EIA process in ESA corridors. ❖ Restoration of corridors is important, particularly in terms of the Working for Water programs. ❖ The impact of land-use proposals on the functionality of ecological corridors must be assessed by the relevant biodiversity specialist as part of the EIA/Scoping report. ❖ Impenetrable fences that restrict animal movement should be discouraged.



Lekwa Local Municipality Spatial Development Framework (SDF)

Protected Area Buffers	To minimise the impacts of surrounding land uses on the ecological integrity, character and tourism potential of protected areas.	❖ When assessing the impacts of proposed land uses in protected area buffers, consideration needs to be given to both direct (e.g. cultivation and the loss of habitat) and indirect impacts (e.g. light and noise pollution).	❖ Buffer distances vary according to the nature of the Protected Area, as follows: ❖ Nature Reserves: 5 km buffer as indicated in Listing Notice 3. ❖ Land-use change applications within the buffer zone may be referred to the protected area manager or ecologist for evaluation. ❖ A viewshed analysis of the potential visual impact of the proposed land use on adjacent protected areas should be undertaken where necessary.
Other Natural Areas	N/A	❖ These areas have the greatest flexibility in terms of management objectives and permissible land uses. ❖ Where possible, avoid modifying any remaining natural habitat by locating land uses, including cultivation and plantations, in already-modified areas. ❖ Authorisation may be required for high-impact land uses (such as intensive industry or urban development) and standard application of EIA regulations and other planning procedures is required.	
Heavily or Moderately Modified Areas	N/A	❖ Areas with no natural habitat remaining are preferred sites for higher-impact land uses, and new projects should be located in these areas before modifying any remaining natural habitat. ❖ Restoration should be prioritised where heavily modified areas occur close to land of high biodiversity value, or are located such that they could potentially serve useful ecological connectivity functions (such as in ecological corridors). ❖ When locating land uses in these modified areas, consider the off-site impacts they may have on neighbouring areas of natural habitat, especially if these are of high biodiversity value. For example, controlling use of pesticides in modified areas, because of the impacts on neighbouring areas of natural habitat. ❖ Encourage landowners and developers to use indigenous plants, especially trees, where aesthetic or functional options exist. ❖ Stabilise ecosystems and manage them to restore ecological functionality, particularly soil carbon and water-related functionality, using indigenous plant cover. Old lands should be burnt and grazed appropriately.	

Table 28: MBSP Land Use Guidelines for Freshwater Critical Biodiversity Areas

Map Category	Desired Management Objective	General Guidelines
Protected Areas	According to Protected Area Management Plans	❖ All operational aspects of managing these areas must be subject to their main purpose, which is to protect and maintain biodiversity and ecological integrity and should be governed by a formally approved protected area management plan. ❖ The management plan must identify allowable activities, which should be consistent at least with the CBA Irreplaceable Category; the location of these allowable activities should be captured in a zonation plan in the management plan. ❖ Activities relating to the construction of roads, administrative or tourism infrastructure and services (such as water reticulation systems, power lines and the likes) that are required to support the primary function of the protected area and its allowable



Lekwa Local Municipality Spatial Development Framework (SDF)

		activities, must be subject to at least a basic scoping report, or a full EIA, as specified by NEMA, and the protected area management plan.	
Critical Biodiversity Areas (CBA)	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Allow low-impact land uses that are compatible with maintaining CBAs in a natural state, with no loss of habitat or species. ❖ Earmark CBAs as priority sites for land care projects such as Working for Water, Working for Wetlands, and Working on Fire and other compatible, conservation activities. ❖ Avoid activities identified in the three Listing Notices (R983, R984 and R985), if at all possible, as they are in conflict with the desired management objectives for terrestrial CBAs. Where they cannot be avoided, the impacts of these activities should be minimised and remedied, and EIA conditions should be strictly applied by the competent authority. ❖ In larger geographically sensitive areas, Environmental Management Frameworks (provided for under sections 24 (5)(i) and 44 of NEMA) should be developed and implemented to inform environmental authorisations, promote sustainability, secure biodiversity and ecological functionality and promote co-operative governance. The information and maps of the NBRP should be used to promote and support compilation of any Environmental Management Frameworks.	
Sub-Categories	Desired Management Objective	General Guidelines	Specific Guidelines for meeting Minimum Requirements
Irreplaceable CBAs	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Biodiversity loss and land-use change in Irreplaceable CBAs should be monitored as a matter of priority, to prevent unauthorized land-use change or degradation by neglect or ignorance. ❖ Where appropriate, these areas should be incorporated into the formal Protected Area system through biodiversity stewardship agreements (contract Nature Reserves or Protected Environments). ❖ Ideally, conservation management activities should be the primary land use in all irreplaceable areas, OR they should at least be managed in ways that have no negative impact on species, ecosystems or ecosystem services. ❖ Extensive (widespread, low-intensity) livestock or game ranching, if well-managed, is compatible with the land uses are acceptable if they take into account the specific biodiversity features (e.g. infestation by invasive alien plants) at each site, if they comply with recommended stocking rates, if any associated infrastructure (required to support the ranching activities) is kept to low levels.	❖ In general, Irreplaceable sites must be avoided in terms of the mitigation hierarchy. ❖ A specialist study must be part of the Basic Assessment, Scoping or EIA process for all land-use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert. ❖ Applications for land use of any kind should be referred to the biodiversity specialists in MTPA and DARDLEA for evaluation. ❖ Degraded areas included in the land parcel, but not the land use proposal, should be restored to natural ecosystem functioning where possible. ❖ Provision of alternative land as a 'biodiversity offset' in exchange for biodiversity loss in these areas CANNOT be considered except in exceptional circumstances and would need to be considered on a case-by-case basis.



Lekwa Local Municipality Spatial Development Framework (SDF)

Optimal CBAs (Referred to as important and Necessary in MBCP)	Maintain in a natural or near- natural state with no further loss of natural habitat.	❖ Acceptable land uses are those that are least harmful to biodiversity, such as conservation management, or extensive livestock or game farming (see below). Large- scale cultivation, mining and urban or industrial development are not appropriate. ❖ Extensive (widespread, low-intensity) livestock and game ranching, if well-managed (see above), is compatible with the desired management objectives for these areas.	❖ If small-scale land-user change is unavoidable, it must be located and designed to be as biodiversity-sensitive as possible. ❖ A specialist study must be part of the Basic Assessment, Scoping or EIA process for all land-use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert. ❖ Provision for biodiversity offsets in exchange for biodiversity loss should only be considered as a last resort and at a ratio consistent with national policy.
Ecological Support Areas	The desired management objective for all ESAs is to maintain the land in a near-natural and ecologically functional state, even if some loss of ecosystem composition or structure takes place.		
Landscape and Local- Scale Corridors	Maintain ecological functionality in support of biodiversity connectivity by retaining the existing natural vegetation cover in a healthy ecological state and restore 'critical-link-ages' where necessary.	❖ A greater range of land uses over wider areas is appropriate, subject to an authorisation process that ensures the underlying biodiversity objectives are not compromised.	❖ Certain activities covered under Listing Notice 3 trigger the EIA process in ESA corridors. ❖ Restoration of corridors is important, particularly in terms of the Working for Water programs. ❖ The impact of land-use proposals on the functionality of ecological corridors must be assessed by the relevant biodiversity specialist as part of the EIA/Scoping report. ❖ Impenetrable fences that restrict animal movement should be discouraged.
Protected Area Buffers	To minimise the impacts of surrounding land uses on the ecological integrity, character and tourism potential of protected areas.	❖ When assessing the impacts of proposed land uses in protected area buffers, consideration needs to be given to both direct (e.g. cultivation and the loss of habitat) and indirect impacts (e.g. light and noise pollution).	❖ Buffer distances vary according to the nature of the Protected Area, as follows: ❖ Nature Reserves: 5 km buffer as indicated in Listing Notice 3. ❖ Land-use change applications within the buffer zone may be referred to the protected area manager or ecologist for evaluation. ❖ A viewshed analysis of the potential visual impact of the proposed land use on adjacent protected areas should be undertaken where necessary.
Other Natural Areas	N/A	❖ These areas have the greatest flexibility in terms of management objectives and permissible land uses. ❖ Where possible, avoid modifying any remaining natural habitat by locating land uses, including cultivation and plantations, in already-modified areas. ❖ Authorisation may be required for high-impact land uses (such as intensive industry or urban development) and standard application of EIA regulations and other planning procedures is required.	



Lekwa Local Municipality Spatial Development Framework (SDF)

Heavily or Moderately Modified Areas	N/A	❖ Areas with no natural habitat remaining are preferred sites for higher-impact land uses, and new projects should be located in these areas before modifying any remaining natural habitat. ❖ Restoration should be prioritised where heavily modified areas occur close to land of high biodiversity value, or are located such that they could potentially serve useful ecological connectivity functions (such as in ecological corridors). ❖ When locating land uses in these modified areas, consider the off-site impacts they may have on neighbouring areas of natural habitat, especially if these are of high biodiversity value. For example, controlling use of pesticides in modified areas, because of the impacts on neighbouring areas of natural habitat. ❖ Encourage landowners and developers to use indigenous plants, especially trees, where aesthetic or functional options exist. ❖ Stabilise ecosystems and manage them to restore ecological functionality, particularly soil carbon and water-related functionality, using indigenous plant cover. Old lands should be burnt and grazed appropriately.
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Action 1.2: Create GIS based Bioregional Plan Overlay Zones and use BGIS LUDS Tool to inform Land Use Decisions

Overlay zones should be developed for the most critical environmental features noted in the Bioregional Plan. These need to be incorporated into municipal planning systems (GIS) and should be used as decision support tools when land use applications are considered.

In this regard the Land Use Decision Support (LUDS) Tool developed by SANBI could be utilised to great effect.

The LUDS tool extracts the most important biodiversity planning information for an area from national and regional spatial datasets, thereby facilitating local deliberations and decision-making processes when assessing the possible impacts of development or land-use changes.

The LUDS tool has been designed as a series of three steps, which use the BGIS website and its online maps. Each step links to background information and specific instructions as summarised in the **Info Box 2**:

Info Box 1: Lekwa LM LUDS Tool User Instructions

Lekwa LM LUDS TOOL	
LUDS Step 1: Find the appropriate BGIS online map (LUDS map) for the municipality	
This step is done in the BGIS website's Municipal Biodiversity Information Index.	
❖	Open the Municipal Biodiversity Information Index by clicking on the "Municipal" tab on the BGIS website.
○	Click on one of South Africa's nine provinces on the map.
○	Select a municipality by either clicking on the province map or selecting from the box below it.

- Links which launches the appropriate BGIS online map for Land Use Decision Support (LUDS map) in your selected municipality may be found either under "Map Tools" in the left-hand column or "Land Use Decision support" in the main text.

LUDS Step 2: Select an area for analysis

This step must be completed in LUDS map for the specific municipality selected in LUDS Step 1.

- ❖ Click on the "Land Use Decision Support (LUDS)" tab on the tool bar.
- ❖ Click on the "LUDS Tool" button to initialise the tool which will open in a left-hand information pane of the map viewer.
- ❖ The tool guides user on how to zoom and pan to the area on the map he/she wishes to analyse.
- ❖ Using one of the analysis mark-up tools the user can then draw the analysis area on the map.

LUDS Step 3: Produce a LUDS report

This step is mostly automated and takes place as a continuation of LUDS Step 2 in the LUDS map:

- ❖ The map automatically zooms into the analysis area drawn.
- ❖ User will be asked to supply BGIS login email address and a few details about the envisaged development.
- ❖ System then analyses the analysis area against a set of pre-defined national and regional layers that coincide spatially with that location.
- ❖ The results of the analysis are then incorporated into a PDF file which on completion can be downloaded.
- ❖ User can create a map PDF by using the "Print map" tool.



Action 1.3: Strengthen Water Resource Protection and Catchment Management

The Vaal River Catchment is one of South Africa's most strategically important water systems, supplying millions of people and major economic hubs across Gauteng, Mpumalanga and the Free State. As a key upstream contributor to this system, the Lekwa LM plays a critical role in safeguarding water security far beyond its own boundaries. Land degradation, polluted runoff from agriculture and mining, failing wastewater systems, and encroachment into riparian areas all have downstream impacts that can affect national water availability, industrial operations, and ecosystem health. Strengthening catchment management within the Lekwa LM is therefore not only an environmental necessity but a responsibility of regional importance, supporting both local agricultural production and the stability of the broader Vaal River System.

This action focuses on protecting priority watercourses, wetlands and groundwater recharge zones; improving compliance and monitoring; and ensuring that land use decisions actively contribute to long-term water sustainability. By adopting stronger catchment-based planning approaches, the Lekwa LM can reduce pollution load, improve water quality, and enhance the resilience of its agricultural and natural landscapes, while simultaneously contributing to national water security objectives.

Some actions that should be taken in this regard include:

- ❖ Identify, map and prioritise the Vaal River, tributaries and key wetlands for strict protection and active restoration.

- ❖ Enforce riparian buffer zones, no-go areas and development setbacks in line with national water and biodiversity guidelines.
- ❖ Strengthen monitoring of wastewater treatment works, stormwater systems and potential pollution sources in partnership with DWS.
- ❖ Promote good agricultural practices that reduce sedimentation, nutrient loading, and chemical runoff into the river system.
- ❖ Restore degraded riparian zones and wetlands to improve natural water filtration and flow regulation.
- ❖ Collaborate with upstream and downstream municipalities to support coordinated catchment management as part of a shared regional responsibility.



Action 1.4: Strengthen the Protection of High Potential Agriculture Land

The Lekwa LM contains some of the most productive agricultural land in Mpumalanga, with extensive areas classified as Protected Agriculture due to their high soil potential, favourable climate, and strategic role in national food production. As development pressures increase around Standerton, Sakhile, Morgenzon and along key transport corridors, the municipality faces growing tension between accommodating growth and safeguarding the agricultural resource base that underpins its economy. Once high-value agricultural land is fragmented or irreversibly transformed, its contribution to food security, rural livelihoods and long-term economic stability is permanently lost. Strengthening the protection of these areas is therefore essential to maintaining both local and national food systems.

This action seeks to ensure that land use decisions carefully balance the need for development with the imperative to preserve irreplaceable agricultural assets. It promotes a more strategic approach where non-agricultural development is directed toward suitable, lower-value land, while priority farming areas remain intact and productive. Protecting these landscapes supports the viability of the agricultural sector, enhances climate resilience, and aligns with provincial and national policies that emphasise food security and sustainable rural development.

Some implementation mechanisms in this regard may include:

- ❖ Identify and map all high potential and Protected Agriculture areas, and integrate these layers into municipal land use decision-making.

- ❖ Prevent fragmentation of agricultural holdings through inappropriate subdivision, rezoning or ad hoc settlement expansion.
- ❖ Direct urban growth and infrastructure investment toward areas with lower agricultural potential to reduce land-use conflicts.
- ❖ Promote agricultural support programmes that encourage sustainable production, soil conservation and long-term land stewardship.
- ❖ Strengthen coordination with the Department of Agriculture to protect critical agricultural zones from incompatible development.
- ❖ Require agricultural impact assessments for large-scale developments proposed within or adjacent to Protected Agriculture areas.



Action 1.5: Implement Climate Change Mitigation Measures

Climate change projections (*Section 3.3.4*) indicate that the Lekwa LM may face several climate-related challenges in the coming decades, including rising temperatures; changing rainfall patterns; water scarcity and drought risk; and increased wildfire risk.

Climate change poses a growing risk to the Lekwa LM, particularly given its strong reliance on agriculture and natural resource-based livelihoods. Projected increases in temperature, more erratic rainfall patterns, heightened drought frequency, and a rising risk of wildfires all threaten crop yields, livestock production, and rural economies. To ensure long-term resilience, the municipality must adopt proactive mitigation measures that reduce emissions, promote sustainable land management, and strengthen the adaptive capacity of farming communities and agro-processing sectors.

Some Mitigation Measures in this regard may include:

- ❖ **Promote climate-smart agriculture:** Encourage the adoption of drought-resistant crop varieties, efficient irrigation systems (e.g., drip irrigation), and rotational grazing to reduce vulnerability to water scarcity and soil degradation.
- ❖ **Strengthen water resource management:** Support the rehabilitation of farm dams, wetland buffers, and natural drainage systems; promote rainwater harvesting; and reduce water losses through improved infrastructure maintenance.

- ❖ **Improve soil carbon sequestration:** Promote practices such as cover cropping, reduced ploughing, and restoration of degraded grasslands to increase soil moisture retention and capture carbon.
- ❖ **Enhance wildfire preparedness and prevention:** Implement firebreak maintenance programmes, strengthen fire protection associations, and support early-warning systems for high-risk rural areas.
- ❖ **Promote renewable energy uptake in the agricultural sector:** Encourage farmers and agro-processors to adopt solar photovoltaic (PV) systems, solar pumps, and energy-efficient machinery to reduce reliance on the grid and lower emissions.
- ❖ **Strengthen climate monitoring and early-warning systems:** Improve local weather monitoring, partner with provincial agencies, and disseminate warnings to farming communities to support early action during extreme weather events.
- ❖ **Support sustainable livestock management:** Promote improved grazing management, and rotational grazing to reduce land pressure, enhance carbon storage, and improve drought resilience.

Further to the above, **Table 29** provides more detailed “Green Transition” Measures which could be implemented in the Lekwa LM.



Table 29: Proposed Mitigation Interventions for the Lekwa LM

Sector	Proposed Mitigation Interventions	Details Of The Interventions
Waste Management	Waste to Energy Recycling	Convert Landfill gas to electricity
		Use waste to generate Biodiesel and Biogas (Biofuels)
		Reduction, Recycling, Reuse of waste material
		Separation at Source
		Introduce Manufacturing Plant industries using Recycled materials to create jobs
Biodiversity	Plant indigenous trees to act as carbon emissions sinks	Remove invasive alien plant species and plant indigenous plants
	Protect parks and open spaces to maintain their role as carbon sinks	e.g., Municipal Open Space System
Commercial and Industry	Energy Efficiency	Encourage and incentivize EE initiatives by industries
Energy	Renewable Energy	Build Solar parks that will feed electricity to the National Grid, use of Solar in residential areas and industry
	Energy Efficiency (EE)	Refurbish buildings (Government buildings, hospitals, clinics and schools with EE equipment)
		Refurbish streetlights with LED lights

Sector	Proposed Mitigation Interventions	Details Of The Interventions
		Encourage EE by industry processes
Human Settlements	Insulate RDP Houses	To reduce heating and air conditioning needs for human comfort
	Renewable Energy	Install Solar Water Heaters or heat pumps in Residential areas (existing and new houses and RDP houses)
	Energy Efficiency	Refurbish residential areas with LED lighting
Agriculture	Smart Agriculture	Agricultural practices that reduce methane emissions
		Encourage organic farming (Introduce vermiculture – organic manure)
Transport	Public Transport	Prioritize comprehensive Taxi/bus public transport system
	Introduce bicycle lanes	Encourage bicycle use / Non-Motorized Transport (NMT)



Action 1.6: Ensure Responsible Mining Rehabilitation

Mining has played a significant role in shaping parts of the Lekwa LM, particularly through coal extraction and related activities. While the sector continues to support local employment and economic activity, historical and current mining operations have left behind disturbed landscapes, polluted water sources, unstable soils, and areas of degraded agricultural land. These impacts pose long-term environmental risks and reduce the productive potential of land that is critical for farming, settlement expansion, and ecological functioning.

Effective mining rehabilitation is therefore essential to restore damaged areas and ensure that land can be safely and sustainably used after mining has ceased. Priority measures include the reshaping and stabilisation of mine dumps, re-vegetation of disturbed soils, closure of redundant shafts, and the rehabilitation of wetlands and stream corridors affected by mining runoff. Strengthening compliance with rehabilitation plans, enforcing post-closure monitoring, and improving collaboration with the Department of Mineral Resources and Energy are also key to ensuring that rehabilitation is carried out to an acceptable standard.

Given the Lekwa LM's strong dependence on agriculture, restoring soil quality and ensuring water security are critical outcomes of rehabilitation efforts. Rehabilitated land can support grazing, crop production, renewable energy projects, and biodiversity restoration, creating long-term benefits for local communities. Integrating mining rehabilitation priorities into the SDF will help guide future land use decisions, reduce environmental risks, and contribute to a more sustainable and resilient municipal landscape.

Action 1.7: Strengthen Waste Management and Pollution Control

Waste management is a growing challenge in the Lekwa LM, with pressure on landfill sites, limited recycling capacity, and widespread illegal dumping around settlements and along transport routes. Poor waste management threatens environmental quality, pollutes water resources, and reduces the attractiveness of the municipal area for investment. Strengthening waste and pollution control will help improve public health, protect natural systems, and promote a cleaner and more sustainable urban and rural environment. This action encourages a combination of improved infrastructure, better enforcement, and community-based initiatives.

Some implementation mechanisms in this regard may include:

- ❖ Upgrade and maintain landfill and waste transfer infrastructure to ensure compliance with national standards.
- ❖ Establish and support community recycling initiatives and partnerships with private recyclers.
- ❖ Implement targeted clean-up and enforcement programmes to reduce illegal dumping hotspots.
- ❖ Develop a municipal pollution monitoring system focusing on industrial runoff, agricultural chemicals, and waste burning.
- ❖ Promote awareness and education programmes on responsible waste disposal and recycling.



4.4.2 Objective 2: Spatial Targeting

Objective 2



Direct growth and investment towards strategically identified nodes to optimise land use efficiency and service delivery.

Strategic spatial targeting is essential to ensure that growth and investment in the Lekwa LM are focused where they can deliver the greatest economic, social and environmental benefit. By concentrating development in identified urban centres, service nodes and key transport corridors, the municipality can optimise land use efficiency, improve access to services, and minimise the negative impacts of unplanned or scattered settlement. This approach supports a structured spatial hierarchy, strengthens local economic opportunities, and ensures that both urban and rural areas develop in a coordinated and sustainable manner.

Action 2.1: Prioritise Development and Investment in Accordance with the Lekwa LM Settlement Hierarchy

The sustainable allocation of resources requires a systematic approach to ensure that the allocation of resources can be matched with economic growth potential. In support of the systematic approach, it is important to define a strategic range and hierarchy of nodes in the district with the specific purpose to guide and direct public and private investment towards these areas (spatial targeting), and to optimize agglomeration benefits to be derived from such clustering of activities. Growth should be encouraged in towns that have economic, spatial and social capacity to ensure fiscal sustainability.

The SDF proposed a hierarchy of nodes, as shown on **Figure 41** and outlined below:

- ❖ **Primary Node:** Standerton
- ❖ **Secondary Node:** Morgenzon
- ❖ **Tertiary Node:** Thuthukani
- ❖ **Rural Service Nodes:** Hartbeeskuil; Val; The Folly; Roberts Drift; Welmoed; Platrand; Kaalspruit

The Primary, Secondary and Tertiary Nodes should become the focal points for future social and economic investment (spatial targeting) by all spheres of government as well as the private sector.

Furthermore, these towns should be managed and developed in line with the Urban Spatial Development Guidelines as defined in the National Development Plan, depicted on **Table 30** (overleaf).

The Primary, Secondary and Tertiary Nodes should comprise a diverse range of urban land uses including housing, community facilities and economic activities (job opportunities); basic engineering services like water, sanitation and electricity; a comprehensive movement network; and a regional and local open space system.

Consolidation and densification of the urban fabric within these settlements should result in high density mixed uses which not only enhance the viability of the public transport system but also optimise the operational and financial efficiency of engineering and social infrastructure and services provided. Furthermore, it will significantly reduce travel costs/ distances within and between the various urban areas which is a major benefit to the poor.



Table 30: Urban Spatial Development Guidelines

URBAN SPATIAL DEVELOPMENT GUIDELINES	
❖	Urban sprawl should be contained and urban fabric should be densified in order to be more efficient in terms of land usage, infrastructure cost and environmental protection.
❖	New urban development and infrastructure investments should be focused around public transport corridors and around existing and emerging economic nodes, applying principles of transit-oriented development as a key element to spatial transformation.
❖	Economic hubs supporting a variety of economic activities should be developed within former township areas in order to integrate townships into the wider regional economy (Economic Empowerment).
❖	Prioritise housing development in inner cities and in other areas of economic opportunity such as around transport hubs and corridors (avoid poorly located areas).
❖	Ensure diversity in housing types and finance options that would allow for more household choice in terms of tenure, cost, typology and location.
❖	Well-located informal settlements should be upgraded where they are currently located (in situ) with minimum disruption to existing communities and providing the poor affordable access to land and shelter.
❖	Government investment should be focussed on the public environment (roads, reserves, sidewalks, parks, public open space, etc.) and linked to improved social infrastructure (community facilities).
❖	Ensure that the municipality has an explicit spatial restructuring strategy (including priority precincts for spatial restructuring) that is linked to land use management instruments for implementation.
❖	Strengthen the link between public transportation and land-use management with the introduction of incentives and regulations to support compact, mixed-use development within walking distance of public transport stops; and high-density, mixed use developments along public transport corridors.

The size, function and associated range of land uses/ activities provided by the settlements would differ based on factors such as historic development, location, economic potential and environmental constraints.

Standerton is the Primary Node as it holds the largest population in the municipal area. Hence, it would also accommodate the higher order public services (including Provincial Government Regional Offices and Tertiary Educational Facilities). Furthermore, it also hosts higher order community facilities like the Civic Centre, Magistrates Court, Regional Police Services, Regional Hospital, Fire Brigade and Emergency Services, etc. It also comprises the most comprehensive range of economic activities including retail, office, industrial, commercial, tourism, etc. serving not only the local market, but also the region and even the provincial economy.

Morgenzon is the Second Order Node of the Lekwa LM which requires the provision of typical middle order community facilities (e.g.: clinics, pre-schools, primary schools, high schools, community hall, library, municipal satellite office).

Thuthukani is classified as a Tertiary Node with limited economic activities taking place.

It is essential to compile detailed Precinct Plans to guide and direct the location, type, extent and phasing of development in these nodal areas. Such Plans should determine the future spatial structure, function and associated land use composition of these areas – not only to ensure orderly, cost efficient and sustainable development, but also to harness private investor confidence and to attract investment to these areas.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**

Nodal Hierarchy

- Erven (Town and Settlement)
- Local Municipality
- District Municipality
- Provincial
- Regional Open Space
- Dam/River

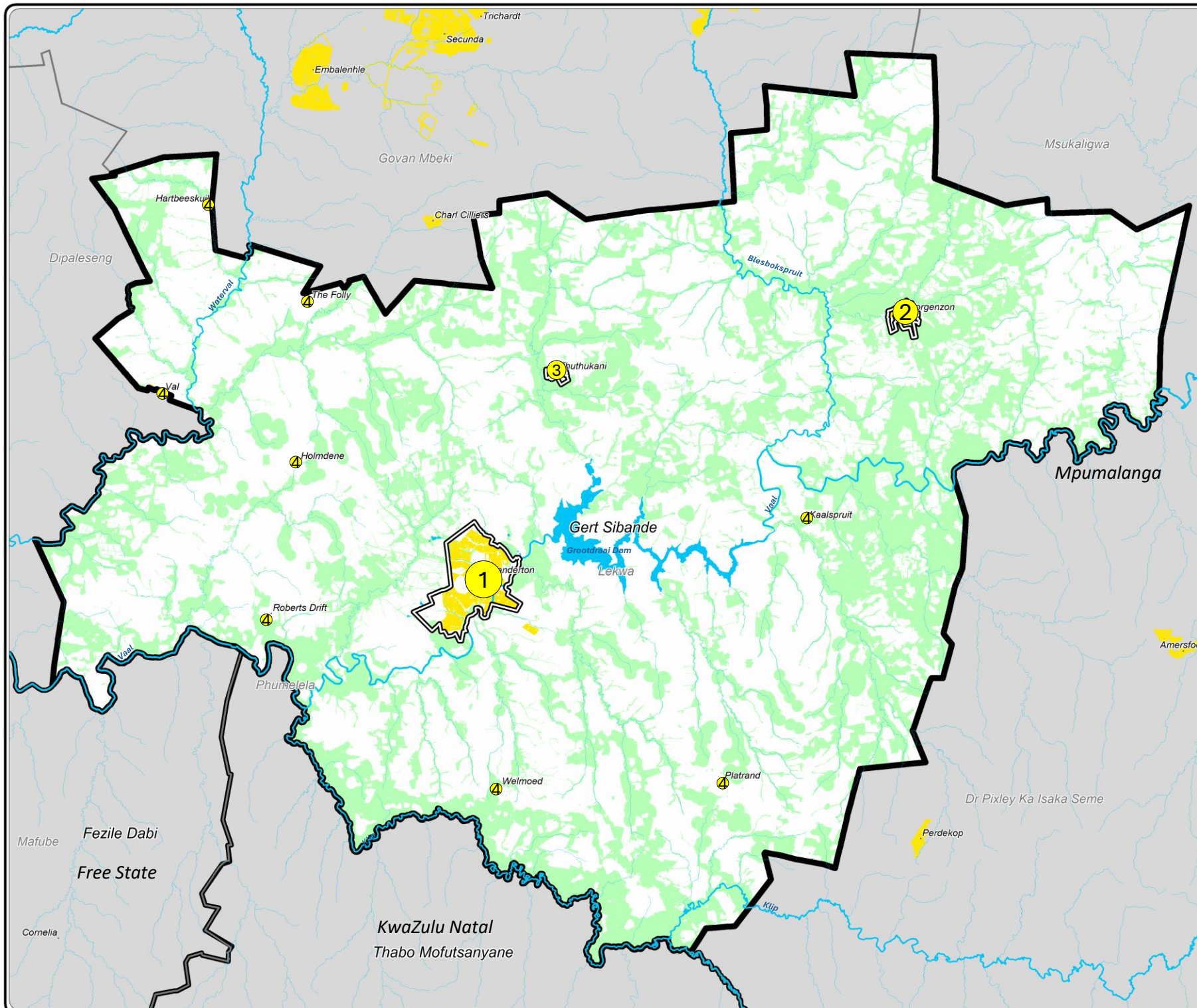
Nodal Hierarchy

- Urban Edge
- ① Primary Node
- ② Secondary Node
- ③ Tertiary Node
- ④ Rural Service Node



Figure

41



Action 2.2: Promote Spatial Transformation in all Settlement Areas

The Lekwa LM SDF seeks to promote spatial transformation in support of accessible, walkable, inclusive and liveable environments that offer equal opportunities for all sectors of society. This principle generally applies to all settlement areas within the municipal area, but very specifically for the primary node (Standerton-Sakile), as well as the secondary node (Morgenzon-Sivukile) which spatially reflect typical old Apartheid settlement patterns.

The main focus of the Spatial Transformation Agenda is summarised as follow:

- ❖ The strengthening of the existing major nodes of economic activity, e.g., Central Business Districts (Core Areas) and Community/ Neighbourhood Nodes (Hubs).
- ❖ The establishment of conditions conducive to economic development at identified economic nodes (Hubs) within the marginalized areas (Township Economy), including the development of an extensive range of social/ community facilities in and around these economic nodes in order to enhance the functionality (multi-purpose) of these.
- ❖ The establishment of enhanced public transport services along routes linking these economic nodes/hubs to one another, and to marginalized communities.
- ❖ Promoting higher density mixed uses (including mixed income housing) along these public transport routes (activity spines) and within the activity nodes. (Integration Zone).

Action 2.3: Implement a Municipal Growth Management Strategy

A Growth Management Strategy entails the application/ utilisation of a number of growth management tools in combination with one another in a specific area, with a view to achieve the desired spatial outcome for that area as reflected in the Spatial Development Framework.

Growth Management Outcomes	
❖	Preventing development in sensitive environments;
❖	Discouraging development in peripheral locations (i.e.: curbing urban sprawl);
❖	Encouraging development primarily in identified priority development areas, and
❖	Facilitating densification along public transport corridors and intensification of a range of mixed land uses within identified activity nodes.
Growth Management Measures	
❖	Limit new development rights in infrastructure problem areas within the municipality until backlogs have been addressed.
❖	Apply a package of incentives to promote and facilitate development in priority areas (especially around public transport corridors).
❖	Identify priority investment areas (e.g.: Priority Housing Development Areas) for public and private sector development; specifically in respect of municipal infrastructure and allocation of future development rights.
❖	Re-direct the respective capital investment programmes of the sector departments to address the short-term problem areas and strategic priority areas.



Action 2.4: Demarcate an Urban Edge around each of the Urban Nodes.

It is recommended that an urban edge be demarcated around each of the identified Primary, Secondary and Tertiary Nodes in order to contain urban sprawl and to contribute towards spatial transformation and the overall management of growth and budget prioritization in the Lekwa LM area. The Urban Edges are indicated in *Section 4.5* when dealing with the Local Area Plans for each node.

All areas located outside the urban edge are deemed to form part of the rural environment of the Lekwa LM and should only accommodate land uses complying with the requirements stated under *Action 2.5* below.

Action 2.5: Manage development in Rural Areas in line with Rural Development Guidelines.

The rural environment should be protected and managed in line with the Rural Spatial Development Guidelines defined in the National Development Plan (see **Table 31**).

Table 31: Rural Spatial Development Guidelines

RURAL SPATIAL DEVELOPMENT GUIDELINES	
❖	Rural areas that have an established or potential economic base and are well located in relation to urban markets and transport corridors should be prioritized for investment in more comprehensive economic infrastructure.
❖	In remote rural areas with low densities and marginal economies, the focus should mainly be on the provision of basic services and improving connectivity.

RURAL SPATIAL DEVELOPMENT GUIDELINES	
❖	A specific emphasis on the developmental role of small towns or rural nodes as service delivery and job creation centres.
❖	Direct funding for service, infrastructure and settlement development into these designated rural development hubs/nodes or along rural mobility corridors.
❖	Prioritised attention to connective infrastructure (e.g. Information and Communication Technology: internet, telephone, etc.) that strengthens the links between the urban and the rural areas;
❖	Stronger spatial coordination and greater clustering of services, including health, education, transport, welfare and security at strategic locations in rural areas (spatial targeting);
❖	The land reform programme should be spatially targeted in areas that are most viable in terms of agricultural potential and access to markets.
❖	Targeted investment in agrarian transformation (farming skills, infrastructure, etc.) to support increased food production which also builds local rural economies and job creation.
❖	Prioritised attention to agriculture and rural enterprise development in areas of high market access, especially within peri-urban zones and along major mobility corridors.
❖	Focus on the development of infrastructure for supporting non-farm activities such as tourism and mining in areas with proven potential.
❖	Developing green economies in rural areas, especially in relation to producing renewable energy, and sustainable tourism, farming and water usage.



4.4.3 Objective 3: Movement Network

Objective 3  Strengthen the movement network to support efficient movement of agricultural goods, enhance regional connectivity, and facilitate agro-processing and economic linkages.

An efficient and well-structured movement network is vital for supporting the Lekwa LM's agricultural economy and strengthening its role within the broader regional system. Roads and transport corridors enable the movement of agricultural goods to markets, silos and agro-processing facilities, while also linking the municipality to major economic centres in Mpumalanga, Gauteng and the Free State. Improving connectivity, upgrading key rural routes and ensuring safer, more reliable transport infrastructure will enhance economic competitiveness, reduce logistical costs and open new opportunities for value-adding activities. A resilient movement network also supports service delivery, emergency response and access to social facilities across both urban and rural communities.

Action 3.1: Upgrade Strategic Agricultural and Freight Routes

Figure 42 depicts the major freight routes in the Lekwa LM.

Upgrading the agricultural and freight road network is essential for ensuring that high-value crops, livestock, and agro-processing inputs can move efficiently between farms, local markets, and regional trade hubs. Many of the strategic roads linking rural production areas to Morgenstern, Standerton,

Sakhile, and the N11/R23/R35 corridors currently suffer from surface deterioration, inadequate shoulders, insufficient signage, and poor stormwater management. These constraints increase transport costs, damage vehicles, and weaken the competitiveness of the agricultural economy, which is the backbone of Lekwa LM. Improved roads will also enhance accessibility for farm labour, machinery movement, emergency services, and the transport of bulk commodities such as maize, cattle, and horticultural produce.

This action focuses on identifying priority segments of the agricultural and freight route network for phased upgrading, rehabilitation, and targeted maintenance. Interventions should include resurfacing gravel roads with high traffic volumes, widening narrow pavements, reinforcing bridges and culverts, and upgrading intersections used by heavy vehicles. Where feasible, joint investment initiatives with the Department of Agriculture, provincial roads agencies, and major agri-businesses should be explored to align funding and maintenance responsibilities. A strengthened rural logistics network will support emerging farmers, reduce post-harvest losses, and improve market access across the LM and toward Gauteng and Mpumalanga.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**

**Regional Public Transport
Network**

- Erven (Town and Settlement)
- Local Municipality
- District Municipality
- Provincial
- Regional Open Space
- Dam/River
- Urban Edge
- 1 Primary Node
- 2 Secondary Node
- 3 Tertiary Node
- 4 Rural Node

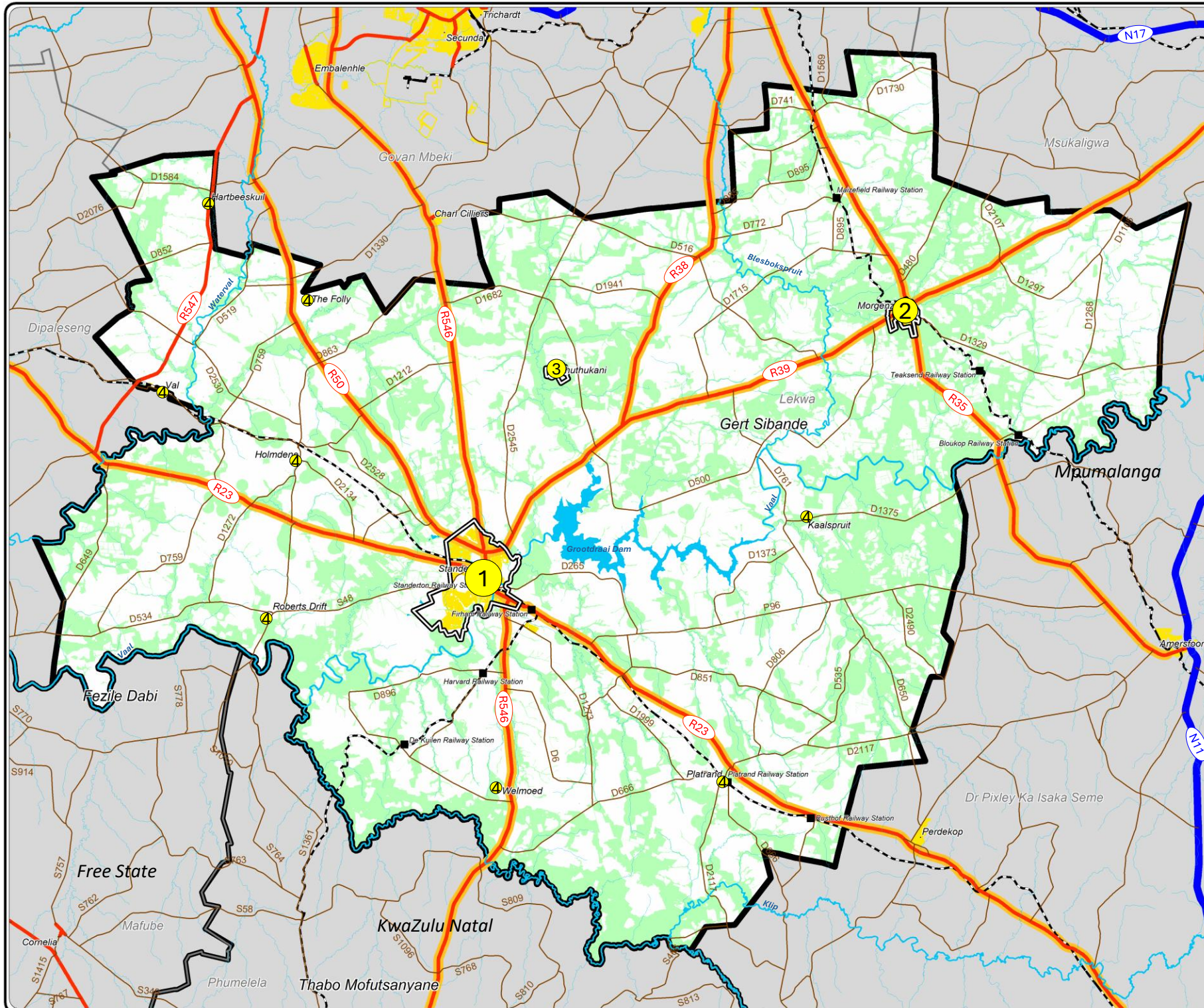
Movement Network

- National Road
- Main Road
- Secondary Road
- Railway Line/Railway Station
- Freight/Passenger Movement



Figure

42



Action 3.2: Capitalise on the Economic Opportunities posed by the National and Regional Movement Corridors serving the LM

Lekwa LM is strategically positioned along several national and regional corridors—including the N11, R23, R35, and the broader Durban–Gauteng freight axis—which carry significant volumes of goods, workers, and services. These corridors create opportunities for economic diversification, agro-processing, logistics services, rural tourism, and settlement restructuring. However, the municipality is not yet fully leveraging the developmental potential offered by these movement spines. Informal trading, scattered development patterns, unsafe access points, and limited service clusters reduce the ability of the LM to attract investment and support corridor-based growth.

This action focuses on developing a coordinated spatial and economic strategy around major corridors, with an emphasis on establishing well-located service nodes, logistics support areas, agri-hubs, and value-adding enterprises where appropriate. Land-use management should guide development to appropriate locations to avoid ad hoc sprawl, enhance investor certainty, and strengthen municipal revenue. Public-private partnerships, strategic land release, and targeted infrastructure upgrades will be critical to improving access, enabling roadside economic activities, and supporting freight-related services. A structured approach to corridor development will improve mobility while unlocking jobs, investment, and agricultural value chains.

Action 3.3: Upgrade the Freight Railway network in the LM

The freight railway system crossing Lekwa LM forms part of a national logistics backbone, linking agricultural production areas to major export and industrial centres. Despite its strategic importance, sections of the network have become underutilised due to infrastructure deterioration, unreliable operations, vandalism, and insufficient intermodal linkages. Revitalising the rail system is vital for reducing road congestion, lowering transport costs, and supporting bulk movement of grain, livestock feed, coal alternatives, and agro-processing products. Improved rail capacity can also reduce heavy-vehicle pressure on municipal roads, extending their lifespan and lowering maintenance burdens.

This action entails collaborating with Transnet Freight Rail, provincial government, and the freight industry to prioritise key upgrades, including track repairs, improved signalling, reinstatement of sidings, and refurbishment of small intermodal loading facilities. Strengthening connections between agricultural areas and rail loading points will provide farmers with cost-effective alternatives to road-based transport. In the longer term, reactivation of dormant branch lines and improved scheduling reliability will support the LM's role in national food supply chains and enhance regional competitiveness. Railway revitalisation also presents an opportunity for job creation through maintenance contracts and security initiatives.



Action 3.4: Facilitate the Establishment of a Public Transport Network serving local and regional movement needs

Lekwa LM currently has a fragmented and largely informal public transport system, dominated by minibus taxis with limited formal infrastructure. Workers, learners, and rural communities face long travel times, unsafe waiting conditions, and inconsistent services. Strengthening the public transport network is essential for improving household mobility, enabling access to jobs and services, and supporting regional economic integration. A more structured system will also help reduce private vehicle dependence, lower transport costs, and improve safety across the LM.

This action focuses on establishing a coordinated public transport framework with clearly identified routes, formalised stops, and appropriate interchanges within Standerton, Sakhile, Morgenzon, and rural settlements. Infrastructure upgrades should include sheltered waiting areas, lighting, signage, pedestrian connections, and universal access features. Engagement with taxi associations, the Department of Transport, and neighbouring municipalities is essential to align local routes with regional movement patterns. Public transport planning should also integrate with key economic nodes and social facilities to support transit-oriented development and enhance accessibility for vulnerable groups, including farm workers and learners.

Action 3.5: Enhance Rural Road Maintenance and Stormwater Management

Rural roads across Lekwa LM are highly vulnerable to weather-related damage, erosion, and heavy-vehicle use associated with agriculture and freight. Inadequate stormwater systems contribute to frequent washaways, safety risks, and escalating maintenance costs. Many rural settlements, farms, and agri-processing sites rely on these roads for daily mobility, making their consistent upkeep essential for socio-economic resilience. Poor road conditions also hinder emergency services, schooling access, and the delivery of agricultural inputs during peak seasons.

This action proposes a structured, proactive maintenance regime that prioritises grading, re-graveling, clearing of stormwater channels, upgrading of culverts, and slope protection. Routine maintenance should be scheduled seasonally, particularly before and after heavy rainfall periods. The LM should pursue targeted funding partnerships with provincial roads authorities and agricultural stakeholders to share maintenance responsibilities and optimise resource use. Strengthening stormwater systems—especially on steep and erosion-prone routes—will protect road infrastructure, improve reliability, and ensure that rural communities and farming operations remain accessible throughout the year.



Action 3.6: Strengthen Road Safety and Mobility within Settlements

Settlement-level mobility across Lekwa LM is challenged by poor pedestrian infrastructure, unsafe intersections, inadequate lighting, and mixed traffic conditions. Vulnerable users—including learners, the elderly, and pedestrians walking long distances—are at heightened risk, particularly in densely populated areas such as Sakhile, Rooikoppen, and parts of Standerton. Improving settlement-level mobility is essential to reducing accidents, strengthening walkability, and improving access to jobs, schools, clinics, and local businesses.

This action entails upgrading sidewalks, pedestrian crossings, traffic calming measures, and intersection geometry in high-risk areas. Lighting improvements, clear signage, and accessible pathways will enhance safety and support inclusive mobility. Settlement street networks should be progressively formalised to ensure efficient emergency access and reduce congestion around key public facilities. Collaboration with SAPS, the Road Traffic Management Corporation, and community safety forums will be essential for implementing awareness campaigns, enforcing speed regulations, and improving school-zone safety. Enhancing urban mobility will contribute to more connected, liveable, and economically active settlements across the LM.



4.4.3 Objective 4: Sustainable Human Settlements

Objective 4



Support the development of sustainable, well-located, and inclusive human settlements that address housing needs and improve living conditions.

Lekwa LM faces a growing demand for housing, coupled with fragmented settlement patterns, ageing infrastructure, and increasing pressure on land within and around existing towns. Addressing these challenges requires a shift towards well-located, sustainable, and inclusive human settlements that offer residents improved access to services, social facilities, and economic opportunities. By guiding growth toward appropriate locations, promoting higher-density development where feasible, and strengthening the provision of basic services, the municipality can create more efficient, resilient, and liveable communities that meet current housing needs while supporting long-term spatial transformation.

Action 4.1: Actively Promote Development aligned to Smart Growth Principles in all Human Settlements

The following Smart Growth Principles should be applied in all human settlements within the Lekwa LM in order to enhance the sustainability of these areas:

- ❖ Provide for a mix of different kinds of land uses, e.g. residential, retail, business, and recreational opportunities in mixed use activity nodes and along priority public transport corridors.
- ❖ Create well-designed, compact neighbourhoods where the different activities are in close proximity to each other.
- ❖ Provide a variety of transportation choices, including private, public and non-motorised transport opportunities that are safe.
- ❖ Create a variety of housing opportunities, i.e., in terms of function, form, tenure and affordability.
- ❖ Provide a comprehensive range of community facilities/ amenities at strategic locations.
- ❖ Preserve natural beauty and environmentally sensitive areas and devise ways to utilize these as active public spaces with walking/cycling routes, picnic spots, park runs, etc. (rather than passive open space which usually become neglected).
- ❖ Encourage growth in existing communities through infrastructure upgrade, urban renewal and densification.
- ❖ Utilise smarter and cheaper infrastructure and green buildings and promote renewable and sustainable technologies.
- ❖ Protect and enhance agricultural lands and secure these as a productive land base for food security, employment, etc.
- ❖ Foster a unique neighbourhood identity, building on the diverse characteristics of each community.
- ❖ Engage citizens to participate in community life and decision-making.



Action 4.2: Promote Human Settlement Development in identified Strategic Development Areas (SDA's)

As a principle, the bulk of housing should be developed within the nodal areas identified in the municipality where opportunities for sustainable livelihoods are significantly enhanced

More specifically, housing should be provided within the Strategic Development Areas (SDA's) identified within the Urban Edge of each of these nodes (as per the Lekwa LM IDP Housing Chapter).

Figure 43 depicts the six SDA's identified in the Lekwa LM, which are as follows:

- ❖ **R1:** Standerton – Sakhile South
- ❖ **R2:** Standerton – Sakhile North
- ❖ **R3:** Morgenzon – Sivukile West
- ❖ **R4:** Morgenzon – Sivukile East
- ❖ **R5:** Thuthukani East
- ❖ **R6:** Thuthukani West

The Human Settlement Strategy, which accounts for the human settlement growth up to 2050 and onwards, for Standerton – Sakhile; Morgenzon – Sivukile; and Thuthukani are depicted on **Diagrams 21, 22 and 23** respectively and discussed below, per town.

The details of the areas identified in the Strategy are discussed under *Section 2.4.1 – Lekwa LM IDP Housing Chapter, 2022*. The detailed calculations of each area are included in **Annexure C**.

Housing Strategy: Standerton – Sakhile

- ❖ The current housing demand of 5,239 units could be accommodated in the short-term by upgrading 3,038 units in-situ and developing a further 2,201 units at Sakhile X7.
- ❖ The expected growth of individuals earning less than R3,500 p.m. for the period 2025 up to 2035 is estimated at 5,203 units, which could be accommodated at Sakhile X7 (2,940 units) and on Public Owned Vacant Land in the LM (2,263 units).
- ❖ The expected growth of individuals earning more than R3,500 p.m. for the period 2025 up to 2035 is estimated at 2,801 units, which could be accommodated on Public Owned Land (1,566 units), Private Owned Land (522 units), through densification (250 units), through infill development (250 units) and in SDA 2 (213 units).
- ❖ In the long-term (2035 up to 2050); the expected growth of individuals earning less than R3,500 p.m. is 6,695 units which could be accommodated at Sakhile X7 (3,300 units), at the existing Standerton X10 township (525 units), through infill development (940 units), at SDA 1 (900 units), on the Land Acquisition Area 2 (730 units), on the Land Acquisition Area 3 (300 units).
- ❖ In the long-term for individuals earning more than R3,500 p.m. the expected growth is 3,605 units, which could be accommodated through densification (2,348 units), through infill development (250 units), and at SDA 2 (1,007 units).
- ❖ There are more than enough housing opportunities available in Standerton, with a surplus of 6,143 units in the long-term.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**
**Strategic Development
Areas**

- Erven (Town and Settlement)
- Local Municipality
- District Municipality
- Provincial
- Regional Open Space
- Dam/River
- Urban Edge
- ① Primary Node
- ② Secondary Node
- ③ Tertiary Node
- ④ Rural Service Node
- National Road
- Main Road
- Secondary Road
- Railway Line/Railway Station
- Priority Development Area
- ⑨ Strategic Development Area



Figure

43

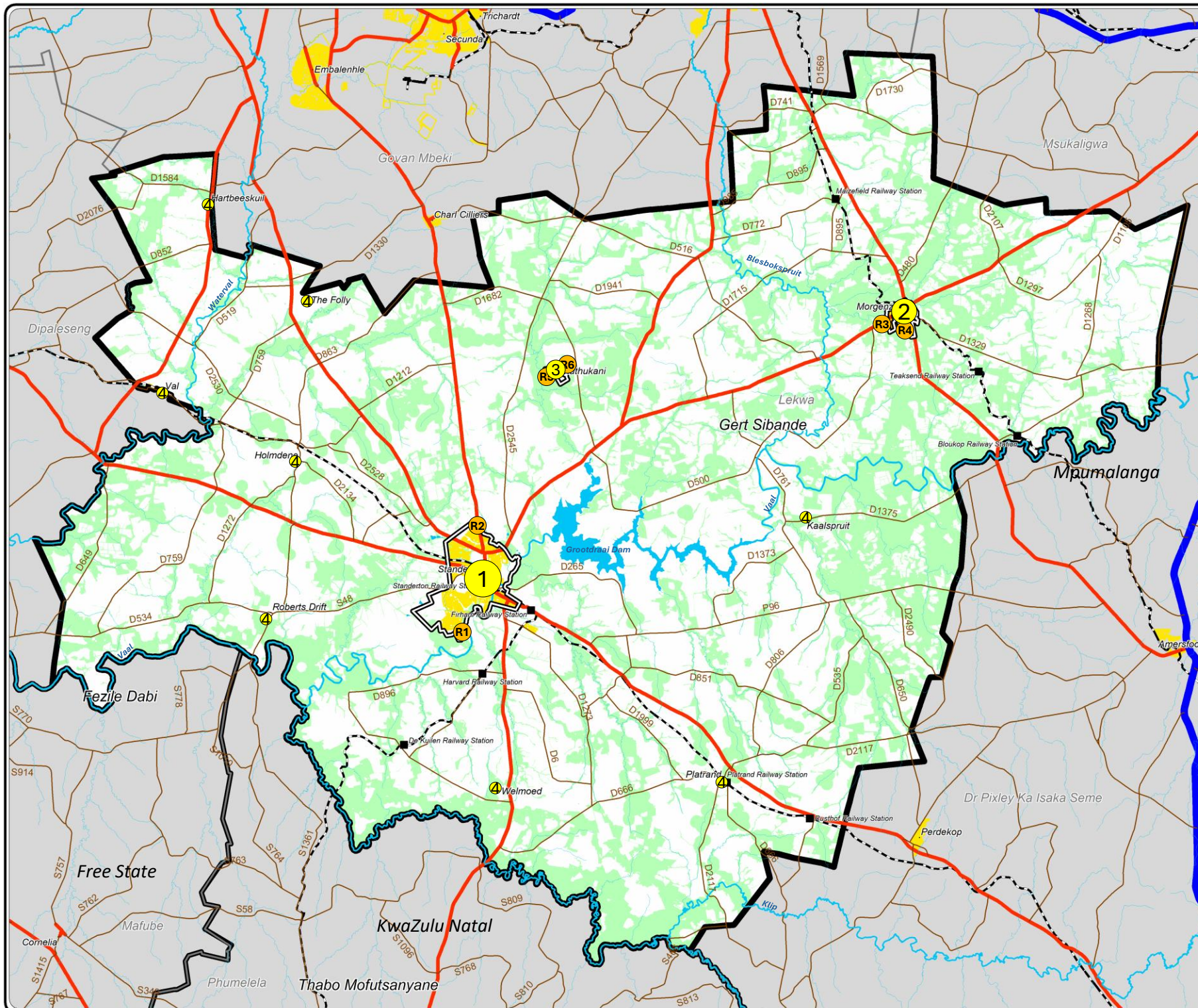


Table : Lekwa LM: Standerton Development Potential

Subarea	Time Frame	Typology	Number of Units	Potential Priority Development														
				Short to Medium Term						Short/Medium/Long			Long Term					
				1	2	3			4	5	6	7	8	9	10	10		
				Existing Townships	Proposed Township	Vacant Erven			Densification (Standerton, Meyerville)	Infill 2 East (North of Golf Course)	SDA 2	Existing Township	Infill 1 (Central)	SDA 1	LA 2	LA 3	Total	
						Public Owned e.g. Standerton x8	Privately /Unknown Ownership e.g. Sakhile x5	Public Owned e.g. Standerton x P, 3,4,5										Privately /Unknown Ownership e.g. Meyerville
In Situ	Sakhile x7	Income < R3 500p.m.		Income > R3 500p.m.						Standerton x10								
Standerton	Supply				8 441	2 263	91	1 566	522	4 789	500	1 220	525	940	900	730	760	
	Current	Informal	5 239	3 038	2 201													5 239
	2025-2035	*Expected Growth Strategy < R3 500p.m.	5 203	-	2 940	2 263												5 203
		*Expected Growth Strategy > R3 500p.m.	2 801				1 566	522	250	250	213							2 801
	2035-2050	*Expected Growth Strategy < R3 500p.m.	6 695		3 300								525	940	900	730	300	6 695
		*Expected Growth Strategy > R3 500p.m.	3 605						2 348	250	1 007							3 605
	Total		23 543	3 038	8 441	2 263	-	1 566	522	2 598	500	1 220	525	940	900	730	300	23 543
	Surplus				-	0	91	0	-	0	2 191	-	-	0	-	-	-	460
*Excluding Non-Urban																	LA1	3 000
																	LA4	400
																	Surplus	6 143
Area (ha) used					538,0						37,6	91,2	15,3	46,7	44,0	35,8	37,3	845,8

Short to Medium Term (up to 2035)

- Vacant erven in Existing Townships e.g. Standerton x8
- Sakhile x7
- Densification in Standerton/Meyerville
- Residential Infill Development north of Golf Course
- Start developing SDA 2

Long Term (2035 to 2050)

- Standerton x10 (Central)
- Residential Infill Development (Central)
- SDA 1
- LA 2
- LA 3

Surplus (2050+)

- LA1
- Residential Infill Development (Central)
- LA 3
- LA 4

**6 143
Surplus
Housing
Opportunities**

Table : Lekwa LM: Morgenzon Development Potential

Subarea	Time Frame	Typology	Number of Units	Potential Priority Development							Total		
				Short to Medium Term								Long	
				1	2				3	4		5	
				Existing Townships	Vacant Erven				Existing Township				
					Public Owned e.g. Morgenzon, Sivukile	Privately /Unknown Ownership e.g. Morgenzon, Sivukile	Public Owned	Privately /Unknown Ownership					
In Situ	Income < R3 500p.m.		Income > R3 500p.m.		Morgenzon x5	SDA 4	SDA 3						
Morgenzon	Supply				154	805			208	350	1 470		
	Current	Informal	496	97	96	4			208	91		496	
	2025-2035	*Expected Growth Strategy < R3 500p.m.	317		58					259		317	
		*Expected Growth Strategy > R3 500p.m	171			171						171	
	2035-2050	*Expected Growth Strategy < R3 500p.m.	426						-		426	426	
		*Expected Growth Strategy > R3 500p.m.	229			229					-	229	
	Total		1 638	97	154	404	-	-	208	350	426	1 639	
	Surplus				0	401			-	-	1 044	1 445	
	Area (ha) used								26,1	17,8	21,1	65,0	

*Excluding Non-Urban

Short to Medium Term (up to 2035)

- Vacant erven in Existing Townships e.g. Morgenzon, Sivukile
- Morgenzon x5
- SDA 4

Long Term (2035 to 2050)

- Vacant erven in Existing Townships e.g. Morgenzon
- SDA 3

Surplus (2050+)

- Vacant erven in Existing Townships e.g. Morgenzon
- SDA 3

**1 445
Surplus
Housing
Opportunities**

Table : Lekwa LM: Tutuka Development Potential

Subarea	Time Frame	Typology	Number of Units	Potential Priority Development							Total
				Short to Medium Term					Long		
				1	2				4	5	
				Existing Townships	Vacant Erven						
					Public Owned e.g. Thuthukani	Privately /Unknown Ownership	Public Owned	Privately /Unknown Ownership			
				In Situ	Income < R3 500p.m.		Income > R3 500p.m.			SDA 5	
Tutuka	Supply				303				360	240	
	Current	Informal	39	33	6						39
	2025-2035	*Expected Growth Strategy < R3 500p.m.	127		127						127
		*Expected Growth Strategy > R3 500p.m	69		69						69
	2035-2050	*Expected Growth Strategy < R3 500p.m.	99		99						99
		*Expected Growth Strategy > R3 500p.m.	54						54		54
	Total		388	33	301	-	-	-	54	-	388
	Surplus				2				306	240	548
	Area (ha) used								3,1		3,1

*Excluding Non-Urban

Short to Medium Term (up to 2035)

- Vacant erven in Existing Townships e.g. Thuthukani

Long Term (2035 to 2050)

- SDA 5
- SDA 6

Surplus (2050+)

- SDA 5
- SDA 6

548 Surplus Housing Opportunities

Housing Strategy: Morgenzon – Sivukile

- ❖ The current housing demand of 496 units could be accommodated in the short-term by upgrading 97 units in-situ, on Public Owned Land (96 units), on Privately Owned Land (4 units), at the existing Morgenzon X5 township (208 units), and at SDA 4 (91 units).
- ❖ The expected growth of individuals earning less than R3,500 p.m. for the period 2025 up to 2035 is estimated at 317 units, which could be accommodated on Public Owned Land (58 units) and at SDA 4 (259 units).
- ❖ The expected growth of individuals earning more than R3,500 p.m. for the period 2025 up to 2035 is estimated at 171 units, which could be fully accommodated on Private Owned Land.
- ❖ In the long-term (2035 up to 2050); the expected growth of individuals earning less than R3,500 p.m. is 426 units which could be fully accommodated at SDA 3.
- ❖ In the long-term for individuals earning more than R3,500 p.m. the expected growth is 229 units, which could be fully accommodated on Privately Owned Land.
- ❖ There are more than enough housing opportunities available in Morgenzon to accommodate the current, medium-term and long-term human settlement demand, with a surplus of approximately 1,445 units.

Housing Strategy: Thuthukani

- ❖ The current housing demand of 39 units could be accommodated in the short-term by upgrading 33 units in-situ, and developing 6 units on Public Owned Land.

- ❖ The expected growth of individuals earning less than R3,500 p.m. for the period 2025 up to 2035 is estimated at 127 units, which could be fully accommodated on Public Owned Land.
- ❖ The expected growth of individuals earning more than R3,500 p.m. for the period 2025 up to 2035 is estimated at 69 units, which could be fully accommodated on Public Owned Land.
- ❖ In the long-term (2035 up to 2050); the expected growth of individuals earning less than R3,500 p.m. is 99 units which could be fully accommodated on Public Owned Land.
- ❖ In the long-term for individuals earning more than R3,500 p.m. the expected growth is 54 units, which could be fully accommodated at SDA 5.
- ❖ There are sufficient housing opportunities available in Thuthukani to accommodate the current, medium-term and long-term human settlement demand, with a surplus of approximately 548 units.

There is a total surplus in the Lekwa LM as follows:

- ❖ **Potential of Vacant Land:** a total potential of 4,287 units, of which 2,593 units were allocated, translating to a surplus of 1,694 units.
- ❖ **Potential of SDA's:** a total potential of 15,000 units, of which 11,974 units were allocated, translating to a surplus of 3,526 units.
- ❖ **Potential of Land Acquisition Areas:** a total potential of 4,890, to which no units were allocated (surplus of 4,890 units).
- ❖ There is a total surplus of approximately 10,110 units in the Lekwa LM.



Action 4.3 Promote the development of a diverse range of housing typologies offering multiple choices in terms of affordability, density and tenure options.

It is important to note that it is possible to develop low-, medium- and high-density housing typologies for low income, middle income and high-income communities as graphically illustrated in **Annexure D**.

As a general principle, the Lekwa should actively pursue strategies to promote medium and higher density residential development for all income groups in order to achieve an average density of not lower than 25 units/ha (as a benchmark) in new developments throughout the municipality.

In the case of low income, the subsidy scheme only makes provision for single residential full title BNG Units which normally result in low densities (around 20 units/ha). The only medium to higher density subsidized typologies is Community Residential Units (CRU) and Social Housing, both of which only cater for the rental market.

The same principle would apply to middle- and high-income development where medium to high density typologies should be actively promoted, especially around the business nodes and along major public transport routes in the municipal area.

Action 4.4: Cluster community facilities in highly accessible Multi-Purpose Community Centres (Thusong Centres).

Diagram 24 depicts the number of community facilities required in the Lekwa LM in order to accommodate the incremental households up to 2035 and 2050 respectively.

It is essential to continuously strive towards consolidating community facilities at strategic locations within the urban fabric in order to provide one- stop services to communities and which could also make a significant contribution towards spatial transformation in urban and rural areas.

This follows from the nationally approved concept of a multi-purpose Thusong Centre. Preferably these community facility clusters should also be combined with local business areas (and modal transfer facilities) in order to add to the “critical mass” required to maintain/ enhance business activities in these areas.

An example of this concept is shown in **Diagram 25** and further described in **Annexure E**.



TOTAL

Table : Lekwa LM : Total LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
Facilities	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	39 397	1 439	64%			9 162	303	11 480	295	60 038	2 036	
Population	121 626					22 573		28 460		172 660		
Education		96	4%				18		23		137	
Small Crèche	51	1		2	(49)	9	0	12	0	72	1	(70)
Primary (including Grade R)	17	49		43	26	3	9	4	11	25	69	18
Secondary/Combined	10	47		17	7	2	9	2	11	14	66	3
Health Services		4	0%				1		1		6	
Primary Health Clinic	5	1		6	1	1	0	1	0	7	1	(1)
Community Health Centre/Hospital	2	3		3	1	0	1	0	1	3	4	0
Safety and Security		3	0%				0		1		4	
Police	2	2		4	2	0	0	0	0	3	3	1
Fire Station	2	1		1	(1)	0	0	0	0	3	1	(2)
Social /Cultural/Civic		79	3%				0		0		80	
Local Library	6	0		5	(1)	1	0	1	0	9	0	(4)
Solid Waste Disposal Site	3	75		-	(3)	-	-	-	-	3	75	(3)
Municipal Office/Tribal Office	3	2		8	5	-	-	-	-	3	2	5
Magistrate's Court	1	1		1	-	-	-	-	-	1	1	-
Post Office (SASSA)/ICT Access Point	12	1		2	(10)	2	0	3	0	17	1	(15)
Communtiy Hall (large)	2	1		2	(0)	0	0	0	0	3	1	(1)
Sports and Recreation		61	3%				11		14		86	
Sports Facilities and Parks (ha)		36		166	129		7		9		52	114
Regional Parks (ha)		24		6 532	6507		5		6		35	6 497

MULTI-PURPOSE COMMUNITY CENTRE (MPCC) / THUSONG CENTRE CONCEPT

MPCC in Thekwane, Rustenburg, North West Province



Public-Private Partnership funded by Glencore Mine and Merafe Resources (R20-million)

Source:

South African Business Website: <https://www.southafricanbusiness.co.za/08/2023/construction-and-engineering/r20-million-multi-purpose-community-centre-constructed-in-rustenburg/>

SASSA Grant Office



Multi-Purpose Courts



Home Affairs Office



Community Hall



Police Station



Clinic



Action 4.5: Locate regional community facilities at higher order nodes and ensure that all nodes are provided with services and facilities appropriate to nodal function and size.

The development of a structured and efficient settlement system in the Lekwa LM relies on directing public investment to nodes that play a strategic role in service delivery, economic activity and social integration. Standerton, as the Primary Node, accommodates the highest concentration of population, economic functions and administrative activities, making it the most suitable location for regional-scale community facilities such as hospitals, tertiary education institutions, emergency services, government precincts and major recreational infrastructure. Consolidating these functions in Standerton supports accessibility for the wider municipality and ensures that regional services are financially and operationally sustainable.

At a Secondary level, Morgenzon should accommodate sub-regional community facilities that support its role as an agricultural service centre and growing urban node. These include secondary schools, clinics, libraries, multi-purpose community halls, and administrative services. Thuthukani, identified as a Tertiary Node, should be equipped with a more localised set of facilities that cater to surrounding residential areas, such as primary schools, satellite clinics, ECD centres, sports fields and neighbourhood retail services. In addition, the Rural Service Nodes of Hartbeeskuil, Val, The Folly, Roberts Drift, Welmoed, Platrand and Kaalspruit must receive appropriately scaled rural-level services to support dispersed farming communities and reduce the need for long-distance travel for essential needs. These may include mobile

services, small health posts, agricultural support points and basic civic infrastructure.

Aligning facility provision with the nodal hierarchy allows the Lekwa LM to prioritise investment more effectively, optimise the use of existing infrastructure networks and strengthen service delivery across the municipality. It also ensures that all communities, regardless of location, have reasonable access to social and administrative services proportionate to the role and scale of each node.



4.4.4 Objective 5: Infrastructure

Objective 5



Ensure the coordinated provision, upgrading, and maintenance of bulk and internal infrastructure to support economic activity, agricultural production, and future growth.

Reliable and well-maintained infrastructure is essential for sustaining economic activity, supporting agricultural production and accommodating future growth in the Lekwa LM. The municipality faces growing pressure on ageing water, sanitation, electricity, and stormwater systems, while many rural areas remain underserved or disconnected from bulk networks. Coordinated planning, investment and maintenance are therefore critical to ensure that infrastructure keeps pace with development needs, enhances service delivery, and strengthens the municipality's long-term economic competitiveness. By prioritising upgrades, addressing capacity constraints and expanding services in a structured manner, the SDF aims to create a resilient and efficient infrastructure base that supports inclusive and sustainable development.

Action 5.1: Upgrade the Standerton WWTW to meet the Demand

Feasibility Studies for the upgrading of the Standerton and Morgenzon sanitation networks have been completed and approved and need to be implemented in the short-term to meet the current demand as well as the growing demand in the Lekwa LM.

These upgrades include the urgent upgrading of the Standerton WWTW from 9 ML/d to 32 ML/d, and the Morgenzon ponds system from 0.2 ML/d to 3 ML/d.

Action 5.2: Upgrade the Electricity Network to meet Demand

The electricity network as well as various substations need upgrading to meet the current demand as these systems are over capacitated at the moment. Lekwa LM have applied to upgrade the network in Standerton from 55MVA to 110MVA from Eskom and the process is underway.

There is currently an 11KV bulk line being constructed from A substation to the Rooikoppen area, together with a 10 MVA switching station which also needs upgrading as the infrastructure is aged.



Action 5.3: Promote the transition towards “green technology/energy” and incrementally implement the Smart City Concept.

In line with the Smart City concept, which is expanded on in *Annexure F*, the Lekwa LM should focus on the continuous introduction of a range of important engineering services transitions over the short- to medium-term as listed in **Table 32** below.

Supplementary to the Energy input noted below, is the need to prioritize establishment of solar plants to augment the current supply of Eskom.

It is recommended that development of solar plants be actively promoted on undevelopable land parcels, e.g. old mining land and on the rooftops of industrial, commercial and residential buildings in the Lekwa LM area.

Extensive solar plants should not be allowed on high potential agricultural land in the Lekwa LM area.

Table 32: Proposed Green Transitions: Engineering Services

Water:
❖ More stringent water conservation and demand-management initiatives; ❖ Increase water-use efficiency and equitable distribution through appropriate regional distribution schemes and incentives; ❖ Develop available groundwater resources and adopt the re-use of wastewater effluent as standard practice, and ❖ Improve monitoring and reporting to maintain standards in water and wastewater management.
Energy:

❖ Promote and enable energy efficiency and demand side management; ❖ Promote the development of renewable energy plants (especially solar plants); ❖ Enhance universal access to clean, renewable energy services.
Transport:
❖ Invest in public transport and non-motorised transport (NMT); ❖ Promote and enable low carbon transportation and shift transport patterns to reduce reliance on liquid fuels, and ❖ Shift freight traffic from road to rail along major routes.
Waste:
❖ Reduce waste volumes and increase recycling and re-use; ❖ Introduce waste-to-energy initiatives in the longer term, and ❖ Invest in clean technology and value adding to waste.
Information and Communication Technology:
❖ Establish a strong broadband and fibre infrastructure network to ensure efficient communications and internet services, and to support the implementation of the Smart City concept.



4.4.6 Objective 6: Economic Development and Job Creation

Objective 6



Stimulate local economic growth by leveraging key sectors, expanding opportunities for SMMEs, and strengthening value chains linked to agriculture and agro-processing.

A dynamic and resilient local economy is central to the future development of the Lekwa LM, where agriculture, agro-processing and related value chains form the backbone of employment and production. Strengthening these sectors, while creating space for new industries, SMMEs and local entrepreneurship, is essential for broad-based growth and long-term economic stability. The SDF promotes an approach that leverages the municipality's agricultural strengths, unlocks opportunities along major transport corridors, diversifies the local economic base and improves access to skills and markets. By supporting inclusive economic participation and targeted sector development, the municipality can create a more competitive and sustainable local economy that benefits both urban and rural communities.

Action 6.1: Promote Economic Development in line with the Nodal Hierarchy

Figure 44 depicts the business and industrial activities taking place in the Lekwa LM.

Promoting economic development in accordance with the established nodal hierarchy is essential to strengthening the spatial structure of the Lekwa LM and ensuring that investment is channelled to locations with the highest economic potential and service capacity. The hierarchy, comprising

Standerton as the Primary Node, Morgenzon as the Secondary Node, Thuthukani as a Tertiary Node, and a network of Rural Service Nodes, provides a clear framework for guiding economic activities in a coordinated and sustainable manner. By aligning development with this hierarchy, the municipality can prioritise different types of economic functions based on accessibility, infrastructure availability, and the unique strengths of each node.

Standerton, as the Primary Node, should continue to accommodate higher-order economic activities such as agro-processing, logistics, industrial development and major commercial services. The town's strategic access to road and rail corridors positions it as the municipality's central economic engine and a key contributor to regional value chains. Morgenzon, as the Secondary Node, should support intermediate-scale economic functions, including agricultural support services, local manufacturing, expanded retail and SMME development. Thuthukani, as a Tertiary Node, plays a more localised role by providing neighbourhood-level commerce and small business opportunities that meet the needs of surrounding residential areas.

The Rural Service Nodes—including Val, Hartbeeskuil, Roberts Drift and others—should be reinforced as points of rural economic activity, particularly for small-scale farming, agri-support services, informal trade and local enterprise development. Strengthening these nodes reduces travel distances for rural households, supports local livelihoods and enhances economic inclusion.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**

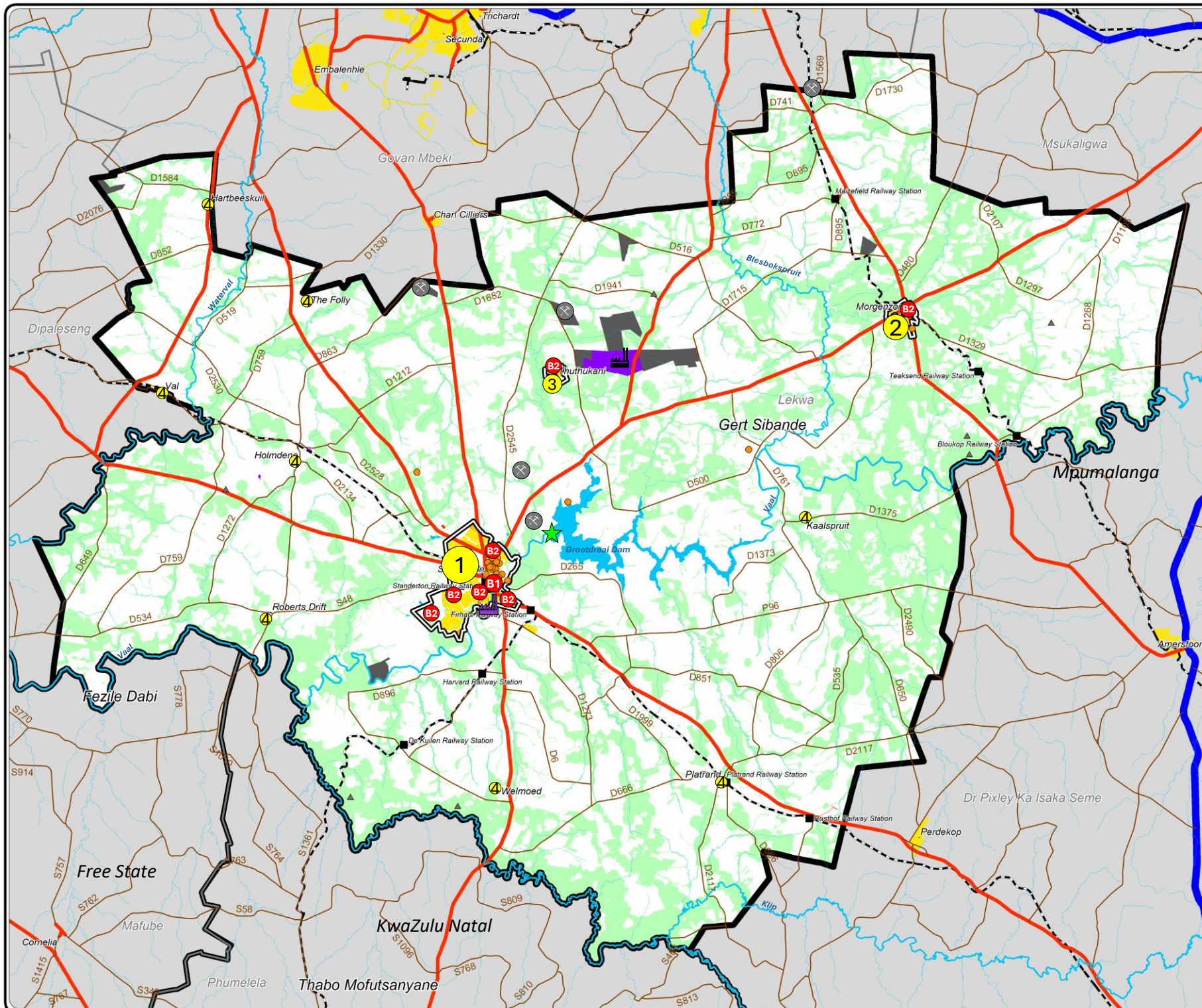
Business and Industrial

- Erven (Town and Settlement)
 - Local Municipality
 - District Municipality
 - Provincial
 - Reg. Open Space
 - Dam/River
 - Urban Edge
 - 1 Primary Node
 - 2 Secondary Node
 - 3 Tertiary Node
 - 4 Rural Service Node
 - National Roads
 - Main Road
 - Secondary Road
 - Railway Line/Railway Station
- Business Nodes**
- B1 Main CBD
 - B2 Neighborhood Node
- Industrial**
- General Industrial
 - Power Station
 - Coal Mining Activity
 - Other Mining Activity
 - Freight Corridor
- Tourism**
- Accommodation
 - Tourism Anchor
 - Summit / Hill / Mountain



Figure

44



Action 6.2: Promote Agriculture as the main Economic Driver of the Lekwa LM

Figure 45 depicts the Agricultural Activities taking place in the Lekwa LM.

The entire LM is either rainfed or irrigated Protected Agricultural Areas. **Annexure G** hereto contains Guidelines for the demarcation and rationale of these Protected Agricultural Areas, and it is noted that it is crucial for these areas to form part of the SDF.

Agriculture forms the backbone of the Lekwa LM economy, supported by extensive tracts of high-value farmland, favourable climatic conditions and a strong tradition of both crop and livestock production. The municipality is strategically positioned within one of South Africa's key agricultural regions, with established activities such as maize, soybean and sunflower cultivation, alongside cattle and poultry farming. These sectors are not only central to employment and food security, but they also create significant opportunities for value-adding, agro-processing and secondary industries. Promoting agriculture as the primary economic driver is therefore essential to strengthening local livelihoods, enhancing economic resilience and unlocking long-term sustainable growth.

One of the major strengths of the Lekwa LM is the natural synergy between its crop and livestock sectors. The residues and by-products from maize, soybeans and sunflower harvesting can be used as cost-effective feed inputs for the livestock industry, reducing production costs while creating a circular, mutually reinforcing agricultural system. This interconnected agricultural value chain enhances efficiency, reduces waste and supports diversification

within the sector. The presence of soybean and sunflower processing facilities within the municipality further boosts the potential for downstream industries, enabling local producers to reduce transport distances, increase profitability and participate more actively in regional and national markets.

The strategic location of the Lekwa LM along key regional and national movement corridors, such as the R23 and R546, further strengthens its agricultural competitiveness. These roads provide direct access to Gauteng, Mpumalanga and the Free State, enabling the efficient movement of raw products, processed goods and livestock to major markets and distribution hubs. Improved connectivity reduces logistics costs, enhances market reach and attracts additional investment in agro-processing and logistics services.

By actively promoting agriculture as its core economic sector, the Lekwa LM can leverage existing strengths, deepen integration between farming and processing activities, and support a more inclusive rural economy. Strengthening agricultural value chains, improving transport linkages and encouraging collaboration between producers, processors and logistics operators will position the municipality as a leading agricultural hub in the region.

Annexure H hereto depicts the Agricultural Value Chains of the main commodities found in the Lekwa LM, including Maize, Feedlot, Beef, Pork, and Poultry.





Lekwa Local Municipality SPATIAL DEVELOPMENT FRAMEWORK

LEKWA LOCAL MUNICIPALITY SDF

Agriculture

- Erven (Towns and Settlements)
- Local Municipality
- District Municipality
- Provincial
- Dams/Rivers
- Urban Edge
- 1 Primary Node
- 2 Secondary Node
- 3 Tertiary Node
- 4 Rural Node
- B1 Main CBD
- B2 Neighborhood Node
- General Industrial
- Power Station
- Coal Mining
- Other Mining Activity
- National Roads
- Main Roads
- Secondary Roads
- Railway Lines/Railway Stations

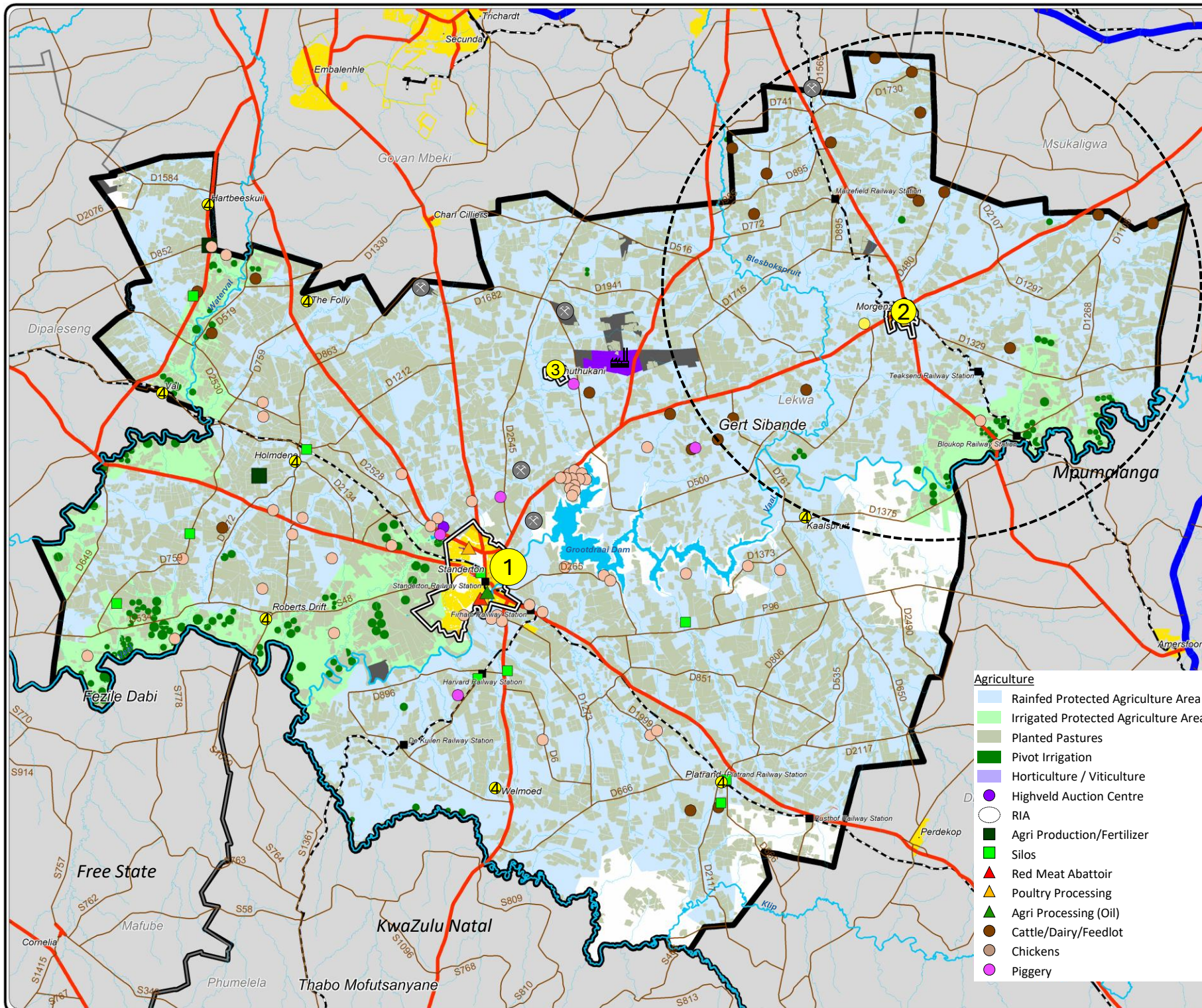
Agriculture

- Rainfed Protected Agriculture Area
- Irrigated Protected Agriculture Area
- Planted Pastures
- Pivot Irrigation
- Horticulture / Viticulture
- Highveld Auction Centre
- RIA
- Agri Production/Fertilizer
- Silos
- Red Meat Abattoir
- Poultry Processing
- Agri Processing (Oil)
- Cattle/Dairy/Feedlot
- Chickens
- Piggery



Figure

45



Action 6.3: Implement a “Township Economy Support Programme” to promote economic empowerment of emerging entrepreneurs.

There is a wide variety of economic activities that can be pursued in a “Township Economy” as listed in *Annexure I*. The Lekwa LM should actively promote the establishment of as many as possible of these enterprises at appropriate locations within the settlement areas in order to enhance economic empowerment and job creation.

Linked to the above, a variety of formalised informal trading structures should be encouraged at strategic locations within business areas and close to community facilities (Thusong Centres), public transport facilities and public open spaces within the Lekwa LM.

Action 6.4: Empower and Upscale Emerging Farmers

Empowering emerging farmers is critical for building a more inclusive and resilient agricultural economy in the Lekwa LM. Many new entrants face challenges such as limited access to land, finance, training and markets, which restrict their ability to scale production. The municipality should work with the Department of Agriculture, commodity groups and local agri-businesses to provide targeted support, including extension services, mechanisation assistance, climate-smart farming practices and access to input suppliers. Strengthening links to established value chains, such as maize, soybean, sunflower processing and livestock markets, will help emerging farmers secure stable market opportunities and reduce transport and production costs. By facilitating cooperative models, shared infrastructure and structured

mentoring, the Lekwa LM can enable emerging farmers to grow into commercially viable producers who contribute meaningfully to local economic development. *Annexure J* hereto contains more information in this regard.

Action 6.5: Align tertiary education and skills development programmes to priority economic sectors.

There is significant scope to enhance skills in a range of programmes listed in *Annexure I*. Care should be taken that skills development centers be established in at least each of the three main urban nodes in the Lekwa LM (Standerton, Morgenzon and Thuthukani).

Furthermore, tertiary facilities need to offer programmes that link specifically to the economic activities within the area so that skills and knowledge is transferred and retained within the Lekwa LM.

4.4.7 Composite SDF

Figure 46 hereto depicts the compilation of all the objectives discussed above which represents the Composite SDF of the Lekwa LM.

Diagram 26 provides the Linkage Table which shows the link between the various categories of the Lekwa LM SDF and the Lekwa Land Use Scheme categories, to ensure a clear understanding of the SDF application in practise.





Lekwa Local Municipality
**SPATIAL DEVELOPMENT
FRAMEWORK**

**LEKWA LOCAL
MUNICIPALITY SDF**

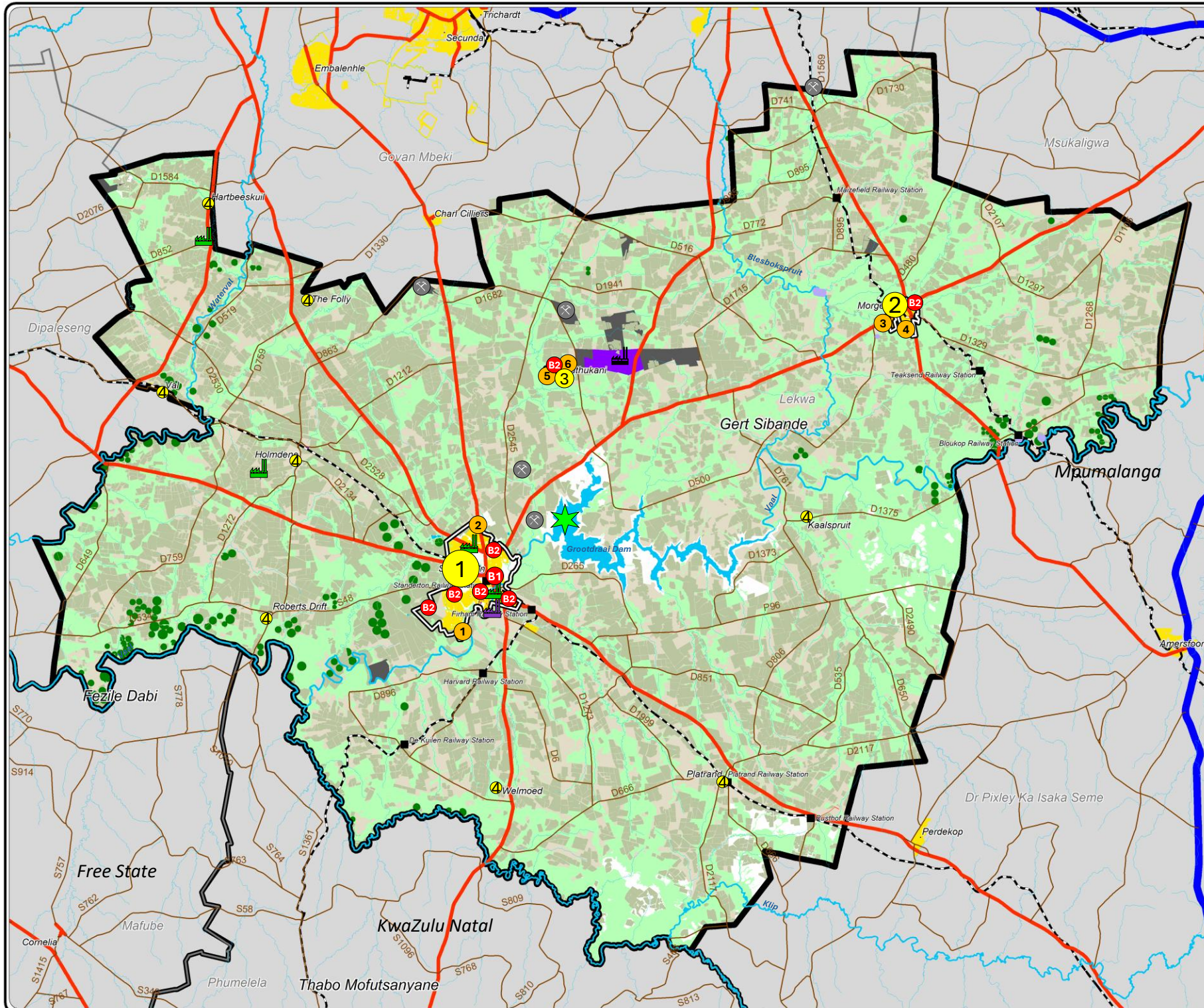
Composite

- Erven (Towns and Settlements)
- Local Municipality
- District Municipality
- Provincial
- Regional Open Space
- Dams/Rivers
- Urban Edge
- 1 Primary Node
- 2 Secondary Node
- 3 Tertiary Node
- 4 Rural Node
- B Strategic Development Areas
- B1 Main CBD
- B2 Neighborhood Node
- B3 Community Node
- National Roads
- Main Roads
- Secondary Roads
- Railway Lines/Railway Stations
- Protected Agriculture
- Planted Pastures
- Pivot Irrigation
- Agri Processing/Production
- General Industrial
- Power Station
- Coal Mining Activity
- Other Mining Activity
- Tourism Anchor



Figure

46



LEKWA LM: LINKAGE TABLE

Diagram 26

TABLE Lekwa LM: Link Table between LUS and MSDF

Notation	Section A: SDF Spatial Planning Categories	Section B: LAND USE SCHEME USE ZONES (Applicable to future usage of land)																
		Agriculture	Residential Single	Residential Multiple	Retail Business	Office	Heavy Industry	Light Industry	Commercial	I. Institutional	Government	Protected Area	Conservation	Open Space	Tourism	Special	Transportation	Extraction
Municipal SDF																		
	Intensive Agriculture	√							○	○	√	√	√	○	○	○	2	
	Extensive Agriculture	√			○			○	○	○	√	√	√	√	○	○	2	
	Mining Activities	√	○	○	○	○	√	√	√	○	○	√	√	√	○	○	√	√
Urban Node/Precinct																		
	Open Space								○	○	√	√	√	√	○	○		
B1	First Order Node - CBD (B1) : High Intensity Mixed Use			√	√	√		√	√	√			√	○	√	√		
B2	Second Order Business Node (B2): Medium Intensity Mixed Use			√	√	√		○	√	√			√	○	√	√		
B3	Third Order Business Node (B3) : Low Intensity Mixed Use			√	√	√			√	√			√	○	√	√		
	Central Mixed Use Area			√	√	○		√	√	√			√	○	√	√		
	Residential Areas (existing)		√	√	○	○			√	√			√	○	√	√		
	Future Residential Infill		√	√	○	○			√	√			√	○	√	√		
	Residential Densification Area			√	○	○			√	√			√	○	√	√		
	Strategic Development /Land Acquisition Area		√	√	○	○			√	√			√	○	√	√		
	Institutional/Community Facilities		○	○		○			√	√			√		√	√		
	Municipal/Government		○	○		○			√	√	√	√	√		√	√		
	Industrial /Commercial Area						√	√	√	○	√			√		√	√	

Notes:

- Only if compliant with relevant requirements prescribed in terms of Mining and Environmental Legislation
- 2 Environmental Legislation
- √ Allowed
- o Allowed under certain conditions

4.5 LOCAL AREA PLANS

4.5.1 Standerton – Sakhile

Figure 47 depicts the Local Area Plan for the Standerton-Sakhile Area, which is briefly discussed below.

- ❖ The town is surrounded by Protected Agricultural Areas and it is important that development be contained within the urban edge in order to protect those areas.
- ❖ Higher-order commercial, industrial and agro-processing development should be supported in the area, as the Primary Node of the LM.
- ❖ In terms of the movement network, it is crucial to maintain mobility on the main roads coming into town by limiting accessibility along these routes. Access should only be allowed at strategic intersections.
- ❖ Improve public transport, NMT routes and connectivity between neighbourhoods.
- ❖ In terms of the internal roads; the section of Beyers Naude Drive up to Krog Street needs to be maintained as an important movement route through the town.
- ❖ Furthermore; the roads within the CBD (B1) need urgent upgrading and maintenance, with the taxi rank situated in Mbonani Maisela Street.
- ❖ There are only two links between Standerton and Sakhile which are along the R23 and along Walter Sisulu Drive and it is crucial that these links be strengthened and maintained.
- ❖ Road upgrades need to be undertaken in Standerton X8 as a number of houses have been built but the road network has not yet been constructed

and many of these roads, including the section from the R50 in a southern direction towards Extension 8, are still gravel roads.

- ❖ The section of the R23 which is managed by SANRAL (the western parts up to the intersection with the R546) are in good condition but the section to the east, which is managed by the Lekwa LM, needs upgrading, especially considering the new mall proposed (B2) in close proximity.
- ❖ Route S48 needs to be maintained to ensure mobility through Sakhile.
- ❖ Sydney de Lange Street needs to be maintained as it is the main road going into Sakhile at B2.
- ❖ Kubeka Street (between B2 and B3) is a critical road to be maintained as this is an internal road used by the residents to get to work, school, etc and is in a very poor condition currently.
- ❖ In terms of Human Settlement, the strategy for the area was discussed in *Section 4.4.3* of this report. Important human settlement areas in this regard include Sakhile X7 (SDA 1), Standerton Extension 5 Infill Area, Standerton X8 Infill Area and SDA 2 to the north.
- ❖ The areas north of the CBD as well as the Meyerville area have been earmarked as proposed residential densification areas, which is a crucial component of meeting the current and future residential needs of the area.
- ❖ It is very important that the UISP projects need to be prioritised for implementation.
- ❖ In terms of community facilities, the proposals made in *Section 4.4.3* should be applied, including the clustering of community facilities at strategic points.



- ❖ Strengthen freight and logistics facilities linked to agricultural value chains, including the railway lines to service the silos adjacent to the lines.
- ❖ Promote mixed-use densification and infill development between Standerton and Sakhile.
- ❖ The informal trading and upscaling model discussed in *Section 4.4.6* should be applied at strategic points in the CBD, along busy pedestrian routes.
- ❖ It is proposed that the Lekwa LM develop a Tavern Policy to ensure the effective management of taverns within the LM.
- ❖ A precinct plan needs to be developed for the Standerton CBD (with the inclusion of the new mall), as well as for Standerton Extension 5.
- ❖ In order to support the existing industrial and economic activities in the area, it is crucial that access roads and engineering services are up to standard.
- ❖ As mentioned in *Section 4.4.6*, it is important that the Tertiary Education Facilities, such as the TVET College in Standerton, be linked to the resource base of the Municipality being mostly agriculture and possibly Petrochemical industries which link with the Sasol Plant just north of the area.

4.5.2 Morgenzon – Sivukile

Figure 48 depicts the Local Area Plan for the Morgenzon-Sivukile Area, which is briefly discussed below.

- ❖ Growth in Morgenzon should be consolidated with Sivukile.
- ❖ Expand local retail, agricultural support services and small industrial activities.

- ❖ Provide serviced land for SMMEs, cooperatives and local markets.
- ❖ Upgrade internal roads and stormwater networks to support economic activity.
- ❖ Enhance access to community facilities and social services for both areas.
- ❖ Support small-scale agro-processing and storage facilities for surrounding farms.
- ❖ Densification should be prioritised within Morgenzon to ensure the current and future housing needs can be accommodated.

4.5.3 Thuthukani

Figure 49 depicts the Local Area Plan for the Thuthukani Area, which is briefly discussed below.

- ❖ The area predominantly supports the Power Station in the area and it is important to limit any further development of the area, which are not related to the power station activities.
- ❖ The informal settlements in the area should be formalised.
- ❖ Strengthen neighbourhood-level retail and informal trading areas.
- ❖ Improve basic infrastructure (water, sanitation, electricity) to support growth.
- ❖ Enhance internal mobility, pedestrian access and local public transport stops.
- ❖ Provide space for community facilities and early childhood development centres.
- ❖ Support home-based enterprises and small-scale economic activities.





LEKWA LOCAL MUNICIPALITY SDF

LSDF: Standerton - Sakhile

- Urban Edge
- Proposed Urban Edge Expansion
- Existing Residential
- Existing Medium Dens. Residential
- Existing Tourism Accommodation
- Residential Infill
- Residential Densification
- Strategic Development Area
- Land Acquisition Area
- Existing Business
- First Order Business Node/CBD B1
- Medium Intensity Mixed-Use
- Low Intensity Mixed-Use
- Central Mixed-Use Area
- Industrial
- Institutional
- Parks/Open Space
- Sports and Recreation
- Cultivated Land
- Dams/Rivers
- Main Roads
- Secondary Roads
- Tertiary Roads
- Proposed Tertiary Roads
- Railway Lines/Railway Stations
- UISP Proposed Layouts
- Municipal

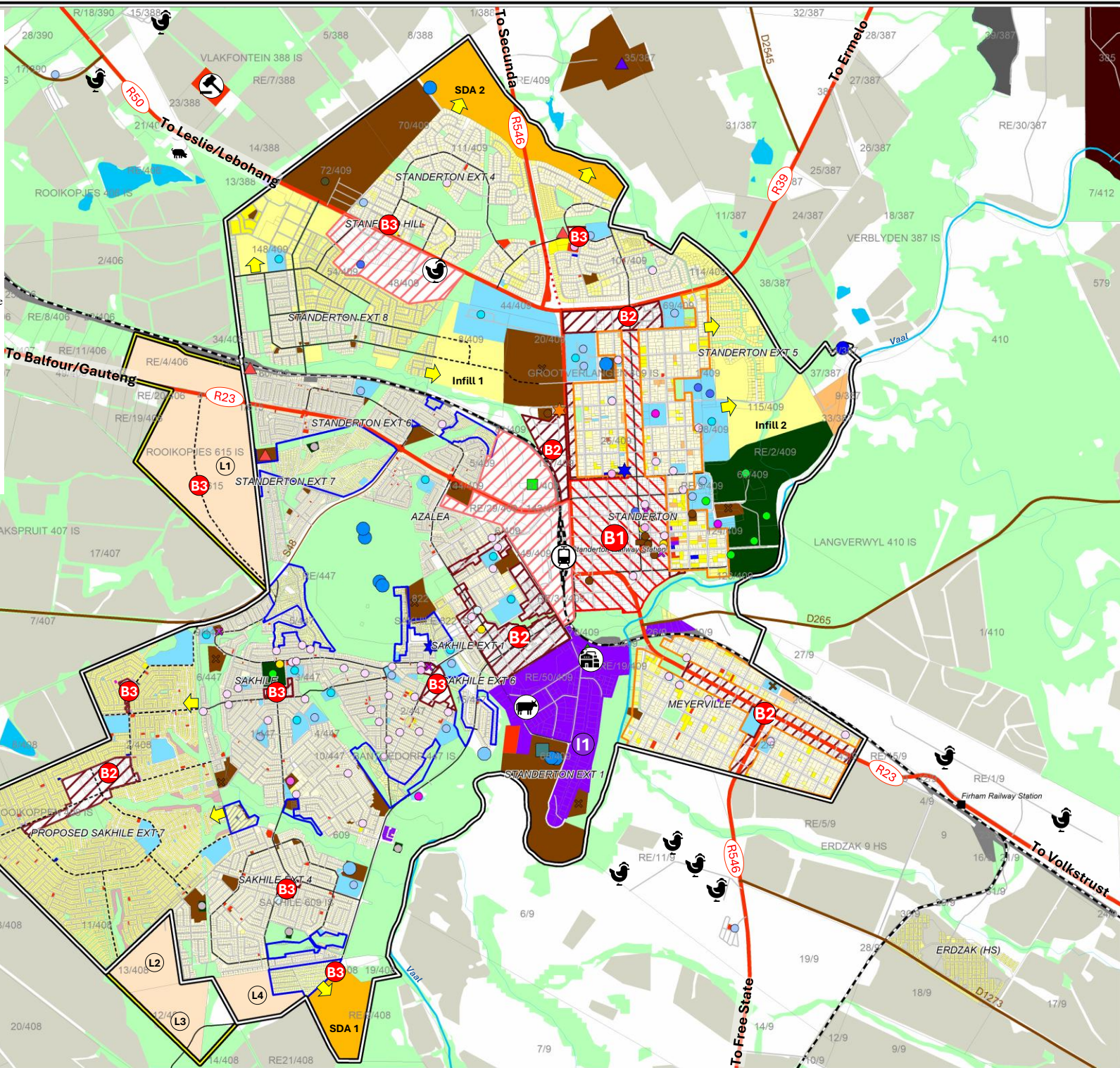


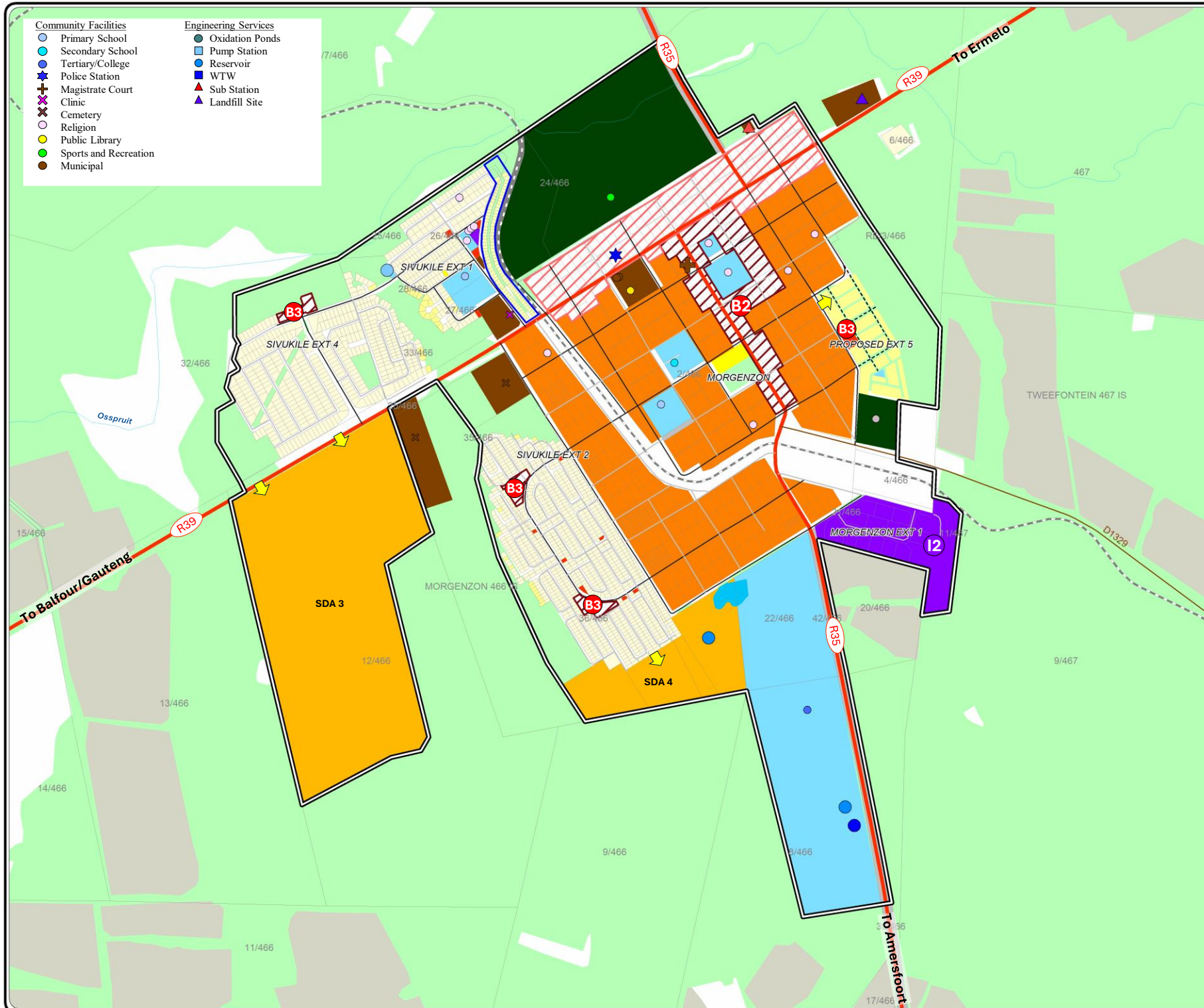
0 0.15 0.6 0.9 1.2 1.5 km

Figure

47

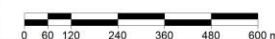
- #### Community Facilities
- Primary School
 - Secondary School
 - Tertiary/College
 - Fire Station
 - Police Station
 - Magistrate Court
 - Hospital
 - Clinic
 - Cemetery
 - Religion
 - Community Centre/Hall
 - Youth Centre
 - Old Age Facility
 - Public Library
 - Postal Service
 - Sports and Recreation
 - Municipal
 - Correctional
- #### Agriculture Infrastructure
- Highveld Auction Centre
 - Piggery
 - Poultry Farm
 - Silos
 - Poultry Processing
 - Red Meat Abattoir
 - Agri Processing
- #### Engineering Services
- WWTW
 - Pump Station
 - Reservoir
 - WTW
 - Sub Station





LEKWA LOCAL MUNICIPALITY SDF LSDf: Morgenzon - Sivukile

- Cadastral
- Urban Edge
- Existing Residential
- Existing Medium Dens Residential
- Residential Infill
- Residential Densification
- Strategic Development Area
- Existing Business
- Medium Intensity Mixed-Use
- Low Intensity Mixed-Use
- Industrial
- Medium/Long Term Expansion
- Agri Village
- Institutional
- Municipal
- Transportation
- Parks/Open Space
- Sports and Recreation
- Cultivated Land
- Dams/Rivers
- Main Roads
- Secondary Roads
- Tertiary Roads
- Proposed Tertiary Roads
- Railway Lines (non-operational)
- UISP Proposed Layouts



Figure

48

- Community Facilities**
- Primary School
 - Secondary School
 - Religion
 - Postal Service

- Engineering Services**
- WTW
 - Reservoir
 - Sub Station



LEKWA LOCAL MUNICIPALITY SDF

LSDF: Thuthukani

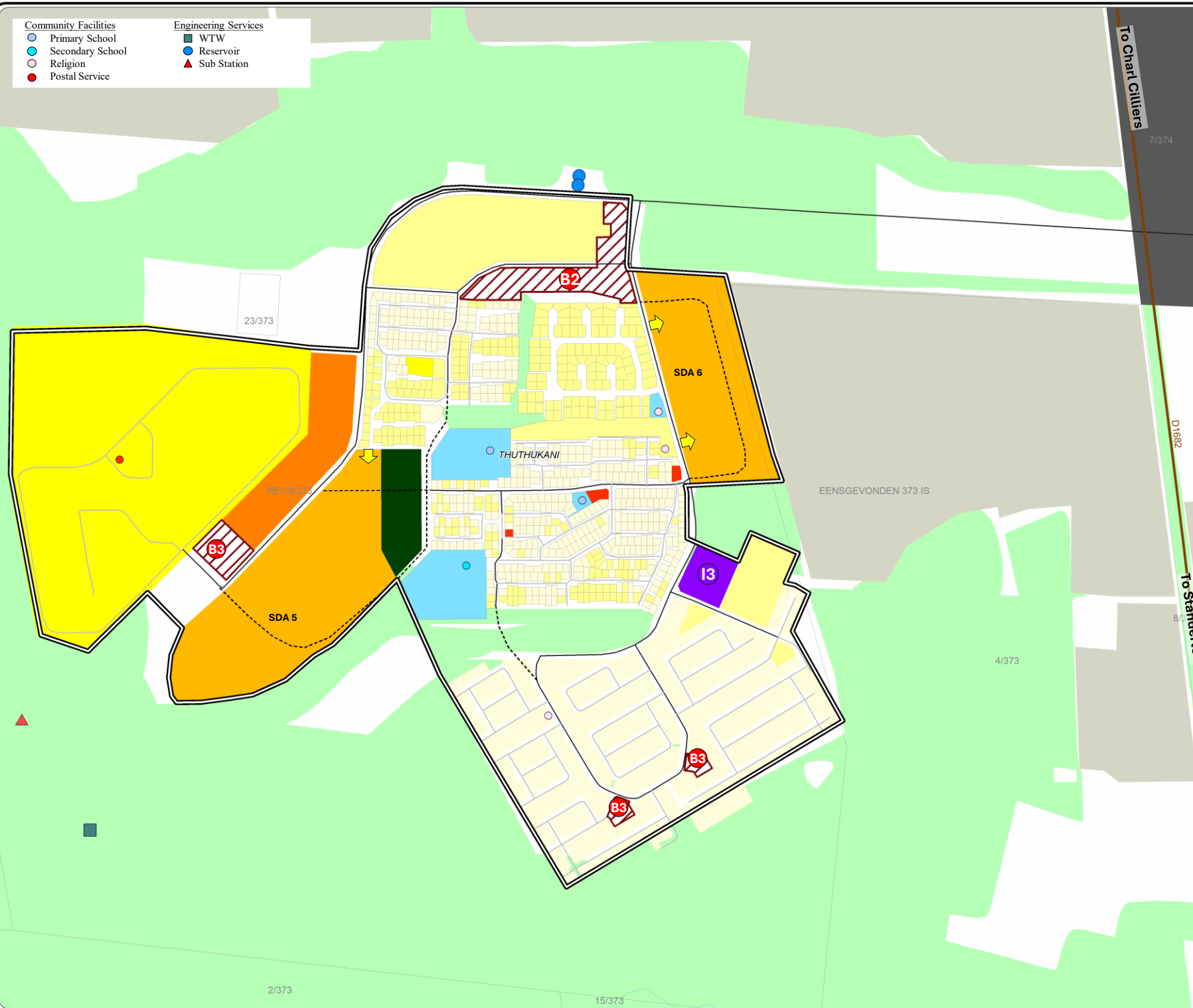
- Cadastral
- Urban Edge
- Existing Residential
- Existing Medium Dens Residential
- Residential Infill
- Residential Densification
- Strategic Development Area
- Existing Business
- Medium Intensity Mixed-Use
- Low Intensity Mixed-Use
- Industrial
- Institutional
- Mining
- Parks/Open Space
- Sports and Recreation
- Cultivated Land
- Rivers
- Secondary Roads
- Tertiary Roads
- Proposed Tertiary Roads



0 30 120 180 240 300 m

Figure

49



Annexure A: Vacant Erven

LEKWA LM: VACANT ERVEN – by Ownership

Table : Lekwa LM Vacant Residential Erven in Formal Towns (aerial photo inspection) - by Owner

Township	Vacant	Ownership																				
	2025	RSA			Municipal			ESKOM			Transnet			Private			No Info			Total		
	Number of Erven	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)
Azalea Ext 1	2				2	872	436													2	872	436
MEYERVILLE	48	2	7 223	3 611	1	3 611	3 611				1	3 813	3 813	27	54 612	2 023	17	15770	928	48	85 030	1 771
STANDERTON	49	3	32 138	10 713	2	1 211	605				2	7 580	3 790	22	42 321	1 924	20	24332	1 217	49	107 582	2 196
STANDERTON X 3	127				2	3 974	1 987	29	39 299	1 355				95	68 264	719	1	255	255	127	111 793	880
STANDERTON EXT 4	279	63	75 510	1 199	98	64 560	659	110	143 285	1 303				6	7 341	1 224	2	1770	885	279	292 466	1 048
STANDERTON EXT 5	334				334	411 223	1 231													334	411 223	1 231
STANDERTON EXT 6	2				2	1 211	606													2	1 211	606
STANDERTON EXT 7	7				6	1 755	293							1	303	303				7	2 058	294
STANDERTON EXT 8	1 068				1 057	725 543	686							11	5 844	531				1 068	731 387	685
STANFIELD HILL	33				1	4 161	4 161	14	16 405	1 172				17	16 867	992	1	1747	1 747	33	39 180	1 187
SAKHILE	33				11	7 172	652							17	10 537	620	5	1415	283	33	19 124	580
SAKHILE EXT 5	82				25	9 477	379							40	13 374	334	17	6437	379	82	29 288	357
SAKHILE EXT 6	2				2	1 391	696													2	1 391	696
Sub-Area 1: Standerton/Sakhile	2 066	68	114 870	15 522	1 543	1 236 163	16 002	153	198 989	3 830	3	11 393	7 603	236	219 463	8 669	63	51 727	5 693	2 066	1 832 605	11 967
MORGENZON	95	4	9 503	2 376	6	14 497	2 416							85	199 401	2 346				95	223 401	2 352
SIVUKILE EXT 1	23				21	9 493	452							2	725	363				23	10 218	444
SIVUKILE EXT 2	16				12	3 235	270							4	1 226	307				16	4 462	279
SIVUKILE EXT 4	4				3	6 299	2 100							1	536	536				4	6 835	1 709
Sub-Area 2: Morgenzon/Sivukile	138	4	9 503	2 376	42	33 524	5 237	-	-	-	-	-	-	92	201 888	3 551	-	-	-	138	244 916	4 783
THUTHUKANI	303				303	133 298	440													303	133 298	440
Sub-Area 3: Tutuka	303	-	-	-	303	133 298	440	-	-	-	-	-	-	-	-	-	-	-	-	303	133 298	440
VAL	7	1	4 723	4 723										6	19 320	3 220				7	24 043	3 435
Sub-Area 4: Non-Urban	7	1	4 723	4 723	-	-	-	-	-	-	-	-	-	6	19 320	3 220	-	-	-	7	24 043	3 435
Total Lekwa LM	2 514	73	129 096	22 621	1 888	1 402 985	21 680	153	198 989	3 830	3	11 393	7 603	334	440 671	15 440	63	51 727	5 693	2 514	2 234 861	20 625

LEKWA LM: VACANT ERVEN – by Zoning

Table : Lekwa LM Vacant Residential Erven in Formal Towns (aerial photo inspection) - by Zoning

Township	Vacant	Zoning																	
	2025	Residential					Multiple Residential			Governance			Special			Total			
	Number of Erven	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)			
Azalea Ext 1	2	2	872	436									2	872	436	0			
MEYERVILLE	48	31	49 538	1 598	35 492	2 088							48	85 030	1 771	9			
STANDERTON	49	30	58 122	1 937	49 460	2 603							49	107 582	2 196	11			
STANDERTON X 3	127	126	110 912	880	881	881							127	111 793	880	11			
STANDERTON EXT 4	279	182	229 146	1 259	1 929	1 929	96	61 392	639				279	292 466	1 048	29			
STANDERTON EXT 5	334	334	411 223	1 231									334	411 223	1 231	41			
STANDERTON EXT 6	2	2	1 211	606									2	1 211	606	0			
STANDERTON EXT 7	7	7	2 058	294									7	2 058	294	0			
STANDERTON EXT 8	1 068	1 041	546 171	525	185 216	6 860							1 068	731 387	685	73			
STANFIELD HILL	33	31	34 266	1 105	752	752	1	4 161	4 161				33	39 180	1 187	4			
SAKHILE	33	33	19 124	580									33	19 124	580	2			
SAKHILE EXT 5	82									82	29 288		82	29 288	357	3			
SAKHILE EXT 6	2	2	1 391	696									2	1 391	696	0			
Sub-Area 1: Standerton/Sakhile	2 066	1 821	1 464 034	804	273 730	4 147	97	65 553	676	82	29 288	357	2 066	1 832 605	887	183			
MORGENZON	95	87	204 234	2 348	7 088	2 363	5	12 079	2 416				95	223 401	2 352	22			
SIVUKILE EXT 1	23	23	10 218	444									23	10 218	444	1			
SIVUKILE EXT 2	16	16	4 462	279									16	4 462	279	0			
SIVUKILE EXT 4	4	4	6 835	1 709									4	6 835	1 709	1			
Sub-Area 2: Morgenzon/Sivukile	138	130	225 749	1 737	7 088	2 363	5	12 079	2 416	-	-		138	244 916	1 775	24			
THUTHUKANI	303	302	132 941	440			1	357	357				303	133 298	440	13			
Sub-Area 3: Tutuka	303	302	132 941	440	-		1	357	357	-	-		303	133 298	440	13			
VAL	7	7	24 043	3 435									7	24 043	3 435	2			
Sub-Area 4: Non-Urban	7	7	24 043	3 435	-		-	-		-	-		7	24 043	3 435	2			
Total Lekwa LM	2 514	2 260	1 846 767	817	280 817	4 070	103	77 989	757	82	29 288	357	2 514	2 234 861	889	223			

LEKWA LM: VACANT ERVEN – by Owner/Zoning

Table : Lekwa LM Vacant Residential Erven in Formal Towns (aerial photo inspection) - by Owner and Zoning

Township	Vacant	Ownership											
	2025	RSA				Municipal				ESKOM			
	Number of Erven	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)
AZALEA EXT 1	2				-	2	872	436	0				-
Residential 1	2				-	2	872	436	0				-
MEYERVILLE	48	2	7 223	3 611	1	1	3 611	3 611	0				-
Residential 1	31	2	7 223	3 611	1				-				-
Residential Multiple	17				-	1	3 611	3 611	0				-
STANDERTON	49	3	32 138	10 713	3	2	1 211	605	0				-
Residential 1	30	1	11 384	11 384	1	2	1 211	605	0				-
Residential Multiple	19	2	20 754	10 377	2				-				-
STANDERTON X 3	127				-	2	3 974	1 987	0	29	39 299	1 355	4
Residential 1	127				-	2	3 974	1 987	0	29	39 299	1 355	4
Residential Multiple	1				-				-				-
STANDERTON EXT 4	279	63	75 510	1 199	8	98	64 560	659	6	110	143 285	1 303	14
Governance	96				-	96	61 392	639	6				-
Residential 1	182	63	75 510	1 199	8	1	1 240	1 240	0	110	143 285	1 303	14
Residential Multiple	1				-	1	1 929	1 929	0				-
STANDERTON EXT 5	334				-	334	411 223	1 231	41				-
Residential 1	334				-	334	411 223	1 231	41				-
STANDERTON EXT 6	2				-	2	1 211	606	0				-
Residential 1	2				-	2	1 211	606	0				-
STANDERTON EXT 7	7				-	6	1 755	293	0				-
Residential 1	7				-	6	1 755	293	0				-
STANDERTON EXT 8	1 068				-	1 057	725 543	686	73				-
Residential 1	1 041				-	1 030	540 327	525	54				-
Residential Multiple	27				-	27	185 216	6 860	19				-
STANFIELD HILL	33				-	1	4 161	4 161	0	14	16 405	1 172	2
Governance	1				-	1	4 161	4 161	0				-
Residential 1	31				-				-	14	16 405	1 172	2
Residential Multiple	1				-				-				-
SAKHILE	33				-	11	7 172	652	1				-
Residential 1	33				-	11	7 172	652	1				-
SAKHILE EXT 5	82				-	25	9 477	379	1				-
Special	82				-	25	9 477	379	1				-
SAKHILE EXT 6	2				-	2	1 391	696	0				-
Residential 1	2				-	2	1 391	696	0				-
Sub-Area 1: Standerton/Sakhile	2 066	68	114 870	1 689	11	1 543	1 236 163	801	124	153	198 989	1 301	20
MORGENZON	95	6	14 320	2 387	1	4	9 680	2 420	1				-
Governance	5	3	7 179	2 393	1	1	2 439	2 439	0				-
Residential 1	87	3	7 141	2 380	1	3	7 241	2 414	1				-
Residential Multiple	3				-				-				-
SIVUKILE EXT 1	23				-	21	9 493	452	1				-
Residential 1	23				-	21	9 493	452	1				-
SIVUKILE EXT 2	16				-	12	3 235	270	0				-
Residential 1	16				-	12		-	-				-
SIVUKILE EXT 4	4				-	3	6 299	2 100	1				-
Residential 1	4				-	3	6 299	2 100	1				-
Sub-Area 2: Morgenzon/Sivukile	138	6	14 320	2 387	1	40	28 707	718	3	-	-	-	-
THUTHUKANI	303				-	303	133 298	440	13				-
Governance	1				-	1	357	357	0				-
Residential 1	302				-	302	132 941	440	13				-
Sub-Area 3: Tutuka	303	-	-	-	-	303	133 298	440	13	-	-	-	-
VAL	7	1	4 723	4 723	0				-				-
Residential 1	7	1	4 723	4 723	0				-				-
Sub-Area 4: Non-Urban	7	1	4 723	4 723	0	-	-	-	-	-	-	-	-
Total Lekwa LM	2 514	75	133 912	1 785	13	1 886	1 398 168	741	140	153	198 989	1 301	20

LEKWA LM: VACANT ERVEN – by Owner/Zoning cont.

Table : Lekwa LM Vacant Residential Erven in Formal Towns (aerial photo inspection) - by Owner and Zoning

Township	Vacant	Ownership															
	2025	Transnet				Private				No Info				Total			
	Number of Erven	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)
AZALEA EXT 1	2				-				-				-	2	872	436	0
Residential 1	2				-				-				-	2	872	436	0
MEYERVILLE	48	1	3 813	3 813	0	27	54 612	2 023	5	17	15 770	928	2	48	85 030	1 771	9
Residential 1	31				-	17	34 238	2 014	3	12	8 077	673	1	31	49 537	1 598	5
Residential Multiple	17	1	3 813	3 813	0	10	20 374	2 037	2	5	7 693	1 539	1	17	35 492	2 088	4
STANDERTON	49	2	7 580	3 790	1	22	42 321	1 924	4	20	24 332	1 217	2	49	107 582	2 196	11
Residential 1	30	1	5 717	5 717	1	11	25 468	2 315	3	15	14 343	956	1	30	58 122	1 937	6
Residential Multiple	19	1	1 863	1 863	0	11	16 854	1 532	2	5	9 990	1 998	1	19	49 460	2 603	5
STANDERTON X 3	127				-	95	68 264	719	7	1	255	255	0	127	111 793	880	11
Residential 1	127				-	95	67 383	709	7	1	255	255	0	127	110 912	873	11
Residential Multiple	1				-	1	881	881	0				-	1	881	881	0
STANDERTON EXT 4	279				-	6	7 341	1 224	1	2	1 770	885	0	279	292 466	1 048	29
Governance	96				-				-				-	96	61 392	639	6
Residential 1	182				-	6	7 341	1 224	1	2	1 770	885	0	182	229 146	1 259	23
Residential Multiple	1				-				-				-	1	1 929	1 929	0
STANDERTON EXT 5	334				-				-				-	334	411 223	1 231	41
Residential 1	334				-				-				-	334	411 223	1 231	41
STANDERTON EXT 6	2				-				-				-	2	1 211	606	0
Residential 1	2				-				-				-	2	1 211	606	0
STANDERTON EXT 7	7				-	1	303	303	0				-	7	2 058	294	0
Residential 1	7				-	1	303	303	0				-	7	2 058	294	0
STANDERTON EXT 8	1 068				-	11	5 844	531	1				-	1 068	731 387	685	73
Residential 1	1 041				-	11	5 844	531	1				-	1 041	546 171	525	55
Residential Multiple	27				-				-				-	27	185 216	6 860	19
STANFIELD HILL	33				-	17	16 867	992	2	1	1 747	1 747	0	33	39 180	1 187	4
Governance	1				-				-				-	1	4 161	4 161	0
Residential 1	31				-	16	16 114	1 007	2	1	1 747	1 747	0	31	34 266	1 105	3
Residential Multiple	1				-	1	752	752	0				-	1	752	752	0
SAKHILE	33				-	17	10 537	620	1	5	1 415	283	0	33	19 124	580	2
Residential 1	33				-	17	10 537	620	1	5	1 415	283	0	33	19 124	580	2
SAKHILE EXT 5	82				-	40	13 374	334	1	17	6 437	379	1	82	29 288	357	3
Special	82				-	40	13 374	334	1	17	6 437	379	1	82	29 288	357	3
SAKHILE EXT 6	2				-				-				-	2	1 391	696	0
Residential 1	2				-				-				-	2	1 391	696	0
Sub-Area 1: Standerton/Sakhile	2 066	3	11 393	3 798	1	236	219 463	930	22	63	51 727	821	5	2 066	1 832 605	887	183
MORGENZON	95				-	85	199 401	2 346	20				-	95	223 401	2 352	22
Governance	5				-	1	2 461	2 461	0				-	5	12 079	2 416	1
Residential 1	87				-	81	189 852	2 344	19				-	87	204 234	2 348	20
Residential Multiple	3				-	3	7 088	2 363	1				-	3	7 088	2 363	1
SIVUKILE EXT 1	23				-	2	725	363	0				-	23	10 218	444	1
Residential 1	23				-	2	725	363	0				-	23	10 218	444	1
SIVUKILE EXT 2	16				-	4	1 226	307	0				-	16	4 461	279	0
Residential 1	16				-	4	1 226	307	0				-	16	1 226	77	0
SIVUKILE EXT 4	4				-	1	536	536	0				-	4	6 835	1 709	1
Residential 1	4				-	1	536	536	0				-	4	6 835	1 709	1
Sub-Area 2: Morgenzon/Sivukile	138	-	-	-	-	92	201 888	2 194	20	-	-	-	-	138	244 915	1 775	24
THUTHUKANI	303				-				-				-	303	133 298	440	13
Governance	1				-				-				-	1	357	357	0
Residential 1	302				-				-				-	302	132 941	440	13
Sub-Area 3: Tutuka	303	-	-	-	-	-	-	-	-	-	-	-	-	303	133 298	440	13
VAL	7				-	6	19 320	3 220	2				-	7	24 043	3 435	2
Residential 1	7				-	6	19 320	3 220	2				-	7	24 043	3 435	2
Sub-Area 4: Non-Urban	7	-	-	-	-	6	19 320	3 220	2	-	-	-	-	7	24 043	3 435	2
Total Lekwa LM	2 514	3	11 393	3 798	1	334	440 671	1 319	44	63	51 727	821	5	2 514	2 234 861	889	223

Source: Valuation Roll, Aerial Photo Google Earth

LEKWA LM: VACANT ERVEN – by Owner/Zoning cont.

Table : Lekwa LM Vacant Residential Erven in Formal Towns (aerial photo inspection) - by Owner and Zoning

	Vacant	Ownership																
Township	2025	Transnet				Private				No Info				Total				
	Number of Erven	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	Number of Erven	Area (m²)	Ave. Erf Size (m²)	Area (ha)	
AZALEA EXT 1	2				-				-				-	2	872	436	0	
Residential 1	2				-				-				-	2	872	436	0	
MEYERVILLE	48	1	3 813	3 813	0	27	54 612	2 023	5	17	15 770	928	2	48	85 030	1 771	9	
Residential 1	31				-	17	34 238	2 014	3	12	8 077	673	1	31	49 537	1 598	5	
Residential Multiple	17	1	3 813	3 813	0	10	20 374	2 037	2	5	7 693	1 539	1	17	35 492	2 088	4	
STANDERTON	49	2	7 580	3 790	1	22	42 321	1 924	4	20	24 332	1 217	2	49	107 582	2 196	11	
Residential 1	30	1	5 717	5 717	1	11	25 468	2 315	3	15	14 343	956	1	30	58 122	1 937	6	
Residential Multiple	19	1	1 863	1 863	0	11	16 854	1 532	2	5	9 990	1 998	1	19	49 460	2 603	5	
STANDERTON X 3	127				-	95	68 264	719	7	1	255	255	0	127	111 793	880	11	
Residential 1	127				-	95	67 383	709	7	1	255	255	0	127	110 912	873	11	
Residential Multiple	1				-	1	881	881	0				-	1	881	881	0	
STANDERTON EXT 4	279				-	6	7 341	1 224	1	2	1 770	885	0	279	292 466	1 048	29	
Governance	96				-				-				-	96	61 392	639	6	
Residential 1	182				-	6	7 341	1 224	1	2	1 770	885	0	182	229 146	1 259	23	
Residential Multiple	1				-				-				-	1	1 929	1 929	0	
STANDERTON EXT 5	334				-				-				-	334	411 223	1 231	41	
Residential 1	334				-				-				-	334	411 223	1 231	41	
STANDERTON EXT 6	2				-				-				-	2	1 211	606	0	
Residential 1	2				-				-				-	2	1 211	606	0	
STANDERTON EXT 7	7				-	1	303	303	0				-	7	2 058	294	0	
Residential 1	7				-	1	303	303	0				-	7	2 058	294	0	
STANDERTON EXT 8	1 068				-	11	5 844	531	1				-	1 068	731 387	685	73	
Residential 1	1 041				-	11	5 844	531	1				-	1 041	546 171	525	55	
Residential Multiple	27				-				-				-	27	185 216	6 860	19	
STANFIELD HILL	33				-	17	16 867	992	2	1	1 747	1 747	0	33	39 180	1 187	4	
Governance	1				-				-				-	1	4 161	4 161	0	
Residential 1	31				-	16	16 114	1 007	2	1	1 747	1 747	0	31	34 266	1 105	3	
Residential Multiple	1				-	1	752	752	0				-	1	752	752	0	
SAKHILE	33				-	17	10 537	620	1	5	1 415	283	0	33	19 124	580	2	
Residential 1	33				-	17	10 537	620	1	5	1 415	283	0	33	19 124	580	2	
SAKHILE EXT 5	82				-	40	13 374	334	1	17	6 437	379	1	82	29 288	357	3	
Special	82				-	40	13 374	334	1	17	6 437	379	1	82	29 288	357	3	
SAKHILE EXT 6	2				-				-				-	2	1 391	696	0	
Residential 1	2				-				-				-	2	1 391	696	0	
Sub-Area 1: Standerton/Sakhile	2 066	3	11 393	3 798	1	236	219 463	930	22	63	51 727	821	5	2 066	1 832 605	887	183	
MORGENZON	95				-	85	199 401	2 346	20				-	95	223 401	2 352	22	
Governance	5				-	1	2 461	2 461	0				-	5	12 079	2 416	1	
Residential 1	87				-	81	189 852	2 344	19				-	87	204 234	2 348	20	
Residential Multiple	3				-	3	7 088	2 363	1				-	3	7 088	2 363	1	
SIVUKILE EXT 1	23				-	2	725	363	0				-	23	10 218	444	1	
Residential 1	23				-	2	725	363	0				-	23	10 218	444	1	
SIVUKILE EXT 2	16				-	4	1 226	307	0				-	16	4 461	279	0	
Residential 1	16				-	4	1 226	307	0				-	16	1 226	77	0	
SIVUKILE EXT 4	4				-	1	536	536	0				-	4	6 835	1 709	1	
Residential 1	4				-	1	536	536	0				-	4	6 835	1 709	1	
Sub-Area 2: Morgenzon/Sivukile	138	-	-		-	92	201 888	2 194	20	-	-		-	138	244 915	1 775	24	
THUTHUKANI	303				-				-				-	303	133 298	440	13	
Governance	1				-				-				-	1	357	357	0	
Residential 1	302				-				-				-	302	132 941	440	13	
Sub-Area 3: Tutuka	303	-	-		-	-	-		-	-	-		-	303	133 298	440	13	
VAL	7				-	6	19 320	3 220	2				-	7	24 043	3 435	2	
Residential 1	7				-	6	19 320	3 220	2				-	7	24 043	3 435	2	
Sub-Area 4: Non-Urban	7	-	-		-	6	19 320	3 220	2	-	-		-	7	24 043	3 435	2	
Total Lekwa LM	2 514	3	11 393	3 798	1	334	440 671	1 319	44	63	51 727	821	5	2 514	2 234 861	889	223	

Source: Valuation Roll, Aerial Photo Google Earth

Annexure B: Community Facilities

LEKWA LM: COMMUNITY FACILITIES

Table : Lekwa LM: Community Facilities

Row Labels	Education					Education Total	Health Services			Health Services Total	Safety and Security				Safety and Security Total	Social / Cultural / Civic										Social / Cultural / Civic Total	Sports and Recreation							Sports and Recreation Total	Grand Total	
	Creche	Primary School	Secondary School	Tertiary Education	TVET College		Clinic	Community Health Centre	Hospital		Correctional Services	Fire Station	Police	Traffic Department		Cemetery	Community Service-SAVF	Library	Magistrate Court	Municipal / Government Offices	Old Age Home	Place of Worship	Post Office	Postal Services	Town Hall / Centre		Youth Centre	Bowls	Cricket	Golf	Polo	Swim	Tennis			Sports Field
Azalea			1			1				0				0			1							1							0	2				
Meyerville		1				1				0				0	1				6					7							0	8				
Standerton	1	6	5	3	1	16	3		1	4	1	1	1	4	2	1	3	1	6	1	16	1		2		33	1	1	1		1	1	6	63		
Standerton Ext 4						0				0				0					1					1							0	1				
Standerton Ext 5			1			1				0				0										0							0	1				
Standerton Ext 6		1				1				0				0					1				1	2							0	3				
Standerton West Ext 1						0				0				0					1					1							0	1				
Stanfield Hill		1				1				0				0										0							0	1				
Sakhile		5	4			9	2		1	3				0	2		1			24			1	28							3	3	43			
Sakhile Ext 1		1	1			2				0			1	1										0							0	3				
Sakhile Ext 3						0		1		1				0										0							0	1				
Sakhile Ext 4	1	1				2				0				0	1				3				4								0	6				
Sub-Area 1: Standerton/Sakhile	2	16	12	3	1	34	5	1	2	8	1	1	2	1	5	6	1	4	1	7	1	52	1	0	3	1	77	1	1	1	0	1	1	4	9	133
Morgenzon		1	1	1		3	1			1			1	1	2	2		1	1	1		6				11			1			1	2	19		
Sivukile Ext 1		2				2				0				0						5					5							0	7			
Sub-Area 2: Morgenzon/Sivukile	0	3	1	1	0	5	1	0	0	1	0	0	1	1	2	2	0	1	1	1	0	11	0	0	0	0	16	0	0	1	0	0	0	1	2	26
Thuthukani		2	1			3				0				0						3	1			4								0	7			
Sub-Area 3: Tutuka	0	2	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	4	0	0	0	0	0	0	0	0	7	
Holmdene		1	1			2				0				0										0								0	2			
Platrand		2	1			3				0				0							1			1								0	4			
VAL						0				0			1	1						1		1		2								0	3			
Lekwa NU		19	1			20				0				0						1				1							1		1	22		
Sub-Area 4: Non-Urban	0	22	3	0	0	25	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	0	2	0	0	4	0	0	0	1	0	0	0	1	31	
Grand Total	2	43	17	4	1	67	6	1	2	9	1	1	4	2	8	8	1	5	2	8	1	68	2	2	3	1	101	1	1	2	1	1	1	5	12	197

LEKWA LM: COMMUNITY FACILITIES - CURRENT REQUIREMENT

Standerton/Sakhile

Table : Standerton/Sakhile: LUB 2025

Facilities	2025 Population					CSIR GUIDELINES for Small-Medium Towns		
	Requirement			CF Provided	Shortfall	AVERAGE THRESHHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	number			
Number of Units	30 345	1 208	66%					
Population	89 466							
Education		71	4%					
Small Crèche	37	0,7		2	(35)	1/2 400 population	200m ²	Compulsary
Primary (including Grade R)	13	36		16	3	1/7000 population	2.8ha	Compulsary
Secondary	7	34		12	5	1/12 500 population	4.8 ha	Compulsary
Health Services		3	0%					
Primary Health Clinic	4	1		5	1	1/24 000 population	2 000 m ²	
Community Health Centre/Hospital	1	2		3	2	1/60 000 population	1.5ha	Compulsary
Safety and Security		2	0%					
Police	1	1		2	1	1/60 000 population	1 000 m ² t	Compulsary
Fire Station	1,5	0,4		1	(0)	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Civic		27	2%					
Local Library	4	0		4	(0)	1/20 000 population	500m ²	Compulsary
Solid Waste Disposal Site	1	25			(1)	One per Municipality	100ha	Compulsary
Municipal Office/Tribal Office	1	1		7	6	One per Municipality	3 000m ² to	Compulsary
Magistrate's Court	1	1		1	-	One per Municipality	Site size a	Compulsary
Post Office (SASSA)/ICT Access Point	9	0		1	(7,9)	1/10 000 population	300m ² (+ a	Compulsary
Communtiy Hall (large)	1	1		1	(0)	1/60 000 population	2 000 m ² -	Compulsary
Sports and Recreation		45	2%					
Sports Facilities and Parks (ha)		27		110	83	0.5ha/1 000 populatio	5 000m ²	Compulsary
Regional Parks (ha)		18		570	552	0.5ha/1 000 populatio	5 000m ²	Compulsary

LEKWA LM: COMMUNITY FACILITIES - CURRENT REQUIREMENT

Morgenzon/Sivukile

Table : Morgenzon/Sivukile: LUB 2025

Facilities	2025 Population					CSIR GUIDELINES for Small-Medium Towns		
	Requirement			CF Provided	Shortfall	AVERAGE THRESHHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	number			
Number of Units	2 889	84	52%					
Population	8 205							
Education		7	4%					
Small Crèche	3	0		-	(3)	1/2 400 population	200m ²	Compulsary
Primary (including Grade R)	1	3		3	2	1/7000 population	2.8ha	Compulsary
Secondary	1	3		1	0	1/12 500 population	4.8 ha	Compulsary
Health Services		0	0%					
Primary Health Clinic	0	0		1	1	1/24 000 population	2 000 m ²	
Community Health Centre/Hospital	0	0		-	(0)	1/60 000 population	1.5ha	Compulsary
Safety and Security		0	0%					
Police	0	0		1	1	1/60 000 population	1 000 m ² t	Compulsary
Fire Station	0,1	0,0		-	(0)	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Civic		26	16%					
Local Library	0	0		1	1	1/20 000 population	500m ²	Compulsary
Solid Waste Disposal Site	1	25			(1)	One per Municipality	100ha	Compulsary
Municipal Office/Tribal Office	1	1		1	-	One per Municipality	3 000m ² to	Compulsary
Post Office (SASSA)/ICT Access Point	1	0		-	(0,8)	1/10 000 population	300m ² (+ a	Compulsary
Communtiy Hall (large)	0,1	0		1	1	1/60 000 population	2 000 m ² -	Compulsary
Sports and Recreation		4	3%					
Sports Facilities and Parks (ha)		2		41		0.5ha/1 000 populatio	5 000m ²	Compulsary
Regional Parks (ha)		2		61		0.5ha/1 000 populatio	5 000m ²	Compulsary

LEKWA LM: COMMUNITY FACILITIES - CURRENT REQUIREMENT

Tutuka

Table : Tutuka: LUB 2025

Facilities	2025 Population					CSIR GUIDELINES for Small-Medium Towns		
	Requirement			CF Provided	Shortfall	AVERAGE THRESHHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	number			
Number of Units	1 350	32	39%					
Population	2 987							
Education		2	3%					
Small Crèche	1	0		-	(1)	1/2 400 population	200m ²	Compulsary
Primary (including Grade R)	0	1		2	2	1/7000 population	2.8ha	Compulsary
Secondary	0	1		1	1	1/12 500 population	4.8 ha	Compulsary
Health Services		0	0%					
Primary Health Clinic	0	0		-	(0,1)	1/24 000 population	2 000 m ²	
Community Health Centre/Hospital	0,0	0		-	(0,0)	1/60 000 population	1.5ha	Compulsary
Safety and Security		0	0%					
Police	0	0		-	(0,0)	1/60 000 population	1 000 m ² t	Compulsary
Fire Station	0,0	0,0		-	(0,0)	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Civic		26	31%					
Local Library	0	0		-	(0,1)	1/20 000 population	500m ²	Compulsary
Solid Waste Disposal Site	1	25			(1)	One per Municipality	100ha	Compulsary
Municipal Office/Tribal Office	1	1		-	(1)	One per Municipality	3 000m ² t	Compulsary
Post Office (SASSA)/ICT Access Point	0	0		1	0,7	1/10 000 population	300m ² (+ a	Compulsary
Communty Hall (large)	0,0	0		-	(0,0)	1/60 000 population	2 000 m ² -	Compulsary
Sports and Recreation		1	2%					
Sports Facilities and Parks (ha)		1		3		0.5ha/1 000 populatio	5 000m ²	Compulsary
Regional Parks (ha)		1		6		0.5ha/1 000 populatio	5 000m ²	Compulsary

LEKWA LM: COMMUNITY FACILITIES - CURRENT REQUIREMENT

Non-Urban

Table : Lekwa LM Non-Urban: LUB 2025

Facilities	2025 Population					CSIR GUIDELINES for Small-Medium Towns		
	Requirement			CF Provided	Shortfall	AVERAGE THRESHHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	number			
Number of Units	4 813	115	60%					
Population	20 968							
Education		17	9%					
Small Crèche	9	0		-	(9)	1/2 400 population	200m ²	Compulsary
Primary (including Grade R)	3	8		22	19	1/7000 population	2.8ha	Compulsary
Secondary	2	8		3	1	1/12 500 population	4.8 ha	Compulsary
Health Services		1	0%					
Primary Health Clinic	1	0		-	(1)	1/24 000 population	2 000 m ²	
Community Health Centre/Hospital	0	1		-	(0,3)	1/60 000 population	1.5ha	Compulsary
Safety and Security		0	0%					
Police	0	0		1	1	1/60 000 population	1 000 m ² t	Compulsary
Fire Station	0,3	0,1		-	(0,3)	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Civic		0	0%					
Local Library	1	0		-	(1)	1/20 000 population	500m ²	Compulsary
Post Office (SASSA)/ICT Access Point	2	0		-	(2,1)	1/10 000 population	300m ² (+ a	Compulsary
Communty Hall (large)	0,3	0		-	(0,3)	1/60 000 population	2 000 m ² -	Compulsary
Sports and Recreation		10	5%					
Sports Facilities and Parks (ha)		6		12		0.5ha/1 000 populatio	5 000m ²	Compulsary
Regional Parks (ha)		4		5 895		0.5ha/1 000 populatio	5 000m ²	Compulsary

LEKWA LM: COMMUNITY FACILITIES - CURRENT REQUIREMENT

TOTAL

Table : Lekwa LM : Total LUB 2025

Facilities	2025 Population					CSIR GUIDELINES for Small-Medium Towns		
	Requirement			CF Provided	Shortfall	AVERAGE THRESHHOLD	AREA PER FACILITY	PROVISION CRITERIA
	number	ha	%	number	number			
Number of Units	39 397	1 439	64%					
Population	121 626							
Education		96	4%					
Small Crèche	51	1		2	(49)	1/2 400 population	200m ²	Compulsary
Primary (including Grade R)	17	49		43	26	1/7000 population	2.8ha	Compulsary
Secondary/Combined	10	47		17	7	1/12 500 population	4.8 ha	Compulsary
Health Services		4	0%					
Primary Health Clinic	5	1		6	1	1/24 000 population	2 000 m ²	Compulsary
Community Health Centre/Hospital	2	3		3	1	1/60 000 population	1.5ha	Compulsary
Safety and Security		3	0%					
Police	2	2		4	2	1/60 000 population	1 000 m ² t	Compulsary
Fire Station	2	1		1	(1)	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Civic		79	3%					
Local Library	6	0		5	(1)	1/20 000 population	500m ²	Compulsary
Solid Waste Disposal Site	3	75		-	(3)	One per Municipality	100ha	Compulsary
Municipal Office/Tribal Office	3	2		8	5	One per Municipality	3 000m ² to	Compulsary
Magistrate's Court	1	1		1	-	One per Municipality	Site size a	Compulsary
Post Office (SASSA)/ICT Access Point	12	1		2	(10)	1/10 000 population	300m ² (+ a	Compulsary
Communty Hall (large)	2	1		2	(0)	1/60 000 population	2 000 m ² -	Compulsary
Sports and Recreation		61	3%					
Sports Facilities and Parks (ha)		36		166	129	0.5ha/1 000 populatio	5 000m ²	Compulsary
Regional Parks (ha)		24		6 532	6507	0.5ha/1 000 populatio	5 000m ²	Compulsary

LEKWA LM: COMMUNITY FACILITIES - FUTURE REQUIREMENT

Standerton/Sakhile

Table : Standerton/Sakhile: LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
Facilities	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	30 345	1 208	66%			8 004	274	10 300	270	48 649	1 753	
Population	89 466					19 747		25 523		134 736		
Education		71	4%				16		20		107	
Small Crèche	37	0,7		2	(35)	8	0	11	0	56	1	(54)
Primary (including Grade R)	13	36		16	3	3	8	4	10	19	54	(3)
Secondary	7	34		12	5	2	8	2	10	11	52	1
Health Services		3	0%				1		1		4	
Primary Health Clinic	4	1		5	1	1	0	1	0	6	1	(1)
Community Health Centre/Hospital	1	2		3	2	0	0	0	1	2,2	3	1
Safety and Security		2	0%				0		1		3	
Police	1	1		2	1	0	0	0	0	2,2	2	(0,2)
Fire Station	1,5	0,4		1	(0)	0,3	0,1	0,4	0,1	2,2	1	(1)
Social /Cultural/Civic		27	2%				0		0		28	
Local Library	4	0		4	(0)	1	0	1	0	7	0	(3)
Solid Waste Disposal Site	1	25			(1)		-		-	1	25	(1)
Municipal Office/Tribal Office	1	1		7	6		-		-	1	1	6
Magistrate's Court	1	1		1	-		-		-	1	1	-
Post Office (SASSA)/ICT Access Point	9	0		1	(7,9)	2,0	0,1	2,6	0,1	13	1	(12)
Communtiy Hall (large)	1	1		1	(0)	0,3	0,2	0,43	0,21	2,2	1	(1)
Sports and Recreation		45	2%				10		13		67	
Sports Facilities and Parks (ha)		27		110	83		5,9		7,7		40	70
Regional Parks (ha)		18		570	552		3,9		5,1		27	543

LEKWA LM: COMMUNITY FACILITIES - FUTURE REQUIREMENT

Morgenzon/Sivukile

Table : Morgenzon/Sivukile: LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
Facilities	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	2 889	84	52%			487	13	655	14	4 031	111	
Population	8 205					1 212		1 631		11 047		
Education		7	4%				1		1		9	
Small Crèche	3	0		-	(3)	1	0	1	0	5	0	(5)
Primary (including Grade R)	1	3		3	2	0	0	0	1	2	4	1
Secondary	1	3		1	0	0	0	0	1	1	4	0
Health Services		0	0%				0		0		0	
Primary Health Clinic	0	0		1	1	0	0	0	0	0,5	0	1
Community Health Centre/Hospital	0	0		-	(0)	0	0	0	0	0,2	0	(0)
Safety and Security		0	0%				0		0		0	
Police	0	0		1	1	0	0	0	0	0,2	0	1
Fire Station	0,1	0,0		-	(0)	0,0	0,0	0,0	0,0	0,2	0	(0)
Social /Cultural/Civic		26	16%				0		0		26	
Local Library	0	0		1	1	0	0	0	0	0,6	0	0
Solid Waste Disposal Site	1	25			(1)		-		-	1	25	(1)
Municipal Office/Tribal Office	1	1		1	-		-		-	1	1	-
Post Office (SASSA)/ICT Access Point	1	0		-	(0,8)	0,1	0,0	0,2	0,0	1	0	(1)
Communtiy Hall (large)	0,1	0		1	1	0,0	0,0	0,03	0,01	0	0	1
Sports and Recreation		4	3%				1		1		6	
Sports Facilities and Parks (ha)		2		41			0,4		0,5		3	37
Regional Parks (ha)		2		61			0,2		0,3		2	58

LEKWA LM: COMMUNITY FACILITIES - FUTURE REQUIREMENT

Tutuka

Table : Tutuka: LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
Facilities	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	1 350	32	39%			196	4	153	3	1 699	40	
Population	2 987					696		381		4 065		
Education		2	3%				1		0		3	
Small Crèche	1	0		-	(1)	0	0	0	0	2	0	(2)
Primary (including Grade R)	0	1		2	2	0	0	0	0	1	2	1
Secondary	0	1		1	1	0	0	0	0	0	2	1
Health Services		0	0%				0		0		0	
Primary Health Clinic	0	0		-	(0,1)	0	0	0	0	0	0	(0,2)
Community Health Centre/Hospital	0,0	0		-	(0,0)	0	0	0	0	0	0	(0,1)
Safety and Security		0	0%				0		0		0	
Police	0	0		-	(0,0)	0	0	0	0	0,1	0	(0,1)
Fire Station	0,0	0,0		-	(0,0)	0,0	0,0	0,0	0,0	0,1	0	(0,1)
Social /Cultural/Civic		26	31%				0		0		26	
Local Library	0	0		-	(0,1)	0	0	0	0	0	0	(0,2)
Solid Waste Disposal Site	1	25			(1)		-		-	1	25	(1)
Municipal Office/Tribal Office	1	1		-	(1)		-		-	1	1	(1)
Post Office (SASSA)/ICT Access Point	0	0		1	0,7	0,1	0,0	0,0	0,0	0	0	1
Communtiy Hall (large)	0,0	0		-	(0,0)	0,0	0,0	0,01	0,00	0	0	(0,1)
Sports and Recreation		1	2%				0		0		2	
Sports Facilities and Parks (ha)		1		3			0,2		0,1		1	2
Regional Parks (ha)		1		6			0,1		0,1		1	5

LEKWA LM: COMMUNITY FACILITIES - FUTURE REQUIREMENT

Non-Urban

Table : Lekwa LM Non-Urban: LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

Facilities	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	4 813	115	60%			474	11	372	7	5 659	133	
Population	20 968					918		926		22 812		
Education		17	9%				1		1		18	
Small Crèche	9	0		-	(9)	0	0	0	0	10	0	(10)
Primary (including Grade R)	3	8		22	19	0	0	0	0	3	9	19
Secondary	2	8		3	1	0,1	0	0,1	0	1,8	9	1
Health Services		1	0%				0		0		1	
Primary Health Clinic	1	0		-	(1)	0	0	0	0	1	0	(1)
Community Health Centre/Hospital	0	1		-	(0,3)	0	0	0	0	0	1	(0,4)
Safety and Security		0	0%				0		0		0	
Police	0	0		1	1	0	0	0	0	0	0	1
Fire Station	0,3	0,1		-	(0,3)	0,0	0,0	0,0	0,0	0	0	(0,4)
Social /Cultural/Civic		0	0%				0		0		0	
Local Library	1	0		-	(1)	0	0	0	0	1	0	(1)
Post Office (SASSA)/ICT Access Point	2	0		-	(2,1)	0,1	0,0	0,1	0,0	2	0	(2)
Communtiy Hall (large)	0,3	0		-	(0,3)	0,0	0,0	0,02	0,01	0	0	(0,4)
Sports and Recreation		10	5%				0		0		11	
Sports Facilities and Parks (ha)		6		12			0,3		0,3		7	12
Regional Parks (ha)		4		5 895			0,2		0,2		5	5 895

LEKWA LM: COMMUNITY FACILITIES - FUTURE REQUIREMENT

TOTAL

Table : Lekwa LM : Total LUB 2025 and incrementally for the periods 2025-2035 and 2035-2050

	2025 Population					Increment: 2025-2035		Increment: 2035-2050		Total 2050 Complex		Community Facilities 2025-2050
Facilities	Requirement			CF Provided	Shortfall	Requirement		Requirement		Requirement		Surplus/Deficit
	number	ha	%	number	number	number	ha	number	ha	number	ha	number
Number of Units	39 397	1 439	64%			9 162	303	11 480	295	60 038	2 036	
Population	121 626					22 573		28 460		172 660		
Education		96	4%				18		23		137	
Small Crèche	51	1		2	(49)	9	0	12	0	72	1	(70)
Primary (including Grade R)	17	49		43	26	3	9	4	11	25	69	18
Secondary/Combined	10	47		17	7	2	9	2	11	14	66	3
Health Services		4	0%				1		1		6	
Primary Health Clinic	5	1		6	1	1	0	1	0	7	1	(1)
Community Health Centre/Hospital	2	3		3	1	0	1	0	1	3	4	0
Safety and Security		3	0%				0		1		4	
Police	2	2		4	2	0	0	0	0	3	3	1
Fire Station	2	1		1	(1)	0	0	0	0	3	1	(2)
Social /Cultural/Civic		79	3%				0		0		80	
Local Library	6	0		5	(1)	1	0	1	0	9	0	(4)
Solid Waste Disposal Site	3	75		-	(3)	-	-	-	-	3	75	(3)
Municipal Office/Tribal Office	3	2		8	5	-	-	-	-	3	2	5
Magistrate's Court	1	1		1	-	-	-	-	-	1	1	-
Post Office (SASSA)/ICT Access Point	12	1		2	(10)	2	0	3	0	17	1	(15)
Communtiy Hall (large)	2	1		2	(0)	0	0	0	0	3	1	(1)
Sports and Recreation		61	3%				11		14		86	
Sports Facilities and Parks (ha)		36		166	129		7		9		52	114
Regional Parks (ha)		24		6 532	6507		5		6		35	6 497

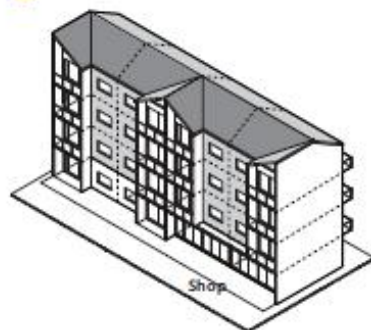
Annexure C: Housing Strategy Detail

Annexure D: Housing Typologies

Housing Typologies

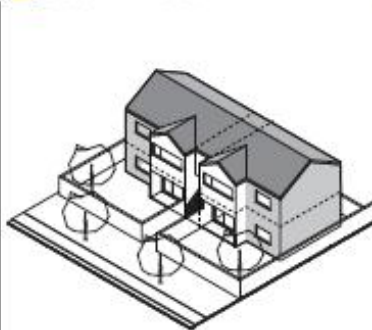
BUILDING FORMS

1 WALK UP



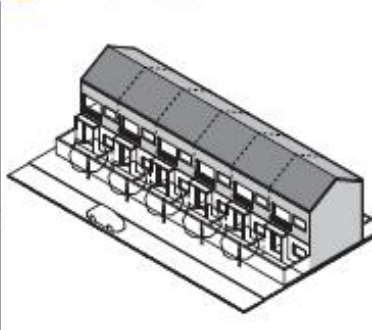
Typically three or four stories tall, walk-up multi-family housing draws its name from its lack of elevator. It also relies on on-grade parking solutions.

2 CLUSTER HOUSING



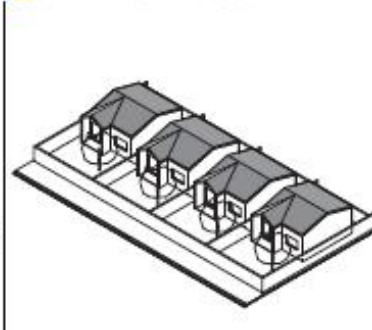
Cluster (or Clustering) is a site-planning technique that concentrates buildings and structures in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, or preservation of features or structures with environmental, historical, cultural, or other significance.

3 TERRACE HOUSING



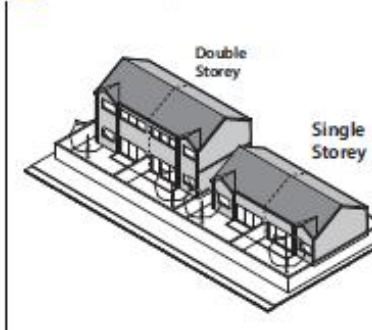
The terrace house is a dwelling that is joined to at least two other houses, usually of identical design, to form a row.

4 STANDALONE HOUSING



A row house is a type of townhouse that is created exclusively for a single family and has a shared wall with the other units. A row house has a fairly consistent architectural framework with an aesthetically beautiful design, however all of the units share a common facade.

5 SEMI-DETACHED



A semi-detached house (often abbreviated to semi) is a single family duplex dwelling house that shares one common wall with the next house. The name distinguishes this style of house from detached houses, with no shared walls, and terraced houses, with a shared wall on both sides.



Housing Typologies



Annexure E: Thusong Centre Concept

Thusong Centre Concept

INCREMENTAL DEVELOPMENT OF A THUSONG CENTRE/MPCC

Essentially, a Thusong Centre is “*a focal point at which a comprehensive range of essential services can be obtained by people living in its vicinity*”. The key to the success of Thusong Centre development is rooted in the principle of focused and deliberate government investment spending within and around a strategically selected spatial point, to ensure that these centres develop to provide an extensive range of community facilities. Such points are typically major intersections, and/or consolidated with existing cluster(s) of business activity and social services. A good example of a Thusong Centre/ MPCC in Rustenburg is depicted on the **Diagram E1**.

The development of a Thusong Centre takes place over time and is based on an incremental growth process guided and stimulated by a number of strategic investments by various spheres of government (i.e. public investment). This process is, however, not limited to a single building as noted in the example above, but can also relate to the incremental development of a broader precinct (refer to **Diagram E2**).

Very briefly, the first step in the physical development of a Thusong Centre could be the establishment of a community hall which is utilised for a variety of functions, including serving as a SASSA pay-out point by the end of the month; accommodating the mobile clinic once a week; serving as an ABET entre during certain times of the week; etc. Because of the concentration of people at the community hall during the week, a formal/ informal public transport facility may establish which, in turn, attracts informal trade.

As the Thusong Centre develops, a greater variety of more permanent community facilities may be added by various spheres of government, including a clinic, post office, and police station.

With the increased intensity of activity and visitors at the precinct, the initial informal trade at the public transport facility can transform into some formal retail activities. Low and medium density residential development should be developed in close proximity around the node which not only enhances the viability of existing community facilities, but also strengthens the capacity for local economic development as the “critical mass” in the precinct increases.

Associated with the residential development follows the establishment of educational facilities like a crèche, primary school and sports fields. Over a period of time the node expands incrementally, and as more functions and associated residential activities are added, it may eventually also accommodate specialised services like adult education (FET colleges and ABET centres), some commercial activities like hardware stores and even light service industries.

MULTI-PURPOSE COMMUNITY CENTRE (MPCC) / THUSONG CENTRE CONCEPT

MPCC in Thekwane, Rustenburg, North West Province



Public-Private Partnership funded by Glencore Mine and Merafe Resources (R20-million)

Source:

South African Business Website: <https://www.southafricanbusiness.co.za/08/2023/construction-and-engineering/r20-million-multi-purpose-community-centre-constructed-in-rustenburg/>

SASSA Grant Office



Multi-Purpose Courts



Home Affairs Office



Community Hall



Police Station



Clinic



Thusong Centre Concept

Diagram E2

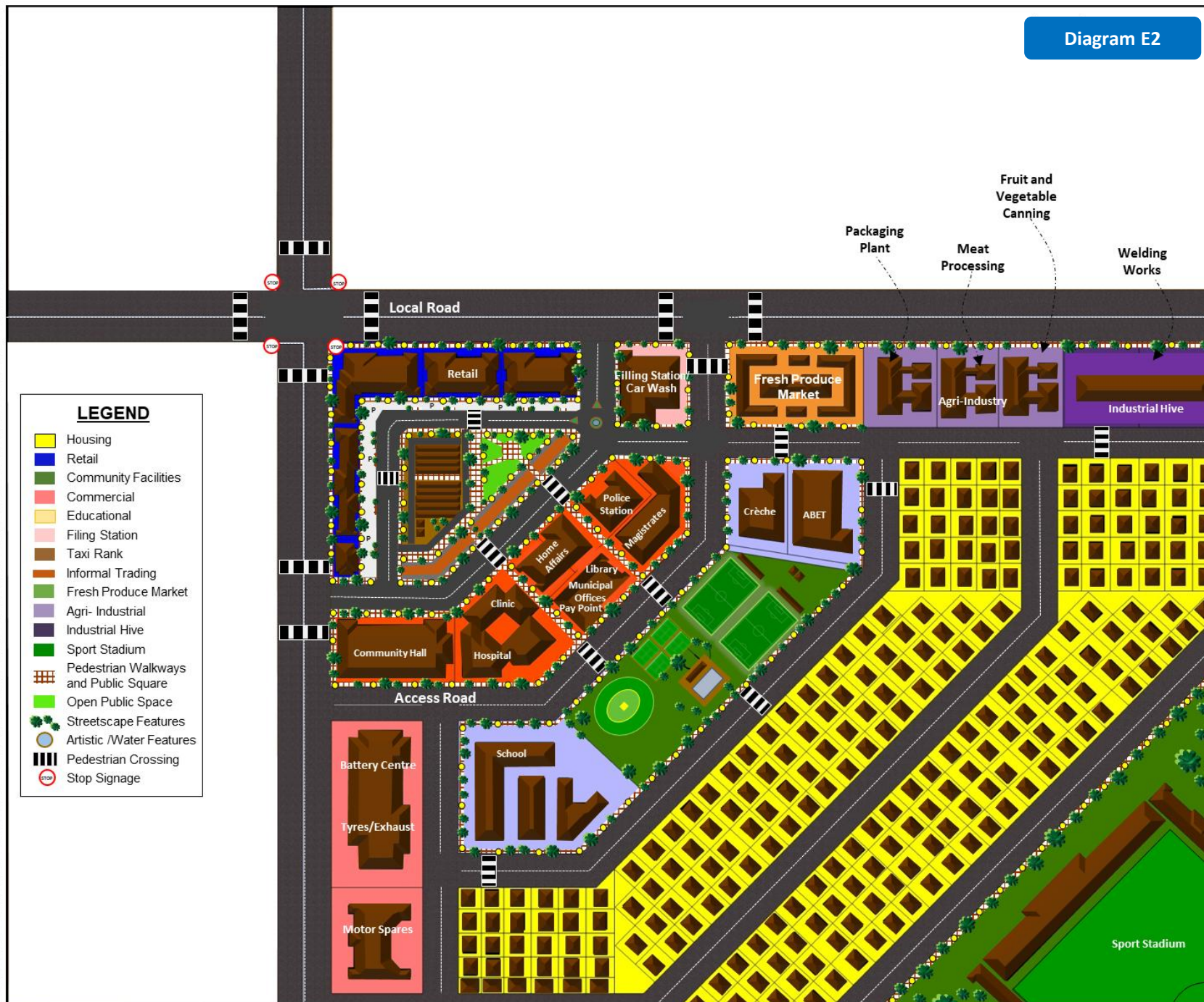
Short-term

Medium-term

Long-term

LEGEND

- Housing
- Retail
- Community Facilities
- Commercial
- Educational
- Filling Station
- Taxi Rank
- Informal Trading
- Fresh Produce Market
- Agri- Industrial
- Industrial Hive
- Sport Stadium
- Pedestrian Walkways and Public Square
- Open Public Space
- Streetscape Features
- Artistic /Water Features
- Pedestrian Crossing
- Stop Signage



Annexure F: Smart City Concept

Smart City Concept

What is a Smart City?

A **Smart City** primarily uses **information and communication technologies (ICT)** to enhance quality, performance and interactivity of urban services, to reduce costs and resource consumption and to improve contact between citizens and government. It connects human capital, social capital and ICT infrastructure in order to address public issues, achieve a sustainable development and increase the quality of life of citizens.

Smart city applications are developed with the goal of improving the management of urban flows and allowing for real time responses to challenges. A smart city may therefore be more prepared to respond to challenges than one with a simple 'transactional' relationship with its citizens.

Smart Mobility aims to provide an on-demand mobility system that would allow customers to choose among motorised public and private transport modes and / or non-motorised transport modes to assemble the fastest or cheapest way of getting anywhere they need to go at any time. It includes new mobile technologies and intuitive apps which integrate public transportation, better infrastructure, and car sharing.

Smart Government entails the use of innovative policies, business models, and technology to address the financial, environmental, and service challenges facing public sector organizations. It relies on open and accessible consolidated information systems and communication networks from which the public becomes better informed about whether the government is performing and conforming to highest ethical standards.

Smart Communities are strategic, purposeful, and resourceful. They are driven by long-term commitments to safeguard their natural resources and economic opportunities for future generations, and preserving the beauty, vitality, and equity of the region. These communities protect their ecological assets from destruction or degradation, promote renewable energy solutions, and practice sustainable development.

Smart City Concept

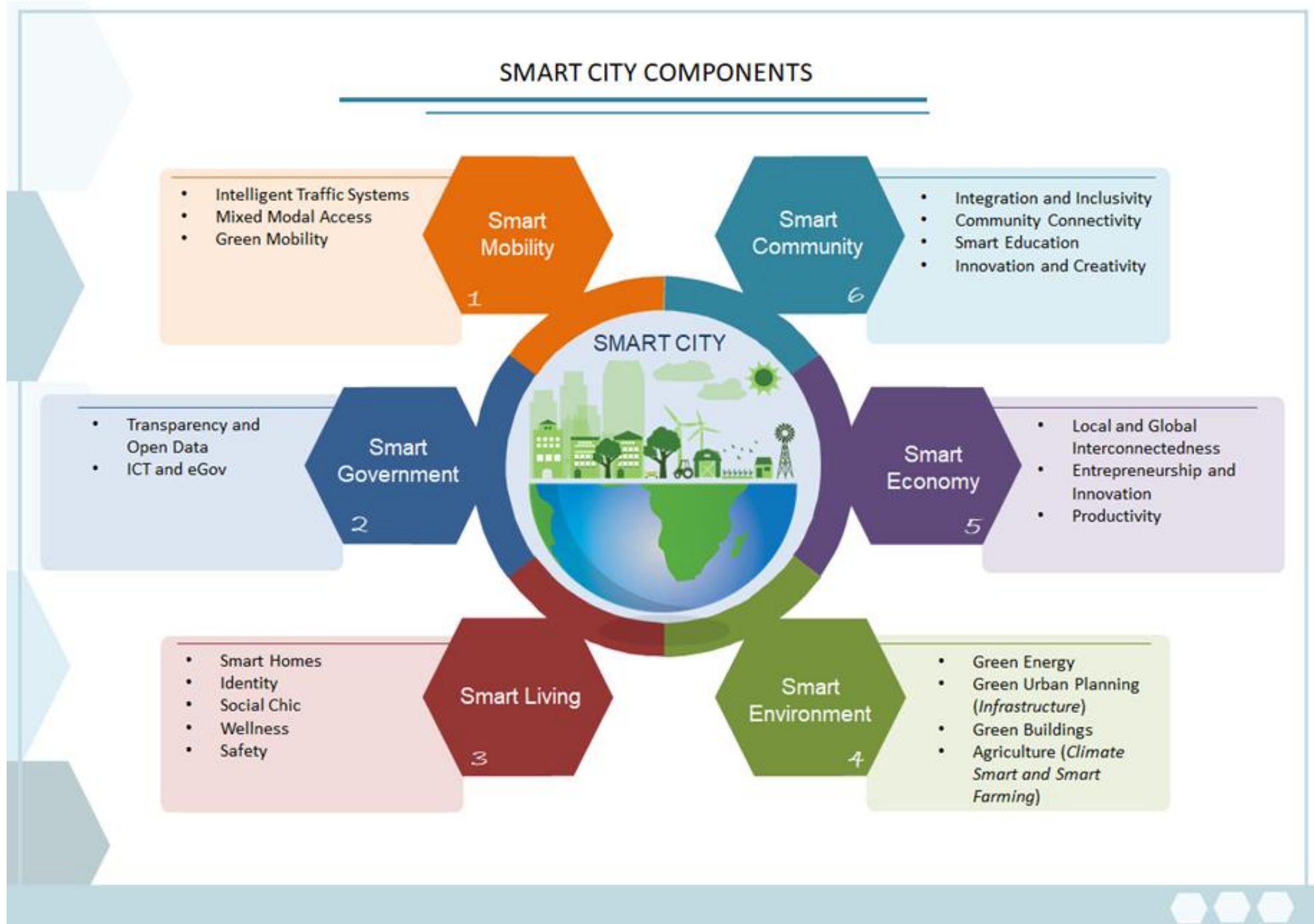
Smart Living is fuelled by the rise of devices and objects connected to the internet – wearables, home appliances, fashion accessories etc. Internet-connected appliances that communicate with one another, more efficient energy usage and cloud-enhanced home security are just some of the developments that consumers are starting to enjoy. Advances in technology, such as mobile and GPS-enabled devices, live data sensors, and big data, have created a foundation for governments to develop better services, foster accountability, and increase transparency. When disaster incidents strike, critical information exchange across departmental, municipal, and jurisdictional lines expedites communication to at-risk populations and hastens their evacuation from harm's way. It tracks disasters in real-time, locate medical resources, align logistics, coordinate response teams, and automatically publish updated maps that keep the media and public informed. Similarly, GIS highlight recurring crime hot spot locations, and help deploy critical resources to the right place at the right time. Real-time monitoring tools are used to regulate infrastructure and manage natural and manmade threats like vandalism/ theft.

A **Smart Environment** aims to provide more efficient urban structure, buildings and energy. A compact city characterised by medium and high-density mixed-use environments which are designed around efficient multi modal public transport systems. Careful building design to reduce heat loads, maximise natural light and promote the circulation of fresh air and installation of solar heaters and water harvesting infrastructure. Green energy generated from natural sources: solar power, wind power, hydropower, geothermal energy, biomass and biofuels. Monitoring and controlling operations of urban and rural infrastructures like bridges, railway tracks, on- and offshore- wind-farms and it can also be used for scheduling repair and maintenance activities.

Smart Economies are largely the result of the influence of ICT applications on all aspects of urban economy, which in turn changes the land-use system. Main Economic Sectors influenced by Smart Technology include:

- ❖ Banking and Finance
- ❖ Education and Research
- ❖ ICT, Mobile and Telecommunications
- ❖ Travel, Tourism and Transportation
- ❖ Healthcare and Social Welfare
- ❖ National Security and Defence
- ❖ Retail and Distribution
- ❖ Energy and Utilities

Smart City Concept Components



Annexure G: Demarcation of Protected Agricultural Areas

ANNEXURE G: AGRICULTURAL LAND GUIDELINES

AGRICULTURAL LAND PRESERVATION GUIDELINES

1. DEMARCATION OF AGRICULTURAL LAND

- ❖ All agricultural land parcels subjected legally to the provisions of the Subdivision of Agricultural Land Act, 70 of 1970 (SALA) and as defined in the Act, irrespective of its agricultural potential or use, remains subjected to comments / approval from the Department of Agriculture (DoA) for subdivision, change of land use or any related matter as described under the Act.
- ❖ The same provisions stated above also prevail, irrespective as to the zoning placed on a land parcel by the municipality through its Land Use Scheme or Spatial Development Framework classification.
- ❖ Any formal change of land use on land subjected to the provisions of SALA needs to do in accordance with the jurisdiction of SALA.
- ❖ Only once a land parcel has been formally excluded from the provisions of SALA, by means of a gazette will such land parcel no longer be subjected to the provisions of SALA.
- ❖ It should further be noted that state land, including land that resorted as former homelands areas or tribal areas (where applicable) are currently not subjected to the provisions of SALA. DoA, under the provisions of SALA, is therefore not in the position to recommend land use zoning on such areas. However, the SALA Act is in the process of being replaced by the Preservation and Development of Agricultural Land Act, 39 of 2024 (PDALA) where in all land not within a formal town plan will resort under the provisions of PDALA – thus inclusive of state land / former homeland areas.
- ❖ In view of the above, it is requested that such land currently not resorting under SALA but having an agricultural potential to be used sustainably for long-term food security, be retained and protected for such use in support towards ensuring long-term national food security.
- ❖ In view of the above, the assessment conducted has been done within the requirements of both SALA and PDALA to ensure a seamless transition between the two acts for when PDALA will be formally implemented.

2. PROTECTED AGRICULTURAL AREAS (PAAs)

- ❖ The delineated Protected Agricultural Areas (PAAs) - Cultivation has the aim to identify, delineate and protect agricultural land having a high agricultural potential for cultivation purposes.
- ❖ Provision has been made for two types of PAAs namely **Rainfed PAAs** - having a priority rating ranging from A, being the highest priority to F, being the lowest priority and **Irrigation PAAs** - having a priority rating ranging from A, being the highest priority to D, being the lowest priority.
- ❖ *Any agricultural land, as defined, and located outside of the delineated PAAs that are still subjected to the provisions SALA (& PDALA) will be evaluated on its own merits against its contribution to agricultural production within the larger agro-ecosystem.*

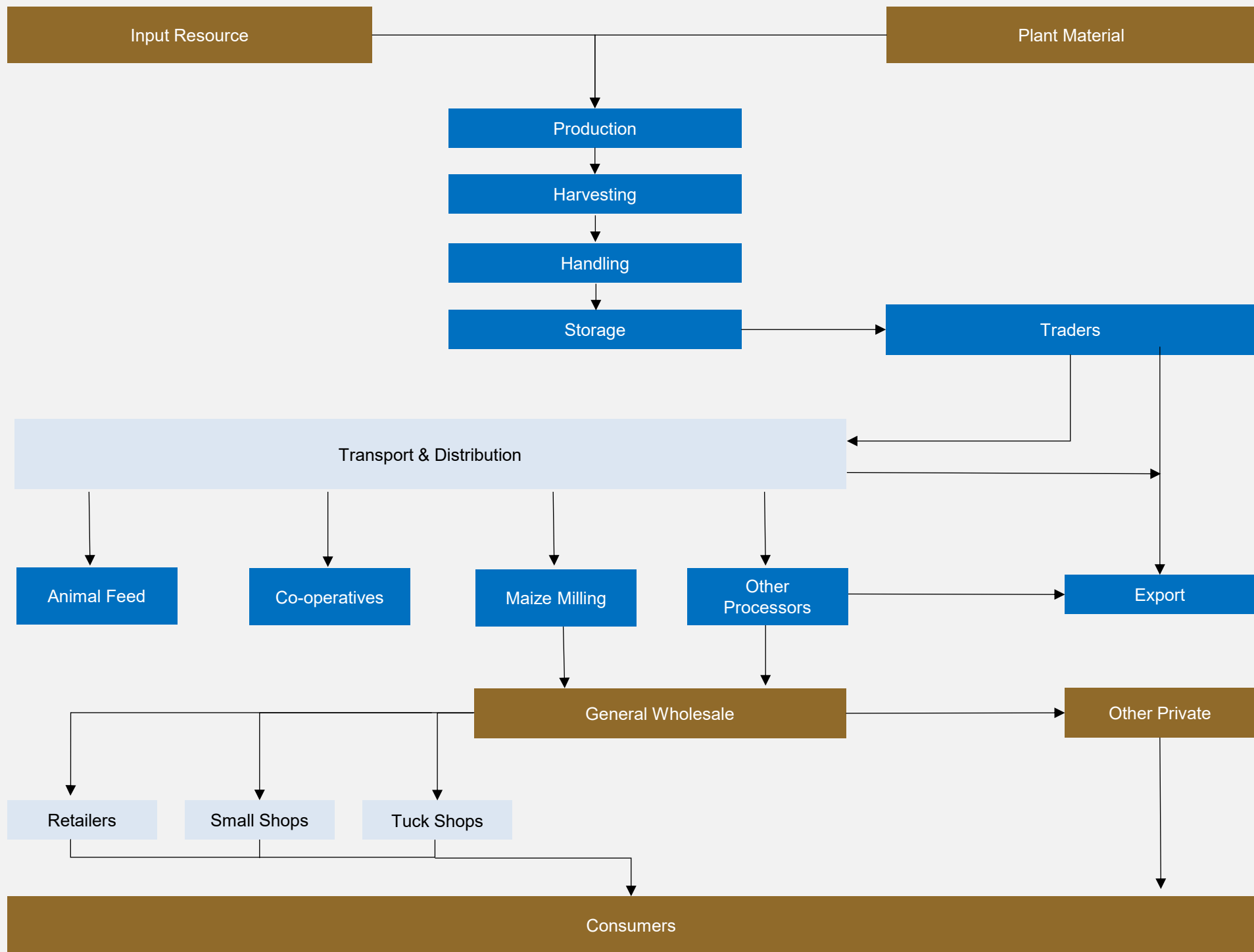
- ❖ It should also be mentioned that the PAAs take cognisance of formal approved town planning ordinance areas – areas that are formally excluded from the provisions of SALA, prior to 1994 – as per the definition in the Act. Where possible the delineation of the PAAs aim to exclude such areas but in certain instances the complete town is engulfed by high potential agricultural land. In such instances the PAA's delineation overlaps the town area but the status of such urban area is acknowledged as not being subjected to the regulations of the PAA; the delineated Agro Ecosystems (AES) (seamless delineation) however includes in its delineation areas excluded from the provisions of SALA / PDALA, permanently transformed areas (e.g. mines) as well as the Environmental protected areas or other ecosystems.
- ❖ Where high potential agricultural land is located within state land areas (land belonging to the state / government) or areas that were formally regarded as homelands area, these areas were evaluated and where it was determined that such areas have a high agricultural potential for long-term sustainable food production, it was demarcated and delineated as a PAA.
- ❖ The delineation of the PAAs has been done per available cadastre boundaries. Where there were no cadastre boundaries available, other visible land use features such as rivers; roads etc. was used to assist with the delineation as far as possible, in relation to the agricultural potential of the area.
- ❖ From a Land Use Management Scheme perspective, it is recommended that all land parcels within a PAA be zoned as "Agriculture 1" (irrespective of the PAA's priority rating) and that the remaining agricultural land parcels outside of the PAAs be zoned "Agriculture 2".
- ❖ The above recommendation zonation may be adjusted in future when the proposed agricultural zoning classes (agricultural areas) have been finalised and gazetted under PDALA. In these classes provision has been made for 1) National Protected Agricultural Areas – similar to Agriculture 1 mentioned above; 2) Provincial Agricultural Areas; 3) Primarily Agriculture; 4) Secondary Agriculture.

3. GENERAL

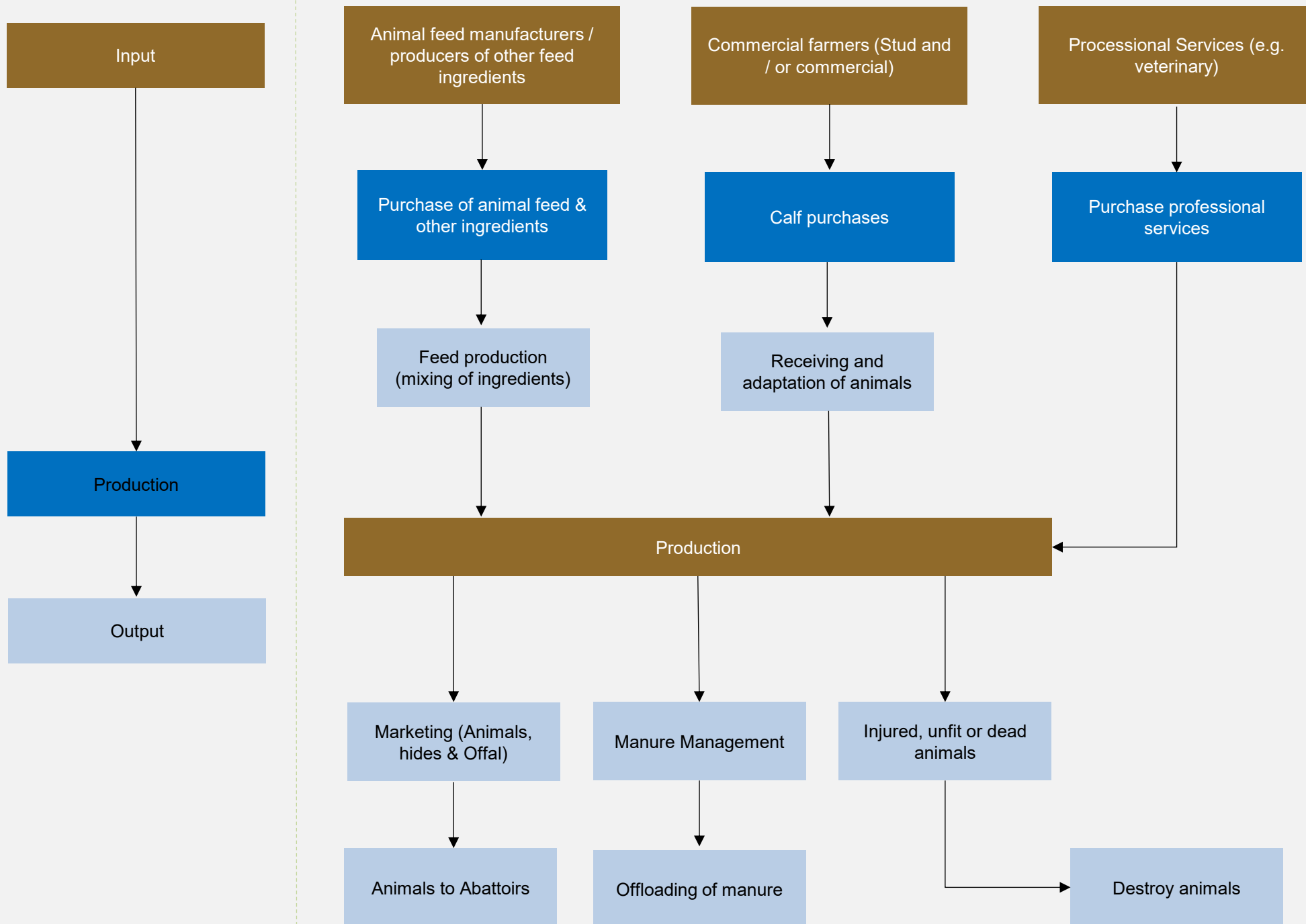
- ❖ **From a Spatial Development Framework perspective, it is recommended that all PAAs be included within the SDF that is to guide the priority of the area concerned and preservation of these areas for agricultural production purposes.**
- ❖ In the assessment attention was given to the areas already excluded from the provisions of the Subdivision of Agricultural Land Act, 70 of 1970 (SALA / PDALA), with emphasis on Departmental data pertaining to the delineation of agricultural land as defined under SALA (former excluded town planning ordinance areas) as well as areas delineated according to former guide plans' classification classes.
- ❖ In terms of SALA, Agricultural Holdings have been excluded from the provision of the Act. However, a legal opinion in terms of Agricultural Holdings under the provisions of PDALA still need to be finalised as many Agricultural Holdings have significant agricultural potential and forms a buffer between non-agricultural land uses and agricultural production areas. Until the legal matter has been resolved in terms of Agricultural Holdings under PDALA, these areas are mapped and discussed separately and are regarded as subjected to the provisions of PDALA, unless, in these areas, a significant amount of land use changes to non-agricultural land uses have occurred, rendering such areas no longer suited for agricultural production.
- ❖ In addition to the mentioned, areas that have, according to Departmental records, not yet been excluded from the provisions of SALA but have no longer an agricultural potential have been flagged for exclusion.

Annexure H: Agricultural Value Chains

Typical Maize Value Chain:

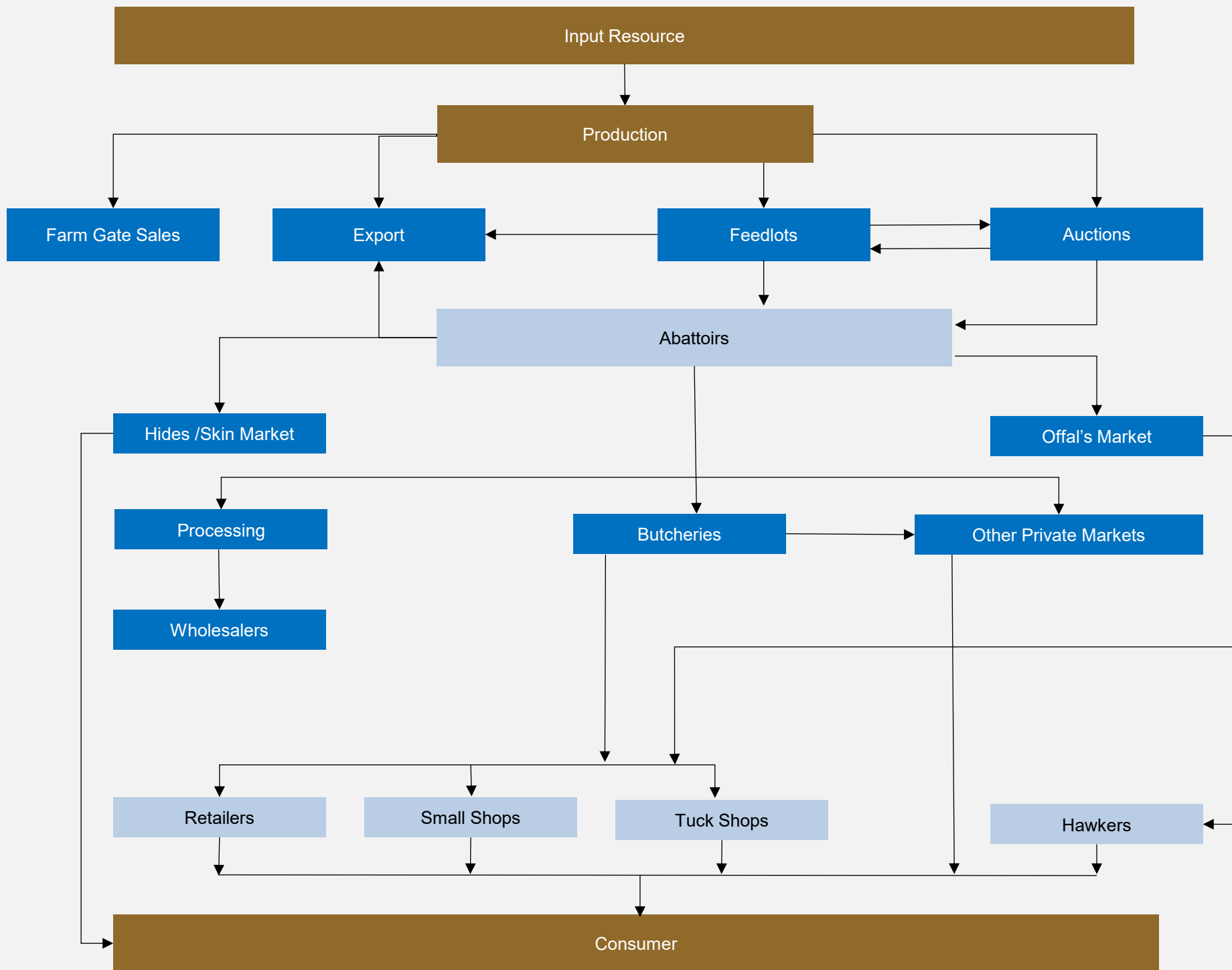


Typical Feedlot Value Chain:

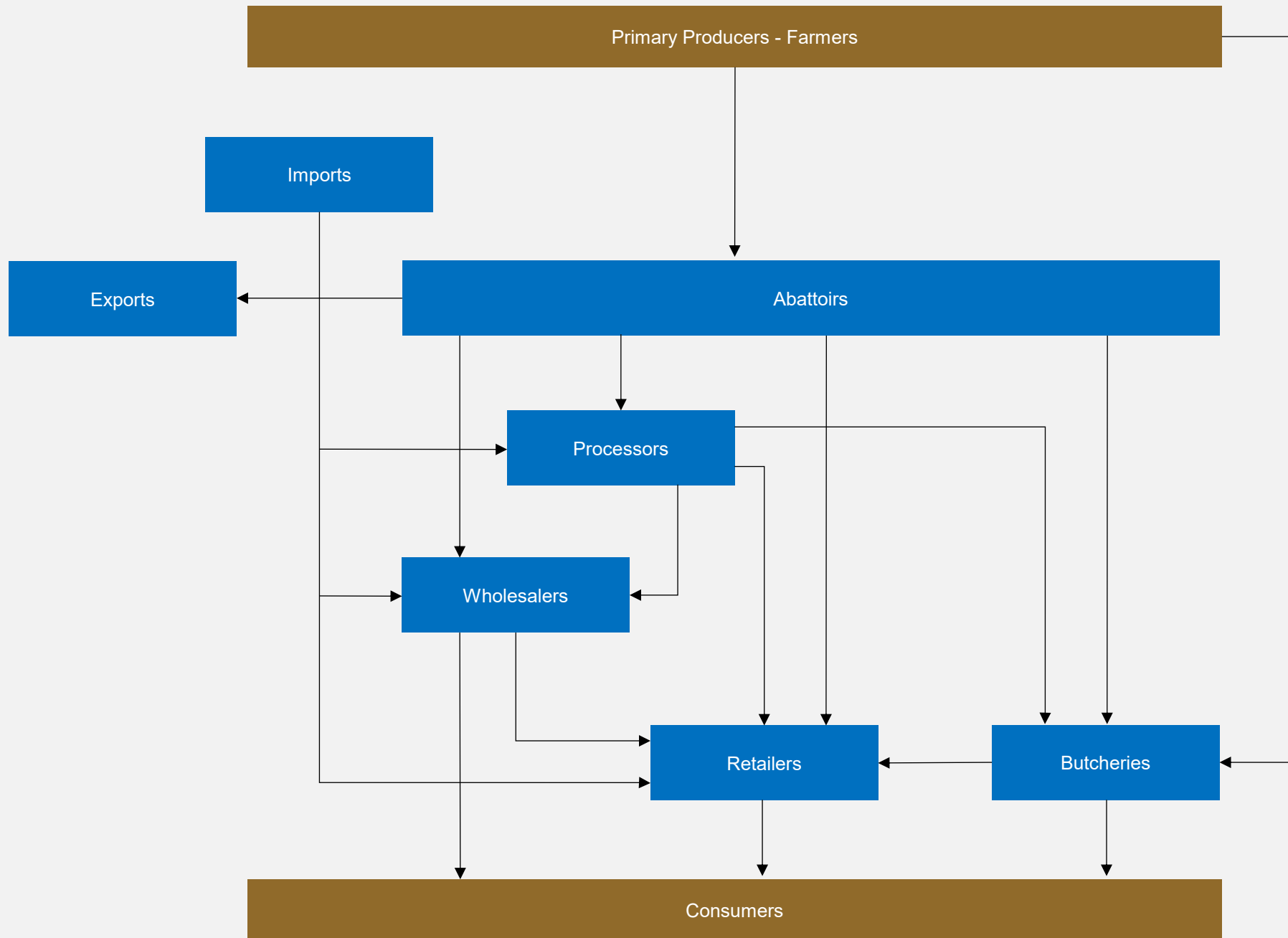


Source: Gert Sibande Agri Hub, ex. Department of Agriculture, 2014

Typical Beef Value Chain:

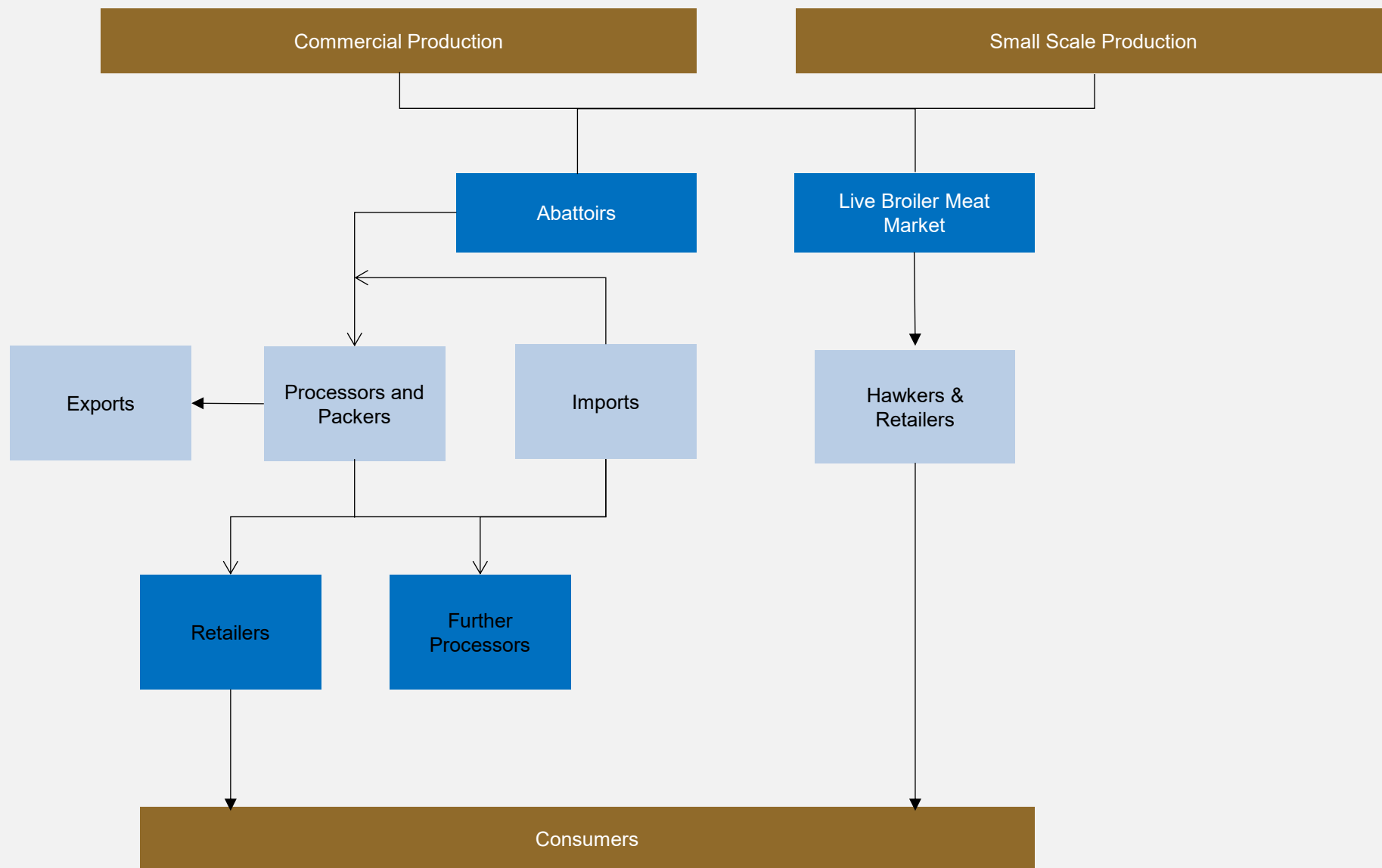


Typical Pork Value Chain:



Source: A Profile Of The South African Pork Market Value Chain, 2014

Typical Poultry Value Chain:



Source: A Profile Of The South African Broiler Market Value Chain, 2014

Annexure I: Township Economy

TOWNSHIP ECONOMY: POTENTIAL JOB CREATION OPPORTUNITIES

Main Sectors	Secondary Category	Examples of Business Opportunities
1. Business	Retail (Formal)	Butchery, Bottle store, Cellphone, Café, Clothing, Tombstones, Fast Food, General Dealer, Farm Shop, Plant Nursery
	Retail (Informal)	Street Vending/Food Seller, Fruit & Vegetable Seller, Brick Making, Liquor Seller, Shebeen, Tavern, Spaza, Tombstone Trader
	Retail (Markets)	Crafters Market, Food & Fresh Produce Market
	Personal Services	Hair & Beauty Salons, Fashion Designer, Laundrette, Gym, Traditional Healer
	Offices	Burial Society, Banks, ATM, Financiers/Cash Loans, Internet Café, Renting of Machinery, Home Office, Security Companies
	Motor Vehicle Related Retail	Car Sales Lot, Car Wash, Cash for Scrapyard, Motor Spares, Filling Station
2. Service Industries	Services	Dress Making/Tailors/Manufacture Uniforms, Bakery/Catering, Engraving, Printing, Picture Framing, Jewellery Manufacturing, Watch/Cellphone Repairs, Shoe Repairs, Key Cutting, Dry Cleaners, Funeral Services (Parlour/Undertaker), Basket Ware and Cane Furniture, Office Furniture, Upholstery
	Infrastructure	Sanitation (plumbers), Electrician, Security Gates & Fencing, Mobile Toilets, Solar Panels/Geysers
	Green Economy	Cleaning Services, Waste Collection and Sorting/Recycling
3. Tourism	Retail (Formal)	Craft/Curio Shop, Coffee Shop, Restaurant
	Retail (Informal)	Crafters Market, Food & Fresh Produce Market
	Offices	Tourist Operators
	Hospitality Establishment	Hotel, Guest House, Bed & Breakfast, Conferencing, Camp Sites
	Services	Catering & Events, Heritage Tourism, Sports/Adventure Tourism, Water Sports and Recreation Parks, Tourist Guide, Hunting Guide
4. Creative Industry	Services	Arts & Crafts Workshops/Exhibitions, Cinemas, Music & Entertainment, Music & Video Production, Fashion Designer, Jewellery Manufacturing, Bead Making, Leather/Hide Products, Coordination of Cultural Events

TOWNSHIP ECONOMY: POTENTIAL JOB CREATION OPPORTUNITIES

Main Sectors	Secondary Category	Examples of Business Opportunities
5. Community Services	Medical & Health	Hospital and Clinic, Substance Abuse Treatment/War on Drugs, Hospice/Nursing/Care Centre (treatment and care for HIV/AIDS and other chronic ailments), Traditional Healer
	Funeral / internment services (confinement)	Burial Society, Catering-, Renting-, Cemetery Services
	Institutional Care Facility	Orphanage/Children's Home, Shelters, Soup Kitchen, Care for Elderly, Assisting the Elderly with Social Grants
	Cultural Facilities	Community Centres, Church and Religious Services
	Educational Facilities	Crèche & pre-schools, Schools, Sports Coaching, FET Colleges, Feeding schemes for schools and hospitals
	Other Education	Motor vehicle driving school, Special education - disabilities, Initiation school, Dancing /Music/Art Schools
	Protection services	Security Guards
	Emergency services	Ambulance Services/Paramedics
	Administrative	Postal/Courier Services
	Animal Care Facilities	Indoor / outdoor kennels, Veterinarian clinic, Animal rehabilitation centres
	ICTS	Internet Solutions, Multimedia Service Centres, Internet Cafes, Electronic Repairs, ICT Recycling Depots
6. Agriculture and Agro Processing	Animal production	Livestock/Poultry Farming
	Crop production	Vegetable/Herb Farming
	Agricultural industry	Milling, Feed Mixing, Processing/Sorting/Packing of Farm Produce, Farm Stall, Oil refinery, Biofuels
7. Transport	Services	Taxi Operators/Associations, Logistics companies, Tour Operators
	Infrastructure	Paving of Walkways and Cycle Lanes
8. Finance	Services	Stokvels, Money Lending Schemes, Burial Societies
9. Manufacturing	Production & Manufacturing	Food production, Bakery, Manufacturing of Machinery-/Metal (steel)- /Non-metal (charcoal/tar/bricks)- /Clothing and Textile-/ Wood and Furniture (Carpentry) Products, Abattoir
	Motor Service related (Light) Industry	Fitment centre/Vehicle repairs, Panelbeater/Auto body, Towing Service, Motor Workshop
	Engineering Service related (Light) Industry	Engineering Workshop e.g. welding, cutting, joinery, pumps, pipes and fitting, etc. Electrical Workshop/Contractors, Lawnmower Repairs
10. Commercial	Warehousing & storage	Storage Facilities, Storage and selling of coal, sand, building material, Scrap Yard, Recycling Depot, Auction Yard
11. Construction and Real Estate	Services	Construction Business, Property Developers, Estate/Renting Agents
	Infrastructure	Builders, Carpenters, Brick/Paving layers, Electricians, Plumbers
12. Mining	Active Mining	Sand Mining, Quarrying
	Mining Rehabilitation	Cleaning Services, Waste Collection and Planting of new vegetation

INFORMAL TRADE / SERVICES INDUSTRY UPSCALING

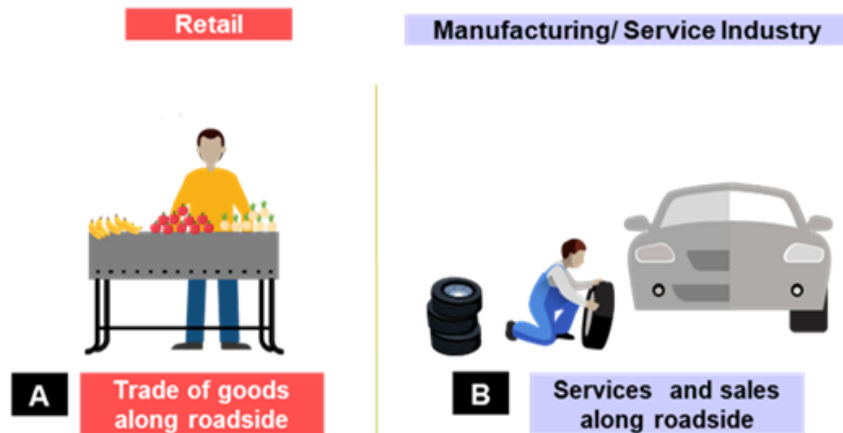
Informal Trade Empowerment and Upscaling refers to initiatives and strategies designed to support informal traders in enhancing their capacities, improving their economic outcomes, and scaling their businesses to achieve greater sustainability and competitiveness. This approach recognizes the critical role of informal trade in many economies, particularly in providing livelihoods and meeting the needs of underserved markets.

The following pages highlight the concept to upscale informal trading businesses and show examples of the various levels of upscaling (Levels 1-4), which are discussed below.

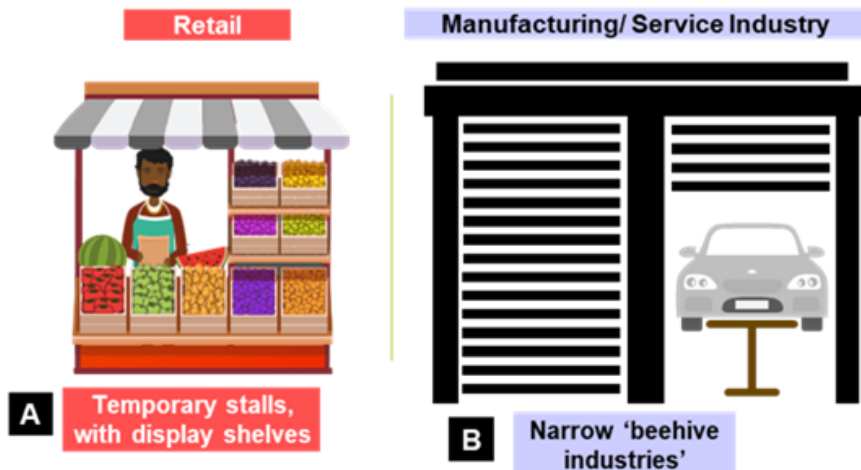
LEVEL 1	Informal trading business in a form of selling perishable or non-perishable goods, and informal motor repair businesses are being conducted without adequate formalised informal structures.
LEVEL 2	Formalised informal trading structures in this level are very basic. Level 2A structures are temporary and may be placed along pedestrian movement desire lines where space is limited. Level 2B structures are more permanent in nature, and may be utilised by small emerging service industries.
LEVEL 3	The structures at Level 3 are permanent and typically larger in size when compared with 'level 1' informal trading structures. Level 3a includes features such as lock-up roller doors for over-night storage, and may include water and sanitation services shared between traders. This allows for more comprehensive retail activities including food preparations and/ or service industries such as internet cafes, kiosk, electronic repair services, motor repairs services and welding works.
LEVEL 4	Level 4 provides that informal traders be incorporated into the formal economy by way of providing permanent and formalised trading structures as part of a shopping centre or business incubation centre.

DEVELOPMENT APPROACH TO INFORMAL TRADE

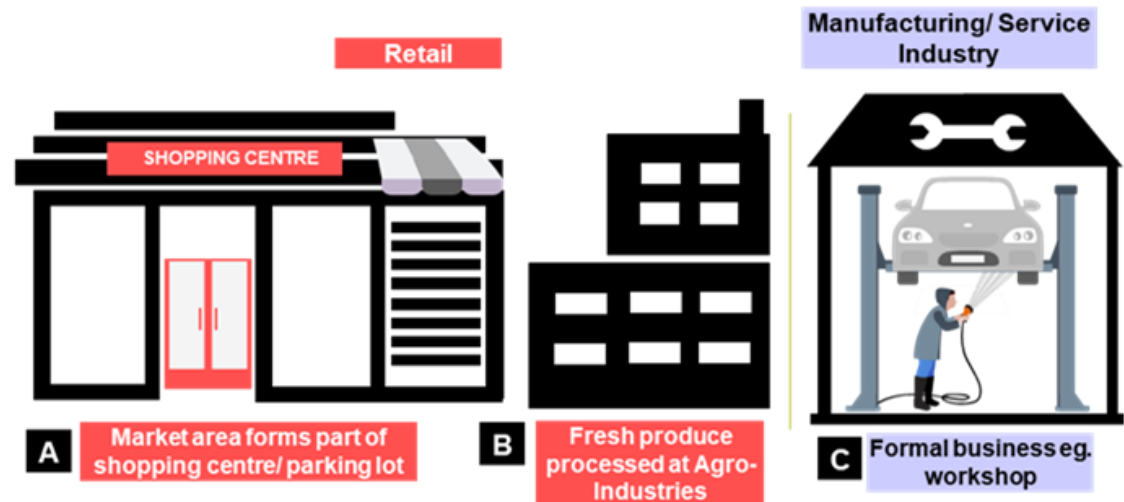
LEVEL 1 - Lack of Formal Structure



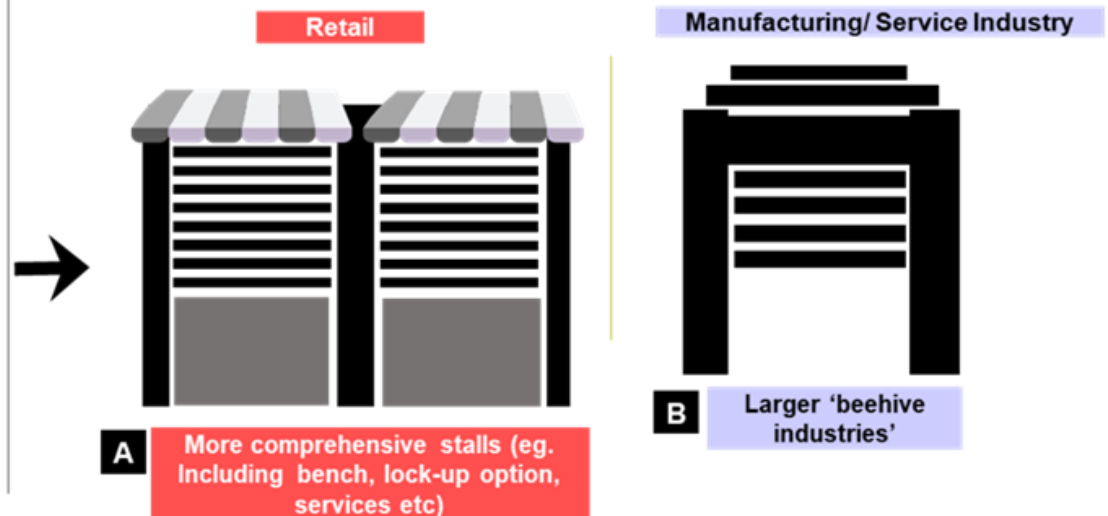
LEVEL 2 - Small-scale Formalised Structure



LEVEL 4 - Informal Trade Incorporated into Formal Retail



LEVEL 3 - Medium-scale Formal Business Structure



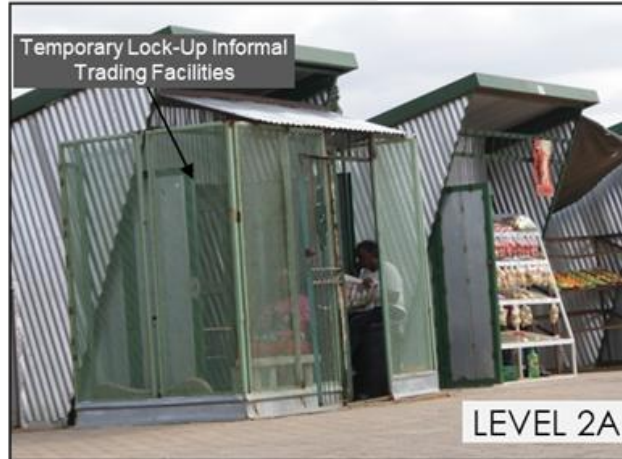
TYPES OF FORMALISED INFORMAL TRADE STRUCTURES

RETAIL – Temporary Formalised Informal Trading Structures

Pretoria - Hatfield



Johannesburg - Lesedi



SERVICE INDUSTRIES - Formalised Informal Trading Structures



RETAIL – Permanent Formalised Informal Trading Structures

Tshwane – Khutsong Station



Ogies – Nkangla DM



SERVICE INDUSTRIES - Formalised Informal Trading Structures



LEVEL 2

LEVEL 3

EMERGING LOCAL ENTREPRENEURS – SHIPPING CONTAINERS CONVERTED FOR BUSINESS

RETAIL – Temporary Formalised Informal Trading Structures



Local Barber



4Walls Business – Selling and Educating on Green Energy



Local Businesses in Shipping Containers close to Taxi Rank



Spinach King Bakery and Gym in Khayelisha

LOCAL EMPOWERMENT INDUSTRIAL ZONE – BEEHIVE SERVICE INDUSTRY

SERVICE INDUSTRIES - Formalised Informal Trading Structures



LEVEL 3B

TYPES OF FORMALISED INFORMAL TRADE STRUCTURES

RETAIL - Formalised Informal Trading Structures

Cape Town - Nomzamo Business Area



Johannesburg - Lesedi



Ga- Nala – Ogies, Nkangala DM



SERVICE INDUSTRIES - Formalised Informal Trading Structures

SMME INFRASTRUCTURE - Linear Beehive Buildings

LEVEL 4B



Annexure J:

Emerging Farmers Upscaling

Support Emerging Farmers to Become Part of the Mainstream Economy

It is important that emerging farmers be supported in the Thembisile Hani Municipality as a means to contribute towards poverty alleviation, enhancing food security, and establishing sustainable livelihoods. This can be achieved by way of implementing the following measures in identified Rural Intervention Areas::

- ❖ Increasing land availability and tenure security for agricultural purposes through prioritised processing of Land Claims/ Restitution processes in this area.
- ❖ Exploiting the opportunities offered by the potential of the agricultural land identified within the area (in conjunction with Department of Rural Development and Land Reform).
- ❖ Significantly increasing production per hectare beyond the subsistence farming yield.
- ❖ Providing training support to emerging and small-scale farmers and ensuring that appropriate skills development takes place in line with the most appropriate farming activities in the area.
- ❖ Encouraging the use of different crops and new planting, harvesting and processing techniques.
- ❖ Supporting a variety of farming concepts including intensive commercial farming, small scale commercial farming (vertical farming/ precision farming), subsistence farming, aquaculture development, and agro processing industries.
- ❖ Providing production and harvesting infrastructure in order to create production surplus in the area.
- ❖ Increasing job creation in the area through labour-intensive agricultural projects and extending the agriculture value chain by way of agro-industries and agro-tourism.
- ❖ Establishment of a fresh produce market which would support the globally growing demand for organic (chemical free) produce and 'farmer's markets', while supporting small-scale farmers by creating offset areas for both individually and communally harvested produce from surrounding areas.

The surplus income generated through the initiatives above would assist emerging farmers to become part of the mainstream economy as shown on the Diagram (overleaf).

Emerging Farmer Upscaling

