

Executive Summary:

Mogalakwena shares similar housing issues with the rest of South Africa but is unique in that there are multiple jurisdictions operating in one area:

1. Mining character areas
2. Traditional authority areas
3. Informal settlements

Townships and informal settlements continue to grow in the municipality due to the economic opportunities the mines in operation carry. This has placed pressure on the provision of basic services, an increase in backyard dwellings and resulted in uncontrollable sprawling.

In Mogalakwena, the Anglo-American Platinum Mine is at its mid-life stage, and this indicates that there has been a rapid growth of settlements around this mine. On the other hand, Ivanplats Platreef Mine is new and is at its sunrise stage. The settlements around this mine are not as large as the ones surrounding Anglo American Platinum Mine. However, as the mine transitions to its mid-life category, rapid growth in settlements can be expected.

The majority of settlements fall within the traditional authority jurisdiction. Mogalakwena has 10 traditional leaders who have areas of jurisdiction. This area presents itself as a rural setup with villages. Most of the settlement in the municipality fall within the traditional authority areas, however, it remains unclear which of these settlements have permission to occupy.

These settlements are considered as villages or informal settlements as they do not have a cadastre and are not acknowledged to be formalised as they have not undergone the process of township establishment. This results in a unique housing typology even for informal settlements. Although they are considered to be informal the top structure is formal.

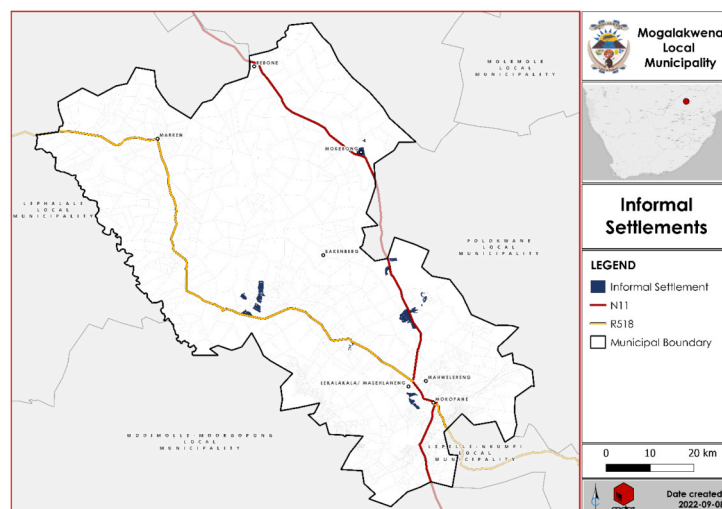
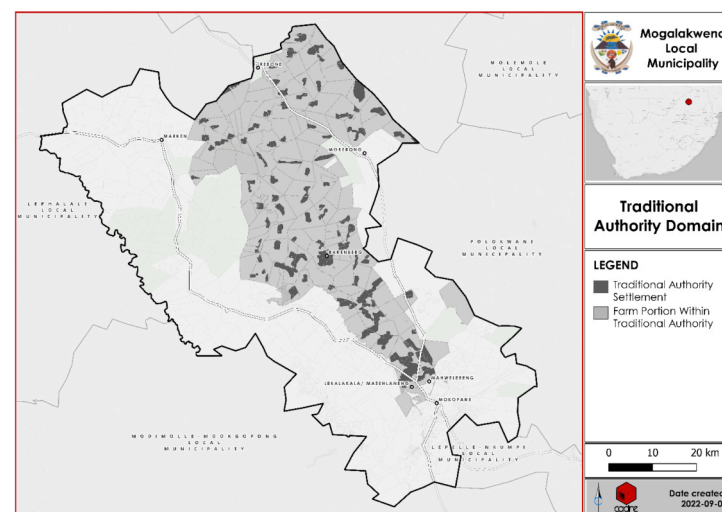
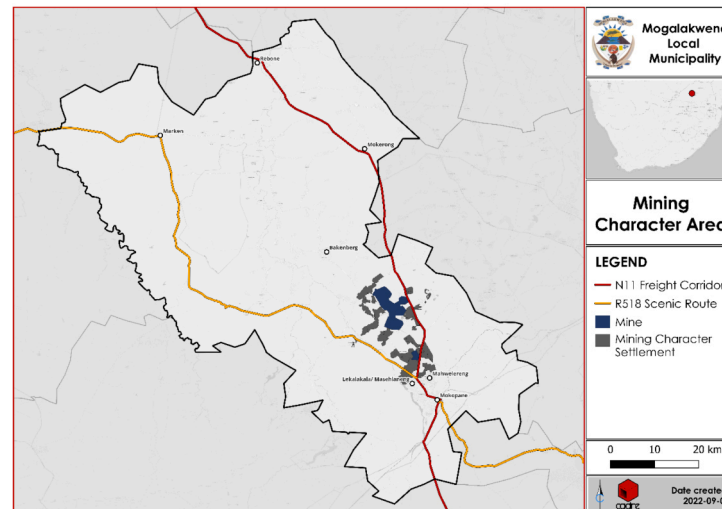
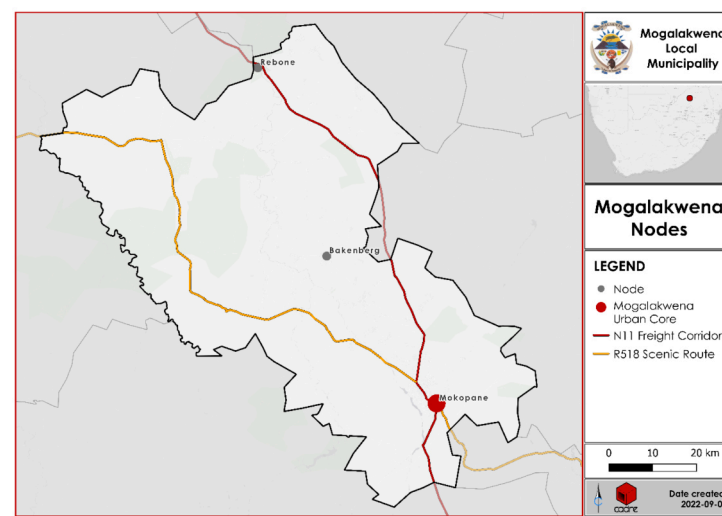
THE INTEGRATED DEVELOPMENT PLAN:

The IDP is the principal strategic planning instrument, which guides all planning and development in a municipality (Municipal Systems Act, 2000 (Act 32 of 2000)). The process for drafting the IDP provides for the identification of strategic priorities which are then binding on the municipality in terms of national and provincial legislation.

It helps to ensure that municipal planning covers the issues required by national and provincial governments. It also contributes to inter-governmental coordination by ensuring that municipalities are aware of provincial and national development strategies. Mogalakwena Local Municipality to a large extent does comply with the regulations stipulated in the Municipal Systems Act.

ALIGNMENT BETWEEN IDP AND SDF:

The SDF and IDP are synchronised with their time-frames there is an opportunity to integrate and align the two. Both plans need to share a common spatial vision and the plans in the IDP need to be reflected spatially in the SDF. The synergy between the two allows for harmonious development



MOGALAKWENA URBAN CORE AND NODES:

The main town of Mokopane is the urban core of the Mogalakwena municipality, where most of the economic activities occur. The town has a concentration of business and most of the housing is formalised. Considering the urban reality, the housing demand is driven by residents wanting to stay close to places of employment. Housing recommendations for the Mogalakwena urban core would need to address the backlog in social rental housing and FLISP housing.

There are municipality growth points, and these areas are significantly smaller than the Mogalakwena urban core. However, they are more developed than the rest of the municipality. The housing needs within these areas range between rental social housing, FLISP, IRDP and/or in-situ upgrading.

MINING CHARACTER AREAS:

Mining character areas refer to the settlements surrounding the mines. These settlements share the characteristics of traditional authority and informal settlements but are unique in their location. The housing need is driven by people wanting to reside closer to the mines. In terms of the Limpopo Development Plan (LDP) Mokopane is designated as a regional development anchor, a provincial growth point and the possible location for a provincial Agri-hub/park.

Although the official contribution of mining to the Mogalakwena GVA is less than 10%, one would argue that the mere size and social impact of the mine make the dependence for livelihoods even more concentrated around mining activities than what current figures suggest.

TRADITIONAL AUTHORITY AREAS:

Typically, the traditional leaders sell plots of land to people who prefer to reside in their jurisdiction. The houses within these areas typically have a formal top structure. There are 111 settlements in the municipality and 17 of the settlements do not fall within the traditional authority areas. All settlements which fall outside the traditional authority areas are classified as informal settlements. However, we cannot verify yet whether all informal settlements in the traditional authority areas are villages, PTOs have not yet been confirmed. The figure to the left shows all settlements.

Traditional settlement areas experience high vulnerability for all the indicators due to high levels of poverty, poor access to services and employment, poor connectivity, etc.

INFORMAL SETTLEMENT AREAS:

Informal settlements are located where there is no individual title deed, and properties fall on one farm portion. There has been a growth of informal settlements in the municipality, especially around the mines and the town of Mokopane.

THE GROWTH IS TRIGGERED BY TWO POTENTIAL SCENARIOS:

- (1) people wanting to be closer to places of employment but who cannot afford to rent a place and/or
- (2) people who want temporary shelter and have fixed homes at other places. The housing demand can vary in these settlements.

Support and advice in Mogalakwena Local Municipality (SDF, IHSP, CEF, and IDP)

September 2022

Key Information:

The CSIR appointed Cadre Plan to support the Municipal Capacity Partnership Programme (MCP) in Mogalakwena Local Municipality. The elements of support comprise:

Integrated Human Settlement Plan (IHSP): Through the support of the municipality and Anglo-American, Cadre drafted the Mogalakwena Integrated Human Settlements Plan. The human settlement plans make recommendations that are short-term and long-term with varying levels of intensity. By drafting the IHSP, Cadre created a database that analyze all 111 identified settlements in-depth and informed the recommendations. The document is still in its draft phase and is yet to be adopted by the council.

Spatial Development Framework (SDF): The new SDF of Mogalakwena has recently been compiled and is currently in draft format available for public consultation. The SDF identified important nodes, routes and character areas as fundamental structuring elements of the municipal area. The high-intensity Urban Core around the CBD of Mokopane was identified as the dominant node in the municipality. The SDF identified Mogalakwena in different character areas with individual proposals and guidelines.

Local Economic Development (LED): The Cadre Plan team worked closely with Mogalakwena's LED staff. The proposed LED framework takes an innovative role centred around building partnerships with stakeholders. The framework challenges the municipality to view LED in a new light with the formation of strategic partnerships in which new initiatives emerge.

Integrated Development Plan (IDP) and Capital Expenditure Framework (CEF): Cadre Plan provided comments for improvements to the IDP and CEF, and provided administrative guidance on all documentation.

Project Details:

Location:	Limpopo
Time-frame:	12 months
Project lead:	Reinier Minny
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Client: Mogalakwena Local Municipality