



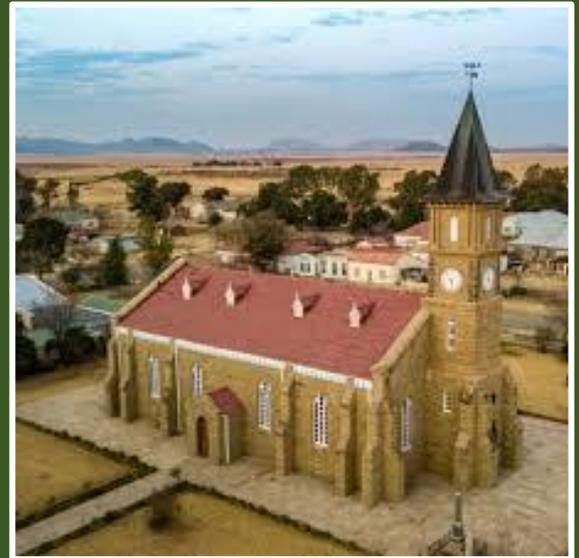
MOHOKARE LOCAL MUNICIPALITY

Draft Spatial Development Framework

2022/2024



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cooperative governance
and traditional affairs
Department of Cooperative Governance
and Traditional Affairs
FREE STATE PROVINCE

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CHAPTER 1: INTRODUCTION

1.1 PURPOSE AND LEGAL STATUS OF THE SDF

1.1.1 PURPOSE OF THE SDF

The Local Government: Municipal Systems Act (MSA) [32 of 2000], introduced the concept of the Municipal Spatial Development Framework (MSDF) as a compulsory component of the Integrated Development Plan (IDP) that every Municipality has to adopt.

The Spatial Planning and Land Use Management Act, (SPLUMA) [16 of 2013] provides norms and standards on national, provincial and municipal spatial development frameworks, sets basic principles that guide spatial planning, land use management and land development in South Africa, and provides for uniform regulation of land use management in the country.

The purpose of a Spatial Development Framework is to provide general direction to guide decision-making and action over a multi-year period and to give spatial expression to the built-environment, social-economic and biophysical aims of the Municipality. More specifically, the Spatial Development Framework aims at informing the decisions of different organizations of State as well as creating a framework of investor confidence that facilitates both public and private sector involvement.

An SDF also intends to guide decision making; promote sustainable, functional and integrated human settlements; maximise resource efficiency and enhance regional identity and unique character of a place.

1.1.2 LEGAL STATUS OF THE SDF

The most recent Mohokare Spatial Development Framework was reviewed in 2019/2020 and was adopted by Council in March 2020. COGTA: Spatial Planning Directorate, will assist the Mohokare Local Municipality with the review of the SDF for the period 2022/2023.

1.2 SPATIAL OVERVIEW

Mohokare Local Municipality is the southernmost municipality within the Xhariep District. It comprises Of 3 towns: Rouxville, Smithfield, and Zastron. Zastron is the Municipal Administrative town.

The Municipality covers an area of 8 785.3 square kilometres (km²), which is 6.75% of the Free State and 23.16% of the total surface area of the Xhariep District.

The name "Mohokare" is a Sesotho word for 'Caledon River', which runs through the Municipality. The Mohokare Local Municipality (FS163) was established in 2000 following the amalgamation of the three towns and local administrations of Rouxville, Smithfield, and Zastron. T

The socio-economic development of the municipality is centred on agriculture. This area is used for mixed farming practices particularly livestock farming.

Mohokare is bounded by Mangaung Metropolitan Municipality towards the north, Lesotho towards the east, the Eastern Cape towards the south and Kopanong Local Municipality towards the west.

The N6 National Route transgress the area through Smithfield and Rouxville. The East London railway line (from Bethlehem to Aliwal North) transgress the municipality through Zastron and Rouxville. The Orange River forms the border with the Eastern Cape.

1.2.1 ZASTRON

Zastron and is the best known of the towns in the Municipality. Located at the foot of the Aasvoëlberg is the famous 'Eye of Zastron', a nine-meter-wide hole through a sandstone rock. The town was founded in 1876 on the farm Verliesfontein, and named after the maiden name of President Brand's wife, Johanna Sibella Brand, née Zastron.

1.2.2 SMITHFIELD

The town was founded in 1848 after Sir Harry Smith, the Cape Colony governor, needed a town north of the Orange River. Established in 1848, Smithfield is the third oldest town in the Free State Province.

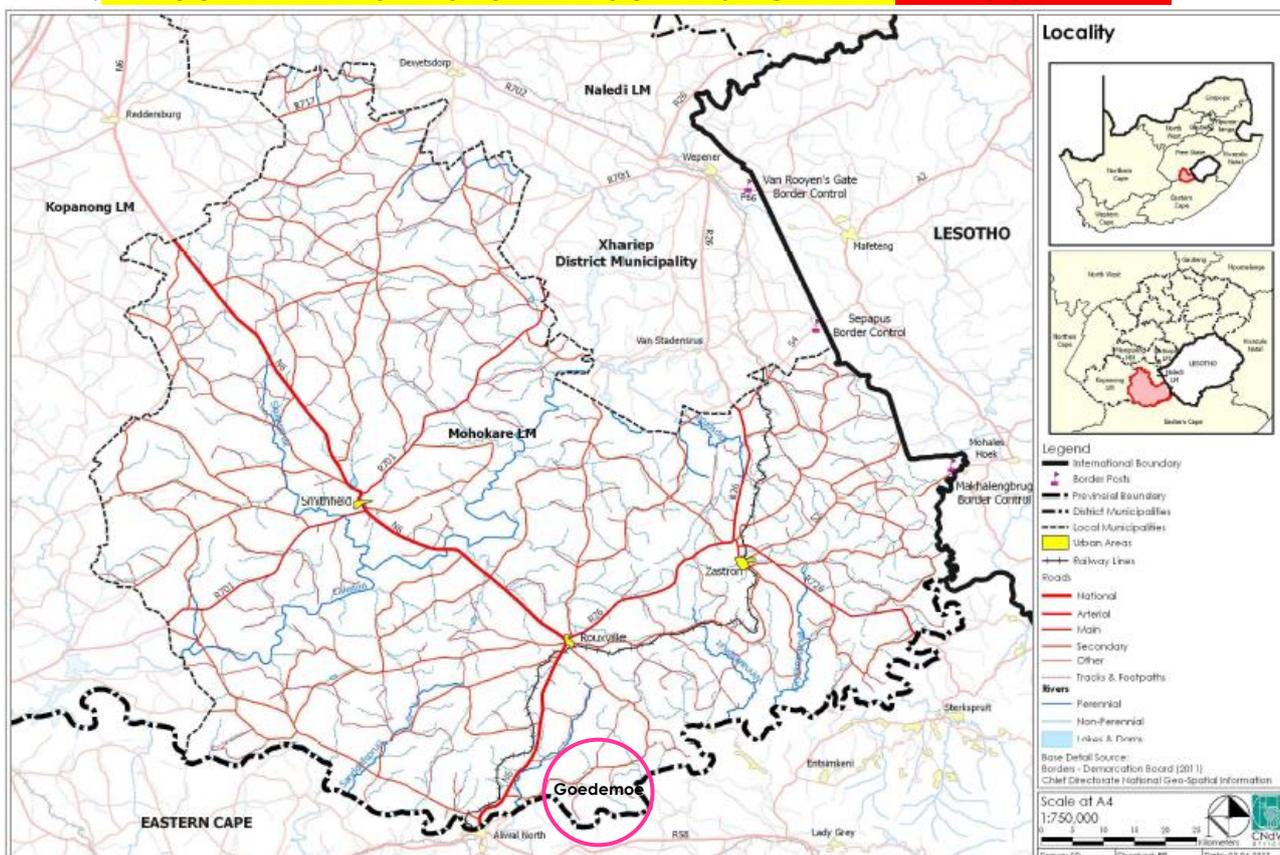
1.2.3 ROUXVILLE

Situated on the N6, Rouxville was founded by Petrus Wepenaar in 1863 on the farm Zuurbult. It was named after Rev. Pieter Roux, who travelled throughout the Eastern Free State for many years holding church services for local communities. During the Anglo-Boer war all of its citizens were called up and the town was completely deserted for two years.

1.2.4 GOEDEMOED PRISON

Goedemoed Prison is a state owned Prison and is located south-south west in the Mohokare Local Municipality, next to the Orange River. Prison buildings, staff quarters and housing, sports grounds, religious facilities (NG Church), and a Police Station can be found. The grounds include several farmlands, vegetable gardens and livestock for self-sustainability.

MAP 1: LOCALITY MAP OF MOHOKARE LOCAL MUNICIPALITY NEW LOCALITY MAP



(Source: Mohokare SDF, 2016) GOEDEMOED PRISON

CHAPTER 2: POLICY CONTEXT

1.3 NATIONAL, PROVINCIAL, REGIONAL, DISTRICT AND MUNICIPAL POLICY

Development within South Africa is guided by a multitude of legislation covering the three spheres of government, national, provincial and municipal. A core ideal within this legislation is to redress past imbalances created by apartheid era legislation, promoting a prosperous and united South Africa. The legislation aims to achieve this through creating a legal framework that promotes economic growth and development, increased service delivery and improved livelihoods while protecting South Africa valuable resources. This section details the relevant legislation and policies that directly influence the preparation of spatial development frameworks. Below is **Table 1**, showing the policy context on all government spheres.

TABLE 1: POLICY CONTEXT CONSIDERED IN THE PREPERATION OF THE MOHOKARE SDF

NATIONAL POLICY CONTEXT	
RELEVANT ACT OR POLICY	COMMENTS
The Constitution of SA 1996	<ul style="list-style-type: none"> A municipality has the functions and powers assigned to it in terms of Sections 156 and 229 of the Constitution; Section 24 & 26 (1) advocates for the right to an environment which is not harmful to people's health or their well-being and access to adequate housing; Section 152 sets out the objectives of local government as ensuring access to at least basic services and facilitating economic development within a framework of financial sustainability; and Schedule 4- & 5-Part B: Powers and Function assigned to local government one of them being 'municipal planning'. <p>The following plans must be in place and provide a framework within which the above could be advanced:</p> <ol style="list-style-type: none"> Environmental Management Plans (EMP); Integrated Human Settlement Plans (IHSP); Local Economic Development (LED) Plans; and Land Use Management Systems (LUMS) including a LUS.
National Development Plan 2030	<p>[All, but especially Chapters 5,6 and 8]</p> <p>The NDP indicates that SDFs are a mechanism for binding municipalities and sector department to implement the IDP objectives and projects, as the SDF has the legal backing to do so through SPLUMA.</p>
Spatial Planning and Land Use Management Act (16/2013)	<p>[Sections 7, 8, 12, 20 and 21]</p> <p>The Act clearly states that a Municipal SDF should be in line with the policies of national and provincial government and should be aligned with the plans, policies, and development strategies of adjoining municipalities.</p> <p>The 5 Founding Principles set out in SPLUMA apply to the Mohokare SDF:</p> <p>7.(a) Spatial Justice Past spatial and other development imbalances must be redressed through improved access to and use of land by disadvantaged communities and persons;</p> <p>7.(b) Spatial Sustainability Spatial planning and land use management systems must promote the principles of socioeconomic and environmental sustainability through encouraging the protection of prime and unique agricultural land, promoting land development in locations that are sustainable and limit urban sprawl, consider all current and future costs to all parties involved in the provision of infrastructure and social services to ensure for the creation of viable communities;</p> <p>7.(c) Efficiency Land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined to promote growth and employment;</p> <p>7.(d) Spatial Resilience Securing communities and livelihoods from spatial dimensions of socio-economic and environmental shocks through mitigation and</p>

	<p>adaptability that is accommodated by flexibility in spatial plans, policies, and land use management systems</p> <p>7.(e) Good Administration</p> <p>All spheres of government must ensure for an integrated approach to land use and land development and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendment of SDFs.</p> <p><u>This principle is the basis of the SDF</u>, largely because the implementation of the spatial planning vision and objectives is not only highly dependent upon a strong coordinating role of the central government but is also predicated upon good governance mechanisms, incorporating meaningful consultations and coordination with a view to achieving the desired outcomes across the various planning spheres and domain.</p>
National Spatial Development Framework (2020)	<p>The National Spatial Development Framework Main-Frame and 'set of NSDF Sub-Frames' (1) set out, and (2) provide a guiding framework to achieve the desired future National Spatial Development Pattern for South Africa in 2050.</p> <p>To support the guidance provided by the National Spatial Development Framework, more detailed guidance is provided in five Sub-Frames:</p> <ul style="list-style-type: none"> • NSDF Sub-Frame One: Inter-Regional Connectivity • NSDF Sub-Frame Two: The National System of Nodes and Corridors • NSDF Sub-Frame Three: The National Resource Economy Regions • NSDF Sub-Frame Four: The National Movement and Connectivity Infrastructure System • NSDF Sub-Frame Five: The National Ecological Infrastructure and Natural Resource System <p>Zastron, Rouxville and Smithfield are identified as Rural Service Centres (whereby the nearest Regional Development Anchor is Bloemfontein), indicating they will need to provide more than just the basic services. Key functions to be provided according to the definition of a Rural Service Centre include:</p> <ul style="list-style-type: none"> • Municipal Services. • Social and Government services. • Rural Logistics and Support
Integrated Urban Development Framework (IUDF, 2016)	<p>[Policy Levers 1, 2, 3, 4 & 5]</p> <p>As the Mohokare Local Municipality consists mainly out of one Rural Service Centre with two other smaller villages, the IUDF will not directly impact the municipality but may need to align neighbouring municipal strategies that will be influenced by the IUDF (towards Bloemfontein)</p>
Local Government: Municipal Structures Act, 1998 (Act 117 of 1998)	<p>[Chapter 5, Section 83 and 84]</p> <p>The provision of bulk infrastructure and in particular Water & Sanitation vests with the District as a Water Service Authority (WSA) whilst the local municipality are Water Service Providers (WSP). The District Integrated Development Plan needs to provide a framework within which the local should identify projects and programmes for implementation within their respective jurisdiction.</p>
Local Government Municipal Systems Act (32/2000) and Local Government: Municipal Planning and Performance Management Regulations	<p>[Chapter 5, with focus on Section 26(e) and Regulation 2(4)]</p> <p>The SDF is a core component of the IDP and gives a spatial interpretation of the objectives that the IDP seeks to achieve. The development of the Mohokare Local SDF must guide the development, decision making, resource allocation, investment and prioritisation of project and programmes.</p>
Municipal Financial Management Act (56/2003)	<p>The SDF should include a capital investment framework to coordinate spending in a transparent and accountable manner.</p>
National Environmental Management Act (107/1998)	<p>[Chapter 1 and Section 16(4)(b)]</p> <p>The Strategic Environmental Assessments and Environmental Impact Assessments for mining, intensive agriculture, energy, and housing developments in the Mohokare SDF need to be considered and adhered to.</p>
NEM Protected Areas Act (57/2003)	<p>[Chapter 4]</p> <p>Provides for the conservation of ecologically viable areas (reserves) in the Mohokare Local Municipality.</p>
National Heritage Resources Act (25/1999)	<p>[Chapter 2]</p> <p>Provides for the conservation of heritage resources in the Mohokare LM.</p>

Conservation of Agricultural resources Act (43/1983)	[Sections 5, 6, 7, 12 and 29] Provides for the control over the utilisation of natural agricultural resources in the Mohokare Local Municipality.
NEM Biodiversity Act (10/2004)	[Chapter 3] Areas of environmental significance in the Mohokare Local Municipality require further protection and expansion to promote eco-tourism as well as ensuring that enough resources are available to ensure the healthy functioning of ecosystems.
National Housing Act (107/1997)	[All, but especially part 4] The SDF out to be aligned to the National Housing Act for the purpose of ensuring the provision of sustainable human settlements as well as strengthening spatial integration within urban and rural areas.
National Water Act (36/1998)	[Chapters 3, 4, 5, 13, and 14] Provides for the sustainable use of our water resources.
Small Town Regeneration Strategy (STRS)	<p>The purpose for the STR initiative is as follows:</p> <ul style="list-style-type: none"> • STRS as an implementation tool of the IUDF: The IUDF has a number of programmes (CSP, ICM and STR) which have been identified as tools for its implementation. The approach of the STR should therefore enhance the implementation of the IUDF within small towns at the same time taking into consideration its existing programmes. • Alignment with the DDM: The DDM places strong emphasis on all three spheres of government collaborating to formulate a plan for each district and metropolitan area. The STRS, specifically at an institutional level, needs to align with the initiatives of capacitating and transforming the Inter-Governmental Relations (IGR) space found in the DDM for its successful implementation. • Alignment with the Cities Support Programme and Intermediate City Municipalities Programme: The CSP and ICM spearheaded by DCOG and National Treasury – which are capacity building programmes aimed at building resilient and inclusive cities as well as institutions. The STRS needs to align with the broader goal of these implementation tools and define its support of these programmes. <p>The STRS Objectives:</p> <ul style="list-style-type: none"> • A spatially enabling environment. • Broad-based approach to local social development. • Equitable economic growth. • Co-operative, coherent, and responsible governance. • Strengthened institutional mechanisms for M&E and data management. <p>Based on developed guidelines, in accordance with the STRS the towns of Mohokare fall under the following Criteria:</p> <p>Criteria 1: - Identification of small towns for consideration: Rouxville, Smithfield, and Zastron (<i>Rural Focus Areas</i>).</p> <p>Criteria 2: - Accessibility: Rouxville and Smithfield (<i>National Roads (N6)</i>)</p> <p>Criteria 3: - Readiness: None</p>
PROVINCIAL POLICY CONTEXT	
RELEVANT ACT OR POLICY	COMMENTS
Free State Growth and Development Strategy, 2030	[Address the key and most fundamental issues of development, spanning the social, economic and political environment and performance targets (5, 10, 15 and 20 year targets)] The implications for the Mohokare SDF are to ensure alignment to the provincial principles listed in the FSGDS.
Free State Spatial Planning and Land Use Management Bill	[Chapter 2] The Mohokare Spatial Development Framework will be compiled utilising the Bioregional Approach, consisting of the Spatial Planning Categories as underlined in the Bill as well as the Free State PSDF. <ul style="list-style-type: none"> • Core Conservation Areas must be captured in the attribute data as a capital letter A. • Natural Buffer Areas must be captured in the attribute data as a capital letter B. • Agricultural Areas must be captured in the attribute data as a capital letter C. • Urban Related Areas must be captured in the attribute data as a capital letter D.

	<ul style="list-style-type: none"> Industrial Areas must be captured in the attribute data as a capital letter E. Surface Infrastructure must be captured in the attribute data as a capital letter F
Draft Free State Provincial Spatial Development Framework (2018)	[Sections C and D] The PSDF provides guidance to Municipal Spatial Development Frameworks. The Mohokare SDF needs to be aligned to the PSDF.
Free State Biodiversity Plan, 2019	Indicating biodiversity areas in the province that are deemed as critical or sensitive and as such need to be protected.
REGIONAL POLICY CONTEXT	
RELEVANT ACT OR POLICY	COMMENTS
Karoo Regional Spatial Development Framework	Delineating the Karoo as a 'Region' in order to align and focus resources to support its development through Identifying, nurturing, supporting and strengthening key social, economic and environmental sectors.
DISTRICT POLICY CONTEXT	
RELEVANT ACT OR POLICY	COMMENTS
Xhariep District Spatial Development Framework (2015)	The Mohokare SDF should be informed by the DSDF. The MSDF should be aligned to the DSDF to ensure synergy between spatial strategies at District and Municipal level.
Xhariep District Development Model/One Plan	Address service delivery backlogs and identify alternative local economic development approaches in order to create employment and localise product market and to reduce sector Departments working in silos.
District Integrated Development Plan	The local SDF should show appreciation of the priorities within the District IDP. The SDF should use the District IDP principles as a guide on where to locate specific areas of development within the municipality
District Rural Development Plan	Unlocking economic potential of the rural areas; creating better linkages between urban and rural areas; alleviating poverty and facilitating better access to markets for the rural poor
District Spatial Development Framework (Draft 2021)	Gives spatial and strategic guidance for the District municipality along with a capital investment framework. In short an SDF guides spatial planning and future developments in a municipal area
District Disaster Risk Management Plan (DRMP)	The purpose of the Xhariep District Municipality Disaster Risk Management Plan (DRMP) is to document the institutional arrangements for disaster risk management planning, including the assignment of primary and secondary responsibilities for priority disaster risks, posing a threat in the Xhariep District Municipality.
MUNICIPAL POLICY CONTEXT	
RELEVANT ACT OR POLICY	COMMENTS
Municipal Integrated Development Plan- year	[Mainly Chapter 2 and 4] A five year strategic plan with the vision, mission and objectives for the municipality, guides priorities for capital investment projects, allocation of grant funding, priorities of the municipality over a 5 year period
Municipal Land Use Planning Bylaw	[All, but mainly Chapter 2] The Mohokare Local Municipality Planning By-laws was gazetted in the Provincial Gazette No. 25, 12 June 2015; guides all planning processes and procedures in the municipality including direction to the compilation, review or amendment of the SDF; ensures alignment between the LUS and SDF; illustrates the desired matrix of land uses through the six main Spatial Planning Categories (SPCs).
LED Strategy	The strategy determines which sectors, commodities and stakeholders are significant the Mohokare Local Municipality, this will enable identification of appropriate market interventions that will lead to economic development. The LED strategy will serve as a tool to broaden the local economic base, increase sustainable growth and contribute to poverty alleviation in the area.
Housing Policy	The Housing Policy for the Mohokare Local Municipality is founded on the policy frameworks of the National and Provincial Governments. One of the main objectives of this policy is to also ensure efficient and effective inter-departmental relations concerning Housing Administration and Housing Projects in Mohokare Local Municipality.

1.4 ALIGNMENT OF THE SDF

1.4.1 VERTICAL ALIGNMENT

The Mohokare Local Municipality is one of the municipalities in Xhariep District. This Spatial Development Framework document is guided by the National SDF, Draft Provincial SDF (PSDF), DDM, and Xhariep District SDF.

NATIONAL LEVEL

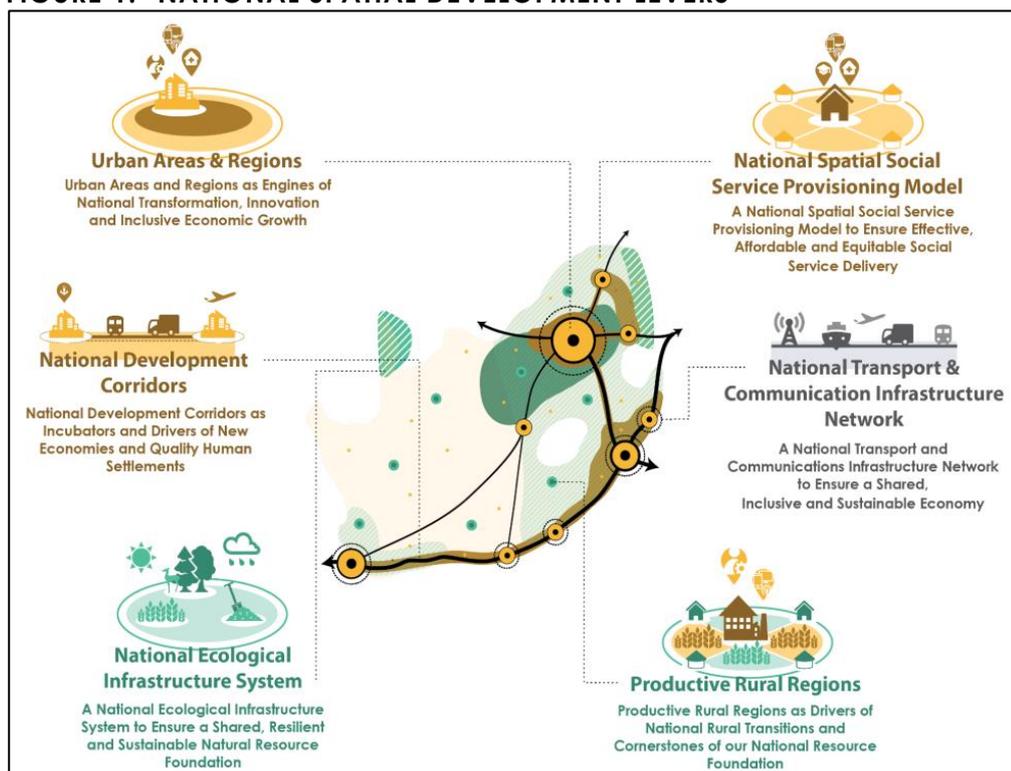
National SDF

The National Spatial Development Framework (NSDF) is a strategic long-term spatial plan towards 2050. The NSDF is legally mandated by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), and has to be aligned with the 2030-National Development Plan (NDP).

The NSDF is divided into a Main-frame and 5 Sub-frames, aimed at protecting social, natural, and economic infrastructure. The NSDF provides guidance by indicating the expected level of service delivery per settlement hierarchy.

In order to (1) give spatial expression to the National Spatial Development, Vision, and (2) support the shifts that need to be made in accordance with the new National Spatial Development Logic, a series of 'National Spatial Development Levers' were developed (see **Figure 1**).

FIGURE 1: NATIONAL SPATIAL DEVELOPMENT LEVERS



(Source: South Africa Government Gazette, dated 2023-02-01, Number 47999)

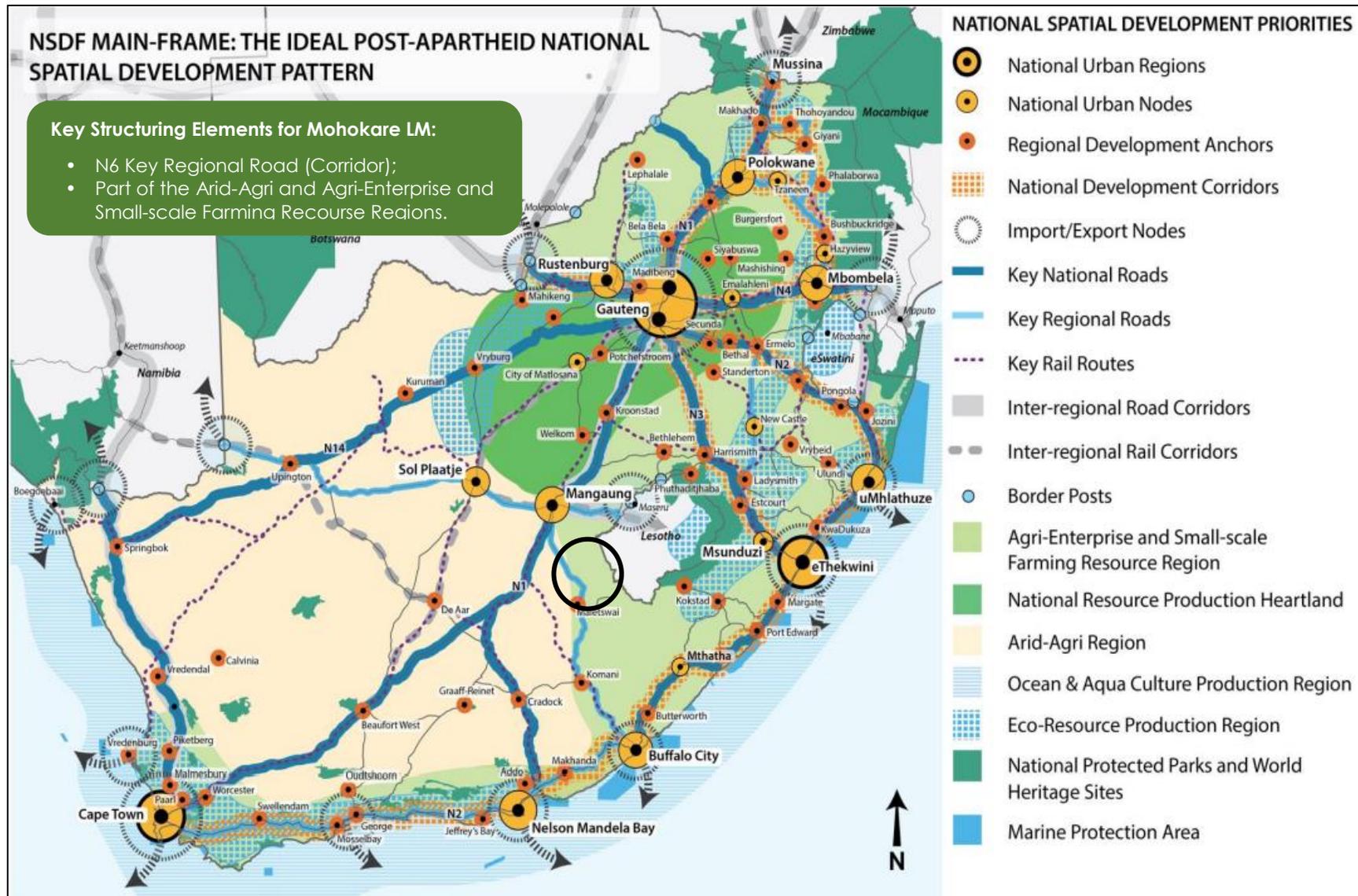
Significance to the Mohokare LM:

Mohokare LM forms part of the Arid-Innovation Region (AIR) and Agri-Enterprise and Small-scale Farming Recourse Region. The Municipality is bisected by N6 which is earmarked as a Key Regional Road (see **Map 2**).

Rouxville, Smithfield, and Zastron have been identified as Rural Service Centres, indicating it will need to provide more than just the basic services. Key functions to be provided according to the definition of a Rural Service Centre include:

- Core Municipal Services.
- Social and Government services.
- Rural Logistics and Support.

MAP 2: MOHOKARE LM SPATIAL REPRESENTATION IN THE NATIONAL SPATIAL DEVELOPMENT FRAMEWORK



(Source: South Africa Government Gazette, dated 2023-02-01, Number 47999)

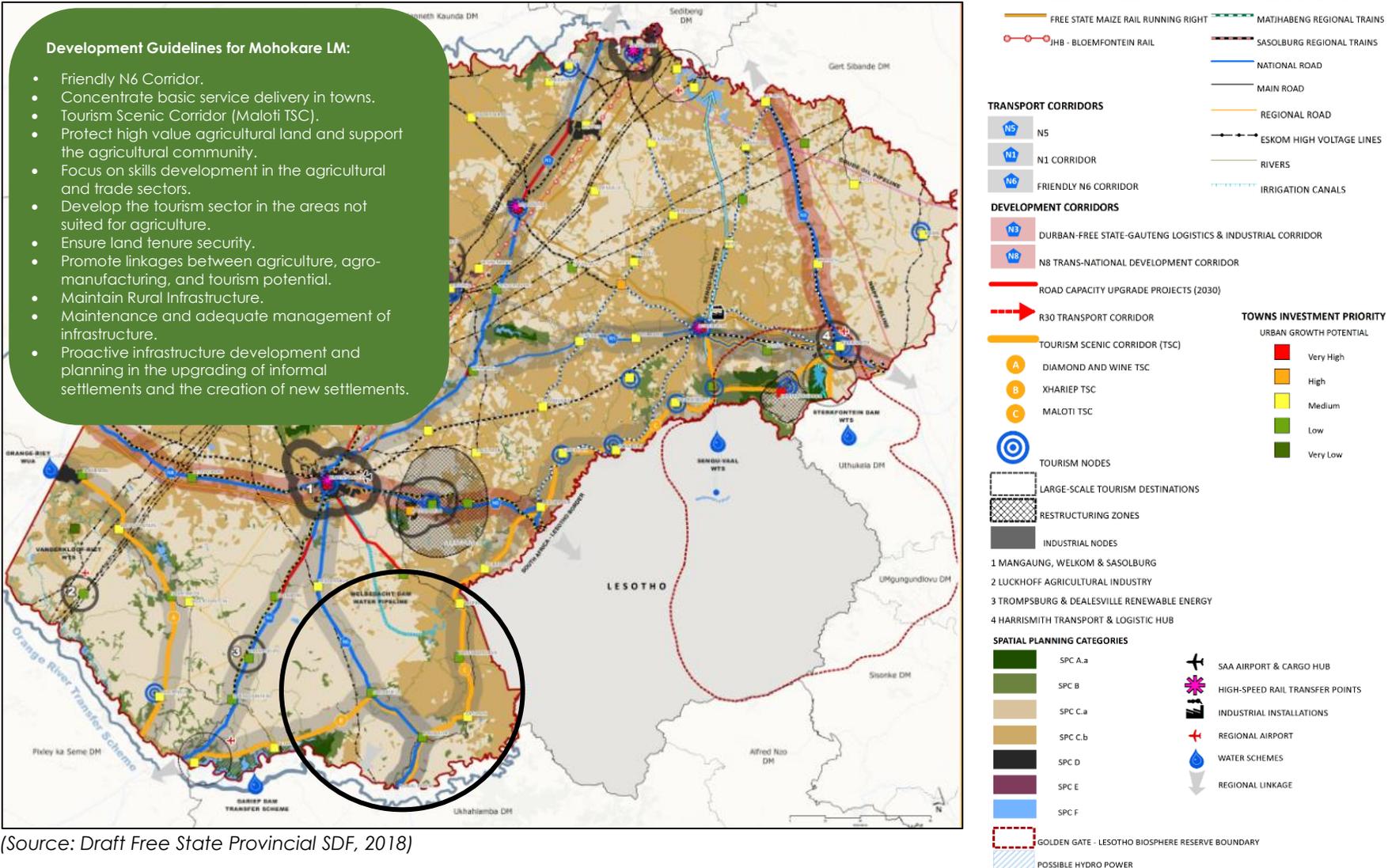
PROVINCIAL LEVEL

Provincial SDF

The following section analysis the alignment with the Draft Provincial SDF, 2018 (see **Map 3**).

MAP 3: MOHOKARE LM SPATIAL REPRESENTATION IN THE DRAFT PROVINCIAL SDF, 2018

COMPOSITE PLAN FOR THE FREE STATE



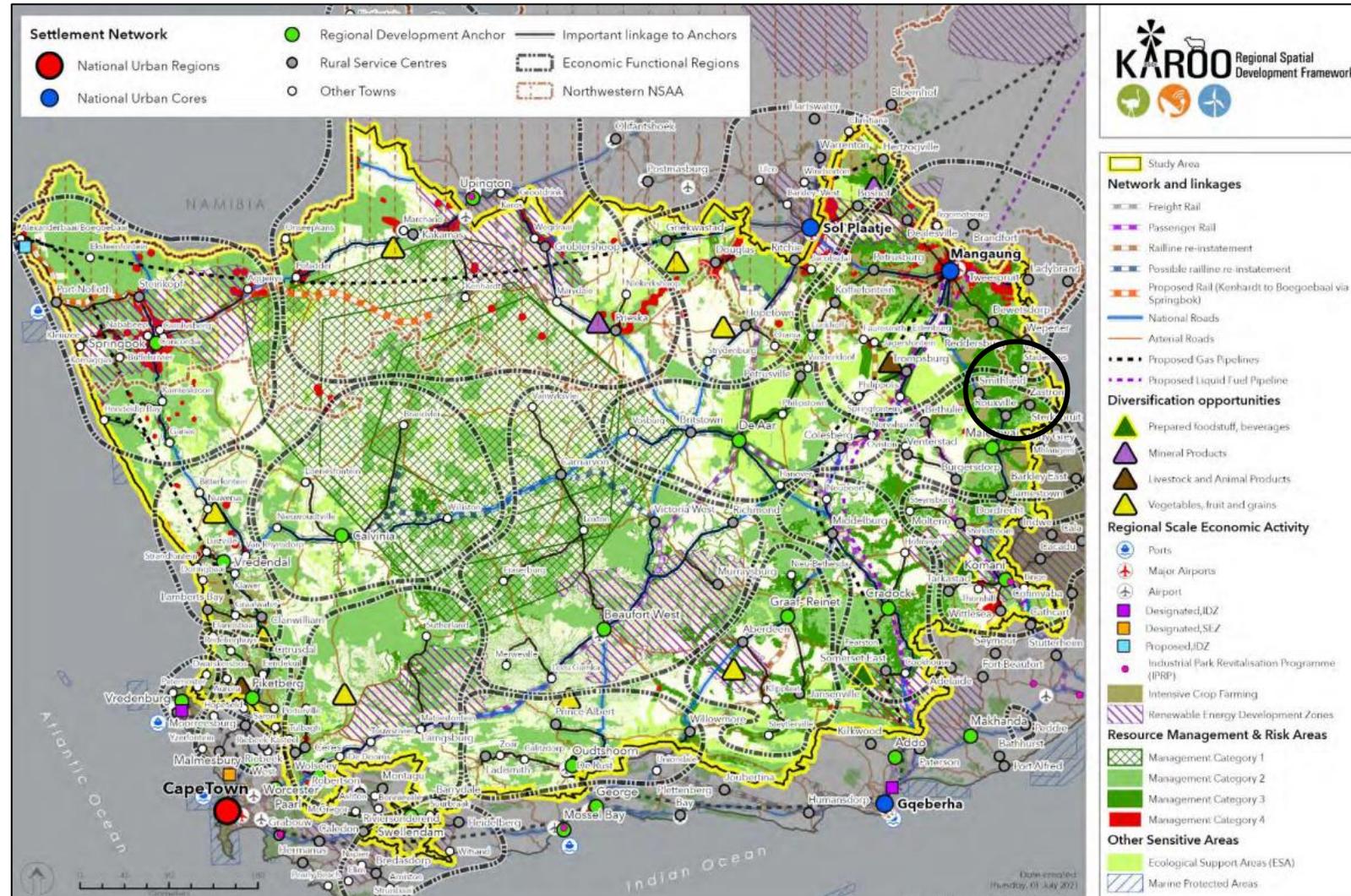
(Source: Draft Free State Provincial SDF, 2018)

REGIONAL LEVEL

Karoo Regional SDF

The following section analysis the alignment with the Karoo Regional SDF (see **Map 4**).

MAP 4: MOHOKARE LM SPATIAL REPRESENTATION IN THE KAROO SDF: COMPOSITE REGIONAL SDF



Key observations:

- Mohokare forms part of the Mangaung, Sol Plaatje, De Aar and Maletswa functional regions.
- Reference is made to Livestock and Animal Products diversification opportunities.
- Key Regional Development Anchors include De Aar and Maletswa.
- Towns in Mohokare are considered Small Services Towns and Local Service Nodes.
- Key Regional and Local Tourism routes are evident within the Xhariep district.

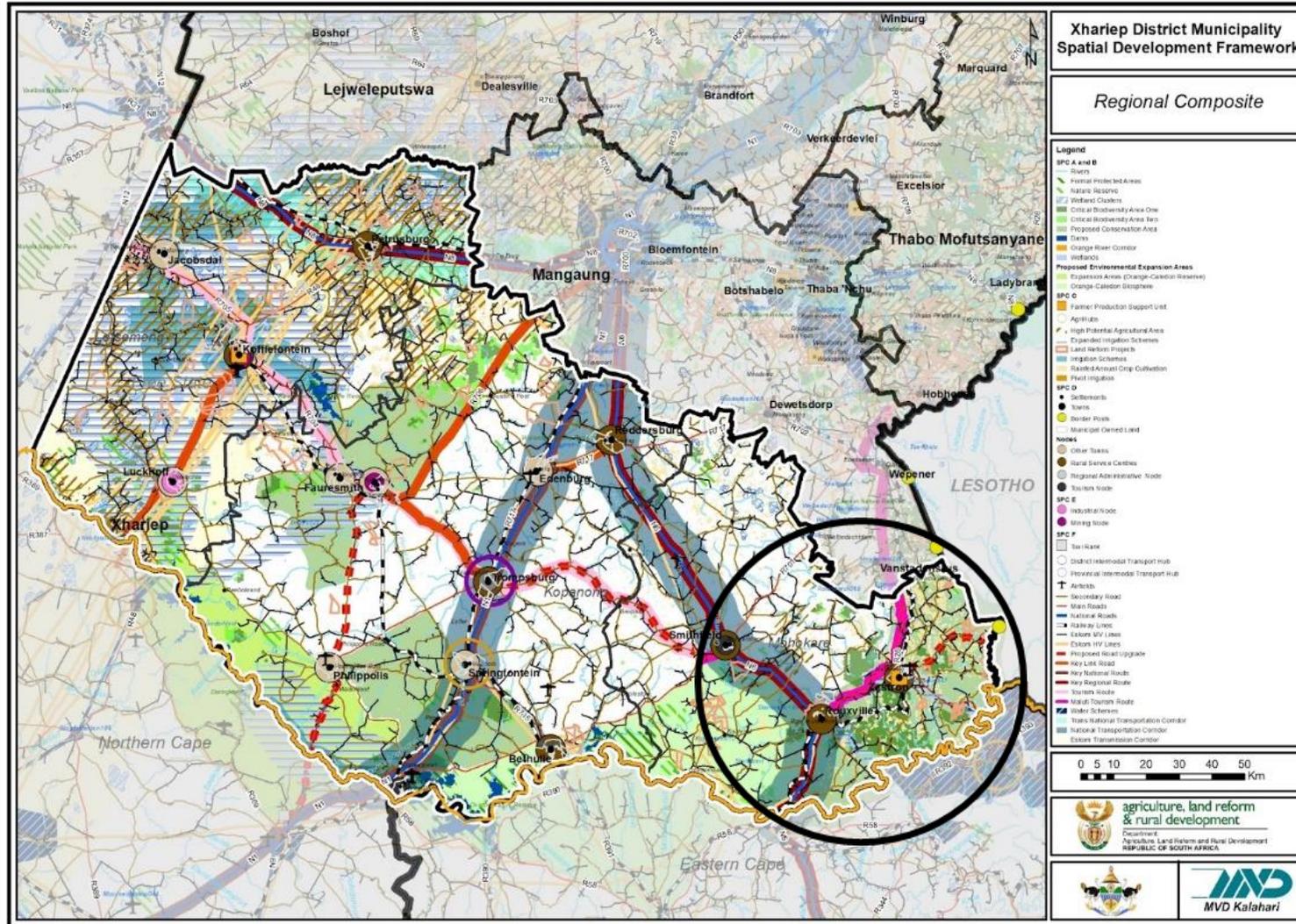
(Source: Karoo Regional Draft SDF, 2021)

DISTRICT LEVEL

District SDF

The following section analysis the alignment with the Draft Xhariep District SDF, 2023 (see **Map 4**).

MAP 5: DRAFT XHARIEP SDF 2023



Development Guidelines for Mohokare LM:

- National Transportation Corridor (N6)
- Maluti Tourism Route (N6).
- All 3 towns earmarked as Rural Services Centres.
- Zastron as Administrative Node.
- Smithfield as Tourism Node.
- Border Post at Mohale's Hoek
- Protect high value agricultural land and support the agricultural community.

Spatial Opportunities include:

- Rural Revitalisation
- Integrated Housing and Land Reform
- Urban Renewal
- Heritage and Natural Resource Conservation
- Eco-Tourism Development

(Source: Draft Xhariep District SDF, 2023)

ALIGNMENT WITH THE IDP, SDF AND LUS

- Provision is made to ensure that the SDF aligns to the principles and sections as set out by SPLUMA. SPLUMA further requires alignment between the Municipal Land Use Scheme and the SDF, an attempt towards the successful alignment of these strategic mechanisms is made in this document;
- A revised urban edge with more detailed land use proposals is required to provide the required detail towards the successful implementation of the municipal Land Use Scheme. At the same time, the assumption that all land within the urban edge is developable is questioned as a starting point to land use decisions, and accordingly this SDF has made recommendations for land within the urban edge to retain its rural character;
- Also limiting development of land within the urban edge is the availability of infrastructure capacity in the short to medium term. These limitations have been taken into account in the implementation framework of the SDF. Limitations in the capacity of the bulk infrastructure networks of the municipality will impact on the time frames for development of land parcels, identified as suitable for development. The SDF includes prioritisation of development options for the short, medium and long term, but ultimately the implementation of this plan is dependent on the municipal budget allocation.
- The identification of critical biodiversity areas, as proposed by the Free State Biodiversity Plan were adopted as a starting point. Certain areas have been earmarked as critical biodiversity areas whereas proposals were made towards the registration of conservation or natural protected areas. Refinement of these proposals would have accommodated in the development of the SDF.
- The findings of the Xhariep Rural Development Plan for the municipal area, including the proposed rural development areas (regions) and zones were taken as a second point of departure. High potential agricultural land and areas suitable for irrigation needs to be protected. Provision for land use change conditions is made to ensure that these areas are well protected.
- The municipality is further dependent on Tourism development which will serve as the third point of departure. Specific attention will be given towards unlocking and protecting tourism development areas, corridors and zones in the SDF.
- Land use management principles will be employed to protect and enhance peri-urban development towards sustainable livelihoods. Pockets and areas of land would be made available for local economic development, small scale agriculture, agro-processing opportunities and other SMME opportunities.

The SDF attempts to address the needs of all the people in the Mohokare Local Municipality, it seeks to provide transparency towards the management and administration of land within the jurisdiction of the Mohokare Local Municipality.

LUS MAPS

Available at the Office of the Town Planner or per specific area.

1.4.2 HORIZONTAL ALIGNMENT (SEE MAP 1)

Mohokare Local Municipality is situated towards the most south-western corner of the Free State Province and is seen as the gateway towards the Eastern Cape Province along the N6 national route

Functional Linkages

- The road linking the Eastern Cape (South Africa) and Lesotho, via Telle Bridge.
- The road linking Barkly East to Rhodes is also significant from a tourism perspective. Concerning access to external markets and services, the road linking Aliwal North to Lady Grey is particularly significant. The following areas were identified for special development investment.
- Transport Corridors - Development needs to be controlled and managed along the upgraded transport corridors in Elundini. These being the; Ugie-Langeni Road.
- Tourism - The scenic beauty of the surroundings provides the opportunity for ecotourism such as hiking, trout fishing, bird watching, and associated activities. There is also opportunities for cultural tourism with the presents of rock-art. The towns of Ugie, Maclear and Mt Fletcher form part of the Maluti Tourism Route. There is a proposed Tourism Loop, which passes through Elundini, providing an alternative link from Durban to Cape Town.

Major Tourism Linkages

- The municipality does not have major tourism destinations but rather offers a series of attractions along tourist routes including restaurants, local site seeing and accommodation.
- Smithfield and Rouxville are on the N6 “Friendly” route between Johannesburg, Bloemfontein and Eastern London and already offer some stop over opportunities which could be increased if the attraction of these settlements is improved as proposed in this SDF.
- Rouxville is at the junction of the current Maloti tourism route and the N6 Friendly route. The Maloti route then travels north through Zastron and then onto Vanstadenrus and Wepener in Naledi Municipality before continuing onto Ladybrand, Ficksburg and Clarens. This route offers links into Lesotho and it is proposed that the Makhalleng bridge road between Zastron and Mochales Hoek in Lesotho be upgraded not only for commercial traffic, see section 5.3.4 but also for tourist traffic;
- Although currently not officially part of the Maloti route the need to incorporate the R726 from Zastron to Sterkspruit has been identified because this alignment, in fact, much more closely follows the Maloti mountains along the border with Lesotho and there are many tourists who use this to reach the Eastern Cape Drakensberg around Rhodes, than does the route through Rouxville and Aliwal North.

TABLE 2: ALIGNMENT WITH OTHER MUNICIPALITIES

SDFs		ALIGNMENT
FREE STATE	Mangaung Metro Municipality	<p>Mangaung area comprises of 3 urban centres and a surrounding rural area that accommodates both commercial and communal mixed farming. The central locality of the municipal area in relation to the rest of the country ensures that a number of major arterial and access routes transverse the area, of which the N1, N6 and N8 routes are the three national roads that link the municipal area with the rest of the country. A number of provincial, secondary and tertiary roads have also been established to complement the national road network.</p> <p>The area is also serviced with an east/west and north/south railway line and a national and municipal airport just outside Bloemfontein. An airport was also developed outside Thaba Nchu, but is currently no longer in operation.</p> <p>The municipality has 3 major towns, namely:</p> <ul style="list-style-type: none"> • Bloemfontein • Botshabelo • Thaba Nchu <p>Mohokare is linked to Mangaung through the N6 route bisecting the Municipality from leading from Bloemfontein towards the south of the Mohokare boundary. Bloemfontein is a provincial regional Centre which provides all major facilities towards the community of the Mohokare Local Municipality. Mohokare is further linked to Mangaung via the road from Zastron to Wepener towards the eastern boundary. This route provides a link towards both Mangaung eastern outskirts as well as towards the eastern parts of the Province. This road is known as the Maluti Tourism route which is a key route towards strengthening the tourism potential of the Municipality.</p>
	Kopanong Local Municipality	<p>Kopanong Local Municipality forms the middle section of the Xhariep District and comprises of nine towns of which Trompsburg is the main centre. The Kopanong Municipal area is situated in the southern Free State. It has the largest surface area of the four local municipalities in the Xhariep district, covering 15 190 square kilometres (44, 5%). The nine towns situated in Kopanong are Trompsburg (municipal head office), Gariiep Dam, Springfontein, Bethulie, Philippolis, Jagersfontein, Fauresmith Edenburg and Reddersburg.</p> <p>Kopanong plays a key administrative function as Trompsburg is the administrative centre of the District. Mohokare Local Municipality is links with Trompsburg either via Reddersburg towards the North along the N6 route or through Smithfield, Bethulie towards Trompsburg. Mohokare and Kopanong share the Lake Xhariep tourism route that provides an important link from Smithfield via Bethulie towards Gariiep dam.</p>
EASTERN CAPE	Walter Sisulu Local Municipality	<p>The Spatial Development Framework highlights the settlement hierarchy in the municipal area as comprising:</p> <ul style="list-style-type: none"> • Aliwal North (defined as a primary node – Regional service Centre) • Burgersdorp (defined as a secondary node – Minor Service Centre) • Steynsburg (defined as a tertiary node – Minor Service Centre) and • Venterstad (defined as a tertiary node – Minor Service Centre and Tourism Node) <p>Aliwal North as a regional service centre provides access towards goods and services that are typical of a higher order such as medical facilities and education needs. Aliwal</p>

	<p>North is located towards the south of the Mohokare Local Municipality and is regarded as the tourism gateway towards the Eastern Cape Province strengthening both economic, industrial and tourism development.</p>
<p>Senqu Local Municipality</p>	<p>The Senqu Spatial Development Framework highlights the roles played by various settlements in the area and identifies key spatial development priorities, as follows:</p> <p>Sterkspruit: Key role as a high order service centre. Strong linkages between Zastron and Sterkspruit is evident and could improve economic opportunities for Zastron.</p> <p>Rural Settlement Nodes, whose linkages to Sterkspruit need to be strengthened and whose accessibility to surrounding settlements must be enhanced in order to provide efficient localities for the provision of higher order facilities in the rural areas:</p> <p>Tourism Potential in Senqu</p> <ul style="list-style-type: none"> • Holo Hlahatsi Dam • Tourism Nodes Rhodes, Tiffindell, Barky East and Lady Grey
<p>KINGDOM OF LESOTHO</p>	<p>Border Posts Centres with the Kingdom of Lesotho are an important part of the infrastructure available in Xhariep District. There is a border post near Zastron (Makgaleng Bridge).</p> <p>The border posts with the Kingdom of Lesotho are important strategic nodes of the infrastructure available in Xhariep. There are border points at Zastron (Magaleng Bridge) and Sepapu's Gate. The border post infrastructure contributes to a potential corridor linkage of people and goods between Xhariep District and Lesotho at the Makhaleng bridge border post for goods and economic revitalisation.</p> <p>The higher growth rate of Xhariep might be the result of the influx of people from the Kingdom of Lesotho in the Mohokare Local Municipality.</p> <p>This might be the result of the influx of people from the Kingdom of Lesotho to this Local Municipality.</p> <p>TRADE LINK WITH THE KINGDOM OF LESOTHO</p>

CHAPTER 3: STATUS QUO AND SPATIAL ANALYSIS

The purpose of the status quo and spatial analysis is to determine the standard and quality of resources within the municipal jurisdiction area, to determine the current baseline and quality of the resources. By doing so, the challenges hindering growth and development can be identified, as well as potential opportunities encapsulated within the Local Municipality's resource base

3.1 BUILT ENVIRONMENT

3.1.1 HIERARCHY OF SETTLEMENTS

ROLE OF SETTLEMENTS

Mohokare Local Municipality is situated towards the most south-western corner of the Free State Province and is seen as the gateway towards the Eastern Cape Province along the N6 national route.

The following table show the towns located in Mohokare Local Municipality as well as population size (catchment size).

TABLE 3: CLASSIFICATION OF TOWNS IN THE MOHOKARE LOCAL MUNICIPALITY

	HIERARCHY OF SETTLEMENTS	CATCHMENT SIZE (NO. OF PEOPLE)	SETTLEMENT
G	Villages	5000 - 25 000	Zastron/ Matlakeng; Rouxville/ Roleleathunya
H	Remote Villages (villages more than 20km from larger settlements)	500 – 5 000	Smithfield/Mofulatshepe; Goedemoed Prison

(Source: *Guidelines for the provision of Social Facilities in South African Settlements – CSIR 2012*)

Zastron

Zastron is a small agricultural town in the Free State province of South Africa, some 30 km from the border of Lesotho. It is situated at the foot of Aasvoëlberg, named for the rare Cape vultures attracted by a feeding project a short distance out of town.

Smithfield

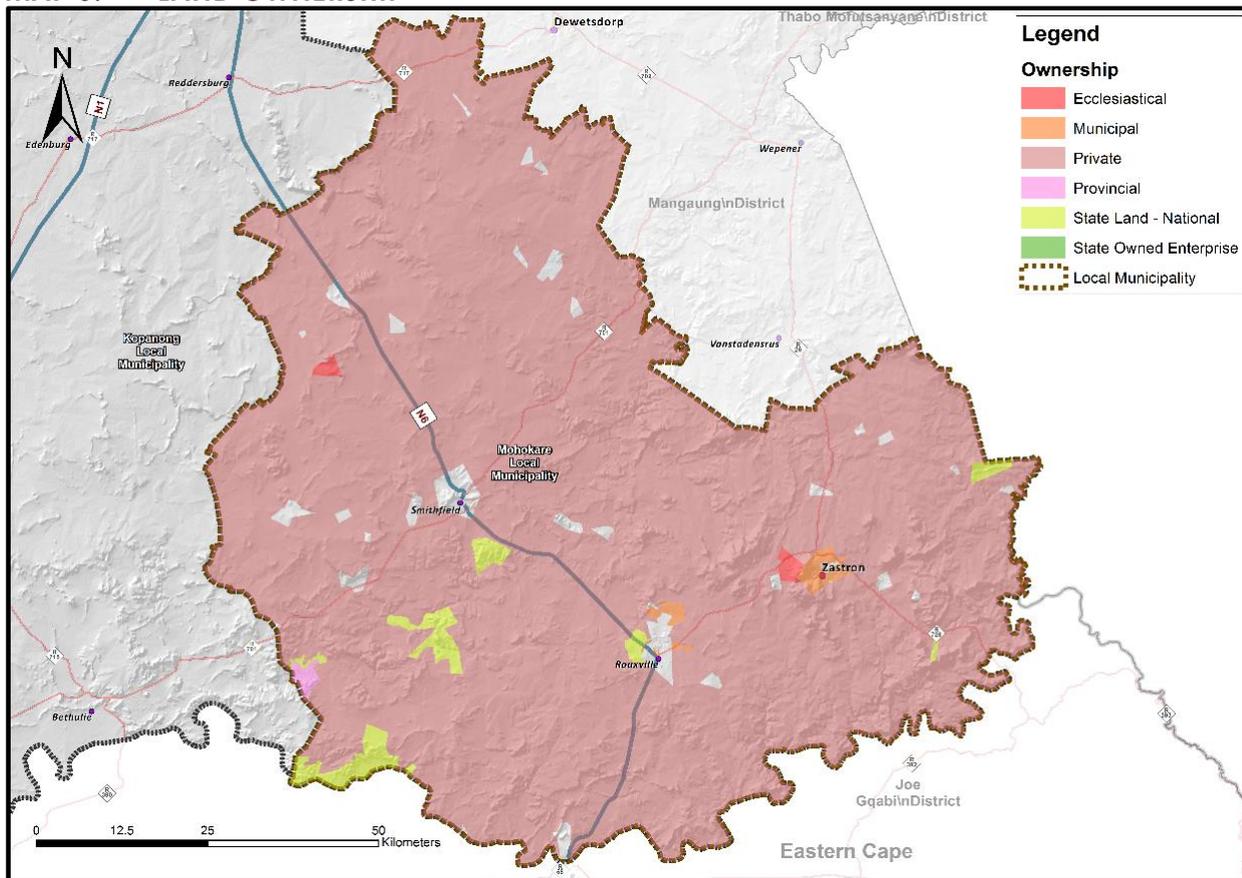
The town was founded in 1848 after Sir Harry Smith, the Cape Colony governor, needed a town north of the Orange River. Established in 1848, Smithfield is the third oldest town in the Free State Province.

Rouxville

It is located in the middle of a number of other interesting places such as Smithfield and Zastron. With the impressive Maluti Mountains as the backdrop, it is perfect for enjoying the views. Situated on the N6, Rouxville was founded by Petrus Wepenaar in 1863 on the farm Zuurbult. It was named after Rev. Pieter Roux, who travelled throughout the Eastern Free State for many years holding church services for local communities. During the Anglo-Boer war all of its citizens were called up and the town was completely deserted for two years.

LAND OWNERSHIP AND VACANT LAND

MAP 6: LAND OWNERSHIP



(Source: DRDLR Xhariep Rural Development Plan 2019)

3.1.2 COMMUNITY AND SOCIAL SERVICES

EDUCATION

The following educational facilities per town are available in the Mohokare Local Municipality:

TABLE 4: AVAILABLE EDUCATIONAL FACILITIES PER TOWN

TOWN	EXISTING COMBINED SCHOOLS	EXISTING SECONDARY SCHOOLS	EXISTING INTERMEDIATE SCHOOLS	EXISTING PRIMARY SCHOOLS	TOTAL
Goedemoed					
Rouxville	-	2	-	2	4
Smithfield	1	-	-	2	3
Zastron	1	2	-	2	5
TOTAL:	2	4	-	6	12

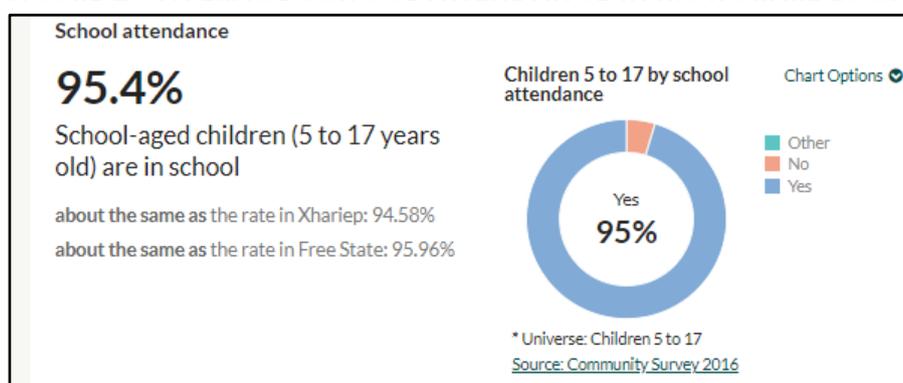
(Source: StatsSA Community Survey, 2016 and the Department of Education 2017)

A high percentage of the Mohokare population received no schooling, creating difficulties with regard to employment, as most industries need at least semi-skilled working forces. The level of education thus also plays a role in the high level of unemployment within the municipal district. A larger focus on personal development and education (through social interventions) may improve the overall education levels, and thus the employability of the Mohokare residents.

According to the IDP, given the need to access facilities with 1km walking distance, the following educational facilities are required in the following areas:

- Primary Schools:
 - Zastron: south-east of Zastron (west of the railway line); and north of Matlakeng
 - Rouxville: none; and,
 - Smithfield: Smithfield town.
- Secondary Schools:
 - Zastron: between Zastron and Matlakeng; and south of Matlakeng;
 - Rouxville: none; and,
 - Smithfield: Mofulatshepe.

FIGURE 2: AVERAGE SCHOOL ATTENDANCE IN MOHOKARE LOCAL MUNICIPALITY



In 2016, 55.8% (11690 learners) completed Grade 9 or higher, about the same as the rate in Xhariep: 56.38% and about the same as the 80% of the rate in Free State: 68.62% and 33.1% (6945 learners) completed Matric or higher, a little higher than the rate in Xhariep District (31.78%).

(Source: StatsSA Community Survey 2016)

The Motheo TVET College's satellite campus is situated in Zastron. Programmes presented at the campus are Business Management, Human Resources Management, Marketing Management and Educare. Higher levels of education are required. AGRICULTURAL COURSE now also available.

HEALTH SERVICES

The sectoral approach that was adopted to analyse the present health facilities of the Xhariep District revealed that the National Government has adopted a primary health care strategy that includes making such services available within walking distance of communities. The strategy also includes improvement in sanitation and drinking water supply, etc. Thus the health care systems that presently exist in the District consist of:

- Regional/District Hospitals
- Primary Health Clinics

- Community Health Centres
- Mobile Clinics

The following Health Services are available in the Mohokare Local Municipality:

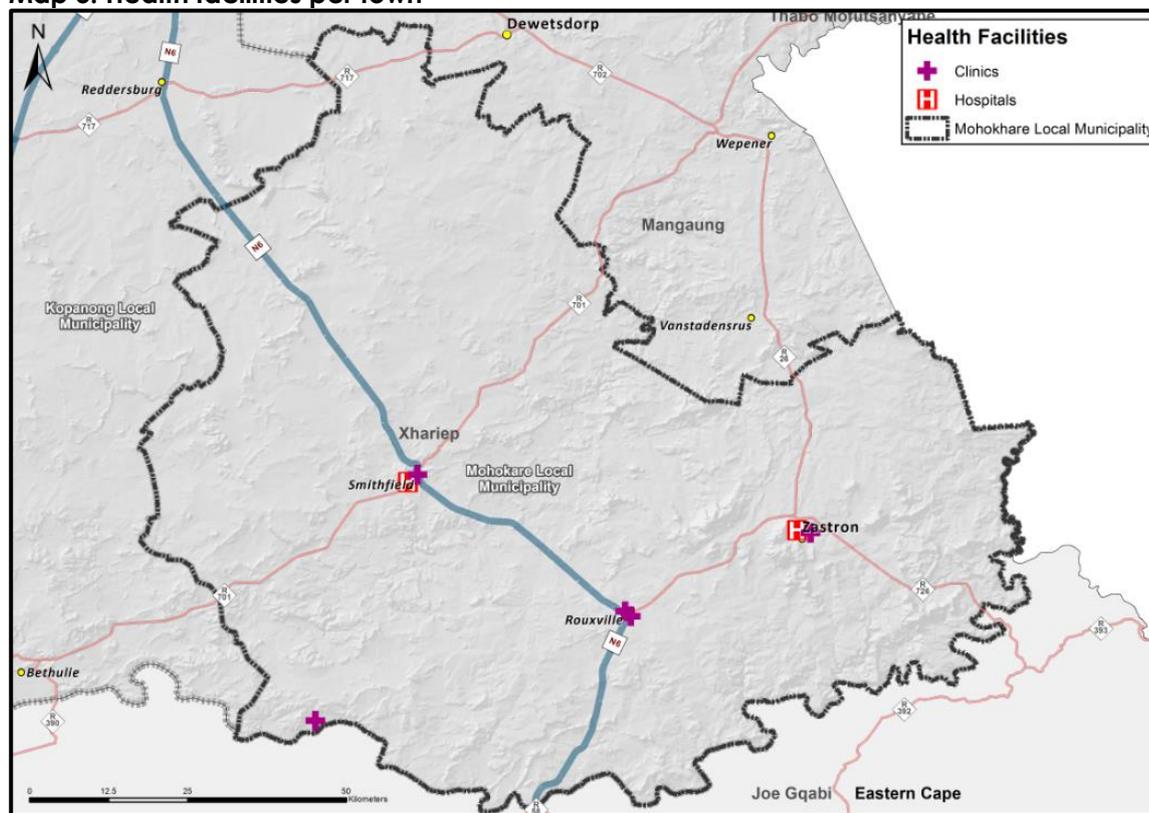
TABLE 5: HEALTH FACILITIES IN THE MOHOKARE LOCAL MUNICIPALITY

HEALTH CARE	Mohokare LM
Fixed Clinics	3
Mobile Clinics (weekly)	1
Vehicles	4
Ambulances	6
Commuter Services (patient)	1+1
Local Hospital	2
Community Health Centre	0

Source:

The following Health Services per town are available in the Mohokare Local Municipality:

Map 5: Health facilities per town



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

TABLE 6: HEALTH FACILITIES IN MOHOKARE LOCAL MUNICIPALITY PER TOWN

TOWN	HOSPITAL	COMMUNITY HEALTH CENTRE	PRIMARY HEALTH CLINIC	MOBILE CLINICS	TOTAL HEALTH FACILITIES
Goedemoed	-	-	1		1
Rouxville	-	-	1		2
Smithfield	1	-	1	1	2
Zastron	1	-	1	1	2

(Source: DRDLR: Xhariep Rural Development Plan, 2019)

Challenges:

- Ensure that new health facilities are erected in line with the NSDP principles, i.e. where there is economic growth potential and where people are located.
- The municipality's distribution of health facilities appear to be rationally located in relation to its population concentrations (Zastron, Rouxville and Smithfield). However the service that these facilities provide should be improved.

- The northern most parts of Roleleathunya in Rouxville and eastern most parts of Mofulatshepe in Smithfield and eastern parts of Matlakeng are the most in need of health facilities, given the distance that people have to walk.
- It appears based on the population thresholds that there are sufficient health there is an over provision at Zastron and Smithfield.
- There is a need to provide more facilities in Rouxville and Smithfield, given the distance to the existing facilities, i.e. more than 1km or improve transport access to the existing facilities, for example by providing cycling facilities.

CEMETERIES – FUTURE CHALLENGES FOR SPACE

Each town has cemeteries, however fencing and upgrading of the cemeteries is needed, as well as the numbering of graves. Making municipal land available for the development of new cemeteries is also needed. The current capacity of cemeteries is a problem; all towns urgently require additional cemetery space.

The following cemeteries are located per town in the Mohokare Local Municipality:

TABLE 7: NUMBER OF CEMETERIES AND CAPACITY PER TOWN

TOWN	NUMBER	NUMBER PER EXTENSION		
Goedemoed				
Rouxville	3	Rouxville	Roleleathunya	Uitkoms
		1	2	-
Smithfield	3	Smithfield	Mofulatshepe	Rietpoort
		1	2	-
Zastron	6	Zastron	Matlakeng	-
		2	4	

(Source: Mohokare SDF 2016 and Google Earth Pro)

COMMUNITY HALLS AND LIBRARIES

All the towns that fall under the Mohokare Local Municipality have community halls/centres. The existing community halls are used for various activities. Community Halls may include the following:

- Main civic or municipal centre – usually includes a reception area, offices, canteen, ablutions, town hall, meeting rooms and Council Chamber. Could be combined with municipal offices in one complex.
- Centres or halls for holding public meetings, training, entertainment and other functions and having a variety of facilities such as a kitchen, toilets, storage space, etc. which should be provided at nominal rates for hire, with rentals tied to socio-economic status of area to provide affordable service.¹
- School halls that can be used for public meetings, training, entertainment etc. and could be rented for an additional income for schools.

Libraries provide resources and services in a variety of media to meet the needs of the general public for education, information and personal development. They generally house fiction and non-fiction books for lending and reference purposes as well as having facilities such as study areas, meeting rooms, and may provide the public with access to computers and the internet.

TABLE 8: COMMUNITY HALLS AND LIBRARIES PER TOWN

TOWN	NUMBER OF COMMUNITY HALLS	NUMBER OF LIBRARIES
GOEDEMOED	-	1
ROUXVILLE	2	2
SMITHFIELD	2	1
ZASTRON	1+TOWN HALL	2

(Source: DRDLR: Xhariep Rural Development Plan, 2019)

¹ CSIR Provision of Community Facilities, 2012

POLICE

All towns have a Police Station. Special attention needs to be taken with the required planning standards of service area and reaction time, as some areas are not serviced by police stations.

According to the IDP more visible policing or more police stations closer to the concentrations of people are required, especially in Zastron. Satellite police stations could be established in an attempt to reduce crime levels in rural areas.

SPORT AND RECREATION FACILITIES

All urban areas have parks. However, these are poorly maintained due to a lack of funding and resources. Most of the parks in the previous disadvantaged communities have not been properly developed and therefore illegal occupation of these parks occurs. Though there are sports and recreational facilities in the Municipality, most of them are dilapidated and no longer serve the desired purpose.

TABLE 9: SPORT AND RECREATION FACILITIES IN MOHOKARE LOCAL MUNICIPALITY

FACILITY	MOHOKARE LOCAL MUNICIPALITY
Multi-function Stadium	5
Soccer fields:	8
Rugby Field	4
Golf:	3
Athletics:	5
Swimming pools:	0
Cricket:	0
Hockey:	1
Tennis:	14
Netball:	5
Squash:	1

(Resource:

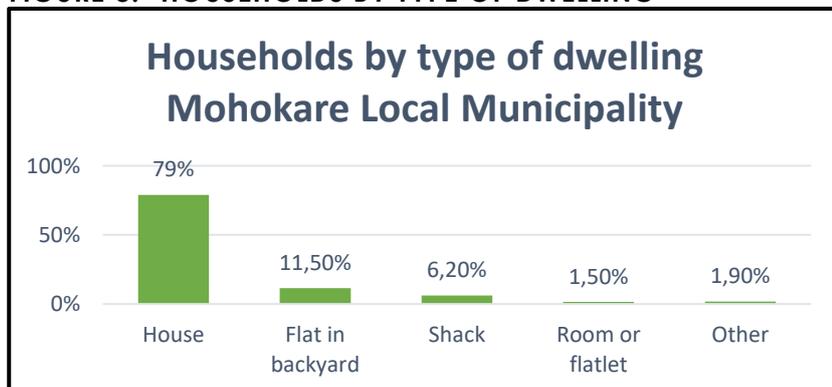
1.4.3 HOUSING TRENDS

DWELLING TYPES, OWNERSHIP AND BACKLOG

The Community Survey 2016 classified dwelling types within the municipal area into 5 categories, namely; house, flat in backyard, shack, room or flatlet and other. A House is a formally built house (usually with bricks) on a stand-alone property. Shacks are temporary dwellings constructed of any kind of material.

The following graph shows the households by type of dwelling:

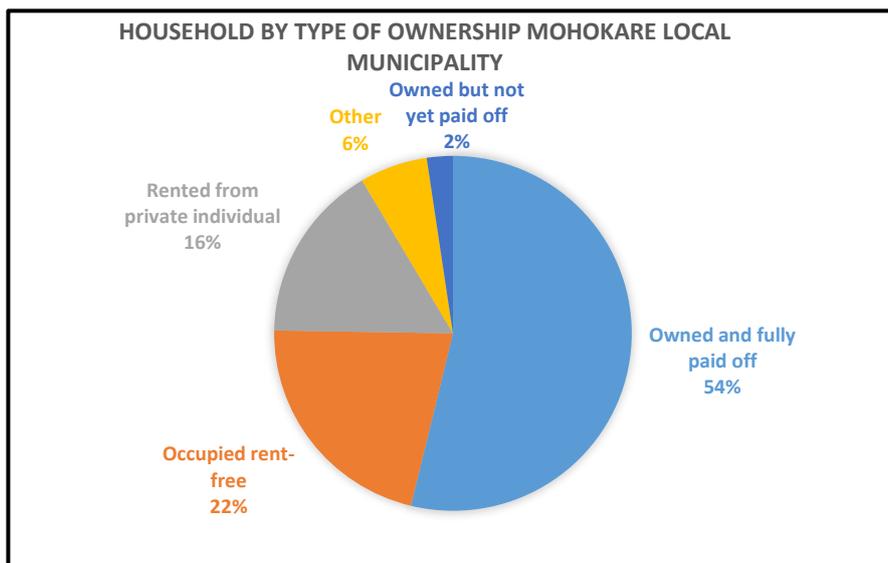
FIGURE 3: HOUSEHOLDS BY TYPE OF DWELLING



The graph shows that 79% of the population of the Mohokare Local Municipality lives in a house – thus in a permanent building, usually built with bricks, giving the impression that the housing situation within Municipal Area is rather satisfying. The second largest number of household type is Flats in the backyard (11.5%). This may have an effect on the housing demand.

(Source: StatsSA, Community Survey 2016)

FIGURE 4: HOUSEHOLDS BY TYPE OF OWNERSHIP



The vast majority of households live in dwellings that are fully paid off (54%), and 22% occupy their dwellings rent free. A further 16% rent through a private individual.

This may indicate that there is a need for owned and rental housing in the Mohokare Local Municipality.

(Source: StatsSA, Community Survey 2016)

As the population growth for Mohokare Local Municipality is increasing for the next 5 years, future residential extension needs to be investigated to accommodate the backlog of informal dwellings.

Care must be taken not to develop new extensions and create a sprawling settlement. Infill-planning as a means of densification, can be a possibility, as the erven in the 3 towns are large in extent and could be subdivided. In Smithfield Greenfields Development already exist, where large vacant erven in the town were developed to accommodate smaller erven. Higher density developments could also be considered in the CBD area.

ESTIMATION OF DEMAND IN HOUSING

In terms of the dwelling type interpretation almost a 1000 housing backlogs as per the 2016 Community Survey Data are still affecting the Municipality, the highest need is evident in the Matlakeng (Zastron) area with 700 households in the informal settlements. If formal housing is provided for 1321 informal structures, using a plot size of about 200m² will represent a need of about 44ha of land at a 60% efficiency ratio. The actual housing backlog in Zastron is estimated at 1000 units, this include ± 750 sites allocated recently in Matlakeng known as extension 10. Mooifontein (Zastron) has the potential to provide ± 4000 sites of a mixed use nature;

In Smithfield, the backlog is at six hundred and thirty-six (636); i.e. 187 for infill and ± 450 on newly developed extension that has recently been allocated to qualifying Applicants. Coming to Rouxville, number stands at 874 inclusive of extension six (6) whereat provision of water is at the Communal tap stage.

Suitable land should be allocated for the provision of housing for the people on the housing waiting list. The greatest need is in Zastron with a further estimated potential mentioned above, that is still to be justified subsequent the surveying and proclamation of the new residential area (Mooifontein).

A need of 5000 units translates to a land need of around 167ha. The exact housing need should be confirmed by means of an accurate housing waiting list.

Additional funding for housing provision should be established as it was indicated that there are not sufficient funds available (the Department of Human Settlements will only fund ±500 of the 2510 units needed in Mohokare Local Municipality).

3.1.3 MUNICIPAL INFRASTRUCTURE

The following Municipal Infrastructure plans are in place:

- Water Master Plan
- Sewer Master Plan
- Roads and Storm water Draft Report
- Drinking Water Quality Monitoring Plan

TABLE 10: SYNOPSIS OF CURRENT NEEDS IN THE MOHOKARE LOCAL MUNICIPALITY TOWNS

Infrastructure	Rouxville/Roleleathunya	Smithfield/Mofulatshepe	Zastron/Matlakeng
Water	Acceptable condition and currently undergoing upgrades on bulk supply from SENQU to Paisley Dam and then to Kalkoenkrans Dam	Acceptable condition and currently undergoing upgrades on bulk supply from Caledon River to settling dam and then Smithfield dam	Partially acceptable condition but currently undergoing upgrades on infrastructure to supplement the existing network
Refuse Removal	Acceptable condition and currently undergoing improvements and proper management even though there is shortage of vehicles and additional staff due to the newly occupied extension 6.	Unacceptable conditions due to inconsistent programme as a result of mechanical failure of our fleet. Shortage of staff and a future need for more vehicles and staff should the new extension be occupied.	Unacceptable conditions due to inconsistent programme as a result of mechanical failure of our fleet. A need for more vehicles and staff should the new extension (10), be occupied.
Roads and Storm Water	Acceptable condition and currently undergoing upgrades and maintenance	Acceptable condition and currently undergoing upgrades and maintenance	Acceptable condition and currently undergoing upgrades and maintenance
Electricity	Though the conditions are acceptable, there are 100 (hundred) households wherein there are faulty connections possible to pose threat or harm Families therein. A need again as there is a newly surveyed extension 6 for occupation purposes.	Acceptable condition and continuously undergoing repairs and maintenance. A need though as there is a newly surveyed extension for occupation purposes.	Acceptable condition and continuously undergoing repairs and maintenance. A need though as there is a newly surveyed extension for occupation purposes.
Sanitation	Acceptable conditions with certain number of buckets on the newly allocated extension six (6)	Acceptable conditions without a backlog.	Acceptable conditions with certain number of buckets on extension nine (9).

(Source:

TRANSPORT INFRASTRUCTURE

Transport Infrastructure includes activities, such as, providing passenger or freight transport by rail, road, auxiliary activities and postal activities and telecommunication. There is no air activities in the Mohokare Local Municipality. The people in town use micro-busses, private cars as well as walking to go to their places of employment. As far as public taxis are concerned they operate mostly during the morning hours when the workers are going to work and in the afternoons when they are going back from work to their respective homes.

Due to the poor road conditions that connect the rural and urban areas, lack of services provision by transport companies are a huge problem. This results in limited transport for school children and transport for livestock and other products to markets, which again results in a huge loss of income for the Municipality when selling products within the local communities.

Access

An efficient road network is crucial in promoting the economy of a municipality. The required upgrades to roads and the construction of new roads, as per the IDP should be undertaken to not stifle ongoing economic growth. The main road between the settlements must be upgraded, i.e. Zastron to Wepener (R26).

The prohibitions of the movement of goods for commercial purposes between Free State and Lesotho resulted in the closing down of a number of big retailers in Zastron and the loss of a number of jobs. The discontinuation of the use of the railway line had a similar effect on jobs in Zastron. It was noted that while there are railway line tracks there may be stability problems on the line between Zastron and Wepener, some people have settled in the reserve.

The railway line is not being utilised. The line along with the station in each of the towns can be upgraded and utilised. About 6-8 trains per day used to stop in Zastron. The use of the railway line will help with public transport between the settlements and will take some of the heavy goods off the roads. A public transport and non-motorised transport system should be implemented throughout the municipality. Capitalise on the opportunities as a result of the Cape Town-Johannesburg Rapid Rail line upgrading. This is especially important for Rouxville

Transport Nodes and Corridors

Limited public transport and unavailability of sufficient transport infrastructure to link internal nodes

Present condition of both tarred and gravelled roads is very poor, thus limiting access to communities and economic opportunities. Although Xhariep District Municipality is responsible for maintenance of roads serving district as whole, these roads have not been identified, leaving a vacuum in terms of responsibility. Most of the road network is dirt roads and some main connector roads are still dirt roads which impact on service delivery

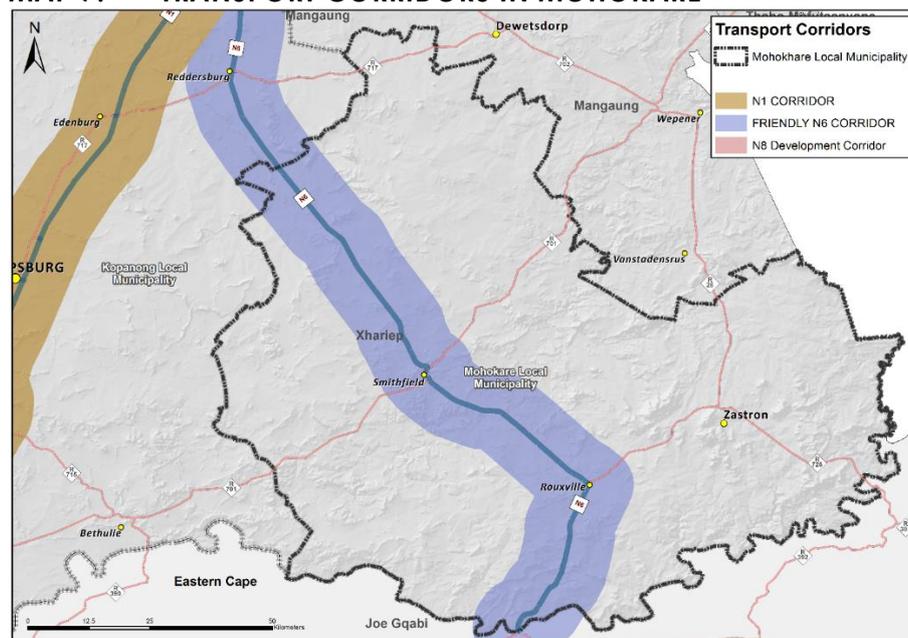
In relation to the Trans frontier region: Linkages strong north south N6 and R26 / 702 – lateral movement is limited. Highest concentration of people in the urban nodes in comparison to the rest of the region.

Strong linkage with Lesotho through Zastron sport corridors are routes of high mobility (movement) that establish a linking between areas of significance, with an optimal travel time. The potential is provided for development to locate itself in relation to these movement routes.

The R26/R711/R712 primary roads which constitute major road networks on the eastern border of the Free State Province originate in the south eastern part of the Xhariep district at Rouxville, linking the said town with Harrismith in Thabo Mofutsanyana District via Van Stadensrus, Wepener, Hobhouse, Ladybrand, Clocolan, Ficksburg, Fouriesburg, Clarens and Phuthaditjhaba

Border posts with the Kingdom of Lesotho are an important part of the infrastructure available in Xhariep District. There are border points at Zastron (Makhaleng Bridge), Wepener (Van Rooyensnek) and Sepapu's Gate. The importance of the border post at Zastron as well as the S2 road can contribute to a potential corridor linkage of people and goods.

MAP 7: TRANSPORT CORRIDORS IN MOHOKARE



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

Roads and Storm Water

The Municipality should aim to achieve the identified roads and storm water projects. Funding to achieve the identified projects should receive priority. The location of any additional erven within flood routes and main water courses should not be permitted. Residents should be educated on the negative effects of dumping and littering in and around storm water systems

WATER INFRASTRUCTURE

The Water Master Plan notes the following:

ROUXVILLE

It is proposed that the current distribution zones should remain as is and to increase the distribution zone size to incorporate the respective future developments where applicable. Additional zones are proposed where future areas fall outside these boundaries, or where it is more economical to create new water zones.

Proposed future system and required works

The existing Roleleathunya water tower distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future developments. A new reservoir (N6 reservoir) and applicable pipelines are proposed. The reservoir is to be located south west of Roleleathunya, at a higher elevation to implement a new water zone, which will alleviate the current low pressures in the western portion of Roleleathunya.

A reservoir is also proposed at the Roleleathunya water tower site, which will act as a sump for the pump station and emergency storage for the proposed N6 reservoir and Roleleathunya tower zones. The new pump station at the reservoir can be configured to pump to the N6 reservoir and the Roleleathunya water tower if required.

Bulk System

The existing bulk water supply system does not have sufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. The following upgrades are proposed:

- Reservoirs and towers .
- Feeder mains
- Pumping stations
- The existing pumps at the WTP might need upgrading to fill the Rouxville and Roleleathunya reservoirs in future

MASTER PLAN – SMITHFIELD

Proposed distribution zones

No changes are proposed to the existing zone boundaries and unoccupied stands and future developments can be incorporated into the existing zone at minimal cost.

Proposed future system and required works

Most of the proposed items are development related and can be phased in as development occurs.

Certain pipes in the Smithfield town have been identified where no data was available and schematic pipes added to the model. These pipes diameter will be confirmed, including connectivity and location. Upgrading of these pipes can only proposed after confirmation and a re-analysis has been done.

Bulk System

The existing bulk water supply system is sufficient to supply the future water demands for the fully occupied scenario and the additional future development areas. The following upgrades are proposed:

- Reservoirs and towers
- Feeder mains
- Pumping stations

MASTER PLAN - ZASTRON

Proposed distribution zones

No changes are proposed to the existing zone boundaries, but large portions of land to the north of Zastron are earmarked for development and will be incorporated into the existing water zones.

The future area (Z1-Zastron Extension) can be supplied from the Zastron HL reservoirs, but with PRV installations to limit static pressures. The future area (Z2-Zastron West) is located too high and a new zone and reservoir is proposed for this area. The Zastron West reservoir will be filled from the Zastron HL reservoirs through a pump station.

Proposed future system and required works

Most of the proposed items are development related and can be phased in as development occurs.

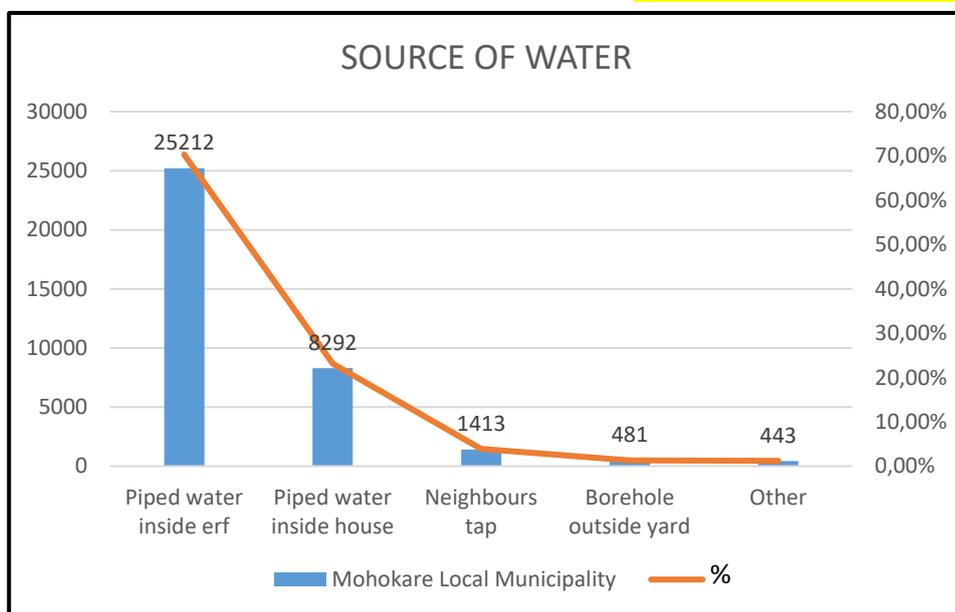
Certain pipes in the Matlakeng town have been identified where no data was available and schematic pipes added to the model These pipes diameter will be confirmed, including connectivity and location. Upgrading of these pipes can only proposed after confirmation and a re-analysis has been done.

Bulk System

The existing bulk water supply system does not have sufficient capacity to supply the current or future water demands for the fully occupied scenario and the additional future development areas. The following upgrades are proposed:

- Reservoirs and towers
- Feeder mains
- Pumping stations

FIGURE 5: POPULATION BY WATER SOURCE – EXT 5 SF AND EXT 10 ZASTRON



The following graph shows the provision of water to erven. The majority (70%) of the erven are serviced by water provision inside the erf and 23.1% of erven have piped water inside their houses.

A Water Master Plan was developed for the Mohokare Local Municipality.

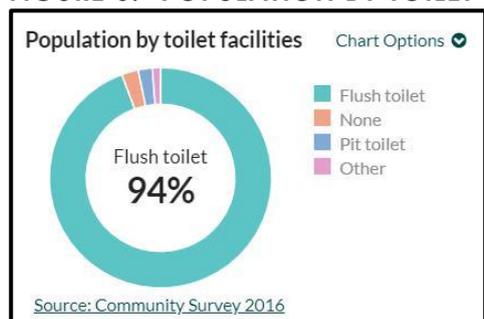
The Municipality can have an income by providing connectors and taxing water provision.

(Source: StatsSA, Community Survey 2016)

SANITATION (WASTE WATER TREATMENT)

- 93.7% (33592), have access to flush or chemical toilets, a little higher than the rate in Xhariep: 90.94% and about 25 percent higher than the rate in Free State: 74.02%
- 2.4% (862) have no access to any toilets, about 90 percent of the rate in Xhariep: 2.73%, nearly double the rate in Free State: 1.3%

FIGURE 6: POPULATION BY TOILET FACILITIES



Key issues to attend to:

- Eradicate the bucket system as far as possible.
- Off-grid, small bore, dry and alternative technologies such as bio-gas (permanent occupation) or envoi-loos/ biolytic/ ventilated improved pit latrines (VIPL) (also suitable for periodic occupation) should be used

TABLE 11: DISTRIBUTION OF HOUSEHOLDS BY TYPE TOILET FACILITY IN MOHOKARE

MAIN TYPE OF TOILET FACILITY	HOUSEHOLDS
Flush toilet connected to a public sewerage system	10989
Flush toilet connected to a septic tank or conservancy tank	251
Chemical toilet	20
Pit latrine/toilet with ventilation pipe	120
Pit latrine/toilet without ventilation pipe	356
Ecological toilet (e.g. urine diversion; enviroloo; etc.)	-
Bucket toilet (collected by municipality)	30
Bucket toilet (emptied by household)	69
Other	170
None	381

(Source: Statistics South Africa, Community Survey 2016 (2016 municipal boundaries))

Types of sanitation systems

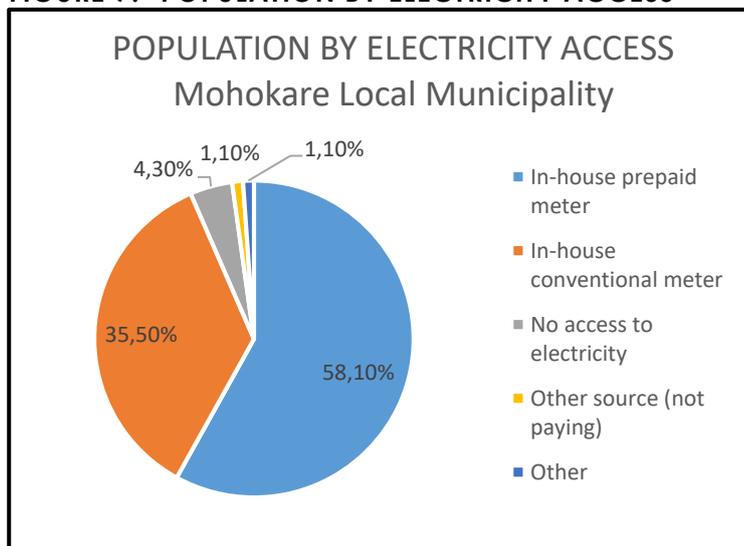
- 1. Full water borne systems - Entire Mohokare
- 2. VIP (Easy flush toilets) - 10 Ezibeleni
-4000 Refengkhotsa

Areas with Intermediate level of service (Sanitation)

Refengkhotsa

ELECTRICITY INFRASTRUCTURE

FIGURE 7: POPULATION BY ELECTRICITY ACCESS



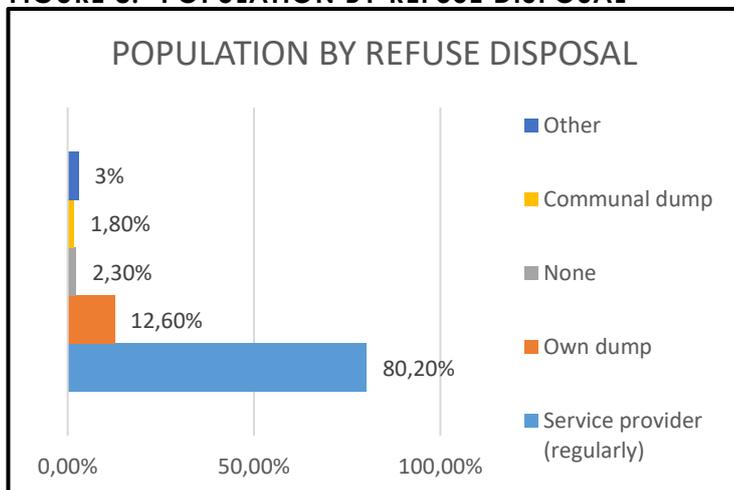
- EXT 5 SMITHFIELD , EXT 6 ROUXVILLE AND EXT 10 ZASTRON

4.3% (1542), have no access to electricity, about 1.3 times the rate in Xhariep: 3.23%, and about 90 percent of the rate in Free State: 4.75%

(Source: StatsSA, Community Survey 2016)

REFUSE DISPOSAL

FIGURE 8: POPULATION BY REFUSE DISPOSAL



Approximately 80.2% (29228), are getting refuse disposal from a local authority, private company or community members, about 10 percent higher than the rate in Xhariep: 75.22% and about 10 percent higher than the rate in Free State: 73.77%

Waste management strategies should be implemented throughout the municipality.

Opportunities for waste separation and recycling at the existing land fill sites should be investigated. These can also assist with low skilled job creation.

(Source: StatsSA, Community Survey 2016)

The officials reported the following:

- The new landfill site close to Matlakeng was permitted and has a life span of 20 years;
- The older site in Zastron has a remaining lifespan of 9 years and is not permitted;
- Waste recycling is taking place at the Zastron (paper, glass and plastic), Rouxville (plastic) and Smithfield (glass).
- All landfill sites are permitted but are not compliant.
- Given the development setback (buffer) of at least 500m that should be observed next to landfill sites, problems in this regard is noted at Mofutsanyane (Smithfield), Matlakeng and Zastron. Where residential units are laid out in these buffer areas.

LANDFILL SITES

Solid Waste Disposal Sites are usually space intensive. A Landfill Site with a 20-year lifespan covers approximately 100 ha and should have an 800 m buffer around it. Can be incorporated within the open space system with careful design. Landfill sites are essential facilities that must be planned for within the Municipality's Integrated Development Plan. Require professional engineering advice and environmental impact assessment.

Recycling Depots — currently only in certain areas and being accommodated through existing structures, for instance at schools, shopping centres, etc. This service is currently dependent on demand and support from the public.

Locating landfill sites is often constrained due to environmental impact and social acceptability

TABLE 12: REGISTERED LANDFILL SITES AND THE CURRENT SITUATION

TOWN	NUMBER	CURRENT SITUATION
Goedemoed		In
Rouxville		In service
Smithfield		In service
Zastron		In service

(Source: Environmental Health, Xhariep District Municipality 2020)

MUNICIPAL COMMONAGE

The objective of the grant for the acquisition of municipal commonage area is to enable municipalities to acquire land. The land so acquired is used to create or extend commonage to establish agricultural or other productive lease schemes, which will involve use of the natural resources by poor and disadvantaged individuals. The grant will not cover the development of the land acquired.

Key perspectives regarding municipal commonage:

- The land is mostly purchased by the Department of Land Affairs and transferred to the municipality;
- The commonage areas should be located adjacent or in walking distance from the housing developments; and
- Unemployed beneficiaries could obtain (rent) portions of the commonage area, which could be cultivated for subsistence farming. The local municipality will manage the allocation of areas within the municipal commonage.

LAND REFORM

Land Reform projects are evident within close proximity of the towns of the Mohokare Local Municipality. The projects should seek ways to contribute towards food security in the local towns. Primary resources can be transported to local towns for further processing thereof – agro-processing opportunities. The only comment in to IDP in relation to land reform is that the SDF should provide policy to ensure that land reform projects do not result in settlement in inappropriate places.

3.2 SOCIO-ECONOMIC ANALYSIS

3.2.1 SOCIAL CONDITIONS

POPULATION GROWTH, ESTIMATIONS AND PROJECTIONS FOR 5, 10, 15 AND 20 YEARS

According to StatsSA, the total population for Mohokare Local Municipality was 34 146 in 2011. The population in 2016, according to the Community Survey, was 35 841. The Total Population Intercensal Growth Rate (2011-2016) for Mohokare was 1.1%, annually.

The population and the number of households of Mohokare has grown steadily but at a slow rate. Furthermore, Mohokare's population is concentrated within the Matlakeng settlement. Limited information on the impact of Lesotho migration is available and it is expected that the population figures could increase towards 42 200 in 2031.

Estimated/Projected Population from 2016 to 2036:

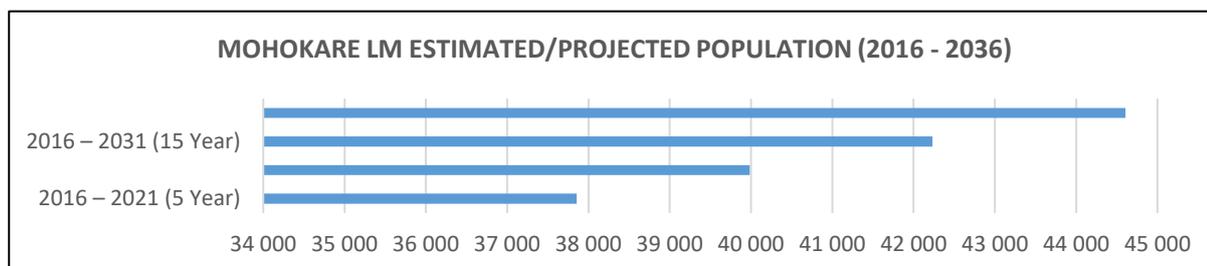
Current Population (*x*): 35 841 people (2016 Community Survey)
 % Total Population Intercensal Growth Rate (*i*): 1.1% (0,011)
 Number of years (*n*): 5, 10 and 15 year's projection
 Projection/Estimation (*A*): $A = x(1 + i)^n$

TABLE 13: ESTIMATED/PROJECTED POPULATION FROM 2016 TO 2031

PROJECTION/ESTIMATION YEARS	CALUCALATION	ESTIMATED/PROJECTED POPULATION
2016 – 2021 (5 Year)	$A = 35\ 841(1 + 0.011)^5$	37 856
2016 – 2026 (10 Year)	$A = 35\ 841(1 + 0.011)^{10}$	39 985
2016 – 2031 (15 Year)	$A = 35\ 841(1 + 0.011)^{15}$	42 233
2016 – 2036 (20 Year)	$A = 35\ 841(1 + 0.011)^{20}$	44 607

In 10 years (2016 to 2026) the population of Mohokare Local Municipality are estimated to grow from 35 841 people (2016) to 39 985 people in 2026 and to 42 233 people in 2031. According to the above table and graph, the population in Mohokare will grow with approximately 2 200 people per 5 years.

FIGURE 9: POPULATION BY REFUSE DISPOSAL

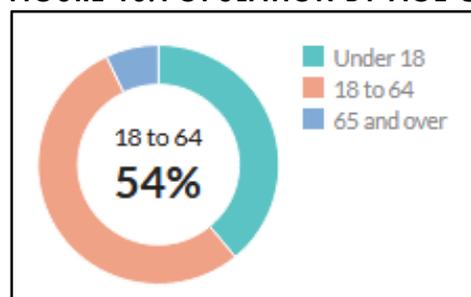


(Source: StatsSA)

DEMOGRAPHIC TRENDS (AGE AND GENDER DISTRIBUTION)

Mohokare age structure is almost identical to that of the Xhariep district's age structure, as indicated by figure. The female population is slightly more than that of males, which may be due to that male community members tend to be migration workers.

FIGURE 10: POPULATION BY AGE CATEGORY



The majority of the population is between 18 and 65 years of age, a relatively young population and a fairly large labour force. Education and employment should be geared towards accommodating the specific needs of this age group.

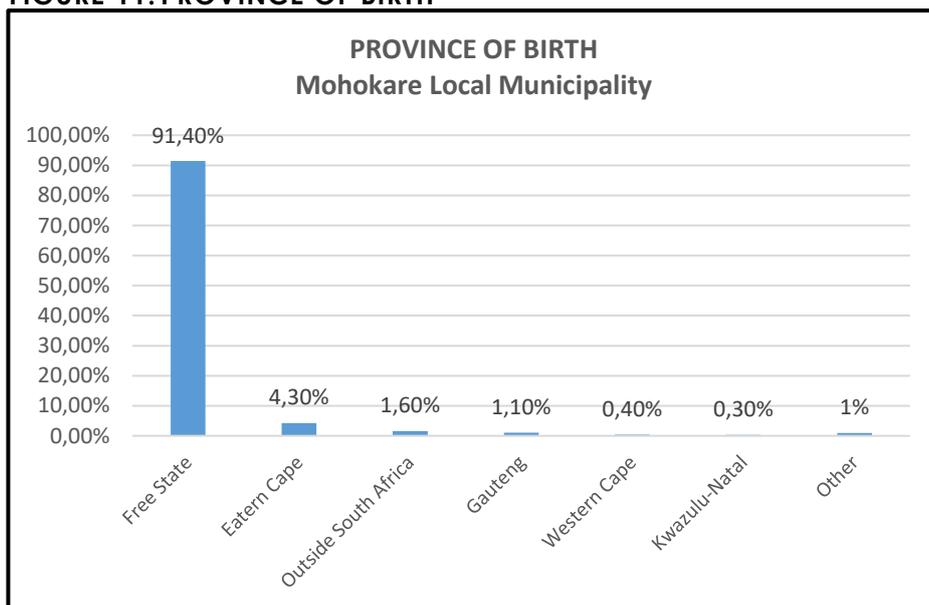
The population of the Mohokare Municipality is increasing by 1.1%. This could indicate that the municipality is not a desirable location for migrants due to a lack of employment opportunities and resultant poor social facilities (health care and education).

(Source: StatsSA, Community Survey 2016)

- Dedicated action is required to increase employment opportunities and the provision of social facilities.
- Upgrading of informal areas should be a priority as these areas are receiving the bulk of the population growth.
- Poverty alleviating initiatives are required to assist the large number of female headed households given the likelihood of these households being poorer than male headed households.
- The urban population in the municipality is growing. This necessitates careful planning to guide this growth in a sustainable and integrated manner.
- Zastron is the main administrative town, have the highest population and attracted the most growth; higher order services and facilities should be located here.

URBAN/RURAL MIGRATION TRENDS

FIGURE 11: PROVINCE OF BIRTH



Migration is a determinant of population growth. Both urban to urban migration and rural to urban migration are relevant in the Free State. Rural to urban migration is perceived as the dominant migration type at present.

The graph shows the place of birth of those living in Mohokare. Free State is where most of the population originate from, followed by Eastern Cape and Outside South Africa.

(Source: StatsSA, Community Survey 2016)

This will probably be from Lesotho. This is evident that migration takes place rather inside the Free State Province, than from outside its boundaries.

3.2.2 ECONOMIC CONDITIONS

- About 73% of the population earn below R3200/month.
- Of the three main settlements, Zastron has the highest income levels.
- The highest unemployment rate is experienced in the three main settlements.
- The total economically active population declined between 2001 and 2011 by 8%.
- Initiatives should be created where manufacturing; wholesale and retail and community, social and personal services are grown as these are the sectors currently contributing the most to employment generation.
- The fastest growing sectors for GVA (average annual percentage growth) between 2001 and 2011 are:
 - Electricity gas and water (22.55%);
 - Manufacturing (10.39%); and,
 - Finance, insurance, real estate and business services (9.98%)
- Similarly, the following tertiary sectors should also be supported as they are the highest sector contributors to the GVA of the area:
 - Finance, insurance, real estate and business services (25.53%);
 - Government services (17.24%); and,
 - Community, social and personal services (15.23%).
- The GVA of the municipality is mostly generated by the tertiary sector. This sector contributes 75.73% to the GVA, is currently growing and should be encouraged to grow.

- Given the decline of the GVA contributions in primary sectors and a growth in the secondary and tertiary sectors, more emphasis from the former to the latter is observed in the economy. This has implications for the lower skill level employees who now need to improve their skills levels to stay competitive in the secondary and tertiary job markets, or look for work elsewhere.

EMPLOYMENT STATUS AND TRENDS FOR 5 YEARS

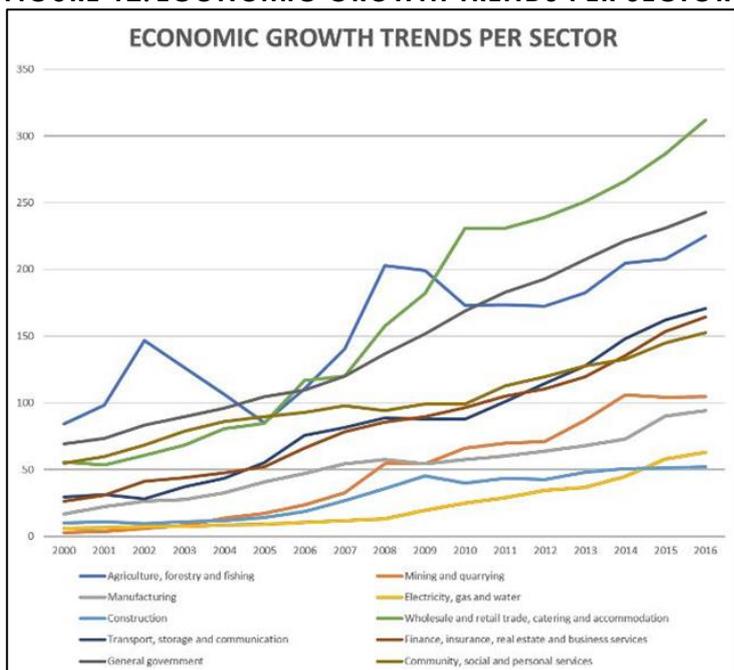
The overall percentage of the population within Mohokare, is not economically active, as only 34% of the population is currently employed. The level of income per settlement in Mohokare differs greatly. 54% of income earners, earn between R801 and R1600pm. This is not enough to provide decent living circumstances. The high concentration of people earning and income of the above-mentioned bracket is located in Mohokare, indicating a greater need for affordable housing and social services.

EMPLOYMENT IN DIFFERENT SECTORS

The three main employment sectors in Mohokare are Agriculture, Trade and Government. In order to lower risks, associated with external economic shocks, it would be beneficial to further diversify the economic sectors that would provide a safety net, if one or more sectors are influenced by external economic shocks. Such is the case with agriculture, where figure indicates the volatility of the industry's performance.

- The fastest growing sectors for GVA (average annual percentage growth) between 2001 and 2011 are:
 - Electricity gas and water (22.55%);
 - Manufacturing (10.39%); and,
 - Finance, insurance, real estate and business services (9.98%)
- Similarly, the following tertiary sectors should also be supported as they are the highest sector contributors to the GVA of the area:
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 - Government services (17.24%); and,
 - Community, social and personal services (15.23%).
- The GVA of the municipality is mostly generated by the tertiary sector. This sector contributes 75.73% to the GVA, is currently growing and should be encouraged to grow.
- Given the decline of the GVA contributions in primary sectors and a growth in the economy. This has implications for the lower skill level employees who now need to improve their skills levels to stay competitive in the secondary and tertiary job markets, or look for work elsewhere.

FIGURE 12: ECONOMIC GROWTH TRENDS PER SECTOR



(Source: MLM 2017/18 SDF)

LOCAL ECONOMIC DEVELOPMENT

In the DRDLR Xhariep Rural Development plan, when looking at the businesses and employment statistics of the district, the following was discovered:

- There are three centres outside Xhariep which provide employment, that is, Bloemfontein, Kimberley and Aliwal North.
- There is a strong concentration of possible employment around Zastron and Sterkspruit in the east and Sterkspruit, and
- Areas of employment proximity within Xhariep are clustered around Koffiefontein, Fauresmith Jagersfontein and Edenburg area.

The 2018/19 IDP notes that: Agriculture presents one of the greatest opportunities to significantly grow the local economy and job creation. In realizing this dream, the DRDLR has been allocated site to establish a farmer's support unit in Zastron. Tourism is another sector which provides our municipality with incredible opportunities. Given the municipality's financial challenges, the institution is unable to budget for tourism related projects but in one of its sittings council resolved to embark on a private-Public partnership to resuscitate and enhance the local tourism industry. The LED unit has started a project of compiling a local tourism brochure which will showcase our tourism destinations. The brochure will be used as a marketing tool to sell Mohokare to the outside world.

Our support to the local SMME's:

- Approval of commercial land applications by local SMMEs
- Lease of municipal buildings and coordinating funding from sector departments, private sector and donors.
- Encourage transition from informal to formal business.

Our course to job creation:

- Prioritize local suppliers when procuring for goods and services
- Successfully engaged with contractors to sub-contract 30% of the work to local contractors.

CULTURAL HERITAGE AND TOURISM

The Municipal IDP, states the below regarding heritage and tourism:

- The nature reserves and historical sites in the municipality have a significant role to play in preserving the history of South Africa. Every effort should be made to protect and promote these to the maximum benefit of the Mohokare Municipality and the Xhariep District.
- The nature reserves and historical sites should be harnessed to drive tourism in the municipality.
- Specific land use protection needs to be formulated to protect the heritage structures in the municipality from undesirable urban development and deterioration of their heritage character.

Cultural heritage

This constitutes monuments, architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science, groups of buildings, groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science, sites, works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view. *(Source: Convention Concerning the Protection of the World Cultural and Natural Heritage)*

The tourism sector must be committed to the effective management and conservation of the cultural resources of their area of interest and the Free State as a whole. The following guidelines apply: (FSPSDF)

- Ensure that tourism takes note of cultural heritage resources within specific communities and environments.
- Cultural resources should be managed for the benefit of all interested parties within the communities.
- Access to management of cultural resources should be as broad as possible within specific communities and should promote cooperation between all affected parties.
- Land-use planning and development projects for tourism should include effective protection and sustainable utilisation of cultural resources.

Tourism

The municipality does not have major tourism destinations but rather offers a series of attractions along tourist routes including restaurants, local site seeing and accommodation. Smithfield and Rouxville are on the N6 “Friendly” route between Johannesburg, Bloemfontein and Eastern London and already offer some stop over opportunities which could be increased if the attraction of these settlements is improved as proposed in this SDF.

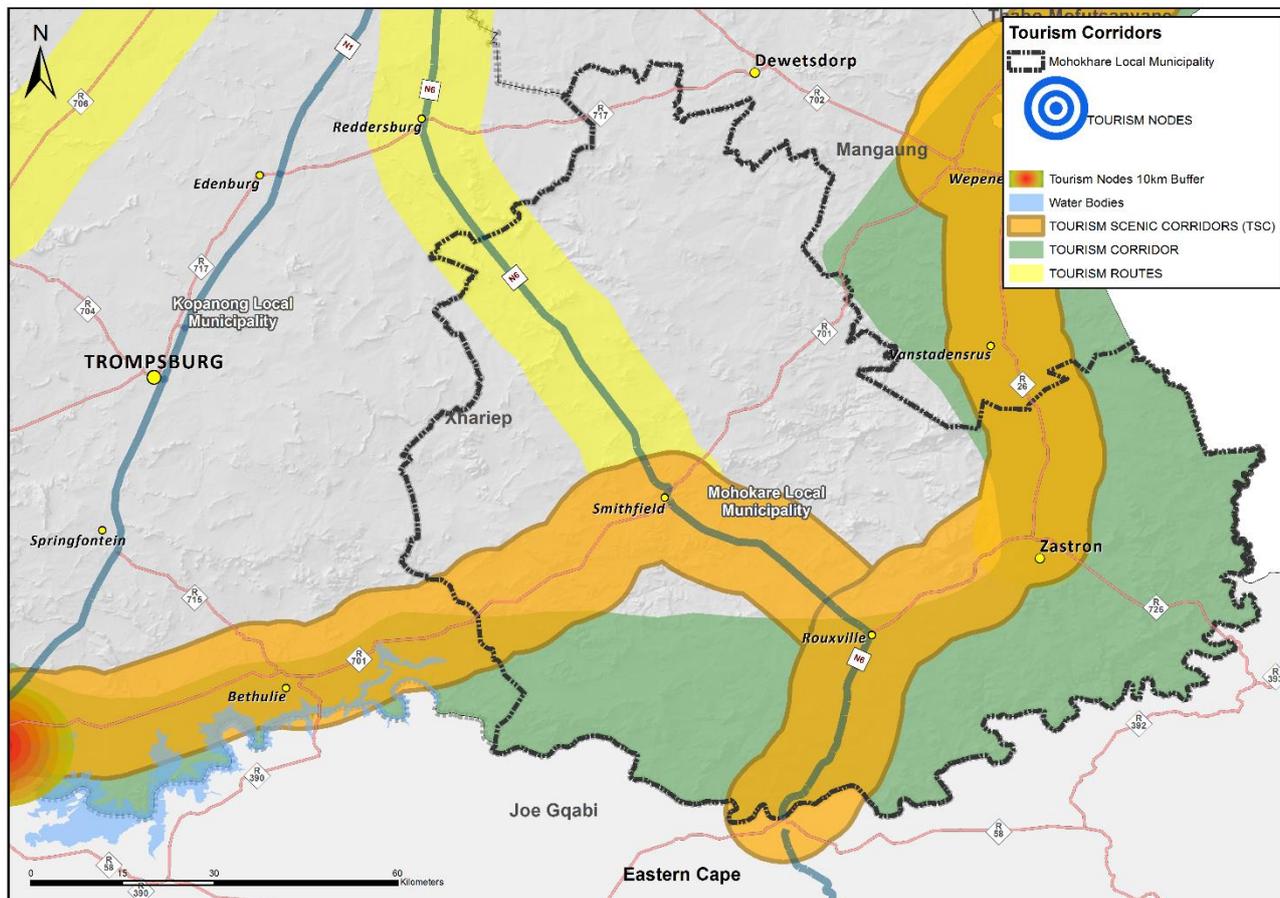
Rouxville is at the junction of the current Maloti tourism route and the N6 Friendly route. The Maloti route then travels north through Zastron and then onto Vanstadensrus and Wepener in the Mangaung Metro Municipality before continuing onto Ladybrand, Ficksburg and Clarens. This route offers links into Lesotho and it is proposed that the Makhaleng bridge road between Zastron and Mohales Hoek in Lesotho be upgraded not only for commercial traffic but also for tourist traffic.

Although currently not officially part of the Maloti route the need to incorporate the R726 from Zastron to Sterkspruit has been identified because this alignment, in fact, much more closely follows the Maloti mountains along the border with Lesotho and there are many tourists who use this to reach the Eastern Cape Drakensberg around Rhodes, than does the route through Rouxville and Aliwal-North.

Key issues to attend:

- Develop a tourism strategy for the municipality centring on the development of the tourism potential of the resorts and lodges, heritage sites, nature reserves (Vulture Conservation Area, Tussen-die-Riviere and Oviston) and game lodges in the municipality.
- Encourage the development of the Maloti and Gariep tourism corridors and Friendly N6 Route and ensure that the municipality derive the maximum benefits from this route.
- Harness the tourism potential of the Orange River along the southern boundary of the municipality

MAP 8: TOURISM ROUTES AND CORRIDORS OF THE FREE STATE



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

3.3 BIOPHYSICAL ANALYSIS

3.3.1 PHYSICAL ANALYSIS

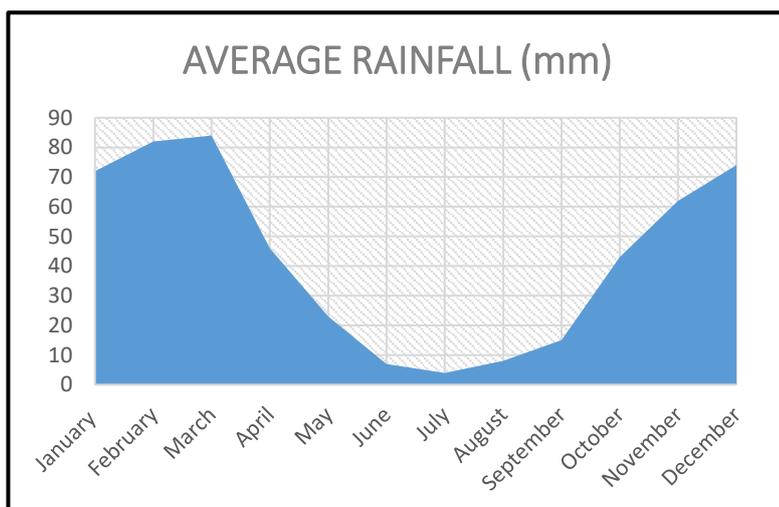
- To ensure integrated management and prioritisation of Mohokare's natural and man-made cultural landscape resources;
- To facilitate disaster risk management in alignment with biodiversity management programmes; and
- To align investment and resources for coordinated environmental management projects
- Integration;
- Enhance and respect nature;
- Encourage a shift from carbon dependent development;
- Promote sustainable transport;
- Create an adaptive and resilient environment; and
- Work with, not against nature

The Mohokare Spatial Development Framework strives to respond to all the goals and targets within its mandate but is largely influenced by SDG 11: 'Making cities and human settlements inclusive, safe, resilient and sustainable' as its primary goal. Of particular importance to cities and towns are the targets that are defined for this goal.

CLIMATE

Rainfall

FIGURE 13: AVERAGE RAINFALL (MM)



The Mohokare Municipality falls in a summer rainfall regime with July recorded as the lowest, and December and January the highest rainfall months.

Given the above, substantial efforts should be made to implement rainwater harvesting not only in new developments but also in existing buildings. This could help to reduce the water demand.

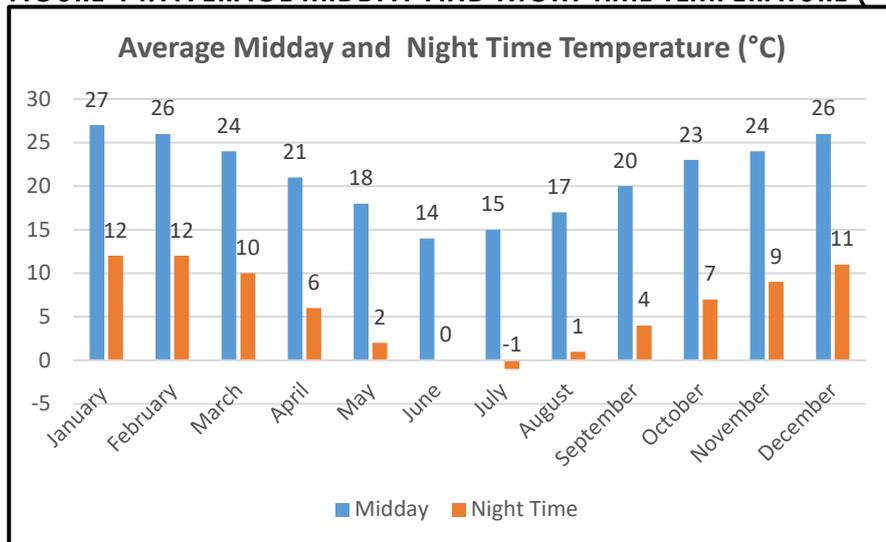
Agricultural practices should take advantage of the higher rainfall patterns in the eastern region of the municipality.

(Source: http://www.saexplorer.co.za/south-africa/climate/zastron_climate.asp)

- Appropriate provision should be made for storm water management in the three main towns, especially in Zastron where the highest average annual rainfall is experienced.
- The area does not generally experience strong winds, but sporadic incidents have shown that the construction and orientation of buildings need to take the strength and predominant NNW wind direction into account.
- Potential for wind energy generation exists within the municipality.
- Cognisance needs to be taken of the dominant wind direction generally between north and east in the low and varying rainfall and the potential impact of climate change.
- Building orientations, architecture and materials need to sensitively respond to the aspects, below, relating to the climate in the Municipality.

Temperature

FIGURE 14: AVERAGE MIDDAY AND NIGHT TIME TEMPERATURE (°C)



The area generally has a medium average temperature of 14°C -15°C.

The winter months reach below freeze point.

Given the above temperature, the design of buildings needs to carefully consider insulation, orientation, materials and environmentally sensitive designs linked to thermal characteristics and considerations.

The Mohokare Municipality falls in a summer rainfall regime with July recorded

(Source: http://www.saexplorer.co.za/south-africa/climate/zastron_climate.asp)

Climate change

The SDF are in line with the National Climate Change Response Policy, and are informed by a two-pronged approach to addressing climate change:

- **Mitigation:** Contribute to national and global efforts to significantly reduce GHG emissions and build a sustainable low carbon economy, which simultaneously addresses the need for economic growth, job creation and improving socioeconomic conditions; and
- **Adaptation:** Reduce climate vulnerability and develop the adaptive capacity of the Municipality’s economy, its people, its ecosystems and its critical infrastructure in a manner that simultaneously addresses the municipality’s socio-economic and environmental goals.

The SDF proposals are framed to encourage a low carbon development trajectory, increased climate resilience and the enhancement of ecosystems and the services they provide. These are viewed as key to economic resilience and sustainable jobs in the long term.

The SDF proposals have been set out in an integrated and cross sectoral manner to support improved coordination between government departments, all three spheres of government, civil society, business and industry, academia and research institutions.

The SDF proposals are compiled to enable the following climate resilient objectives:

- Energy efficiency and demand-side • management;
- Renewable energy;
- Critical infrastructure, Human Settlements and Integrated Waste Management;
- Sustainable Transport;
- Water Security and Efficiency;
- Biodiversity and Ecosystem
- Goods and Services;
- Food Security; and
- Healthy Communities

The objectives of this document aim to achieve the following adaptation to climate change outcomes:

- Well-managed natural systems that reduce climate vulnerability and improve resilience to climate change impacts;
- Significantly increased climate resilience and coping capacity within communities which reduces climate-related vulnerabilities; and
- An actively adaptive and climate change resilient economy which unlocks new markets and economic growth opportunities arising out of climate change

Over and above the strategies contained within this document, it is proposed that prioritisation be given to departmental partnership in developing strategic policies and action plans that aim to mitigate to climate change impacts through:

- Setting performance benchmarks;
- Identifying desired sectoral mitigation contributions;
- Developing and implementing sustainable energy plans; and
- Unlocking market opportunities and developing and implementing innovative economic instruments to achieve GHG emission reductions.

The most relevant mitigation measures and areas that Mohokare Local Municipality should focus on the use of biofuels, renewable energy, improved waste management and agricultural resource management.

The municipality should also investigate options to invest in sustainable energy sources such as solar systems. All new low-cost housing projects could be fitted with a solar water heating low-pressure geyser that uses natural sunlight to stimulate the Thermal siphon effect

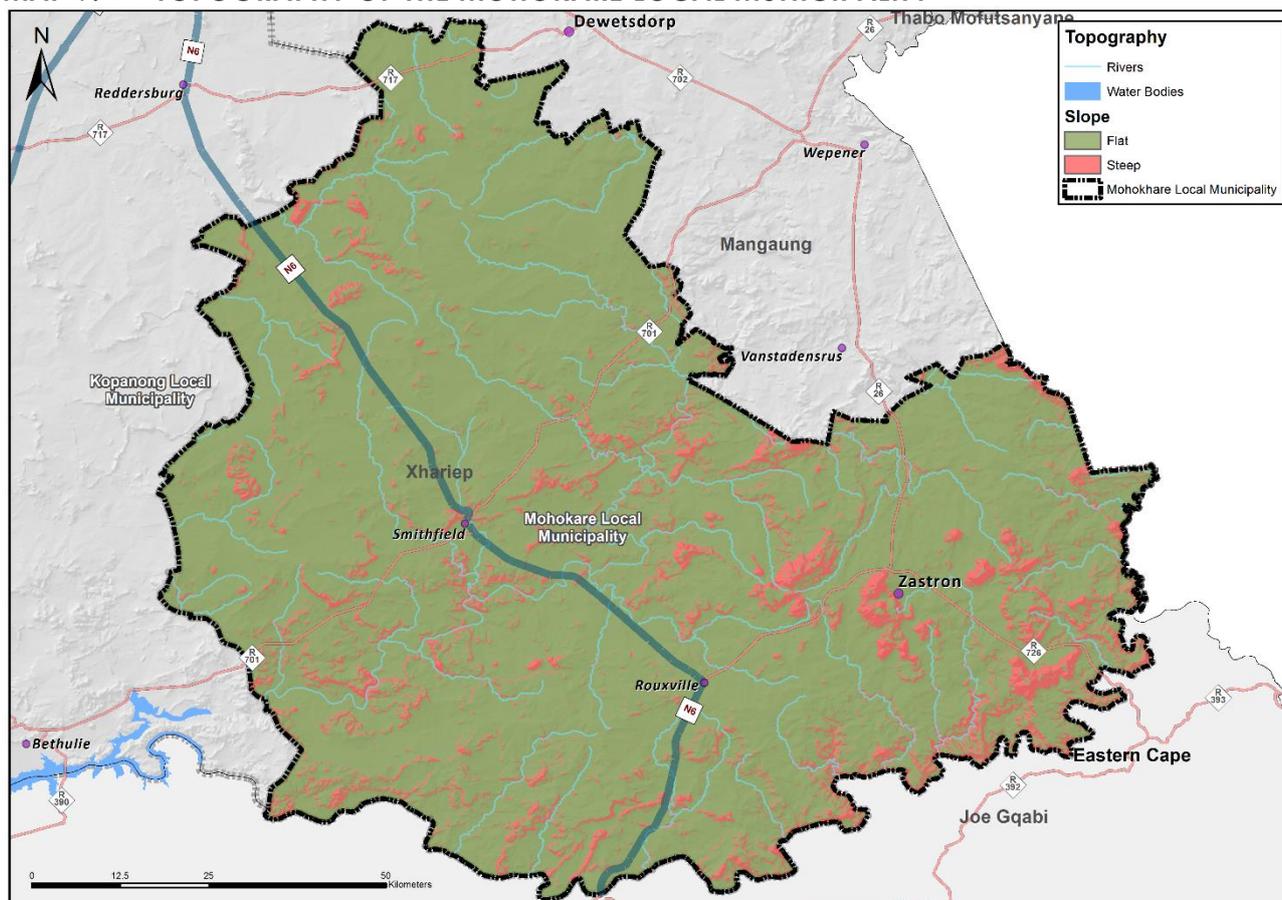
TOPOGRAPHY

The entire municipality generally has a flat topography (1:20) which poses no constraints in terms of urban and agricultural development.

The south facing mountain slopes are climate change refuge areas and should be targeted for the protection of habitats given the expectation of increasingly hotter temperatures.

The areas east of Smithfield and Zastron are very steep and may not be suitable for conventional urban expansion.

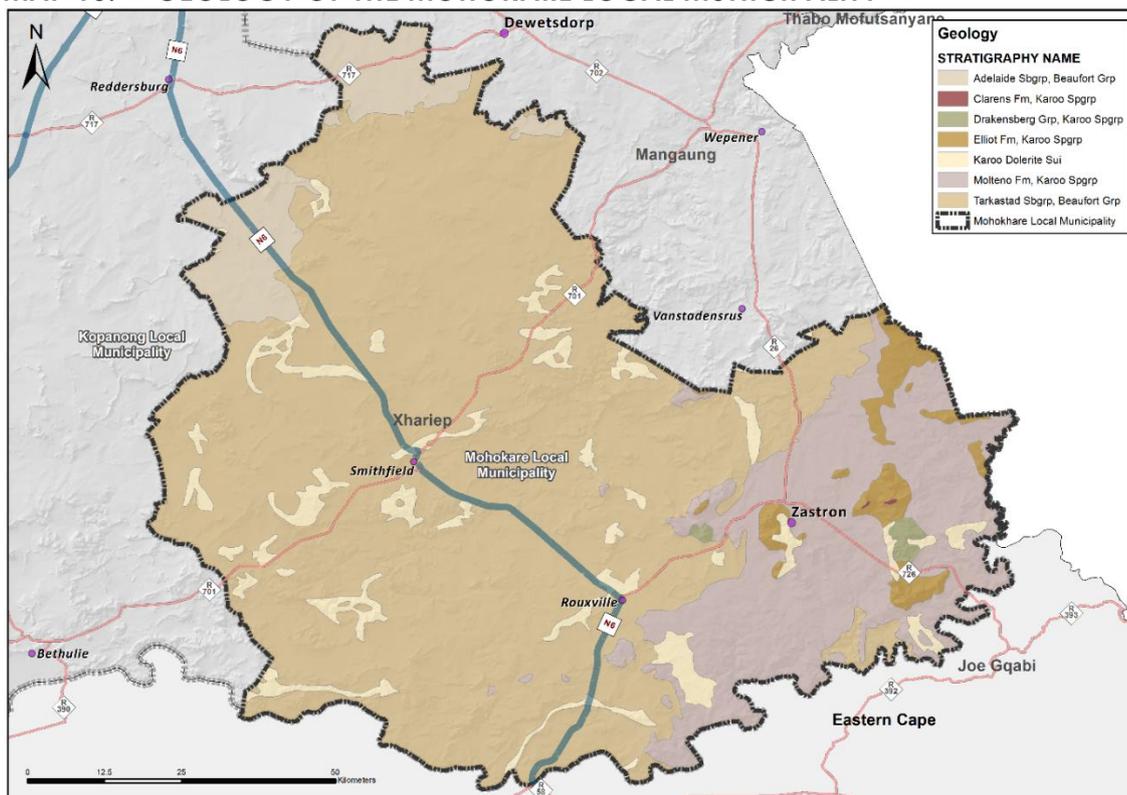
MAP 9: TOPOGRAPHY OF THE MOHOKARE LOCAL MUNICIPALITY



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

GEOLOGY

MAP 10: GEOLOGY OF THE MOHOKARE LOCAL MUNICIPALITY



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

The deeper soils, located around Zastron and Rouxville, are potentially good for arable agriculture or intensive grazing. Clay content in soils of the municipality is generally low and will not affect urban development.

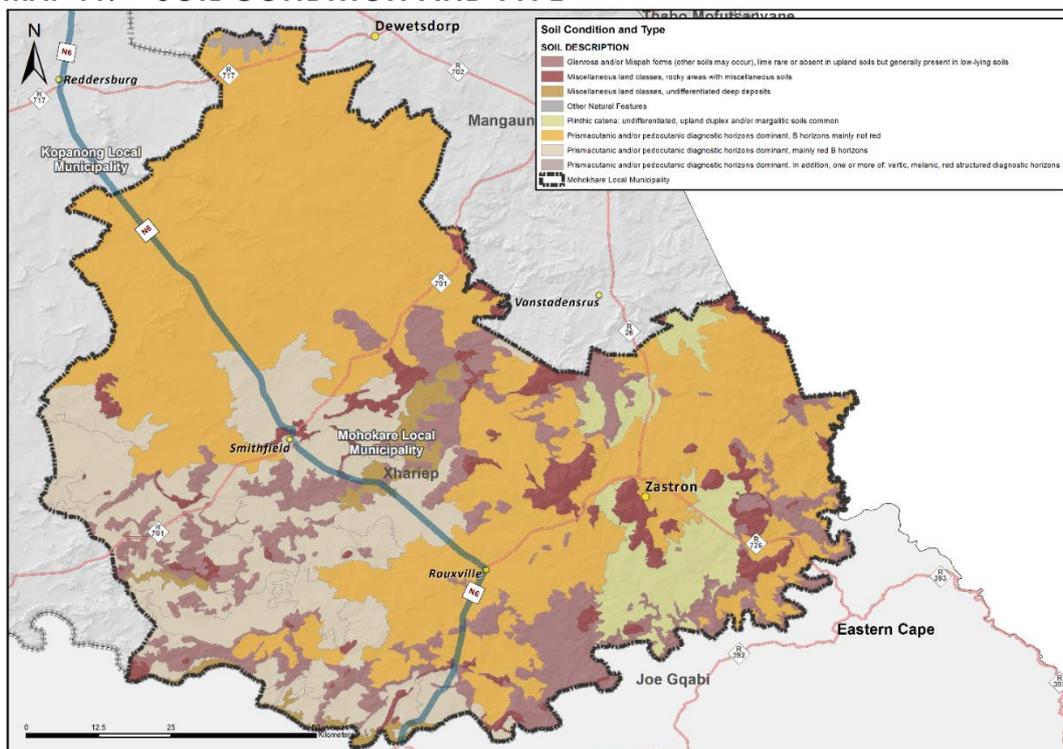
The identified Dolerite areas should be treated with special care and detailed geotechnical investigations are required if urban development is intended in these areas. Dolerite formations hamper urban development. The areas south of Zastron and north of Rouxville are mostly affected in this regard.

SOIL POTENTIAL

The deeper soils, located around Zastron and Rouxville, are potentially good for arable agriculture or intensive grazing.

Clay content in soils of the municipality is generally low and will not affect urban development. The identified Dolerite areas should be treated with special care and detailed geotechnical investigations are required if urban development is intended in these areas. Dolerite formations hamper urban development. The areas south of Zastron north and of Rouxville are mostly affected in this regard

MAP 11: SOIL CONDITION AND TYPE



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

VEGETATION

The majority of the municipality comprise of Aliwal North Dry Grassland (43.37%) and Zastron Moist Grassland (23.46%). Xhariep Karroid Grassland is found in the west and south of the municipality (14.78%). Other vegetation types found in smaller quantities throughout the municipality include:

- Besemkaree Koppies Shrubland;
- Central Free State Grassland;
- Drakensberg Montane Shrubland;
- Eastern Free State Clay Grassland;
- Eastern Free State Sandy Grassland;
- Eastern Upper Karoo;
- Highveld Salt Pans;
- Senqu Montane Shrubland;
- Upper Gariep Alluvial Vegetation; and,
- Winburg Grassy Shrubland.

3.3.2 ENVIRONMENTAL ANALYSIS

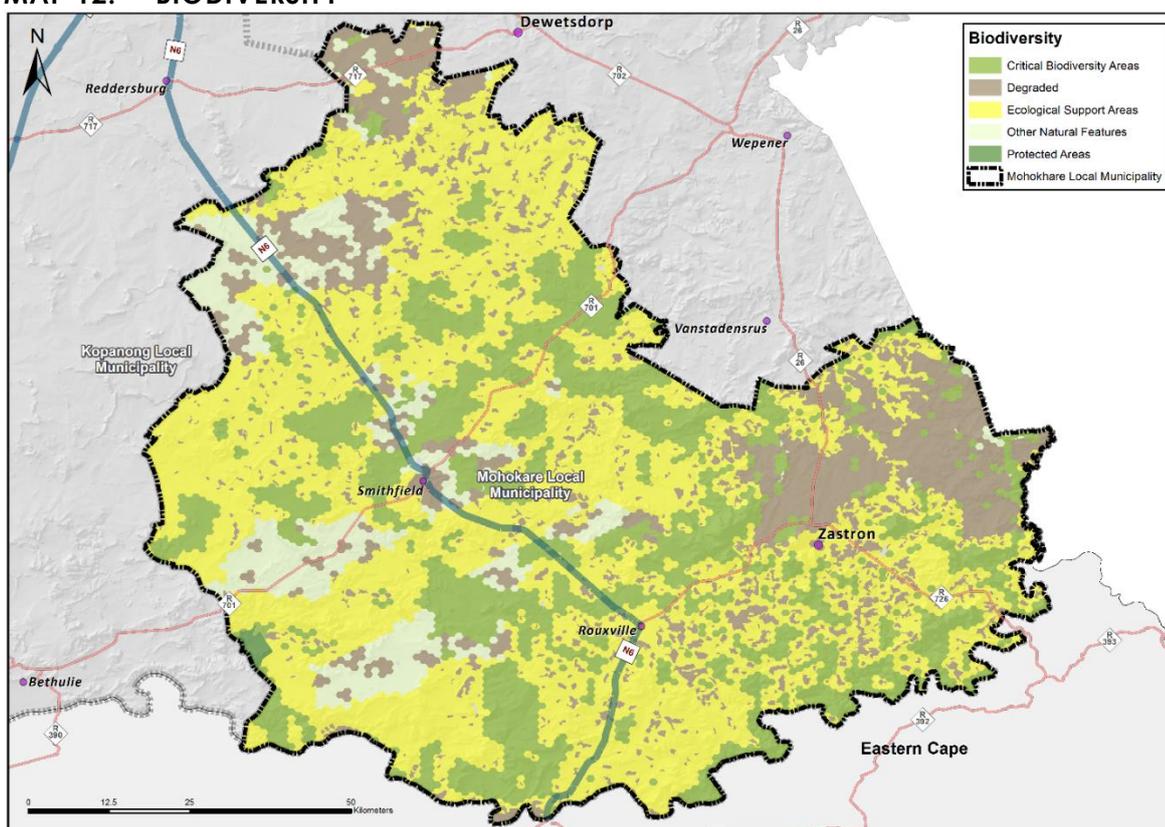
CRITICAL BIODIVERSITY AREAS (CBA)

The identification of critical biodiversity areas, as proposed by the Free State Biodiversity Plan were adopted as a starting point. Certain areas have been earmarked as critical biodiversity areas whereas proposals were made towards the registration of conservation or natural protected areas. Refinement of these proposals would have accommodated in the development of the SDF.

- This biome is expected to be heavily impacted given the current rate of climate change. Ways to reduce the climate change and mitigate its impact on this biome should be proposed in the SDF.
- This mapping should be read in conjunction with the SANBI biodiversity assessment for the Municipality.
- Strategies are required to ensure that the areas of high significance are not negatively or impacted upon in an unsustainable manner.

- Strategies are required to improve the status of the Endangered Eastern Free State Grassland and the Vulnerable Zastron Moist Grassland; and the Drakensberg Montane Shrub land and Upper Xhariep Alluvial vegetation.
- Grassland conservancies need to be promoted wherever possible.
- Recommended actions to reduce the risk of fires include (DAFF, 2013):
- Investigate the use of the N6 and R 701, R 702 and R 702 as buffer zones (either burnt or grass cutting on the verges). Prescribed burning to reduce the fuel load on the Aasvoëlberg west of Zastron.
- Increase police patrols at the Lesotho border regions east of Zastron.
- Investigate the use of the railway line at Zastron as a buffer zone.

MAP 12: BIODIVERSITY



(Source: DRDLR: Xhariep Rural Development Plan, 2019)

PROTECTED AREAS

Aasvoëlberg.
 Areas along rivers and wetlands
 Privately owned protected areas not included

HYDROLOGY

(Water resources, river and wetland systems)

A concerted effort is required to improve the quality and status of all rivers and their tributaries in the municipality, particularly the Caledon and Klipspruit that are largely modified rivers. Aspects such as current farming practices and urban effluent management need to be specifically addressed.

Special policy is required to protect the river network in the municipality.

The WMP noted the following Smithfield and Zastron will be in a deficit in the next 5 years (August 2011 study).

- The Department of Water Affairs noted the following:
- Water Conservation and Demand Management Strategies must be implemented by the Municipality in for all future developments.
- DWA will conduct a water risk assessment of the Montagu Dam near Smithfield which will include a water quality assessment for the water.

- Sand Mining within the 1:100-year flood line or the riparian habitat of any water course requires water use authorization for 21 (c) impeding or diverting the flow of water in a watercourse; 21 (c) altering the bed, banks, course or characteristics of a watercourse;
- Developments should not be planned within the 1:100 flood lines or the riparian habitat of any watercourse;
- Wastewater storage dams and wastewater disposal sites must be above the 100-year flood line, or alternatively, more than 100 meters, whichever is further.

ENVIRONMENTAL SENSITIVE AREAS

Aasvoëlberg.

Game camp at Smithfield

Areas along rivers and wetlands

DISASTER AREAS

The implications of the predicted climate change impacts and climatic changes will impact on the physical environment which will ultimately impact the sustainability of human livelihoods. Mohokare Local Municipality is prone to various disasters which some of them may be related to climate change namely;

- Drought
- Hail
- Windstorm
- Tornado
- Floods
- Structural fires
- Veldt fires
- Hazmat transportation
- Hazmat biological
- Transport motor vehicles
- Snow

Provision is to be made to include proposals that could have certain vulnerability impacts towards future development in the Mohokare Local Municipality. An attempt is being made to provide an overview of potential vulnerability areas that could encumber the Local Municipality.

HERITAGE AND CONSERVATION

The nature reserves and historical sites in the municipality have a significant role to play in preserving the history of South Africa. Every effort should be made to protect and promote these to the maximum benefit of the Mohokare Municipality and the Xhariep District.

The nature reserves and historical sites should be harnessed to drive tourism in the municipality. Specific land use protection needs to be formulated to protect the heritage structures in the municipality from undesirable urban development and deterioration of their heritage character

AIR AND WATER QUALITY

The Department of Water Affairs noted the following:

- Water Conservation and Demand Management Strategies must be implemented by the Municipality in for all future developments.

DWA will conduct a water risk assessment of the Montagu Dam near Smithfield which will include a water quality assessment for the water.

3.3.3 AGRICULTURAL ANALYSIS

FARMING REGIONS

AGRICULTURAL LAND

A total area of 81 313.55ha is being cultivated. The following crops can be considered well adapted (with a comparative advantage) for the Mohokare Municipality:

- Sheep farming (wool and mutton),
- Beef cattle farming,
- Potatoes (limited area), and
- Lucerne (limited area)

With reference to the agricultural sector, general factors underlying the comparative advantage for Mohokare Municipality agriculture include, amongst others:

- Livestock farming tends to be relative “stable” in terms of income favourable current wool prices
- Farmers next to Orange and Caledon rivers can irrigate which complement and stabilise income

The unique combination of the above factors put the Mohokare agricultural region in the position to produce high quality wool, mutton and beef, potatoes and Lucerne.

Furthermore the agri-tourism industry in the Mohokare Municipality is well developed with a wide variety of offerings to tourists There is a need to:

- Regulating water demand especially for agricultural purposes.
- Protect ecological water reserves.
- Monitor biodiversity closely and eradicating alien vegetation.
- Evaluate livelihoods based on threatened resources.
- Ensure that all land capable of crop farming has sufficient water and arable land is protected from other uses.
- Develop the agricultural sector in order to increase employment generation in this sector.

Intensive / Extensive Areas

There is an abundance of wild game in the Xhariep region of the Free State (Terblanche, 1991). The number of game farmers has increased dramatically over time as more and more stock farmers are changing over to game farming for reasons including economic fluctuations due to the poor yield generated by stock farming; the importation of cheaper beef, mutton and poultry meat; increasing stock theft; strict labour laws, and ever-increasing input costs (Erasmus, 2000). There is a total of 16 game farms registered for game meat exporting in the Municipality

Red Meat

- High potential for extensive (good grazing) and intensive (relative proximity to grain and other feedstock sources) beef, and especially mutton sheep production. Excellent grazing for cattle towards the east, and the most suitable breeds include Angus, Bonsmara and Taurus.
- There is excellent mutton sheep grazing towards the west. Overall, the district is more suitable for mutton sheep than beef cattle.
- The two abattoirs located in Zastron have a supporting role within the FPSUs in providing local slaughtering services for communities and game farmers

Venison

Some areas with non-transformed vegetation and possibly complex topography have excellent potential for game farming and venison production, as well as eco-tourism and hunting. Ideal use of large patches of land of low or marginal agricultural potential.

Game meat has numerous advantages to that of traditional red meat as it is a healthier option, easier to maintain due to them being more immune to regular sicknesses, has considerably more health benefits, and is more profitable on the international market. It is however, necessary to understand the competitive advantage that South Africa has when the history of the game industry is considered. As such, a brief overview of the history of the game industry and opportunities will be provided

High Potential / Low Potential Agricultural Land

The district of Xhariep is characterised with extensive agricultural activities. The area around Koffiefontein is suited for the production of cotton, pomegranate, olives, persimmons, watermelon, cantaloupe, cactus pear, Lucerne, pistachio, almonds, squash, pumpkin and potato. The areas surrounding both Zastron and Dewetsdorp are suited to the production of Cenchrus Ciliaris. buffelsgras The district is suited for the production small stock farming, given the arid conditions of the area, especially within the Koffiefontein area.

The Agricultural commodity spread is broadly categorized as follow:

- Arable land: Rainfed 85048 ha (9.7%)

- Arable land: Irrigated 3076 ha (0.4%)
- Grazing capacity: from 5 (ha/LSU) around Zastron to 15 in the west
- High potential crops: Forage sorghums
- Moderate potential: Sunflower, Grain sorghum, Wheat, vegetables-garlic, Lucerne, digitaria eriantha, forage sorghums, almonds, cherries, peaches, hazel nuts, pecan nut (xx), walnut, persimmon, asparagus, cactus pear (fruit).

CHAPTER 4: SPATIAL PROPOSALS AND SPATIAL DEVELOPMENT FRAMEWORK

4.1 SPATIAL DEVELOPMENT FRAMEWORK VISION

4.1.1 SPATIAL DEVELOPMENT FRAMEWORK VISION FOR 5 YEARS

The Mohokare Local Municipality Spatial Development Framework seeks to guide and establish the direction in which the spatial form of the current and future development within the jurisdiction of the municipality should take place. The SDF as an integral part of the Municipal Integrated Development Plan, gives effect to the achievement of the spatial vision, goals and objectives of the municipality, while aligning the SDF with relevant legislative directives from all three spheres of government. The Mohokare Local Municipality Spatial Development Framework has been prepared in accordance to the SDF guidelines set out by the Department of Rural Development and Land Reform.

THE VISION FOR THE MUNICIPALITY IS AS FOLLOWS:

“TO BE A COMMUNITY DRIVEN MUNICIPALITY THAT ENSURES SUSTAINABLE QUALITY SERVICE DELIVERY APPLYING PRINCIPLES OF GOOD GOVERNANCE”

IDP 2017/2018

4.1.2 SPATIAL DEVELOPMENT FRAMEWORK VISION FOR 10 – 20 YEARS

The municipality requested that this would be completed after public participation and spatial proposals.

MOHOKARE LOCAL MUNICIPALITY IDP VISION

“To be a community driven municipality that ensures sustainable quality service delivery applying principles of good governance”

MOHOKARE LOCAL MUNICIPALITY IDP MISSION

“A performance-driven municipality that utilises its resources efficiently to respond to community needs”

Values identified in the IDP include:

- Consultation
- Clean administration
- Service standards
- Open opportunities
- Access
- Courtesy
- Transformed, inclusive care society (citizens, employees and visitors)
- Information
- Motivated and Skilled Employees
- Openness and Transparency
- Cohesive team work
- Redress
- Innovations
- Value for Money
- Trust
- Leadership
- Accountability
- Effective Governance
- Client Satisfaction
- Sound financial management
- User friendly process and systems which are client oriented

4.2 SDF PROPOSALS FOR THE LOCAL MUNICIPALITY FOR THE NEXT 5 TO 20 YEARS (MACRO LEVEL MAP)

The Mohokare Local Municipality must fulfil its obligations set out in the Constitution, Municipal Systems Act and SPLUMA through the formulation of an IDP and SDF as a sector plan. The formulation of the Mohokare SDF should adhere to the requirements of SPLUMA in as far as the principles, methodology and content are concerned.

The current SDF Maps, Areal Maps and other Maps (A3 and A1 size) produced by the COGTA GIS Unit, were used to indicate current development as well as future development in the Local Municipality, and for each town.

As soon as GIS information (Shape Files and Attribute Tables) can be retrieved from DALRRD (Rural Development), data will be updated and maps will be repopulated.

ALL SECTOR DEPARTMENT'S PLANS AND PROJECTS TO BE INCLUDED AFTER RECEIPT

Proposals were derived from the IDP and public engagements held from – that can be spatially projected.

4.2.1 OBJECTIVES THAT REFLECT THE DESIRED SPATIAL FORM OF THE MUNICIPALITY ON THE MACRO LEVEL MAP

HUBS

These are localities with concentrated development (facilities, services and economic opportunities) of such importance and with a sphere of influence of provincial extent. Specialization of services or products can take place. The larger the influence sphere of a node, the more intense the development associated with the node and the greater the density and area that the node will occupy. The following specialization hub has been identified in terms of the products being offered:

- Agri-Park has been identified at Springfontein which will be accompanied by agro-processing facilities, settlement, services, etc. Furthermore, Trompsburg has been identified as a logistics and transport hub.

NODES

These are localities where development (facilities, services and economic opportunities) tends to concentrate. Different types of nodes were distinguished:

(a) Logistics and Industrial Nodes

It is proposed that Rouxville needs to investigate the feasibility of developing a small/ industrial area that could access the logistics and agro-processing market due to its location and accessibility towards the N6. Rouxville is well positioned between Gauteng – Bloemfontein and East London. It will however be key that the electricity availability be secured. It could be viable to investigate possible renewable energy development which will ensure electrical supply to the proposed node.

(b) Agricultural Nodes (Labour intensive mass-produced goods)

In agriculture, the local municipalities with the highest agricultural GVA per area in the Free State are Mangaung, Tswelopele, Dihlabeng, Moqhaka, Setsoto, Nala, Mantsopa and Nketoana (Global Insight, 2007).

The President announced in his State of the Nation Address that Xharies is one of the 27 priority districts for establishing an Agri-park as well as CRDP sites in each local municipality. These will be linked in terms of economy of scale and critical mass.

Zastron has been identified as a Farmer Production Supporting unit and is well capable to serve as an Agricultural node. Agricultural development should be targeted within the surroundings of Zastron as there is potential and existing agro-processing facilities. Zastron further links southwards towards

Sterkspruit where the potential for economic growth can be accessed through processed agricultural goods.

Rouxville to be an Agri-node

(c) Tourism Nodes

Tourism nodes offer leisure and tourism products to the consumer. Tourism nodes will attract tourists to a town or region due to its unique features, historic value, special character or surroundings.

Tourism development potential of these nodes needs to be enhanced in order to improve its attractiveness to tourists visiting these areas. Particular attention should be paid to the marketing of these nodes to tourists and therefore it should be included in the tourism strategy of the regions. Many of these nodes incorporate environmental sensitive areas and thus a cautious approach should be followed not to impact negatively on the environment. Valuable agricultural land should preferably be preserved for agricultural productivity.

Careful consideration should be given to advertising and building design when new developments are established in towns earmarked as tourism nodes, as this can negatively impact on the marketability of such towns as tourist destinations. The existing ambiance of these towns should therefore be enhanced with sensitive development.

Areas surrounding regional dams are well suited for tourism. Development in these areas should be sensitive towards these natural features.

- Smithfield, is identified as important Tourism Node within the Xhariep District, based on its predominantly resource and heritage tourism potential. The area around the Smithfield Dam and Golf Course to be develop on the long term.
- Smithfield provides a link towards the Lake Xhariep Tourism Project and an important cross-border tourism node with the Free State and Eastern Cape Provinces.
- Further access is provided towards the Tussen die Riviere Nature Reserve, and Caledon Nature Reserve, together with a large number of conservancies/ game farms Development in these areas should be sensitive towards these natural features.

(d) Mixed Use Development Node

Along N6 in Rouxville.

CORRIDORS

(a) Tourism corridors:

Tourism corridors are scenic routes linking tourist destinations. These routes will therefore support development focusing on the hospitality and tourism industry along it. Tourism signage to promote the tourism destinations along routes should get priority. The following tourism routes on regional scale have been identified for the Xhariep district:

The Gariep Tourism Corridor linking Gariep Dam town with Rouxville, via Bethulie and Smithfield.

The Maloti Tourism Corridor linking the Eastern Cape along the R26 road, and follows the Lesotho border via Rouxville and Zastron in Xhariep District up to Qwa-Qwa. This route traverses the proposed Eastern Free State Tourism Zone.

(b) Transport corridors:

Transport corridors are routes of high mobility (movement) that establish a linking between areas of significance, with an optimal travel time. The potential is provided for development to locate itself in relation to these movement routes.

It is foreseen that the N6 route will become more important in future once the Koega development has taken off. This implies the development of a transport axis linking Bloemfontein with Aliwal North via Reddersburg, Smithfield and Rouxville. These service centres may in future change their status and become economic nodes once this route gains popularity.

The R26/R711/R712 primary roads which constitute major road networks on the eastern border of the Free State Province originate in the south eastern part of the Xhariep district at Rouxville, linking the

said town with Harrismith in Thabo Mofutsanyana District via Van Stadensrus, Wepener, Hobhouse, Ladybrand, Clocolan, Ficksburg, Fouriesburg, Clarens and Phuthaditjhaba

(c) Development corridors:

Development corridors are characterized by higher order ribbon-like development along routes that can be classified as transport (movement) corridors. These corridors promote economic activity at specific locations along these movement routes. It thus not necessarily implies that development will be continuous for the full length of the corridor. It is foreseen that the presence of economic activity along these routes will require special attention in terms of the planning of ingress and exits to and from commercial activities in order not to interfere with the mobility of the corridor itself.

Border posts with the Kingdom of Lesotho are an important part of the infrastructure available in Xhariep District. There are border points at Zastron (Makhaleng Bridge), Wepener (Van Rooyensnek) and Sepapu's Gate. The importance of the border post at Zastron as well as the S2 road can contribute to a potential corridor linkage of people and goods.

(d) Conservation corridor:

Areas along the Orange River

CENTRES

- Administrative Centre – Zastron
- Service Centres – at 3 towns
- Tourism Centre - Smithfield

4.2.2 PROPOSALS ON MACRO LEVEL FOR WHOLE OF LOCAL MUNICIPALITY ACCORDING TO SPCs

The Spatial Planning Categories provide the basis for managing urban and rural land uses. The general conditions guiding what activities may occur within each category are generally in accordance with those set out below:

A: CORE AREAS

CORE 1 (A.A): FORMALLY PROTECTED AREAS (STATUTORY CONSERVATION AREAS)

Core SPCs, comprising formally protected natural areas including:

- Aasvoëlberg Nature Conservation Area – in process to be formalised as a protected area by DESTEA (Department of Environmental Affairs)
- Tussen-die-Riviere Nature Reserve

CORE 2 (A.B): ECOLOGICAL/ RIVER CORRIDORS AND WETLANDS

Major river corridors including:

- Skuipspruit
- Caledon
- Klipspruit
- Sandrifstpruit
- Nuwejaarspruit
- Winnaarspruit
- Grysboксpruit
- Orange

B: BUFFER AREAS

BUFFER AREAS (B): AGRICULTURE AND SENSITIVE BIODIVERSITY AREAS / CRITICAL BIODIVERSITY AREAS (CBAs) OUTSIDE OF CORE 1 AREAS

These are areas where there is Endangered Vegetation, commonly called Sensitive Biodiversity Areas. B1 All land within the conservation corridors outside of the formally protected nature areas, see Core 1 above. Land owners should be encouraged to give their land in this category conservation status which may include tourism activities to provide income to manage the land.

Note - When a property is proclaimed as a Conservancy or Stewardship area those portions to be used purely for conservation purposes should be proclaimed Core 1 (A.a) and those portions containing accommodation or buildings should remain Buffer 1 (B.a).

C: AGRICULTURAL AREAS (HIGH POTENTIAL AGRICULTURAL AREAS TO BE INDICATED)

High Potential / Low Potential Agricultural Land

The district of Xhariep is characterised with extensive agricultural activities. The area around Koffiefontein is suited for the production of cotton, pomegranate, olives, persimmons, watermelon, cantaloupe, cactus pear, Lucerne, pistachio, almonds, squash, pumpkin and potato. The areas surrounding both Zastron and Dewetsdorp are suited to the production of Cenchrus Ciliaris, buffelsgras. The district is suited for the production small stock farming, given the arid conditions of the area, especially within the Koffiefontein area.

The Agricultural commodity spread is broadly categorized as follow:

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- High potential crops: Forage sorghums
- Moderate potential: Sunflower, Grain sorghum, Wheat, vegetables-garlic, Lucerne, digitaria eriantha, forage sorghums, almonds, cherries, peaches, hazel nuts, pecan nut (xx), walnut, persimmon, asparagus, cactus pear (fruit).

D: URBAN RELATED AREAS

URBAN AREAS (D.A)

This includes the areas that are or will be used for urban related activities. All these areas should be included in a defined Urban Edge.

These include the settlements of:

- Zastron
- Rouxville
- Smithfield

Spatial proposals have been made for these settlements; these include MIG projects, some of these can be seen on the Mohokare Local Municipality Spatial Development map.

E: INDUSTRIAL AREAS

EXTRACTIVE INDUSTRY (E.E)

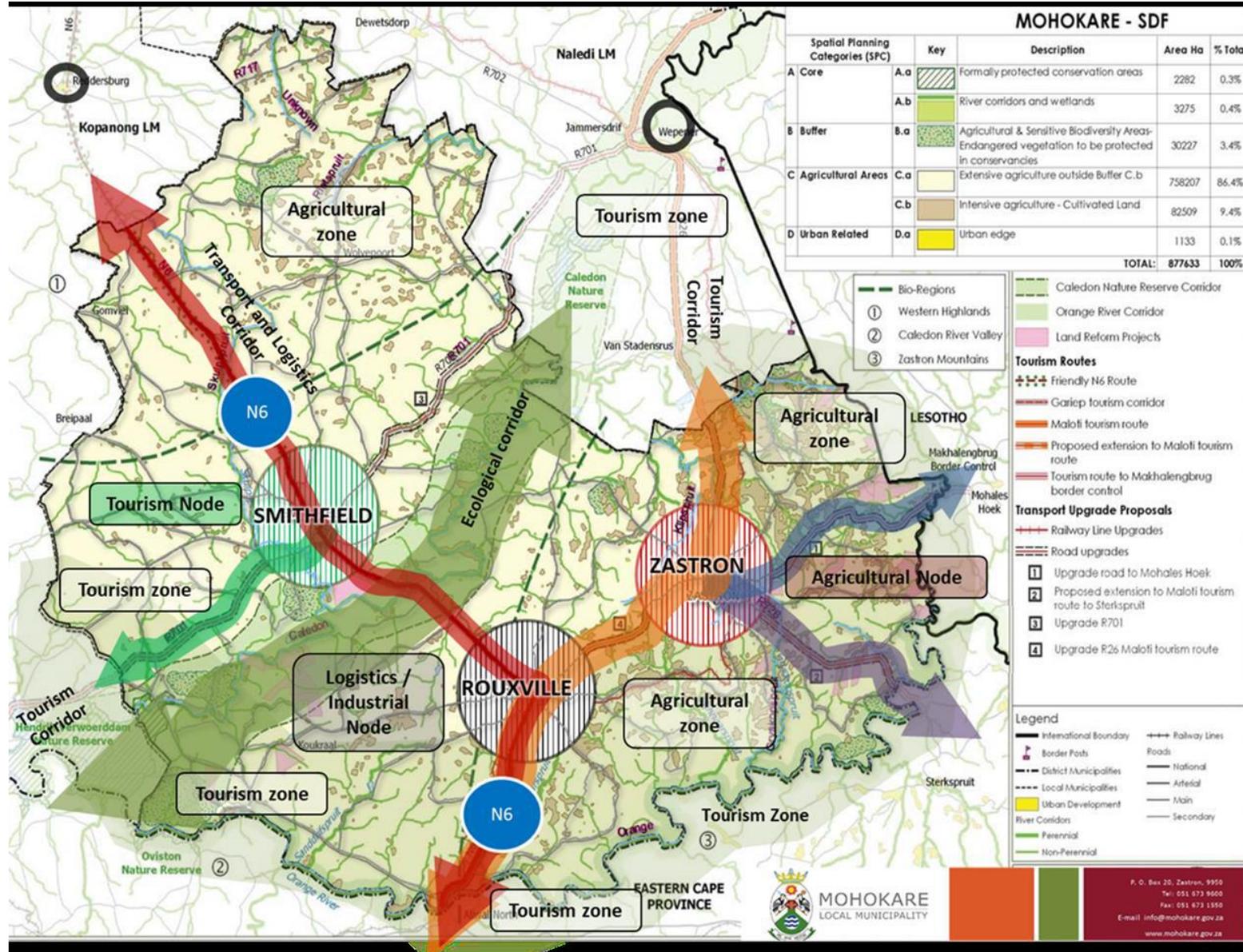
These include all mining activities in the municipality. This also includes quarrying. The promotion of settlements at mines should not be encouraged. The labour force to support mines should be accommodated in the existing urban areas or proposed rural nodes (if found viable).

F: SURFACE INFRASTRUCTURE AND BUILDINGS

WIND AND SOLAR ENERGY GENERATION (F.I)

These include all wind and solar energy generation facilities. These facilities should be promoted to support the supply of electricity in the municipality and the provision of basic services to those in need. These projects are to be sensitively placed to not negatively impact on the surrounding urban, agricultural or natural environment.

MAP 13: MOHOKRE LM MACRO SPATIAL DEVELOPMENT FRAMEWORK



(Source: Mohokare SDF 2018)

4.3 SDF PROPOSALS FOR TOWNS IN THE LOCAL MUNICIPALITY – 5 TO 20 YEARS (MICRO LEVEL MAP)

4.3.1. ZASTRON

OBJECTIVES THAT REFLECT THE DESIRED SPATIAL FORM FOR EACH TOWN IN THE LOCAL MUNICIPALITY ON THE MICRO LEVEL MAP

Original settlement was laid out as a Voortrekker Rydorp rectangular grid along a spur between two tributaries of the Gryssbokspruit which rise in the Aasvoëlberg which forms a landmark backdrop to the town;

The long streets along which water would have been led to irrigate plots are parallel to the contours; The historic town terminated at the rail line which forms a barrier with Matlakeng. These tributaries also contain Matlakeng, at a much higher density with later extensions laid out as curvi-linear grids. The northern side of 2nd Ave (Tata Majozi) contains a wide variety of uses including a largely vacant industrial area and small farming as well as residential. There is an approved but undeveloped extension across the northern tributary.

Nodes

Zastron is well endowed with a dramatic location enclosed along its western boundary by the Aasvoëlberg with impressive views to the east over Matlakeng and the plains in the middle ground that rise to the Maloti mountains along the Lesotho border; The older part of the town is well treed with pleasant trees and a number of historic buildings;. However, a number of CBD buildings, including some of the municipal offices are poorly maintained creating a sense of urban decay. Matlakeng is vibrant due in part to its higher population densities and there is generally good access to services; However most streets are gravel, there is little tree planting.

Corridors

Nearest town to Sterkspruit (Eastern Cape) large rural population concentration (over 80kms to Aliwal North) and to Mhales Hoek, Lesotho, 44kms also the centre of a large population concentration; Maloti tourism route passes along the R26 to Wepener and further north;

There is also a significant tourist movement along the R726 by tourists wishing to continue following the scenic Maloti Mountains through Sterkspruit and Rhodes.

At the local scale Zastron is at a disadvantage as it is approximately 5kms from the R26 and the R726 by passes the town. Addressing the by-pass nature of the surrounding route network could also improve the town's fortunes. The most effect way to do this would be to temporarily close the R726 section between the Ralph street and the Wepener road over road bridge. This would have the effect of channelling traffic to Sterkspruit and Mhales Hoek along Ralph Street through the CBD and 2nd Ave (Tata Majozi) through Matlakeng; a less radical solution would be to substantially improve these northern and eastern intersections to the town.

The main integrating and structuring element will be implementing the Ralph Street – 2nd Avenue corridor through Matlakeng. This should include commercial activities, street trading stalls and markets and transport facilities.

Current un-built development approvals on the northern side of the old town are appropriately located to promote integration. However, as noted above care must be taken on the nature of the interface between development on this land and the northern gateway into Ralph Street.

Zastron appears to be already delivering a range of social and health services to residents from Lesotho and the Eastern Cape. The municipality saw significant migration from these areas between 2001 and 2011 with Zastron growing by 50% over the decade and it is the closest settlement to these areas. If transport infrastructure was improved to these settlements and the border at Matlakeng Bridge reopened to commercial traffic this draw card could improve. However, for the town to meaningfully benefit from this attraction there needs to be opportunities for participation in the productive local economy, mainly agriculture, tourism (B&Bs, restaurants) and services. It has considerable tourist potential due its scenic situation and strategic location. There is a resort in the

mountain above the town that requires upgrading and probably concessioning to an experienced tourist operator.

URBAN EDGE

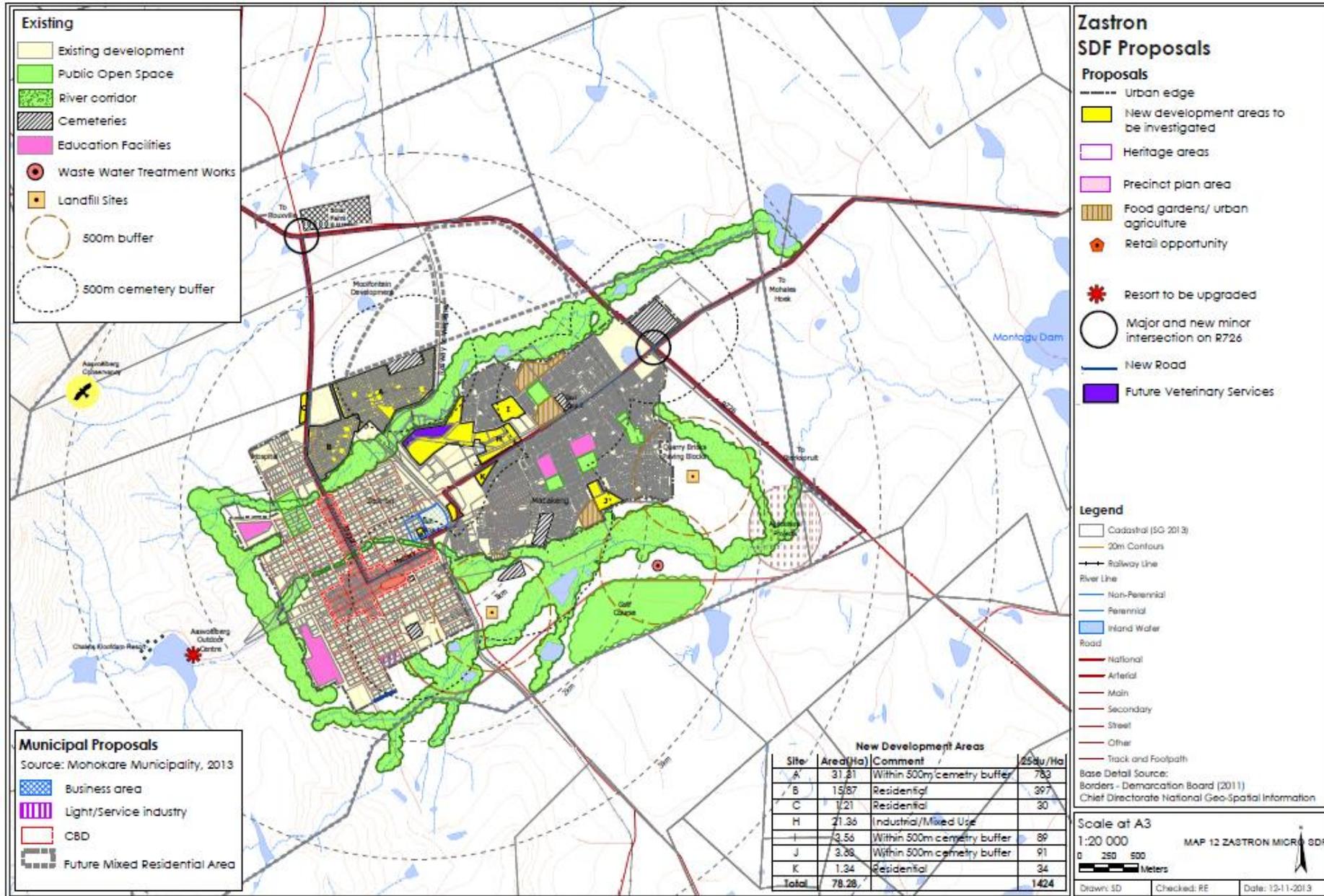
All future proposals are within the Urban Edge, except Montagu Dam proposal.

TABLE 14: ZASTRON: PROJECTS AND STRATEGIES ACCORDING TO THE SPCS

CONSERVATION	SPLUMA PRINCIPLE (Section 7)
A CORE AREAS	
STATUTORY PROTECTED AREAS	
<ul style="list-style-type: none"> Aasvoëlberg Conservancy 	(b) Spatial Sustainability (e) Good Administration
B BUFFER AREAS	
ECOLOGICAL CORRIDORS	
<ul style="list-style-type: none"> Orange River Caledon River Flood lines must be taken into account when development are planned; All areas adjacent to streams and rivers should be seen as environmental sensitive; Areas of ecological significance of the proposed commonage properties should timely be identified and reserved as natural areas; Riparian corridors containing flood prone areas, rivers and tributaries, wetlands and dams to be protected from urban development. 	(b) Spatial Sustainability (e) Good Administration
URBAN GREEN AREAS	
<ul style="list-style-type: none"> A Municipal Open Space Policy needs to be developed to encourage the private sector to cooperate in the development and maintenance of Public Open Spaces throughout the Local Municipality; Adequate provision was made for open spaces in Matlakeng according to modern town planning principles, although all these open areas are not optimally utilized; Existing large open spaces or portions of open spaces are proposed to be more effectively utilized and developed by means of infill planning to ensure the optimum utilization of available land and desirable densification. Due to the physical/ topographical constraints a lot of open space cannot be developed. 	(b) Spatial Sustainability (e) Good Administration
AGRICULTURAL	
C AGRICULTURAL AREAS	
<ul style="list-style-type: none"> Agricultural Projects on Townlands; Food Gardens; FPSU; Urban agriculture along the R726. 	(b) Spatial Sustainability (e) Good Administration
URBAN	
D URBAN RELATED AREAS	
RESIDENTIAL AREAS	
<ul style="list-style-type: none"> New development areas to be investigated; Future Mixed Residential Areas – Mooifontein; Extension 11 – long term low income residential development; Proposed connector route to connect existing Matlakeng with proposed Extension 11; Human settlement expansion opposite Onder Street open land Re outlay/design of portion of Extension 10. 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
BUSINESS AREAS	
<p>Zastron:</p> <ul style="list-style-type: none"> Proposed CBD area; Heritage development zone; Mixed Use corridors; Proposed Business Area; Informal / formal business zones along proposed public transportation; Even 485-489 n Zastron to be development for a business development node. 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
MIXED USE DEVELOPMENT AREAS	
<ul style="list-style-type: none"> The area between Zastron and Matlakeng to be develop for mixed uses such as informal trading, business and transportation. 	(b) Spatial Sustainability (c) Efficiency (e) Good Administration

INSTITUTIONAL AREAS	
<ul style="list-style-type: none"> • Institutional Areas are distributed throughout Zastron and Matlakeng; • Motheo College use of Mooifontein land for practical and residences at old houses; • Education Facilities- Mooifontein School development; • The Department of Education needs to be consulted with when new Township Establishments are developed. 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
AUTHORITY AREAS	
<ul style="list-style-type: none"> • Authority Areas need to be more distributed in Matlakeng for accessibility by residents. 	(a) Spatial Justice (e) Good Administration
CEMETERIES	
<ul style="list-style-type: none"> • The current capacity of cemeteries is a problem and all towns urgently require additional cemetery space; • Fencing of cemeteries. 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
SPORTS FIELDS AND INFRASTRUCTURE	
<ul style="list-style-type: none"> • Upgrading of Sports Facility planned but on retention by MIG 	(b) Spatial Sustainability (e) Good Administration
RESORTS AND TOURISM RELATED AREAS	
<ul style="list-style-type: none"> • Re-build the burned down Aasvoëlberg Out Door Centre; • Tourism development at the Kloof Dam – redevelopment of existing dilapidated resort; • Montagu Dam – tourism development; • Top Dam – development for tourism accommodation 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
INDUSTRIAL	
E INDUSTRIAL RELATED AREAS	
GENERAL INDUSTRY	
<ul style="list-style-type: none"> • Industrial activities exist of light and service industry; • Densification of Industrial Areas; • Pound at Handling Facility; • Future Veterinary Services. 	(a) Spatial Justice (b) Spatial Sustainability (c) Efficiency (e) Good Administration
SURFACE INFRASTRUCTURE	
ROADS AND STREETS	
<ul style="list-style-type: none"> • All roads and streets need upgrading; • Main street network, Ralph and 2nd Ave (Tata Majosi) to upgraded and landscaped • Major and new minor intersection on R726; • Long term proposed connector route to connect existing Matlakeng with proposed Extension 11. 	(b) Spatial Sustainability (c) Efficiency (d) Spatial Resilience (e) Good Administration
TRANSPORT	
<ul style="list-style-type: none"> • The railway station is not in operation anymore. • No specific stations have, however, been identified to be operational in the future; • A need has been identified to investigate feasibility to utilise the railway service more optimally as a recreational and commuting service in the region. 	(b) Spatial Sustainability (c) Efficiency (d) Spatial Resilience (e) Good Administration
SURFACE INFRASTRUCTURE	
<ul style="list-style-type: none"> • Registration of all new landfill sites needs to be done; • Sewerage plant need to be maintained; • Renewable Energy Structures; • Montagu Dam – outlay plan for sites • Existing dams and reservoirs need to be maintained. 	(b) Spatial Sustainability (c) Efficiency (d) Spatial Resilience (e) Good Administration

MAP 14: ZASTRON MICRO SDF NEW MAP TO FOLLOW



4.3.2 ROUXVILLE

Rouxville comprises three distinct components, the original village and Roleleathunya both abutting the N6 and Uitkoms, set back from the R26 to Zastron. They are separated by water courses and potential flood areas.

The original settlement is laid out as a Voortrekker Rydorp with long streets perpendicular to the contours to allow water to be lead along them. The N6 forms an off-centre main road, Voortrekker St, to the original village and abuts the western edge of Roleleathunya.

In keeping with modern road access guidelines there are only two direct accesses into Roleleathunya, the main one onto Posihuli Street and another, probably informal link from Ntobela Street, and all the abutting properties turn their back on the N6.

A large extension to Roleleathunya to the north furthest away from the CBD, approximately 2kms, has been approved but not developed. Ideally the town should extend west of the N6, however this not possible due to an existing cemetery and WWTWs located there.

Nodes

The N6 forms the main street, Voortrekker Street through the original village and is intermittently lined with shops and a filling station with some residential buildings in between. This road intersects a number of west east streets, some of which are tarred double carriage ways with a median, including Kerk, Piet Retief and Chase which provides access to the high school.

Urban development within old settlement mainly comprises Victorian and Edwardian houses, some in a poor state of repair, on large landscaped and treed plots. The sandstone church forms a focal point.

Corridors

Located on the N6 between East London and Bloemfontein and the N1 to Johannesburg. Almost equidistant from Smithfield (38kms), Zastron (34kms), and Aliwal North across the Orange River in the Eastern Cape (36kms)

Ideally the town should extend west of the N6, however this not possible due to an existing cemetery and WWTWs located there.

The historic core and frontages along the N6 should be declared a heritage area and existing buildings renovated and new buildings designed according to appropriate guidelines.

Roleleathunya, Uitkoms and the old village should be directly linked by a route system through the open space corridor that avoids the need to use the N6 as a local access road. These alignments are already informal pedestrian paths and gravel tracks.

A service road should be built along the verge between the first row of houses in Roleleathunya and the N6 so that potential shops, car washes and restaurants and other activities can take advantage of passing trade.

Advantage of the N6 traffic should be taken to the greatest extent in both the old village and Roleleathunya without compromising safety and mobility along this route. Future development should serve to integrate and not disperse the settlement.

Urban Edge:

All future proposals are within the Urban Edge except Kalkoenkrans Dam and the Golf Course for the Agave project.

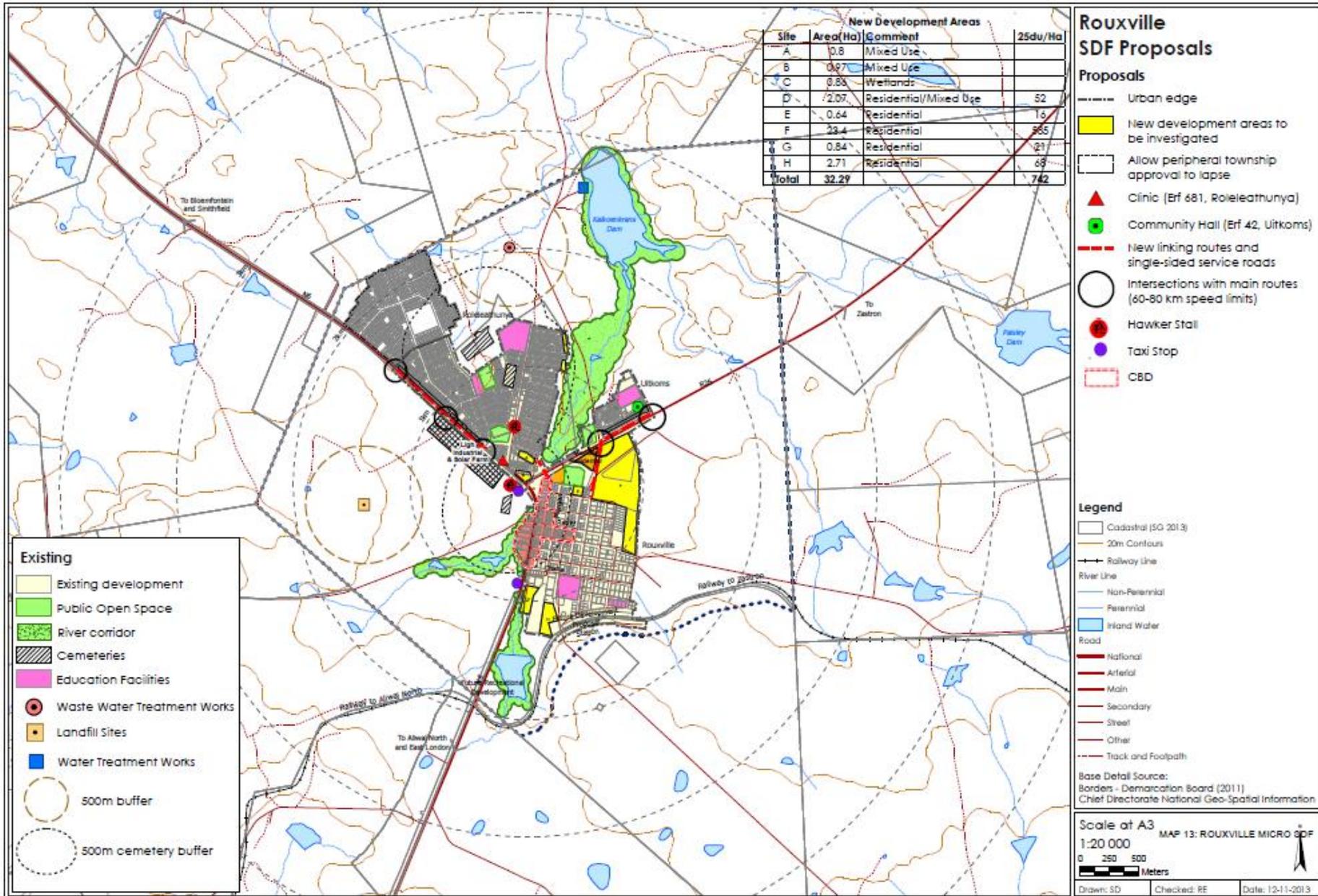
TABLE 15: ROUXVILLE: PROJECTS AND STRATEGIES ACCORDING TO THE SPCs

CONSERVATION	SPLUMA PRINCIPLE (Section 7)
B BUFFER AREAS	
ECOLOGICAL CORRIDORS	
<ul style="list-style-type: none"> Flood lines must be taken into account when development are planned; All areas adjacent to streams and rivers should be seen as environmental sensitive; 	(b) Spatial Sustainability (e) Good Administration

<ul style="list-style-type: none"> • Areas of ecological significance of the proposed commonage properties should timely be identified and reserved as natural areas; • The river and dam area, including the flood prone area between Roleleathunya and Uitkoms should be upgraded as parkland and recreational open space; • Additional development guidelines should be designed to ensure sustainable development. 	
URBAN GREEN AREAS	
<ul style="list-style-type: none"> • A Municipal Open Space Policy needs to be developed to encourage the private sector to cooperate in the development and maintenance of Public Open Spaces throughout the Local Municipality; • Adequate provision was made for open spaces in Roleleathunya and Uitkoms according to modern town planning principles, although all these open areas are not optimally utilized; • Existing large open spaces or portions of open spaces are proposed to be more effectively utilized and developed by means of infill planning to ensure the optimum utilization of available land and desirable densification. • Due to the physical/ topographical constraints a lot of open space cannot be developed. 	
AGRICULTURAL	
C AGRICULTURAL AREAS	
<ul style="list-style-type: none"> • Community gardens should be encouraged and all agricultural projects on the commonage regulated; • On the R26, redevelopment of the old golf course for an agricultural node; • Paisley Dam for agricultural development. 	
URBAN	
D URBAN RELATED AREAS	
RESIDENTIAL AREAS	
<p>Rouxville:</p> <ul style="list-style-type: none"> • Future expansion in Rouxville for residential erven through densification of existing residential areas; • The shortage of all forms of housing (S&S, BNG, GAP); • Future residential development between Rouxville and Uitkoms and densification adjacent to the R26; • Rouxville appears to have potential as a 2nd home and retirement destination for people from the large cities, e.g. Bloemfontein and Johannesburg; • FLISP housing development next to the N6. <p>Roleleathunya:</p> <ul style="list-style-type: none"> • Future development should serve to integrate and not disperse the settlement; • A large extension to Roleleathunya to the north furthest away from the CBD, approximately 2kms, has been approved and is in the process of developing; • Ideally the town should extend west of the N6, however this not possible due to an existing cemetery and WWTWs located there. <p>Uitkoms:</p> <ul style="list-style-type: none"> • Future medium term expansion for residential erven between Rouxville and Uitkoms, south of the R26. 	
BUSINESS AREAS	
<p>Rouxville:</p> <ul style="list-style-type: none"> • Future expansion for business erven through densification of the earmarked CBD area; • Mixed Land Use Development along the N6 – shopping centre, tourism development, taxi rank, filling station, and hawkers stalls; • <p>Roleleathunya:</p> <ul style="list-style-type: none"> • A business development corridor has been identified along Posholi Street; • Business nodes should be established in the new Extension 6 which is ± 2km from the Rouxville CBD; • Existing small business nodes should be supported and strengthened. 	
MIXED USE DEVELOPMENT AREAS	
<ul style="list-style-type: none"> • The Old Railway station to be used for small business and manufacturing programs; • Development of area opposite Roleleathunya and the N6 for development of business and light industries; 	

<ul style="list-style-type: none"> • These areas should be investigated and should aim to link Roleleathunya and Uitkoms with established business areas of Rouxville. 	
INSTITUTIONAL AREAS	
<ul style="list-style-type: none"> • Institutional Areas existing of schools and churches are distributed throughout Rouxville, Roleleathunya and Uitkoms. • Community Hall (Uitkoms). • The Clinic (Roleleathunya – clinic building process started 2016). • The Department of Education needs to be consulted with when new Township Establishments are developed. 	
AUTHORITY AREAS	
<ul style="list-style-type: none"> • Authority Areas need to be more distributed in Roleleathunya and Uitkoms for accessibility by residents. 	
CEMETERIES	
<ul style="list-style-type: none"> • The current capacity of cemeteries is a problem and all towns urgently require additional cemetery space; • Closure of Uitkoms cemetery. 	
SPORTS FIELDS AND INFRASTRUCTURE	
<ul style="list-style-type: none"> • Investigation (expansion or upgrading) of sports facilities within the area of Rouxville (Jim Fouché Sports Grounds) needs to be considered. 	
RESORTS AND TOURISM RELATED AREAS	
<ul style="list-style-type: none"> • Top Dam earmark for tourism development and horticulture; • Future recreational development at the dam south of Rouxville; • The river and dam area, including the flood prone area between Roleleathunya and Uitkoms should be upgraded as parkland and recreational open space. 	
INDUSTRIAL	
E INDUSTRIAL RELATED AREAS	
GENERAL INDUSTRY	
<ul style="list-style-type: none"> • The formalisation of the open area next to Erf 361, Rouxville, for business and light industrial development; • Golf course for Agave project 	
SURFACE INFRASTRUCTURE	
F SURFACE INFRASTRUCTURE AND BUILDINGS	
ROADS AND STREETS	
<ul style="list-style-type: none"> • The N6 and all other roads need upgrading and maintenance; • The N6 forms an off-centre main road, Voortrekker St, to the original village and abuts the western edge of Roleleathunya; • In keeping with modern road access guidelines there are only two direct accesses into Roleleathunya, the main one onto Poshuli Street and another, probably informal link from Ntobela Street, and all the abutting properties turn their back on the N6; • Roleleathunya, Uitkoms and the old village should be directly linked by a route system through the open space corridor that avoids the need to use the N6 as a local access road. These alignments are already informal pedestrian paths and gravel tracks; • A service road should be built along the verge between the first row of houses in Roleleathunya and the N6 so that potential shops, car washes and restaurants and other activities can take advantage of passing trade. • Advantage of the N6 traffic should be taken to the greatest extent in both the old village and Roleleathunya without compromising safety and mobility along this route 	
TRANSPORT	
<ul style="list-style-type: none"> • The railway station is not in operation anymore. • No specific stations have, however, been identified to be operational in the future; • A need has been identified to investigate feasibility to utilise the railway service more optimally as a recreational and commuting service in the region. 	
SURFACE INFRASTRUCTURE	
<ul style="list-style-type: none"> • Registration of all new landfill sites needs to be done; • Sewerage plant need to be maintained; • Existing dams and reservoirs need to be maintained. 	

MAP 15: ROUXVILLE MICRO SDF NEW MAP TO FOLLOW



4.3.3 SMITHFIELD

Smithfield's layout has some interesting deviations from the norm found in most Free State settlements. The original layout interestingly has examples of both Voortrekker (rectangular block), probably the original layout as the church and market square are found here, and British (square blocks) layouts.

The layout of the first extension of Mofulatshepe reflects the organic street pattern of an informal settlement. Thereafter, the layout comprises various extensions on curvilinear street patterns and similarly with Rietpoort.

Nodes

The N6 forms the main street, Voortrekker Street through the original village and is intermittently lined with shops and a filling station with some residential buildings in between. This road intersects a number of west east streets, some of which are tarred double carriage ways with a median, including Kerk-, Piet Retief -and Chase streets which provides access to the high school.

Urban development within old settlement mainly comprises Victorian and Edwardian houses, some in a poor state of repair, on large landscaped and treed plots. The sandstone church forms a focal point.

Mofulatshepe comprises an in-situ upgraded former informal settlement closest to the old town and new rows of houses parallel to the contours of the hill slopes of the valley in which it sits.

There is a lot of vacant land in the old village. While much of this should be used for market gardening there would still seem to be ample room to accommodate a significant number of middle income permanent residents, for example, those people from the cities wanting to be more than usually self-sufficient in terms of food supply, energy generation and access to water.

Corridors

On N6 national route –Bloemfontein (134 km), East London (426 km), Johannesburg (540 km); i.e. it is an easy 5 hours' drive from Johannesburg for travellers on their way to the Eastern Cape and this makes a comfortable refreshment and refuelling stop.

It is also significant that although the N6 does not bypass either Reddersburg or Rouxville but passes through their eastern and western extremities the countryside in these two settlements is open and flat and the road passes straight through them.

Whereas, through Smithfield the N6 from the north passes through a wooded narrow Kloof in the hill slopes around the town and then traffic has to slow down past a number of coffee shops and artists' studios and galleries before making a right angle turn. It is common cause that when travellers have to slow down and interrupt their journeys like this it is far easier for them to stop and shop.

The town's urban quality, especially on the approach from the north with its coffee shops and galleries, is probably the most conducive of all Mohokare towns to attracting travellers of all the towns along the N6 between Bloemfontein and East London;

A row of toilets currently back onto the N6 approach from the south between Oettle and Klopper Streets. This is considered unfortunate for both future residents, visitors to the town and its efforts to be business friendly and is an example of a silo approach to providing housing rather than the integrated human settlement approach promoted by the Breaking New Ground policy.

Although it has the smallest population of the settlements in the municipality its commercial offering along Voortrekker and Rascher Streets presents the best quality. There is a thriving artist community in Church Street

Riparian corridor along river channels and water courses between the old village and through Mofulatshepe should be upgraded as a storm water management and public open space system.

Urban edge

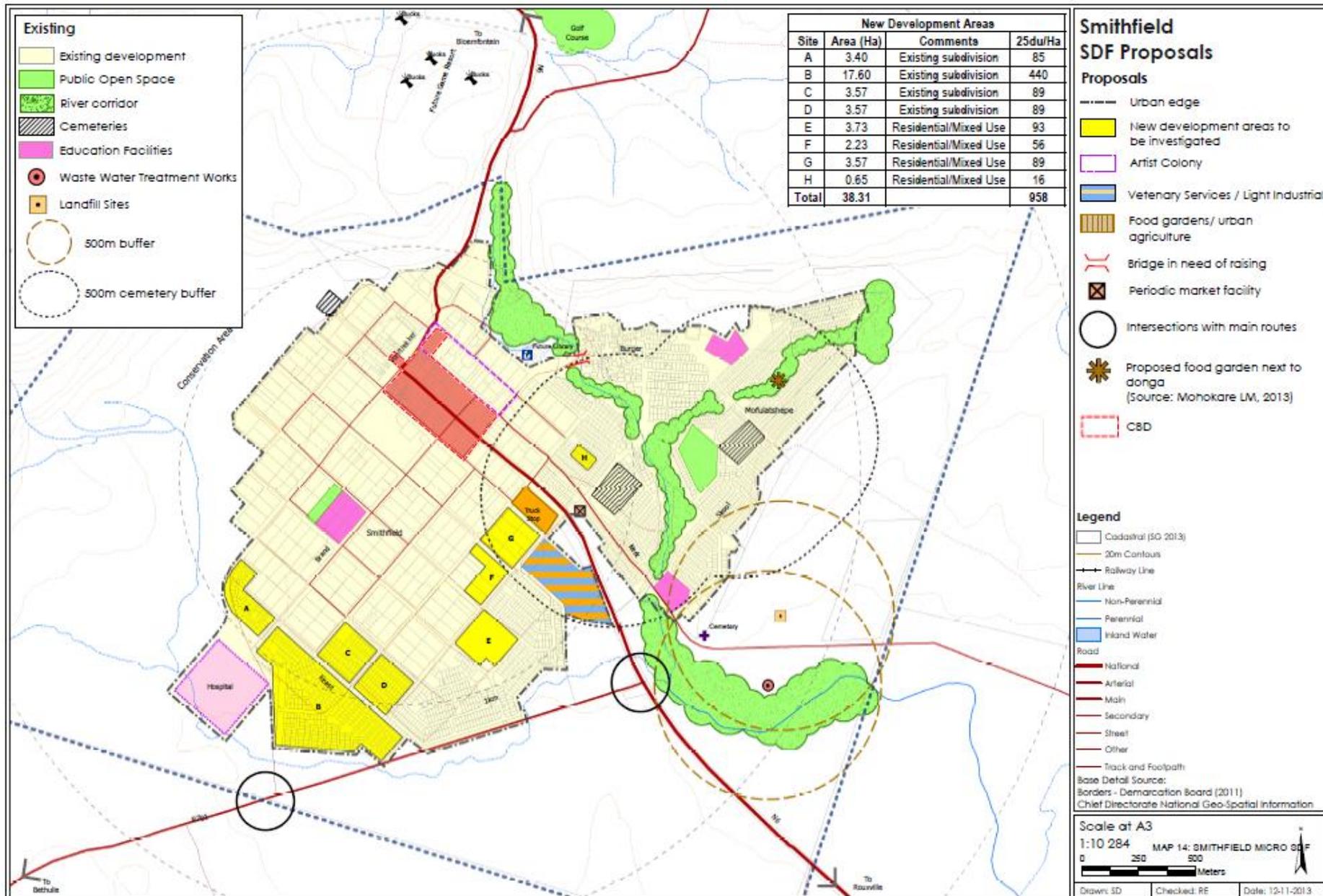
All future proposals are within the Urban Edge except for the Smithfield Dam proposal, the Golf Course and the proposal of the future Game Resort.

TABLE 16: PROJECTS AND STRATEGIES ACCORDING TO THE SPCs

CONSERVATION	SPLUMA PRINCIPLES (Section 7)
B BUFFER AREAS	
ECOLOGICAL CORRIDORS	
<ul style="list-style-type: none"> • Flood lines must be taken into account when development are planned; • All areas adjacent to streams and rivers should be seen as environmental sensitive; • Areas of ecological significance of the proposed commonage properties should timely be identified and reserved as natural areas; • Riparian corridor along river channels and water courses between the old village and through Mofulatshepe should be upgraded as a storm water management and public open space system; • The mountain areas must be regarded as conservation areas; • Additional development guidelines should be designed to ensure sustainable development. 	
URBAN GREEN AREAS	
<ul style="list-style-type: none"> • A Municipal Open Space Policy needs to be developed to encourage the private sector to cooperate in the development and maintenance of Public Open Spaces throughout the Local Municipality; • The erven next to the new library in Mofulatshepe to be developed as open space (park). 	
AGRICULTURAL	
C AGRICULTURAL AREAS	
<ul style="list-style-type: none"> • A Food-Garden (next to the donga) in Mofulatshepe is proposed; • Hydroponics is proposed? • An Agricultural Project Development is proposed at the N6-Bethulie Road. • Community gardens should be encouraged and all agricultural projects on the commonage regulated 	
URBAN	
D URBAN RELATED AREAS	
RESIDENTIAL AREAS	
<p>Smithfield:</p> <ul style="list-style-type: none"> • Future residential development in Smithfield for residential erven through densification of existing residential areas; • The area northwest from Every Street must be developed for future medium income development; • The shortage of all forms of housing (S&S, BNG, GAP); • Open Municipal land earmarked for subdivision and Social Housing; • Mixed residential development proposed on areas C – G in current SDF <p>Mofulatshepe:</p> <ul style="list-style-type: none"> • Future development areas to be investigated. <p>Rietpoort:</p> <ul style="list-style-type: none"> • New development areas to be investigated 	
BUSINESS AREAS	
<p>Smithfield:</p> <ul style="list-style-type: none"> • Future expansion for business erven through densification of the earmarked CBD area; • Investigation of mixed business development along the N6. • The town's urban quality, especially on the approach from the north with its coffee shops and galleries, is probably the most conducive of all Mohokare towns to attracting travellers of all the towns along the N6 between Bloemfontein and East London; • Future business development by means of promoting the Artist Colony and Periodic Market Facility; • The old market place possibly reverted back to the Municipality for business development; • Erf 351 for business use • An Economic Development Node at the N6-Bethulie Road. <p>Mofulatshepe and Rietpoort:</p> <ul style="list-style-type: none"> • Existing small business nodes should be supported and strengthened. 	
MIXED USE DEVELOPMENT AREAS	
<ul style="list-style-type: none"> • The area at the N6-Bethulie Road for mixed business and industrial uses. 	

INSTITUTIONAL AREAS	
<ul style="list-style-type: none"> • Institutional Areas existing of schools and churches are distributed throughout Smithfield, Mofulatshepe and Rietpoort. • The Department of Education needs to be consulted with when new Township Establishments are developed. 	
AUTHORITY AREAS	
<ul style="list-style-type: none"> • Authority Areas need to be more distributed in Mofulatshepe and Rietpoort for accessibility by residents. 	
CEMETERIES	
<ul style="list-style-type: none"> • The current capacity of cemeteries is a problem and all towns urgently require additional cemetery space. 	
SPORTS FIELDS AND INFRASTRUCTURE	
<ul style="list-style-type: none"> • Municipal erven opposite Erf 1117 Greenfield for development of a sports field. 	
RESORTS AND TOURISM RELATED AREAS	
<ul style="list-style-type: none"> • The proposed future Game Resort/Camp will be situated in the north-northwest of the Municipality Area, across the Smithfield Dam; • Shooting range; • Tourism development at the Smithfield Dam, together with the existing golf course. 	
INDUSTRIAL	
E INDUSTRIAL RELATED AREAS	
GENERAL INDUSTRY	
<ul style="list-style-type: none"> • The area at the N6-Bethulie Road for mixed business and light industrial uses; • Transnet building to be redeveloped for industrial/arts and crafts; 	
EXTRACTIVE INDUSTRY	
<ul style="list-style-type: none"> • LED assistance to licence illegal brickmaking where possible and close up those who are detrimental to the environment 	
SURFACE INFRASTRUCTURE	
F SURFACE INFRASTRUCTURE AND BUILDINGS	
ROADS AND STREETS	
<ul style="list-style-type: none"> • The N6 and all other roads need upgrading and maintenance; • Most roads are gravel and there is evidence of poor storm water management in the stream beds and dongas throughout the settlement. • Upgrading ad maintenance of storm water channels for better drainage in Smithfield, Mofulatshepe and Rietpoort; • Advantage of the N6 traffic should be taken to the greatest extent without compromising safety and mobility along this route; • Although it has the smallest population of the settlements in the municipality its commercial offering along Voortrekker and Rascher Streets presents the best quality. 	
TRANSPORT	
<ul style="list-style-type: none"> • The development of the Heavy Vehicle Overnight Facility (Truck Stop) on the N6 in the town, needs to be revived. 	•
SURFACE INFRASTRUCTURE	
<ul style="list-style-type: none"> • There is a need to do much more about solid waste; • Existing dams and reservoirs need to be maintained. 	•

MAP 16: SMITHFIELD MICRO SDF – NEW MAP TO FOLLOW



CHAPTER 5: IMPLEMENTATION PLAN

5.1 SUPPORTING POLICIES

TABLE 17: SUPPORTING POLICIES

POLICY	STATUS	DELIVERABLES
Inclusive Housing	None	A policy needs to be developed
Densification	Services Reports for Densification Applications – any densification needs a Services Report	See LUS Regulations
Integrated Transport	Policy on Traffic Impact Assessment	
Land Use Policies (existing policies of which needs to be bylaws)	<ul style="list-style-type: none"> Policy and Guidelines for the development of Resorts. Policy and Guidelines on Leisure Residential Land Use. Policy for Specifications on Liquor Outlets and Taverns. Policy for Town Planning in terms of SPLUMA. Policy for Erf Sizes for Residential Development. Policy on Applications not in line with the SDF. Policy for Non-Agricultural Development on Agricultural Land in the Free State. Policy on Provision of Social Facilities in South African Settlements. Policy on the Planning Requirements of Cemeteries and Funeral Parlours. Policy on Township Establishment and Layout Plans. Policy on Student Accommodation. Policy on Town Planning Tariffs. Policy on Town Planning: Spatial Planning and Land Use Management. 	See LUS Regulations
Greening Policy	<ul style="list-style-type: none"> Policy on the provision of Public Open Spaces. Policy on Planning and Environmental Guidelines. 	A policy needs to be developed
Other	<ul style="list-style-type: none"> Policy for the erection of Telecommunication Infrastructure. Policy for Building Control. Policy on National Heritage Resources. 	•

5.2 SUPPORTING GUIDELINES

TABLE 18: SUPPORTING GUIDELINES

GUIDELINE	STATUS	DELIVERABLES
Heritage and Conservation	See LUS Regulations	None
Integrated Development	The Rural Developments plan will guide integration of rural areas in the rural areas of the municipality. The SDF and LUS will guide integrated development as a whole.	None
Social Facility Provision	The CSIR Red Book provides guidelines on social facilities. These can also be discussed with the relevant department if and when needed.	None
Other	General Information on the Contents of Applications and of Motivation Reports.	See Municipal Planning Bylaw

5.3 CAPITAL INVESTMENT/EXPENDITURE FRAMEWORK

5.3.1 SPATIAL PRIORITIES

A set of interrelated spatial development priorities have been identified to guide the formulation of the focus area proposals and the future development of the Mohokare Municipality.

These ten priorities are set out below in **Table 19**:

TABLE 19: SPATIAL PRIORITIES FOR FUTURE DEVELOPMENT IN MOHOKARE LM

SPATIAL PRIORITIES		IMPLEMENTATION
1	Continuity of green	Ensure the continuity and connection of core biodiversity areas, river systems and landscape elements to establish connected green networks.
2	Establish well defined and designed development of open spaces	Ensure that the interface between green space and development is well designed so that open space is overlooked and not edged by “backs” and blank edges.
3	Protect and enhance rural character	Ensure that all interventions in rural areas are of an appropriate scale and nature to support rural livelihoods, whilst at that same time protecting the sense of place and the agricultural resource base.
4	Enable strategic densification	Densify residential development and cluster activities in these areas for efficient use of infrastructure and available land.
5	Enable and promote mixed use areas	Promote a mix of uses around nodes and along corridors within the accessibility grid. The above two areas set up an environment in which public transport becomes viable.
6	Protect and enhance heritage resources	Acknowledge the importance of heritage resources and carefully manage impacts at all scales of planning and development, from the broader Mohokare municipal landscape and its settlement pattern to individual buildings.
7	Ensure connectivity between	Connect nodes and communities via safe and attractive public transport and pedestrian friendly routes and activity

	settlements and a hierarchy of nodes and connectivity within settlements	corridors within a hierarchical accessibility grid.
8	Promote spatial integration	Facilitate integration through well-located new development and infill, reducing barriers between communities and enabling more efficient access to facilities and opportunities.
9	Cluster social facilities	Cluster social facilities and activities within nodes to optimise accessibility and convenience while also improving security and maintenance.
10	Enable an accessible hierarchy of public facilities	Locate new facilities and resources so that they relate to the accessibility grid; high order regional facilities should be within easy reach of the primary public transport and street network.

5.3.2 IMPLEMENTATION REQUIREMENTS

Implementation requirements are outlined in the spatial priorities and policies mentioned above. For these to be successfully implemented a fully function and well capacitated municipal environment should be ensured. This includes sufficient staff, funding, a functional organogram and adequate human resource and financial management.

5.3.3 INSTITUTIONAL ARRANGEMENTS

All institutional departments need to communicate regularly to prevent working in silos. The institutional arrangements will be dependent on the project at hand, however most critical is that the new planned organogram suits the institutional needs of the municipality and lends itself to conducive and sufficient service provision and human settlement development.

5.3.4 SPATIAL IMPLEMENTATION AND CAPITAL INVESTMENT PLAN

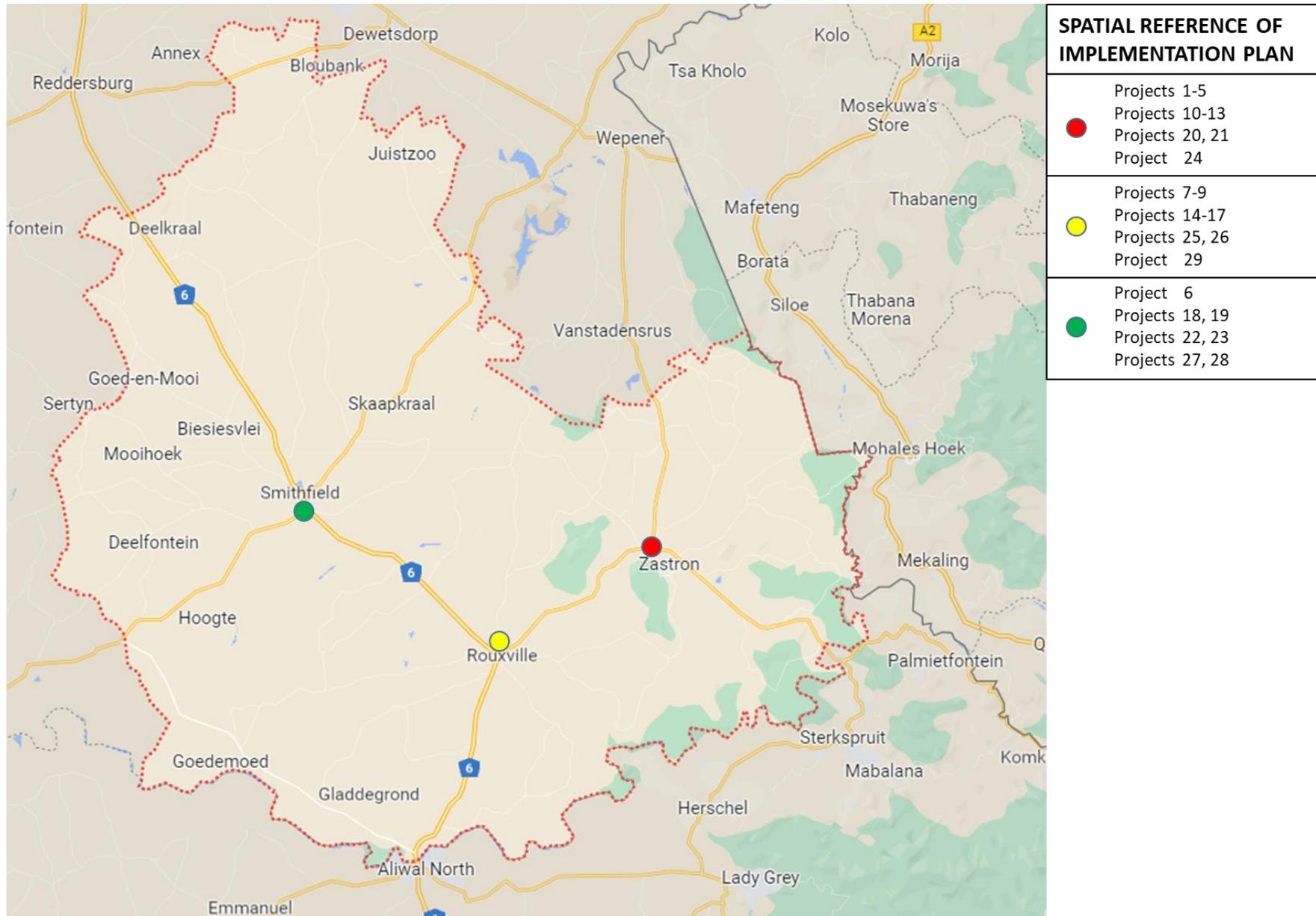
The Spatial Planning and Land Use Management Act 16 of 2013 requires that municipal spatial development frameworks determine a capital expenditure framework (CEF) for the municipality's development programmes, depicted spatially. **Table 20** indicates these programmes and projects and are spatially represented on Map

TABLE 20: SPATIAL IMPLEMENTATION AND CAPITAL INVESTMENT PLAN

WATER SUPPLY PROJECTS							
TOWN	PROJECT DESCRIPTION	PROJECT VALUE	GRANT	STATUS	FINANCIAL YEAR	STAKE HOLDERS	SPATIAL REFERENCE
ZASTRON	Upgrading of the Zastron Water Treatment Works (WTW) – Phase 2	R 19 000 000.00	WSIG	Funded (Registration process)	2023/2024	Department of Water and Sanitation	1
	Installation of water & sanitation services in Zastron Ext. 10	R 24 000 000.00	WSIG	Funded (Registration process)	TBC	Department of Water and Sanitation	2
	Construction of a 4ML Ext. 10 & Mooifontein reservoir	R 13 000 000.00	WSIG	Not funded	TBC		3
	Construction of a 2.1km Ext. 10 & Mooifontein mainline from the Zastron WTW	R 11 100 000.00	-	Not funded	TBC		4
	Construction of a 15km raw water pipeline from the Orange River to Montague Dam	R 41 300 000.00	RBIG	Funded – awaiting funds	2024/2025	Department of Water and Sanitation	5
SMITHFIELD	Upgrading of the Smithfield Bulk Water Supply (SBWS) project: - 6ML storage reservoirs - x2 raw water pump stations (Civil, M&E) - 25km raw bulk water pipeline - Upgrading of the Smithfield WTW	R 130 000 000.00	WSIG	Funded (Design & Tender: Placed on hold by DWS due to funding shortages)	2024/2025	Department of Water and Sanitation	6
ROUXVILLE	The construction of a 27km raw water pipeline from the Orange River to Paisley dam	R 112 000 000.00	RBIG	Funded On construction	2022/23	Department of Water and Sanitation	7
	The construction of an abstraction works and equipping of x2 raw water pump stations	R 38 500 000.00	WSIG	Funded On construction	2022/23	Department of Water and Sanitation	8
	The upgrading of the Water Treatment Works (WTW)	R 59 000 000.00	RBIG	Funded (Project on hold)	TBC	Department of Water and Sanitation	9
SANITATION PROJECTS							
TOWN	PROJECT DESCRIPTION	PROJECT VALUE	GRANT	STATUS	FINANCIAL YEAR	STAKE HOLDERS	
ZASTRON	Upgrading of the Zastron / Matlakeng outfall sewer and waste water pump stations	R 17 400 000.00	MIG	Funded (On construction)	2022/2023	COGTA	10
	Installation of a new sewer reticulation system in Refengkhotso	R 23 300 000.00	MIG	Funded (Design & Tender)	2022/2023	COGTA	11
	Construction of Extension 10 outfall sewer	R 16 300 000.00	MIG	Not Funded	2025/2026	Human Settlements COGTA	12
	Refurbishment of the Zastron Waste Water Treatment Works (WWTW)	R 24 500 000.00	MIG	Not Funded	2025/2026	COGTA	13
ROUXVILLE	Upgrading of the Rouxville/ Roleleathunya outfall sewer	R 17 600 000.00	MIG	Not Funded	2025/2026	COGTA	14

	Installation of a new sewer reticulation system in Extension 6	R 19 300 000.00	DHS	Not Funded	2024/2025	Human Settlements	15
	Upgrading of the Waste Water Treatment Works (WWTW)	R 8 200 000.00	MIG	Funded (Design & Tender)	2024/2025	COGTA	16
	Upgrading of the waste water pump stations	R 4 500 000.00	MIG	Not funded	2025/2026	COGTA	17
SMITHFIELD	Installation of water and reticulation services in extension 05	R 14 000 000.00	DHS	Funded (On Construction)	2021/2022	Human Settlements	18
	The upgrading of the outfall sewer line	R 26 300 000.00	WSIG	Funded (On construction)	2022/2023	Department of Water and Sanitation	19
ROADS AND STORM WATER PROJECTS							
TOWN	PROJECT DESCRIPTION	PROJECT VALUE	GRANT	STATUS	FINANCIAL YEAR	STAKE HOLDERS	
ZASTRON	Re-construction of x3 internal street bridges	R 9 800 000.00		Not Funded	2023/2024		20
	Construction of a 1.5km paved access road with related storm water in Refengkhotso	R 13 500 000.00	MIG	Not Funded	2025/2026	COGTA	21
SMITHFIELD	Phase 1 - Construction of 1km paved access road in Greenfields with related storm water	R 8 400 000.00	MIG	Funded (Design & Tender)	2022/2023	COGTA	22
	Phase 2 - Construction of 1km paved access road in Greenfields with related storm water	R 8 400 000.00	MIG	Not Funded (Project registration)	2024/2025	COGTA	23
SPORTS AND RECREATION PROJECTS							
TOWN	PROJECT DESCRIPTION	PROJECT VALUE	GRANT	STATUS	FINANCIAL YEAR	STAKE HOLDERS	
ZASTRON	Construction of the Itumeleng sports ground_ Phase 2	R 6 500 000.00	DSRSA	Unfunded	2024/2025	DSRSA	24
ROUXVILLE	Upgrading of the Roleleathunya sports ground	R 2 400 000.00	MIG	Funded	2022/2023	COGTA	25
	Construction of a multi-sports code facility in Rouxville	R 18 200 000.00	DSRSA	Not Funded	2025/2026	DSRSA	26
SMITHFIELD	Refurbishment of the Mofulatshepe sports ground	R 6 300 000.00	MIG / DSRSA	Not Funded	2023/2024	COGTA	27
	Construction of a multi-sports code facility	R 25 000 000.00	FS DSR	Procurement (acquiring contractor) site briefing conducted already	2022/2023	DSRSA	28
ENVIRONMENTAL PROJECTS							
TOWN	PROJECT DESCRIPTION	PROJECT VALUE	GRANT	STATUS	FINANCIAL YEAR	STAKE HOLDERS	
ROUXVILLE	The upgrading of the solid waste landfill site	R 8 900 000.00	MIG	Funded	2025/2026	COGTA	29

MAP 17: SPATIAL REFERENCE OF PROGRAMMES IN THE MOHOKARE CAPITAL INVESTMENT PLAN



4. PUBLIC PARTICIPATION

4.3.1. ADVERTISEMENTS

4.3.2. IDP PUBLIC PARTICIPATION MEETINGS