



REVIEW OF A MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (SDF) FOR THE DR PIXLEY KA ISAKA SEME MUNICIPALITY: MPUMALANGA PROVINCE

PHASE 2: SPATIAL CHALLENGES & OPPORTUNITIES

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1. INTRODUCTION

Status quo analysis forms part of strategic planning procedures in bringing about understanding what the present situation entails. All the provided information in a form of maps, graphs and charts is analysed from a spatial planning and development perspective in order to come up with strategic solutions to the problems faced by Dr Pixley Ka Isaka Seme Local Municipality.

The spatial analysis provides critical information about all the development aspects of a municipal area. The analysis also goes as far as informing the municipal vision and planning principles, projects, policies and plans, providing recommendations on how certain planning and developmental issues are to be solved using spatial planning and developmental strategies.

The Spatial Planning and Land Use Management Act, 2013 provides guidelines of the different types of status quo analysis to be made in order to understand developmental aspects of the municipal area. The status quo analysis for Dr Pixley Ka Isaka Seme Local Municipality will address the following:

a) Biophysical Environment Analysis

- Conservation, agriculture, vegetation, climate

b) Socio-Economic Analysis

- Population, education, land reform, employment

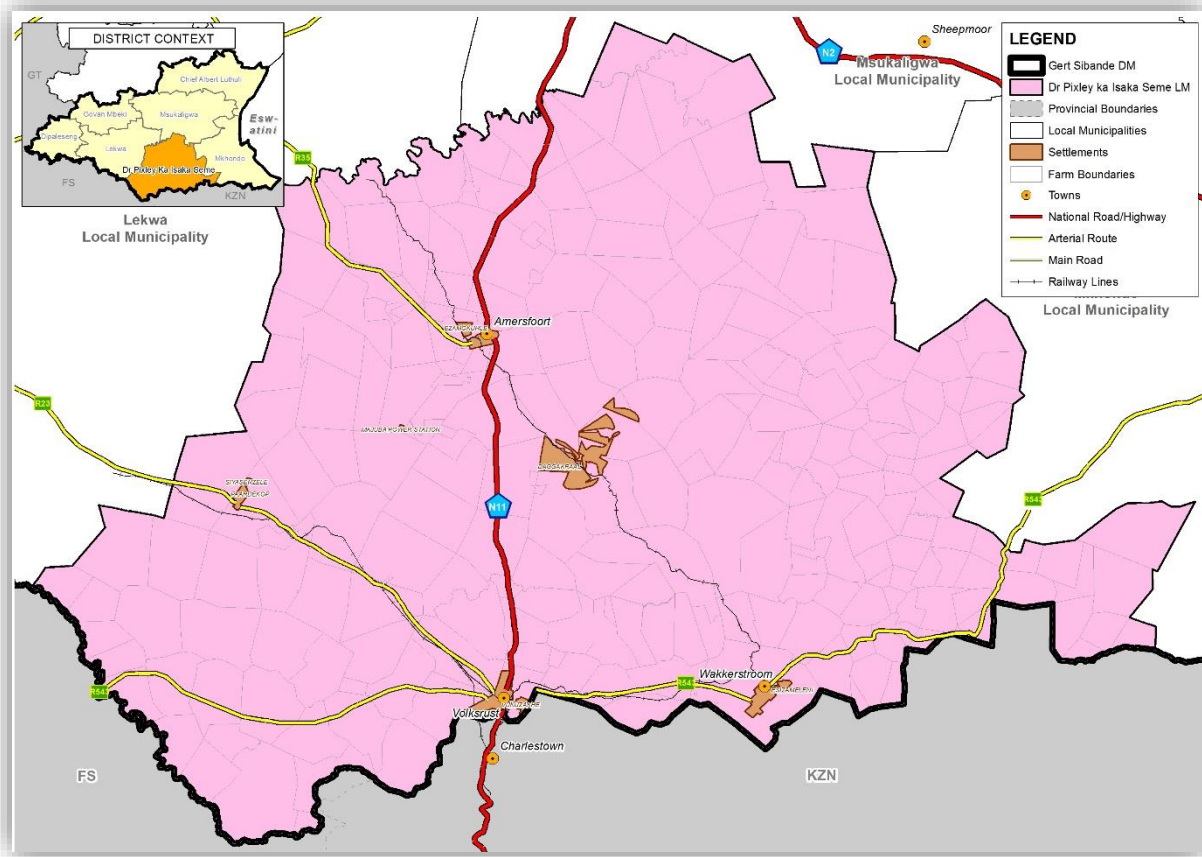
c) Built Environmental Analysis

- Transportation, water services, human settlements, energy

2. MUNICIPAL OVERVIEW

The Dr Pixley ka Isaka Seme Local Municipality (MP304) consists mainly of five nodes of which Volksrust/Vukuzakhe is the highest order node situated on the southern border of the municipal area where the N11, R23 and R543 intersect (Map 1).

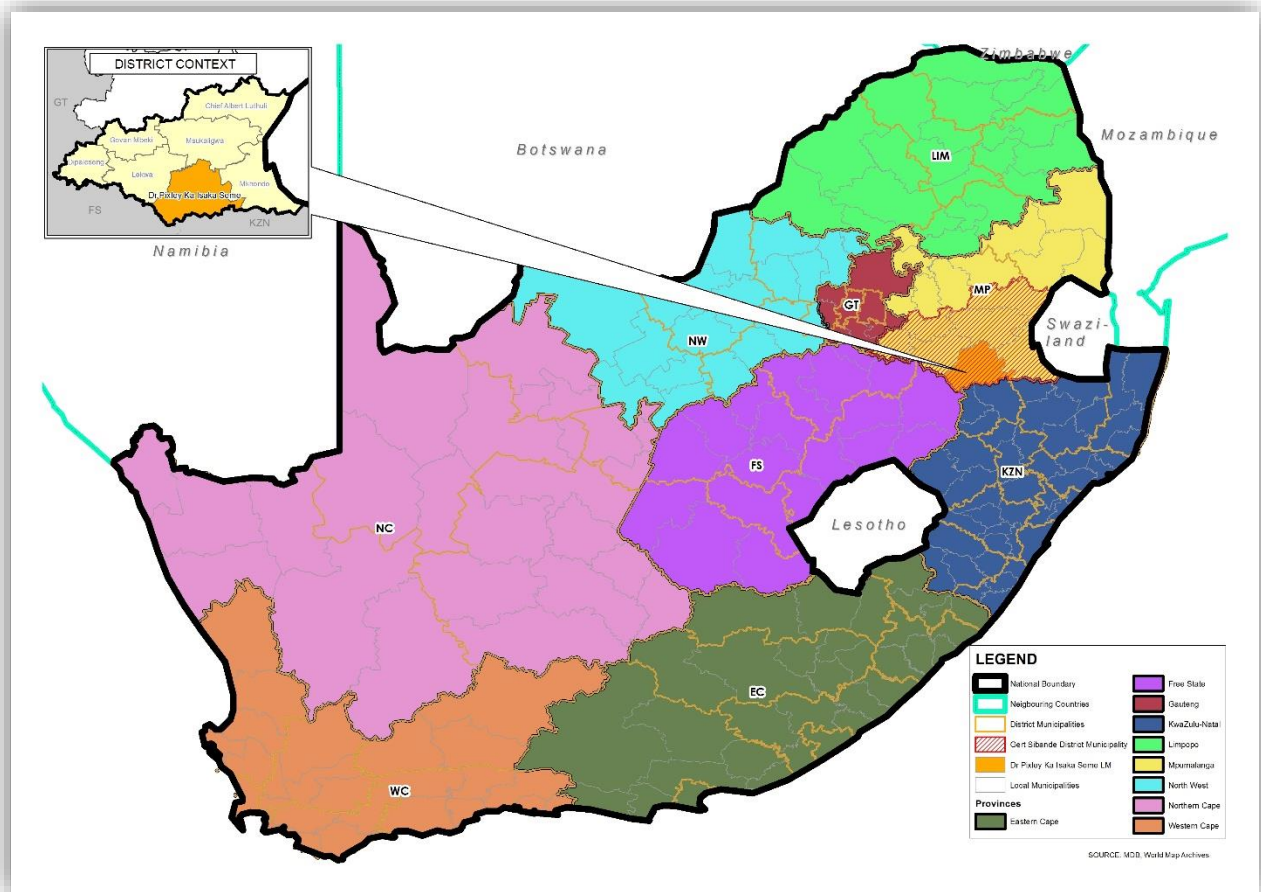
Map 1 Dr Pixley ka Isaka Seme Local Municipality's Locality Map



Located to the north of the Municipality is most northern node is that of Amersfoort/Ezamokuhle situated 42,9km north of Volksrust on the N11 towards the Msukaligwa Local Municipality MP302. Towards the east of Volksrust, 28,7km is Wakkerstroom. 35, 4 km northwest of Volksrust is the node of Perdekop. The municipal area also includes a traditional authority area situated approximately 17,1km north northeast of Volksrust known as Daggakraal/Sinqobile. This node has the highest population amount amongst all the municipal settlements.

The municipal area is bordered in the south-west by the Phumelela Local Municipality of the Free State Province, to the south by the Newcastle Local Municipality, to the southeast by the Emadlangeni Local Municipality and the eDumbe Local Municipality, all of KwaZulu Natal Province, to the east by the Mkhondo Local Municipality, to the north by the Msukaligwa Local Municipality and to the west by the Lekwa Local Municipality, all of the Mpumalanga Province (Figure 2).

Map 2 Dr Pixley ka Isaka Seme Local Municipality's District Context Map



2.1. Historical background of the Dr Pixley ka Isaka Seme Local Municipality

Contained in the Municipality's 2010 SDF is the historical background of the Municipality. Pixley Ka Isaka Seme was a founder member and first Treasurer of the South African Native National Congress that became the African National Congress at a later stage. He was also president of the ANC from 1930 to 1937 and is commemorated in the name of the Dr Pixley ka Isaka Seme Local Municipality.

The history of Volksrust began in 1888 when the Transvaal government decided to establish a town on the edge of the Drakensberg escarpment, on the border of Natal. A place was chosen near where the Boers won a decisive battle in the first Anglo-Boer War (December 1880 – March 1881) to regain their independence from the British. Several farms were bought for the purpose and named Volksrust (People's Rest) presumably by Dorie de Jager

(sister of Dirk Uys) because the Transvaal forces rested there after the Battle of Majuba. Today the town is a commercial centre of which the main products are maize, wool, sorghum, sunflower seed, beef and dairy. The town is the junction for the main Johannesburg-Durban railway line with other towns in the eastern part of Mpumalanga.

Wakkerstroom was established due to a need for a town between Potchefstroom and Utrecht with good grazing and plenty of water for the residents and travellers. Dirk Uys was instructed to find a suitable site but instead of reporting back with the suitable site, he also surveyed stands and submitted plans to the Volksraad for approval. The plans were approved on 21 September 1859 but the name given by Uys (Uys and Burg) was rejected and the town was officially named Marthinus Wesselstroom in the district of Wakkerstroom. Later on, the district name was adopted as the "unofficial" name for the newly proclaimed township. However, the earliest people that lived in the Wakkerstroom area were the Khoisan due to the examples of rock art that can be found in the vicinity.

Amersfoort originated in 1876 as a church centre and was named after the town with the same name in the Netherlands. The settlement was proclaimed a town in 1888.

Perdekop was established due to an equine sickness epidemic during the second Anglo-Boer war. The people realised that the higher altitude protected the animals from the epidemic and a settlement was established there due to the fact that it was a safe haven from the epidemic.

Pixley Ka Isaka Seme bought land on behalf of the associations of Daggakraal, KwaNgema and Driefontein and these purchases probably gave great impetus to the enactment of the Native Land Act of 1913, which forbade the purchase of land by a Black person in South Africa. In spite of the large concentration of people in the area, it did not even appear on any road maps, which were a result of the former apartheid era that prevailed in the country before 1994.

3. SPATIAL ANALYSIS

3.1. Introduction

The historical background of the Municipality finds its nucleus and ideology that existed pre-1994 in that it was informed by the apartheid-approach to spatial planning. The urban areas were primarily developed to cater for the White minority with the Black majority placed on the periphery of the more modern urban developments. This was a result of the Group Areas Act, which ultimately led to the separation of residential areas between the different race

groups. Post 1994, the town of Volksrust has, for example, experienced far better urban development than the Vukuzakhe township nearby. The township is still predominately Black in its make-up. The main urban areas of the Municipality are Volksrust / Vukuzakhe, Amersfoort / Ezamokuhle, Perdekop / Siyazenzela, Wakkerstroom / Esizameleni with Daggakraal/Sinqobile and farming areas representing the more rural outlook of the municipal area.

3.2. Socio-Economic Analysis

The community surveys projected that Dr Pixley Ka Isaka Seme's population growth is 1.04% and is expected to grow to 116,618 by 2037. The Municipality is seemingly advocating for economic growth, as it was able to accommodate the 1.04% population growth by increasing the provision and development of households/houses.

The municipal area is populated by people from the age groups of 00-04 to 35-39, and a percentage of about 21.60% people have no education, which is mostly made up of the mentioned populated age group. Although this is the case, there is a relatively amount of people who have completed their Grade 12 and most of them have furthered their studies up to PhD level.

The socio-economic analysis of the municipal area looks at the following key themes as informed by the Department of Rural Development and Land Reform's SDF Guidelines developed in 2014.

- Demographics and Social Conditions
- Employment
- Regional Space Economy
- Local Economy and Business
- Key Economic Sectors
- Rural Development
- Cultural Heritage and Tourism

This chapter will include information pertaining to the aforementioned themes that are crucial to the development of the Dr Pixley ka Isaka Seme Local Municipality.

3.2.1. Demographics

The information contained hereunder is crucial in terms of spatial planning and development as the population dynamics indicate an additional number of housing, infrastructure water and sanitation needed for the growing population of the Municipality.

3.2.2. Population

Table 1 Dr Pixley ka Isaka Seme Local Municipality's 2011-2016 Population Growth Pattern

Population			
Gender	2011	2016	Growth
Male	39,520	40,695	0.59%
Female	43,715	44,700	0.45%
Total	83,235	85,395	0.52%
Year	Male	Female	Total
2011	39,520	43,715	83,235
2016	40,695	44,700	85,395

Table 1 shows the population growth of the Municipality. The community surveys projected that Dr Pixley Ka Isaka Seme’s population growth is 1.04%, between both male and female from 2011 – 2016. Statistics South Africa’s last census was in 2011. During that time, the Municipality had a population of 83 235. During the Community Surveys undertaken in 2016, the Municipality experienced a growth of 0.52%, with an additional 2160 added to the 2011 population.

3.2.3. Households

Table 2 Dr Pixley ka Isaka Seme Local Municipality's Household Growth Pattern

Years	2011	2016	
Total Households	19,838	22,546	3%
Household size	4.2	3.8	
	Total Households		
2011	19,838		
2016	22,546		

The household figures show a 3% growth between 2011 and 2016. The Municipality is seemingly advocating for economic growth, as it was able to accommodate the 0.52% population growth by increasing the provision and development of households/houses. The 2019 Integrated Development Plan of the Municipality identifies that the current housing backlog stands at 4780. There are no municipal policies that cater to social/rental accommodation and the gap market programmes.

3.2.4. Geography

Table 3 Dr Pixley ka Isaka Seme Local Municipality's Race Geographical Breakdown

No.	Geography by Population Group 2016	Number	%
1.	Black African	78,628	92%
2.	Coloured	319	0%
3.	Indian/Asian	758	1%
4.	White	5,690	7%
5.	Total	85,395	100%

The Black African group makes up 92% of the total population of the Municipality, making it the major population group. The other population groups make up to 8% combined, where Whites are the majority as compared to the Indian/Asian and Coloureds population groups.

3.2.5. Spoken Languages

Table 4 Dr Pixley ka Isaka Seme Local Municipality's Spoken Languages

No.	Language 2016	Number	%
1.	Afrikaans	5,352	6.27%
2.	English	1,190	1.39%
3.	Isindebele	56	0.07%
4.	Isixhosa	258	0.30%
5.	Isizulu	74,440	87.17%
6.	Sepedi	254	0.30%
7.	Sesotho	939	1.10%
8.	Setswana	13	0.02%
9.	Sign language	28	0.03%
10.	Siswati	254	0.30%
11.	Tshivenda	87	0.10%
12.	Xitsonga	32	0.04%
13.	Other	531	0.62%
14.	Not applicable	1,838	2.15%
15.	Not specified	122	0.14%
16.	Total	85,395	100.00%

There are about 74,440 people speaking the isiZulu language, which makes it the most spoken language within the Municipality. The second most spoken language is Afrikaans with a percentage of 6.27, followed by English being the third (1, 39%) and Sesotho being the fourth (1, 10%).

3.2.6. Geography Types

The table hereunder shows the number of people living in different geographic typologies of the Municipality, from urban forms to farming areas.

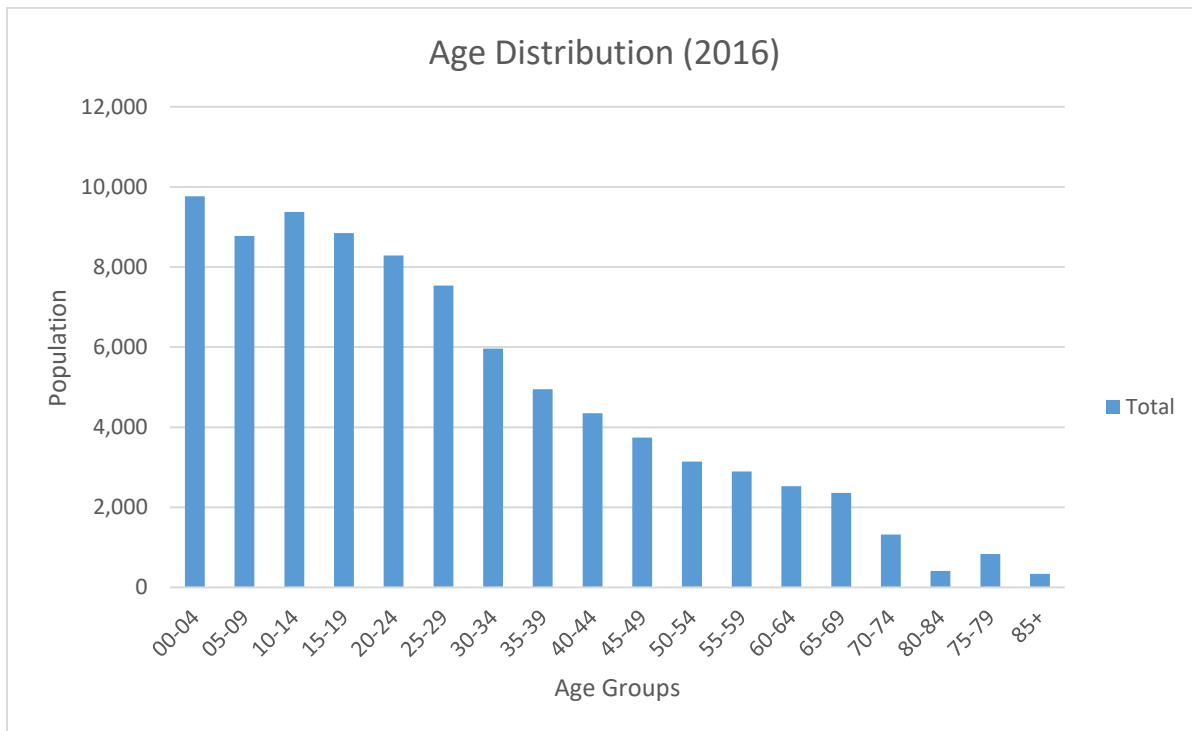
Table 5 Dr Pixley ka Isaka Seme Local Municipality's Geographic Types

No.	Geography Type	Total	%
1.	Urban	51,924	61%
2.	Traditional	19,638	23%
3.	Farms	13,833	16%
4.	Total	85,395	100%

The majority of the population (61%) is based in formal urban areas whereas the rest are located in traditional areas/villages (23%) and in farms (16%).

3.2.7. Age Profile

Figure 1 Dr Pixley ka Isaka Seme Local Municipality's Age Distribution

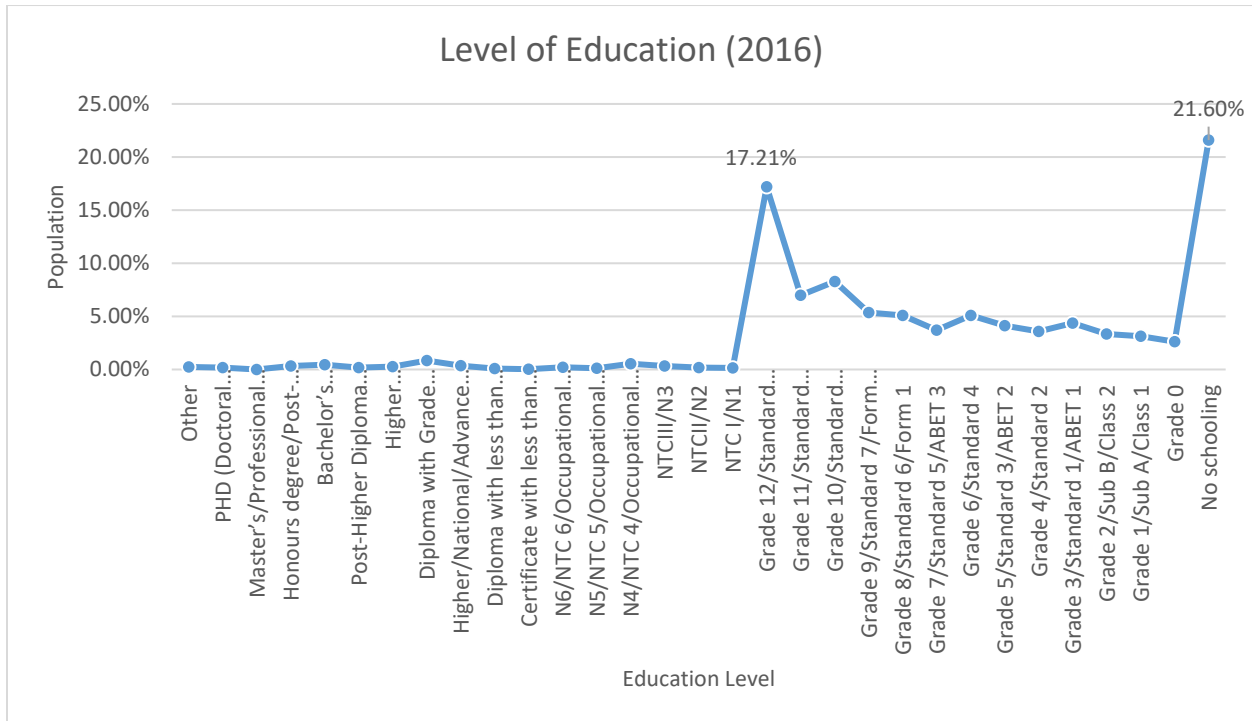


The age group of 00–04 years is relatively higher than the rest. In summary, people from the age group of 00-04 to 35-39 are the ones that make up most of the population of the Municipality. The latter benefits from these age groups because that is where the youth is mostly based, saturated by students and

workers – with plenty of economic opportunities, which relatively makes these age groups the driver of the economic growth of the Municipality.

3.2.8. Level of Education

Figure 2 Dr Pixley ka Isaka Seme Local Municipality's Level of Education

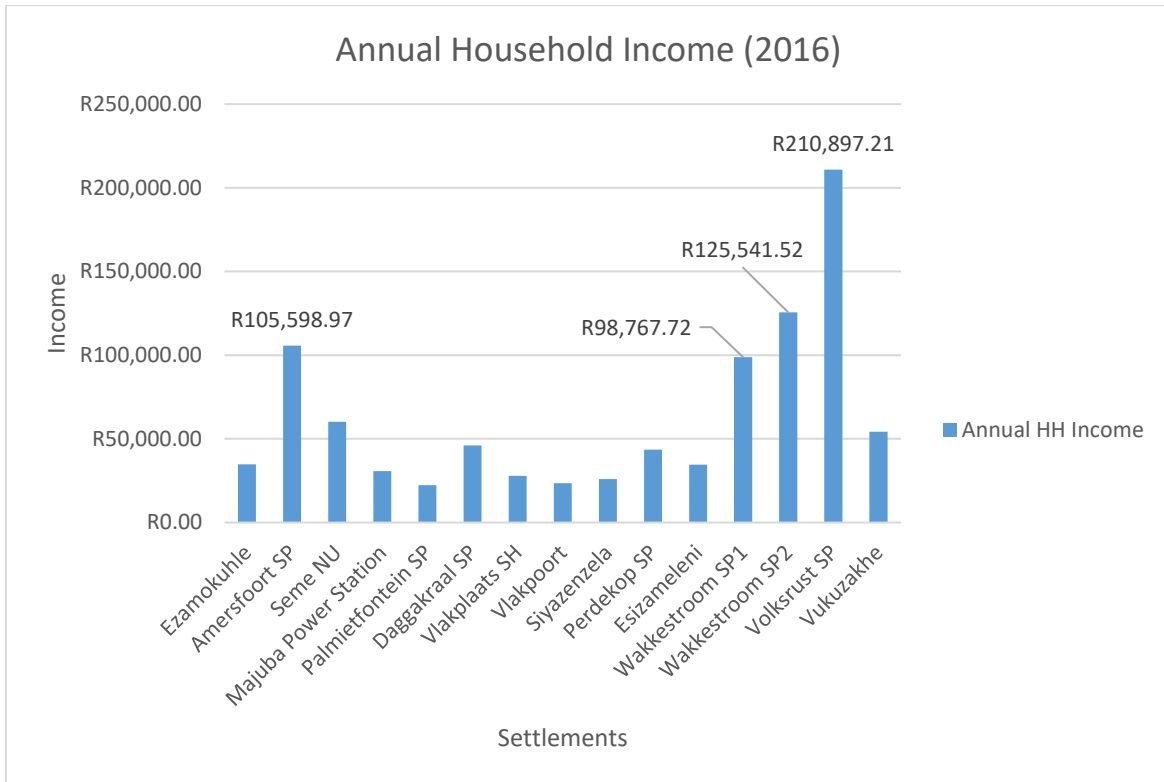


There is a huge number of people without any type of education at about 21.60%, with approximately 18,445 people falling into this category. People who have completed Grade 12 are of a percentage of 17.21.

3.2.9. Annual Housing Income

The table below shows the information about the annual household income of every settlement found in the Municipality.

Figure 3 Dr Pixley ka Isaka Seme Local Municipality's Annual Household Income



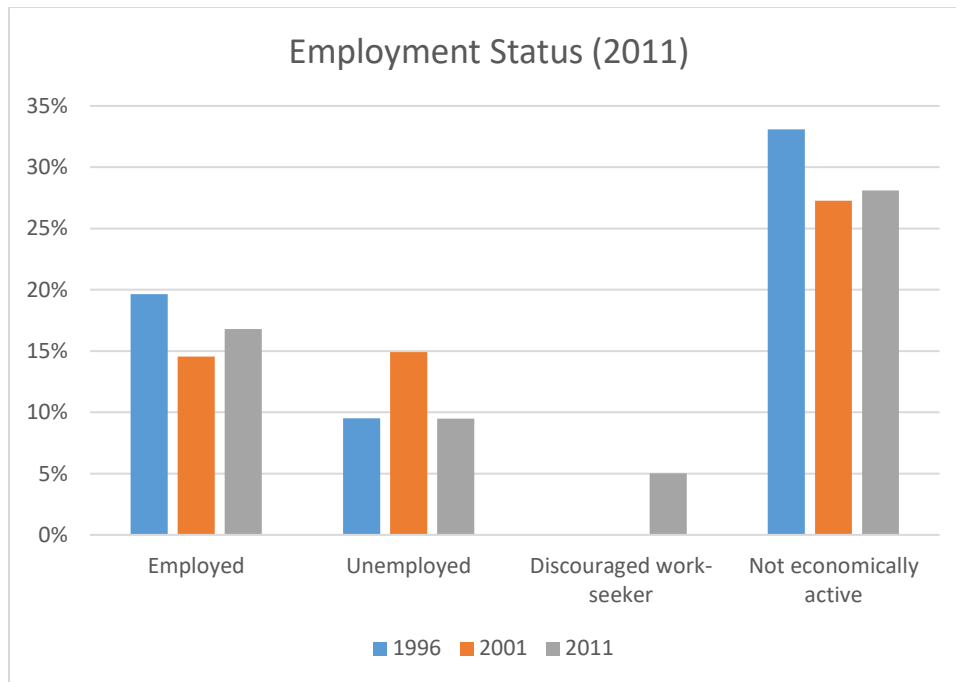
Volksrust is the economic hub of the Local Municipality. It projects a figure of R210, 891.21 annual income, making it the highest in terms of housing income. Development and planning should advocate for sustainable developments and settlements within Volksrust due to its economic stature and high potential for growth (infrastructure, investment, education etc.).

Wakkerstroom has an annual household income of R125, 541.52, making it the second economic-dominating settlement, followed by Wakkerstroom SP1, Amersfoort SP and Seme MU. The concept of further economic development should also apply in these areas.

Areas such as Vukuzakhe, Daggakraal, Persdekop, Ezamokuhle, Esizameleni, Majuba Power Station, Vlakplaats SH, Siyazenzela and Vlakpoort are seemingly growing at a much slower rate as the household income is less than R50, 000 per annum. Development should take place in a way that these areas have economic opportunities to enhance the level of annual household income.

3.2.10. Employment Status

Figure 4 Dr Pixley ka Isaka Seme Local Municipality's Employment Status Breakdown



The above results clearly indicate that the employment rate has decreased from 19.7% in 1996 to 16.8% during 2011. Although 16.8% of people were employed during 2011, they were still considered as an either high, middle or low-income group. High income ranges between R50000-R200000 or more, middle income ranges between R11000-R50000, whilst low income ranges between R1000-3500.

The unemployment rate increased drastically from 1996 to 2001, which affected the economy of the Local Municipality. Unemployment creates discouraged work-seeker, which seems to have increased at 5% at the year 2011 due to obvious economic reasons – the high cost of living.

During 1991, 33.1% of people were not participating in the economy. The Municipality has worked towards growth and creating economic opportunities, thus the figures have decreased.

3.2.11. Economic Sectors

The table below reflects the Municipality's different economic sectors and the dominant ones within the municipal area.

Table 6 Pixley ka Isaka Seme's Main Economic Sectors

No.	Main Economic Sector	%
1.	Agriculture	20%
2.	Trade	19.9%
3.	Community services	16.4%
4.	Construction	12.1%
5.	Finance	5.9%
6.	Manufacturing	4.6%
7.	Transport	4.4%
8.	Utilities	3.8%
9.	Mining	2.2%

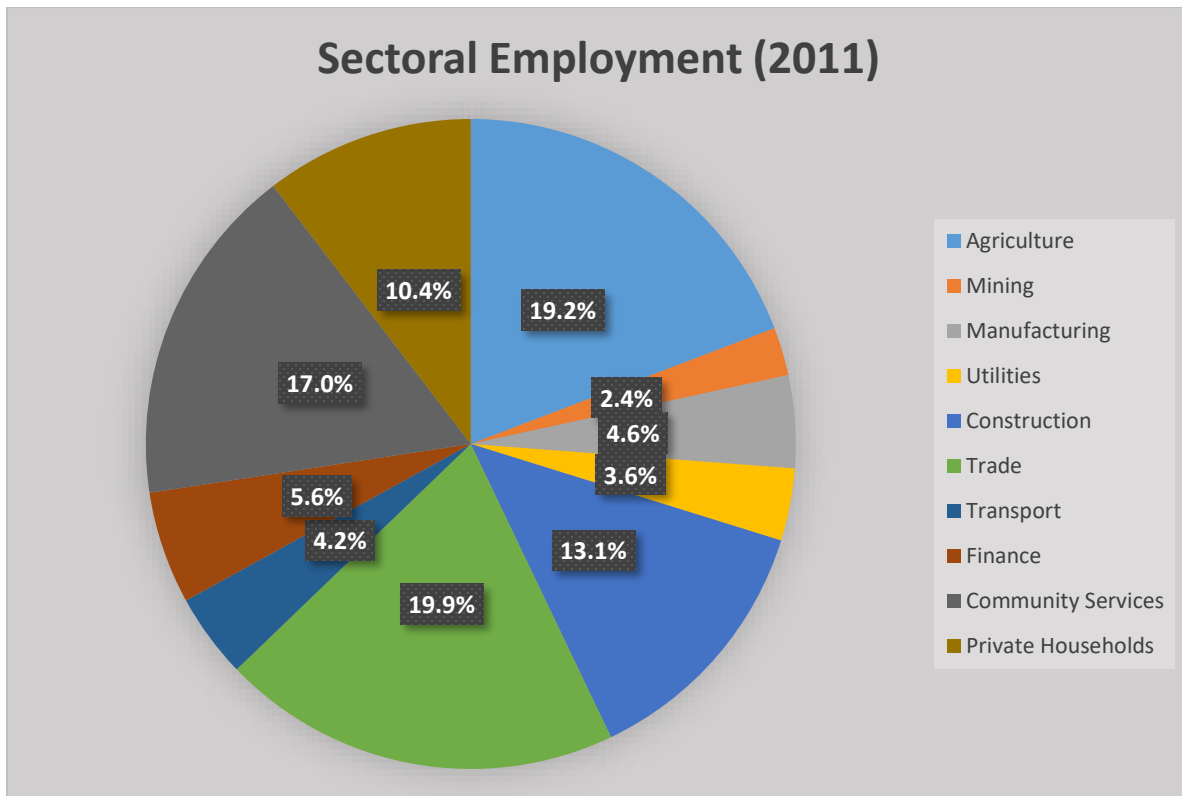
The Municipality is dominated by agriculture, which contributes 20% to the municipal area. Agriculture brings about economic growth through employment, food security and skills development. There is about 19.9% trading in the municipal area creating a flow of income around its residents thus boosting the economy. Community services is the third economic sector in the municipal area at a percentage of 16.4 followed by construction, finance, manufacturing, transport, utilities, and mining that contributes between 2%-13%.

3.2.12. Sectoral Economic Employment

Table 7 Dr Pixley ka Isaka Seme Local Municipality's Sectoral Economic Employment

No.	Sector	Percentage
1.	Agriculture	19.2%
2.	Mining	2.4%
3.	Manufacturing	4.6%
4.	Utilities	3.6%
5.	Construction	13.1%
6.	Trade	19.9%
7.	Transport	4.2%
8.	Finance	5.6%
9.	Community Services	17.0%
10.	Private Households	10.4%

Figure 5 Dr Pixley ka Isaka Seme Local Municipality's Sectoral Economic Employment



Ten different sectors were reviewed during the compilation of this document. These sectors are the main contributors to the employment of the communities of the Municipality. Trade employs the highest number of people within the Municipality, with the current percentage standing at 19.9%. This is followed closely by agriculture, at 19.2%, which is the main economic sector within the Municipality.

3.3. Built-Environment Analysis

3.3.1. Infrastructure Analysis

The Dr Pixley ka Isaka Seme Local Municipality has different modes of transportation is taxis, trains, private vehicles, buses and aeroplanes. The Municipality is making the transportation conducive enough for its cities to be accessible as a lot of railways and train stations and better transportation routes were constructed on the surrounding area for both poor and rich people without compromising the other, thus creating social cohesion, which will later lead to many economic opportunities for the poor.

Approximately, above 70% of households in Dr Pixley Ka Isaka Seme Local Municipality have access to water in their house or at a standpipe in close vicinity. The location of the municipal area works in its benefit as it is surrounded by three rivers that feed the municipal area with water. The Local Municipality has several bulk water pipes, water reservoirs and water pump stations.

3.3.2.Provision of Water Services

Table 8 Dr Pixley ka Isaka Seme Local Municipality's Water Provision Types

No.	Access to Piped Water	Total	%
1.	No access to piped (tap) water	1,401	7.1%
2.	Piped (tap) water on community stand < 200m from dwelling/institution	1,245	6.3%
3.	Piped (tap) water on community stand: distance > 200m	441	2.2%
4.	Piped (tap) water inside dwelling/institution	7,719	38.9%
5.	Piped (tap) water inside yard	9,012	45.5%
6.	Total	19,818	100.0%

The average combined percentage of households with tap water at their disposal is 84.4%, making it apparent that most of the population have access to the adequate water supply. The 8.5% of people/households have to walk a distance of about 100-300m in order to get tap water service. The percentage of households without any access to piped water is 7.1. The Municipality should take into account such backlogs when formulating implementation plans for water services' projects.

3.3.3.Provision of Sanitation Services

Table 9 Dr Pixley ka Isaka Seme Local Municipality's Sanitation Provision Types

No.	Sanitation	Total	%
1.	None	906	4.6%
2.	Flush toilet (connected to sewerage system)	12,387	62.5%
3.	Flush toilet (with septic tank)	543	2.7%
4.	Chemical toilet	111	0.6%
5.	Pit toilet with ventilation (VIP)	3,564	18.0%
6.	Pit toilet without ventilation	1,968	9.9%
7.	Bucket toilet	111	0.6%
8.	Other	240	1.2%
9.	Total	19,830	100.0%

The majority of households, 12 387 houses, making up to 62.5%, are using a flush toilet (connected to the sewerage system). The second largest percentage of households, 3564, is using a pit toilet with ventilation. These make 18% of the total households utilising this method. The rest, 3336 households (16, 9%) are without adequate flush toilets, which is an issue that needs to be dealt with by the Municipality.

3.3.4.Provision of Electrical Services

The table below shows the statistics of the electricity provision through different types of energy for lighting.

Table 10 Dr Pixley ka Isaka Seme Local Municipality's Electricity Provision

No.	Energy for Lighting	Total	%
1.	Electricity	16,902	85.2%
2.	Gas	39	0.2%
3.	Paraffin	129	0.7%
4.	Candles	2,667	13.4%
5.	Solar	30	0.2%
6.	None	66	0.3%
7.	Total	19,833	100.0%

An amount of 16,902 households within the municipal area uses electricity, making it the highest number within the Municipality. The latter spends most of the electricity supply to the area of Volksrust as it has the most population compared to the other areas. Although it receives the most electricity supply, it still has backlogs including the unavailability of streetlights in some areas. Projects are currently being implemented for the upgrading of streetlights in Volksrust.

Households using candles make up about 13.4%, which is a concern that needs to be handled through the installation of efficient electricity supply. 2,931 households are without electricity, which is also a concern considering the perception that electricity is no longer a luxury but a human need.

3.3.5.Provision of Refuse Removal

A percentage of 62.0 households get their refuse removed by the local authority at least once a week as shown on the above table. An amount of 5,043 households have their own refuse dump while the other 2,013 have no rubbish disposal which is a major concern to the Local Municipality.

Table 11 Dr Pixley ka Isaka Seme Local Municipality's Refuse Removal Types

No.	Access to Refuse Removal	Total	%
1.	Removed by the local authority at least once a week	12,291	62.0%
2.	Removed by local authority less often	219	1.1%
3.	Communal refuse dump	198	1.0%
4.	Own refuse dump	5,043	25.5%
5.	No rubbish disposal	2,013	10.2%
6.	Other	48	0.2%
7.	Total	19,812	100.0%

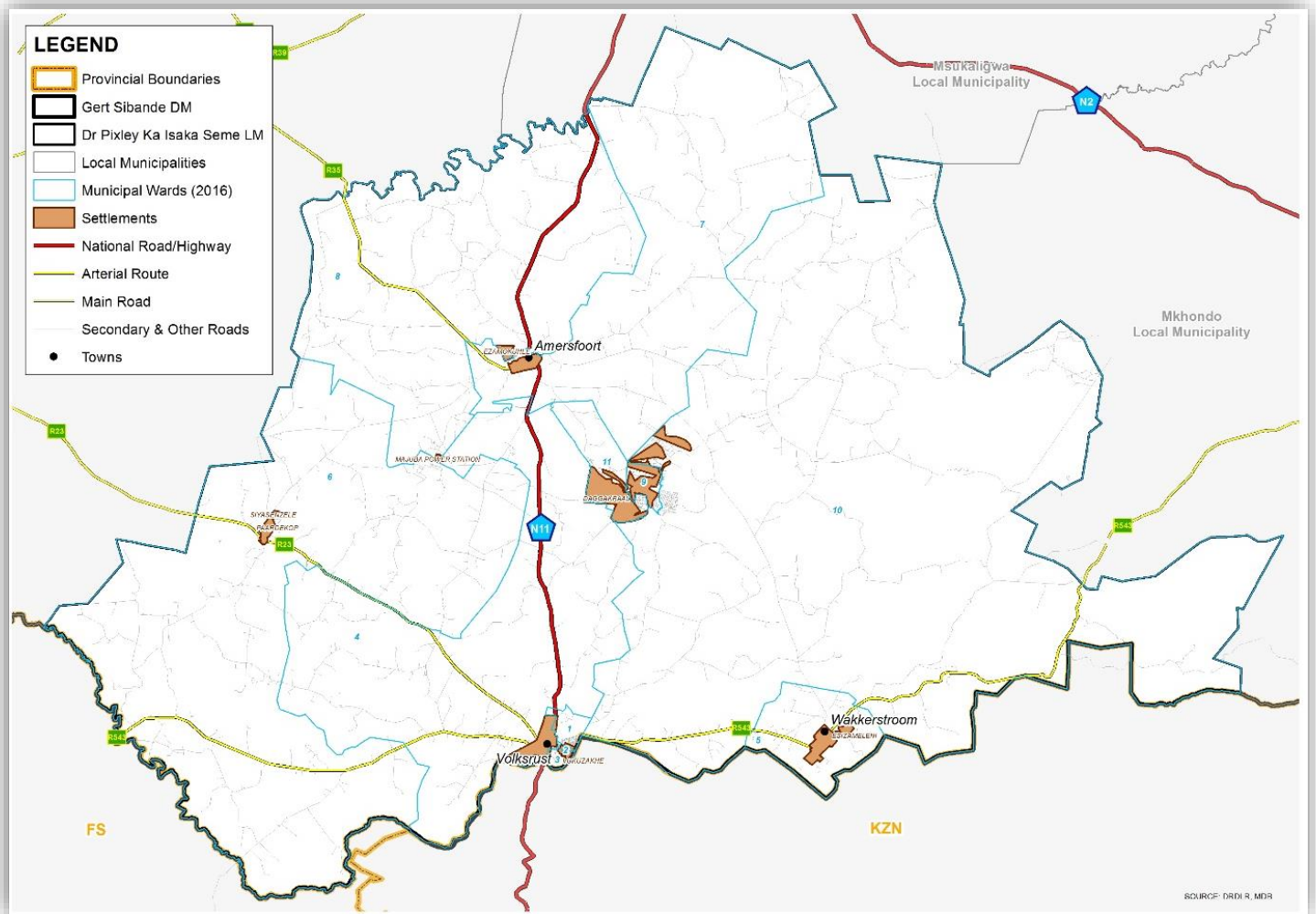
3.4. Biophysical Analysis

The Dr Pixley ka Isaka Local Municipality has conservation areas where plants, animals and nature areas are protected for the benefit of the communities and to adhere to legislative requirements on the protection of the environment. Conservation creates opportunities and benefits for local communities living around protected areas as well as the broader economy. Areas within the Pixley Ka Isaka Seme municipal boundary that were rated as protected or irreplaceable for terrestrial ecosystem were the high lying areas on the eastern side of the study area, including the Paardeplaats Nature Reserve, Wakkerstroom vlei, Kastrol Nek and surrounding areas.

The grasslands, wetlands and soil capability are moderate, making it possible for the occurrence of agricultural practices. The latter is the most common economic activity in Dr Pixley Ka Isaka Seme Local Municipality.

3.4.1. Settlement Pattern

Map 3 Dr Pixley ka Isaka Seme Local Municipality's Settlement Pattern



The residential component of the study areas is mainly concentrated in urban areas. The study area comprises the following urban nodes:

- Volksrust/Vukuzakhe
- Amersfoort/Ezamokuhle
- Perdekop/Siyazenzela
- Wakkerstroom/Esizameleni
- Daggakraal (Rural Residential)/Sinqobile (Rural Residential)

Volksrust functions as the largest commercial centre in the study area. The town fulfils a central place function with the largest residential and commercial component although it is not situated in the centre of the municipal area but

in the southern part of the municipal area close to the border of Kwa-Zulu Natal.

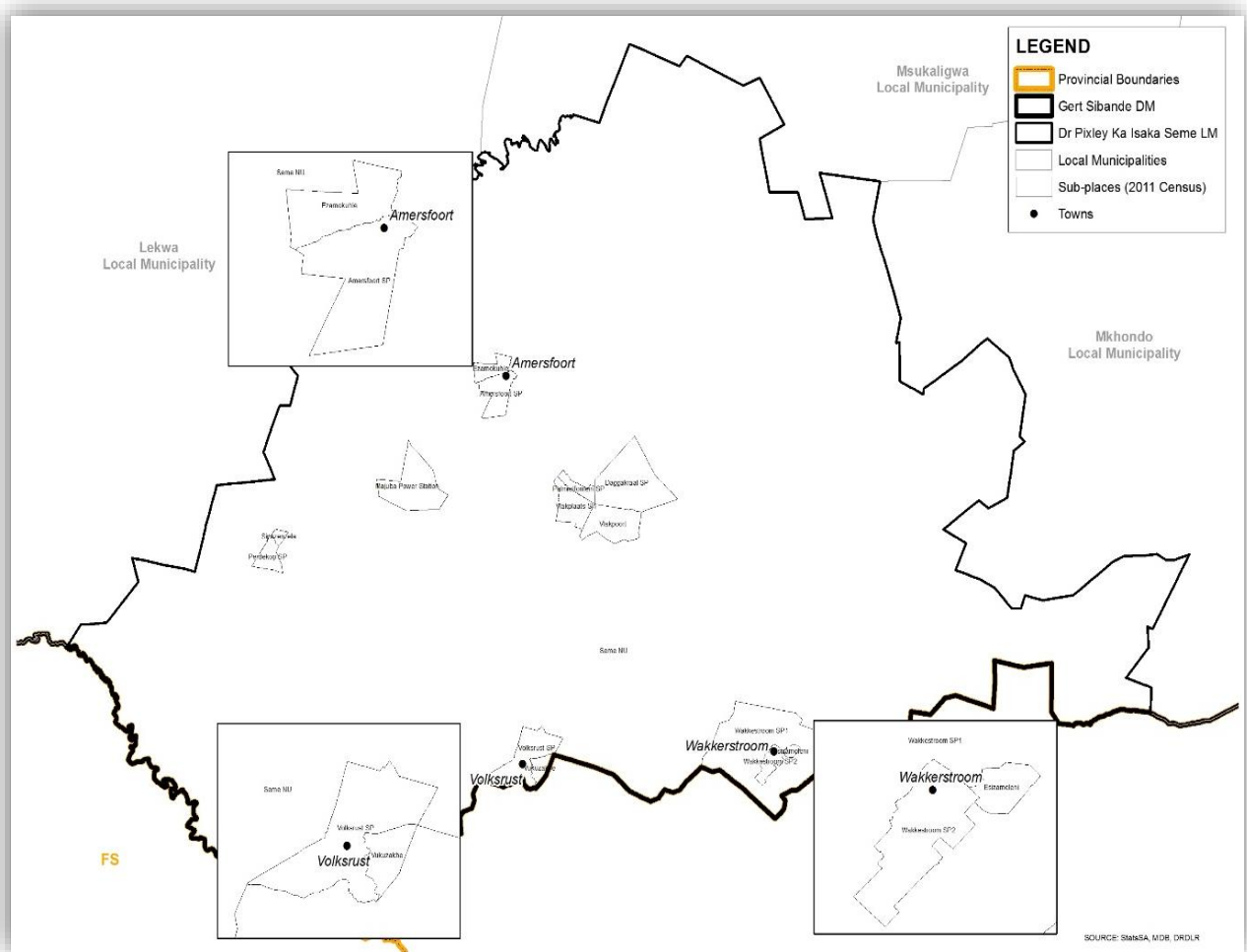
The rural area surrounding the urban area is characterised by farmland and there is not an established rural node within the rural area other than Daggakraal, which is considered more like an urban area with a rural component due to the size of the settlement.

3.4.2.Wards

The Municipality is divided into eleven wards as depicted on Map 3. Wards refer to an administrative division of a city or borough that typically elects and is represented by a councillor or councillors. Community structures, known as ward committees, provide a vital link between Ward Councillors, the community and the Municipality.

This allows community members to influence municipal planning in a manner, which best addresses, their needs. Ward committees represent the community on the compilation and implementation of the Integrated Development Plan and other vital municipal policies; by-laws, SDFs, LUS etc. The Dr Pixley Ka Isaka Seme Local Municipality has 11 wards, three of which are based/located in Volksrust; the other two in Daggakraal and the rest are located around the municipal area.

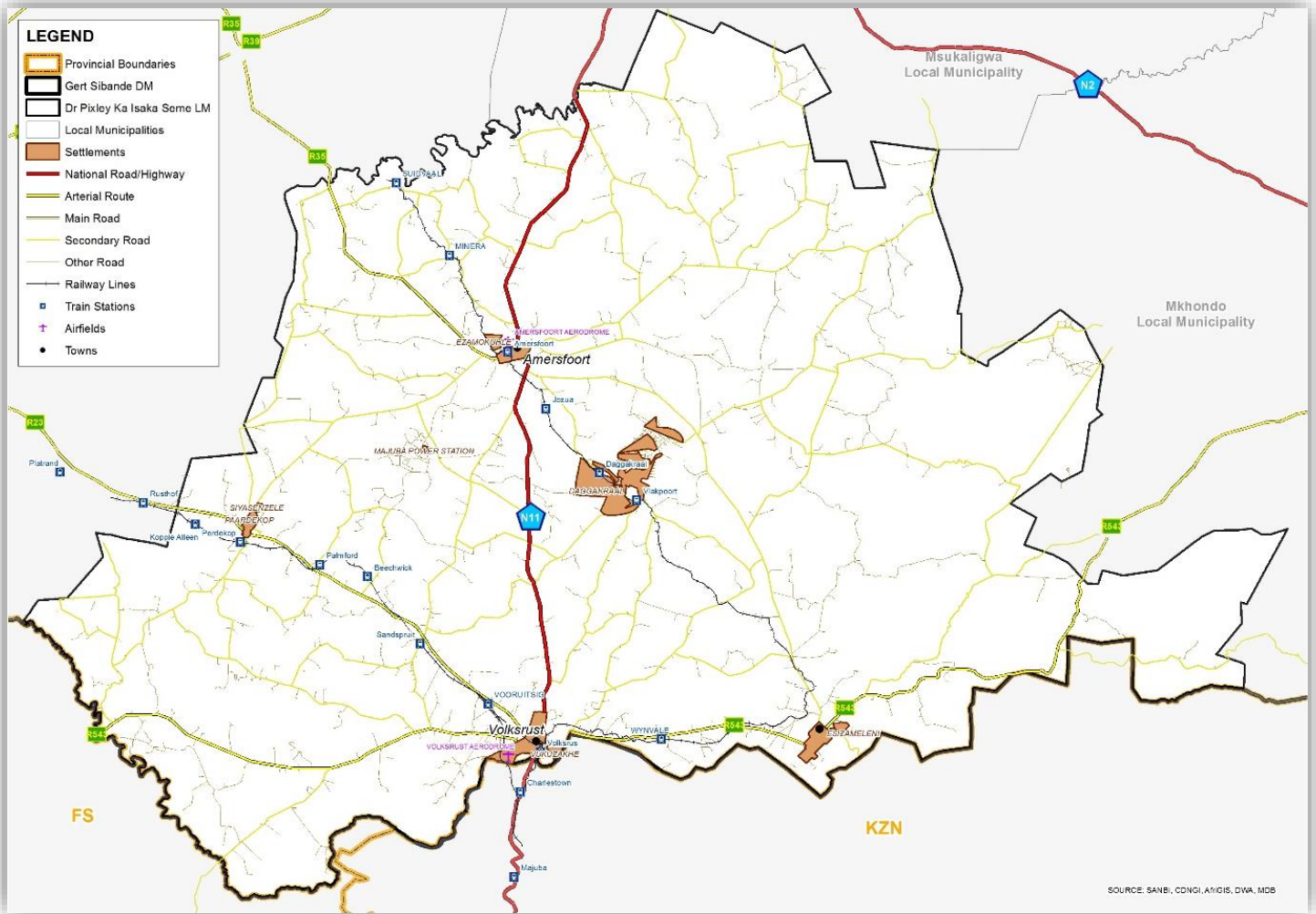
Map 4 Dr Pixley ka Isaka Seme Local Municipality Wards



3.4.3.Road Hierarchies

The national road (N11) from Volksrust through Amersfoort to Ermelo in the north and Newcastle in the south is a key national road through the Municipality. The three arterial roads of high capacity are the R23, R35 and R543 and are used to connect traffic from collectors/main roads to freeways.

Map 5 Dr Pixley ka Isaka Seme Local Municipality's Road Hierarchies

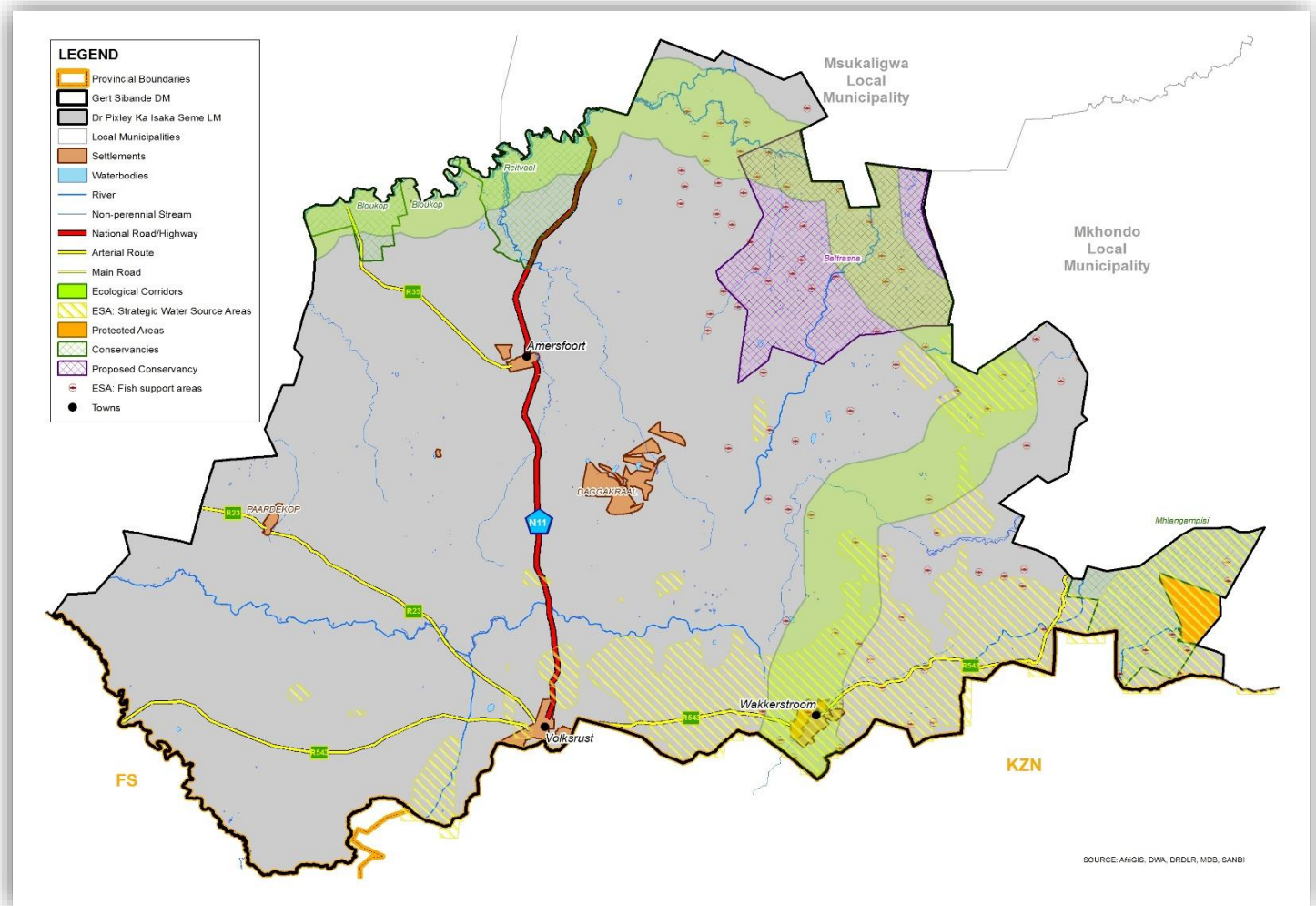


The municipal area is surrounded by secondary roads supplementing all main roads, thus linking commuters to primary or local access roads for easy access to homes.

One of the main modes of transportation in the Municipality is trains. It is important that transportation is made conducive to the public to allow for the free movement of people and goods.

3.4.4.Environment

Map 6 Dr Pixley ka Isaka Seme Local Municipality's Environmental Overview

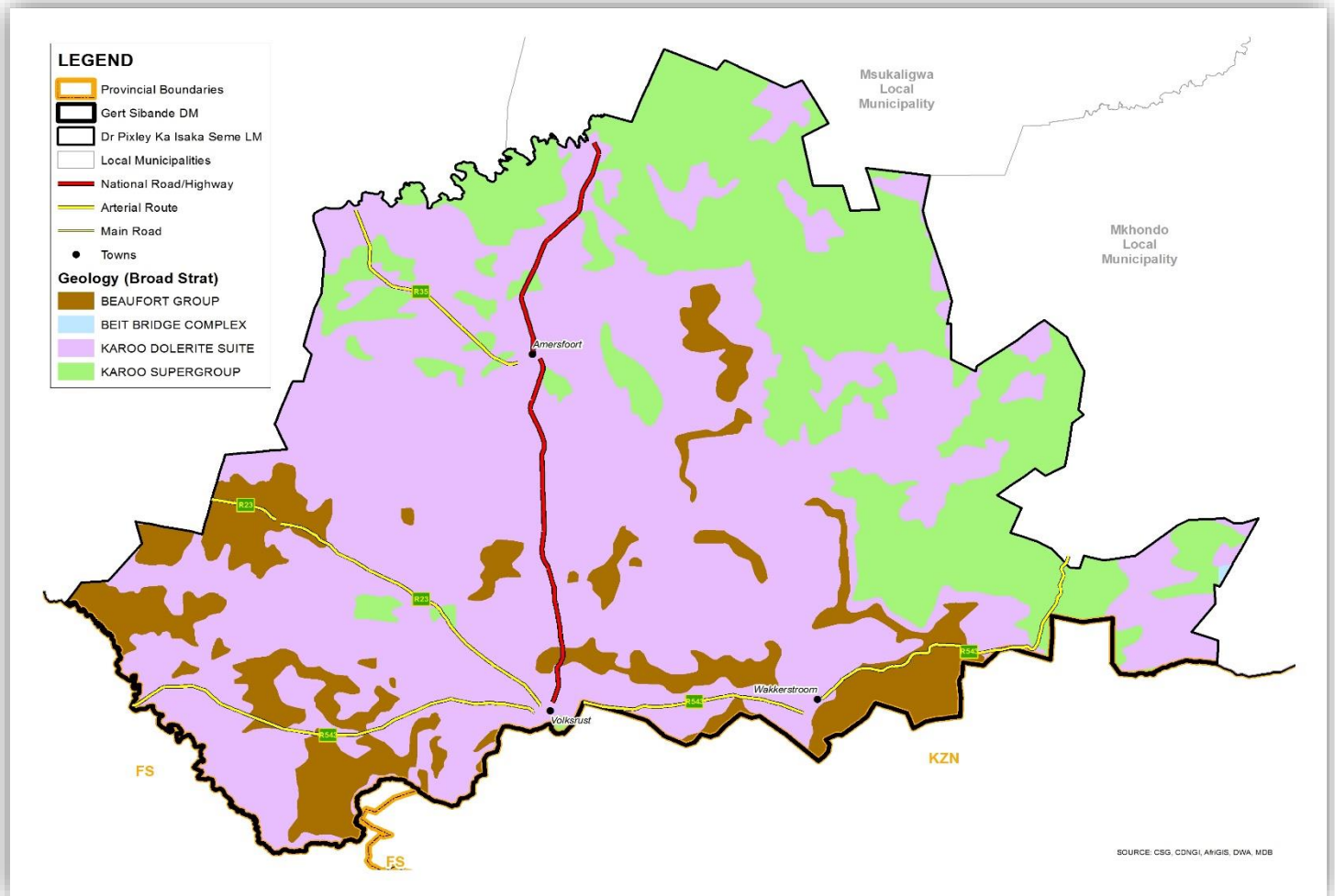


The map shows how the environmental framework of the Municipality is shaped. Starting with the dominating environmental activity in the area, which is ecological corridors, covering the majority of the municipal area, followed by rivers, and non-perennial streams that also surround the whole municipal area, acting as a source of water.

Strategic Water Source Areas seem to be a priority for the Municipality as a source of water for both the present and future residents. The national road and main roads are connected to Volksrust and Amersfoort hence these areas have so much value for the development of the Municipality.

3.4.5. Geology

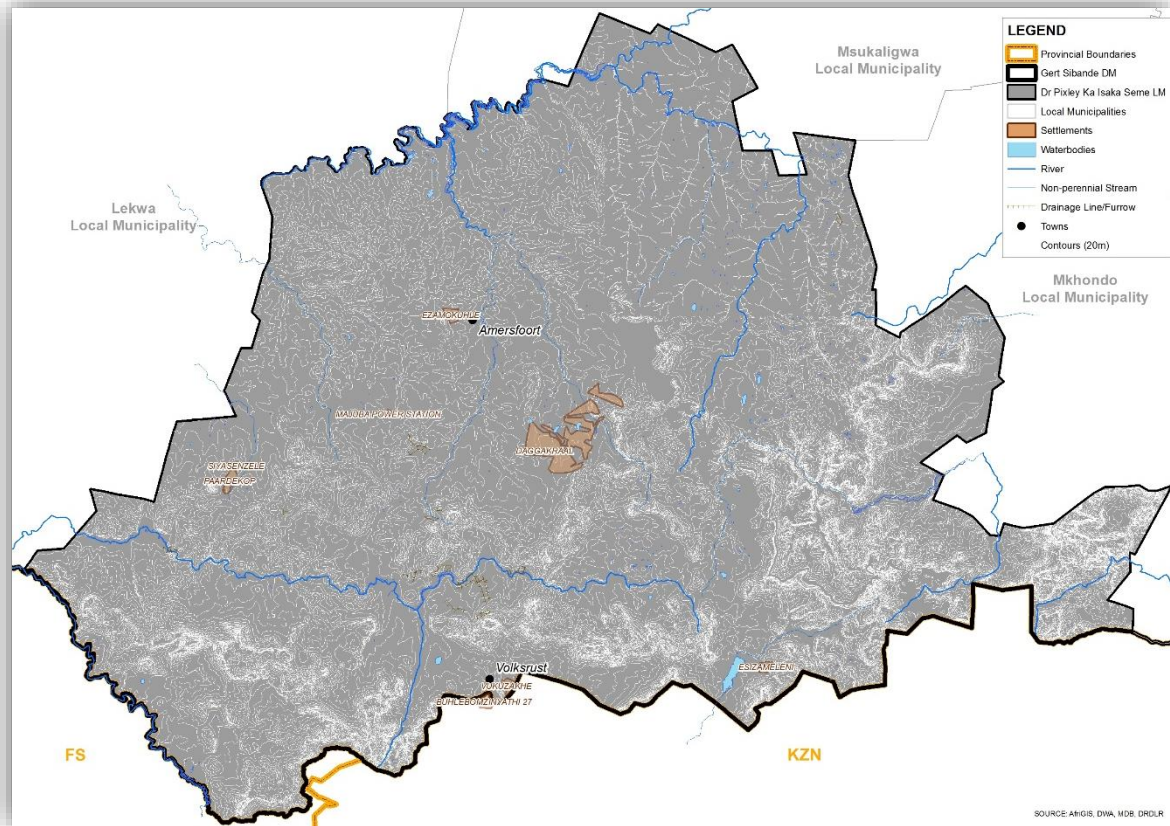
Map 7 Dr Pixley ka Isaka Seme Local Municipality's Geology



The different geologies found in the area shows the majority of the Municipality covered in the Karoo Dolerite Suite. Areas such as Perdeskop, Siyanzela are located on Beaufort Group geology as depicted on the map, making these different in terms of building/development foundation compared to the rest of the areas within the municipal area. Developments to the eastern parts of the Municipality occur on the Karoo Super group.

3.4.6. Hydrology

Map 8 Dr Pixley ka Isaka Seme Local Municipality's Hydrological Cover

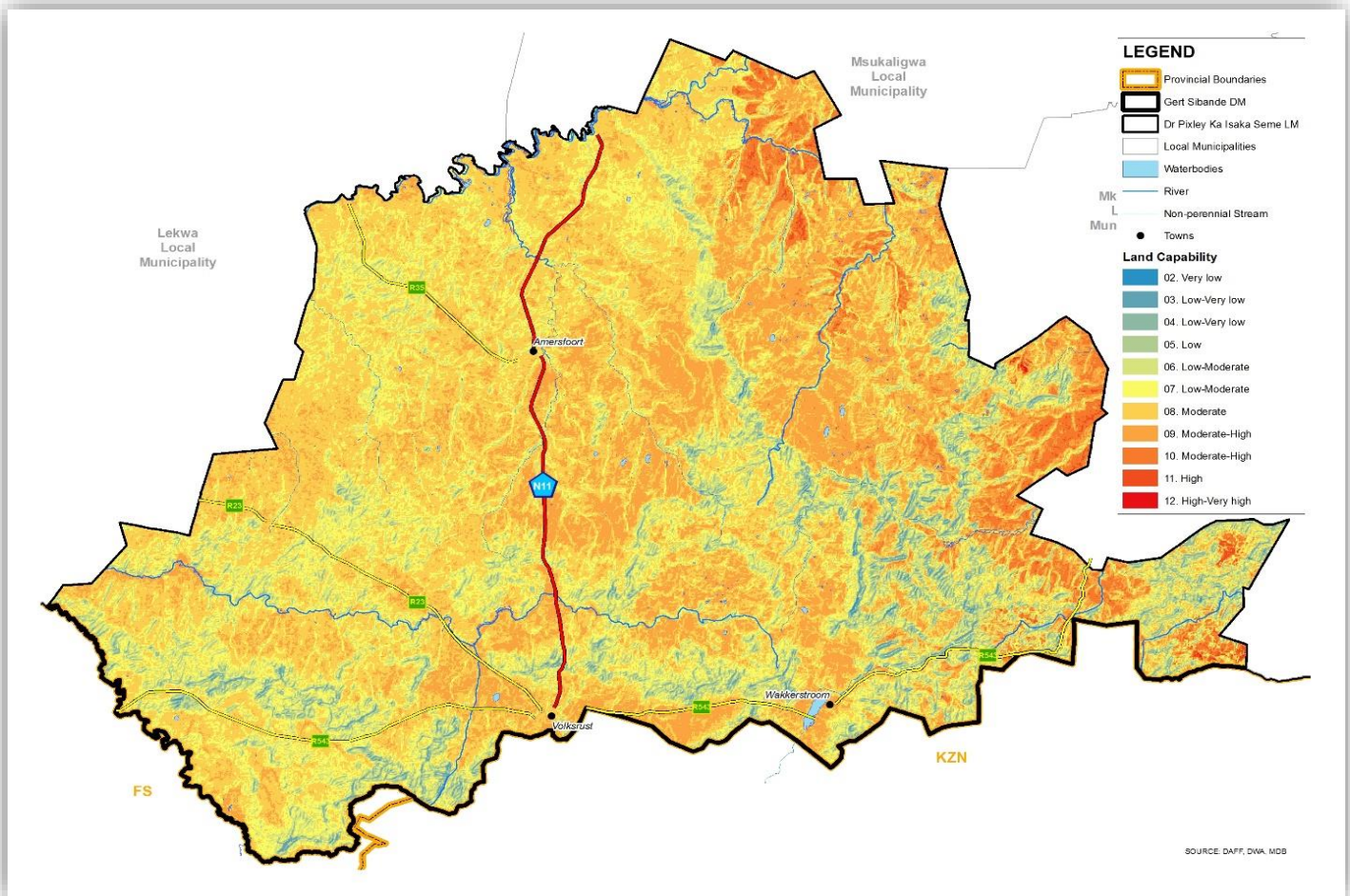


The Dr Pixley Ka Isaka Seme Local Municipality is surrounded by streams that also play a role as a key water resource for the natural environment, plant life and bird, insect and animal life. Drainage lines dominate in the south-west of the Municipality especially near a river that passes through the town of Volksrust. Water bodies surround the municipal area.

Wakkerstroom has the biggest waterbody that is interlinked with a non-perennial stream compared to the rest of the settlements. The town of Wakkerstroom is suggested to be one of the most effective in terms of water supply due to its waterbodies, non-perennial streams and many conserved wetlands. The total area occupied by wetlands, including dams, is estimated at 124 734ha or 18.9% of the total municipal area. Water is sourced from rivers and dams. The Municipality is situated in the headwaters of three major rivers, several dams and wetlands.

3.4.7.Land Capability

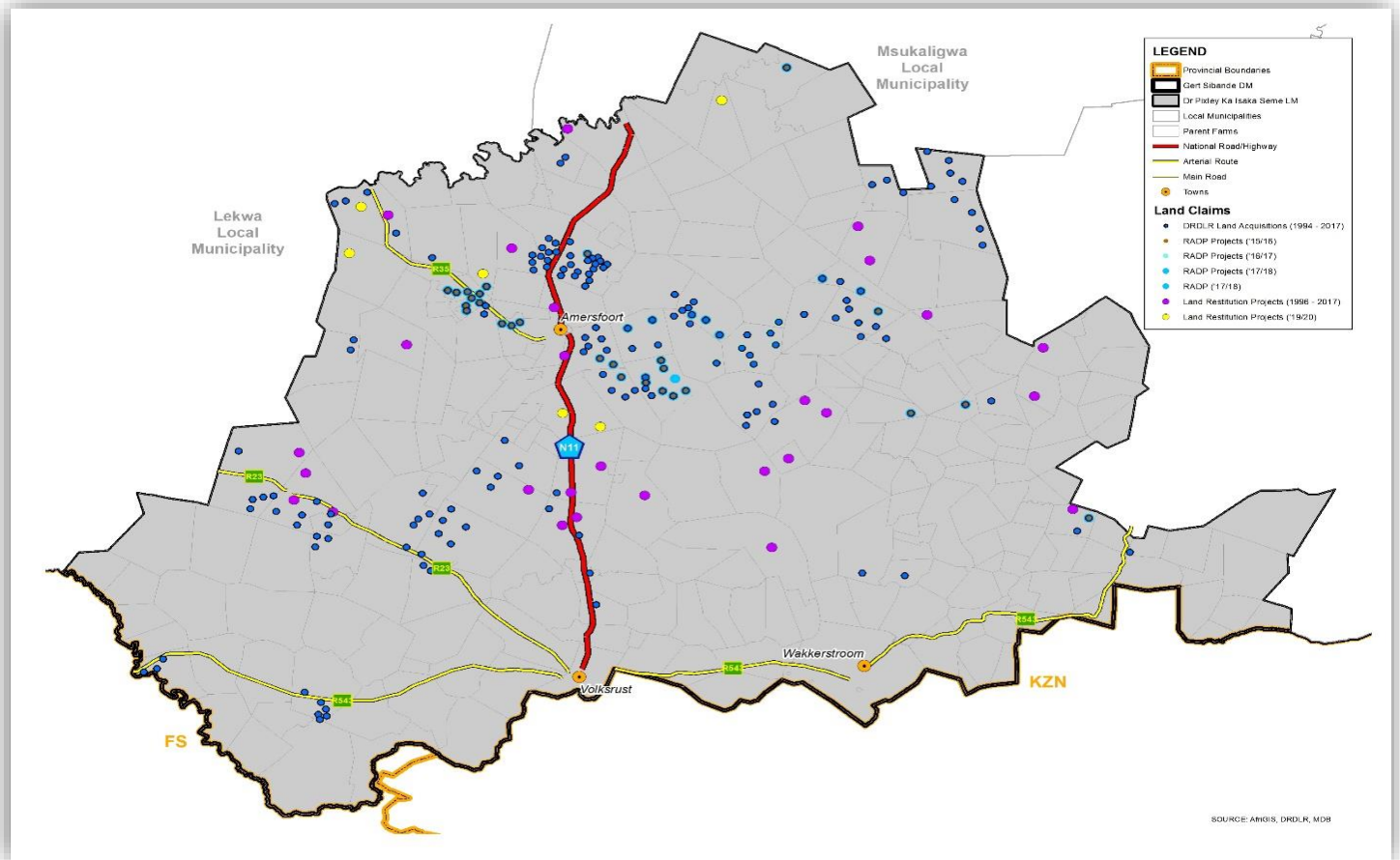
Map 9 Dr Pixley ka Isaka Seme Local Municipality's Land Capability



The land capability of the municipal area ranges from Low-Very Low to Moderate. The North of the Municipality is partly of High-Very High land capability meaning that developmental procedures will be undertaken through further investigations, preferably, the development of housing. Land capability throughout the study area is quite high due to the relatively high average rainfall (710 mm) which increases from the west to eastern parts of the municipal area.

3.4.8.Land Claims

Map 10 Dr Pixley ka Isaka Seme Local Municipality's Land Claims



The Commission on the Restitution of Land Rights, located under the Department of Rural Development and Land Reform, is responsible for all land claims in South Africa. A land claim is a legal declaration of desired control over areas of the property, including bodies of water. In the context of South Africa, the right to restitution is one of the rights in the Bill of Rights of the Constitution of the Republic. The Restitution of Land Rights Act, 1994, (Act No. 22 of 1994), regulates the restitution process.

According to the information contained in the map, the Department of Rural is responsible for the land acquisition in most of the areas. Approximately over 30 settlements within the municipal area have been going through Land Restitution Projects since 1996–2017.

The following land reform programmes exist within the Municipality:

Table 12 Dr Pixley ka Isaka Seme Local Municipality's Land Reform Programmes

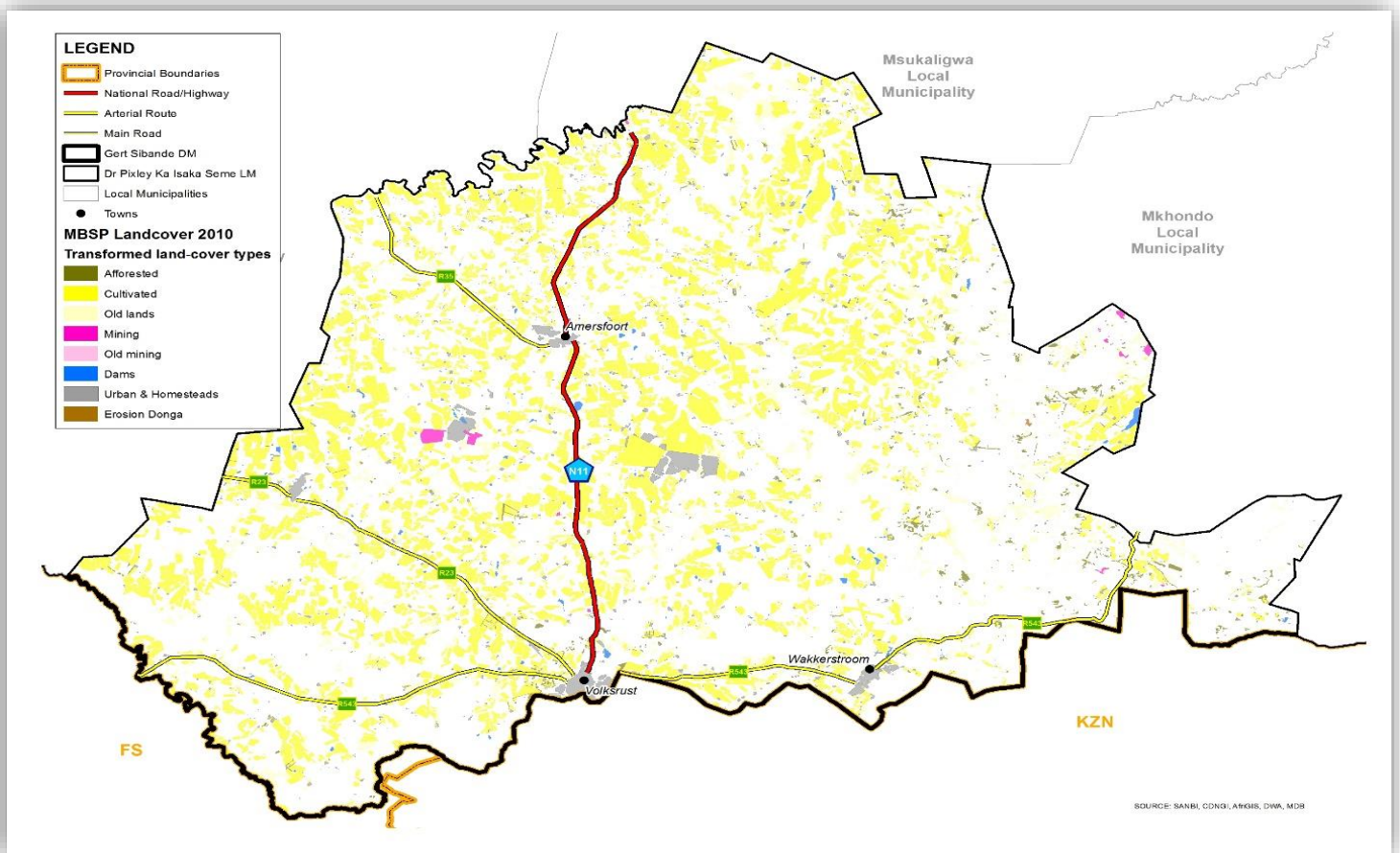
Portion	Magisteria	Farm	Legal Entity	Property	Commodity	Production	Programme_
4	Volksrust	Sigwinyamana	Sigwinyamana Communal Prop Assoc	Ptn 4(Rem) Farm 45 Langberg Ht	N/A	N/A	Tenure Reform
11	Amersfoort	Welgelegen	Welgelegen Communal Prop Assoc	Ptn 11 Farm 364 Welgelegen	Wheat	Grazing	Redistribution
50		Siyazenzele Comm		Ptn 50 Farm 76 Paardekop	Red Meat Integrated Value Chain	Livestock Production	Redistribution
1		Ukuthanda Ukukhanya	Ukuthanda Ukukhanya Communal Prop Assoc	Ptn 1 Farm Mooipoort	Red Meat Integrated Value Chain	Livestock Production	Redistribution
0	WAKKERSTROOM	Blinkwater	Indabuko Agricultural Co-Operative	Rem Of Ptn 0 Of The Farm Blinkwater 34 Ht	Tenure Security	Settlement	Redistribution
1		Sobumbana	Sobumbana Farming Project Cc	Ptn 1, 3 & 4 Farm 74 Vaalbank	Red Meat Integrated Value Chain	Livestock Production	Redistribution
24	Amersfoort	Pholani Balimi Cpa		Ptn 22&24 Of Schulpspruit 60 Hs	Wheat	Crop Farming	Redistribution
0		Siyavuka	Siyavuka Communal Prop Assoc	Ptn 0(Rem) & 13 Farm 85 Elandspoot , Jt	Red Meat Integrated Value Chain	Livestock Production	Redistribution
4	Amersfoort	Welgelegen Ptn 4	Welgelegen Communal Prop Assoc	Ptn 4 Farm 364 Welgelegen	N/A	N/A	Tenure Reform
0	Perdekop	Paardekop/Bajali	Bajali Farming Project Cc	Ptn 29(Ptn Of Ptn 5) Of The Farm Paardekop 76 Hs	Wheat	Grain	REDISTRIBUTION
0		Injusuthu	Moolman Pieter Hendrik	Farm 48 Broederstroom	SETTLEMENT	Settlement	Redistribution
6	Volksrust	Ngwenya	Ngwenya Communal Prop Assoc	Ptn 6 Farm 86 Oudehout Kloof Hs,	Red Meat Integrated Value Chain	Livestock Production	Redistribution
20		Thwala Family		Ptn 20,39 &40 Of The Farm Kopje Allen 75 Hs	Red Meat	Livestock	Redistribution
2	Volksrust	Nkosi Family	Nkosi Communal Prop Assoc	Ptn 2,3,11 & 23 Farm 86 Oudehoutkloof Hs	Red Meat Integrated Value Chain	Livestock Production	Redistribution
19	Wakkerstroom	Ndlovu Vilakazi / Maseko / Donkerhoek	Ndhlovu, Maseko & Vilakazi Communal Prop Association	Ptn 19 Farm 14 Donderhoek Ht	Red Meat	Livestock Production	Redistribution
4	Amersfoort	Bambanani CPA	Bambanani Communal Prop Assoc	Ptn 4 Farm 50 Zomershoek	N/A	N/A	Tenure Reform
5	Amersfoort	Sukumani Balimi	Sukumani Balimi Communal Prop Assoc	Ptn 5(Rem) Farm 48 Broederstroom ; Ptn 1 & 2 Farm 47 Misgund ;Ptn 1(Rem) & 7 Farm 3 Kleinfontein & 8 Farm 3 Broederstroom	N/A	N/A	Redistribution
0	Piet Retief	Ekaluka CPA	Ekaluka Communal Prop Association	Ptn 0,1 & 2 Farm 15 Kransbank	N/A	N/A	Redistribution
4	Volksrust	Khulani Balimi	Khulani Balimi Communal Prop Assoc	Ptn 4(Rem) Farm 85 Elandspoot & Ptn 1(Rem),4,5 & 24 Farm 86 Oudehout Kloof, Hs	N/A	N/A	Tenure Reform
9	Amersfoort	Siyaphambili	Siyaphambile Communal Prop Assoc	Ptn 9(Rem) Farm 54 Tweedepoort, Hs	N/A	N/A	Tenure Reform

4	Amersfoort	Kafferskraal	Eghudeni Farming Communal Prop Assoc	Rem Of Ptn 4 Kafferskraal 513 Is	Wheat	Crop Farming	Redistribution
21		Thuthukani / Vermaanskraal	Thuthukani Communal Prop Association	Ptn 21, Rem Of Ptn 5, Ptn 20 (Ptn Of Ptn 5) Of The Farm Vermanskraal 532 & Ptn 23 Of Vlakplaats 58	Red Meat Integrated Value Chain	Livestock Production	Redistribution
52		Mthembu Sikonde Farmers	Mthembu Sikhonde Communal Prop Association	Ptn 34 & 52 Farm 76 Paardekop, Hs	Wheat	Grazing	Redistribution
5	Amersfoort	Sterkspruit	Gogo Zwane Cpa	Ptn 5 Farm 508 Sterkspruit, Is	Red Meat	Livestock	Redistribution
15	Amersfoort	Tswelaphili / Verkyk 88hs	Tswelaphili Agricultural Farm Cc	Ptn 15, 16, 17, 18 & 20 Farm 88 Verkyk, Hs	Red Meat Integrated Value Chain	Livestock Production	Redistribution
6	Volksrust	Vuka/ Welgedacht	Vuka Communal Prop Association & Associate	Ptn 6 Farm 62 Welgedacht	N/A	N/A	Tenure Reform

3.4.9.Land Cover

The map identifies the different types of activities occurring on Dr Pixley Ka Isaka Seme's Municipality.

Map 11 Dr Pixley ka Isaka Seme Local Municipality's Land Cover



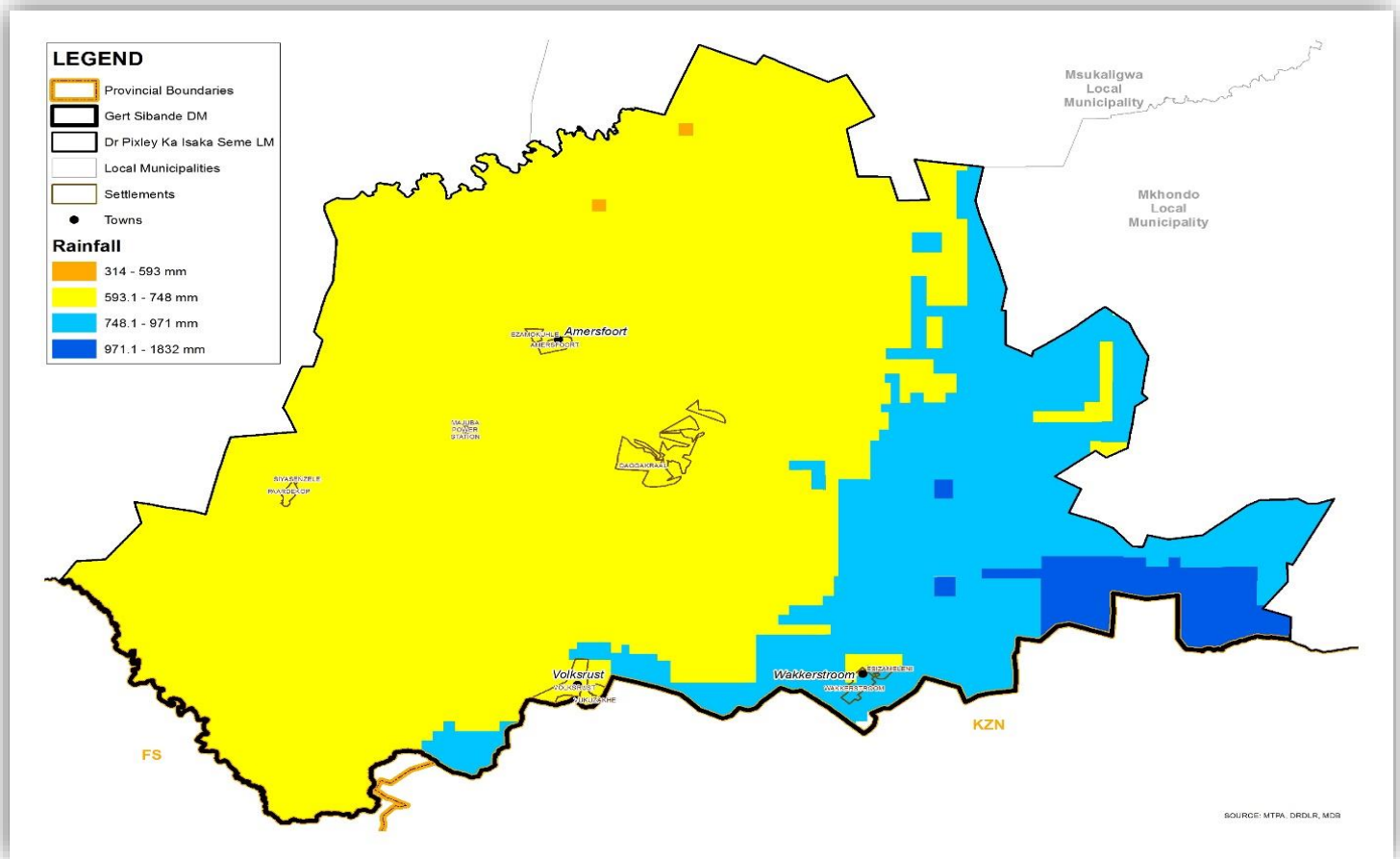
Cultivated lands occur in the entire area of the Municipality. Some of the activities occurring on this land include farms and conservation where farms are utilised as a form of food security, creating job opportunities and skills development. Cultivated land is important when it comes to the economic development of the Municipality, especially in areas such as Perdekop. Agriculture, the dominant economic sector within the Municipality, contributes 20% towards the GVA of the Municipality.

The second dominating land cover is urban or homesteads occurring on every parameter of the municipal area. Residential areas are of importance in bringing about social justice; therefore, the Municipality's land cover almost

includes all development zones required in a municipal area making it effective for future expansion and development.

3.4.10. Rainfall

Map 12 Dr Pixley ka Isaka Seme Local Municipality's Annual Rainfall



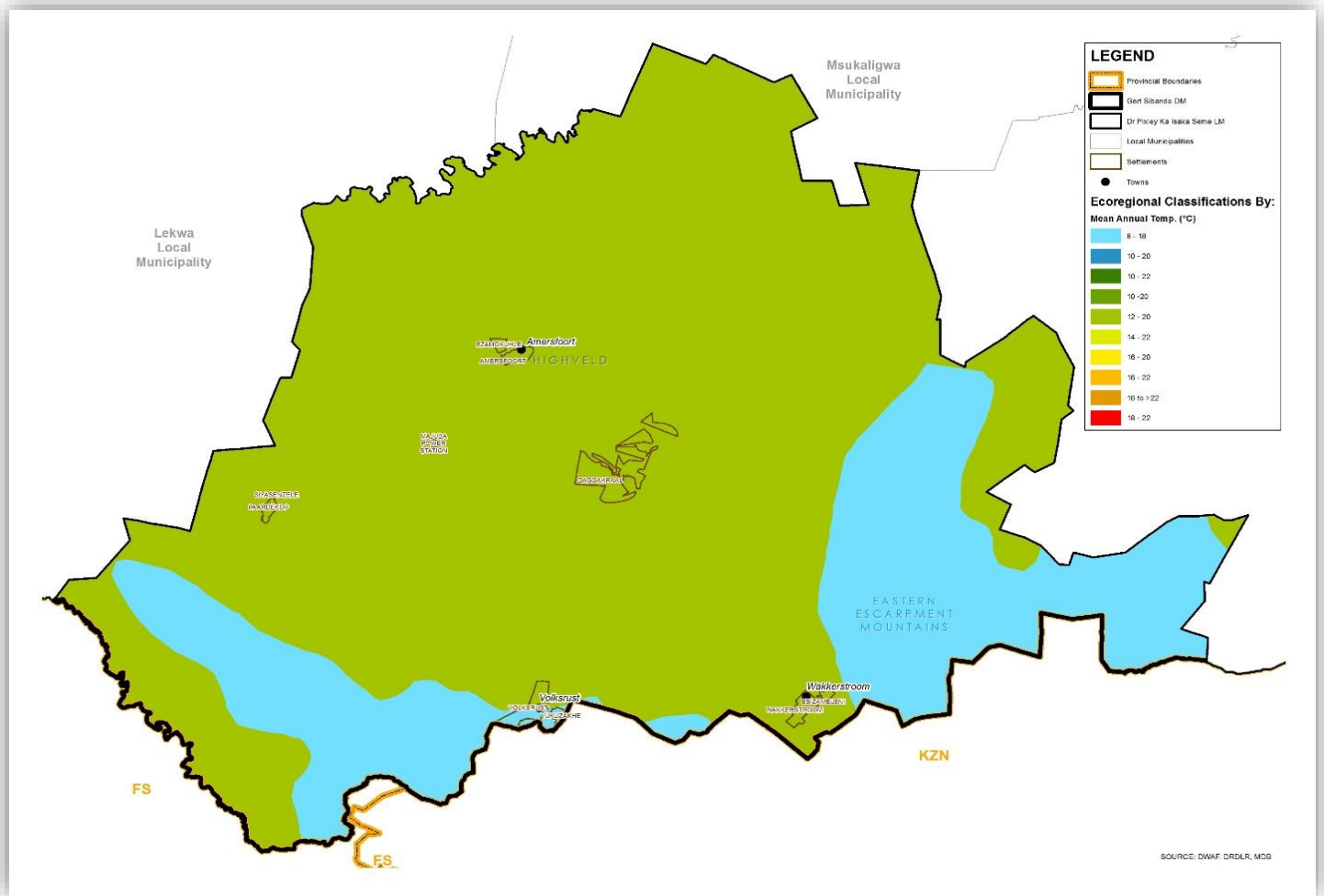
The Eastern side of the municipal area receives quite enough rainfall, amounting between 748, 1-971mm and 971, 1-1832mm annually. Wakkerstroom is considered as one of the areas that have massive water supply due to the heavy amount of rain received annually as depicted on the map. Most of the municipal area, especially the Western side receiving an average rainfall ranging between 593.1-748mm annually while certain parts of the Municipality receive below-average rainfall of 314-593mm per annum.

The municipal area is known for agricultural development due to its farming nature. For agriculture to continue to significantly contribute to the economic growth of the Municipality, the rainfall experienced on an annual basis is vital.

The Gert Sibande District Municipality also identifies some of the areas located in farming towns as agricultural intervention areas so that resources continue to be directed towards the development and growth of these areas.

3.4.11. Annual Temperature

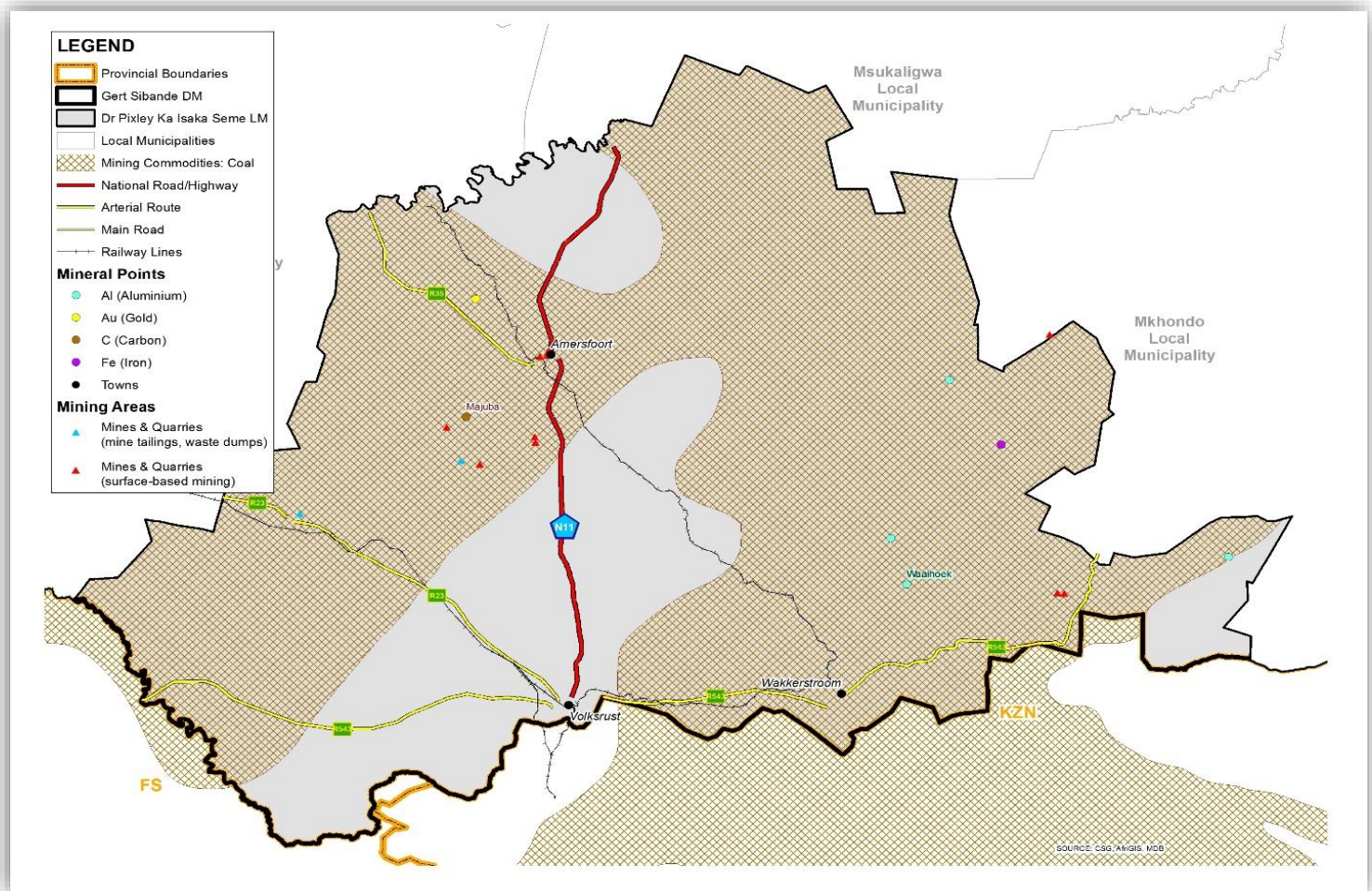
Map 13 Dr Pixley ka Isaka Seme Local Municipality's Annual Rainfall



The Municipality's annual temperature ranges between 12-20 degree Celsius. During the winter season, the mercury drops below 12 degrees Celsius. The air in the mountains moves from high to low, which makes the surface (land) much warmer than the mountains. Although this is the case, some parts of Volksrust experience a below average temperature of 8-18 degrees Celsius which means it usually gets colder than normal.

3.4.12. Mining and Minerals

Map 14 Dr Pixley ka Isaka Seme Local Municipality's Mining & Minerals



Aluminium is a very common mineral found in many parts of the Municipality. The mineral is vital in that it is used in a variety of products including cans, foils, window frames, kitchen utensils, beer kegs and aeroplane parts. Gold deposits can be located in the north-northwest parts of the town of Amersfoort. The development of a gold mine for the purpose of economic development in this area depends on how much gold available in the area.

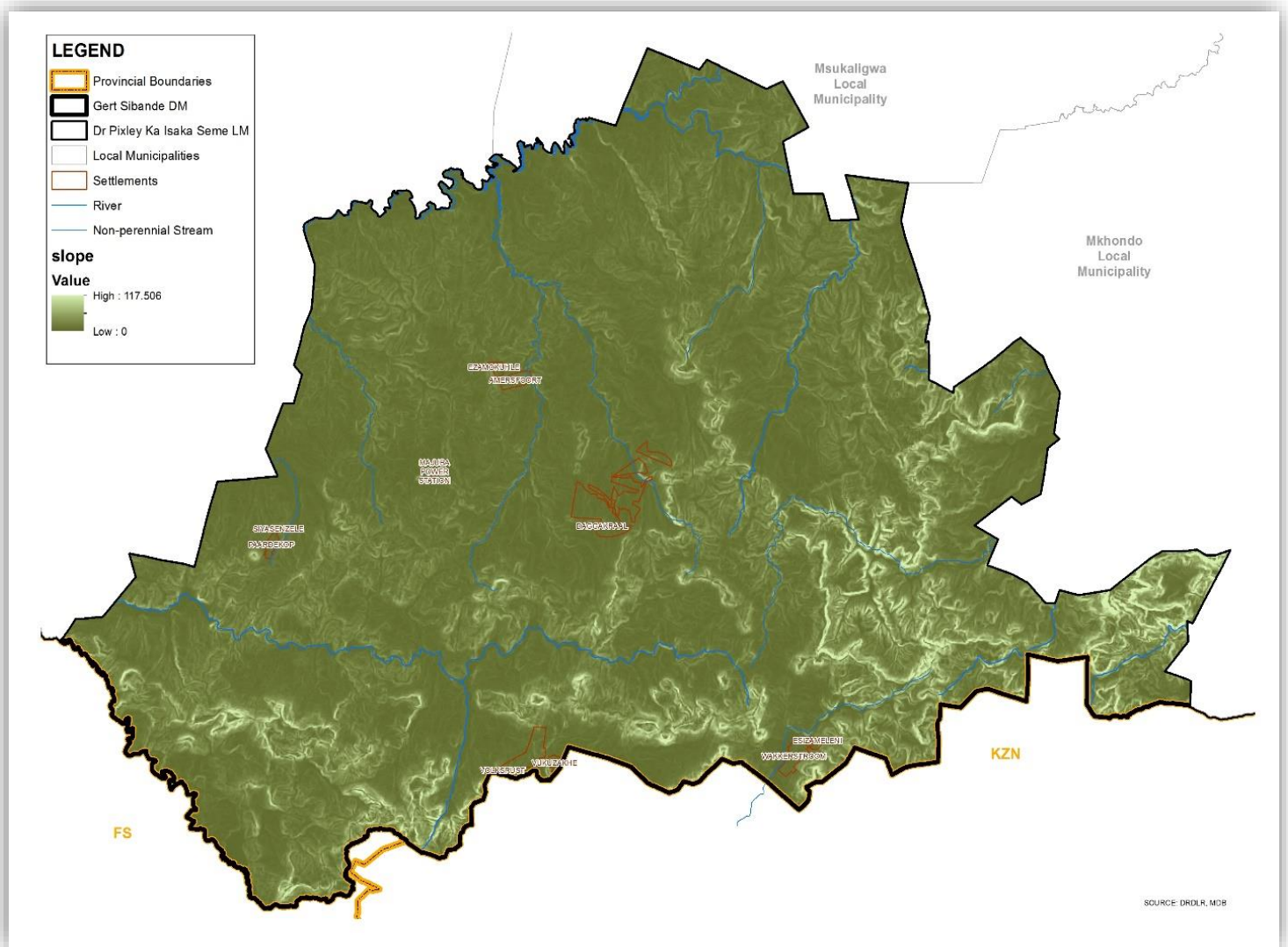
The Majuba Power Station, between Amersfoort and Volksrust, is a coal-fired power plant operated by the South African power utility, Eskom. The station receives its coal from various sources in and around the municipal area. The coalmine next to the power station is utilised for the gasification of coal. The 2010 SDF pinpointed that the spreading of coal mining activities in the

Wakkerstroom area was of concern as this area is of high conservation value to the extensive wetlands found there.

3.4.13. Slope Analysis

The map shows the level of the slope that mostly occurs in the municipal area, from high to low. The latter usually means that developments can take place because the surface is flat while a high-sloped area is rather undesirable for developmental purposes as it is of high-rise and may require detailed engineering input, which may, at the time of a proposed development, not be desirable.

Map 15 Dr Pixley ka Isaka Seme Local Municipality's Slope Analysis

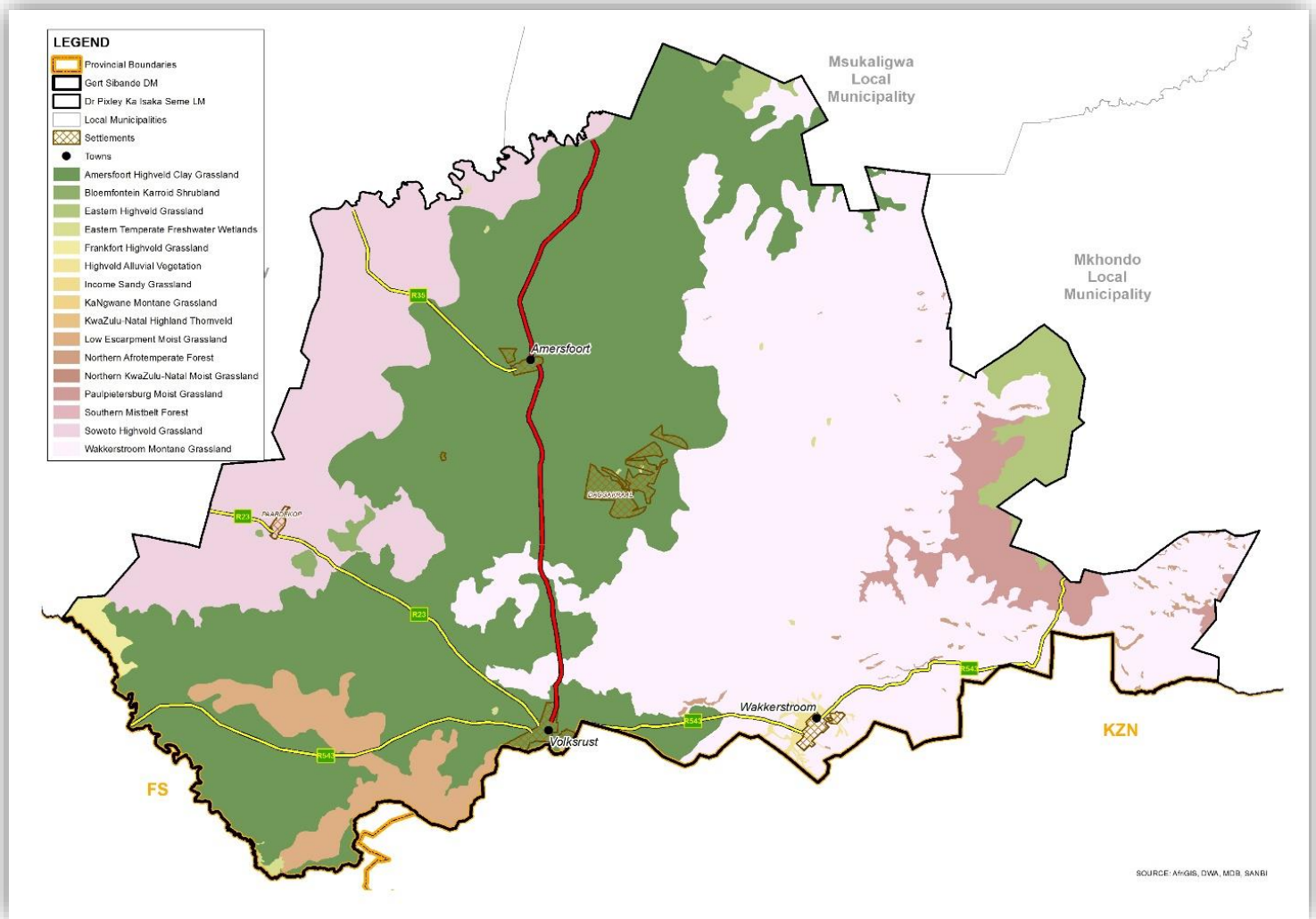


Areas of development have a low (gentle) slope especially to the north of the Municipality. A detailed slope analysis makes it possible for developers and the Municipality to identify areas that are suitable for human settlements as well as infrastructure development in a cost-effective manner.

A steep slope is accompanied by plenty of endangering events such as a landslide; defined as the movement of a mass of rock, debris down a slope.

3.4.14. Vegetation

Map 16 Dr Pixley ka Isaka Seme Local Municipality's Vegetation Cover

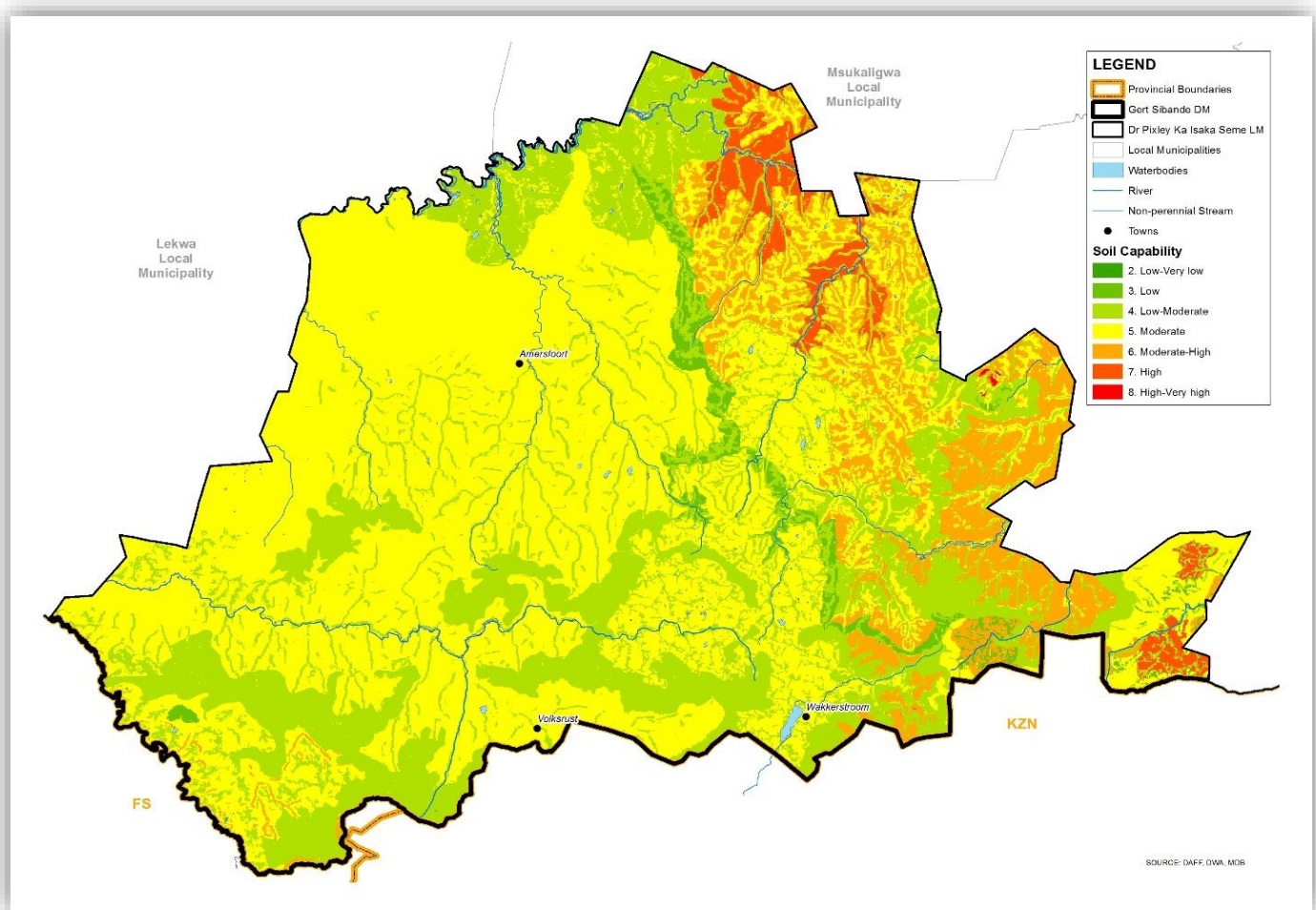


The information on the map shows different types of grasslands found in a single Local Municipality. The over and above fact is that the Local Municipality is surrounded by grasslands, making it possible of processes of vegetation (plantation), forestry and farming (can be either substantial or commercial). Having a wealth of grasslands provides our ecosystem with sufficient clean water, helps prevent floods, and promotes the natural production of food crops and meat.

The dominating grassland is the Amersfoort Highveld Clay Grassland followed by the Wakkerstroom Montane Grassland, which covers the East of the Local Municipality.

3.4.15. Soil Capability

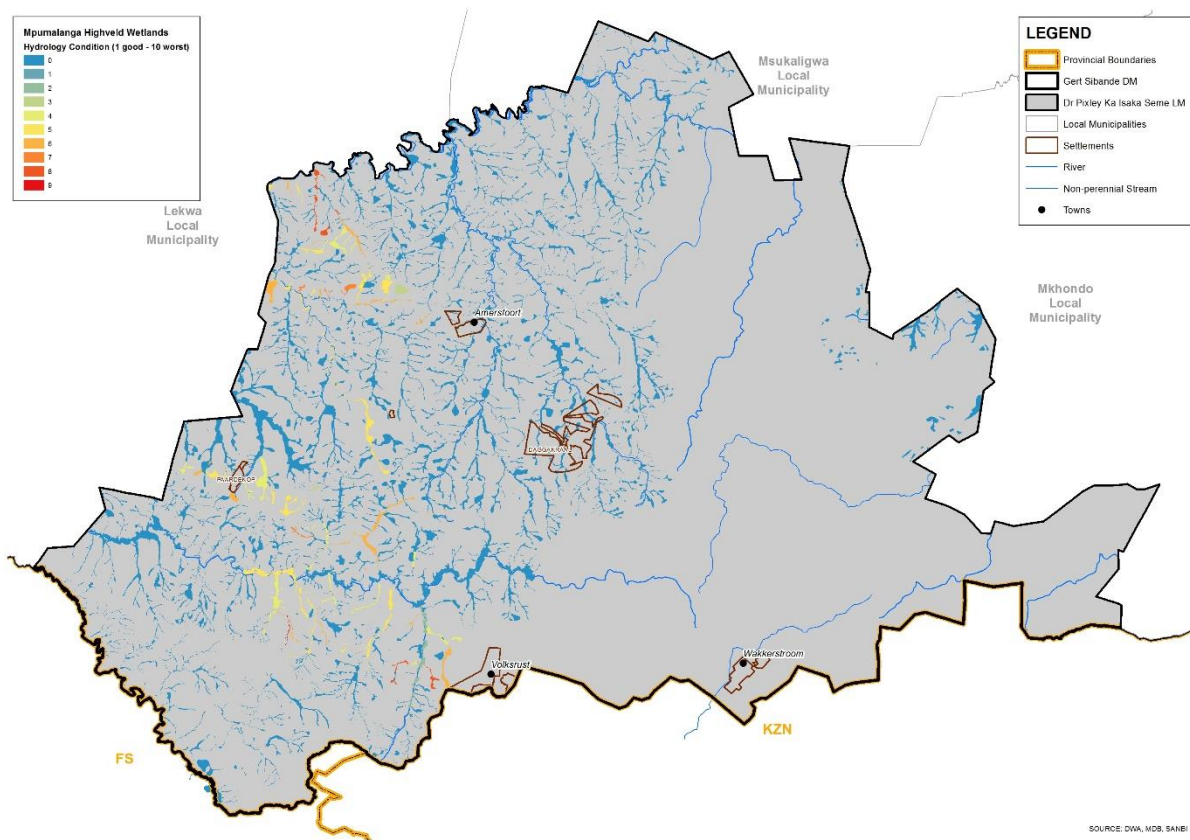
Map 17 Dr Pixley ka Isaka Seme Local Municipality's Land Capability



The Local Municipality has moderate soil capability including in areas of development. This type of soil is good for construction of houses, infrastructure, installation of services etc. In terms of agriculture, suitable soils with high organic matter are very well suited for high demand crops such as vegetables and fruit, which in turn boosts the economy of a certain region, taking it into consideration the role that agriculture, plays in the municipal economy. Regarding the construction of houses, moderate capable soil is very strong and good for supporting foundations because of their stability and depth.

3.4.16. Wetlands

Map 18 Dr Pixley ka Isaka Seme Local Municipality's Wetlands



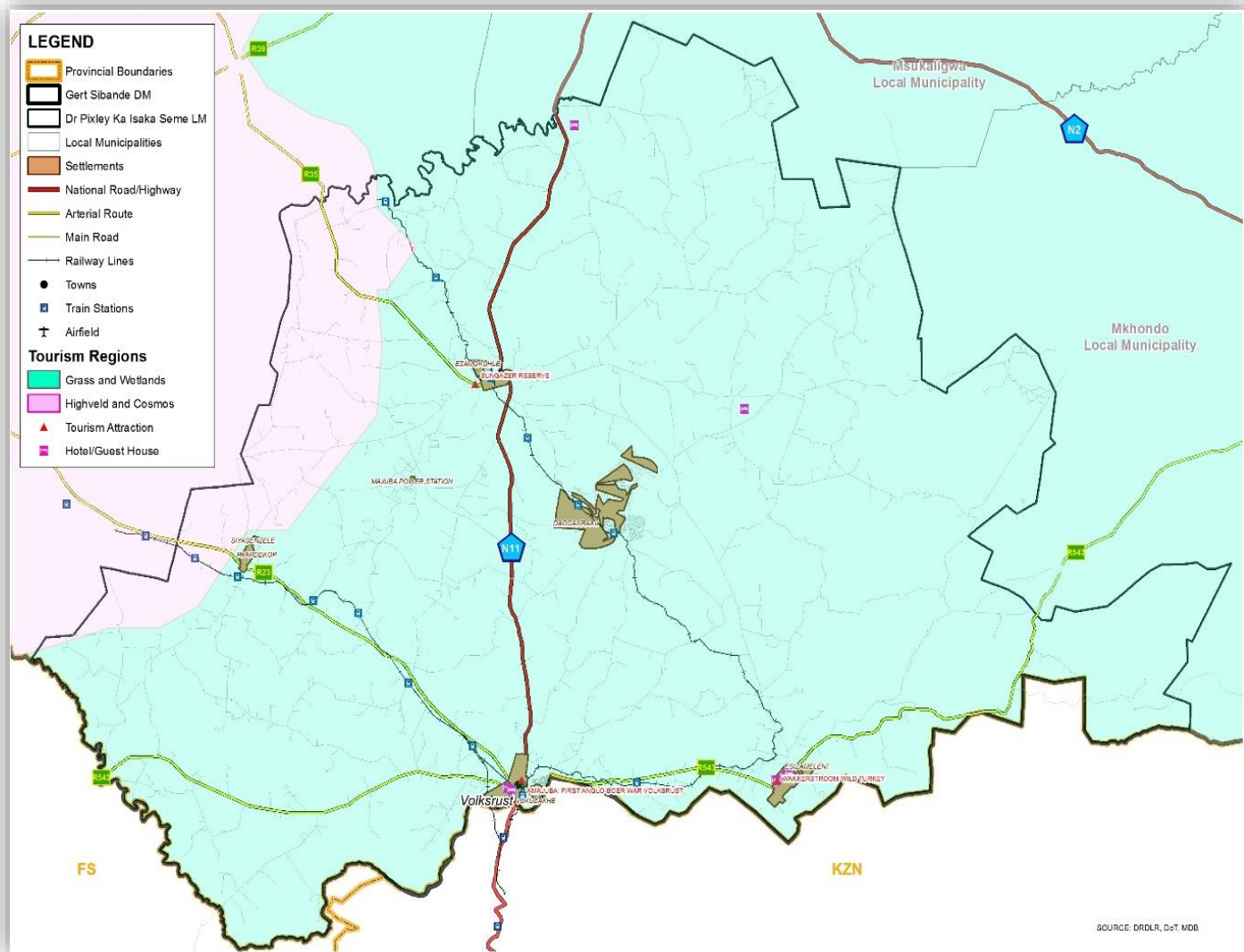
The map represents wetlands that exist within the municipal area, scaling from one, which is good, to 10, which is worst. Wetlands help keep river levels normal and filter and purify the surface water. Wetlands accept water during rainy periods. Wetlands also release vegetative matter into rivers, which helps feed fish in the rivers. The mentioned general functions show how valuable wetlands are for human and environmental life. Wetlands protect our shores

from wave action, reduce the impacts of floods, absorb pollutants and improve water quality.

The existence of a major wetland area north of Wakkerstroom that the previous SDF envisaged could be the key to the development of the town if the Tourist Plan of the Municipality is successfully implemented. Due to the wetland area, there are a number of guesthouses operating in the area. The total area occupied by wetlands, including dams, is estimated at 124 734ha or 18.9% of the area.

3.4.17. Tourism

The tourism industry is important for the benefits it brings and due to its role as a commercial activity, which creates demand and growth for many more



industries. Tourism not only contributes towards more economic activities but also generates employment, revenue and plays a significant role in furthering development. In 2016, the Municipality developed and adopted its Local Economic Development and Tourism Strategy. The SDF will incorporate elements of tourism development to ensure alignment between the two policies.

Amersfoort, Volksrust and Wakkerstroom (internationally known as a haven for bird watchers and eco-tourists) have tourism attraction in a form of game farms and lodges. The N11 can be viewed as a potential corridor on boosting tourism in the area. This route can be used to tap into the economic development of the municipal jurisdiction as it is in good condition. Wetlands and bird watching are the main tourist attractions for the Municipality.

The Municipality's IDP identifies the main obstacles to improving tourism as the following:

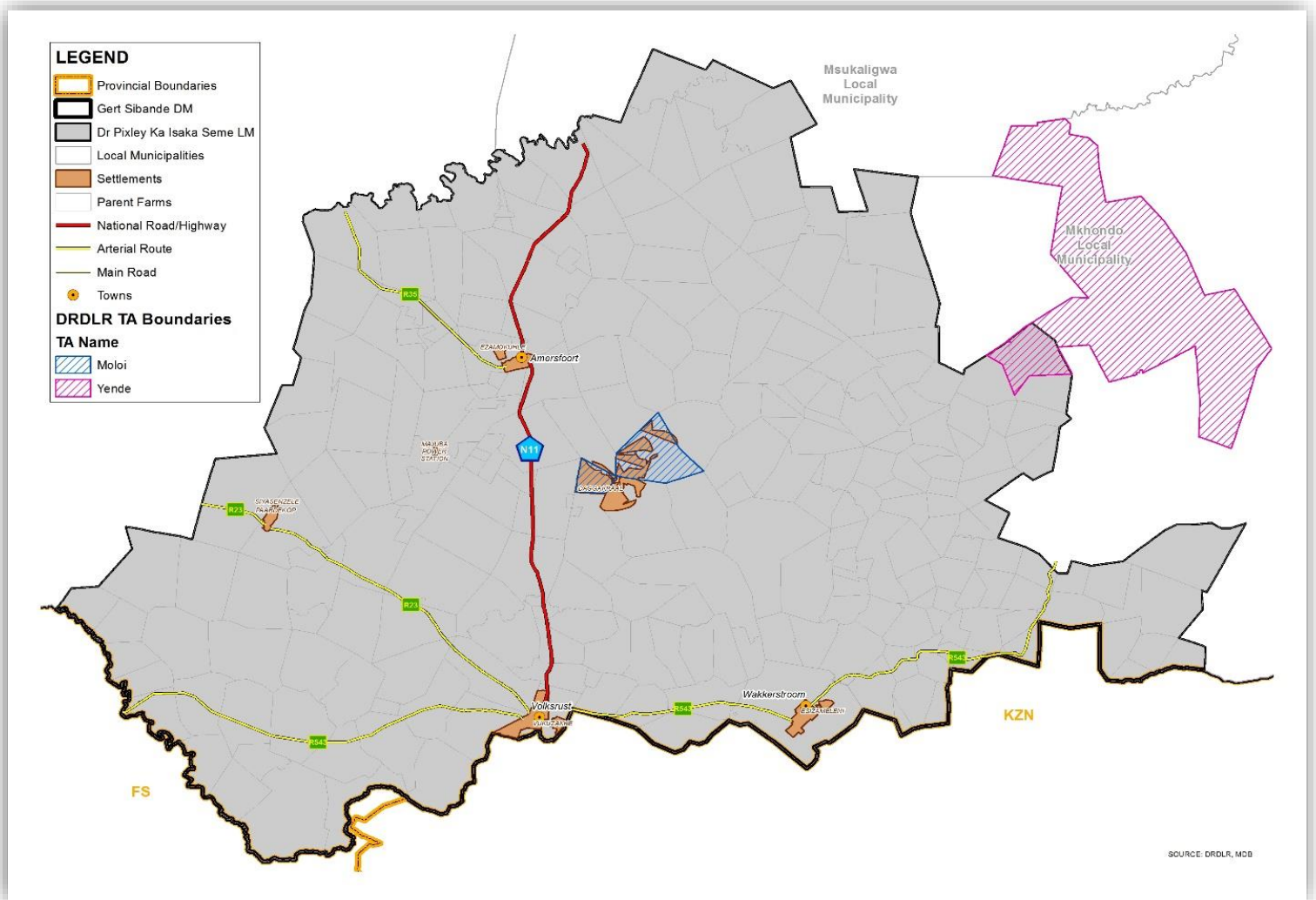
- a) Lack of well-developed tourism product. One of the recurring criticisms levelled against Dr PKISLM is a failure to develop and market a common product for the entire Municipality. In the absence of such a product, tourism development has been characterized by fragmentation, ineffectiveness, and inefficiency.
- b) Lack of effective public, private and community collaboration: While the public sector has an important role to play in facilitating an enabling environment, the private sector drives tourism. The lack of a common vision, which is capable of unifying all major stakeholders including government, private sector, and communities, is also a major weakness.
- c) Lack of transformation. The integration of the community (previously disadvantaged) sector into the industry has been quite slow. Unless all three actors act in concert, the sector is unlikely to break, free from its current and lacklustre performance levels.
- d) Tourism expenditure: Equally critical is the need to ensure that adequate financial resources are provided to complement the private sector efforts product development and marketing spend.
- e) Enabling infrastructure: The provision of both soft and hard infrastructure including access roads to heritage sites, air travel needs to be significantly improved.

The Municipality only attracted about two hundred (200) tourists to its area, which by normal standards is a very low number. To mitigate this, the Municipality aims to:

- Building effective collaborations between the public, private and community sector;
- Development of a coherent product for the Municipality and linking this with the district, provincial and national product;
- Ensuring effective and efficient utilization available resources;
- Expedite the transformation and integration of the industry;
- Investment in strategic tourism infrastructure.

3.4.18. Traditional Authorities

Map 19 Dr Pixley ka Isaka Seme Local Municipality's Traditional Authorities



Section 12 of the Spatial Planning and Land Use Management Act, 2013, requires the inclusion of areas under the jurisdiction of traditional leaders in the development of municipal spatial development frameworks. One of the key roles that the Municipality sees for a traditional leader is that these authorities must work with closely councillors in identifying priority issues and further facilitate community consultation meetings in collaboration with ward councillors.

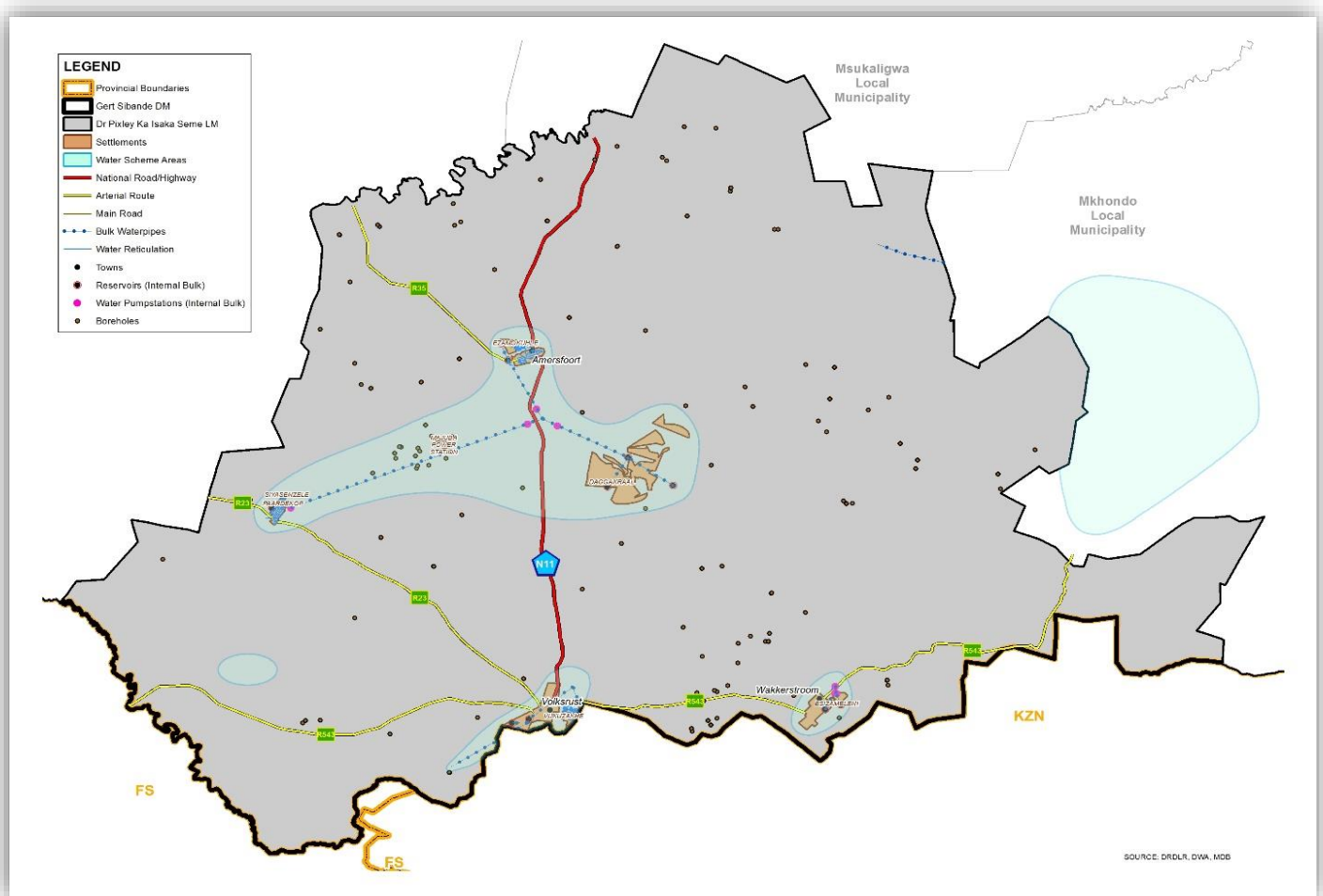
Two traditional authorities exist within the Municipality; Moloi and Yende.

The role of Traditional Leaders is mainly to enhance unity and understanding among traditional communities and advise the three spheres of government on matters that directly affect the development of rural villages and settlements. In collaboration with the Municipality, traditional leaders can bring spatial justice, to communities, through following certain accurate procedures in the provision of houses, infrastructure, transportation facilities and job opportunities.

3.4.19. Water Services

The map depicts the provision of water within the Municipality. The provision is overseen by public utilities, commercial organisations, community endeavours or by private individuals, through a system of water pipes.

Map 20 Dr Pixley ka Isaka Seme Local Municipality's Water Services



The number of households that has access to water services is about 19,818 (nearly making the whole population of the Municipality). An amount of 1,401 does not have access to basic pipe water but do have either boreholes or JoJo tanks where water is stored and produced.

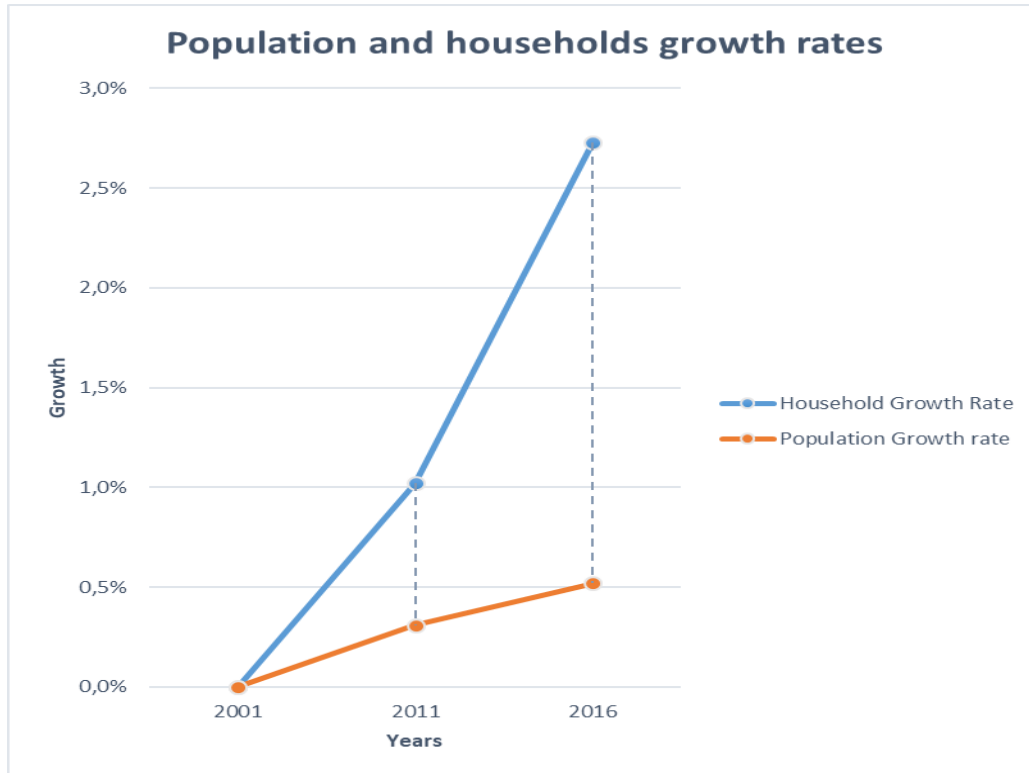
All the areas in the Local Municipality are considered as water scheme areas with water pump stations and water reservoirs as a form of water storage. The biggest bulk water pipes are the ones linking Amersfoort, Perdeskop and Daggakraal all at once. The municipal area is known for being surrounded by several rivers (Upper Vaal, Thukela and Usutu), dams and wetlands meaning that the community members easily access water for usage.

4. PROJECTIONS

Section 21(c) of SPLUMA requires the development of a long-term vision statement, which indicates the desired spatial growth and development pattern of the Municipality for a period of 10 to 20 years. To ensure that this is attainable, it is also vital to look at the growth estimates for the next 5 years as a way of determining how many people should be accommodated, how many households are needed and what other infrastructure will be needed to achieve the desired spatial form of the Dr Pixley ka Isaka Seme Local Municipality. This information is important for the planning of the spatial development in the Municipality, as the population growth is an indication of the need for additional housing, although any backlogs need to be taken into account as well. This chapter tries to crush the numbers to make sense of the requirements.

4.1. Population and Households Growth 2011-2016

Figure 6 Dr Pixley ka Isaka Seme Local Municipality's Population & Household Growth 2011-2016



The Municipality had a population of 70 342 in 1996. This figure jumped to 95 910 at an annual average increase of one, 12%. Between the last Census, conducted by Statistics South Africa, in 2011, where the population stood at 83 235, and the Community Surveys of 2016, counting 85 395 of the population, the growth has dropped to a rate of 0, 5% per annum. During the same period, the household growth went from 19 838, in 2011, to 22 546 at a growth rate of above 2, 5% per annum.

Table 13 Dr Pixley ka Isaka Seme Local Municipality's Projected Population & Household Growth 5-10-20 Years

No.	Year	Households	Population
1.	2011	19,838	83,235
2.	2016	22,546	85,395
3.	2022	25,540	94,668
4.	2027	27,923	102,488
5.	2037	32,405	116,618

As a result, Table 13 represents the housing and population projections for the next 20 years. By 2037, the Municipality, at the current growth rate, will

have a population of 116 618 and household growth of 32 405. The incremental growth would be an extra 14 130 more people and 4483 households by the year 2037 (Table 14).

Table 14 Dr Pixley ka Isaka Seme Local Municipality's Incremental Growth

No.	Year	Households	Population
1	2022	2994	9273
2	2027	2383	7820
3	2037	4483	14130

4.2. Housing Backlog

The Municipality currently has a backlog of 4100 households, majority of which are in Daggakraal (1500).

Table 15 Dr Pixley ka Isaka Seme Local Municipality's Housing Backlogs

No.	Area	Ward	Housing Backlogs
1.	Vukuzakhe	1	275
2.	Vukuzakhe	2	275
3.	Vukuzakhe	3	275
4.	Wakkerstroom	5	500
5.	Perdekop	6	500
6.	Daggakraal	11	500
7.	Daggakraal	9	500
8.	Amersfoort	7	500
9.	Volksrust	4	275
10.	Daggakraal	10	500

According to the Municipal IDP, the local residents, through the IDP processes, have expressed a need for the provision of housing in Wakkerstroom, Amersfoort, Volksrust and Paardekop. In 2012, the Municipality took the initiative to invite service providers for detailed planning proposals for 1,000 even in each of its four (4) areas.

The land parcels that have been identified for housing developments are contained hereunder:

- Wakkerstroom (Esizameleni): the area that is identified for housing development is on a portion of state land previously known as a Portion of Portion 7 of the farm Marthinus Wessels 121-HT, which can accommodate 200 erven. The geotechnical investigations restricted development through alternative portions of land were still being investigated.

- Amersfoort (Ezamokuhle): the area that is identified for housing development is on a portion of state land previously known as a Portion of Portion 1 of the farm Amersfoort Town & Townlands 57-HS, which can accommodate 1,000 erven.
- Volksrust (Vukuzakhe): the area that is identified for housing development is on a portion of state land previously known as a Portion 53 of the farm Volksrust 143-HS, which for now can accommodate 1,100 erven.
- Paardekop/Siyazenzela: the area that is identified for housing development is on a portion of state land previously known as a Portion 19, 50 and 51 of the farm Paardekop 76-HS, which can only accommodate within a region of 600 erven.

Land has been identified to bring the housing backlog in line with the housing backlog. It is imperative that the reviewal of the MSDF is aligned with the areas earmarked for these developments.

4.2.1.Housing Assumptions

Table 16 Dr Pixley ka Isaka Seme Local Municipality's Housing Assumptions

No.	Density Targets	Density (units/ha)	Land Size (m ²)	Allocation for Roads
1.	Single Residential	5	2000	18%
2.	Semi-detached & townhouses	25	400	15%
3.	Second Dwelling	0	0	18%
4.	Flat in a block of flats	500	20	5%
5.	Renting a room	500	20	18%
6.	Subsidised Housing	65	154	15%

The assumption, linked to housing typologies is that the Municipality would need an average of 1095 hectares of extra land to cover some of the backlogs linked to the housing shortages. Mixed housing typologies are an approach that the Municipality can consider to address housing. This section is not instructive but more one that looks at alternatives. In addition, these options are linked to the housing demand within the Municipality as pointed out below.

4.2.2.Housing Demand

The housing demand of the municipal area is summarised in the table below, showing not only the figures of demand but also the dwelling type.

Table 17 Dr Pixley ka Isaka Seme Local Municipality's Housing Demand

No.	Dwelling Type	2011	2016	2022	2027	2037
1.	Single Residential	17,677	20,089	22,757	24,880	28,874
2.	Semi-detached & townhouses	244	277	314	343	399
3.	Second Dwelling	153	174	197	215	250

No.	Dwelling Type	2011	2016	2022	2027	2037
4.	Flat in block of flats	233	265	300	328	381
5.	Backyard Shack	823	935	1,060	1,158	1,344
6.	Informal Settlement	626	711	806	881	1,023
7.	Renting a room	83	94	107	117	136
8.	Total Housing Units	19,839	22,546	25,540	27,923	32,405

It is clear that single residential dwelling types were in high demand between the years 2011-2016. It is estimated that this demand will continue to rise right through to the 2037 threshold. The second most demanded dwelling type was a backyard shack, followed by semi-detached and town houses. One thing that all the dwelling types have in common is the fact that the demand is increasing, as the years go by, as indicated in the total housing units at a staggering 32,405 by 2037.

4.2.3.Cumulative Growth

The estimation of growth is made for 5, 10, and 20 upcoming years for the municipal area hence the cumulative growth reaches up to 2037.

Table 18 Dr Pixley ka Isaka Seme Local Municipality's Cumulative Growth

SUMMARY OF CUMULATIVE GROWTH						
Category	2022		2027		2037	
	Units	Hectare	Units	Hectare	Units	Hectare
Housing Units	2,775	631.4	4,984	1,133.90	9,139	2,079.20
Social and Cultural (Public Service Facilities)	0	0	2	2.5	3	3
Education	3	0	7	0	14	2.9
Recreation (Sports and Parks)	0	0	1	1	1	1
Industrial Sites	0	0	0	0	0	0
Business Sites	0	0	0	0	0	0
Grand Total	2,778	631	4,994	1,137	9,157	2,086

The table indicates that housing units will require 2,775 to 9,139 units, projecting demand in housing due to the estimated growing population within the municipal area. This estimation will assist the Municipality to reverse the housing backlogs currently affecting it. "Educational" facilities are relatively increasing, requiring 3 to 14 facilities by 2037, followed by "Social" and "Cultural" facilities requiring from zero to two units in 2027 to 3 units in 2037. The estimate for the other facilities is lower; "Recreation" to be specific, going from zero to one unit in 2037 while "Business" and "Industrial" will have to be catered for to offer the required services.

Housing Units are of value to the community hence its figures are higher than the rest of the categories. When the Municipality increases the provision of houses, it relatively brings about social justice by creating job opportunities, food security and better living conditions for the communities.

Section 21(h) of SPLUMA requires the identification, quantification and provide location requirements for infrastructure for the next 5 years.

5. CONCLUSION

The primary focus of the status quo analysis is to have an understanding of how the municipal area is shaped. In this regard, many developmental aspects are illustrated in a form of maps and graphs to show whether these aspects affect the development of the Local Municipality. A critical example would be population growth. Section 21(e) of the Spatial Planning and Land Use Management Act of 2013 requires a municipal SDF to identify population growth estimates. This allows the Municipality to determine how it is growing, what the population needs are and what infrastructure development should be in place.

Adding to the above, it is imperative that the spatial restructuring of the Municipality speaks to a period of not only the next five years but also looks at longer-term development. As a result, the report has identified what developmental needs and services are required for the next twenty years not only to address the housing backlogs but also to determine the level of services required.

Dr Pixley Ka Isaka Seme is strategically located in the grasslands and wetlands where agriculture is the biggest economic opportunity. In this regard, economic growth is crucial in meeting certain targets such as decreasing the unemployment rate, creating a conducive environment for infrastructure investment and development and the provision of adequate housing. Growing the local economy has a massive effect in the delivery of much needed services and upgrading infrastructure.

The Local Municipality is made of six regions, eleven wards and three towns. Volksrust is the area where most municipal activities occur and the only area that has the highest number of wards within it. The municipal area is envisaged to achieve spatial and development growth for the next 5, 10 to 20 years to positively shift the minor and declining areas to conducive and sustainable cities.