

# POLICY ON SUBDIVISION AND DENSIFICATION OF AGRICULTURAL LAND IN POLOKWANE LOCAL MUNICIPALITY



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## CHAPTER 1: INTRODUCTION

### 1.1 INTRODUCTION

The firm Pieterse, du Toit and Associate (Pty) Ltd was appointed by the Polokwane Municipality to develop a comprehensive Policy Document on densification and subdivision of agricultural land (farm portions) within the Polokwane Municipal area of jurisdiction including all the farm portions within Polokwane/Perskebult Town Planning Scheme area, in order to guide decision-making when proposals for densification (subdivision) are received.

The Polokwane Municipality receive a substantial number of applications annually for the sub-division of small farm portions zoned as "Agricultural", and specifically for the farms around Polokwane town. Polokwane Municipality also listed the most problematic farms (13 in total) in the Terms of Reference/Bid Specifications [67/2011] - as these farms cause the most pressure for sub-division. These farms are also incorporated in the Polokwane/Perskebult Town Planning Scheme, 2007.

Without a proper policy it is very difficult for the Municipality to evaluate subdivision applications in view of the many problems that exist and/or will be caused if ad hoc sub-divisions are permitted. Ad hoc densification/subdivision of farms around Polokwane specifically within the Scheme area, but also to some extent with other farms in the remaining Municipal area could cause various environmental, service delivery, economic and other problems. Densification in some areas due to sub-divisions that have already been permitted in the past (without municipal services being adequately addressed such as water, sewerage, electricity, roads), have already resulted in problems such as potential pollution of water resources, inadequate water supply to residences on these properties, inadequate road infrastructure, etc.

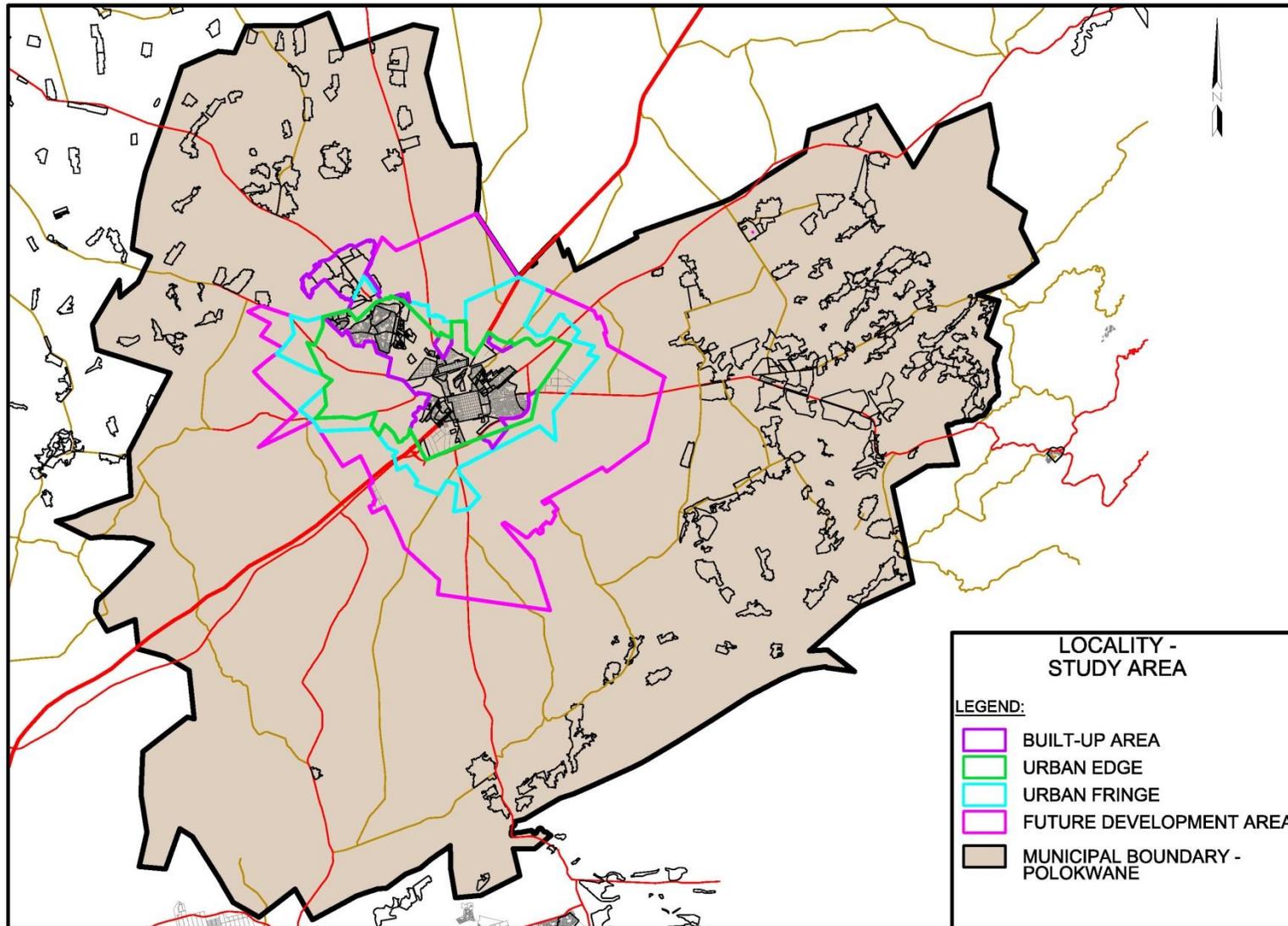
There is without any doubt a need for a proper policy which is based on facts regarding amongst others the availability of services and consideration of viable options (if any) to provide in the need for additional services to sustain possible densification should it be permitted based on merit. This would ensure that densification and therefore the sub-division of farm land takes places in a controlled and sustainable manner. In this document specific proposals will be formulated with respect to specific farm areas in terms of a rationale for densification and sub-division (or not), to guide the Municipality in providing advice to land owners and also to guide the Municipality in their decision making processes with these applications. Guidelines will also be formulated for the management of subdivision of agricultural land (properties) within the Polokwane Municipal jurisdiction.

Apart from the planning process which has to be followed, specific inputs on the status quo and future options for service provision and also to ensure sustainability in these farming areas would be obtained and included in this document.

### 1.2 STUDY AREA

The study area includes all farm land within the Polokwane Municipality's area of jurisdiction as indicated on **Map 1-1**. It however also specifically includes all the farm portions within the Polokwane/Perskebult Town Planning Scheme area.

Map 1-1: Study Area



### 1.3 NEED FOR A RURAL DENSIFICATION POLICY AND RELATED OBJECTIVES

As part of the obligations of the Polokwane Municipality to give effect to various provisions of the Local Government: Municipal Systems Act, 32 of 2000 (the "Systems Act") and, inter alia, to ensure that the Spatial Development Framework is prepared as an adjunct to the Integrated Development Plan (IDP) for the Municipality, policy guidelines are required to guide and inform decisions to be taken by the various planning authorities with regard to land use and subdivision applications in areas located beyond the defined urban edges or urban development boundaries pertaining to each of the urbanised areas in the Polokwane Local Municipality.

It has become necessary to compile guidelines for the benefit of Polokwane municipality and other planning authorities with respect to the following:

- Land use planning and management relevant to the areas outside the Polokwane urban edge or urban development boundary as well as that of other urban nodes in Polokwane Municipal area, generally referred to as the rural and/or farming areas; and
- Subdivision of land situated beyond the urban edge or urban development boundary also forming part of the rural and/or farming areas of the Municipality.

The purpose of this policy document is mainly to provide guidelines and inform decisions with regard to subdivision and densification of the rural areas of the municipality, situated beyond the defined urban edge of towns such as Polokwane within the Polokwane Local Municipality area of jurisdiction.

**Densification** for the purpose of this study means:

- The Subdivision of farm land in accordance with this policy and in terms of the relevant enabling legislation, i.e. the Subdivision of Agricultural Land Act (Act 70 of 1970) or the Division of Land Ordinance, 1986 (Ordinance 20 of 1986);
- Densification in terms of the (draft to be proclaimed) Mankweng/Sebayeng and Traditional Areas Land Use Management Scheme; or
- In accordance with the Policy on Lifestyle Estates for Polokwane Municipality.

The objectives of this policy on subdivision and densification in the rural areas of the Polokwane Local Municipality can be summarized as follows:

- **Promotion of sustainable development**

To promote sustainable development in rural locations within the Polokwane municipal area and to facilitate that the poor may also share in the growth of the rural economy.

- **Strengthen application and decision-making processes**

To enable the Municipality to plan and manage the rural area under its control in an effective manner, and also to unreservedly provide a mutually beneficial communication channel for the different tiers of government (and relevant government department) to engage on the densification and subdivision of rural and/or farming areas.

- **Improve clarity, predictability and consistency**

To establish an appropriate level of clarity, predictability and consistency regarding the allowable densification and subdivision of land in the rural areas of Polokwane Local Municipality.

- **To protect sensitive areas**

To protect eco-systems within the Municipality, with specific reference to defined environmental goods and services as contemplated in the National Environmental Management Act, 1998 (Act 107 of 1998).

- **To maintain and protect important characteristics**

To maintain and protect the farming, ecological, cultural and scenic rural characteristics of the Polokwane Municipality, also with regard to the rural landscape and the natural resources associated with the area.

- **To protect high potential agricultural land**

Government policy seeks to protect high potential agricultural land for food security, with the subdivision of agricultural land as well as changes in land use not resulting in poverty traps, but promoting agricultural production and the emergence of progressive entrepreneurs.

## **1.4 SCOPE OF WORK**

The compilation of the policy document is divided in two phases and structured as follows:

### **Phase 1: Analysis of the study area**

- **Chapter 1** - This section provides an introduction to the background, need for rural densification policy guidelines and associated objectives of the policy. Compile a set of definitions and abbreviations relevant to the study, also taking cognisance of similar definitions in the Spatial Development Framework, Town Planning Scheme as well as other policy.
- **Chapter 2** – An overview of the Polokwane rural context and analysing of the existing rural character as well as historical trends with respect to the sub-division of agricultural / farm land within the Municipal area. Also specifically the farm land around Polokwane town. Provides information on the land in the municipal area that is subject to Act 70 of 1970 (Subdivision of Agricultural Land Act), based on the National Department of Agriculture information system such as the “Agricultural Geo-referenced Information System” (AGIS).
- **Chapter 3** – Investigation of all the relevant current legislation and policy which may influence and/or impact on the densification and sub-division of farm land.
- **Chapter 4** - Provide an overview on certain Case Studies relevant to this policy in order to see how subdivisions and densifications of rural areas are handled elsewhere in the country.
- **Chapter 5** – Investigation of the relevant issues and factors resulting in the need and pressure to subdivide farm land within the Polokwane Municipal area. Studying of these motives / reasons “driving” the decision by land owners to sub-divide their farm land. Evaluation of the positive and negative implications / impacts (e.g. social, physical and economically), therefore also reflecting the possibilities and limitations of densification of farm land in the municipal area.

Evaluation of these farms, also with specific reference to the farm portions surrounding Polokwane with respect to the potential impact on the environment and on agricultural development in terms of possible future densification scenarios.

- **Chapter 6** - Determine the current availability / level of Municipal services in these primarily agricultural zoned areas (farms/farm portions) based on a desktop study. Determination of the possible options available to provide in the future need for Municipal services based on assumptions regarding possible densification scenarios.

### **Phase 2: Policy proposals and Implementation**

- **Chapter 7** - Compilation of a densification/sub-division policy. The policy document will amongst others include the following proposals and guidelines, namely:

- Indicate the potential densification (e.g. minimum densities) and sub-division of specific farm portions within the Polokwane Municipal area, based on criteria such as services availability (current and future possibilities), environmental concerns (if any), policy and legislation relevant to the area/s, etc.
- Indicate the limitations / restrictions on potential densification and sub-division with respect to farm land areas.
- Indicate the environmental criteria / considerations that need to be taken into consideration with densification and sub-division to be considered in specific areas.
- Provide an overview on the engineering services that needs to be addressed with the consideration of sub-division of these farm portions.
- Provide an overview of the **planning and development principles** that are applicable and should be considered by the Polokwane Municipality with the consideration of applications for densification.
- Provide an overview of the **conditions that the Polokwane Municipality should lay down** with the approval of applications for subdivision.

This policy report (with maps) will guide the Polokwane Municipality in its decision making process.

- Proposals are formulated with respect to the alignment of the densification proposals with the Polokwane/Perskebult Town Planning Scheme, 2007, as well as the Polokwane SDF, insofar as it may be required.
- **Chapter 8 – Implementation proposals. Guidelines are formulated for the management and subdivision of agricultural land (properties) within the Polokwane Municipal jurisdiction.** Although the management of land-use primarily rest with Polokwane Municipality the subdivision of agricultural land is far more complex, due to the overlapping competencies and authority of different spheres of government. This issue is addressed specifically with respect to land/farms exempted from Act 70 of 1970 and farms which remains “Agricultural land” in terms of the Subdivision of Agricultural Land Act (Act 70 of 1970) within Polokwane Municipal jurisdiction. Application procedures are presented as well as an indication of the information required with applications to enable the evaluation thereof and decision-making.

Public Participation was part of the finalization of the policy. All interested and affected parties as well as stake-holders were consulted prior to the finalization of the policy to ensure “buy-in” and understanding of the densification rationale as well as compliance with and the implementation of the policy.

## 1.5 DEFINITIONS AND ABBREVIATIONS

Additional dwelling units	means dwelling units that may be erected on land portions in a Primary Agricultural Zone where a permitted dwelling house has first been erected, provided that the second dwelling unit or subsequent dwelling units, shall remain on the same cadastral unit. Additional dwelling units can be permitted only with the consent of the Municipality or the Department of Agriculture in terms of the relevant application procedure and subject to the densification policy guidelines.
Agricultural Land	means land defined as such in the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) (as amended), excluding land which the Minister of Agriculture, Forestry and Fisheries, after consultation with Ministers responsible for Rural Development, Land Affairs, Water Affairs, Minerals & Energy, Housing and Environmental Affairs and the MEC's concerned, has excluded by notice in the Gazette from the provisions of the appropriate Act.
Agriculture	means the cultivation of land for crops and plants, or the keeping and breeding of animals, or the operation of a game farm, including use on an intensive basis of the natural veld or land, and includes only such activities and buildings as are reasonably connected with the main farming activities, but excludes an agriculture industry.
Agri-village	means a private settlement of restricted size established and managed as a legal institution that is situated within an agricultural or rural area and where residence is restricted to bona fide rural workers and their dependants, of the farms, forestry or conservation areas involved in the development. The development of agri-villages represents a partnership between the farmer, the farm worker and the state.
Bed and Breakfast establishment	means a dwelling house or second dwelling unit in which the occupant of the dwelling supplies lodging and meals for compensation to transient guests who have permanent residence elsewhere, provided that: <ul style="list-style-type: none"> <li>i) The dominant use of the dwelling house concerned shall remain for the living accommodation of a single family, and</li> <li>ii) The property complies with the provisions pertaining to a bed and breakfast establishment</li> </ul>
Business premises	means a building or property from which business is conducted and includes a shop, office, financial institution and building for similar uses, but does not include a place of assembly, place of entertainment, institution, service station, motor repair garage, industry, industrial hive, noxious trade, risk activity, restaurant, adult entertainment business or bottle store.
Controlling Authority	means the controlling authority as defined in Section 1 of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940), or the Commission as defined in the South African National Roads Agency Limited and National Roads Act (Act 70 of 1998), and other legislation applicable, as far as Town Planning is concerned, within the jurisdictional area of the local municipality as the case may be.
Development	In relation to a place, means any process initiated by a person or body to change the use, physical nature, or appearance of that place, and without limitations includes:

	<ul style="list-style-type: none"> <li>i) The construction, erection, alteration, demolition or removal of a structure or building for which building-plan approval is required;</li> <li>ii) Change of actual land use;</li> <li>iii) Up-or downgrading of development rights, including the subdivision or consolidation of land;</li> <li>iv) The preparation, surveying or advertising of land in anticipation of approval of amended rights or in a way as to suggest possible approval;</li> <li>v) The installation of infrastructure or the preparation of land therefore;</li> <li>vi) Changes to the existing natural topography of land;</li> <li>vii) The destruction or removal of vegetation; and</li> <li>viii) Any other physical change being brought about in respect of land, buildings, infrastructure or other structures.</li> </ul>
Dwelling unit	means an interconnected suite of rooms which may not include more than one kitchen, designed for occupation and use by a single household or single person or couple, including the usual ancillary outbuildings and which, when connected with another dwelling unit or dwelling units, constitute an apartment building (flats).
Environmental Impact Assessment Report	means an operational plan that organises and co-ordinates mitigation, rehabilitation and monitoring measures in order to guide the implementation of a proposal and its ongoing maintenance after implementation.
Farm stall	means a building, located on a farm, which does not exceed 100m <sup>2</sup> in floor space, including storage facilities, where a farmer sells products produced and processed on this farm to the general public.
Game Reserve and/or Private Game Reserve	means land or an area of land reserved for wild life and their exclusive occupation, and include the subordinate use of the game as resource for tourism and sport, and with the written consent of the municipality, may also include the subordinate use of the property for a LODGE and/or any other uses associated with the enjoyment of nature and the resources.
High Potential Agricultural Land	means the best land available for, suited to and capable of consistently producing optimum yields of a wide range of agricultural products (food, feed, forage, fibre and oilseed), with minimum damage to the environment.
Homogeneous farming areas	means land units displaying the same or similar natural characteristics which support a certain type or range of agricultural uses (i.e. irrigated maize crop farming areas).
Household	means a person or a group of persons regarded as a domestic unit in terms of legislation or common law.
Household Enterprise	means a small scale enterprise which is used by the occupant for the conduct of practice or occupation subject to provisions of Clause 23, with the aim of deriving income there from and which is practiced by a maximum of three (3) persons, of which the principal of such enterprise is a full time resident of the property, from a dwelling unit in such a way that the residential character and primary use of the dwelling unit and environment shall not, in the opinion of the local municipality, be in any way harmed or changed, and the enterprise shall, in the opinion of the local municipality, be conducted from a

	core part of the dwelling unit and/or main building and may not without exceptional circumstances, be conducted from any outbuilding remotely removed from such main building. No retail trade, except retail trade that is subservient to the main enterprise and which will, in the opinion of the municipality, not prejudice the general character of the area, is permitted from the property. The activities not permitted in a dwelling unit are listed in <b>Schedule 4</b> of the Polokwane/Perskebult Town Planning Scheme, 2007. Schedule 4 may be amended by the local municipality from time to time.
Hotel	means an accommodation enterprise containing bedrooms or bedroom suites for overnight accommodation purposes, which include places of entertainment and restaurants and are also licensed in terms of the Liquor Act, and may also include conference facilities.
Industry	means land used or buildings designed and used for the purpose of manufacturing, processing, alteration, reclamation, repair, storage, distribution and cartage services as well as offices and wholesale trade directly connected with on the same property, but subservient to the main use as well as the sale of goods wholly or partially manufactured, processed or paced on the property.
Infill	means encouraging growth within the existing urban fabric rather than going beyond the existing edge, infilling utilises unused and under-utilised land, gives definition to currently excessive and ill-defined areas of public open space, promotes more compact urban environments and generates economies of scale.
Institution	means a building designed and used as a public institution or charitable institution, hospital, step-down facility, nursing home, sanatorium, clinic whether public or private including ancillary but subservient medical consulting rooms and offices, place of public worship or place of instruction but does not include "Institutions" which are primarily used as offices or which primarily perform administrative work.
Integrated Development	means a form of development where different actions support each other and set up positive relationships with each other.
Local Municipality	means the <i>Polokwane Local Municipality</i> , or its successor in title.
Lodge	means an accommodation enterprise which is normally secondary to the use of property for a game reserve or nature reserve or wherever approved together with the necessary and subservient facilities such as paces of entertainment, restaurants, conference facilities, tavern, and other secondary recreational facilities such as billiards rooms, swimming pools and tennis courts for the exclusive use of visitors to the lodge and reserve.
Mining and/or Quarrying	means land and/or the use of such land for the extraction or mining of natural minerals, including solids such as coal, sand and ores, liquids such as crude petroleum and gasses. It includes underground and surface mines, quarries and oil and gas wells and all related and supplemental activities for dressing and beneficiating ores, crude minerals such as crushing, screening, washing, cleaning, grading, milling, flotation, melting, pelleting, topping and other preparation needed to market or distribute the material.
Nature Conservation Area	means land demarcated by means of other laws than provisions in this scheme used for purposes normally or otherwise reasonably associated with

	the use of land or a building for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of land against undesirable use, exploitation, neglect or human activity on such land. The use for purposes of temporary residential accommodation such as a LODGE is excluded.
Nature Reserve	means land or a demarcated area of land with outstanding ecosystems, geological, natural or physiological features and/or where species of wild life and plants is left undisturbed by man, and with the written consent of the municipality may also include limited temporary residential accommodation such as a LODGE
Ordinance	means Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as amended.
Outbuilding	means a building other than the main building, which, in the opinion of the local municipality, is usually functionally necessary in connection with the use of the main building, but ancillary and subordinate to such main building on the same property.
Overnight Accommodation	means a residential unit or rooms with or without a kitchen, used for provision of temporary accommodation to persons and includes a "Tavern" as subservient use and subject thereto that it is exclusively used by the residents
Property or Land	means any portion of land, "erf", plot, holding or lot which is registered in a Deeds Registry.
Resort	means facilities for overnight tourism accommodation which sleeps more than 15 people.
Retail Trade	means land or buildings used for the purpose of retail sale or rental of goods or any other commercial trading.
Rural development	is a multi-dimensional term, whose meaning encompasses: improved and sustainable provision of services to rural communities; enhanced opportunities for rural income generation and local economic development; improving the functionality and integrity of ecosystems; upgraded physical infrastructure; social cohesion and physical security within rural communities; upholding rural cultural values and lifestyles; active representation in local political processes; and provision for the vulnerable.
Spatial Development Framework	means a plan and/or land use strategies as contemplated in Section 26(e) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) read together with Regulation 2(4) of the Local Government: Municipal Planning and Performance Regulations, 2001 (Regulation No. R792 of 24 August 2001).
Sustainability	means a sustainable system which can contribute to operate successfully indefinitely.
Urban areas	means areas situated within the urban edge (as defined or adopted by the Municipality), or in instances where no urban edge or boundary has been defined or adopted, it refers to areas situated within the edge of built-up areas.

Unique Agricultural Land	means land that is or can be used for producing specific high value crops. It is not usually high potential but important to agriculture due to a specific combination of location, climate or soil properties that make it highly suited for a specific crop when managed with specific farming or conservation methods. This includes land of high local importance where it is useful and environmentally sound to encourage continued agricultural production, even if some or most of the land is of mediocre quality for agriculture and is not used for particularly high value crops.
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## CHAPTER 2: EXISTING DEVELOPMENT SITUATION

### 2.1 THE RURAL CONTEXT

A sound understanding of the urban versus rural reality is necessary to contextualize the rural component associated with the Polokwane Municipal area and to distinguish between the area to which the policy will apply (beyond the urban edge or urban development boundary) and the characteristics which separate the rural domain from the urban areas.

A network of human settlements has developed throughout the Polokwane Municipal area concentrating along main transportation routes which extend through the Municipality. The transport networks associated with the Polokwane Municipality primarily comprise roads (national, provincial and municipal) and railway lines.

Based on provincial macro spatial planning initiatives, Polokwane Municipality has 5 development clusters, identified in the Polokwane SDF, 2007. These clusters are summarized in **Table 2-1** below:

**Table 2-1: Settlement Clusters – Polokwane Municipality**

Clusters - Name and order in hierarchy			Community/Settlement name(s) within cluster	Demographics	
Town/Area Name	Order			Population	Number of house Holds
<b><i>Polokwane/Perskebult Cluster</i></b>					
Polokwane	1	PGP	Polokwane (Pietersburg); Seshego.	166 839	30 904
Perskebult	2	PCP	Bloedrivier; Kgohlwane; Mokgokong; Perskebult		
<b><i>Mankweng/Badimong Cluster</i></b>					
Mankweng	1	DGP	Ga-Thoka; Ga-Makanye; Mankweng A & Hosp.; Mankweng B; Mankweng C; Mankweng D; Nobody-Mothapo; Nobody-Mothiba; Ntschichane; Univ. of the North.	115 098	20 171
Badimong	2	PCP	Badimong; Boyne; Ga-Magowa; Ga-Mojapelo; Ga-Mokwane; Ga-Mothapo 2; Ga-Silwane; Matshela-Pata; Mountain View; Viking.		
<b><i>Sebayeng/Dikgale Cluster</i></b>					
Sebayeng	1	MGP	Sebayeng A; Sebayeng B.	80 086	14 059
Dikgale	2	PCP	Dikgale 1; Dikgale 2; Dikgale 3; Ga-Mokgopo; Mantheding; Tibebe.		
<b><i>Mabukelele Cluster</i></b>					
Mabukelele	2	PCP	Koloti; Komape 2; Komape 3; Mabukelele; Madikote.	12 625	1 862
<b><i>Ramongwane Cluster</i></b>					
Ramongwane	2	PCP	Hlahla; Makibelo; Ramongwane 1; Ramongwane 2; Semanya 1; Setati.	18 497	3 235
<b>TOTAL FOR CLUSTERS: (77%)</b>				<b>393 145</b>	<b>70 231</b>
<b>GND TOTAL POLOKWANE (100%)</b>				<b>Population</b>	<b>508 967</b>

The clusters identified in the provincial spatial planning initiatives are very schematic in nature and leaves much uncertainty. Thus, clear "urban edges" were delineated in the Local Spatial Development Framework (Polokwane SDF, 2007).

According to the Polokwane SDF, 2007 urban edges are boundaries between phases or edges of development. It is lateral references and it means boundaries between developed areas and undeveloped areas, or between settlements and the rural/agricultural areas.

The urban edges demarcated in the Polokwane SDF, 2007 are thus applied as boundaries where development may occur and will be allowed, and areas where it shall not be established under normal circumstances. According to the SDF any development outside such cluster boundary/urban edge should not be allowed under normal circumstances, but may in very exceptional circumstances be considered and then only if it complies with the desired growth pattern or future spatial form, criteria set out in the IDP or if it is in the opinion of the municipality, a unique development which will not create a precedent and negative outcomes.

The urban edge and urban fringe for Polokwane as demarcated in the Polokwane SDF, 2010 report are indicated on **Map 1-1** and

#### **Map 2-1.**

According to the Polokwane Municipality IDP 2011 – 2016, in terms of its physical composition Polokwane Municipality is 23% urbanised and 71% still rural. The remaining area (6%) comprises small holdings and institutional, industrial and recreational land.

## **2.2 RURAL CHARACTER, SPATIAL PATTERN AND HISTORICAL TRENDS**

The municipal spatial pattern reflects that of the historic apartheid city model, characterised by segregated settlement. At the centre of the area is the Polokwane economic hub, which comprises the central business district, industrial area, and a range of social services and well-established formal urban areas servicing the more affluent residents of Polokwane.

Situated on the outskirts in several clusters are less formal settlement areas, which are experiencing enormous influx from rural urban migration trends. These areas are in dire need of upgraded services and infrastructure, both social and engineering, and are struggling to cope with the informal influx of more and more people who want access to an improved quality and standard of living.

The towns/settlements surrounding the city of Polokwane include:

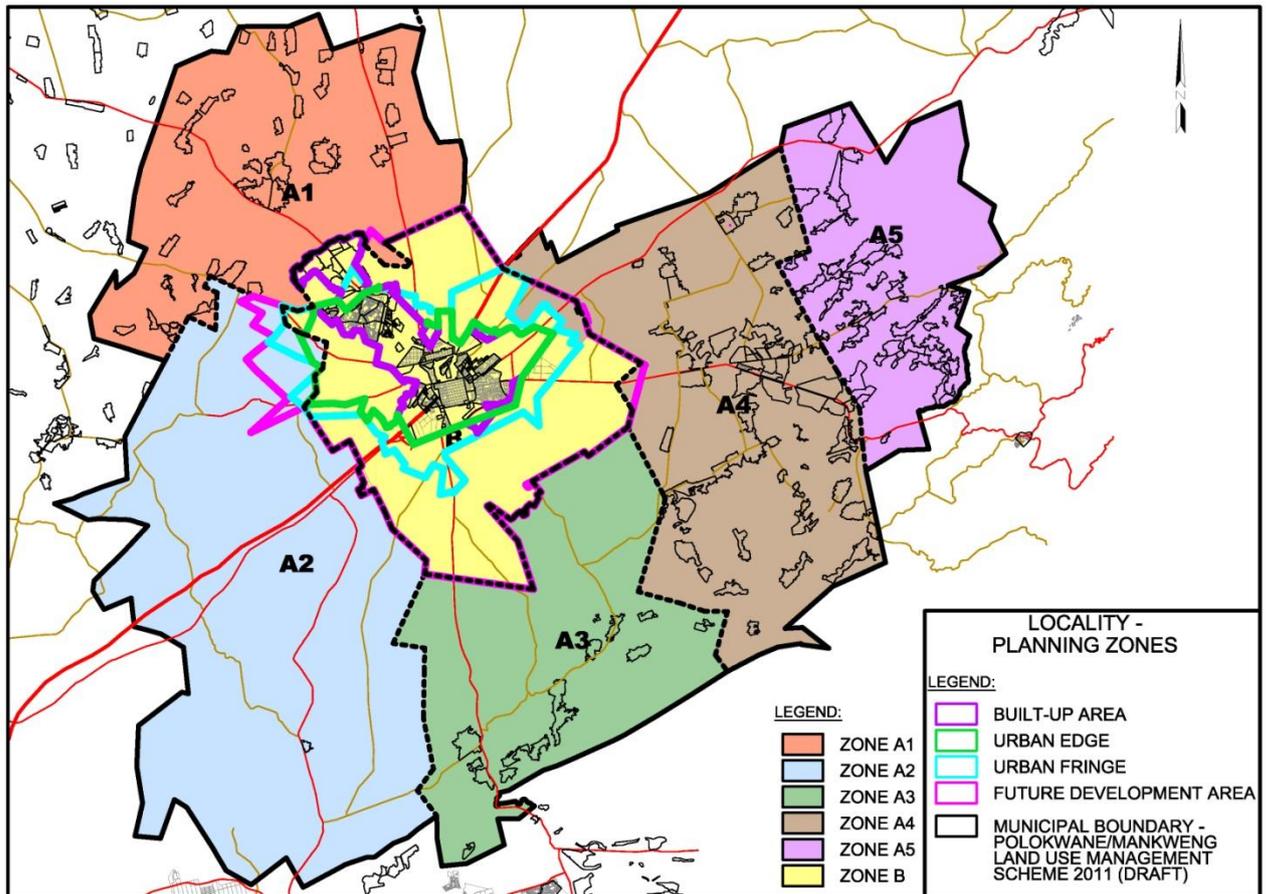
- **Seshego:** located west of the central business district and railway line. It is nearest to the economic core of all settlement areas and thus has the best access to the formal economy of Polokwane.
- **Mankweng:** a large area that is 30 km to the east of the city. It accommodates the University of Limpopo (Turffloop Campus) and is a long-established settlement area.
- **Sebayeng:** located 30 km to the northeast of the city centre and is less formal and newer than Mankweng. The area is experiencing influx and is growing at a rapid rate.
- **Maja:** is located 20 km to the south of the city and comprises an informal settlement area, with very little service or infrastructure. The settlement area sits on the fringe of the rural hinterland and is hence surrounded by a large cluster of rural and semi-rural areas.
- Other areas include: Chuene, Dikgale, and Molepo.

## **2.3 EXISTING SITUATION WITH RESPECT TO SUBDIVISIONS AND DENSIFICATIONS IN POLOKWANE RURAL AREA**

For the purpose of this document and due to the extent of the study area, the Polokwane Municipal area was divided into 6 development zones, namely Zone A1 to Zone A5 and Zone B.

Map 2-1 provides an indication of the boundaries of the development zones.

**Map 2-1: Polokwane Municipality – Development zones**



### 2.3.1. Zone A1 – Existing situation

This area comprises the north-western part of Polokwane Municipality and includes a large number of rural settlements of which the majority are located on the area known as Malietziel Location with an area of approximately 39 857.43 ha.

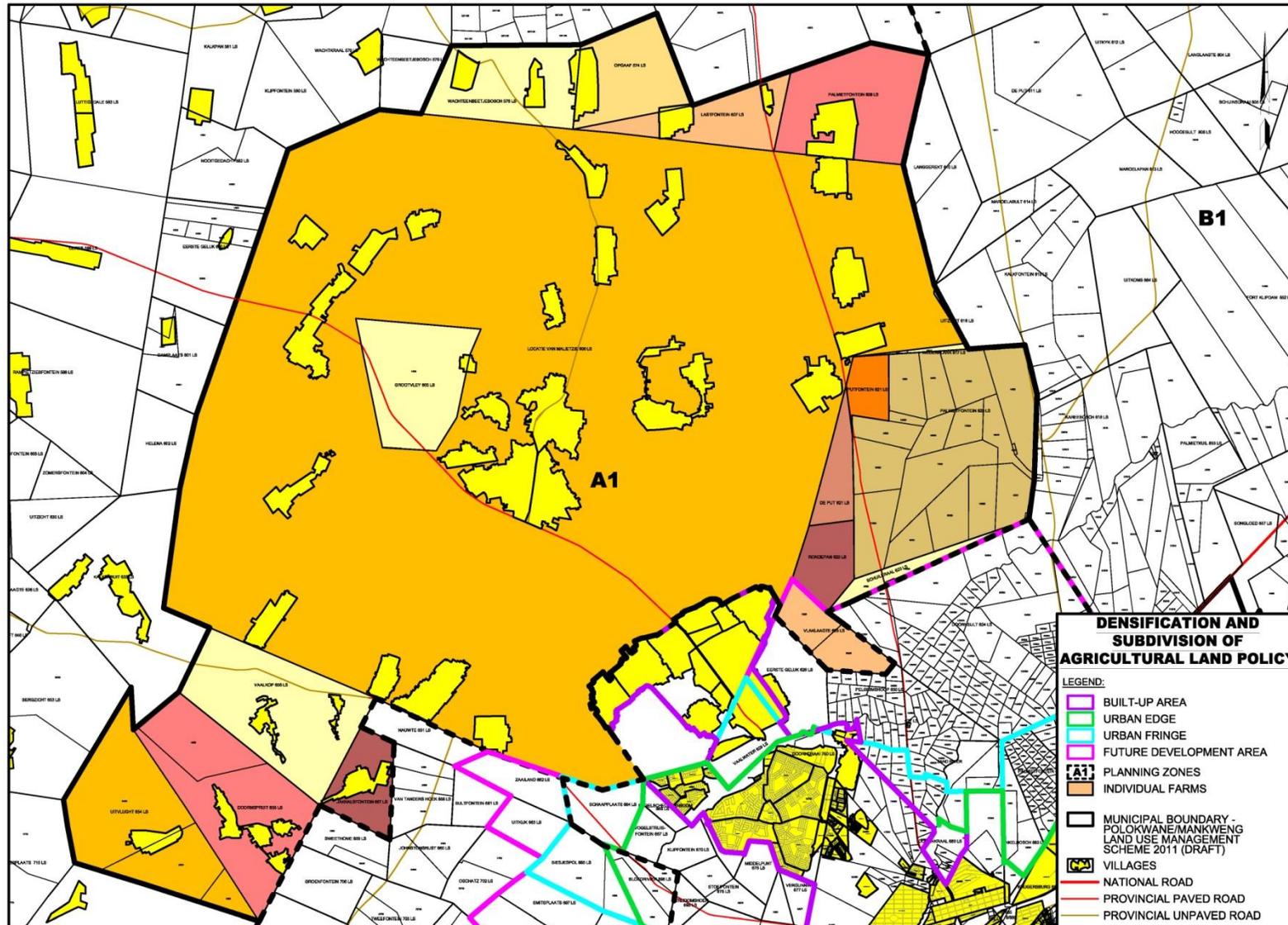
This area further comprises 16 different farms and the subdivisions in this zone are summarized in **Table 2-2** below.

**Table 2-2: Subdivisions – Zone A1**

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
	MALIEZIELOCATION 606 LS	1	39 857.43	39 857.43	39 857.43
A1-1	UITVLUGHT 654 LS	3	675.68	140.48	1 339.20
A1-2	DOORNSPRUIT LS 655	3	671.47	202.29	1 212.54
A1-3	VAALKOP 656 LS	3	632.85	403.17	1 058.35
A1-4	JAKHALSFONTEIN 657 LS	1	564.03	564.03	564.03
A1-5	GROOTVLEY 605 LS	1	1 284.80	1 284.80	1 284.80
A1-6	WACHTEENBEENTJEBOSCH 576 LS	1	1 199.14	1 199.14	1 199.14
A1-7	OPGAAF 574 LS	1	1 002.12	1 002.12	1 002.12
A1-8	LASTFONTEIN 607 LS	1	804.32	804.32	804.32
A1-9	PALMIETFONTEIN 609 LS	1	1 546.94	1 546.94	1 546.94
A1-10	WEDERKLANK 607 LS				
<b>A1-11</b>	<b>PALMIETFONTEIN 620 LS</b>	<b>17</b>	<b>203.42</b>	<b>3.43</b>	<b>437.69</b>
A1-12	PUTFONTEIN 634 LS	1	292.37	292.37	292.37
A1-13	DE PUT 621 LS	1	376.25	376.25	376.25
A1-14	RONDEPAN 622 LS	1	440.80	440.80	440.80
A1-15	SCHUILKRAAL 623 LS	3	79.69	79.69	79.69
A1-16	VLAKLAAGTE 625 LS	2	255.29	255.29	255.29

The only farm in this zone that is subdivided into more than three portions is the farm Palmietfontein 620 LS. This farm is subdivided into 17 portions with an average size of 203.42 ha. The average size of the other farm portions in this zone is 213.80 ha.

Map 2-2: Zone A1



### 2.3.2. Zone A2 – Existing situation

This zone is located in the south-western parts of Polokwane Local Municipality and consists of 72 farms.

The situation with respect to the subdivisions of these farms is depicted in **Table 2-3** below:

**Table 2-3: Zone A2 - Subdivisions**

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A2-1	NAUWTE 631 LS	1	379.41	379.41	379.41
A2-2	VAN TONDERSHOEK 658 LS	3	170.27	127.69	255.41
A2-3	BULTFONTEIN 661 LS	1	264.10	264.10	264.10
A2-4	ZAAILAND 662 LS	1	389.51	389.51	389.51
A2-5	UITKYK 663 LS	1	300.04	300.04	300.04
A2-6	OSCHATZ 702 LS	2	247.71	247.71	247.71
A2-7	JOHNSTONSRUST 660 LS	2	258.45	258.45	258.45
A2-8	SWEETHOME 659 LS	1	306.64	306.64	306.64
A2-9	GROENFONTEIN 706 LS	1	0.00	0.00	0.00
A2-10	TWEEFONTEIN 705 LS	4	198.14	134.28	268.56
A2-11	GROOTE DORST 701 LS	3	271.92	107.07	402.43
A2-12	STERKFONTEIN 698 LS	1	491.32	491.32	491.32
A2-13	SMITSPLAATS 697 LS	1	396.11	396.11	396.11
A2-14	BIESJESPOL 665 LS	1	420.49	420.49	420.49
A2-15	BLOEDRIVIER 696 LS	2	128.15	71.17	185.14
A2-16	RIETFONTEIN 694 LS	1	709.79	709.79	709.79
A2-17	UITVAL 693 LS	4	153.55	21.41	286.01
A2-18	PALMIETGAT 699 LS	1	818.33	818.33	818.33
A2-19	ONTEVREDEN 700 LS	1	0.00	0.00	0.00
A2-20	BOSCHFONTEIN 736 LS	4	321.04	17.43	441.35
A2-21	KLIPKOPJES 723 LS	1	1 266.62	1 266.62	1 266.62
A2-22	DIEPLAAGTE 714 LS	1	724.83	724.83	724.83
A2-23	BRAKSLOOT 734 LS	1	861.74	861.74	861.74
A2-24	SIJFERFONTEIN 733 LS	1	0.00	0.00	0.00
A2-25	DOORNFONTEIN 735 LS	4	374.72	342.56	471.09
A2-26					
A2-27	THORNCastle 741 LS	1	0.00	0.00	0.00
A2-28	SCHANHAUZEN 737 LS	2	410.11	233.60	586.62
A2-29	RIETFONTEIN 731 LS	2	392.33	387.10	397.56
A2-30	HOLSPRUIT 732 LS	2	516.05	151.65	880.45
A2-31	DRIEANGEL 728 LS	5	187.61	85.65	368.42

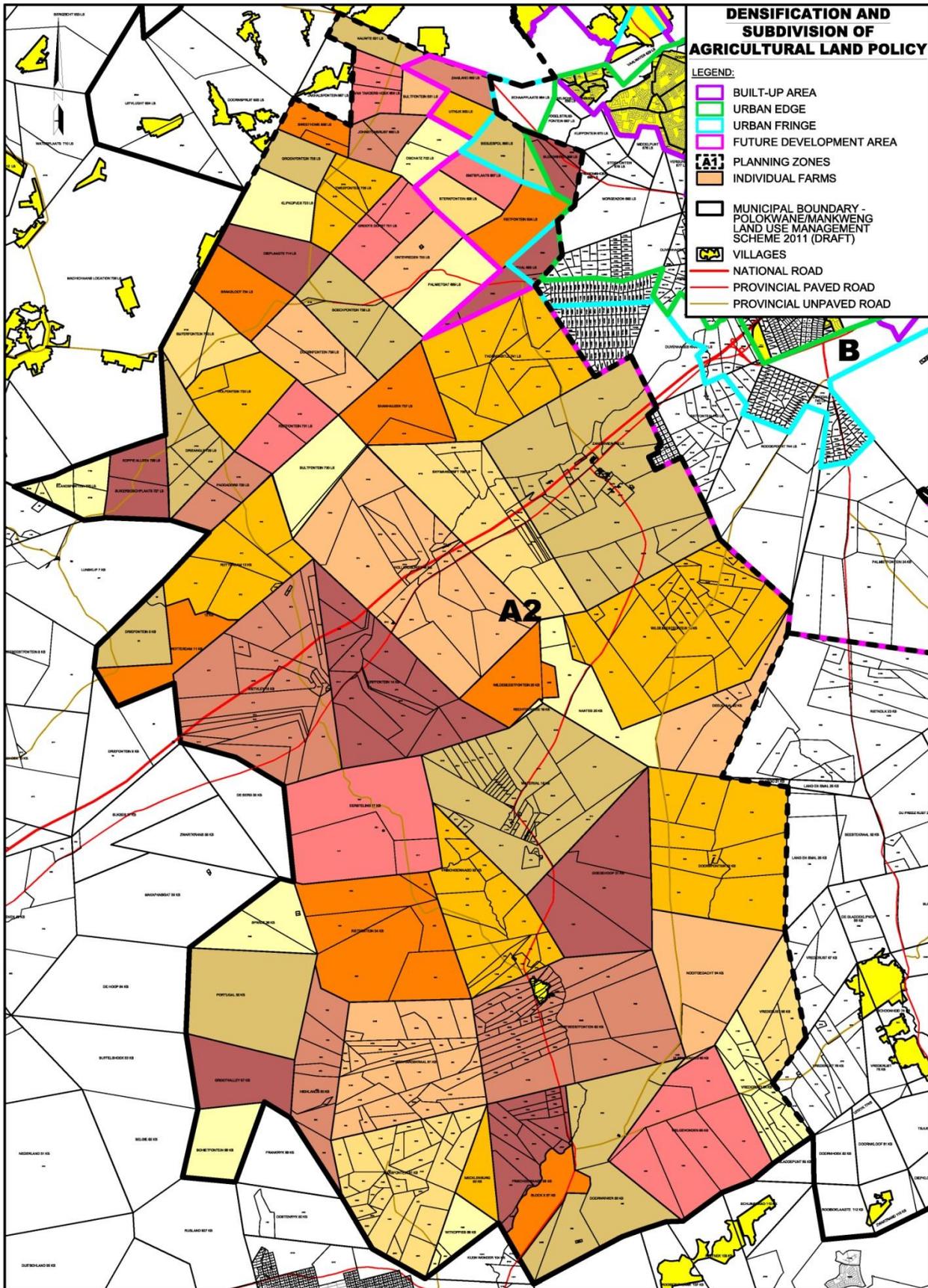
FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A2-32	KOPPIE ALLEEN 726 LS	1	379.50	379.50	379.50
A2-33	ELANDSFONTEIN 725 LS	5	116.96	35.40	171.31
A2-34	SUIKERBOSCHPLAATS 727 LS	1	401.63	401.63	401.63
A2-35	PADDADORST 729 LS	2	303.70	303.69	303.71
<b>A2-36</b>	<b>ROTTERDAM 12 KS</b>	<b>6</b>	<b>317.58</b>	<b>8.23</b>	<b>476.67</b>
A2-37	ROTTERDAM 11 KS	1	814.24	814.24	814.24
<b>A2-38</b>	<b>DRIEFONTEIN 9 KS</b>	<b>4</b>	<b>283.31</b>	<b>0.22</b>	<b>612.36</b>
A2-39	BULTFONTEIN 730 LS	1	837.86	837.86	837.86
<b>A2-40</b>	<b>HOLLANDSDRIFT 15 KS</b>	<b>24</b>	<b>194.95</b>	<b>0.05</b>	<b>798.11</b>
A2-41	SNYMANSDRIFT 738 LS	12	206.40	29.48	594.15
<b>A2-42</b>	<b>ZANDRIVIER 742 LS</b>	<b>27</b>	<b>107.65</b>	<b>0.003</b>	<b>720.01</b>
<b>A2-43</b>	<b>WILDEBEESTFONTEIN 20 KS</b>	<b>36</b>	<b>94.25</b>	<b>4.48</b>	<b>692.57</b>
A2-44	NANTES 25 KS	3	358.73	128.48	643.64
A2-45	WILDEBEESTFONTEIN 20 KS	2	426.49	85.65	767.33
A2-46	RECHTGENOEG 19 KS	1	21.42	21.42	21.42
<b>A2-47</b>	<b>TURFFONTEIN 14 KS</b>	<b>16</b>	<b>183.82</b>	<b>4.73</b>	<b>421.78</b>
<b>A2-48</b>	<b>RIETVLEY 13 KS</b>	<b>21</b>	<b>196.52</b>	<b>3.43</b>	<b>500.74</b>
A2-49	EERSTELING 17 KS	4	147.74	91.17	256.96
<b>A2-50</b>	<b>WATERVAL 18 KS</b>	<b>35</b>	<b>99.90</b>	<b>1.60</b>	<b>613.34</b>
A2-51	DEELKRAAL 22 KS	5	251.60	42.83	457.70
A2-52	DOORNFONTEIN 30 KS	10	338.39	25.70	676.81
A2-53	GOEDEHOOP 31 KS	1	2 489.63	2 489.63	2 489.63
<b>A2-54</b>	<b>VRISCHGEWAAGD 33 KS</b>	<b>17</b>	<b>125.78</b>	<b>0.96</b>	<b>241.67</b>
A2-55	RIETFONTIEN 34 KS	5	327.02	72.00	672.10
A2-56	SPANJE 36 KS	3	298.26	2.54	454.64
A2-57	PORTUGAL 55 KS	1	199.36	199.36	199.36
A2-58	GROOTVALLEY 57 KS	1	104.48	104.48	104.48
A2-59	SCHIETFONTEIN 58 KS	1	772.06	772.06	772.06
A2-60	HIGHLANDS 60 KS	8	156.14	10.83	263.81
<b>A2-61</b>	<b>MEINHARDSDKRAAL 61 KS</b>	<b>31</b>	<b>94.39</b>	<b>8.57</b>	<b>336.07</b>
<b>A2-62</b>	<b>HARTBEESTFONTEIN 62 KS</b>	<b>31</b>	<b>127.07</b>	<b>2.84</b>	<b>891.95</b>
A2-63	NOOITGEDACHT 64 KS	1	196.59	196.59	196.59
A2-64	VREDERUST 66 KS	4	233.03	102.19	459.83
A2-65	VREDERUST 84 KS	13	72.29	41.97	128.24
A2-66	KLEIN GENOEG 65 KS	1	22.75	22.75	22.75
A2-67	WELGEVONDEN 85 KS	6	449.93	214.13	552.68

<b>FARM AREA NR</b>	<b>FARM NAME</b>	<b>NUMBER OF PORTIONS</b>	<b>AVERAGE SIZE OF ALL PORTIONS (ha)</b>	<b>SMALLEST PROPERTY (ha)</b>	<b>LARGEST PROPERTY (ha)</b>
<b>A2-68</b>	<b>DOORNRIEVER 86 KS</b>	<b>5</b>	<b>287.20</b>	<b>0.74</b>	<b>820.35</b>
<b>A2-69</b>	<b>FRISCHGEWAAGD 88 KS</b>	<b>24</b>	<b>82.81</b>	<b>8.57</b>	<b>256.96</b>
A2-70	MECKLENBURG 90 KS	1	418.49	418.49	418.49
A2-71	WITKOPPIES 89 KS	3	135.19	31.86	341.11
<b>A2-72</b>	<b>MARSFONTEIN 91 KS</b>	<b>31</b>	<b>85.34</b>	<b>11.42</b>	<b>245.60</b>

The majority of the farms in this zone are single farms or subdivided in 2 to 6 portions. The portions are fairly large making it suitable for agricultural purposes and farming. There are farms that are subdivided into twenty and more portions with most of the property sizes still reasonably large making it suitable for farming activities, but there are also smaller farm portions in between which are too small for viable farming activities. The only farm that is mostly divided into smaller portions with visible housing structures is the farm Waterfal 18 KS. This farm consists of 35 portions with some of the properties being as small as 1.6 ha.

The farm Hartbeestfontein 62 KS is also subdivided into 31 portions. A fairly large rural settlement is developed on some of the portions and all of the portions are registered in the name of the South African Development Trust (currently the Department of Rural Development & Land Reform).

Map 2-3: Zone A2



### 2.3.3. Zone A3 – Existing situation

Zone A3 includes the southern parts of Polokwane Municipality and consists of 53 farms. The subdivisions of the farms are depicted in **Table 2-4** below:

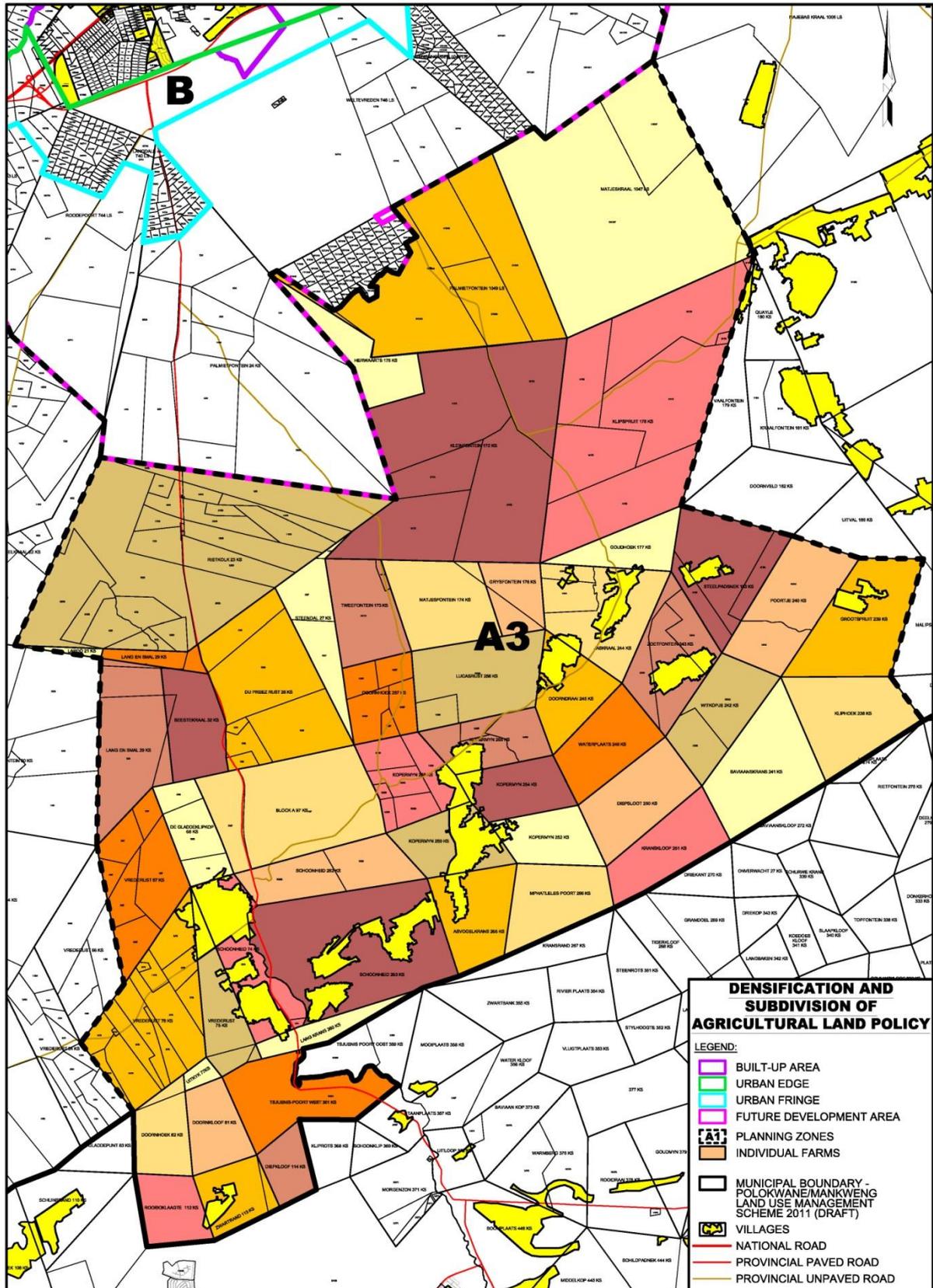
**Table 2-4: Zone A3 - Subdivisions**

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A3-1	HERWAARTS 175 KS	1	518.64	518.64	518.64
A3-2	A PORTION OF PALMIETFONTEIN 1049 LS	6	308.32	0.14	856.11
A3-3	MATJESKRAAL 1047 LS	3	344.10	8.26	685.23
A3-4	KLIPSPRUIT 178 KS	7	519.48	9.78	975.59
A3-5	KLEINFONTEIN 172 KS	5	563.66	102.18	1 113.49
A3-6	RIETKOLK 23 KS	21	201.86	29.41	1 164.35
A3-7	LARGO 21 KS	1	44.94	44.94	44.94
A3-8/9	LANG EN SMAL 29 KS	2	460.11	149.34	770.88
A3-10	BEESTEKRAAL 32 KS	1	861.77	861.77	861.77
A3-11	DU PREEZ RUST 28 KS	6	275.64	21.41	703.13
A3-12	STEENDAL 27 KS	3	183.25	13.71	274.86
A3-13	TWEEFONTEIN 173 KS	1	642.14	642.14	642.14
A3-14	DOORNHOEK 257 KS	5	110.21	37.13	177.96
A3-15	MATJESFONTEIN 174 KS	1	901.12	901.12	901.12
A3-16	LUCASRUST 256 KS	2	508.24	125.37	891.10
A3-17	GRYSFONTEIN 176 KS	1	291.76	291.76	291.76
A3-18	JASKRAAL 244 KS	3	337.46	84.28	759.28
A3-19	GOUDHOEK 177 KS	1	444.95	444.95	444.95
A3-20	STELPADSNEK 183 KS	3	328.99	161.92	663.11
A3-21	POORTJE 240 KS	2	469.47	308.80	630.13
A3-22	GROOTSPRUIT 239 KS	1	441.73	441.73	441.73
A3-23	KLIPHOEK 238 KS	1	923.72	923.72	923.72
A3-24	BAVIAANSKRANS 241 KS	1	1 046.61	1 046.61	1 046.61
A3-25	WITKOPJE 242 KS	2	362.58	256.96	468.20
A3-26	ZOETFONTEIN 243 KS	3	278.04	218.61	396.90
A3-27	DOORNDRAAI 245 KS	1	566.95	566.95	566.95
A3-28	WATERPLAATS 249 KS	1	660.69	660.69	660.69
A3-29	DIEPSLOOT 250 KS	1	763.49	763.49	763.49
A3-30	KRANSKLOOF 251 KS	1	682.14	682.14	682.14
A3-31	MPHATLELE'S POORT 266 KS	1	688.83	688.83	688.83
A3-32	KOPERMYN 252 KS	1	487.74	487.74	487.74
A3-33	KOPERMYN 254 KS	1	531.19	531.19	531.19

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A3-34	KOPERMYN 255 KS	2	281.89	217.53	346.24
A3-35	KOPERMYN 258 KS	6	114.28	21.41	225.50
A3-36	KOPERMYN 259 KS	1	592.23	592.23	592.23
A3-37	ASVOGELKRANS 265 KS	1	678.30	678.30	678.30
A3-38	SCHOONHEID 263 KS	1	2 077.32	2 077.32	2 077.32
A3-39	SCHOONHEID 262 KS	2	372.20	367.24	377.17
A3-40	BLOCK A 97 KS	1	0.00	0.00	0.00
A3-41	DE GLADDE KLIPKOP 68 KS	3	159.20	109.61	250.74
A3-42	VREDERUST 67 KS	7	145.15	9.90	385.72
<b>A3-43</b>	<b>VREDERUST 76 KS</b>	<b>12</b>	<b>121.48</b>	<b>3.43</b>	<b>295.91</b>
A3-44	SCHOONHEID 74 KS	1	789.05	789.05	789.05
A3-45	VREDERUST 74 KS	1	441.73	441.73	441.73
A3-46	LANGKRANS 360 KS	1	293.21	293.21	293.21
A3-47	TSJUNIS-POORT WEST 361 KS	2	283.62	0.89	566.36
A3-48	UITKYK 77 KS	1	194.25	194.25	194.25
A3-49	DOORNHOEK 82 KS	1	346.26	346.26	346.26
A3-50	DOORNKLOOF 81 KS	1	458.85	458.85	458.85
A3-51	DIEPKLOOF 114 KS	1	346.20	346.20	346.20
A3-52	ZWARTRAND 113 KS	1	414.95	414.95	414.95
A3-53	ROOIBOKLAAGTE 112 KS	1	446.59	446.59	446.59

This zone does not consist of any farms that are subdivided into very small portions. The average property size of all the properties in this zone is 177.42 ha. A large number of rural settlements are however developed in the most southern parts of this zone, which also forms the most southern parts of the Polokwane Municipality. The majority of the farm portions on which these settlements are developed are registered in either the name of the SA Development Trust or Republic of SA or in the name of the Government of Lebowa (currently the Department of Rural Development & Land Reform).

Map 2-4: Zone A3



### 2.3.4. Zone A4 – Existing situation

This area is located directly east of the Polokwane/Perskebult Town Planning Scheme area and consists of 39 different farms.

The subdivisions of these farms are depicted in **Table 2-5** below:

**Table 2-5: Zone A4 - Subdivisions**

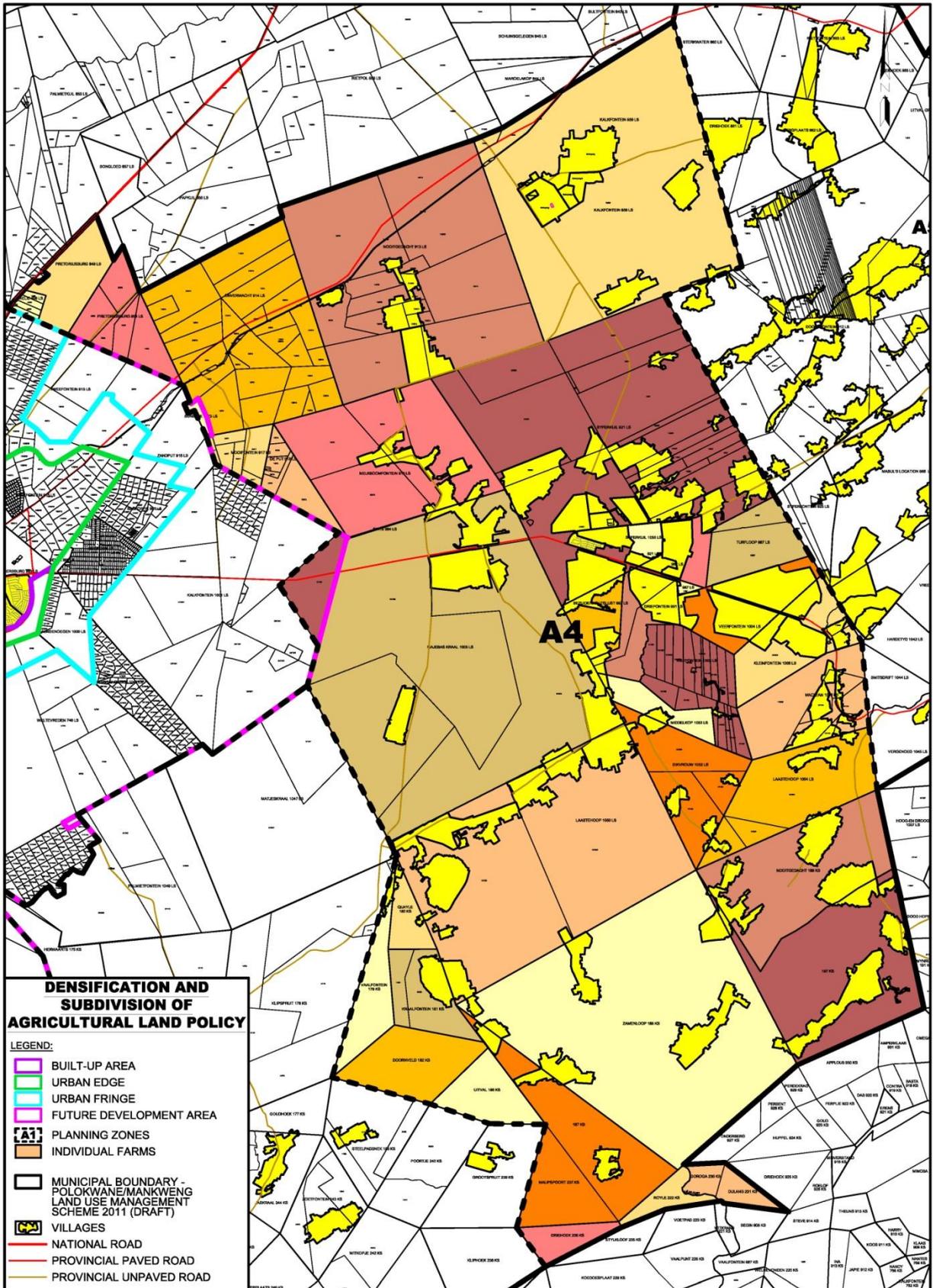
FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A4-1	NELIE 856 LS	4	20.90	19.41	21.41
A4-2	PRETORIUSBURG 849 LS	1	649.24	649.24	649.24
A4-3	PRETORIUSBURG 854 LS	7	193.88	2.16	511.51
A4-4	SUNBAKE 1173 LS	1	44.35	44.35	44.35
A4-5	ONVERWACHT 914 LS	23	151.10	60.03	478.31
<b>A4-6</b>	<b>MOOIFONTEIN 917 LS</b>	<b>13</b>	<b>26.37</b>	<b>8.00</b>	<b>136.41</b>
A4-7	DE PUT 918 LS	3	139.13	55.68	257.37
A4-8	MELKBOOMFONTEIN 919 LS	4	697.22	329.16	1 065.27
<b>A4-9</b>	<b>NOOITGEDACHT 913 LS</b>	<b>15</b>	<b>357.49</b>	<b>0.58</b>	<b>1 128.91</b>
A4-10	KALKFONTEIN 859 LS	1	6 357.12	6 357.12	6 357.12
<b>A4-11</b>	<b>SYFERKUIL 921 LS</b>	<b>18</b>	<b>197.07</b>	<b>0.08</b>	<b>953.11</b>
A4-12	SPITS 994 LS	1	13.06	13.06	13.06
A4-13	MAJEBAS KRAAL 1005 LS	3	2 999.44	1 632.39	3 807.21
A4-14	BEZUIDENHOUTSLUST 992 LS	1	415.57	415.57	415.57
A4-15	SYFERKUIL 1055 LS	1	135.93	135.93	135.93
A4-16	DRIEFONTEIN 991 LS	3	228.68	2.00	354.42
A4-17	TURFLOOP 987 LS	3	248.94	29.53	557.38
A4-18	VEERFONTEIN 1004 LS	1	929.26	929.26	929.26
A4-19	KLEINFONTEIN 1006 LS	2	493.61	112.88	874.34
A4-20	MACLEAN 1046 LS	4	306.52	23.76	727.47
<b>A4-21</b>	<b>RIEFONTEIN 1003 LS</b>	<b>18</b>	<b>52.46</b>	<b>2.57</b>	<b>84.01</b>
A4-22	MIDDELKOP 1053 LS	1	378.65	378.65	378.65
A4-23	DIKVROUW 1052 LS	2	605.43	571.28	639.59
A4-24	LAASTEHOOP 1054 LS	2	759.76	257.82	1 261.70
A4-25	NOOITGEDACHT 189 KS	1	901.12	901.12	901.12
A4-26	MOLEPOS 187 KS	1	0.16	0.16	0.16
A4-27	LAASTE HOOP 1050 LS	2	4.45	4.45	4.45
A4-28	ZAMENLOOP 188 KS	1	6 833.33	6 833.33	6 833.33
A4-29	QUAYLE 180 KS	1	299.32	299.32	299.32
A4-30	VAALFONTEIN 179 KS	1	603.00	603.00	603.00
A4-31	KRAALFONTEIN 181 KS	2	340.83	171.31	510.36

<b>FARM AREA NR</b>	<b>FARM NAME</b>	<b>NUMBER OF PORTIONS</b>	<b>AVERAGE SIZE OF ALL PORTIONS (ha)</b>	<b>SMALLEST PROPERTY (ha)</b>	<b>LARGEST PROPERTY (ha)</b>
A4-32	DOORVELD 182 KS	1	912.13	912.13	912.13
A4-33	UITVAL 186 KS	1	574.78	574.78	574.78
A4-34					
A4-35	MALIPSPOORT 237 KS	1	683.74	683.74	683.74
A4-36	DRIEHOEK 236 KS	1	314.00	314.00	314.00
A4-37	ROYLE 222 KS	1	252.73	252.73	252.73
A4-38	GOROGA 230 KS	1	137.91	137.91	137.91
A4-39	DULANG 231 KS	1	198.78	198.78	198.78

There are only five farms in this zone that are divided into ten or more portions. The average size of all the portions in this zone is 192.18 ha.

The area also comprises a large number of rural settlements. The majority of the farm portions on which these settlements are developed are registered in either the name of the SA Development Trust or Republic of SA or in the name of the Government of Lebowa (currently the Department of Rural Development & Land Reform).

Map 2-5: Zone A4



### 2.3.5. Zone A5 – Existing situation

Zone A5 consists of the most eastern part of the Polokwane Municipality. The subdivisions in this zone are depicted in **Table 2-6** below.

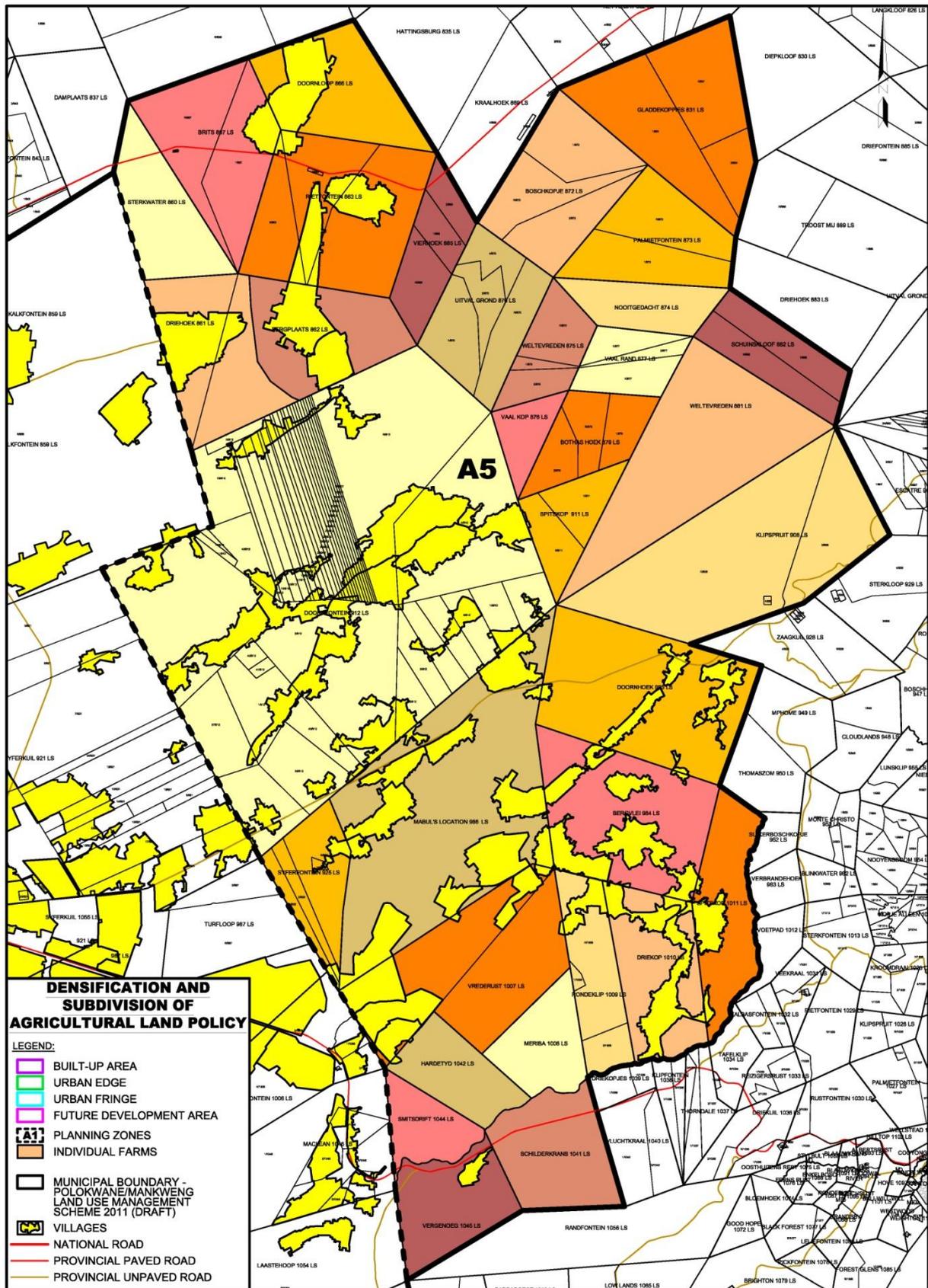
**Table 2-6: Zone A5 - Subdivisions**

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A5-1	STERKWATER 860 LS	1	659.17	659.17	659.17
A5-2	BRITS 867 LS	2	526.67	526.67	526.67
A5-3	DOORNLOOP 866 LS	1	876.35	876.35	876.35
A5-4	TIETFONTEIN 863 LS	1	740.50	740.50	740.50
A5-5	DRIEHOEK 861 LS	1	522.00	522.00	522.00
A5-6	BERGPLAATS 862 LS	1	1 313.82	1 313.82	1 313.82
A5-7	VIERHOEK 865 LS	3	162.61	123.65	240.54
<b>A5-8</b>	<b>DOORNFONTEIN 912 LS</b>	<b>44</b>	<b>82.42</b>	<b>0.11</b>	<b>276.15</b>
A5-9	UITVAL GROND 870 LS	4	312.23	140.03	284.34
A5-10	BOSCHKOPJE 872 LS	3	338.75	320.12	376.02
A5-11	GLADDEKOPPIES 831 LS	2	606.68	521.03	692.34
A5-12	PALMIETFONTEIN 873 LS	1	412.26	412.26	412.26
A5-13	NOOITGEDACHT 874 LS	1	406.53	406.53	406.53
A5-14	WELTEVREDEN 875 LS	3	141.45	34.89	249.90
A5-15	VAALRAND 877 LS	1	129.70	129.70	129.70
A5-16	VAALKOP 876 LS	1	235.98	235.98	235.98
A5-17	BOTHAS HOEK 879 LS	1	516.07	516.07	516.07
A5-18	SPITSKOP 911 LS	2	212.00	209.17	214.83
A5-19	SCHUINSKLOOF 882 LS	2	283.08	283.08	283.08
A5-20	WELTEVREDEN 881 LS	1	139.57	139.57	139.57
A5-21	KLIPSPRUIT 908 LS	3	417.24	3.78	692.34
A5-22	DOORNHOEK 985 LS	1	516.07	516.07	516.07
A5-23	MABUL'S LOCATION 986 LS	1	3 680.17	3 680.17	3 680.17
A5-24	SYFERFONTEIN 925 LS	4	136.38	8.90	352.78
A5-25	VREDERUST 1007 LS	1	701.00	701.00	701.00
A5-26	BERGVLEI 984 LS	1	668.60	668.60	668.60
A5-27	SPITSKOP 1011 LS	1	735.29	735.29	735.29
A5-28	DRIEKOP 1010 LS	1	850.54	850.54	850.54
A5-29	RONDEKLIP 1009 LS	3	198.40	15.13	458.09
A5-30	MERIBA 1008 LS	1	483.48	483.48	483.48
A5-31	HARDETYD 1042 LS	1	495.93	495.93	495.93
A5-32	SMITSDRIFT 1044 LS	1	359.14	359.14	359.14

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
A5-33	VERGENOEG 1045 LS	1	668.60	668.60	668.60
A5-34	SCHILDERKRANS 1041 LS	1	772.02	772.02	772.02

Only one farm in this zone is subdivided into more than four portions. The farm Doornfontein 912 LS was subdivided into 44 portions and the average size of these portions are 82.4 ha. The average size of all the properties in this zone is 198.98 ha. The area is characterised by a lot of rural settlements and almost all of the farms have rural settlements developed thereon. It is only the farm portions located to the north eastern side of the zone area that are not developed for rural settlements. The ownership of the farm portions where the settlements are developed varies from a number of tribes to the SA Development Trust, the Lebowa Government, the South African Government (currently the Department of Rural Development & Land Reform) and also a few individuals.

Map 2-6: Zone A5



### 2.3.6. Zone B – Existing situation

Zone B is the area that is included in the Polokwane/Perskebult Town Planning Scheme, 2007 and include the urban edge and urban fringe area as defined in the Polokwane SDF, 2010 document.

This area also comprises the urban edge area of Polokwane as defined in the Polokwane SDF, 2010. The urban edge is however not included in the scope of this study, except where farm portions in the urban edge were specifically identified as important areas as per the scope of work of this study.

In the scope of work for this policy document, certain farms in Zone B were identified by Polokwane Municipality as “the most important farms with pressure for subdivision” due to the existing and anticipated ongoing future pressure for subdivision. These farms are all located in Zone B and are highlighted in blue in the **Table 2-7** below. All these farms are located either within the urban edge or within the urban fringe area as identified in the Polokwane SDF, 2010 Document.

Almost all of these farms have already been subdivided into smaller portions and the average sizes of the portions of each of the farms vary from approximately 7.44 ha to approximately 88.2 ha. It is however evident from the table below that there are a large number of subdivided farm portions varying in size from very small (< 1 000m<sup>2</sup>) to larger portions of ±2.0ha up to ±8.0ha, as well as farms divided in portions averaging ±15ha to ±30.ha. Infrastructure provision (i.e. roads, water, sewerage and electricity) is a problem to some extent in most cases, although it varies from specific services such as water and/or electricity in some areas to areas where most of these services are problematic.

Specific proposals with respect to the future subdivision of these farms/portions will be made in the Proposals and Implementation section of this document.

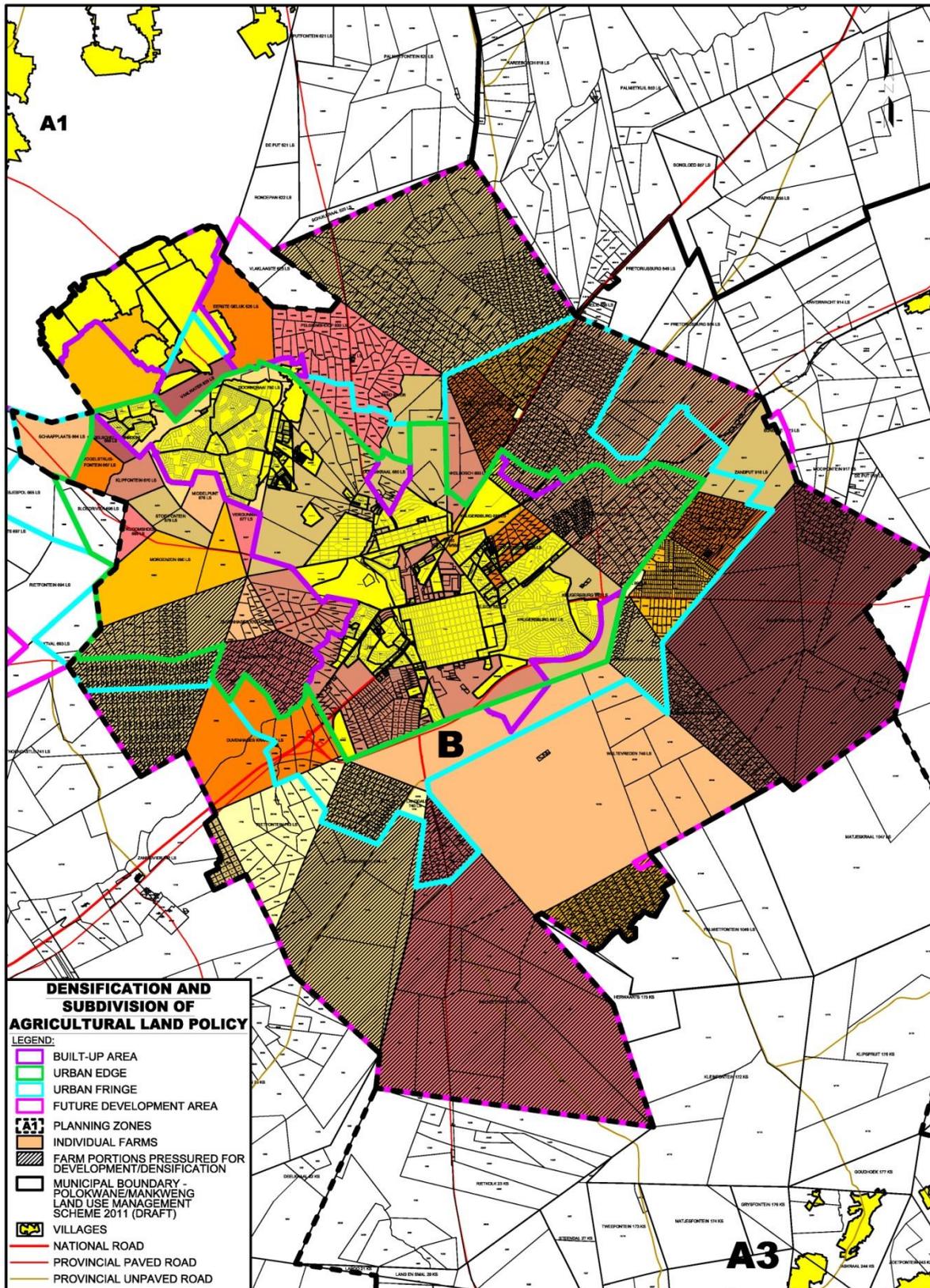
**Table 2-7** below provides information on the existing subdivisions in Zone B.

**Table 2-7: Zone B - Subdivisions**

FARM AREA NR	FARM NAME	NUMBER OF PORTIONS	AVERAGE SIZE OF ALL PORTIONS (ha)	SMALLEST PROPERTY (ha)	LARGEST PROPERTY (ha)
B-1	EERSTE GELUK 626 LS	1	675.30	675.30	675.30
B-2	PELGRIMSHOOP 630 LS	68	25.12	0.46	223.40
<b>B-3</b>	<b>DOORNBULT 624 LS</b>	<b>153</b>	<b>25.49</b>	<b>0.20</b>	<b>300.93</b>
<b>B-4</b>	<b>PALM 681 LS</b>	<b>27</b>	<b>17.11</b>	<b>0.37</b>	<b>24.25</b>
<b>B-5</b>	<b>PALMIETFONTEIN 684 LS</b>	<b>56</b>	<b>8.32</b>	<b>2.18</b>	<b>24.56</b>
B-6	PALMIET 910 LS	1	23.95	23.95	23.95
B-7	ENKELBOSCH 683 LS	1	0.63	0.63	0.63
<b>B-8</b>	<b>DOORNKRAAL 680 LS</b>	<b>34</b>	<b>24.11</b>	<b>0.29</b>	<b>288.37</b>
B-9	DOORNKRAAL 750 LS	9	161.81	37.87	290.22
B-10	VAALWATER 629 LS	1	496.24	496.24	496.24
B-11	ENGELSCHENDOORNBOOM 668 LS	1	111.13	111.13	111.13
B-12	SCHAAPPLAATS 664 LS	1	441.20	441.20	441.20
B-13	VOGELSTRUISFONTEIN 667 LS	1	178.47	178.47	178.47
B-14	KLIFFONTEIN 670 LS	1	208.42	208.42	208.42
B-15	STRIJDOMSHOEK 695 LS	1	133.77	133.77	133.77

B-16	STOEFONTEIN 678 LS	2	138.11	138.11	138.11
B-17	MIDDELPUNT 676 LS	1	198.28	198.28	198.28
B-18	MORGENZON 690 LS	3	336.53	97.69	746.65
B-19	VERGUNNING 677 LS	2	70.23	14.14	126.33
<b>B-20</b>	<b>LEEUWKUIL 691 LS</b>	<b>215</b>	<b>9.77</b>	<b>0.05</b>	<b>31.69</b>
B-21	DUVENHAGESKRAAL 689 LS	28	58.7	2.07	428.27
B-22	JANSENPARK 1136 LS	30	21.65	21.41	28.52
B-23	HOEWE STERKLOOP	36	25.77	0.09	432.63
<b>B-23</b>	<b>STERKLOOP 688 LS</b>	<b>56</b>	<b>14.84</b>	<b>0.01</b>	<b>489.94</b>
<b>B-24</b>	<b>HOEWE IVYDALE</b>	<b>54</b>	<b>3.93</b>	<b>0.20</b>	<b>5.45</b>
<b>B-24</b>	<b>IVYDALE</b>	<b>56</b>	<b>3.91</b>	<b>0.05</b>	<b>6.90</b>
B-25	KRUGERSBURG 685 LS	1	90.60	90.60	90.60
B-26	KOPPIEFONTEIN 686 LS	25	4.58	0.00	11.35
B-27	HILLSIDE 682 LS	1	0.00	0.00	0.00
B-28	KRUGERSBURG 687 LS	1	4.49	4.49	4.49
B-29	KRUGERSBURG 993 LS	4	143.53	0.01	488.86
<b>B-30</b>	<b>TWEEFONTEIN 915 LS</b>	<b>355</b>	<b>12.56</b>	<b>0.15</b>	<b>373.54</b>
B-31	ZANDPUT 916 LS	4	167.65	74.50	372.58
<b>B-32</b>	<b>BASKOPPIE 997 LS</b>	<b>73</b>	<b>7.44</b>	<b>2.00</b>	<b>42.83</b>
<b>B-33</b>	<b>GELUK 998 LS</b>	<b>25</b>	<b>7.15</b>	<b>0.20</b>	<b>18.89</b>
<b>B-34</b>	<b>DALMADA</b>	<b>177</b>	<b>2.93</b>	<b>0.45</b>	<b>152.15</b>
B-35	GELUK 996 LS	1	17.29	17.29	17.29
<b>B-36</b>	<b>MYNGENOEGEN 1000 LS</b>	<b>53</b>	<b>7.95</b>	<b>2.02</b>	<b>9.63</b>
<b>B-37</b>	<b>KALKFONTEIN 1001 LS</b>	<b>218</b>	<b>29.88</b>	<b>0.0016</b>	<b>700.23</b>
<b>B-38</b>	<b>MYNGENOEGEN 1048 LS</b>	<b>82</b>	<b>7.72</b>	<b>1.91</b>	<b>8.72</b>
B-39	WELTEVREDEN 746 LS	11	95.37	0.01	568.26
B-40	LANGDALE 740 LS	6	10.51	0.0042	29.98
B-41	PALMIETFONTEIN 24 KS	55	82.00	0.20	836.56
B-42	ROODEPOORT 744 LS	63	44.88	7.57	781.03
B-43	RIETFONTEIN 743 LS	26	44.58	1.65	161.93
<b>B-44</b>	<b>ELMADAL</b>	<b>33</b>	<b>4.31</b>	<b>0.89</b>	<b>7.59</b>
B-45	<b>PORTIONS OF PALMIETFONTEIN 1046 LS</b>	<b>70</b>	<b>9.11</b>	<b>3.48</b>	<b>29.67</b>

Map 2-7: Zone B



## **2.4 LAND SUBJECT TO ACT 70 OF 1970 (SUBDIVISION OF AGRICULTURAL LAND ACT)**

This Act regulates the subdivision of agricultural land and its use for purposes other than agriculture. The Directorate of Resource Conservation is responsible for the enforcement thereof. Investigations are done by the Provincial Department in support of the execution of the Act.

The Act requires that owners of agricultural land obtain consent from the Minister of Agriculture to subdivide agricultural land. Any sale of a proposed subdivision is invalid if it is entered into before ministerial consent is granted.

After numerous attempts a map indicating all the farms in the Polokwane Municipal area that are already excluded from the ambit of Act 70 of 1970 could not be obtained. It is however believed that the majority of the farms already excluded from the ambit of Act 70 of 1970 are located within the Polokwane/Perskebult Town Planning Scheme area.

In 2004 the Polokwane Municipality lodged an application to the Department of Agriculture to exclude certain properties from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970). The situation with respect to this application is explained in paragraph 2.5 below.

## **2.5 APPLICATION LODGED IN TERMS OF ACT 70 OF 1970 FOR SUBDIVISION OF AGRICULTURAL LAND**

The Polokwane Municipality lodged an application with the Department of Agriculture to exclude certain properties from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) in 2004.

The Municipality has requested the excision of agricultural farms that are within the new Town Planning scheme area since 2005. In 2007 when the new Town Planning scheme was proposed, it was assumed that the excision was already finalized and gazetted. In 2009 when the new Polokwane/Perskebult Town Planning scheme was proclaimed, it was noted that the process was never finalized, but through a "gentlemen's agreement", the provincial Department of Agriculture supported the excision.

In view of the status of the application for the excision of various farms the National Department of Agriculture has indicated that the application documents are lost. The Municipality was then requested to re-submit the documents and application form.

The documentation and applicable forms were re-submitted to the National Department of Agriculture on 07 May 2013, after approval was also obtained from the MEC of the Department of Cooperative Governance and Traditional Affairs.

Approval from the Department of Agriculture was still pending with the finalization of this policy. The indication is however that approval will be granted soon.

## CHAPTER 3: RELEVANT LEGISLATION AND POLICY

Any guidelines relevant to land use change and subdivision, albeit for urban or rural areas must, of necessity, be approached within the context of the South African Constitution and, more particularly, the obligations and authority which vest in the Polokwane Municipality. The policy guidelines contained in this document focus on the rural areas beyond the urban edge or urban development boundaries of the various settlements in the Polokwane Municipality and, as such, it is prudent to consider the prescripts of the Constitution with regard to rural areas.

The municipal sphere of government cannot function in isolation with regard to these matters and it is firstly necessary to consider the pertinent constitutional aspects relevant to the national and provincial spheres and how same shall affect the municipal mandate.

### 3.1 RELEVANT LEGISLATION

RELEVANT LEGISLATION	RELEVANT PRINCIPLES/DIRECTIVES
<p><b>Municipal Structures Act, 1998 (Act 117 of 1998) (MSTA)</b></p> <p>The MSTA assigns and divides powers and functions to and between district and local municipalities.</p>	<ul style="list-style-type: none"> <li>• A municipality has the functions and powers assigned to it in terms of Sections 156 and 229 of the Constitution. The Municipal Structures Act, 1998 (MSTA) assigns and divides powers and functions to and between district and local municipalities.</li> <li>• The aforementioned powers and the exercise of such powers by Local Municipality's have an impact on the spatial development pattern of the municipal area. It is also essential that horizontal alignment (between local municipalities) and vertical alignment (between the district municipality, provincial government and the local municipalities) take place during the drafting of any Policy Document.</li> </ul>
<p><b>Municipal Systems Act, 2000 (Act 32 of 2000) (MSA)</b></p> <p>The MSA, read with the Municipal Planning and Performance Management Regulations, 2001 (MPPMR) is the most important Act that regulates integrated development planning.</p> <p>This policy document on Densification and subdivision of agricultural land within the Polokwane Municipality can be seen as an addendum document to the Polokwane Municipality's IDP and Spatial Development Framework.</p>	<p>A SDF reflected in a municipality's IDP must:</p> <ul style="list-style-type: none"> <li>• Give effect to the Chapter 1 Principles of the Development Facilitation Act, 1995;</li> <li>• Set out objectives that reflect the desired spatial form of the municipality;</li> <li>• Contain strategies and policies regarding the manner in which to the objectives will be achieved;</li> <li>• Set out basic guidelines for a land-use management system in the municipality;</li> <li>• Set out a capital investment framework for the municipality's development programmes;</li> <li>• Contain a strategic assessment of the environmental impact of the SDF;</li> <li>• Identify programs and projects for the development of land within the municipality</li> <li>• Provide visual representation of the desired spatial form of the municipality, indicating the following:               <ul style="list-style-type: none"> <li>⇒ where public and private development and infrastructure investment should take place</li> <li>⇒ desired or undesired utilization of space in particular areas;</li> <li>⇒ urban edge;</li> <li>⇒ areas where strategic intervention is required;</li> <li>⇒ areas where priority spending is required; and</li> </ul> </li> </ul>

	<p>⇒ alignment with the SDF's of neighbouring municipalities.</p> <ul style="list-style-type: none"> <li>• It is important that the proposals in this Policy document are aligned with the Polokwane Municipality Spatial Development Framework and IDP to ensure sound integrated planning.</li> </ul>
<b>Spatial Planning and Land-Use Management Bill</b>	<ul style="list-style-type: none"> <li>• Not yet promulgated.</li> </ul>
<b>Development Facilitation Act, 1995 (Act 67 of 1995) (DFA)</b>	<p>The Chapter 1 principles of the DFA are a set of interrelated intentions (desirable directions) to guide land planning and development in South Africa. The principles are necessary to establish a more equitable and developmental planning system for the country and apply to all forms of planning that affect land development including:</p> <ul style="list-style-type: none"> <li>• spatial planning and policy formulation;</li> <li>• the planning of whole settlements, as well as parts or elements of settlements;</li> <li>• the decisions of all public authorities affecting land development under any law, including those of traditional leaders acting under customary law; and</li> <li>• all legislation, including all land control systems and instruments affecting the development of land.</li> </ul> <p>These principles are also binding on all future actions of national, provincial and local government and all laws, regulations and by-laws that are passed or changed must conform to these principles.</p> <p>The Chapter 1 principles are normative principles that mean that they describe norms or standards that are based on a set of values. Appropriate development planning is underpinned by two sets of values, i.e. the one is people centred and the second is based on an awareness of nature that provides the basic resources for human life. Normative planning moves away from a mainly static, prescriptive planning system based on rules and regulations to a proactive one based on a vision of a better future. It is also based on negotiations, compromise and conflict resolution. It strengthens, and relies on, creative local decision-making and accountable government.</p> <p>Five central concerns underpin the Chapter 1 principles:</p> <ul style="list-style-type: none"> <li>• The need to create new forms and structures for South African settlements to improve their performance;</li> <li>• The need to work harmoniously with nature;</li> <li>• The need to speed up the pace of development;</li> <li>• The need to promote a better planning system; and</li> <li>• The need to promote security of tenure.</li> </ul>
<b>Physical Planning Act, 1991 (Act 125 of 1991) and some sections of the Physical Planning Act, 1967 (Act 88 of 1967)</b>	<ul style="list-style-type: none"> <li>• The 1991 Act set out to provide a comprehensive hierarchy of planning measures from a national development plan through to an urban structure plan, which did not realise. The Act was not implemented as the regional division of South Africa was a sensitive issue at that time.</li> <li>• Sections 6 and 8 of the 1967 Act are still applicable and is currently utilised to obtain business rights on farmland, i.e. land previously located outside the areas of jurisdiction of local authorities.</li> </ul>
<b>Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)</b>	<ul style="list-style-type: none"> <li>• The Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970) requires that owners of agricultural land obtain consent from the Minister of Agriculture to subdivide agricultural land.</li> </ul>

<p>The purpose of this Act is to control the subdivision and in connection therewith the use of agricultural land.</p>	<ul style="list-style-type: none"> <li>• The National Department of Agriculture is therefore in the “first instance” a role-player in any subdivision or land use rights on farmland that are still “controlled” in terms of the provisions of this Act.</li> <li>• The Department of Agriculture has a policy that they will not allow unsustainable subdivisions of farmland and that such developments should be proclaimed as townships or the farm/subdivisions must be included in the Town-Planning Scheme of the nearest formal township.</li> <li>• The Department, furthermore, does also not want to be responsible for the administrative control of non - agricultural activities, such as township developments, under their current legislation, i.e. the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970) or the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983).</li> <li>• The main objective of the policy of the Department of Agriculture is that they want to protect commercial farmland in general and more importantly prime and unique agricultural development from changes in land use and to prohibit the subdivision of properties that will create uneconomical or unviable production entities.</li> <li>• It must be noted that the legitimacy of Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970) was at a stage uncertain after the case of <i>Stalwo (Pty) Ltd v Wary Holdings (Pty) Ltd</i> was decided in the Supreme Court of Appeal. The practical effect thereof was to render the Subdivision of Agricultural Land Act 70 of 1970 ineffective. This was due to the Court's interpretation of the meaning of the term 'agricultural land' as used in the Act.</li> <li>• The definition of “agricultural land” was amended in 1995 in response to the constitutional changes. The definition now states that land which is situated in the area of jurisdiction of a transitional council and which was classified as agricultural when the first members of that transitional council were elected remains agricultural land.</li> <li>• The Supreme Court of Appeal decided that the amendment was intended only temporarily to preserve the status of agricultural land. Once transitional councils were replaced by municipal councils in 2000, the classified land lost its agricultural character, unless specifically declared by the minister to be “agricultural land”.</li> <li>• This ruling was however reversed by the Constitutional Court as the Court found that the ordinary meaning of the amended definition of “agricultural land” was that farmland retains its classification, and that this classification is not tied to the life of the transitional councils. The consent of the Minister of Agriculture is therefore still required for the subdivision of agricultural land and this Act will therefore have an influence on the development of Lifestyle Estates on farm portions “controlled” by it.</li> </ul> <p>The Act also states that:</p> <ul style="list-style-type: none"> <li>• Any new subdivision must be able to generate an income of at least R30 000 per annum (minimum subsistence level);</li> <li>• Any new subdivision intended for irrigation farming must have access to a minimum of 10 ha of water rights or sufficient abstraction from boreholes for 10 ha of irrigation farming;</li> <li>• The farm must accommodate at least 20 ha of existing irrigation fields;</li> <li>• A subdivision of 100 ha of existing dry cultivated fields is conserved the allowable minimum;</li> </ul>
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	<ul style="list-style-type: none"> <li>• If no cultivated fields exist, the subdivision must be able to support at least 60 livestock-units; and</li> <li>• The subdivision of certain non-agricultural uses e.g. guesthouses and businesses may be considered favourably.</li> </ul> <p>NOTE: Subdivision of plots / smaller farm portions for rural residential occupation of 1 ha to 10 ha would not be dealt with in terms of this Act. The Department of Agriculture approached all local authorities in South Africa in order to identify farms located around existing towns that could be utilized for rural residential purposes. The Department's intention is to "remove" these farms from the ambit of Act 70 of 1970. This would allow local authorities the subdivision of farms in terms of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986) to a pre-determined size.</p> <p>Polokwane Local Municipality is in the process to obtain approval from the Department of Agriculture for the excision of various farms in terms of Act 70 of 1970 located within the Polokwane/Perskebult Town Planning Scheme area.</p>
<p><b>Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1996)</b></p> <ul style="list-style-type: none"> <li>• The Ordinance is used as an instrument to create and regulate land-uses in a co-ordinated and harmonious manner in such a way as to promote the health, safety, good order, amenity, convenience and general welfare of an areas, as well as efficiency and economy in the process of development</li> <li>• Devolution of decision-making and rationalisation of procedures were the two main objectives of the Ordinance.</li> <li>• The Ordinance provides mechanisms for new land development through provisions for township establishment and for the control of land within approved townships in terms of town planning schemes.</li> <li>• Prior to 1994 the Ordinance was only applicable in the former "White, Coloured and Indian areas" in the former Transvaal Province. It was therefore not possible to use the Ordinance to apply for the rezoning of land not taken up in the former town planning schemes proclaimed in terms of the Ordinance or similar legislation. New town planning schemes have however been drafted for most municipalities in terms of the Ordinance to bring such areas under the "umbrella" of the Ordinance.</li> </ul>	
<p><b>Division of Land Ordinance, 1986 (Ordinance 20 of 1986)</b></p> <ul style="list-style-type: none"> <li>• The purpose of the Ordinance is to provide procedures to enable the subdivision of land located in the areas of jurisdiction of local municipalities, and therefore not subject to the provisions of Act 70 of 1970.</li> <li>• The Ordinance is not applicable in areas located outside the (former) areas of jurisdiction of local municipalities, except where areas (farms) have been excluded from Act 70 of 1970 by the Department of Agriculture. The Subdivision of Agricultural Land Act, 1970 is still used by the Department of Agriculture to control the subdivision and use of agricultural land in these areas</li> </ul>	
<p><b>Advertising on Roads and Ribbon Development Act, 1940 (Act No. 21 of 1940)</b></p> <ul style="list-style-type: none"> <li>• The purpose of the Act is: "To regulate the display of advertisements outside certain urban areas at places visible from public roads, and the depositing or leaving of disused machinery or refuse and the erection, construction or laying of structures and other things near certain public roads, and the access to certain land from such roads".</li> <li>• The provincial Department of Local Government and Housing administrates the Act in collaboration with the Roads Agency Limpopo. The relevance of the Act regarding spatial development is that it is still used for the subdivision of land and land-use control in rural areas where prohibitive conditions to this effect are found in the title deeds of properties. The properties that are affected by the conditions of this Act are located adjacent to provincial roads.</li> </ul>	

<p><b>Agricultural Holdings Registration Act, 1919 (Act No. 22 of 1919)</b></p> <ul style="list-style-type: none"> <li>The purpose of the Act is "To provide for the registration of land in the Transvaal which is divided into agricultural holdings, for regulating the sub-division of such holdings and for other purposes in connection therewith". The Act is not utilised for the establishment of agricultural holdings anymore and is only used to administer and control the existing agricultural holdings established in terms of the Act.</li> </ul>	
<p><b>National Environmental Management Act, 1998 (Act 107 of 1998)</b></p> <p>Establish principles for decision-making on matters affecting the environment.</p>	<ul style="list-style-type: none"> <li>Development must be socially, environmentally and economically sustainable;</li> <li>Equal access to environmental resources, benefits and services to meet basic human needs; and</li> <li>The utmost caution should be used when permission for new developments is granted.</li> </ul>
<p><b>National Water Act, 1998 (Act 36 of 1998)</b></p> <ul style="list-style-type: none"> <li>Governs water use throughout the country.</li> </ul>	

### 3.2 RELEVANT POLICY

<ul style="list-style-type: none"> <li>RELEVANT POLICY</li> </ul>	<ul style="list-style-type: none"> <li>RELEVANT PRINCIPLES/DIRECTIVES</li> </ul>
<p><b>White Paper on South African Land Policy, 1997</b></p> <p>The White Paper sets out the vision and implementation strategy for South Africa's Land Policy, a policy that is just, builds reconciliation and stability, contributes to economic growth, and bolsters household welfare.</p> <p>The White Paper stresses that land reform is essential for sustainable growth and development in S.A. and that it is a precondition for the success of the government's growth, employment and redistribution strategy.</p>	<p>Current land policy has an ultimate goal in dealing with:</p> <ul style="list-style-type: none"> <li>The injustice of the racially based land dispossession of the past;</li> <li>The need for a more equitable distribution of land ownership;</li> <li>The need for land reform to reduce poverty and contribute towards economic growth;</li> <li>Security of tenure for all; and</li> <li>A system of land management which will support sustainable land-use patterns and rapid land release for development.</li> </ul> <p>The governments land reform programme is made up of the following principle components:</p> <ul style="list-style-type: none"> <li><u>Redistribution</u>: makes it possible for poor and disadvantaged people to buy land with the help of grants from the Department of Land Affairs;</li> <li><u>Land Restitution</u>: which involves returning land (or otherwise compensating victims) lost since 19 June 1913 because of racially discriminatory laws; and</li> <li><u>Land tenure reform</u>: aims to bring all people occupying land under a unitary, legally validated system of landholding that will ensure security of land tenure.</li> </ul> <p>Land development requires:</p> <ul style="list-style-type: none"> <li>A coherent and integrated institutional, financial and legal framework;</li> <li>Clearly defined responsibilities, roles and powers for land development planning and regulation at all levels of government;</li> <li>A national land-use planning and management system coordinated between departments and between tiers of government; and</li> </ul>

	<ul style="list-style-type: none"> <li>• The capacity to involve the people affected in planning and implementation of the actions required to satisfy their needs and to facilitate development.</li> </ul> <p>Although the policy proposals and actions that the White Paper advocate are mainly impacting on the competencies of national and provincial government, local government must implement policies and legislation emanating from such policies. Local authorities should therefore strive to include the broad goals and objectives of the national policy on land in their respective Spatial Development Frameworks and work towards equitable land opportunities for its inhabitants and the continued productive and sustainable use of land in their respective areas of jurisdiction.</p>
<p><b>White Paper on Spatial Planning and Land Use Management, 2003</b></p> <p>The White Paper will rationalise the existing plethora of planning laws into one national system that will be applicable to each province, in order to achieve the national objective of wise land-use.</p> <p>The decisions of planning authorities, whether related to the formulation of plans such as IDP's or the consideration of land development applications such as rezoning, must all be consistent with these principles and norms.</p>	<p>In practice the principles and norms will:</p> <ul style="list-style-type: none"> <li>• Apply to all spheres of government, state organs and other agencies involved in spatial planning, land-use management and land development;</li> <li>• Guide the preparation of IDP's, and especially the SDF component of IDP's;</li> <li>• Guide any-body that has decision-making powers on spatial planning, land-use management and land development matters when exercising its discretion or taking such decisions; and</li> <li>• Inform any land development application and decisions taken upon such application.</li> </ul>
<p><b>National Spatial Development Perspective</b></p> <p>To guide government investment on national level in such a manner that the greatest measure of benefits could be obtained from such investment. This is done through an in-depth understanding of the national space economy.</p>	<ul style="list-style-type: none"> <li>• Economic growth is a prerequisite for the achievement of poverty alleviation.</li> <li>• Government has a constitutional obligation to provide basic services to all citizens wherever they reside.</li> <li>• Beyond basic services, government spending on fixed investment should be focused on localities of economic growth and/or economic potential.</li> <li>• In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily on human capital development.</li> <li>• Future settlement and economic development opportunities should be channelled into activity corridors and nodes.</li> </ul>
<p><b>National Policy on the Protection of High Potential and Unique Agricultural Land, 2006</b></p>	<p>Objectives of the Policy include:</p> <ul style="list-style-type: none"> <li>• To ensure that high potential and unique agricultural land is used only for agricultural purposes to enhance food security.</li> <li>• To provide user-friendly guidelines for agricultural land use changes as well as subdivision of agricultural land.</li> <li>• To regulate and control access to agricultural land by proponents of non-agricultural development.</li> </ul>

	<ul style="list-style-type: none"> <li>• To preserve the agricultural land resource for the benefit of communities whose livelihood is based on agriculture for;</li> <li>⇒ Income generation;</li> <li>⇒ food security;</li> <li>⇒ job opportunities; and</li> <li>⇒ a better quality of life.</li> <li>• To promote knowledge and enhance skills transfer amongst stakeholders on matters pertinent to land use planning in general and preservation of agricultural land, in particular.</li> <li>• To ensure expedient and high level decision-making in cases of adjudication.</li> <li>• To provide uniform norms, standards and procedures pertaining to changes in the agricultural land use and sub-division of agricultural land.</li> </ul> <p>The following definitions, as put forward in the policy, inform the review:</p> <ul style="list-style-type: none"> <li>• <i>"High Potential Agricultural Land"; means the best land available for, suited to and capable of consistently producing optimum yields of a wide range of agricultural products (food, feed, forage, fibre and oilseed), with minimum damage to the environment.</i></li> <li>• <i>"Unique Agricultural Land"; means land that is or can be used for producing specific high value crops. It is not usually high potential but important to agriculture due to a specific combination of location, climate or soil properties that make it highly suited for a specific crop when managed with specific farming or conservation methods. This includes land of high local importance where it is useful and environmentally sound to encourage continued agricultural production, even if some or most of the land is of mediocre quality for agriculture and is not used for particularly high value crops.</i></li> </ul>
<p><b>Breaking New Ground</b></p> <p>This policy is fundamentally about the need to move away from a housing-only approach to a more holistic development of human settlements, including the provision of social and economic infrastructure.</p>	<ul style="list-style-type: none"> <li>• Safe and secure environments.</li> <li>• Adequate access to economic opportunities.</li> <li>• A mix of safe and secure housing and tenure types.</li> <li>• Reliable and affordable basic services, educational, entertainment, health, welfare and police services within a multi-purpose cluster concept.</li> <li>• Compact, mixed land use, diverse, life-enhancing environments with maximum possibilities for pedestrian movement and transit.</li> <li>• Low-income housing in close proximity to areas of opportunity.</li> <li>• Integrated, functional, and environmentally sustainable human settlements, towns and cities.</li> <li>• Encourage Social (Medium-Density) Housing.</li> <li>• Alternative technology and design.</li> </ul>
<p><b>Limpopo Spatial Development Framework</b></p> <p>The SDF should:</p> <ul style="list-style-type: none"> <li>• Only be a strategic, indicative and flexible forward</li> </ul>	<ul style="list-style-type: none"> <li>• The need to improve the quality of life of the population of Limpopo.</li> <li>• Growing the economy of the province, sustainable job creation, innovation and competitiveness.</li> <li>• Improve institutional efficiency and effectiveness of Government.</li> <li>• Address priorities that cut across the three objectives above such as BEE, HIV/AIDS – TB, poverty reduction, issues of land and environment, etc.</li> </ul>

<p>planning tool to guide planning and decisions on land development on a provincial level;</p> <ul style="list-style-type: none"> <li>• Develop an argument or approach to the development of the area of jurisdiction which is clear enough to allow decision-makers on both public and private sector levels to make informed decisions, also in context of a functional hierarchy of settlements/towns;</li> <li>• Develop a spatial logic which guides private sector investment. This logic primarily relates to establishing a clear hierarchy of accessibility;</li> <li>• Ensure the social, economic and environmental sustainability of the area;</li> <li>• Establish priorities in terms of public sector development and investment; and</li> <li>• Identify spatial priorities and places where public-private partnerships are a possibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish and promote a functional hierarchy of towns/settlements in the province to improve the quality of life of all its peoples.</li> <li>• Attain regional integration.</li> <li>• Meet the basic needs of people.</li> <li>• Enhance innovation and competitiveness.</li> <li>• To develop these seven clusters: <ul style="list-style-type: none"> <li>⇒ Platinum mining cluster on the Dilokong Corridor between Polokwane and Burgersfort (Sekhukhune district) and also the Waterberg District;</li> <li>⇒ Coal mining and petrochemical cluster at Lephalale on the East-West Corridor (Waterberg District);</li> <li>⇒ Fruit and Vegetable (horticulture) cluster in Vhembe, Mopani and Bohlabela;</li> <li>⇒ Logistics cluster in Polokwane (Capricorn District);</li> <li>⇒ Red and White meat cluster on all the corridors (all districts);</li> <li>⇒ Eight tourism sub-clusters at a number of high-potential destinations;</li> <li>⇒ Forestry cluster in the Mopani and Vhembe Districts.</li> </ul> </li> </ul>
<p><b>Limpopo Growth and Development Strategy</b></p> <p>The Limpopo Growth and Development Strategy is a practical, action-oriented framework for integrated and sustainable growth</p>	<p>The following basic principles, linked together, make up the philosophy that underlies the whole PGDS.</p> <ul style="list-style-type: none"> <li>• An integrated and developmental approach that brings together strategies and programmes of different spheres of government together towards achieving sustainable economic growth, poverty reduction, and unemployment.</li> </ul>

<p>and development in the province.</p>	<ul style="list-style-type: none"> <li>• Contributing to National and International commitments e.g. Reconstruction and Development Programmes objectives, the outcome of the World Summit on Sustainable Development, United Millennium Development Goals, etc.</li> <li>• Building of relationships, sharing of information and a shared vision between spheres of government, between municipalities and between departments.</li> <li>• Participatory Democracy and Good governance to ensure transparency and accountability in shaping the future of the province.</li> </ul>
<p><b>Polokwane IDP, 2008-2011</b></p> <p>The Polokwane Municipality's IDP document was compiled recently and is effective for the period 2008 to 2011</p>	<p>According to the IDP document spatial planning and land use management is expected to foster and support development in order to promote:</p> <ul style="list-style-type: none"> <li>• Harmonisation, alignment and synchronisation of Municipality IDP/SDF to NSDF and PGDS;</li> <li>• Eradication of apartheid space;</li> <li>• Equitable access to land;</li> <li>• Ensure full ownership and rights in land especially for the marginalized groups;</li> <li>• Proper administration of municipal immovable property;</li> <li>• Establishment of a functional hierarchy of settlements with proper transportation network;</li> <li>• Align transport network to post apartheid spatial planning; and</li> <li>• Develop 2010 transportation plans and beyond.</li> </ul> <p>None of the above specifically addresses any issues relating the densification and subdivision of agricultural land and the development thereof but it is important to ensure that developments of this kind support these guidelines.</p> <p>According to the Polokwane Municipality SDF the general principles for land development as contained in Section 3 of Chapter 1 of the Development Facilitation Act, 1995 (Act 67 of 1995) is acknowledged to serve as directive principles to guide all decision making processes in respect of all spatial planning and land use management issues.</p> <p>Some of the guidelines identified and stipulated in the Polokwane Municipality Spatial development framework relevant to this policy document include the following:</p> <ul style="list-style-type: none"> <li>• Land development policies and practises must provide guidelines which will enable <b>improved service delivery</b> (which include both community facilities, and, most importantly municipal services and infrastructure) to the majority of people of the municipal area on a <b>cost-effective basis</b>.</li> <li>• The municipality's spatial planning should be <b>aligned with and vertically coordinated</b> with the policies and planning of district municipalities, provincial and national government.</li> <li>• Basic guidelines for <b>land use management</b> must address current problems which exist in respect of a "dual planning system" in the municipal areas embodied in current legislation, inequalities, procedures, assignment of functions etc.</li> <li>• Strategies for economic development of Polokwane as set out in <b>Local Economic Development (LED)</b> initiatives should be recognized and coordinated with spatial planning initiatives with specific reference to land use management and transportation policies.</li> <li>• <b>Land development</b> is regarded as one of the most important facets, which will contribute towards the growth of Polokwane into a world</li> </ul>

	<p>class African city with a prosperous community. In order for Polokwane to compete globally, nationally and provincially incentive schemes must be introduced which will not only promote a trouble-free development environment, but also promote speedily development and decisions.</p>
<p><b>Polokwane Municipality SDF, 2010</b></p>	<p>The Polokwane Spatial Development Framework, 2010 states that the urban area of Polokwane municipality can be divided into the following development zones:</p> <p><b>Urban Edge</b> This area indicates the area that is prioritised for future urban development. It is a demarcated zone and interrelated policy that serves to manage direct and limit urban expansion. The main function of the urban edge is to restrict urban sprawl, promote densification of areas and the protection of agricultural and environmental resources. This area includes the build-up areas as well as expected short and medium term developments.</p> <p><b>Urban Fringe</b> Refers to the zone of transition in land use just outside the urban edge including the surrounding rural hinterland.</p>
<p><b>Polokwane/Perskebult Town Planning Scheme, 2007</b></p> <p>The Polokwane/Perskebult Town Planning Scheme was compiled and promulgated in 2007.</p>	<p>A direct link exists between the Spatial Development Framework Plan and the Land-use Scheme (i.e. land-use scheme). With the formulation of the spatial development framework, as well as guidelines for land-use management specific basic principles regarding spatial planning and land-use management should form the basis for the compilation of these plans, viz.:</p> <ul style="list-style-type: none"> <li>• Emphasis on facilitating and promoting development;</li> <li>• Emphasis on flexibility of the LUS to be able to respond to land development of all types, in a more dynamic manner;</li> <li>• Emphasis on a minimalism approach by controlling those issues necessary to comply with development objectives, management needs and ensuring that land-use management can be carried out effectively and efficiently;</li> <li>• Promote administrative just actions and social justice, transparency and accountability;</li> <li>• Create a coherent LUS, which attempt to consolidate fragmented components of land-use management;</li> <li>• Emphasising sectoral integrated development planning approach;</li> <li>• Promoting co-ordination and/or integration between spheres of government;</li> <li>• Promoting a sustainable and viable development;</li> <li>• Promoting development in underdeveloped and rural areas;</li> <li>• Promoting and encouraging public participation especially in rural areas; and</li> <li>• Promoting the restructuring of a distorted spatial pattern of the built environment created by the apartheid system.</li> </ul>

## CHAPTER 4: CASE STUDIES

### 4.1 CITY OF CAPE TOWN: AGRICULTURAL LAND REVIEW

Recognising the significance of agricultural land and its activities within the city complex (e.g. socio-economic, food production), the City of Cape Town commissioned an "Agricultural Land Study" in 2006.

The findings of this study have, to date, played a significant role in identifying the City's future spatial structure (e.g. 2030 time frame), informed by the reservation of high potential agricultural land given the following:

- its socio-economic empowerment role in terms of food production, food security and contribution to LED;
- its economic role in food production and other commodities (e.g. wine), especially as input to the secondary and tertiary industry; and
- its relationship with the City's green structure and biodiversity corridors.

#### **Task Approach and Review Objectives**

While the 2006 Agricultural Land Study identified the broader agricultural blocks or addresses (e.g. Durbanville Hills, Bottelary Hills, etc.), the current planning requirement requires a review of the agricultural potential of such blocks at and in the immediate environs of where refinement of the urban building blocks is required. Consequently, the task approach focuses on the review of agricultural areas at such identified locations, with such review informed by an evaluation and consideration of the following:

- The status of the "homogenous farming area" (e.g. fragmentation) in which such agricultural area is located.
- Current and future agricultural performance and significance of the area.
- Current environmental status and future performance of the area.
- Specific agricultural potential informants inherent to the area.
- Other heritage, cultural and aesthetic considerations.

Thereby the need for protection of the agricultural areas is ascertained, their boundaries defined, their protection status determined and the spatial relationship between such agricultural areas and the urban building blocks established.

#### **Report Structure**

*Chapter 2 puts forward Agricultural Considerations critical to informing the protection of agricultural land including:*

- Current Agricultural Use and Trends;
- Food Security;
- Land Reform;
- Economic and Other Considerations;
- Environmental Considerations;
- Agricultural potential determinants;
- Functional Rural hinterland; and
- Protection of high potential and unique agricultural land.

*Chapter 3 identifies the Review Areas and includes the Review of the Agricultural Areas, its findings and recommendations.*

*Chapter 4 puts forward the need for the Protection of Agricultural Land, outlining categories and proposals for protection and use, together with recommended interventions required within the Review Areas. Recommendations in Chapter 5 conclude the review.*

This case study is relevant and can contribute to the policy specifically in terms of the review criteria/considerations that need to be considered with the evaluation of farm areas and their potential for densification/subdivision with specific reference to the farms in the Polokwane/Perskebult Town Planning Scheme, 2007.

## **4.2 POLICY ON SUBDIVISION OF RURAL LAND – WESTERN AUSTRALIAN PLANNING COMMISSION**

This policy, adopted in 2002 by the Australian Planning Commission, sets out the specific principles which will be used by the Western Australian Planning Commission (the Commission) in its determination of applications for the subdivision of rural land and sets out the criteria to be applied to subdivision and strata title applications in rural areas.

Chapter 1 of the Policy provides an Introduction to the Policy.

Chapter 2 set out the four key objectives of the policy, namely:

- Protect agricultural land resources;
- Plan and provide for rural settlement;
- Minimise the potential for land use conflict; and
- Carefully manage natural resources.

Chapter 3 of the policy provide General Policy Measures including information on:

- The general presumption against subdivision

*There is a general presumption against the subdivision of rural land unless it is specifically provided for in a town planning scheme, an endorsed local planning strategy or an endorsed local rural strategy.*

- Subdivisions for specific purposes

*The Commission may approve subdivision of rural land for the following specific purposes:*

- *A significant natural or man-made feature already physically divides the proposed lots and an undesirable precedent would not be set;*
- *One or more of the lots is to accommodate an existing or proposed specific non-rural land uses such as recreation facilities, public utilities, uses ancillary to the rural use of the land (abattoirs, canning works);*
- *To excise a conservation lot when all of the provided criteria in the policy can be achieved;*
- *To facilitate the conservation of a heritage building; and*
- *For the relocation of boundaries.*

- Criteria for subdivision for conservation

*A subdivision for a conservation lot (above) should meet the following criteria:*

- *the land is located in the Wheatbelt Agricultural Policy Area;*
- *the vegetation has been identified and agreed as worthy of protection in an approved strategy, catchment plan, or a specific assessment;*
- *the Commissioner for Soil and Land Conservation provides advice supporting the subdivision;*
- *the conservation lot is at least 40 ha in area;*
- *at least 85% of the conservation lot is covered by native or regenerated vegetation;*
- *the proposed conservation lot has an appropriate shape having regard for the native vegetation, natural features and farm management;*

- *a conservation covenant in perpetuity with the Commissioner for Soil and Land Conservation, or another responsible agency, is registered on the Certificate of Title of the lot set aside for conservation.*

Chapter 4 provides information on subdivision for other purposes including:

- Subdivision for Rural-Residential and Rural Smallholdings

*The Commission shall only approve subdivision of rural land for rural residential and rural smallholdings where it is identified in an endorsed local planning strategy or local rural strategy and zoned in a town planning scheme.*

- Subdivision for Intensive Agriculture

*The Commission shall only approve subdivision of rural land for intensive agriculture where it is identified in an endorsed local planning strategy or local rural strategy and zoned in a town planning scheme.*

- Subdivision for Homestead Lots

*Homestead lots can be considered in rural areas where:*

- *There has been a declining population over two intercensal periods.*
- *The local planning strategy – settlement strategy and the town planning scheme provide guidance on acceptable minimum lot sizes and servicing requirements.*
- *The creation of homestead lots will not generate any additional needs for the provision of government and community services.*

Chapter 5 of the policy handles alternative tenure arrangements.

- Strata Proposals

*Where consistent with the objectives of this policy, town planning schemes, and local planning strategies, the Commission may approve innovative schemes for rural residential, rural smallholdings and intensive agricultural developments under the provisions of the Strata Titles Act 1985.*

- Rural Multiple Occupancy

*Provision may be made in the town planning scheme for rural multiple occupancy sites in Rural-Residential or Rural Smallholdings zones, to allow development where a group of people live in separate, or combined, dwellings on a single property with one freehold title and where the land is managed co-operatively for conservation and/or agricultural production or for a common theme such as religion, lifestyle, perma-culture or low cost housing.*

Chapter 6 of the policy provides additional information to support subdivision applications.

*This Chapter provide a list of alternatives to be considered to support subdivision applications.*

This case study was included (specifically because it is not local but very relevant) to provide some valuable guidance on the handling of subdivisions of farm land in another country which have some similarities with our situation in Polokwane Municipal area and being part of Limpopo province.

### 5.1 NEED FOR SUBDIVISION AND DENSIFICATION

Although there is a general presumption against subdivision of rural land in South Africa the need for subdivision of agricultural land does exist.

Some of the main reasons for subdivision of agricultural land include amongst others the following:

- Subdivision of agricultural land is necessitated when land in close proximity to urban areas are acquired and set aside for residential development.
- Agricultural land also needs to be subdivided so as to offer a variety of land parcel sizes. This is also essential if underutilised land is to be targeted. In conjunction with a land tax, which raises the costs to landowners of retaining ownership of large tracts of unutilised or underutilised land, subdivision can assist in making land available in smaller parcels suited to the needs of potential buyers.
- With the legislation on restitution and redistribution of land in South Africa there is a need for subdivision of agricultural land especially when large properties are acquired for redistribution and then divided into smaller portions for allocation to beneficiaries.
- Subdivision is a precondition for intensifying land use in countries with a highly skewed distribution of land ownership, such as South Africa, where underutilisation of agricultural land is considered to be substantial.

### 5.2 THE IMPACT OF SUBDIVISION AND DENSIFICATION OF AGRICULTURAL LAND

#### 5.2.1. POSITIVE IMPACTS

The subdivision of agricultural land can result in a number of positive impacts and development opportunities including:

- Opportunities for urban development;
- More affordable portions of agricultural land can be created through the subdivision of large portions of land; and
- The establishment of specific land uses (i.e. lodges, conference facilities) suitable for a more rural environment; subject that the land use rights are obtained in terms of legal application procedures lodged to the relevant authorities.
- Apart from the above positive impacts certain agricultural specialists are of the opinion that changes to agricultural land use with urban and residential encroachment often result in the intensification of agricultural industry and new, financially viable alternative forms of agriculture.

Limiting subdivision of agricultural land could thus inhibit the emergence of new forms of agriculture that might contribute significantly to regional socio-economic development.

#### 5.2.2. NEGATIVE IMPACTS

Negative impacts of subdivision of agricultural land include amongst others the following:

- Subdivision of scarce high potential agricultural land more suitable for food production;
- The creation of economically unviable farm portions which are underutilized or not utilized at all;
- A tendency towards the establishment of illegal land use activities on these farm portions, therefore not complying with Council policy. This tendency also impacts negatively on a city/town's urban structure and specifically on the formal business and industrial areas;

- Inadequate (bulk) service infrastructure due to a lack of water, electricity networks, roads and/or sewerage options that contaminates underground water sources utilized for domestic use. These farm portions are also expensive to be provided with municipal services due to their size;
- Small farm portions (<2.0ha) on the peripheral areas of the city/town in development zones earmarked for future formal township development that is too small and thus economically not viable for formal development; and
- Poor maintenance of buildings and properties due to the high costs resulting from low density rural residential development.

### **5.3 FACTORS AFFECTING DENSIFICATION AND SUBDIVISION**

There are a number of factors influencing the densification of agricultural land, i.e.:

- The distance of the land from exiting towns and settlements;
- Availability of bulk infrastructure;
- Existing development and land use;
- Landscaping and existing cadastral situation;
- The location of roads;
- The demand for rural residential development;
- Agricultural potential of land in question; and
- Environmental sensitivity of land in question.

The existing situation with respect to the Environmental sensitivity and Agricultural potential of land in the Polokwane Municipal area is discussed in paragraph 5.3.1 and 5.3.2 below. The information in these sections and maps provided will be utilised to make recommendations and proposals as part of paragraph 7.6.

#### **5.3.1. ENVIRONMENTAL SITUATION OF LAND IN POLOKWANE MUNICIPAL AREA**

The environmental impact of the subdivision of agricultural land should be considered with all applications.

A study with respect to the environmental situation of the Polokwane Municipal area was done as part of the Limpopo Spatial Development Framework, 2007. This study entailed the identification of high, moderate and low sensitivity areas as far as environmental aspects are considered. In consultation with Africa Geo-Environmental Specialists (AGES), who compiled the study with respect to the environmental sensitivity for the Limpopo SDF, 2007, the information specifically related to the Polokwane Municipality were revised and updated where necessary for purpose of this study.

#### **Please refer to Annexure A: Environmental Analysis and Zoning compiled by AGES.**

According to the study "Ecological sensitivity" refers to a system's ability to resist disturbance and its capability to recover from disturbance once it has occurred. Any area for which a sensitivity analysis is performed can be divided into two main zones namely:

- Natural habitats; and
- Modified / degraded habitats.

Natural habitats are still in its natural state, and the degree of influence either by humans or animals are minimal. Modified habitats are habitats that have been significantly altered either by humans or animals. The natural or modified state is evaluated by a broad analysis of the following:

- Previous land use (old cultivated fields); and
- State of habitat (unique or rare vegetation; water resources; soil surface; disturbance).

Ecological importance and sensitivity assessment of the specific area is thereafter conducted using the following criteria for each sensitivity class:

High sensitivity areas (High Impact Zone) - Conservation priority areas are identified according to the following criteria and no development can be supported in these areas:

- Plant species.
  - Rare and endangered species habitat.
  - Unique vegetation types such as montane grassland and indigenous forest.
- Water resources (Wetlands, drainage channels, seepings, floodplains and river systems).
  - All floodlines (100 year flood lines) around drainage channels and major river systems.
  - Sensitive habitats.
- Steeply sloping and rocky areas (slopes >20°).
- Areas of cultural – historical value.

Moderate sensitivity (High impact zone) – Specific mitigation measures needed for development as follows:

- Erosion prevention during road construction or construction of residences/ other buildings in sloping areas or areas with rocky soils or sensitive geology (i.e. dolomite).
- Natural woodland areas not considered as rare or unique. Large trees / protected species should be preserved as part of the development, while many exotic species should be eradicated.
- Use of a professional landscape designer to show the areas where the development will have the least impact.
- Sloping areas between 12 and 20 degrees, where a high risk of erosion would need strict mitigation measures to be implemented.

Low Sensitivity (Low impact zone) - The development will not have any significant impact on the natural environment. These areas are not as sensitive and can be divided into two specific areas according to the following:

- Disturbed / degraded areas which have been significantly modified for example old cultivated fields, encroached areas. No limitations exist in these areas and the development can be supported. Degraded woodland, old fields, areas around current residential areas and exotic plantations were all characterised as low sensitivity development areas.
- Flat and level areas.

The following parameters were used when determining the sensitivity zones for the Polokwane Local Municipality from different databases (included as references for each parameter):

### **High Sensitivity Zone**

- Escarpment (NSBA, 2004)
- Rare and Unique Vegetation types (NSBA, 2004)
  - Lowveld Riverine Forest
  - Subtropical Alluvial Vegetation
  - Northern Mistbelt Forest
  - Subtropical Freshwater Wetlands
  - Subtropical Saltpans
  - Northern Escarpment Afromontane Fynbos
  - Northern Escarpment Quartsite Sourveld
  - Woodbush Granite Grassland

- Red Data Species Habitat (ENPAT, 2000)
- Waterbodies (ENPAT, 2000)
- Montane Grassland (ENPAT, 2000)
- Major Rivers & Drainage Channels (NSBA, 2004)
- Slopes greater than 20 degrees (National Department of Agriculture)
- Bare rocky areas (ENPAT, 2000)

#### **Moderate Sensitivity Zone**

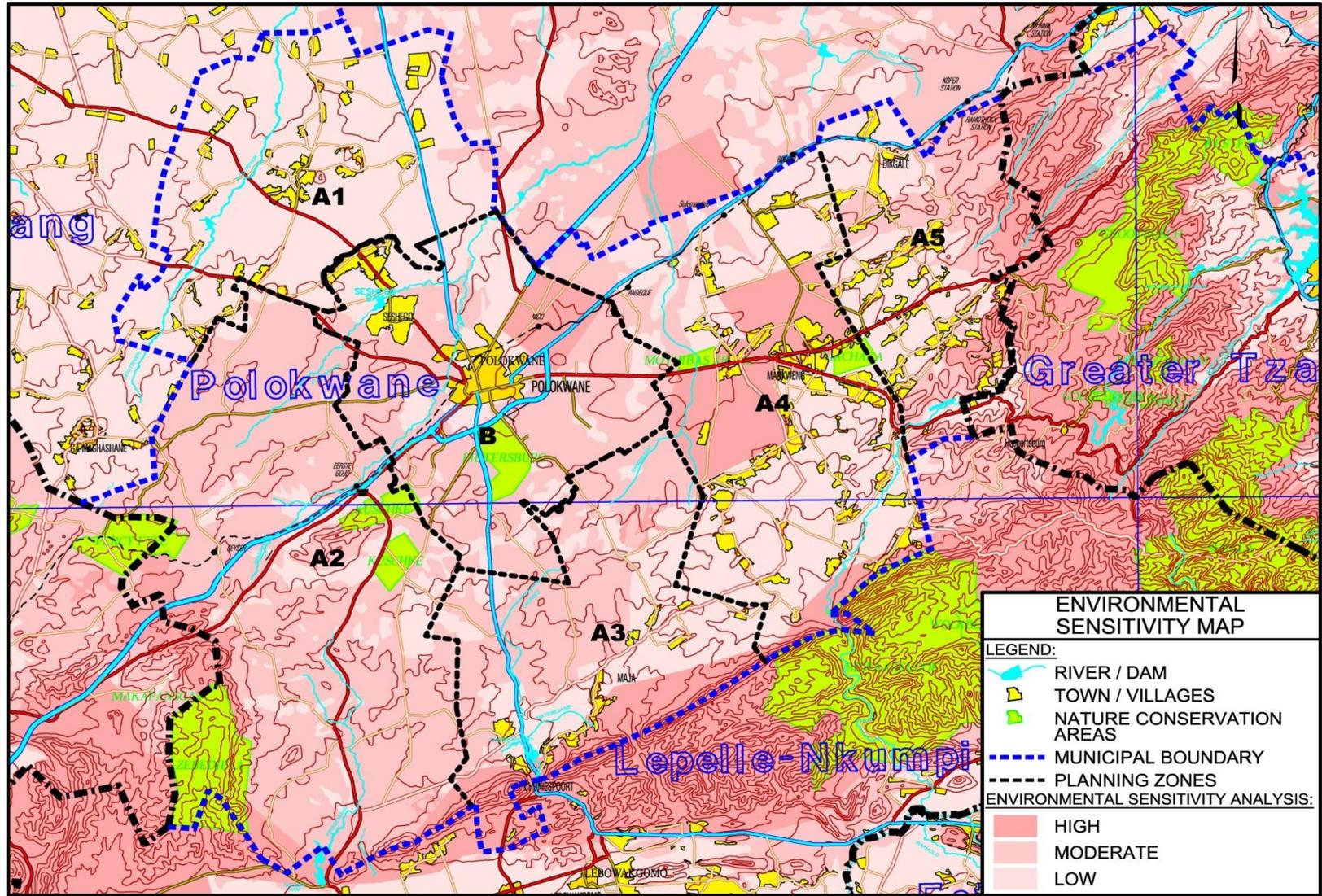
- Thicket & Bushland
- Natural Woodland
- Slopes between 12 and 20 degrees

#### **Low Sensitivity Zone**

- All degraded areas such as old cultivated fields
- Encroached areas
- Built-up land
- Cultivated Land (commercial and subsistence farming)
- Mines and Quarries
- Flat and level areas (slopes between 0 and 12 degrees)

**Map 5-1** provides an indication of the Environmental Sensitivity of the Polokwane Municipal area according to the above-mentioned criteria as per this study.

Map 5-1: Environmental Sensitivity – Polokwane Municipality



Africa Geo-Environmental Services (AGES) was also contracted by Jamela Consulting to conduct a strategic assessment (desk top study) of environmental issues; and identify nature conservation and environmental sensitive areas for the extension of the Polokwane/Perskebult Town Planning Scheme area.

A **desktop study** was conducted of the following existing information:

- 1:50 000 topographical maps
- 1:10 000 ortho-photos
- Aerial photos
- Land type maps
- Limpopo Environmental Management Framework
- Phase I of Limpopo State of Environment Report

Existing information was then supplemented by an aerial reconnaissance of the area on 25 May 2006.

Digital photos were taken from the air to assist with the study.

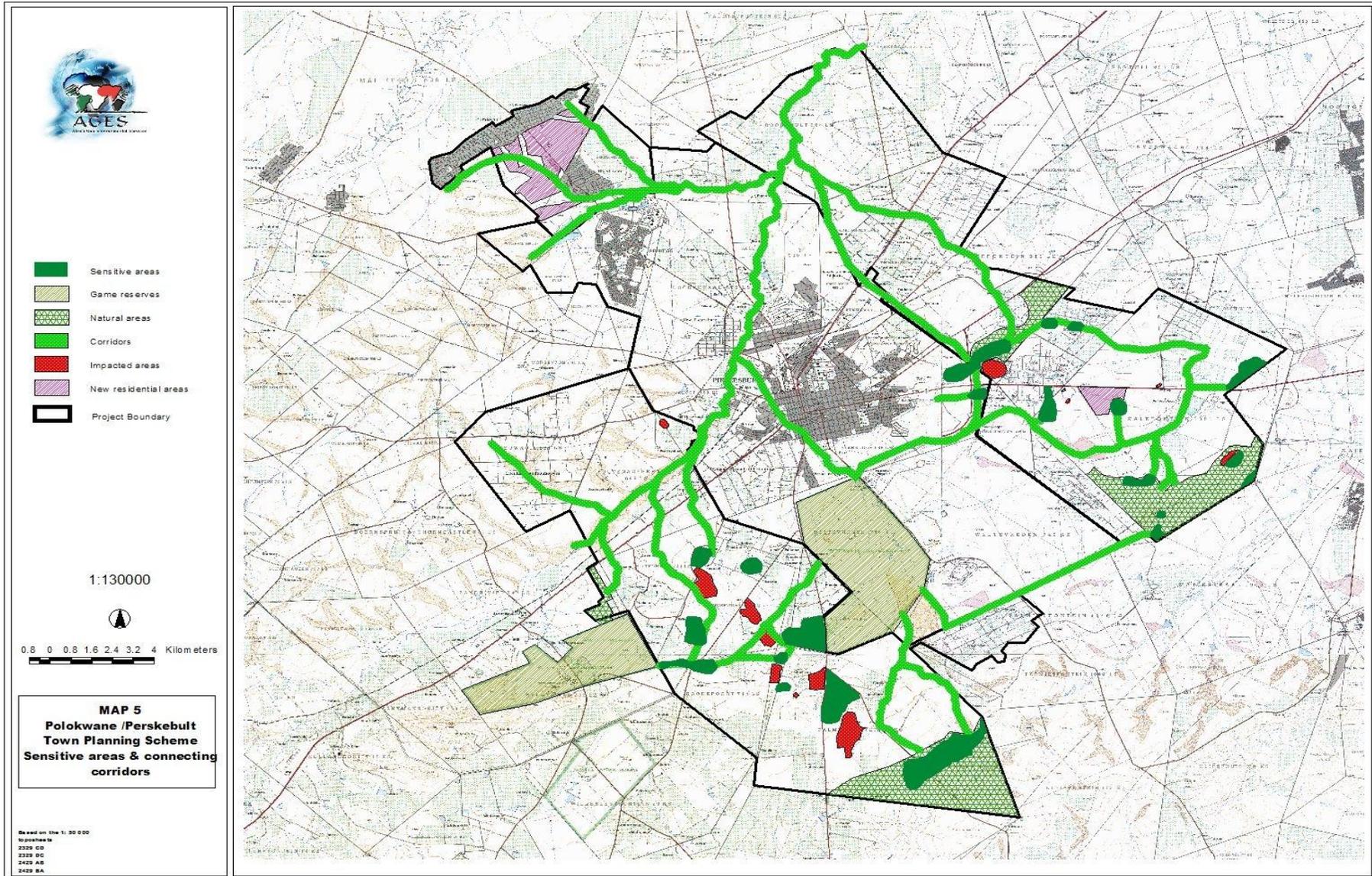
All available information was interpreted according to specific criteria and the Geographical Information System was used to produce maps indicating environmental sensitive areas, river and drainage buffer areas, natural areas and impacted areas like brickworks, crushers and quarries.

The following criteria were used to determine the sensitive areas as indicated on Map 5-2:

- Perennial rivers and main non-perennial streams
  - 1:100 year flood line.
  - Protection of water courses against erosion.
  - Protection of vegetation – especially the woody component and associated fauna.
- Other drainage lines
  - 1:100 year flood line.
  - Protection of drainage lines against erosion.
  - Protection of vegetation – especially the woody component and associated fauna.
- Hills and koppies
  - Protection of vegetation and associated fauna.
- Areas with natural vegetation and minimum modification
  - Protection of vegetation and associated fauna.
- Areas sensitive for erosion
  - Protection against erosion as a result of loss of vegetation cover or concentration of water runoff.

In the development of a large town planning scheme where future residential and town development will destroy or modify most of the natural habitat for plants and animals it is important to link the conservation and sensitive areas with natural corridors to ensure a network of natural vegetation to provide for the movement of animals between these areas.

**Map 5-2: Sensitive areas and Connecting Corridors**



Proposed corridors are indicated on Map 5-2 to link the existing Polokwane Game Reserve and Kuschke Private Nature Reserve with most of the other identified sensitive areas to provide for the movement of birds, small mammals and herpetofauna.

These corridors will traverse fences, roads and existing developments. Most of the corridors are proposed as part of rivers or drainage lines that should be protected to maintain the drainage system and ecological integrity of the area. The idea is not to preserve these areas as no-go areas for development but certain compatible developments can be allowed outside the river and drainage line buffers in these corridors as long as corridors of natural vegetation remains to provide food and shelter and barriers for smaller animals are minimized. The width of the corridors will vary but should be + 300 m.

These corridors can also be exploited as tourism hiking trails.

Parameters for development identified in the study compiled by AGES are:

- Perennial rivers and main non-perennial streams
  - No clearance of riparian vegetation should be allowed within the demarcated 100 m each side of the river or stream or existing riparian vegetation line.
  - No development should be allowed within the 1:100 year flood line.
  - An impact assessment needs to be conducted prior to the construction of any new weirs or dams.
  - No exotic vegetation should be planted and the encroachment of exotic vegetation must be prevented and existing exotic plants should be eradicated.
  - Erosion should be prevented and existing erosion should be monitored and controlled.
- Other drainage lines
  - No clearance of vegetation should be allowed within the demarcated 40 m each side of the drainage line or existing riparian vegetation line.
  - No development should be allowed within the 1:100 year flood line.
  - An impact assessment needs to be conducted prior to the construction of any new weirs or dams.
  - No exotic vegetation should be planted and the encroachment of exotic vegetation must be prevented and existing exotic plants should be eradicated.
  - Erosion should be prevented and existing erosion should be monitored and controlled.
- Hills and koppies
  - Development within the demarcated areas should be minimised and restricted to environmentally friendly development. The impacts of any proposed development should be assessed prior to construction and mitigation measures must be adopted.
  - Occurrence of sensitive, rare and endangered plant and animal species should be determined and alternatives or mitigation measures to prevent any damage to them adopted.
  - No exotic vegetation should be planted and the encroachment of exotic vegetation must be prevented.
- Areas with natural vegetation and minimum modification
  - Development within the demarcated areas should be restricted to environmentally compatible development. The impacts of any proposed development should be assessed prior to construction and mitigation measures must be adopted.
  - The clearing of these areas for large-scale residential development, monoculture crops, mining or commercial developments should be prevented.

- No exotic vegetation should be planted and the encroachment of exotic vegetation must be prevented.
- Areas sensitive for erosion
  - These soils are sensitive for erosion and mitigation measures to prevent erosion are need for any new development. Rehabilitation and stabilisation of existing erosion also need to be addressed.

### 5.3.2. AGRICULTURAL SITUATION OF LAND IN POLOKWANE MUNICIPAL AREA

The impact of the subdivision of agricultural land on agricultural development is a well known subject. The Act on Subdivision of Agricultural Land (Act 70 of 1970) was implemented to limit the subdivision of high potential agricultural land into uneconomical pockets of land that cannot be utilised for agricultural purposes.

The role of the agricultural sector in current day South Africa cannot be over emphasised. Not only is agriculture the main contributor towards food security, but it also plays a vital role towards the creation of jobs and the alleviation of poverty. Agriculture and the environment are however directly dependent on one another. Agriculture, as a user of natural resources, has to ensure the sustainable use thereof in order to achieve growth and rural development targets and the maintenance thereof over the long term.

Economic development and national food security depend on the availability of productive and fertile agricultural land, and are threatened by the demand for land for residential and industrial development. Urban and rural planning needs to be integrated rather than sectoral and fragmentary.

A few years ago the need have been identified to classify the soils of the Limpopo Province according to their actual potential after initially the Directorate: Agricultural Land Resource Management of the National Department of Agriculture commissioned a study on criteria for prime agricultural land in 1998 (Schoeman *et al.*, 1998). This document gave more clarity on the classification of "High Potential Agricultural Land", although certain aspects regarding this document were still unclear, for example the document does not take into consideration aspects like slopes, and no workable map for each specific district municipality exist at present. Subsequently AGES was commissioned to revise the current Soil Potential Classification and to create a new soil potential map through the integration of data from different data sources. This map was used as part of the Limpopo Spatial Development Framework, 2007.

As in the case of the environmental situation the map and Soil Potential Analysis done as part of the Limpopo SDF, 2007 was revised and updated in consultation with Africa Geo-Environmental Systems (AGES) for the purpose of this study.

**Please refer to Annexure B: Agricultural Potential of Soils – Methods and Analysis compiled by AGES.**

Three different soil potential classes were identified as follows and were shown on the map/s for the Limpopo Province and specific district municipalities:

**High Potential Soils** – These soils are suitable for arable agricultural land due to the following soil characteristics used in the database:

Soil Characteristic	Value
Clay Percentage	>15%
Soil Depth	>450mm
Slope	0-12°
Moisture Potential Class	1-4
Soil Form	Avalon Clovelly Griffin Hutton

Inanda  
 Kranskop  
 Magwa  
 Oakleaf  
 Pinedene  
 Shortlands

Soils under permanent irrigation should still be considered high potential soils. The soil forms classified as high potential soil forms for each grid (Schoeman, 2004), should be considered when the field survey is conducted.

**Moderate Potential Soils** – these soils do not meet all the requirements for being classified as a high potential soil. Combination of different soil characteristics determined whether a soil can be classified as having a moderate potential. These soils are suitable for grazing purposes or for the cultivation or for orchards on moderately sloping areas. The following sets of characteristics were used for this classification:

**Set 1:**

Soil Characteristic	Value
Clay Percentage	> 15%
Soil Depth	>450mm
Slope	0-12°
Moisture Potential Class	5-6

**Set 2:**

Soil Characteristic	Value
Clay Percentage	> 15%
Soil Depth	>450mm
Slope	12-20°
Moisture Potential Class	1-6

**Set 3:**

Soil Characteristic	Value
Clay Percentage	< 15%
Soil Depth	>450mm
Slope	0-20°
Moisture Potential Class	1-6

**Set 4:**

Soil Characteristic	Value
Clay Percentage	> 15%
Soil Depth	<450mm
Slope	0-20°
Moisture Potential Class	1-6

**Set 5:**

Soil Characteristic	Value
Clay Percentage	>15%
Soil Depth	>450mm
Slope	12-20°
Moisture Potential Class	1-4

**Low potential Soils** – soils that are not suitable for arable agriculture or grazing. Usually on steeply sloping areas or very poor and shallow soils in arid areas. The following characteristics apply:

Slopes: >20°

Soil Characteristic	Value
Clay Percentage	< 15%
Soil Depth	<450mm
Slope	0-20°
Moisture Potential Class	1-6

**Map 5-3** provides a Soil Potential Map indicating the situation with respect to the soil potential of the Polokwane Municipal area. The development zones identified for the purpose of this study is also indicated.

From this map it is clear that Zone A1 and A3 mostly consist of land with low agricultural / soil potential. Zone B and Zones A2 and A4 consist of land with high agricultural potential.

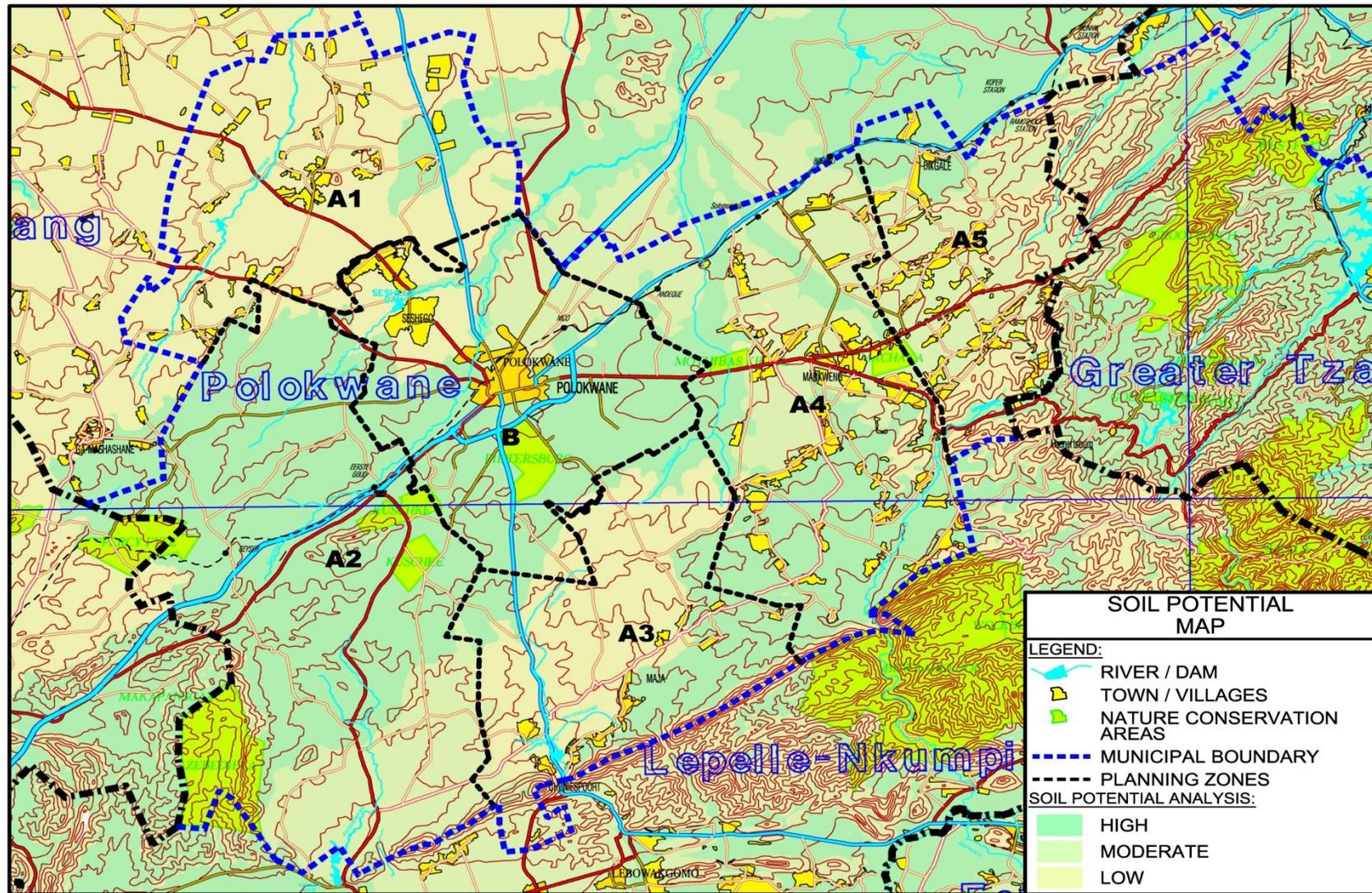
The agricultural potential of Polokwane Municipality was also determined as part of the Polokwane SDF, 2010.

**Map 5-4** provides an indication of the land identified as land with agricultural potential in the Polokwane SDF 2010.

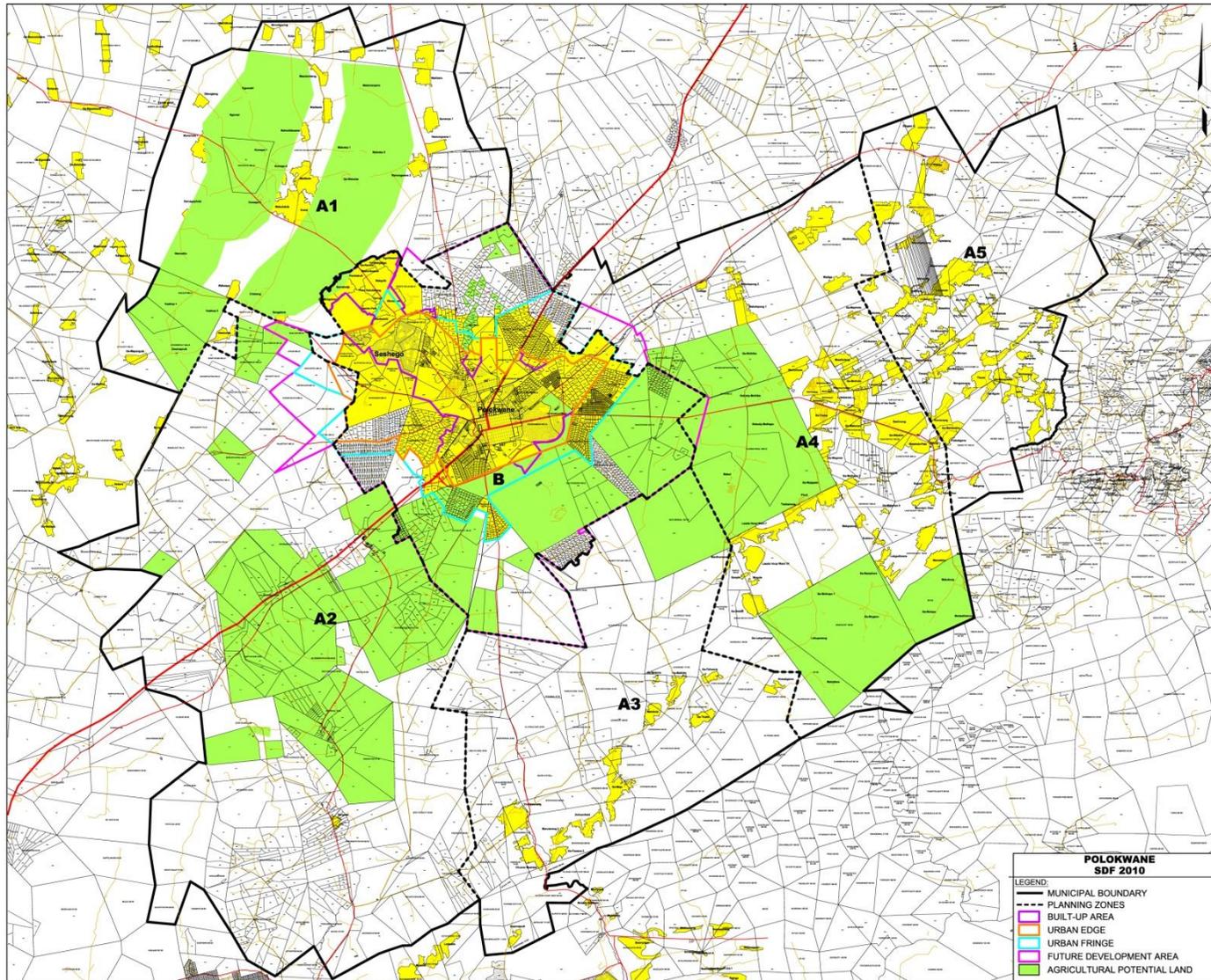
It can be concluded that the agricultural potential (based on available information) as well as the environment factors impacting on all the farms in the Municipal area and specifically those farms located in the Polokwane/Perskebult Town Planning Scheme, 2007 along with the availability of services infrastructure will be determining factors with the formulation of proposals for the subdivision of these farms.

All the information in this section has been integrated and utilised as part of a consolidated map for purposes of this policy document and is reflected in the proposals as contained in **Map 7-1: Proposals based on development potential and sensitivity areas (Polokwane Municipal Area)**.

Map 5-3: Agricultural Potential – Polokwane Municipality



Map 5-4: Agricultural Potential as per Polokwane SDF, 2010



### 6.1 AVAILABILITY OF MUNICIPAL SERVICES AND POTENTIAL IMPACT

The availability of bulk infrastructure is an important prerequisite for any subdivision or densification on agricultural land. In this section the status quo with respect to infrastructure such as water, electricity and sanitation in the Polokwane Municipality will be discussed.

#### 6.1.1. WATER

A Water Services Planning Reference Framework for each District Municipality in the Limpopo Province was compiled for the Department of Water Affairs and Forestry by various consultants. The information provided in this section with respect to the status of water in the Polokwane Municipality was obtained from the Water Services Planning Reference Framework, 2005 for Capricorn District Municipality.

In context of the Capricorn District Municipality, urban and industrial growth will mainly be concentrated in the Polokwane area, where local resources already are in short supply and need to be augmented by transfers from the other water management areas in the District. The proposed Olifants River Water Resource Development Program (ORWRDP) comprises the raising of the Flag Boshielo Dam and New De Hoop Dam and would ensure long term water availability, albeit at costs for water much higher than the present.

Most of the effluent in Polokwane Municipality is used for the recharge of groundwater. Polokwane Local Municipality have a low rainfall resulting in relative little surface runoff. The runoff is highly seasonal and variable, with intermittent flow. Polokwane is located on the water divide and small volumes of surface runoff are generated with little contribution to the ecological reserve requirements. In the natural state the quality of surface water is good. Turbidity can be high during flood flows. Some bacteriological pollution of surface streams occurs as a result of wash-off from rural villages and dense settlements with insufficient sanitation infrastructure. There are no major dams. Many small farm dams have been constructed. Water is transferred into the water management area to augment the local resources. The largest transfers being from the Letaba water management area, as well as from the Olifants water management area to Polokwane.

##### 6.1.1.a. Surface water

Surface water is transferred from outside the municipal boundaries to the Polokwane Municipal area through three water transfer mains namely Ebenezer, Dap Naude and Olifants-Sand transfer mains. The future demand from users on the Ebenezer pipeline route would require upgrading to meet the demand growth.

##### 6.1.1.b. Groundwater

Groundwater sources are the only source for the single, distant rural communities but have in general low potential. High production aquifers occur in the Polokwane / Seshego areas as well as the Sebayeng and Molepo areas. Due to the fact that major surface water schemes provide water to these areas the underdeveloped groundwater constitutes an important reserve.

Polokwane City receives part of its water from local well fields. Groundwater is also widely used for stock watering, whilst large quantities are abstracted for irrigation. Direct artificial recharge of groundwater is practiced in the upper reaches of the Sand River catchment, where treated effluent from Polokwane is infiltrated into the aquifer. Localised over-exploitation of groundwater is also experienced. The abstraction of groundwater is regarded as in balance with the long term sustainable yield. Underdeveloped potential still exist and it could be the most feasible option

in certain cases for additional supplies. The importance of treatment of groundwater for human consumption should be considered.

The groundwater sources in Polokwane City and Polokwane rural area are important insofar:

- It is the only source in some distant rural localities, including most smaller rural residential developments (i.e. agricultural holdings/farm portions). The Lepelle Water board provides water to some of the small farm portions to the east of Polokwane such as Dalmada, Baskoppie, Myngenoegen;
- High production aquifers occur in the Polokwane / Seshego area as well as in the Sebayeng and Molepo areas. The remaining areas have low potential; and
- Major regional surface water schemes (Olifants-Sand, Ebenezer and Dap Naude) exist, resulting that underdeveloped groundwater constitutes an important reserve.

#### **6.1.1.c. Water conservation and demand management**

##### Urban area of Polokwane Municipality

This aspect is well in place in the urban / semi-urban complex where cost recovery is practiced. In the urban Polokwane / Seshego complex, water conservation & demand management is of a high standard. The Mankweng area and surrounds are generally well managed, but do need an improved dedicated programme.

##### Rural area of Polokwane Municipality

Poor management of water supply services are experienced resulting in high losses and high water use. The present water use exceeds the supply due to excessive losses, informal connections, wastage and high consumption.

#### **Conclusion**

The availability of water is one of the most important factors to consider when any development (also the subdivision of farm land) is anticipated. In the case of Polokwane Municipality, local resources are already in short supply, there are no major dams and surface water is transferred from outside the municipal boundaries. The area has a low rainfall and most of the effluent in Polokwane is used for the recharge of groundwater. Localised over-exploitation of groundwater is also experienced in some areas of the municipality.

Water availability is therefore a problem in the municipal area and in many instances the subdivision or densification of agricultural land may not be viable in all areas of the Municipality due to water shortages.

According to the Water Services Planning Reference Framework, 2005 for Polokwane Municipality, the abstraction of groundwater is regarded as in balance with the long term sustainable yield. Underdeveloped potential still exist and it could be the most feasible option in certain cases for additional supplies.

This policy document also provides more specific details in the next section with respect to the criteria for any subdivision and densification, and this include specific details with respect to the availability of water.

#### **6.1.2. ELECTRICITY**

As in the case of water, the availability of electricity is an important condition for the viability of any type of development.

It is important to highlight that the availability of electricity is not an absolute and it changes continuously. It is therefore not possible to indicate areas where electricity is readily available in

advance. This complicates the ability to indicate areas where subdivision or densification on agricultural land is viable with respect to electricity within the Municipality.

The Polokwane Municipality has a license to distribute electricity to the City/Seshego Cluster, which is the smallest of all clusters. This means that the other three clusters, which are rural, depend on Eskom for electricity. The Electricity Master Plan of the Polokwane Municipality is revised every four years and indicates amongst other things the areas where electricity is distributed by the Municipality. The Polokwane Municipality is currently busy with the upgrading of the Polokwane Electricity supply Master plan. Electricity for all other areas in the Municipality is supplied by Eskom.

The availability of electricity for an envisaged development (such as the subdivision of farm land) can only be determined when a formal application for electricity provision is lodged to either the Municipality or Eskom.

In 2006 Eskom compiled a document referred to as Core Business Developer Projects. This document will assist all role-players in the process of applying for electricity provision from Eskom for any development. According to this document the frequency of new core business developer projects has increased dramatically in recent times. Core business developer projects include developments that do not form part of the Integrated National Electrification Programme's (INEP) drive to electrify dwellings in previously disadvantaged areas. This document aims to define the process that is to be adhered to and also details the financial obligations of both Eskom and the Developer.

The document is available on Eskom's website and includes information and guidelines on:

- Tariff selection;
- Metering;
- Public lighting;
- Allocation of costs;
- Cost implications of sharing existing supply networks;
- Types of core business developments;
- Technical standards;
- Issuing of Registration 38 certificates; and
- The implementation process.

Where subdivision or densification in the Polokwane Municipality is considered it should be determined whether Eskom or the Municipality is the electrical service provider for the area. A formal application to either department should be made in order to establish the availability of electricity for the development (i.e. subdivision of a farm into smaller portions).

The importance of electricity availability and the criteria to be met with respect to electricity provision when subdivision or densification is anticipated will be discussed in the next section of this document.

### **6.1.3. SANITATION**

Access to a water-borne sanitation option is one of the most critical elements used to facilitate sustainable livelihoods. This complements the attainment of a healthy and aesthetic environment. Lack of access to this kind of sanitation and clean water has created massive environmental and health problems in both rural and urban areas. Avoidable diseases, such as cholera, have infected most poor communities in recent times. It is therefore imperative for a comprehensive strategy that links provision of water and sanitation.

The vast majority of rural sanitation is provided by means of pit latrines. The lack of water-borne sewage systems leads to the contamination of ground water. The fact that nearly all of the rural villages as well as the "clusters of subdivisions" such as Myngenoegen, Dalmada, Geluk and others

in the municipal area do not have RDP level sanitation or only septic tank systems constitutes a major risk in terms of ground water pollution.

Proper care must be taken to monitor especially pit latrines and ensure that they are not near ground water sources.

As far as subdivision and densification of agricultural land is concerned proper planning should be done with respect to sanitation facilities. Suggestions and guidelines with respect to sanitation criteria when subdivision and densification of agricultural land are anticipated have been provided in the next section of this document.

### 7.1 INTRODUCTION

In the first part of this section an overview of all the aspects that should be taken into consideration when applications for subdivision and densification are reviewed will be handled. The situation with respect to the agricultural potential and environmental sensitivity of each of the zones identified in paragraph 2.3 will be reviewed as these two factors will form the basis of the proposals with respect to the subdivision of agricultural land in the Municipality.

The provision of engineering services also plays an important role in the decision making surrounding subdivision applications. Paragraph 7.4 handles all aspects surrounding the availability of bulk engineering services to be considered when subdivision and densification applications are handled by the municipality.

Apart from the above there are other factors that also influence the decision-making process surrounding subdivision applications. All of these factors are handled in paragraph 7.5.

The last part of this section aims to provide certain guidelines and requirements that should be met when an application for the subdivision of agricultural land is considered. Specific proposals are formulated with respect to the farms situated in the Polokwane/Perskebult Town Planning Scheme area.

**As far as possible the information provided in this section were indicated on Map 7-1: Proposals based on development potential and sensitivity areas (Polokwane Municipal Area).**

**In this map various combinations of areas with different agricultural potential and environmental sensitivity (low, moderate and high), forming different categories, are indicated. This map also provides the boundaries of the urban edge, urban fringe and future development area (FDA) of Polokwane as identified in the Polokwane SDF, 2010. The existing mining areas, dolomite areas and Nature Conservation areas as identified in the Polokwane SDF, 2010 are also indicated on the map. In order to provide an indication of the (preferred development) areas within 500 meters and within 1 km from the existing developments / serviced areas of Polokwane Town, the existing boundaries of the Polokwane Electrical substations were taken as the boundary of the existing development / serviced area. Specific densification proposals with respect to subdivisions in these zones/areas will be provided in paragraph 7.6 of this document. Also refer to Table 7-5.**

It is important to note that the guidelines given in this document do not replace any guidelines provided in any existing policy/legislation applicable to subdivision and densification applications. The applicant needs to ensure that his application is in line with all the legal requirements of all the applicable legislation and policies.

### 7.2 PLANNING AND DEVELOPMENT PRINCIPLES

There are a number of planning and development principles that are applicable and that should be considered by the Polokwane Municipality when applications for subdivision and densification of agricultural land are considered.

These include, amongst others:

- Sustainable development;
- Protection of high potential agricultural land;
- Infill development;
- Protection of environmental sensitive areas;

- Protection of valuable natural resources; and
- Creation of viable economic farming units within the Polokwane Municipality.

The macro spatial development principles identified in the Polokwane SDF, 2010 include the following:

- Capitalizing on the location of Polokwane as one of the important corridors of national and provincial government. It is envisaged to unlock the inherent development potential along the corridors to enhance exports to neighbouring countries.
- Enhance Polokwane as capital of the Limpopo Province and regional centre of importance.
- Enhancement of sustainable development which involves:
  - The protection, sustainable use and management of the environment;
  - Proper land use management;
  - The cost-effective provision of services; and
  - The creation of job-opportunities in close proximity to natural resources and urban settlement.
- Providing spatial and development guidelines that could assist in spatial reconstruction and reducing the imbalances of the past through concentrating employment opportunities in areas with the development potential (imbalance here specifically refer to the mismatch of where people have to live and work).
- Provision of basic guidelines for a land use management system in the municipality.
- Give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995 (Act no 67 of 1995) which include equality, efficiency, integration, sustainable development and fair and good governance.
- Provision of spatial and development guidelines that will inform and help to prioritize capital expenditure programmes within the local municipal area of jurisdiction.
- Taking into account and integrate local development with adjacent local municipalities land development proposals.

The Polokwane SDF, 2010 further states that the Greater Polokwane Municipal area should be the focus for sustainable development through the protection of natural resources and cultural heritage (effective environmental management) and to promote an urban form that supports greater efficiencies in land use and service provision.

### **7.3 ENVIRONMENTAL AND AGRICULTURAL CRITERIA TO BE CONSIDERED**

When any application for subdivision or densification is received it is important to consider the agricultural potential and environmental sensitivity of the property.

The environmental and agricultural information in **Map 5-1, Map 5-2, Map 5-3 and Map 5-4** are depicted in **Map 7-1** providing a summary of the agricultural potential and environmental sensitivity of areas in the Polokwane Municipal area.

The situation with respect to the agricultural potential and environmental sensitivity of the six development zones as identified in paragraph 2.3 of this document can be summarized as follows:

### **Zone A1**

More than 50 % of this zone falls within the low environmental and low agricultural potential category. The rest of the area falls within the moderate agricultural potential category. This development zone is also characterized by a large number of rural settlements with one small pocket of high potential agricultural land in the east and various small areas with moderate agricultural potential and moderate environmental sensitivity. Only one small area in the south-west falls within the high environmental sensitivity category.

### **Zone A2**

The majority of Zone A2 falls within the low agricultural potential, moderate environmental sensitivity category. The southern part of this Zone falls within the moderate environmental sensitivity and moderate agricultural potential category, and the eastern and southern border areas mainly consisting of land with high environmental sensitivity. Only a few small pockets of land fall within the high agricultural potential category. Only one small rural settlement is located in this zone.

### **Zone A3**

The northern parts of Zone A3 fall within the moderate environmental sensitivity and low agricultural potential category. The southern border of this zone however consists of land with high environmental sensitivity and a small section also consists of land with moderate agricultural potential. The southern half of this zone comprises a large number of rural settlements. A small area to the north east of this Zone also has a high environmental sensitivity.

### **Zone A4**

Zone A4 consists of a large number of rural settlements. The north-western corner of the Zone consists of land with a high agricultural potential and almost 50% of the remaining areas in the Zone have a moderate agricultural potential. A small pocket of land to the east also has a high agricultural potential. A large area in the centre of the zone as well as the land on the southern border of the area has a high environmental sensitivity.

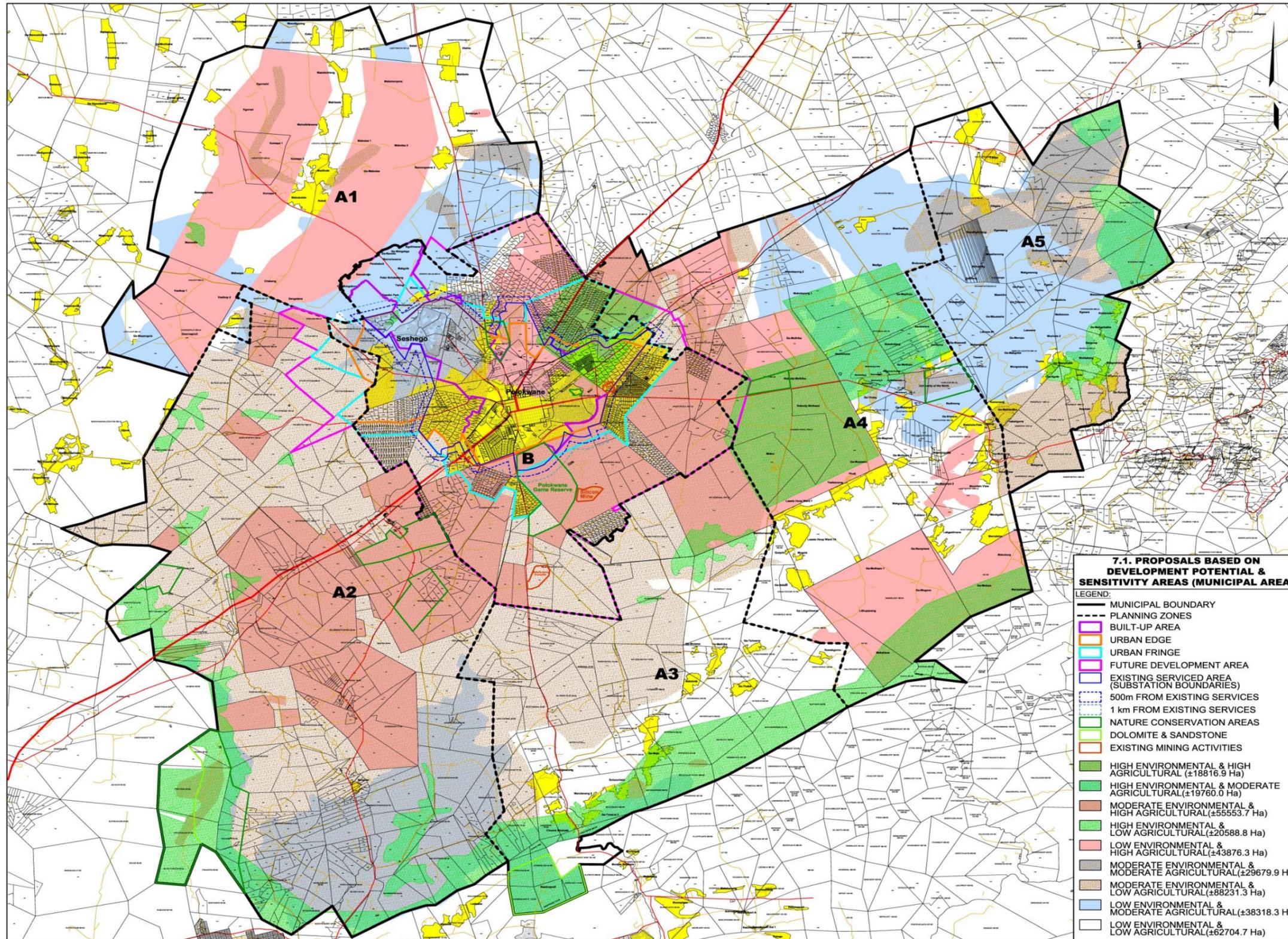
### **Zone A5**

The largest part of the land situated in Zone A5 has a moderate agricultural potential. The land situated to the east and south has a moderate and some areas a high environmental sensitivity. Some rural settlements are located to the north and south of the Zone.

### **Zone B**

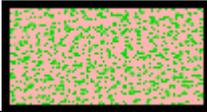
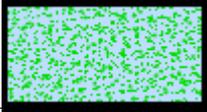
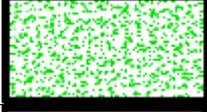
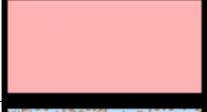
Zone B consist of the land included in the Polokwane/Perskebult Town Planning Scheme Area. The majority of the land in Zone B has a moderate environmental sensitivity. A large pocket of land (of which a portion is located within the urban edge and urban fringe of Polokwane Town) is classified as land with a high agricultural potential. The land in the north western corner of this Zone is classified as land with a moderate agricultural potential.

Map 7-1: Proposals based on development potential and sensitivity areas (Polokwane Municipal Area)



**Table 7-1** below provide a summary of the area and percentage of the total municipal area with respect to the various categories of Environmental Sensitivity and Agricultural Potential.

**Table 7-1: Summary of the Situation with respect to Environmental Sensitivity and Agricultural Potential in Polokwane Rural Areas**

CATEGORY	ENVIRONMENTAL SENSITIVITY	AGRICULTURAL POTENTIAL	AREA (HA)	PERCENTAGE OF MUNICIPAL AREA (%)	COLOUR CODE
1	High	High	18 816.90	4.98%	
2	High	Moderate	19 760.00	5.23%	
3	Moderate	High	55 553.70	14.72%	
4	High	Low	20 588.80	5.45%	
5	Low	High	43 876.30	11.62%	
6	Moderate	Moderate	29 679.90	7.86%	
7	Moderate	Low	88 231.30	23.37%	
8	Low	Moderate	38 318.30	10.15%	
9	Low	Low	62 704.70	16.61%	
<b>TOTAL</b>			<b>377 529.90</b>	<b>100.00</b>	

From the table and figure above, it can be derived that the largest part ( $\pm 23.37\%$ ) of the Polokwane Municipality's rural area falls in the Moderate Environmental Sensitivity and Low Agricultural Potential category.

Only 4.98 % of the Polokwane Municipality's rural area falls within the category of High Potential Agricultural Land and High Environmental Sensitivity.

Approximately 14.72 % of the Municipality's rural areas can be categorised as Moderate Environmental Sensitive and High Agricultural Potential,  $\pm 5.23\%$  of the municipality falls within the High Environmental and Moderate Agricultural category,  $\pm 5.45\%$  in the High Environmental and Low Agricultural Potential category and  $\pm 11.62\%$  falls within the Low Environmental and High Agricultural Potential area.

**For the purpose of this policy it is recommended that the areas that fall within either the High Environmental Sensitivity or the High Agricultural Potential categories, or**

both, are in general not further subdivided. This includes the first five categories in Table 7-1 above and covers only approximately 42% of the Municipal Area.

Figure 7-1: Percentage of various categories of Environmental Sensitivity and Agricultural Potential in the Polokwane Municipality Rural Areas

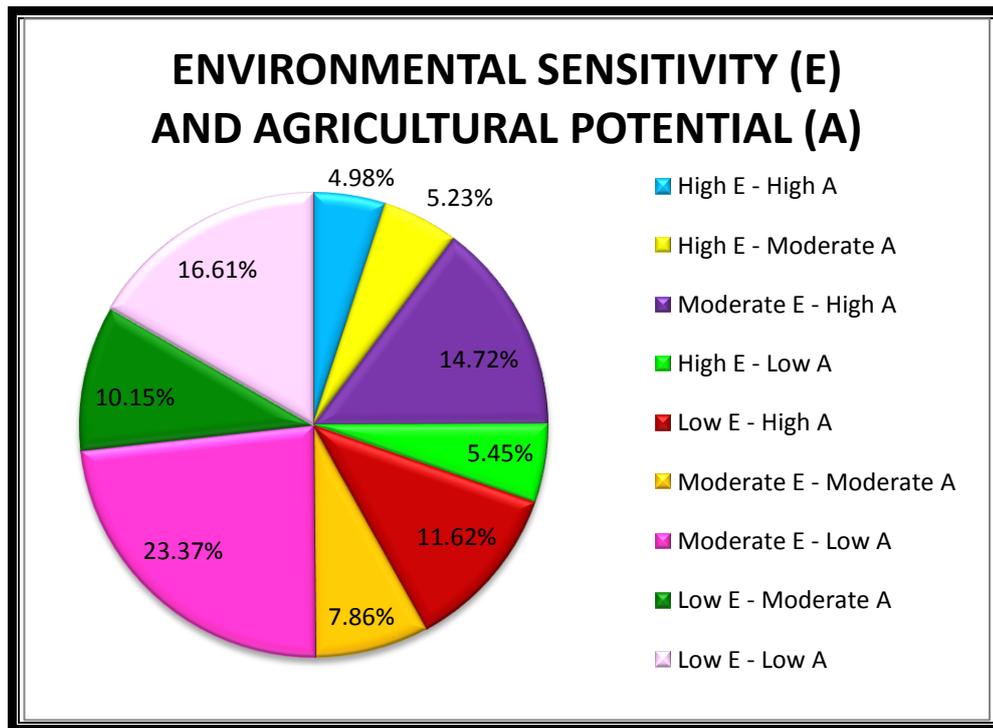


Table 7-2 provide a list of all the farms that have areas with both high environmental and high agricultural potential.

Please note that only portions of these farms have areas of both high potential agricultural and high environmental sensitivity and NOT the whole farm.

**Table 7-2: Farms and farm portions that are situated within both the high environmental and high agricultural potential areas**

<b>FARMS THAT ARE SITUATED WITHIN BOTH THE HIGH ENVIRONMENTAL SENSITIVE AREA AND HIGH POTENTIAL AGRICULTURAL AREAS</b>
Portions of the farm Tweefontein 915 L.S.
Portions of the farm Palm 681 L.S.
Portions of the farm Palmietfontein 684 L.S.
Portions of the farm Palmiet 910 L.S.
Portions of the farm Enkelbosch 683 L.S.
Portions of the farm Krugersburg 685 L.S.
Portions of the farm Doornbult 624 L.S.
Portions of the farm Locatie of Malietziel 606 LS
Portions of the farm Boschfontein 736 LS
Portions of the farm Paddasdors 729 LS
Portions of the farm Hollandsdrift 15 KS
Portions of the farm Turffontein 14 KS
Portions of the farm Rietvley 13 KS
Portions of the farm Portugal 55 KS
Portions of the farm Grootvalley 57 KS
Portions of the farm Eersteling 17 KS
Portions of the farm Zamenloop 186 KS
Portions of the farm Majebaskraal 1005 KS
Portions of the farm Spits 994 LS
Portions of the farm Melkboomfontein 919 LS
Portions of the farm Matjeskraal 1047 LS
Portions of the farm Kopermyn 252 KS
Portions of the farm Mphalelespoort 266 KS
Portions of the farm Schoonheid 263 KS
Portions of the farm Asvogelskrans 265 KS

More specific recommendations and proposals regarding subdivision in the Polokwane Municipality's rural areas are stipulated in paragraph **7.6** below.

#### **7.4 OVERVIEW ON ENGINEERINGS SERVICES TO BE CONSIDERED**

It is important that any type of development can be provided with the required services infrastructure, and such services can be maintained in a sustainable manner.

When the subdivision or densification of any type of land is considered, one of the most important tasks during the initial stages of development is to investigate the availability of service infrastructure. These investigations are normally done by professional engineers. The civil engineer may provide inputs on roads, storm water, solid waste removal, sanitation and so forth,

while an electrical engineer can be appointed to investigate the availability of electricity and in some cases telecommunication services for the development.

The following bulk services are required and should be available when subdivision and densification of properties are considered:

#### **7.4.1. Water**

##### **Domestic water**

The rural/farm areas of the Polokwane Municipality is generally not situated within the water service area of the municipality and water for newly established farm portions or new rural developments should be obtained from other sources such as boreholes or dams.

A large number of rural settlements/villages in the Polokwane Municipality area obtain water from water schemes of the Department of Water Affairs (DWA). The transfer of DWA schemes to municipalities is currently a major issue facing municipalities in terms of water services. These schemes need to be transferred to the WSA's within whose area of jurisdiction the schemes has major operation and maintenance implications for the local municipalities with regard to the planning process. 18 DWA schemes are to be transferred in the Polokwane Local Municipality.

The availability of water for any subdivision or development is normally determined as part of an investigation done by an engineer appointed by the developer. Inputs with respect to the availability of water are given as part of a hydro geological report compiled by the relevant specialist.

##### **Storm water**

Storm water management is based on the need to protect the health, welfare and safety of the public, and to protect property from flood hazards by safely routing and discharging storm water from developments.

A report on how to handle storm water drainage is done by an engineer and forms a part of the Geological Investigation and also needs to be addressed as part of the Environmental Impact Assessment.

#### **7.4.2. Electricity**

Electricity is provided either by ESKOM or the Polokwane Municipality.

An electrical engineer should be appointed to determine the bulk electrical requirements for a new development and to do the necessary application to the electrical service provider for the electricity.

#### **7.4.3. Sanitation**

The provision of appropriate sanitation to a development should take place in accordance with national policy and legislation to ensure an environmentally sustainable development.

Planning with respect to sanitation facilities for envisaged developments should be done by a qualified engineer and should be to the satisfaction of the local authority.

Sanitation systems must be able to treat the effluent to an acceptable level according to DWA regulations before it can be released. Package plants that consist of a septic tank, bio-reactor and a disinfection unit are suitable to install.

A water use license application must be submitted to DWA for the release of water containing waste.

#### **7.4.4. Solid waste management**

Proper arrangements on the handling of solid waste should be in place to the satisfaction of the local authority.

A solid waste management plan must be drafted for approval by Polokwane Municipality.

Solid waste must be separated at source and glass, tins, paper and plastics recovered for recycling. Solid waste must be removed on a weekly basis to the Polokwane Municipal Landfill Site.

The provision and installation of services are the responsibility of the land owner/developer. **The municipality will not be responsible for the provision or maintenance of services outside the urban edge.**

All services (water, sewerage, roads and refuse removal service) should be provided to the satisfaction of the Local Municipality.

## **7.5 OTHER FACTORS TO BE CONSIDERED**

Apart from the environmental sensitivity, agricultural potential and engineering services available a number of other factors also need to be taken into account when applications for densification and subdivision of agricultural land are considered.

These factors, amongst others include:

- Spatial location of the application property, i.e. inside urban edge or urban fringe;
- Mining Activities (applications for subdivision of farms with mining potential should be referred to the Department of Minerals for comments);
- Location with respect to Nature Conservation Areas, rivers and drainage channels;
- Topographic features of the property;
- Situation of property with respect to roads, railway lines, etc;
- The proposed farming activity / land use of the property;
- Possible irrigation and mechanization methods;
- The longer term sustainability of the intended use of land (farming activity) viz a viz the potential that the land offers;
- The requirements to employ human capital (i.e. labour, management) and related logistical requirements (i.e. accommodation/housing, infrastructure);
- The size of a sustainable farming unit, which is further influenced by the following factors:
  - production type (i.e. deciduous fruit, crops, livestock, etc);
  - management competency;
  - land prices;
  - potential of soil; and
  - availability of water (an agreement on allocation of existing lawful water use must be registered to the apportioned property. Within 60 (sixty) days of a sale, an application must be submitted to DWA for such licensing).

## **7.6 DEVELOPMENT PROPOSALS WITH RESPECT TO THE SUBDIVISION OF AGRICULTURAL LAND IN THE POLOKWANE MUNICIPALITY'S RURAL AREAS**

In this section proposals with respect to the subdivision of agricultural land in the Polokwane Municipality's rural areas will be discussed.

### **7.6.1. General Proposals**

All of the factors mentioned in paragraph 7.1 to 7.5 should be kept in mind when applications for subdivisions are considered.

The table below provide a summary of the general criteria as to when the subdivision of agricultural land can be allowed / cannot be allowed.

**Table 7-3: General Criteria to guide decision-making on the subdivision of agricultural land in the Polokwane Municipality Rural Areas**

	Subdivision / Densification			Comments
	Allowed	Allowed only with special merits* <sup>1</sup>	Not allowed	
<b>Agricultural Potential</b>				
High			√	
Moderate		√		
Low	√			
<b>Environmental Sensitivity</b>				
High			√	
Moderate		√		
Low	√			
<b>Mining potential</b>		√		Applications to be forwarded to the Department of Minerals for their comments
<b>Areas identified as Nature Conservation Areas</b>		√		
<b>Availability of Bulk infrastructure</b>				
All bulk infrastructure available	√			
Bulk infrastructure not available			√	
<b>Description of farming activity</b>				
Live-stock farming / grazing	√			Land area to be capable of carrying 60 livestock units or more
Dry land crop farming	√			Minimum of 100ha per farming unit
Irrigated crop farming	√			Minimum land area of 20 ha

\*1 Land can only be subdivided with special merit please refer to factors listed in the Table below

**Table 7-4: Agricultural Land to be subdivided with special merits**

**Agricultural land to be subdivided with special merits:**

- Land with a moderate agricultural potential and moderate environmental sensitivity;
- To accommodate infrastructural developments, i.e. where a dam or road or railway or substation or similar infrastructural facility is required to be accommodated on a separately registerable land unit;
- Land separated by extraneous factors such as roads, railway line, etc.;
- Land of which the Title Deed stipulate specific conditions with respect to subdivision; and
- Land with an approved (legal) business activity situated thereon, in such a way that it can be divided to create functional remaining portions. The subdivided portions must be able to function as viable farming units.

**Table 7-5** below provide specific information with respect to allowable densities for certain zones/areas in the Polokwane Municipality.

**The identified zones/areas include the following:**

- Areas within the Polokwane Municipality with a **high agricultural potential**;
- Areas within the Polokwane Municipality with a **high environmental sensitivity**;
- Areas that falls within Polokwane **urban edge** as identified in the Polokwane SDF, 2010
- Areas that falls within the Polokwane **urban fringe** as identified in the Polokwane SDF, 2010
- Areas that fall within the Polokwane **Future Development Area (FDA)**, as identified in the Polokwane SDF, 2010
- Areas outside the Polokwane **Future Development Area (FDA)**, as identified in the Polokwane SDF, 2010
- Areas **within 500m from existing development / serviced areas** of Polokwane
- Areas **within 1km from existing development / serviced areas** of Polokwane
- Areas **outside 1km from existing development / serviced areas** of Polokwane

**The existing boundaries of the Polokwane Electrical substations were taken as the boundary of the existing development / serviced area for the purpose of this study.**

Please also refer to Map 7-1 for more information on the location of these zones /areas.

**Table 7-5: Zone/Area Specific Policy Recommendations for Densification / Subdivision based on Development Criteria**

	High Environmental	High Agricultural	Inside urban edge (*1)	Inside urban Fringe	Inside FDA	Outside FDA	Within 500 m from existing development / services (*1)	Within 1 km from existing development / services	Outside 1km from existing developments / services
High Environmental	No further subdivision	No further subdivision	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 8 Ha	With Special Merit, Sustainable Farming portion	No further subdivision	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 8 Ha	No further subdivision
High Agricultural	No further subdivision	No further subdivision	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 8 Ha	With Special Merit, Sustainable Farming portion	No further subdivision	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 8 Ha	No further subdivision
Inside Urban Edge (*1)	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 4 Ha	Minimum Size 4 Ha	Minimum Size 4 Ha	Minimum Size 4 Ha	-	Minimum Size 4 Ha	Minimum Size 4 Ha	With Special Merit, Minimum Size 4 Ha
Inside Urban Fringe	With Special Merit, Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	Minimum Size 4 Ha	Minimum Size 8 Ha	Minimum Size 8 Ha	-	Minimum Size 8 Ha	Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha
Inside FDA	With Special Merit, Sustainable Farming portion	With Special Merit, Sustainable Farming portion	Minimum Size 4 Ha	Minimum Size 8 Ha	Sustainable Farming portion	-	With Special Merit, Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	Sustainable Farming portion

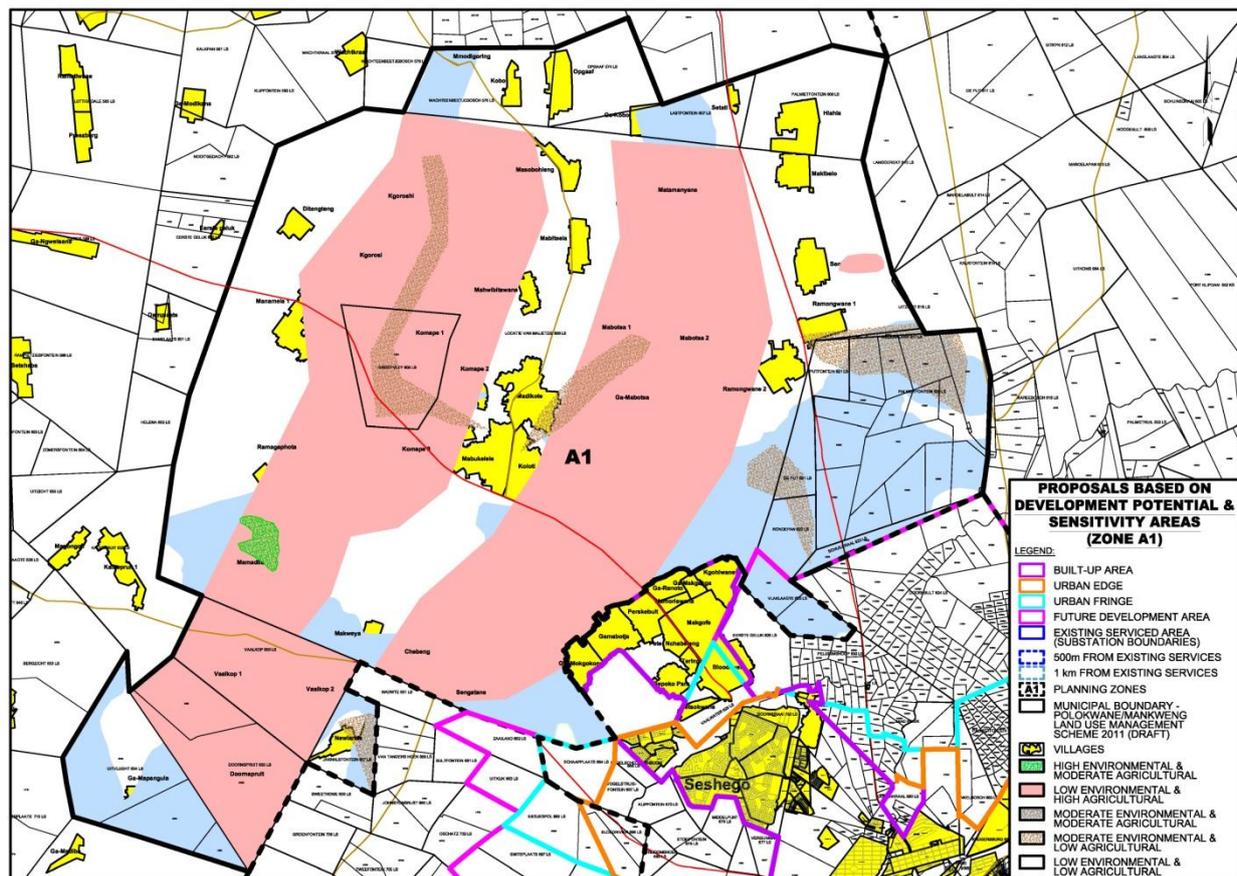
<b>Outside FDA</b>	No further subdivision	No further subdivision	-	-	-	Sustainable Farming portion	Sustainable Farming portion	Sustainable Farming portion	Sustainable Farming portion
<b>Within 500 m from existing development / services (*1)</b>	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 4 Ha	Minimum Size 4 Ha	Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	Sustainable Farming portion	With Special Merit, Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	-
<b>Within 1 km from existing development / services</b>	With Special Merit, Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	Minimum Size 4 Ha	Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	Sustainable Farming portion	With Special Merit, Minimum Size 8 Ha	With Special Merit, Minimum Size 8 Ha	-
<b>Outside 1km from existing developments / services</b>	No further subdivision	No further subdivision	With Special Merit, Minimum Size 4 Ha	With Special Merit, Minimum Size 8 Ha	Sustainable Farming portion	Sustainable Farming portion	-	-	Sustainable Farming portion

Notes: (\*1) Subject to Council Policy formal urban development is supported in this zone/area subject to the availability of Municipal services

(\*2) All subdivision/densification applications are subject to the availability as well as ability to provide bulk and internal municipal services for the development & compliance with all relevant evaluation criteria in this policy

## 7.6.2. Zone Specific Proposals

### Zone A1



### Zone Characteristics

Area consists of large farm portions and a large number of rural settlements.

Further subdivision of farms not likely due to existence of rural settlements. Future expansion of settlements in this zone also have to consider the potential loss of high potential agricultural land, as it affects various existing settlements.

### Recommendation:

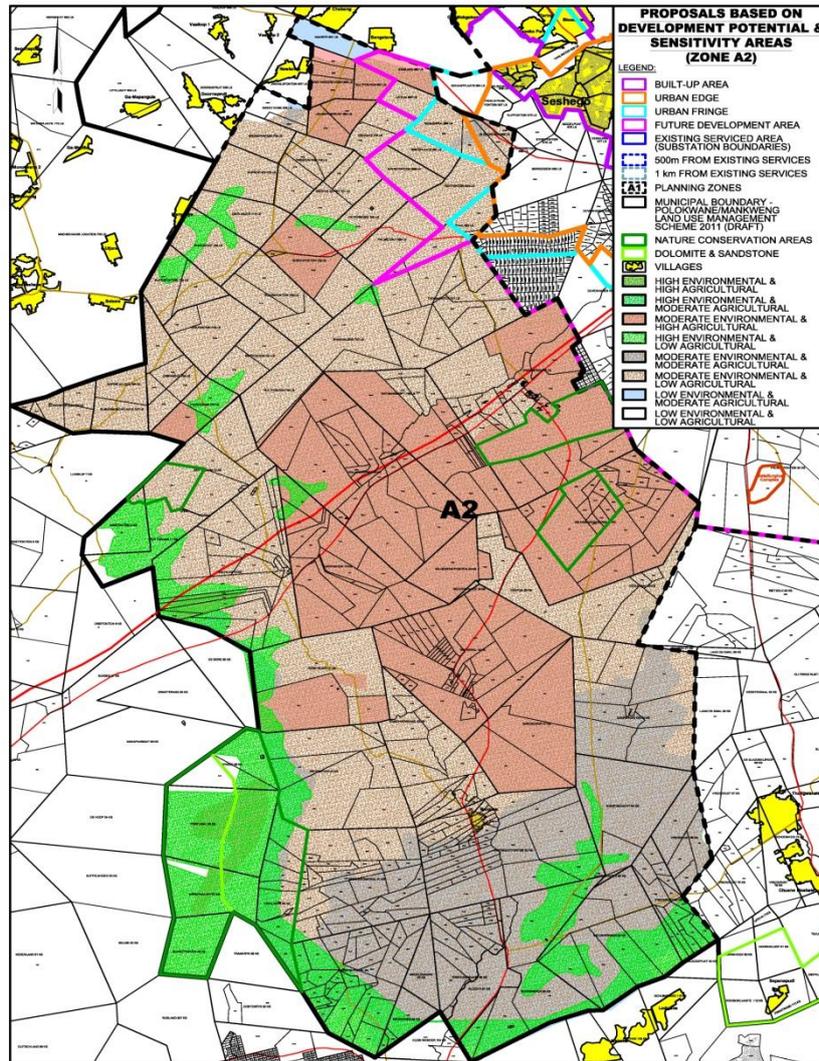
No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity.

Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

## Zone A2



### **Zone Characteristics:**

Only one rural settlement, majority of area has moderate environmental sensitivity, southern portion has moderate agricultural potential and southern and western border has high environmental sensitivity.

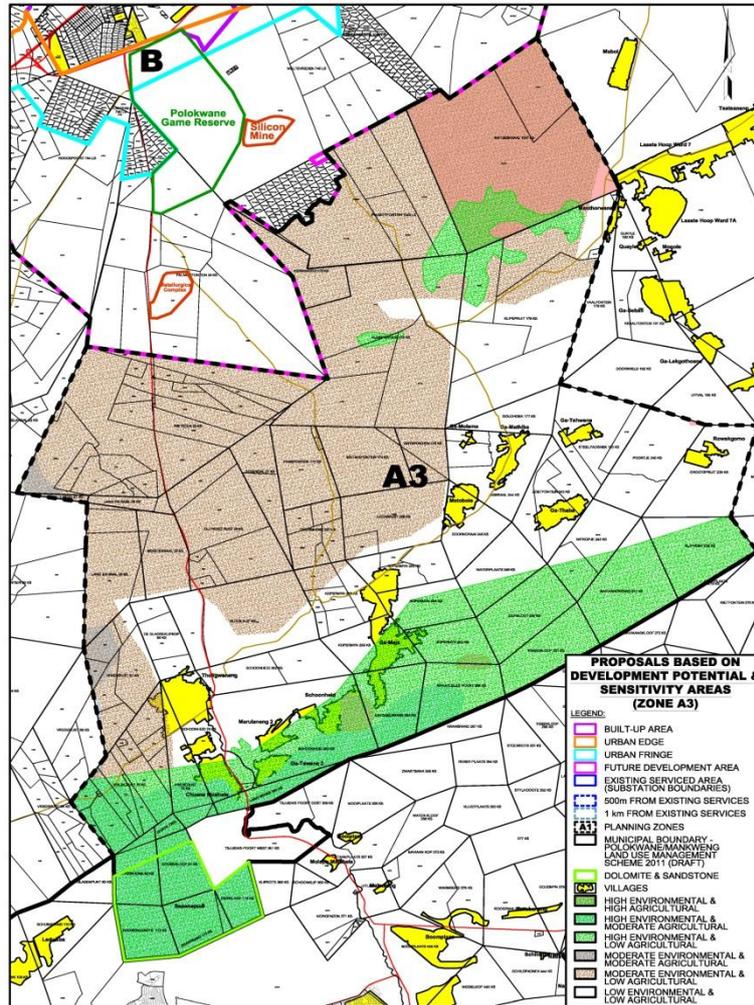
### **Recommendation:**

No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity. Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

## Zone A3



### **Zone Characteristics:**

The northern parts of Zone A3 fall within the moderate environmental sensitivity and low agricultural potential category. The southern border of this zone however consists of land with high environmental sensitivity and a small section also consists of land with moderate agricultural potential. The southern half of this zone comprises a large number of rural settlements. A small area to the north east of this Zone also has a high environmental sensitivity

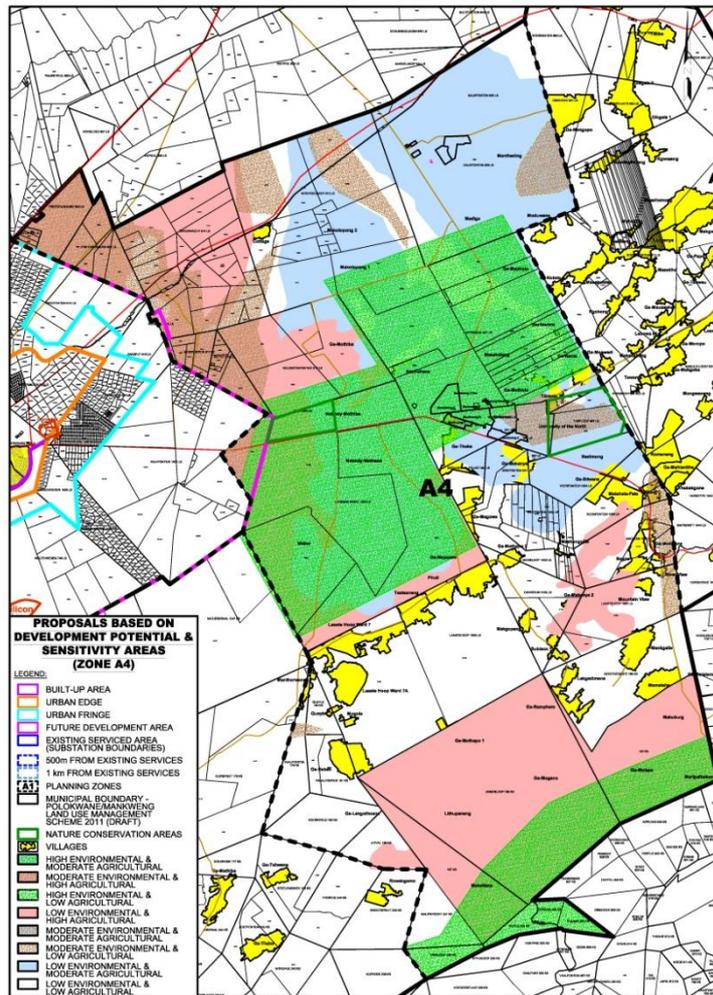
### **Recommendation:**

No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity. Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

## Zone A4



### **Zone Characteristics:**

Zone A4 consists of a large number of rural settlements. The north-western part, western section as well as the southern parts of the Zone consists of land with a high agricultural potential and parts of the remaining areas in the Zone have a moderate agricultural potential. A small pocket of land to the east also has a high agricultural potential. Future expansion of settlements in this zone has to consider the potential loss of high potential agricultural land, as it affects various existing settlements. A large area in the centre of the zone as well as the land on the southern border of the area has a high environmental sensitivity.

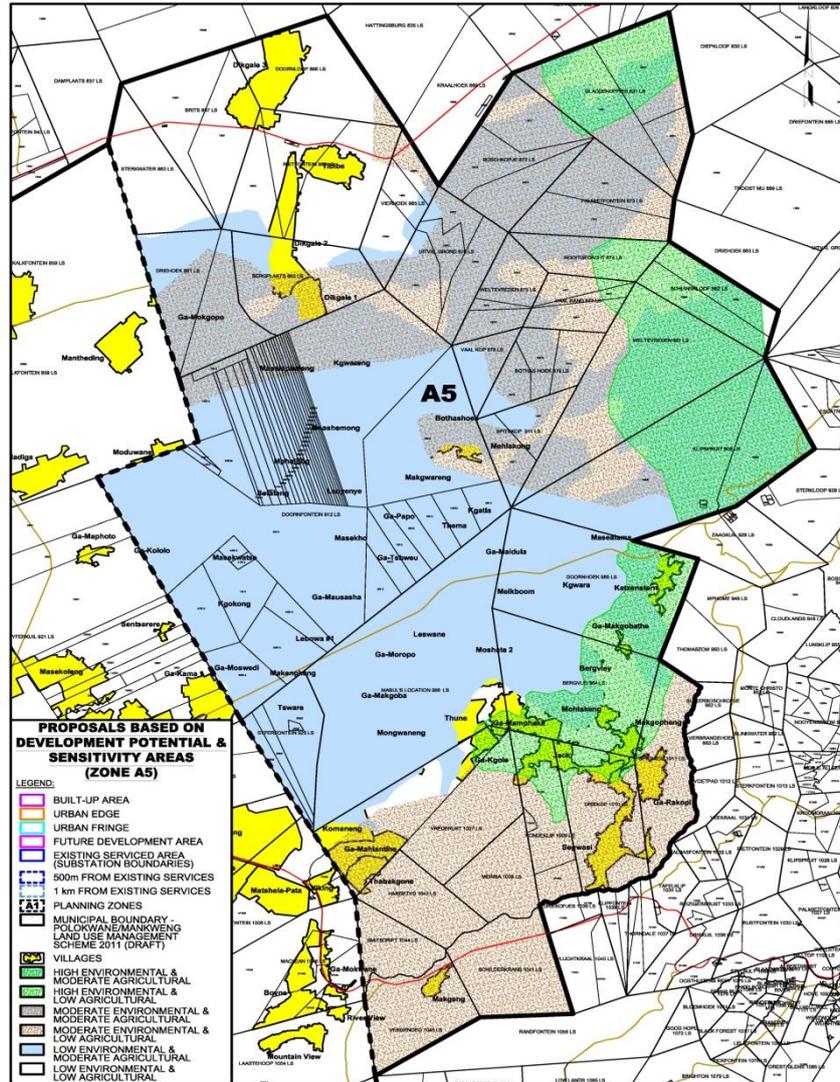
### **Recommendation:**

No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity. Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

## Zone A5



### **Zone Characteristics:**

The largest part of the land situated in Zone A5 has a moderate agricultural potential. The land situated to the east and south has a moderate and some areas a high environmental sensitivity. Some rural settlements are located to the north and south of the Zone

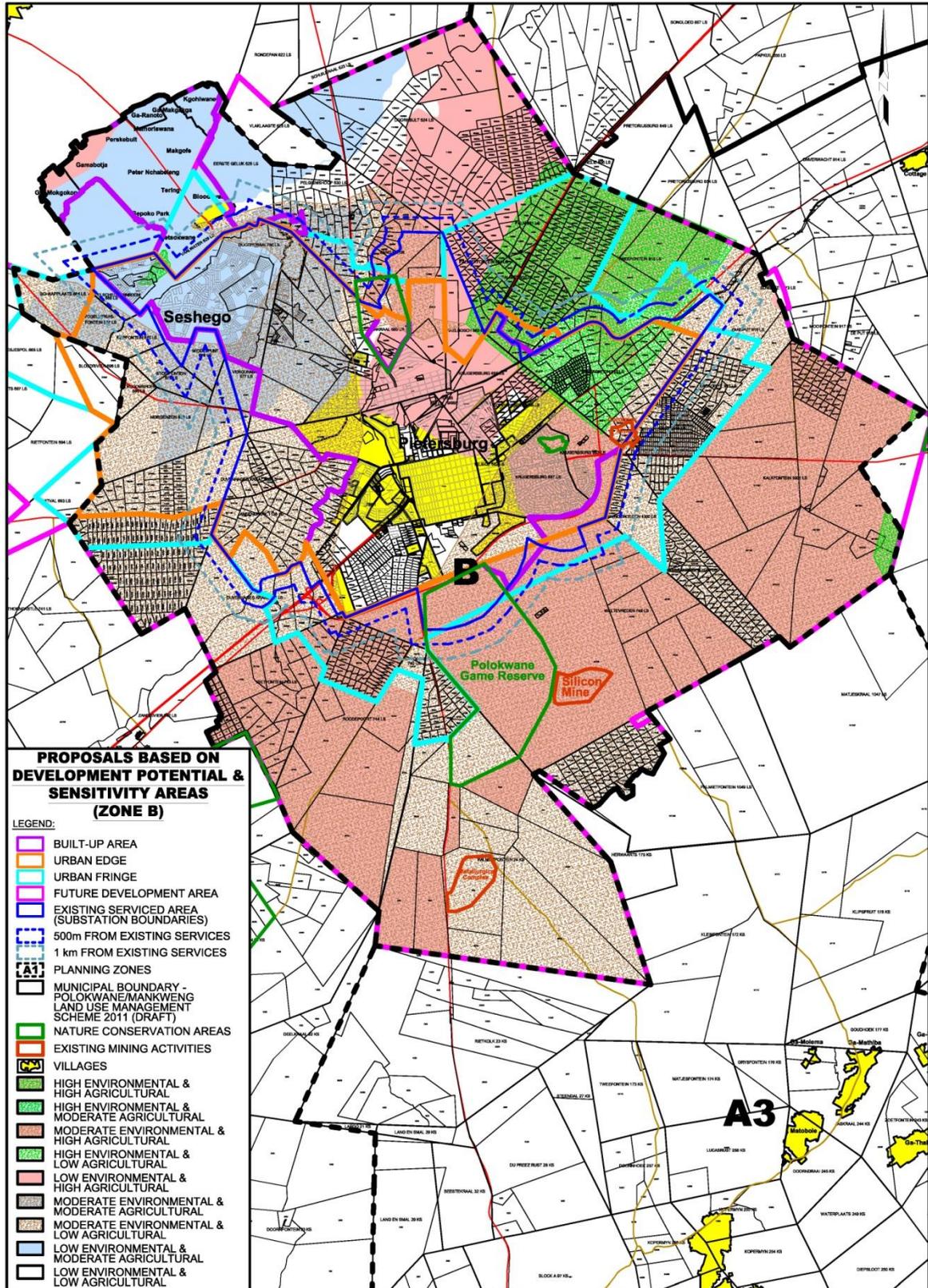
### **Recommendation:**

No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity. Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

**Zone B**



## **Zone B**

### **Zone Characteristics:**

Zone B consist of the land included in the Polokwane/Perskebult Town Planning Scheme Area. The majority of the land in Zone B has a moderate environmental sensitivity. Most of the land to the north-east, east and south of Polokwane node (of which a substantial portion is located within the urban edge and urban fringe of Polokwane Town) is classified as land with a high agricultural potential. The land in the north western corner of this Zone is classified as land with a moderate agricultural potential.

### **Recommendations:**

No further subdivision of areas with high potential agricultural land and/or high environmental sensitivity. Further expansion of rural settlements to avoid areas with high agricultural potential and/or high environmental sensitivity.

Further to the development criteria listed in paragraph 7.3 to 7.5 above, subdivisions into portions smaller than an economically viable portion (refer to guidelines above) will not be supported, except where the application conform to the criteria of the Policy on Lifestyle Estates in the Polokwane Municipality, or where the application property falls within the zones/areas identified in paragraph 7.6 above (the allowable densities of properties in these zones/areas are depicted in **Table 7-5**)

Ad hoc subdivisions that do not conform to the special merit classifications listed in **Table 7-3** and **Table 7-4** can in general not be supported, unless the application conforms to the special guidelines or requirements as depicted in the Policy on Lifestyle Estates in Polokwane Municipality. These applications will be reviewed on merit.

Insofar as farm land is situated within the areas surrounding the built-up area (i.e. within the urban fringe) and specifically within 500m (and to some extent 1km) of the existing formal development that a formal township application process be followed to formalize any densification.

**Table 7-6: Farms identified as most important farms with pressure for subdivision (A) and farms to be excluded from ambit of Act 70 of 1970 (B)**

<b>Farm Area Nr.</b>	<b>Farm Name</b>	<b>(A) Identified by Polokwane Municipality as most important</b>	<b>(B) Farms to be excluded from ambit of Act 70 of 1970</b>
B-38	Myngenoegen 1048 L.S.	✓	✓
B-36	Myngenoegen 1000 L.S.	✓	✓
B-37	Kalkfontein 1001 L.S.	✓	✓
B-30	Tweefontein 915 L.S.	✓	✓
B-32	Baskoppies 997 L.S.	✓	✓
B-41	Palmietfontein 24 K.S.	✓	✓
A3-2	Palmietfontein 1049 L.S.	✓	✓
B-5	Palmietfontein 684 L.S.	✓	
B-20	Leeuwkuil 691 L.S.	✓	✓
B-22	Jansenspark 1136 L.S.	✓	✓
B-4	Palm 681 L.S.	✓	✓
B-3	Doornbult 624 L.S.	✓	✓

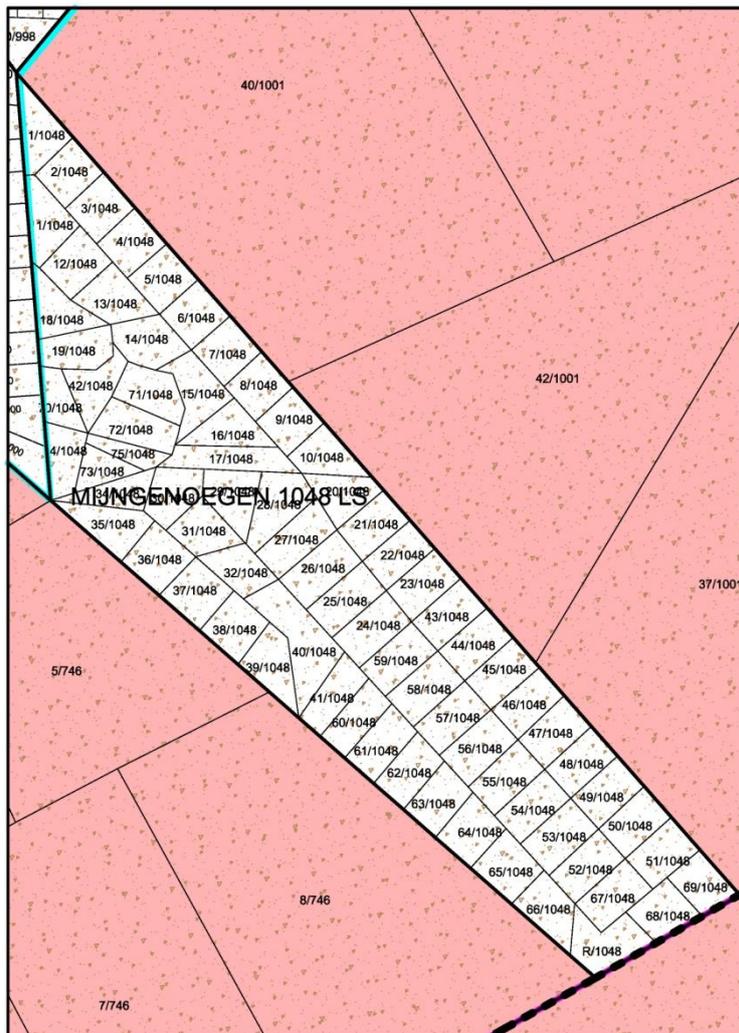
B-42	Roodepoort 744 L.S.	√	√
B-33	Geluk 998 L.S. (incl Dalmada)		√
B-43	Rietfontein 743 L.S.		√
B-10	Vaalwater 629 L.S.		√
B-21	Duvenhageskraal 689 L.S.		√
B-18	Morgenzon 690 L.S.		√
B-1	Eerste Geluk 626 L.S.		√
B-14	Klipfontein 670 L.S.		√
B-13	Vogelstruisfontein 667 L.S.		√
B-11	Engelschedoornboom 668 L.S.		√
B-35	Geluk 996 L.S.		√
B-40	Langdale 740 L.S.		√
B-15	Strijdomshoek 695 L.S.		√
B	Malietzielocation 606 L.S. (a portion)		√
B-17	Middelpunt 676 L.S.		√
B-19	Vergunning 677 L.S.		√
B-9	Doorndraai 750 L.S.		√
Total		13	28

Specific recommendations with respect to the subdivision and densification of all the farms and farm portions (A) identified by the Polokwane Municipality as “the most important farms with pressure for subdivision” as highlighted in Table 2.7 and (B) applied for by the Polokwane Municipality to be excluded from the ambit of Act 70 of 1970 will be made in this section. These farms are listed in **Table 7-6** above.

The application is under consideration for approval by the National Department of Agriculture.

The information with respect to the subdivisions and property sizes of these farms are obtained from the Polokwane Municipality’s Valuation Roll as depicted in Table 2.2 to Table 2.7. Due to the fact that the cadastral information of these farms might not be updated, certain discrepancies between the statistical information and cadastral maps in the section below may occur.

**B-38: Myngenoegen 1048 L.S.**



**Characteristics:**

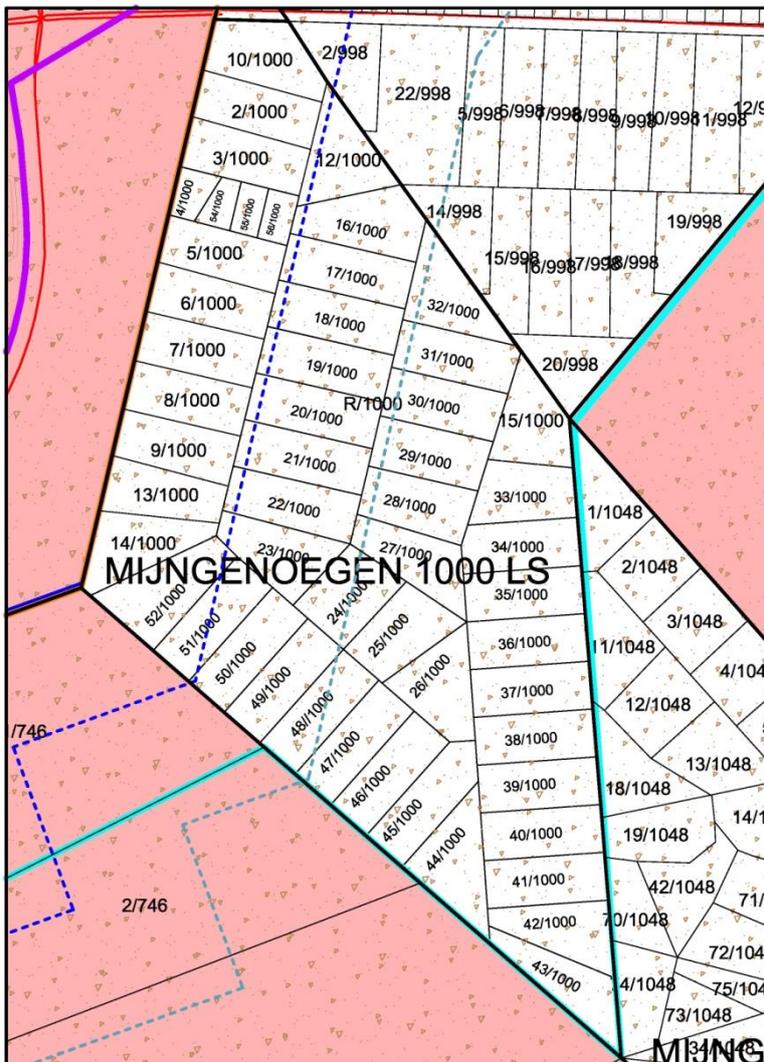
The farm is located in an area with a moderate environmental sensitivity and low agricultural potential. The farm is subdivided into 82 portions with an average size of 7.72 ha. The farm is located outside the Polokwane urban fringe and inside the future development area.

**Recommendations:**

Due to the fact that this farm is located outside the Polokwane urban edge and outside the urban fringe and due to the fact that the average property size of these farm portions is already less than 8 ha, it is recommended that no further subdivisions of this farm is allowed.

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-36: Myngenoegen 1000 L.S.**



**Characteristics:**

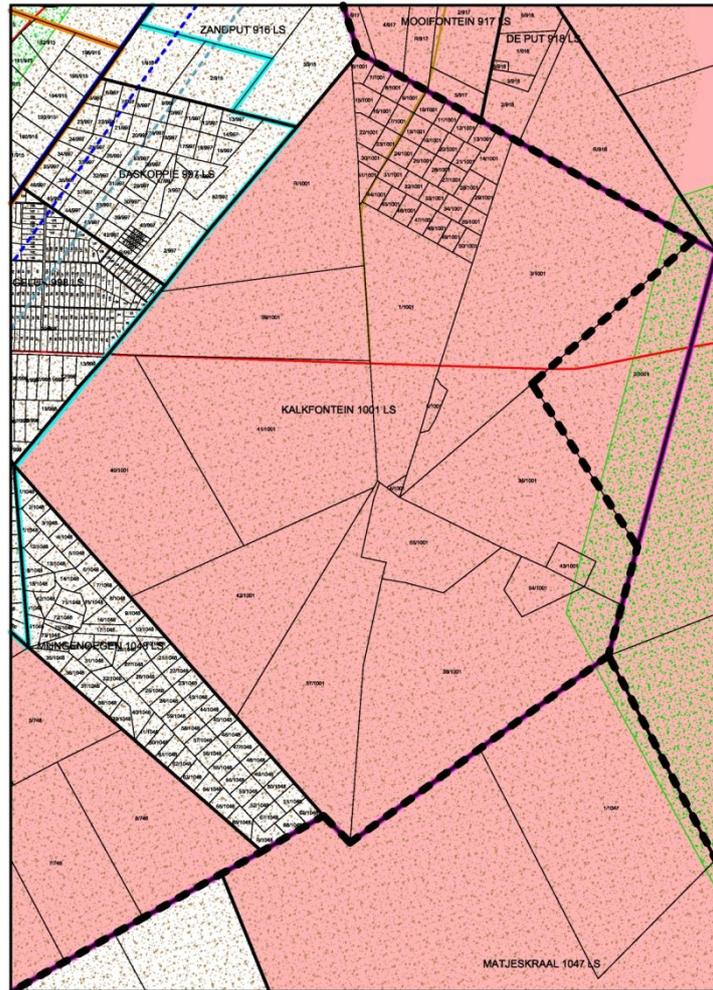
The farm is located in an area with a moderate environmental sensitivity and low agricultural potential. The farm is subdivided into 53 portions with an average size of 7.95 ha. This farm is located inside the Polokwane fringe and just outside the Polokwane urban edge and also outside the existing serviced area of Polokwane.

**Recommendations:**

It is recommended that further subdivision/densification of these farm portions be allowed subject to a formal application process to ensure the provision of all the relevant municipal services to the satisfaction of the Polokwane Municipality. Any subdivision of properties inside the urban edge should consider the Polokwane Municipality’s policy for the subdivision of urban areas. It is also recommended that densification be promoted on an incremental basis from the existing developed formal town areas to ensure cost effective service delivery.

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

## **B-37: Kalkfontein 1001 L.S.**



### **Characteristics:**

The farm is located in an area with a moderate environmental sensitivity and high agricultural potential. Only two small portions on the northern side of the farm are classified as highly environmentally sensitive. The farm is also situated directly east of the Polokwane urban fringe and inside the future development area as identified in the Polokwane SDF, 2010.

According to **Table 2-7**, the farm is subdivided into 218 portions with an average size of 29.88 ha.

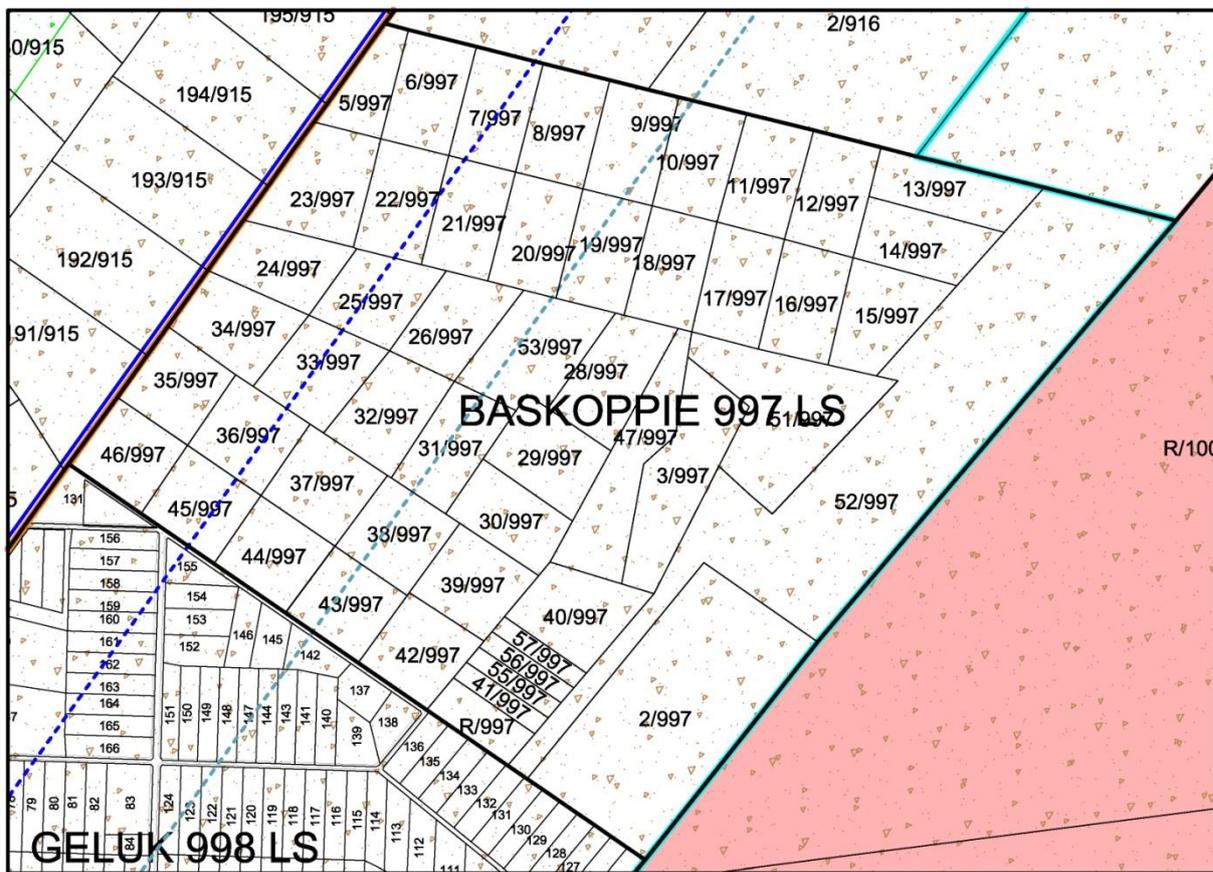
### **Recommendations:**

Subdivisions of portions into economically sustainable farming portions as stipulated in **Table 7-3** can be allowed. Areas located in the high environmental sensitivity zone cannot be subdivided.

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.



**B-32: Baskoppie 997 L.S.**



**Characteristics:**

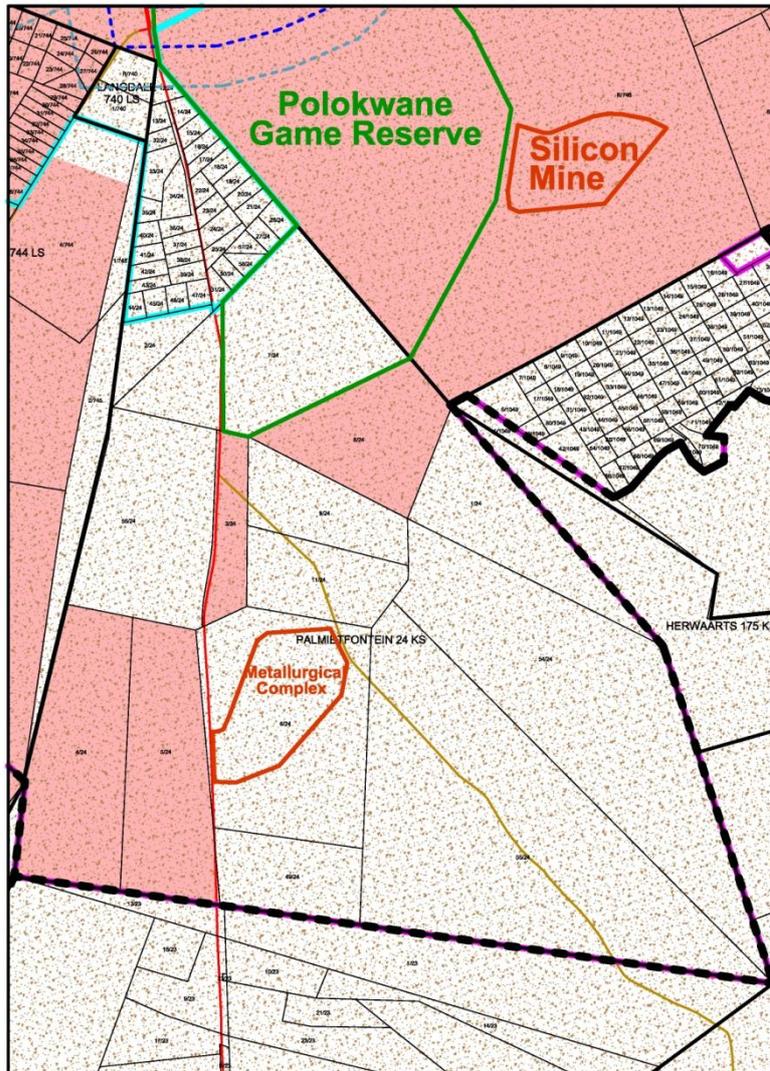
The farm is located in an area identified as an area with moderate environmental potential. The farm also has a low agricultural potential.

According to Table 2.7 the farm is subdivided into 73 portions with an average size of 7.44 ha. The farm is located inside the Polokwane urban fringe, but outside the existing serviced area of Polokwane.

**Recommendations:**

It is recommended that further subdivision of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc. The applicant/developer must provide municipal services to the satisfaction of the Polokwane Municipality.

**B41: Palmietfontein 24 L.S.**



**Characteristics:**

The farm is located in an area identified as an area with a moderate environmental sensitivity. Some portions of the farm have a high agricultural potential. The northern part of the farm is located inside the Polokwane urban fringe. The whole farm is located outside the existing serviced area of Polokwane.

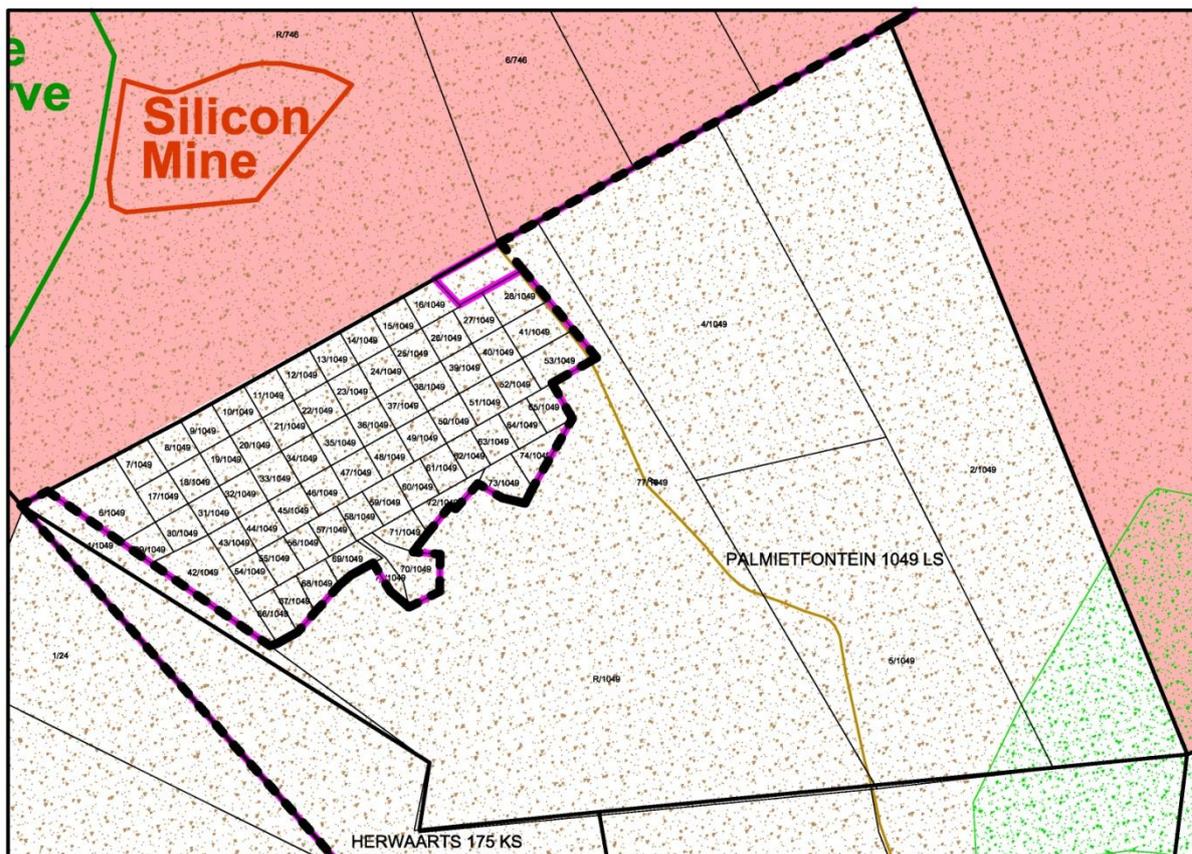
**Recommendations:**

It is recommended that further subdivision of these farm portions into economically viable land portions could be allowed, please refer to **Table 7-3**. Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc. The applicant/developer must provide municipal services to the satisfaction of the Polokwane Municipality.

Applications for farms that are located in the identified mining area should be referred to the Department of Minerals for comments.

Properties located within any nature conservation area as identified on Map 7-1 may not be further subdivided.

**A3-2: Palmietfontein 1049 L.S.**



**Characteristics:**

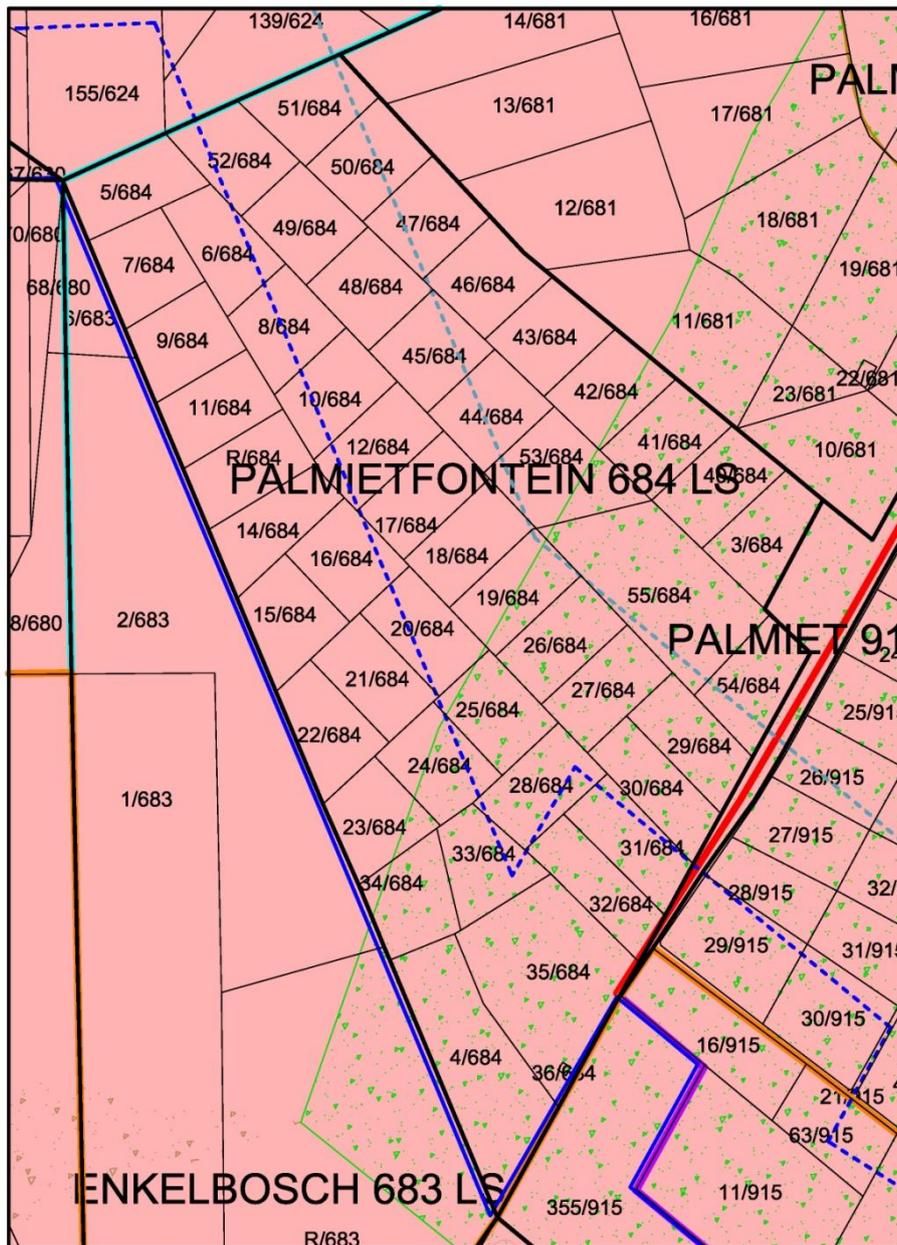
A portion of this farm is located inside Zone B (also included in the Polokwane/Perskebult Town Planning scheme area). This portion is subdivided into 70 smaller portions with an average size of 9.11 ha each, with 3.48 ha being the smallest portion. These portions are situated on land identified as land with a moderate environmental sensitivity and a low agricultural potential.

**Recommendations:**

Due to this farms location, and due to the fact that the farm is already subdivided into portions as small as 3.48 ha it is recommended that these portions are not subdivided any further.

The remaining portion of the farm (located in Zone A3), apart from the portion to the south east, that is identified as being a high environmentally sensitive area, may be subdivided into economically viable land units as stipulated in **Table 7-3** above. Further subdivision of the remaining portion of the farm in small economically unviable portions is not supported, provided that developments that comply with the Councils Policy for Lifestyle Estates be considered on merit, if the development comply with the relevant criteria of the Council’s policy for this type of developments.

**B-5: Palmietfontein 684 L.S.**



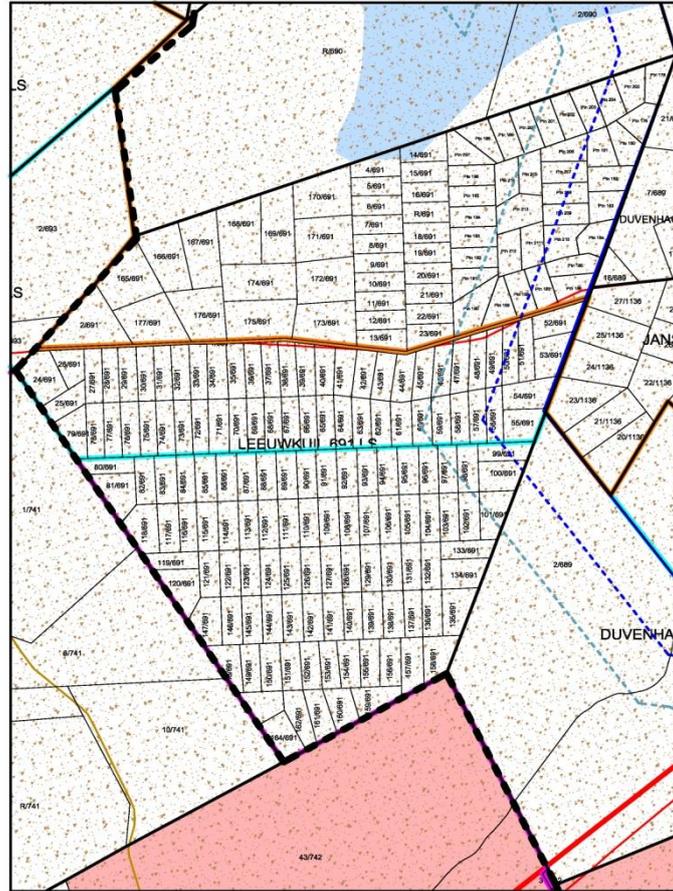
**Characteristics:**

This farm is located amidst an area where the land is identified as land with a high agricultural potential. The eastern part of this farm is also located on land identified as being high environmentally sensitive land. This farm is located inside the Polokwane urban fringe as identified in the Polokwane SDF, 2010, but outside the existing serviced area of Polokwane. The farm is subdivided into 56 portions with an average size of 8.32 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-20: Leeuwkuil 691 L.S.**



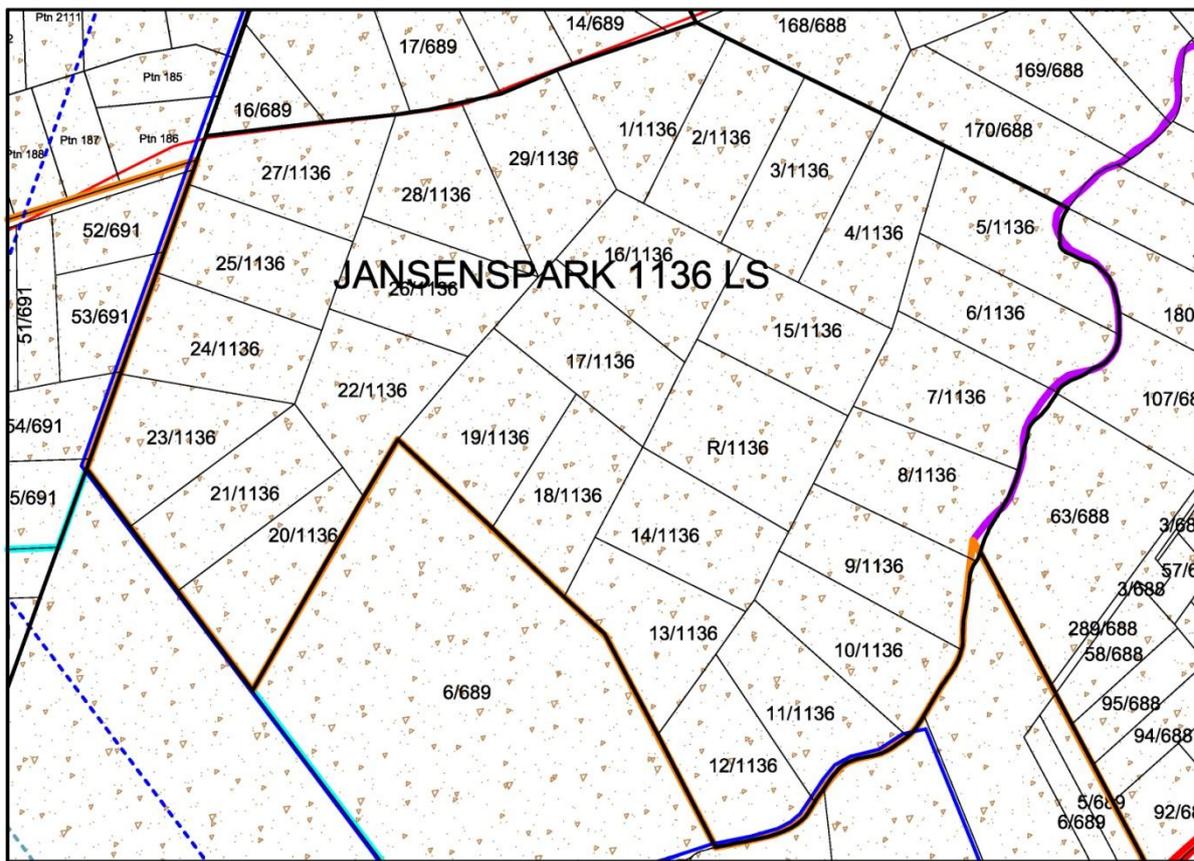
**Characteristics:**

The farm is located in an area where the land is identified as being land with a moderate environmental sensitivity and low agricultural potential. The farm is located directly south west of the Polokwane urban edge and some portions are located inside the urban fringe. The farm is also located outside the existing serviced area of Polokwane. The farm is subdivided into 215 portions with an average size of 9.77 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-22: Jansenpark 1136 L.S.**



**Characteristics:**

The farm is located inside the Polokwane urban edge and inside the existing serviced area of Polokwane, on land identified as land with a moderate environmental sensitivity and low agricultural potential.

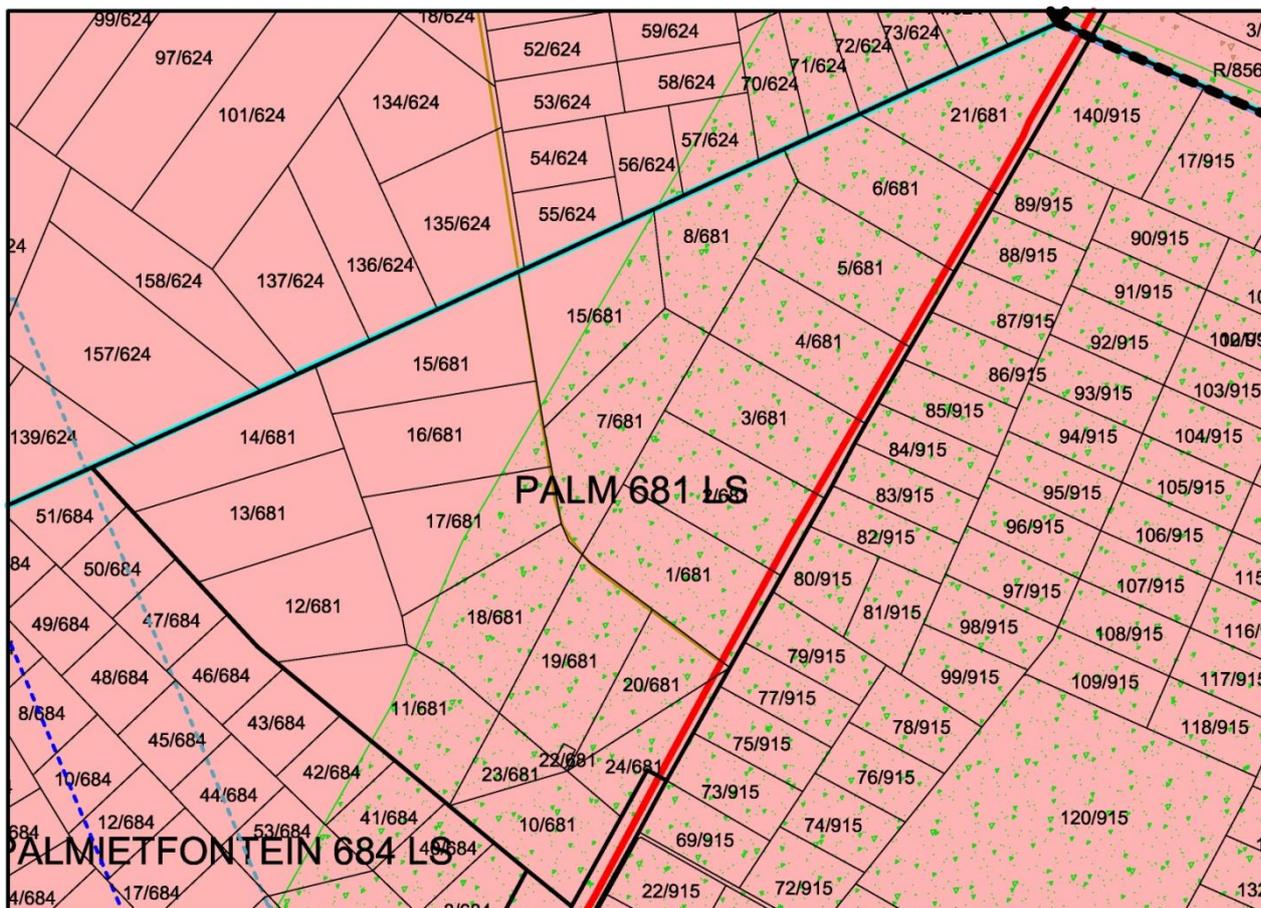
The farm is subdivided into 30 portions with an average size of 21.65 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions only be allowed if formal applications for township development or densification are submitted to the Polokwane Municipality. Ad hoc subdivision of these farm portions will complicate future township development if the farm portions are too small. Any subdivision of properties inside the urban edge should consider the Polokwane Municipality's policy for subdivision of urban areas.

**B-4: Palm 681 L.S.**



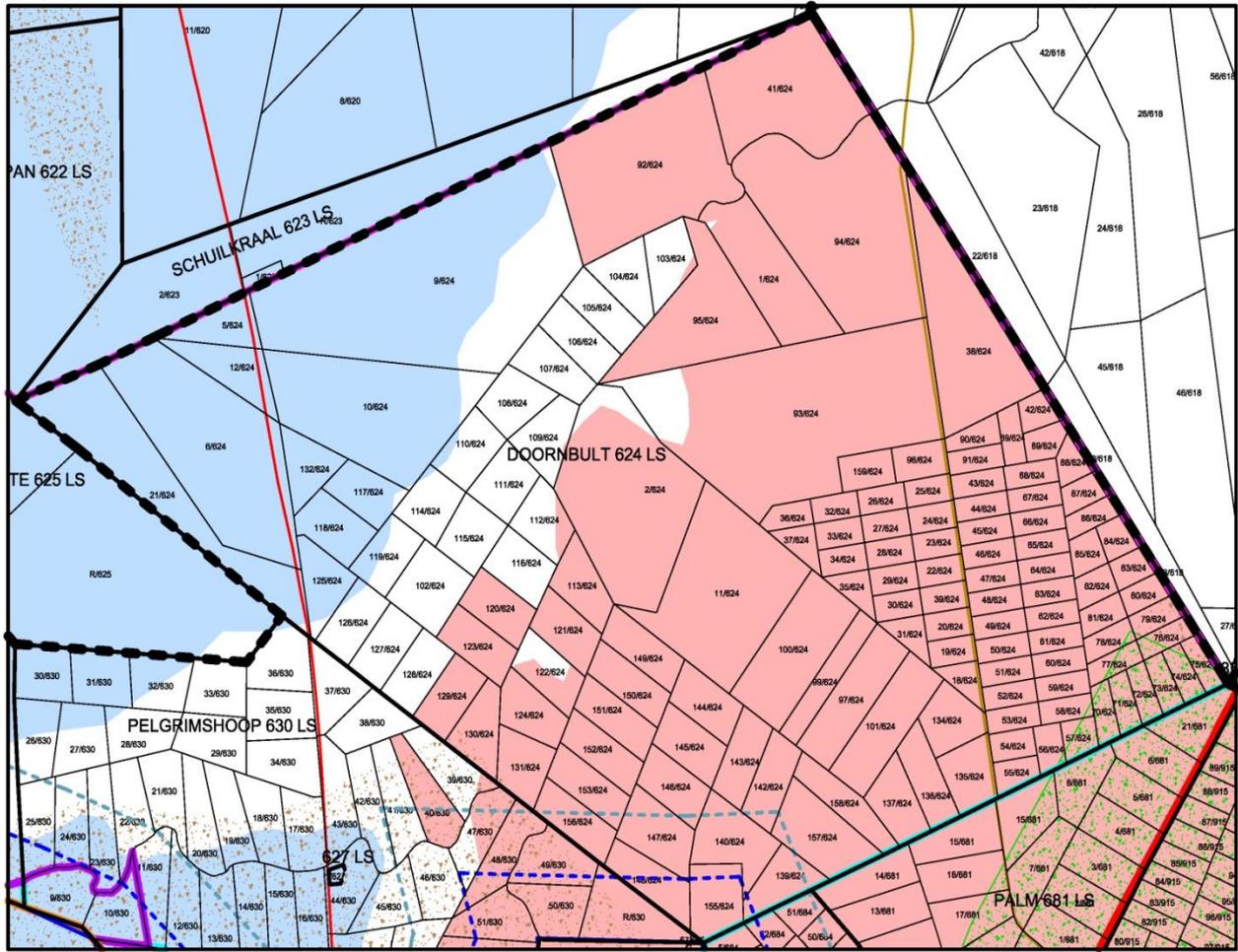
**Characteristics:**

This farm is located amidst an area where the land is identified as land with a high agricultural potential. The eastern part of this farm is also located on land identified as being high environmentally sensitive land. A portion of the farm is located inside the Polokwane future development area but outside the existing serviced area of Polokwane. The farm is subdivided into 27 portions with an average size of 17.11 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

### **B-3: Doornbult 624 L.S.**



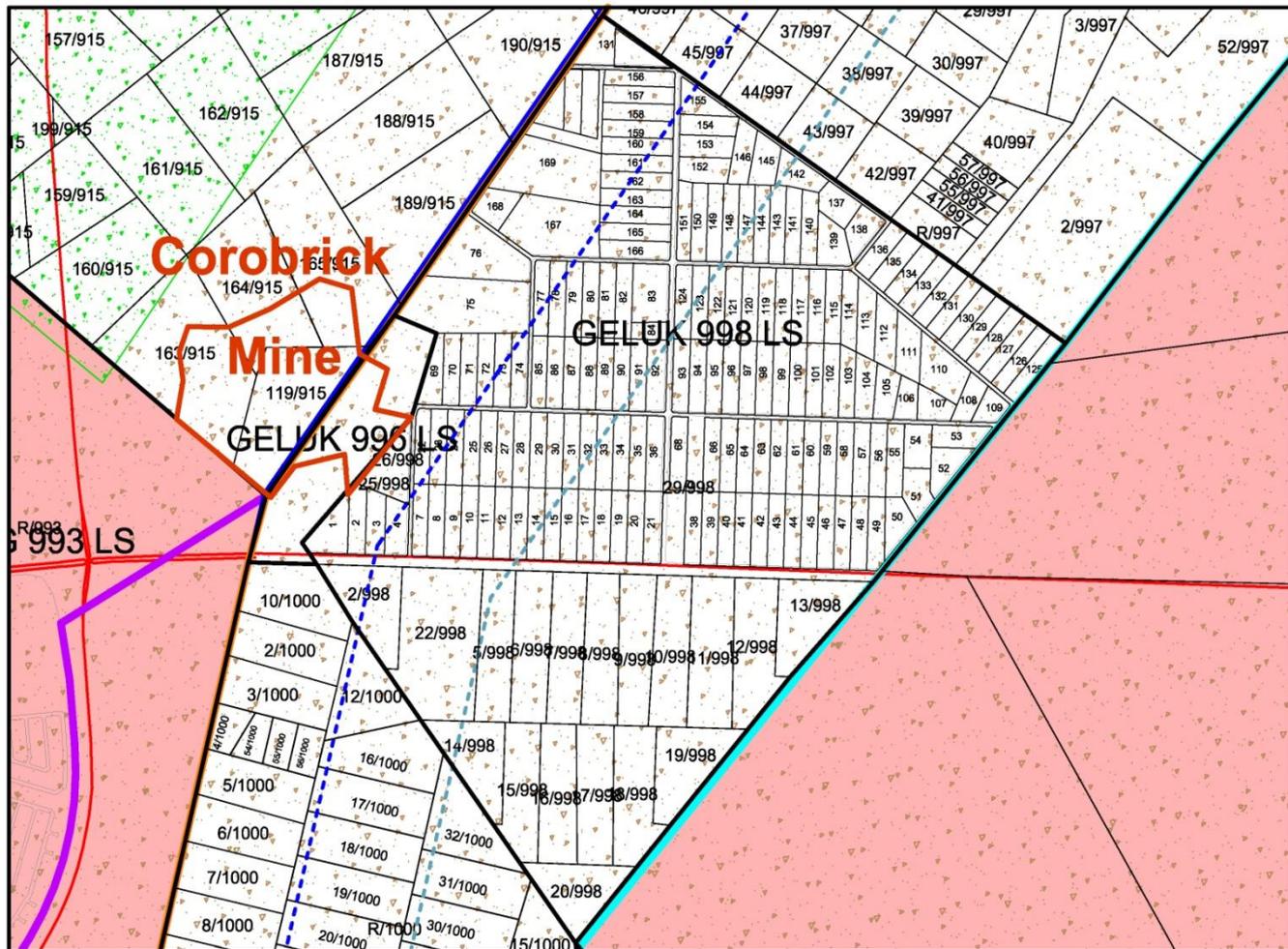
#### **Characteristics:**

The farm is located north of the future development area of Polokwane as identified in the Polokwane SDF, 2010 and also outside the existing serviced area of Polokwane. The south eastern part of the farm is located on land identified as land with a high agricultural potential and the north western part as land with a moderate agricultural potential. The farm is already subdivided into approximately 153 portions with an average size of 25.49 ha.

#### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-33 & B-34: Geluk 998 L.S. (Including Dalmada Agricultural Holdings)**



**Characteristics:**

The farm is located inside the Polokwane urban fringe on land identified as land with a moderate environmental sensitivity and low agricultural potential. Portions of the farm are located in the existing serviced area of Polokwane.

The farm is subdivided into 25 portions with an average size of 7.15 ha and include the Dalmada Agricultural Holdings (177 portions with an average size of 2.93 ha each).

As it can be seen in the pictures above, the Dalmada Agricultural Holdings has become an area with a large number of illegal land uses and a large number of buildings and houses are in a very poor condition. Some of the properties have become dumping sites and the general appearance of the area is deteriorating.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc. It is also recommended that the Polokwane Municipality enforce strict policies in order to minimise illegal land use activities in the area.

Applications for farms that are located in the identified mining area should be referred to the Department of Minerals for comments.

**B-35: Geluk 996 L.S.**

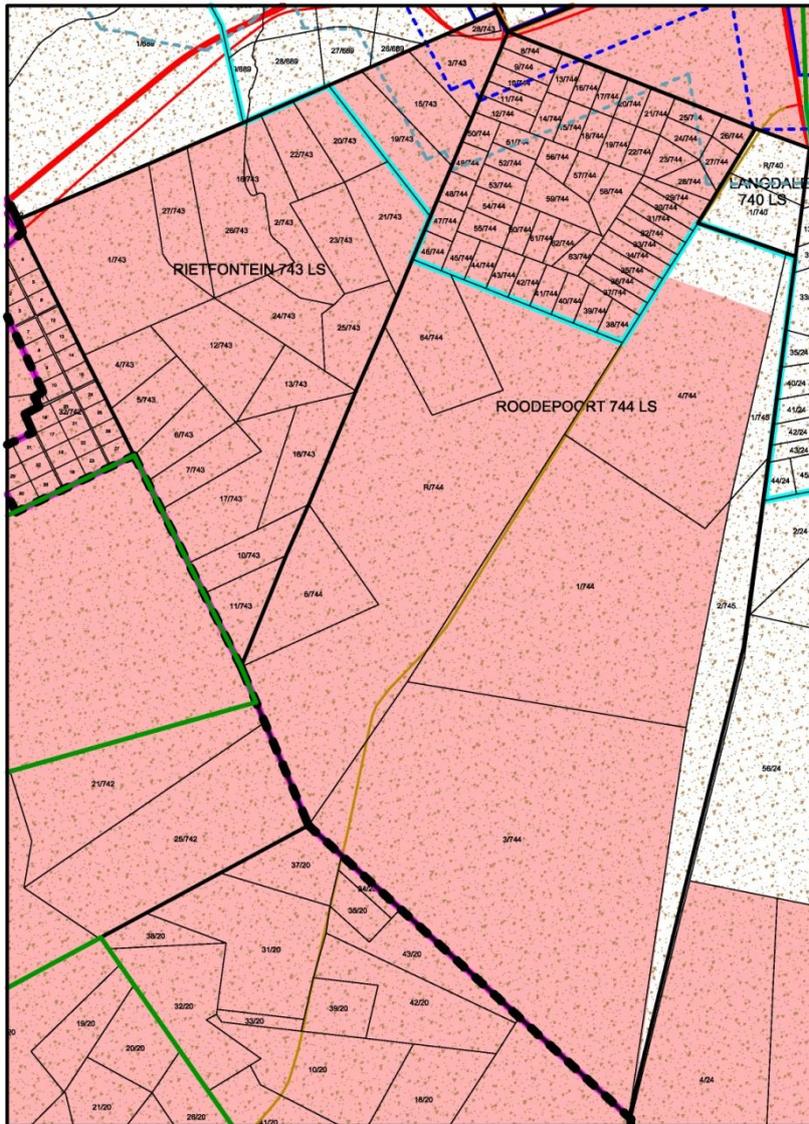
**Characteristics:**

The farm is located inside the Polokwane urban fringe on land identified as land with a moderate environmental sensitivity and low agricultural potential. The farm consists of one portion of 17.29 ha.

**Recommendations:**

It is proposed that this portion is not subdivided, except if development as a town in terms of a formal township application process.

**B-43: Rietfontein 743 L.S.**



**Characteristics:**

The farm is located on land identified as land with a moderate environmental sensitivity and high agricultural potential. A portion of the farm is located inside the Polokwane urban fringe, but the farm is located outside the existing serviced area of Polokwane. The farm is subdivided into 26 portions with an average size of 44.58 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-42: Roodepoort 744 L.S.**

**Characteristics:**

The farm is located on land identified as land with a moderate environmental sensitivity and high agricultural potential. A portion of the farm is located inside the Polokwane urban fringe but the farm is located outside the existing serviced area of Polokwane. The farm is subdivided into 63 portions with an average size of 44.88 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-40: Langdale 740 L.S.**

**Characteristics:**

The farm is located on land identified as land with a moderate environmental sensitivity and low agricultural potential.

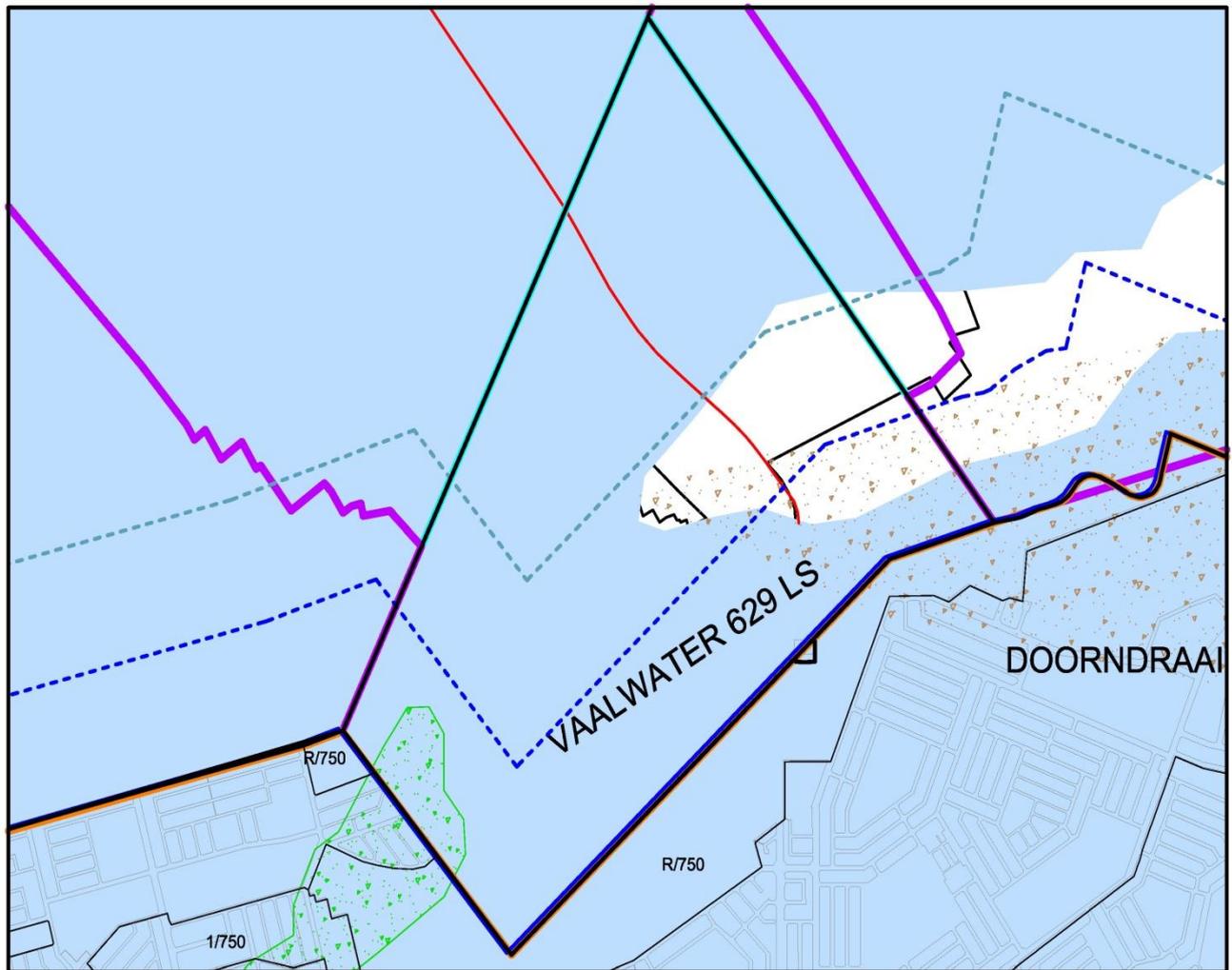
The farm is located inside the urban fringe.

According to the Polokwane valuation roll, the farm is subdivided into 6 portions with an average size of 10.51 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-10: Vaalwater 629 L.S.**



**Characteristics:**

The farm is located in an area where the land is generally identified as land with a moderate agricultural potential. Only a small portion east of the farm consists of land with a low agricultural potential. The land on the eastern part of the farm is identified as land with a moderate environmental sensitivity.

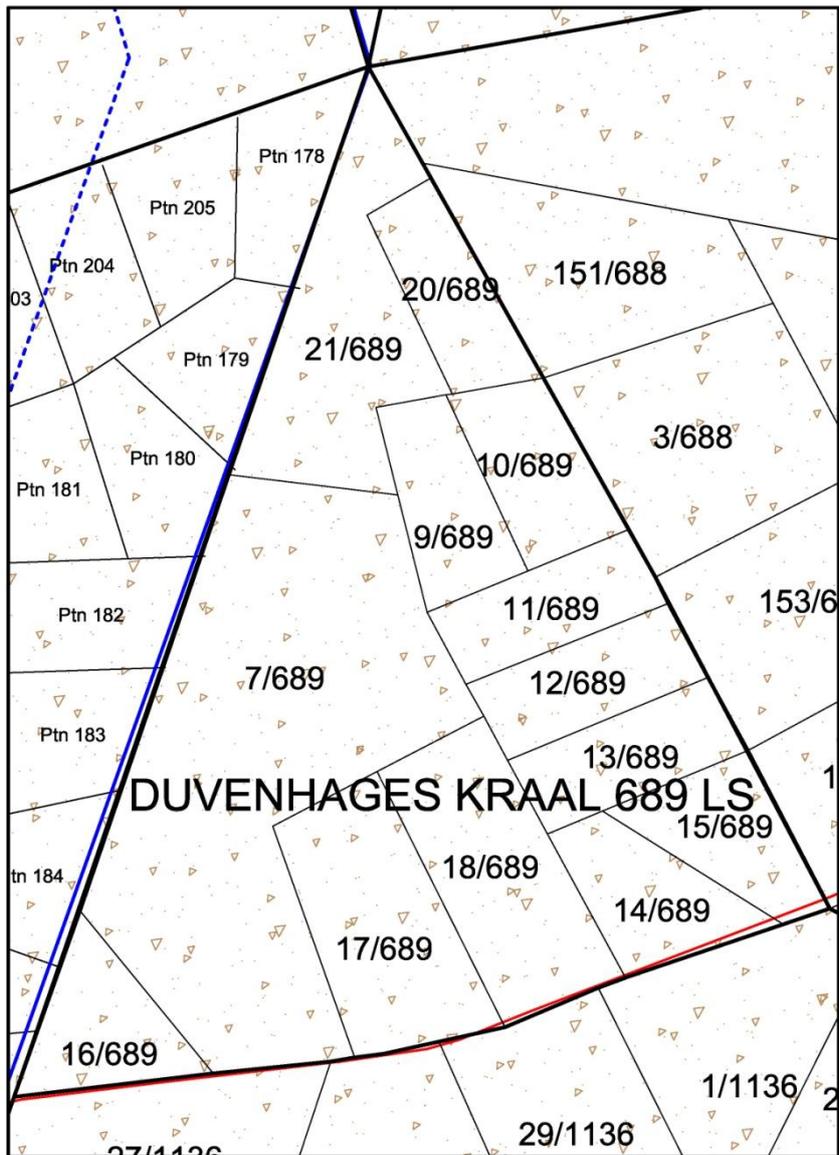
The farm consists of one portion of 496.24 ha.

The farm is located inside the urban fringe as identified in the Polokwane SDF 2010 and some portions are also located inside the existing serviced area of Polokwane.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

**B-21: Duvenhageskraal 689 L.S.**



**Characteristics:**

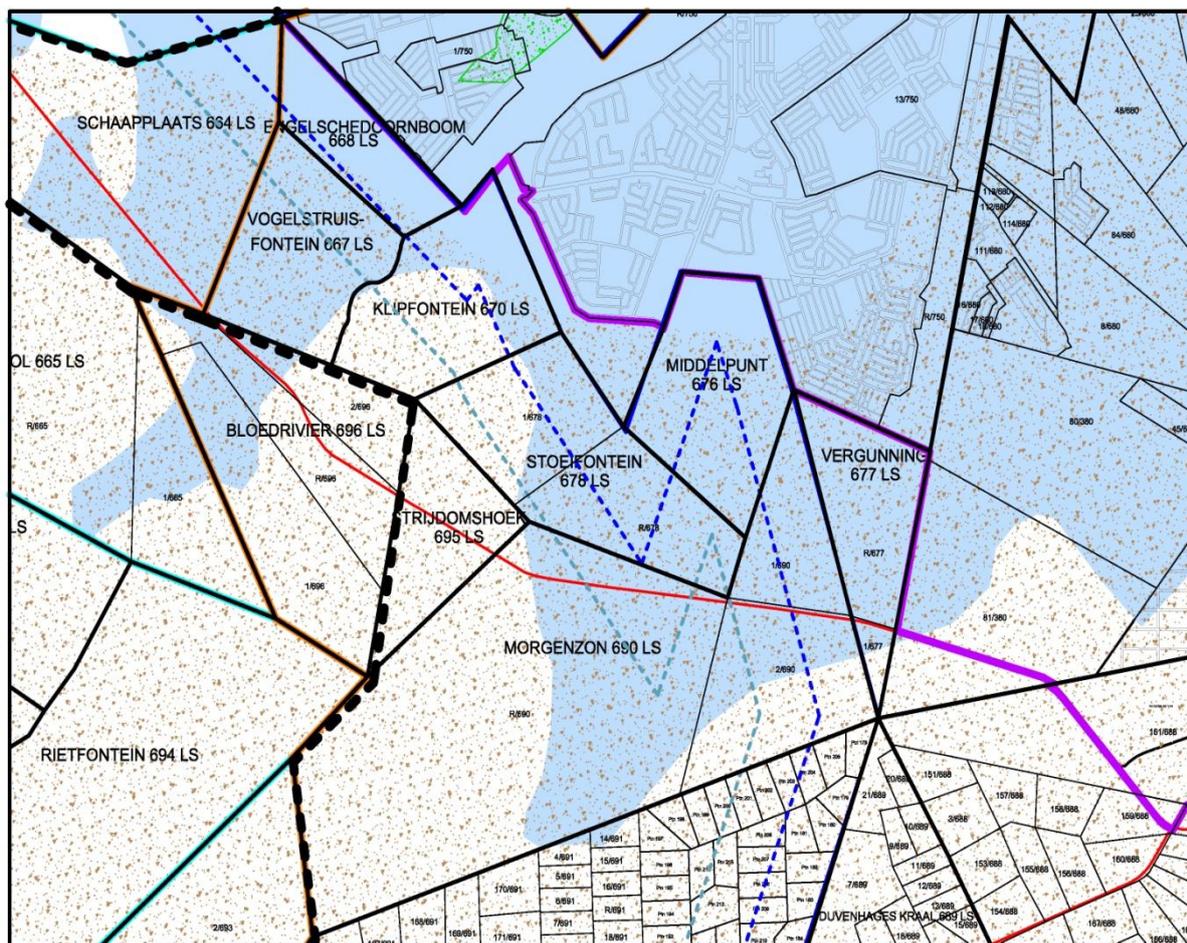
The farm is located on land identified as land with a moderate environmental sensitivity and low agricultural potential. The farm is located inside the Polokwane urban edge and inside the existing serviced area of Polokwane. The farm is subdivided into 28 portions with an average size of 58.7 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

## **B-18: Morgenzon 690 L.S.**



### **Characteristics:**

The farm is located inside the Polokwane urban edge, with some portions outside the existing serviced area of Polokwane on land identified as being land with a moderate environmental sensitivity. The eastern portion of the property is located on land identified as being moderate agricultural potential land.

The farm is subdivided into 3 portions with an average size of 336.53 ha.

### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. An application for township development has already been approved by the Limpopo Development Tribunal in 2011. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision/densification of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

**B-15: Strijdomshoek 695 L.S.**

**Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate environmental sensitivity.

The farm consists of one portion of approximately 133.77 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

**B-14: Klipfontein 670 L.S.**

**Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate environmental sensitivity. The eastern portion of the property is located on land identified as being moderate agricultural potential land.

The farm consists of one portion of approximately 208.42 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

**B-13: Vogelstruisfontein 667 L.S.**

**Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate environmental sensitivity and moderate agricultural potential. Only a small section of the southern part of the farm has a low agricultural potential.

The farm consists of one portion of approximately 178.47 ha.

**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

#### **B-11: Engelschedoornboom 668 L.S.**

##### **Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate agricultural potential. The south western part of the property is identified as moderate environmentally sensitivity land as well.

The farm consists of one portion of approximately 111.13 ha.

##### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

#### **B-17: Middelpunt 676 L.S.**

##### **Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate agricultural potential. Apart from a small portion to the north of the property the whole farm is also identified as moderate environmentally sensitive.

The farm consists of one portion of approximately 198.28 ha.

##### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

#### **B-19: Vergunning 667 L.S.**

##### **Characteristics:**

The farm is located inside the Polokwane urban edge on land identified as land with a moderate agricultural potential and moderate environmental sensitivity.

The farm is subdivided into two portions with an average size of approximately 70.23 ha each.

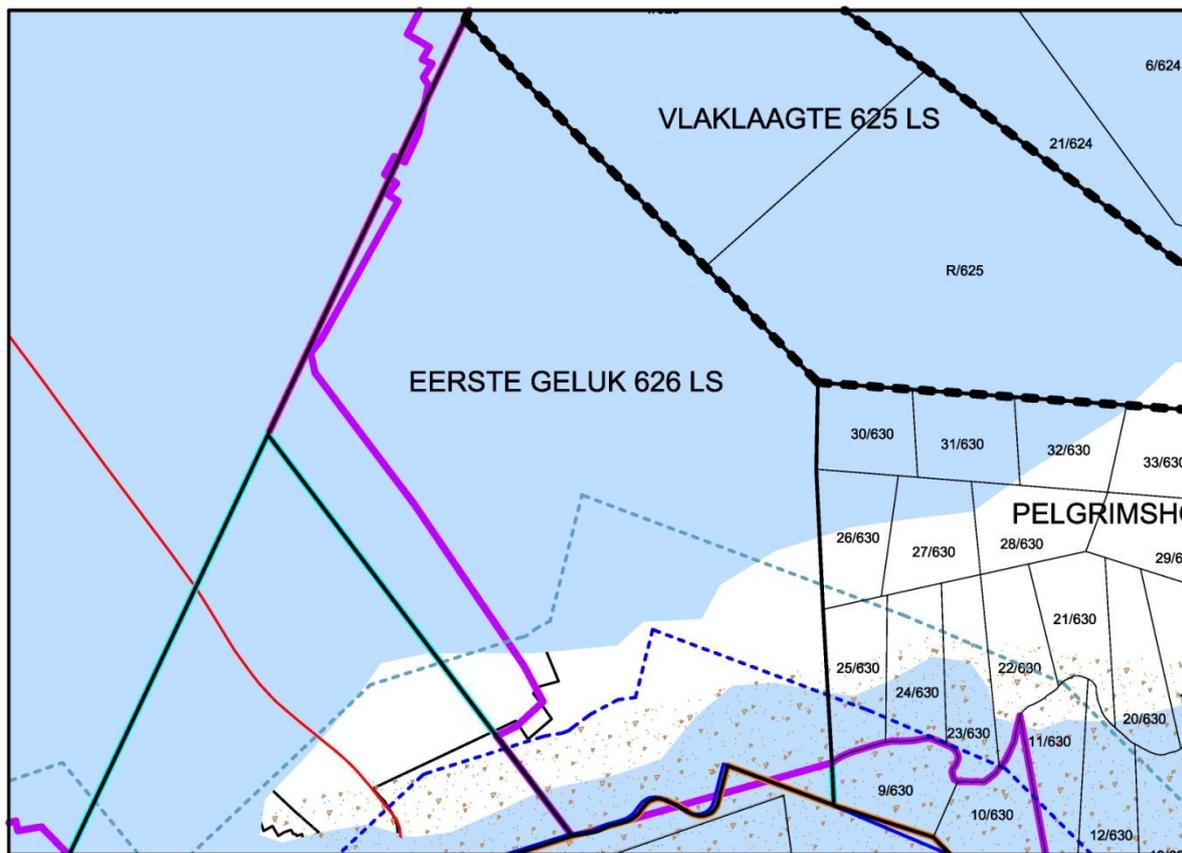
**Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

### **B-1: Eerste Geluk 626 L.S.**



#### **Characteristics:**

The farm consists of one portion of approximately 675.3 ha and is located inside the Polokwane future development area, but outside the existing serviced area of Polokwane.

The farm is located on land identified as land with a moderate agricultural potential. The eastern portion of the farm is also identified as land with a moderate environmental sensitivity.

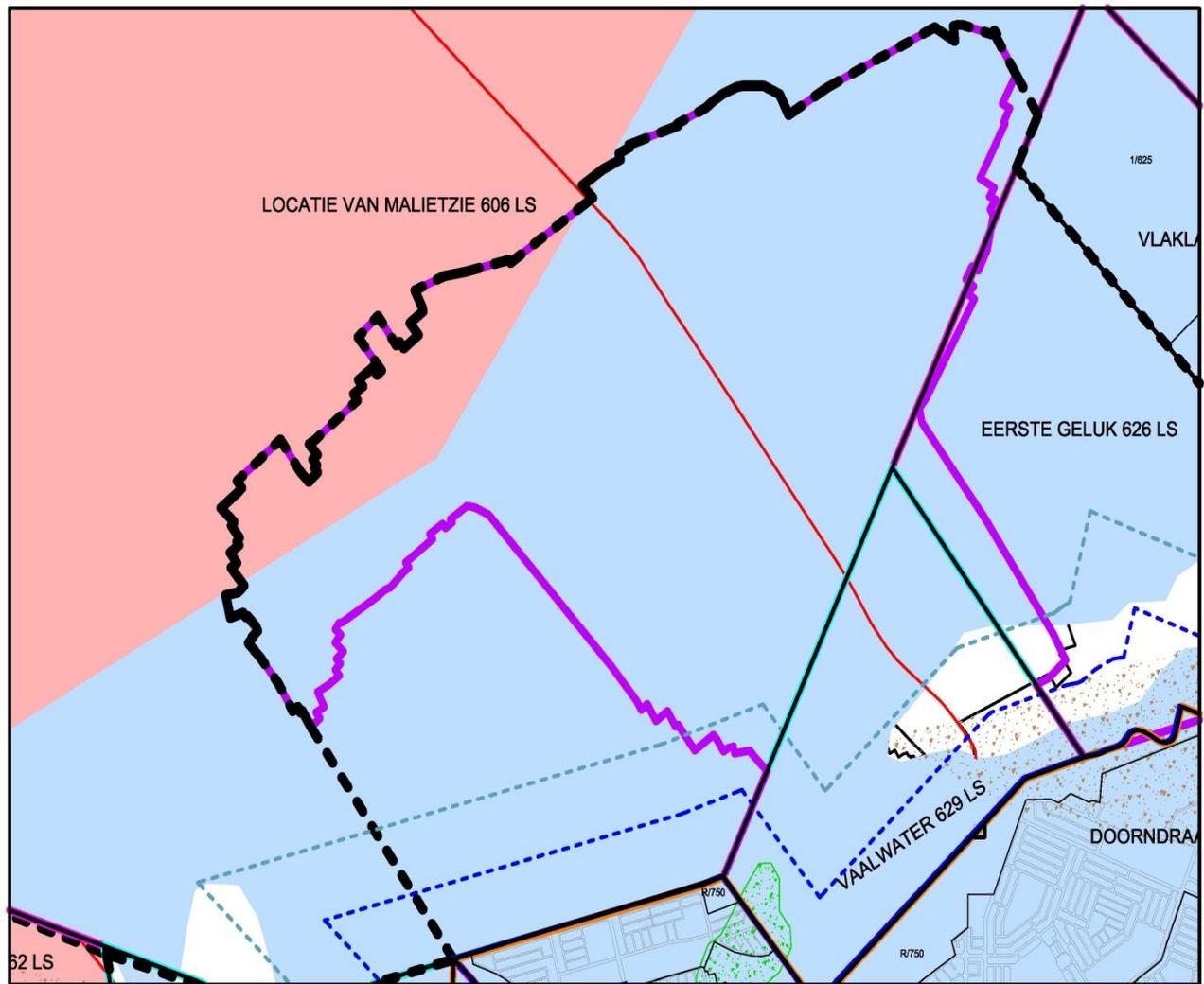
#### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

## **B- Portion of Malietzielocation 606 L.S.**



### **Characteristics:**

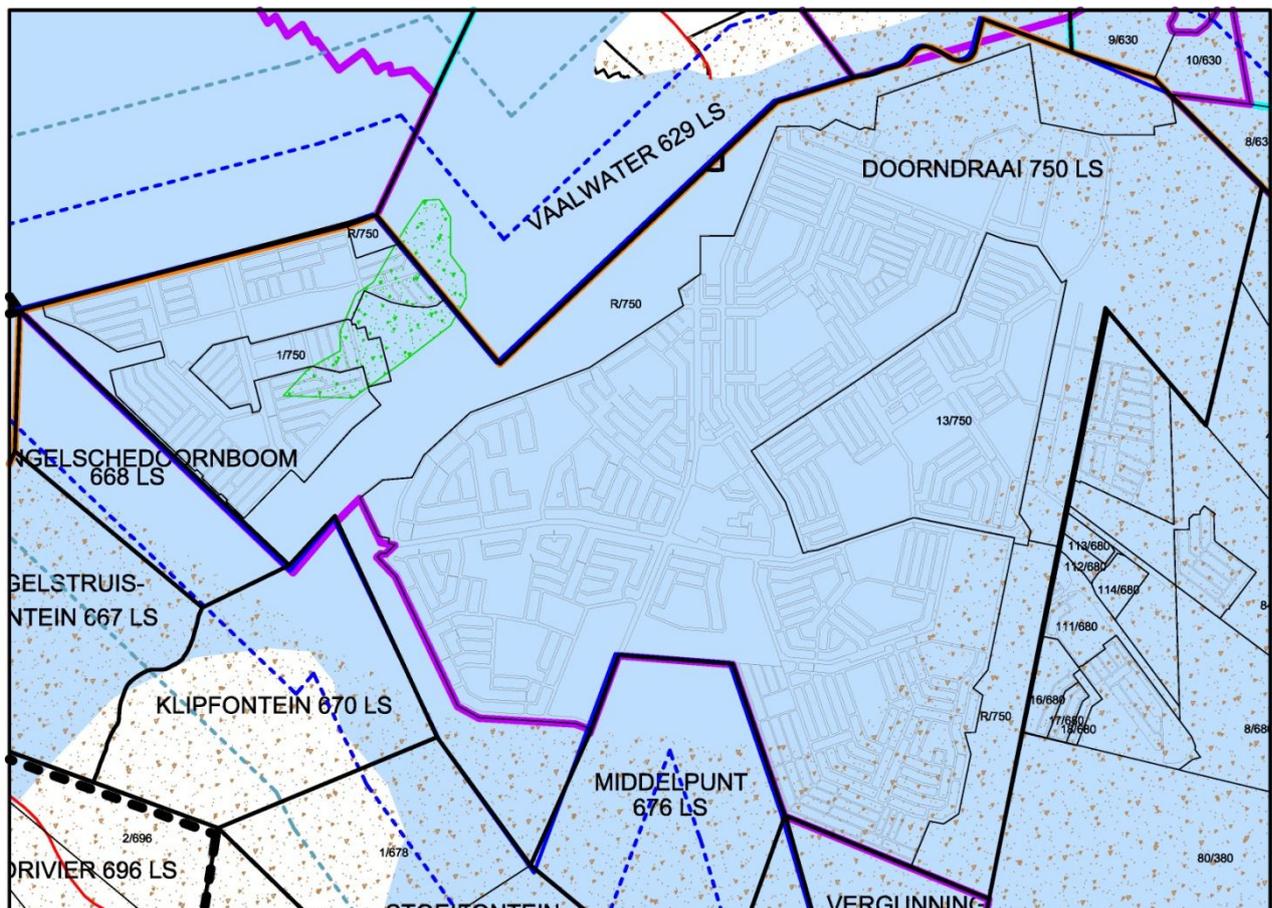
Only a small portion of the farm is located in the Polokwane/Perskebult Town Planning Scheme area but it is still outside the Polokwane urban edge and urban fringe. The farm is also located outside the existing serviced area of Polokwane

The farm is located on land identified as land with a moderate agricultural potential.

### **Recommendations:**

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**.

## **B-9: Doordraai 750 L.S.**



### **Characteristics:**

The farm consists of 9 portions with an average size of 161.81 ha and is located inside the Polokwane urban edge and within the existing serviced area of Polokwane.

The farm is located on land identified as land with a moderate agricultural potential. The northern portion of the farm is also identified as land with a moderate environmental sensitivity.

### **Recommendations:**

Please refer to **Table 7-5** for allowable densities of farm portions in specified areas including the urban edge, urban fringe, future development area, high potential agricultural land, environmental sensitive land, etc.

It is recommended that further subdivision/densification of these farm portions into economically viable land portions be allowed, please refer to **Table 7-3**. Any subdivision of properties inside the urban edge should also consider the Polokwane Municipality's policy for subdivision of urban areas.

It is also recommended that township establishment on these farm portions be allowed, approval is subject to all criteria and requirements generally associated with any township establishment process.

## CHAPTER 8: IMPLEMENTATION

### 8.1 INTRODUCTION

Whilst the management of land use within the municipal area of any local municipality is primarily the responsibility of the local sphere of government, the subdivision of land is far more complex given the overlapping competencies and authority of different spheres of government with regard to such matters.

Land units located within the urban areas of the Polokwane Municipality and beyond the urban edges and urban fringes or development boundaries defined by the Municipality are not homogeneous when it comes to the registration thereof. The following categories of land are typically present within these rural areas:

- Farms

Land registered as farms or portions of farms and described as such in the records of the Registrar of deeds and Surveyor General (i.e. Portion 2 of the farm Palmietfontein 294 JT).

- Agricultural Holdings

Land held as part of an agricultural holding complex, registered under the then provisions of the Agricultural Holdings (Transvaal) Registration Act of 1919 (e.g. Holding 24, Ivydale Agricultural Holdings).

- Erven in Townships

Land forming part of a proclaimed or development area as defined in the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

It follows that the management and regulation of subdivision of land within these categories will differ. The latter two (agricultural holdings and erven in townships/development areas) fall under the control of the local municipality in which jurisdiction such land is located. In the case of the first category (farms or farm portions) such is again divided into two sub categories namely:

- Farms exempted from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) (by the decree of the Minister of Agriculture, Forestry and Fisheries); and
- Farms which remain as "Agricultural Land" as defined in the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as on date of the submission of any application for the subdivision thereof.

Any land registered as an Agricultural Holding, as aforesaid, is by implication excluded from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).

As stated in paragraph 2.5 of this document the Polokwane Municipality lodged an application with the Department of Agriculture to exclude certain properties from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) in 2004. A list of these properties is provided in **Table 7-6**.

### 8.2 APPLICATION PROCEDURE

In as far as the application procedure are concerned, the following matters related to the subdivision of land are the primary responsibility of the Polokwane Municipality as the authority of first instance in receiving, processing and determining applications for subdivision (and/or consolidation) namely:

- Erven in Townships

Applications for the subdivision and/or consolidation of erven in proclaimed townships/development areas under the prescripts of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) (Section 92 thereof).

- Agricultural Holdings and Farms (with exemption)

Applications for subdivision of Agricultural Holdings or farms (or portions thereof) under the prescripts of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986). The Polokwane Municipality has drafted a document with respect to the requirements when an application for division of land in terms of Section 6(1) of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986) is submitted. It is important that these requirements are taken into consideration when such application is submitted by any applicant.

As far as the farms and farm portions are concerned, the Minister of Agriculture and the designated officials within the National Department of Agriculture, Forestry and Fisheries are authorised to decide on applications for subdivision of land which qualifies as such under the definition of "agricultural land" as also defined herein.

Under the current dispensation, the National Department of Agriculture, Forestry and Fisheries have no official guideline or policy with regard to subdivision of agricultural land. A draft "National Policy on the Preservation of Agricultural Land" dated June 2007, is generally used as a reference framework for such purpose, albeit not officially adopted and, seemingly, does not enjoy any official status.

Under the current dispensation, applications for subdivision of agricultural land (as defined) are not referred to the responsible local municipality within whose jurisdiction such land may be situated. Act 70 of 1970 merely provides for any such application to be referred to the relevant provincial department (responsible for agricultural matters). Such provincial department is required to comment on the application for subdivision and this is usually preceded by an inspection in loco, whereafter a report is prepared and recommendations offered from the provincial sphere, to be considered by the decision making committee acting for the Minister of Agriculture, Forestry and Fisheries at national level.

### **8.3 GUIDELINES WITH RESPECT TO REQUIREMENTS WHEN AN APPLICATION FOR SUBDIVISION OF AGRICULTURAL LAND IS CONSIDERED**

#### **8.3.1. Guidelines with respect to type of information which may be required with applications**

The following general guidelines aim to provide the applicant with information on the documentation which should be provided with every application:

- Title deed/s

A title deed needs to be submitted with every application for various reasons. The title deed reflects the owner and size of the property as well as all restrictive conditions, servitudes etc. All this information is very important when an application with respect to a certain property is considered.

- Power of Attorney and Company Resolution (or similar decision)

A power of attorney authorizing a specific consultant to do the application on behalf of the owner of the property is required with every application. When the application property is registered in the name of a company, closed corporation or trust, a resolution stating the person nominated to act on behalf of the company, closed corporation or trust as well as the resolved matter i.e. information with respect to the application is to be submitted as well. Where application is made on land that is held in trust by the relevant Minister for a traditional authority, proof should be provided that all the necessary procedures have been followed and all requirements have been met to make the land available to the developer (in title) for the proposed development. In certain cases the Municipality may also require an applicant to submit proof of members of a company/ close corporation / trust (CM29, CK 1 or CK 2 and Letter of appointment of trustees).

- Bondholders Consent

When a bond is registered over the property/ies the bondholders consent needs to be submitted with the application.

- Proof of necessary advertisements

Whether an application is done in terms of the Ordinance on Town Planning and Townships, 1986 (Ordinance 15 of 1986), the Land Division Ordinance, 1986 (Ordinance 20 of 1986), or any other new legislation, certain regulations with respect to advertisements and notifications are to be met. Proof of the placement of the necessary advertisements as well as copies of notifications need to be submitted with the application.

- Proposed sub-divisional plan

A proper sub-divisional plan of the proposed subdivision should be handed in with every application.

- Motivational Memorandum

Motivation of the need and desirability of the subdivision should be provided. The motivational memorandum should provide information on the compliance of the envisaged subdivision with the various policies of the municipality as well as legislation.

- Specialist studies

Specialist studies can include an Environmental Scoping Report, Geotechnical Report, Traffic Impact Study, Hydrological Investigation and so forth. A copy of all the specialist studies done with respect to the application should be provided as part of the application documentation. A summary of the findings of the specialist should be provided as part of the motivational memorandum.

- Services agreement

A services agreement between the developer and the bulk service provider should be submitted with every application.

### **8.3.2. Establishment of a Home Owner's Association (when relevant)**

A Home Owner's Association must be formed in terms of Section 21 of the Act on Companies, 1973 (Act 61 of 1973), and as amended from time to time.

The Home Owner's Association must compile a legal constitution to which all the landowners must adhere.

Each of the newly formed portions must become a member and remain a member of the Home Owners Association constituted in terms of Section 21 of the Companies Act and may only be transferred to another member of the Home Owners Association or a person that undertakes to become a member of the Home Owners Association.

### **8.3.3. Environmental Impact Assessment (if required)**

An environmental impact assessment must be conducted by an independent environmental practitioner according to the listed activities of Regulation R386 (Basic Assessments) and R387 of 21 April 2006 (full EIA's) depending on the nature and extent of the development. Details of such assessments are contained in Regulation R385 of 21 April 2006.

Approval from the Limpopo Department of Economic Development, Environment and Tourism (LEDET) is needed before any construction can start.

### **8.3.4. Geotechnical Investigation (if required)**

A geotechnical investigation should be done on the application property in order to assess the engineering geological character of the area in terms of the proposed development. A phase 1 (initial) geotechnical investigation is acceptable for application purposes, but has to be

supplemented by a detailed investigation prior to any construction. This document should be attached to the application.

### **8.3.5. Accessibility and Traffic Impact Assessment (if required)**

Proper access to all newly established farm portions to the satisfaction of the relevant authorities must be provided.

Access to a development might require the registration of appropriate right of way servitudes.

Responsibility for the maintenance of access and internal roads and/or servitudes must be transferred to the home owners, to be managed and maintained in terms of the rules of the HOA to be established.

In instances where access to the development is provided from a national or provincial road, a qualified traffic engineer should be appointed to do a traffic impact assessment. The traffic engineer may also assist with the applications to the relevant authorities to obtain permission to get access to the development from the national or provincial road (if required). In the case of a national road, application should be made to SANRAL (South African National Roads Agency Limited) and in the case of a provincial road application should be made to RAL (Roads Agency Limpopo).

### **8.3.6. Spatial Planning**

- Polokwane Municipality SDF and IDP

When an application for any subdivision is considered it is important to ensure that it complies with the conditions and proposals of the Polokwane Spatial Development Framework as well as the Polokwane Integrated Development Plan.

- Polokwane Municipality Policy on Lifestyle Estates

### **8.3.7. Conformity with relevant legislation**

The importance of conformity with relevant legislation cannot be over emphasised. It is not only the responsibility of the developer and the local authority to see that all applications are in line with all the relevant legislation but it is also important that all Departments see that applications submitted to them for comments are in line with their policies and procedures.

- Planning Related Legislation

The planning related legislation that needs to be taken into account when an application for a subdivision/densification will be considered is discussed in paragraph 2.2 of this document and include:

- Municipal Structures Act, 1998 (Act No. 117 of 1998);
- Municipal Systems Act, 2000 (Act No. 32 of 2000);
- Spatial Planning and Land use Management Bill, 2013; and
- Subdivision of Agricultural Land Act, 1970 (Act No. 70 Of 1970).

- Environmental Related Legislation

Approval in terms of the following legislation is also relevant before environmental approval will be considered by LEDET:

- Section 19 of the National Water Act, Act 36 of 1998 requires that all reasonable measures be taken to prevent any water pollution from occurring, continuing or recurring. The Act further describes a number of water uses and requires that a water use license have to be obtained for the following specified water uses:
  - Taking water from a water resource;
  - Discharge of water containing waste;
  - Irrigation of water containing waste;
  - Storing of water; and

- Alterations to the bed, banks or characteristics of a water course.
- The National Heritage Resources Act (Act 25 of 1999) makes provision for the undertaking of heritage resources impact assessments. A survey by a registered heritage practitioner and approval by the South African Heritage Resource Agency is needed before development can start.
- The Subdivision of Agricultural Land Act (Act 70 of 1970) provides for the control over the subdivision of agricultural land for uses other than agriculture and approval is needed from the National Department of Agriculture before subdivisions can be registered.

### **8.3.8. Land use management**

#### **Polokwane/Perskebult Town Planning Scheme, 2007**

All applications should be in line with the provisions and conditions of the Polokwane / Perskebult Town Planning Scheme, 2007 and/or any other town planning scheme which may be promulgated for specific areas in the Polokwane Municipality.

### **8.3.9. Consideration of other important aspects**

When an application for any development is considered it is important that other aspects which does not usually form a part of the legal requirements for an application, but which is important to ensure the success of a development, is taken into account.

- Sustainability

As stated in paragraph 1.3 of this document, one of the main aims of this policy document is to ensure sustainable development when applications for the subdivision of agricultural land are considered. It is important to protect the interests of the Municipality's communities and to protect natural resources. Sustainability is achieved when there is a balance between factors such as job creation and economic development and the protection of the natural environment in order to ensure the availability of important natural resources for the future.

The natural environment is the basis of the existence and survival of humankind. It is important that the impact of any development on natural resources and the natural environment is considered.

Apart from having to meet the general requirements as well as the specific requirements as discussed in paragraph 7.6.1 and 7.6.2 of this document it is important to prove that the proposed subdivision or densification is sustainable for the future, and that the development does not only benefit the present stakeholders but that it will also have a positive impact on the current as well as future population of the municipality.

- Social Impacts

The social impacts of the development on local communities must be assessed by an independent social scientist, if required by the Municipality.

Where relevant, the potential loss of agricultural land, whether it is high, medium or low potential land, must be assessed, taking account of employment loss/gain, land reform objectives and impacts associated with the relocation of farm workers.

The needs of emerging farmers must be considered where development is proposed on agricultural land (zoned or existing).

Existing forms of economic activity of the local community/town affected must be established. In particular, activities that are dependent on natural resources must be described (e.g. forestry).

Existing community characteristics including patterns of social interaction, interrelationships and the extent of community cohesion/conflicts must be investigated, to obtain an

understanding of social capital in local communities. In addition, community aspirations, perceptions and fears with regard to the proposed subdivision must be considered through interacting with community members and leaders.

- Economic Impacts

An economic impact assessment of the proposed subdivision or densification (not related to corporate social investment) could be required, including information on job creation, procurement, multipliers, and business models, based on at least a 10-year horizon. An economic model must be based on primary research in the Polokwane Municipality and should quantify the direct employment and revenue that will be created by the various components of the newly established subdivided portion / rural development.

# ANNEXURE A



Prepared by



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## **1. Background and objectives**

"Ecological sensitivity" refers to a system's ability to resist disturbance and its capability to recover from disturbance once it has occurred.

Objectives of the environmental sensitivity analysis for the local municipality are as follows:

- To ensure that resources in the province are used to their fullest potential in promoting, protecting and managing a sustainable environment.
- To include information contained in available databases to assist with decision making at strategic and project level assist in decision-making.
- To identify areas with high, moderate and low environmental sensitivity in order to assist with the correct placement of proposed developments from a strategic perspective.
- To ensure that environmental issues are identified and adequately addressed from the early planning phases and mitigated to an acceptable level.
- To determine the environmental approach and studies needed for proposed developments in the different sensitivity areas.

## **2. Criteria used**

Any area for which a sensitivity analysis is performed can be divided into two main zones namely:

- Natural habitats
- Modified / degraded habitats

Natural habitats are still in its natural state, and the degree of influence either by humans or animals are minimal. Modified habitats are habitats that have been significantly altered either by humans or animals. The natural or modified state is evaluated by a quick analysis of the following:

- Previous land use (old cultivated fields)

- State of habitat (unique or rare vegetation; water resources; soil surface; disturbance)

Ecological importance and sensitivity assessment of the specific area is done thereafter using the following criteria for each sensitivity class:

**High sensitivity areas (High Impact Zone)** - Conservation priority areas are identified according to the following criteria and no development can be supported in these areas

- Plant species
  - Rare and endangered species habitat
  - Unique vegetation types such as montane grassland and indigenous forest
- Water resources (Wetlands, drainage channels, seepines, floodplains and river systems)
  - All floodlines (100 year flood lines) around drainage channels and major river systems
  - Sensitive habitats
- Steeply sloping and rocky areas (slopes >20°)
- Areas of cultural – historical value

**Moderate sensitivity (High impact zone)** – Specific mitigation measures needed for development as follows:

- Erosion prevention during road construction or construction of residences/ other buildings in sloping areas or areas with rocky soils or sensitive geology (e.g dolomite)
- Natural woodland areas not considered as rare or unique. Large trees / protected species should be preserved as part of the development, while many exotic species should be eradicated.
- Use of a professional landscape designer to show the areas where the development will have the least impact
- Sloping areas between 12 and 20 degrees, where a high risk of erosion would need strict mitigation measures to be implemented.

**Low Sensitivity (Low impact zone).** The development won't have any significant impact on the natural environment. These areas are not as sensitive and can be divided into two specific areas according to the following:

- Disturbed / degraded areas which have been significantly modified for example old cultivated fields, encroached areas. No limitations exist in these areas and the development can be supported. Degraded woodland, old fields, areas around current residential areas and exotic plantations were all characterised as low sensitivity development areas.
- Flat and level areas

### 3. Parameters used

The following parameters were used when determining the sensitivity zones for the Polokwane Local Municipality from different databases (included as references for each parameter):

#### High Sensitivity Zone

- Escarpment ((NSBA, 2004)
- Rare and Unique Vegetation types (NSBA, 2004)
  - Lowveld Riverine Forest
  - Subtropical Alluvial Vegetation
  - Northern Mistbelt Forest
  - Subtropical Freshwater Wetlands
  - Subtropical Saltpans
  - Northern Escarpment Afromontane Fynbos
  - Northern Escarpment Quartsite Sourveld
  - Woodbush Granite Grassland
- Red Data Species Habitat (ENPAT, 2000)
- Waterbodies (ENPAT, 2000)
- Montane Grassland (ENPAT, 2000)
- Major Rivers & Drainage Channels (NSBA, 2004)
- Slopes greater than 20 degrees (National Department of Agriculture)
- Bare rocky areas (ENPAT, 2000)

### **Moderate Sensitivity Zone**

- Thicket & Bushland
- Natural Woodland
- Slopes between 12 and 20 degrees

### **Low Sensitivity Zone**

- All degraded areas such as old cultivated fields
- Encroached areas
- Built-up land
- Cultivated Land (commercial and subsistence farming)
- Mines and Quarries
- Flat and level areas (slopes between 0 and 12 degrees)

# **ANNEXURE B**



Prepared by



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## 1. Background

Limpopo Province covers an area of 12,46 million hectares and these accounts for 10,2 % of the total area of the Republic of South Africa. The Province is endowed with abundant agricultural resources and it is one of the country's prime agricultural regions noted for the production of livestock, fruits and vegetables, cereals and tea.

Three distinct climatic regions can be identified in the province. These are the:

1. Lowveld (arid and semi-arid) regions
2. Middle veld, highveld, semi-arid region
3. Escarpment region having sub-humid climate with rainfall in excess of 700 mm per annum.

The most limiting resource in the province is water. Irrigation is needed for about 137,000 hectares of which 58,000 hectares are in the hands of small-scale farmers. These varied climates allows Limpopo Province to produce a wide variety of agricultural produce ranging from tropical fruits such as banana, mangoes to cereals such as maize, wheat and vegetables such as tomatoes, onion and potatoes.

Limpopo Province has diverse soils, which vary in productivity. The soils are also vulnerable to various forms of degradation (physical, chemical and biological) and hence appropriate management strategies are critical if productivity of the soils is to be improved and sustained.

Based on the characteristics of the soils, climate and topography, the land capacity categorization constitute the following proportions:

1. 37,7% suitable for arable farming
2. 50,1% suitable for grazing
3. 12,2% suitable for wildlife.

The total land area of the province is 11,960,600 hectares of which 88,2 % (10,548,290 ha) constitute farmland. Of the total farmland, 14,7 and 14% constitutes potential arable land in developing agriculture in the former homeland and commercial agriculture respectively. Dry land cultivation on a commercial basis is only possible on the Springbok flats. Irrigate farming is predominant in the province (National department of Agriculture).

## 2. Rationale

Economic development and national food security depend on the availability of productive and fertile agricultural land, and are threatened by the demand for land for residential and industrial development. Urban and rural planning needs to be integrated rather than sectorial and fragmentary. The use of agricultural land for other purposes should therefore be minimised. Currently the retention of productive agricultural land is administrated through the **Subdivision of Agricultural Land Act, 1970** (Act No. 70 Of 1970) which controls the subdivision of agricultural land and its use for purposes other than agriculture. In the near future the use of these scarce resources will be regulated through the **Sustainable Utilisation of Agricultural Resources Bill**. One of the object of the new Bill is to provide for the use and preservation of agricultural land, especially “prime and unique agricultural land” by means of prescribe criteria in terms of which agricultural land may be used for purposes other than agriculture, in collaboration with principles as laid down in the Development Facilitation Act, 1995 (Act No. 67 of 1995) and also in collaboration with the Land Use Bill, 2001. The prescribe criteria shall relate to the importance of the continued use of those agricultural resources for agricultural purposes in general particularly taking into consideration the use of prime and unique agricultural land or its agricultural importance relative to a particular province or area. Different criteria may be prescribed from time to time and such criteria may differ from province and area.

Recently the need have been identified to classify the soils of the Limpopo Province according to their actual potential after initially The Directorate: Agricultural Land Resource Management of the National Department of Agriculture commissioned a study on criteria for prime agricultural land in 1998 (Schoeman *et al.*, 1998). This document gave more clarity on the classification of “High Potential Agricultural Land”, although certain aspects regarding this document were still unclear, for example the document does not take into consideration aspects like slopes, and no workable map for each specific district municipality exist at present. Subsequently AGES was commissioned to revise the current Soil Potential Classification and to create a new soil potential map through the integration of data from different data sources.

Objectives of the soil potential analysis for Polokwane local municipality are as follows:

- To provide for the use and preservation of agricultural land, especially high potential agricultural land by means of a soil potential map for the Greater Tzaneen Local Municipality and prescribe criteria (guidelines) in terms of which agricultural land may be used for purposes other than agriculture, in collaboration with principles as laid down in the Development Facilitation Act, 1995 (Act No. 67 of 1995) and also in collaboration with the Land Use Bill, 2001.
- To assist individuals (farmers, consultants) or groups (municipalities) who consider applying for a change of land use from agricultural to non-agricultural uses.
- To create a workable soil potential map for the municipality with regards to development in specific development nodes (municipal growth points) and areas outside the nodes. This map will be specific the local municipality

- To develop a set of prescribed guidelines for each soil potential class identified and mapped earlier, with specific reference to development nodes like municipal growth points. The guidelines shall relate to the importance of the continued use of those agricultural resources for agricultural purposes in general particularly taking into consideration the use of high potential agricultural land or its agricultural importance relative to the particular area or node. Different criteria may be prescribed from time to time and such criteria may differ.

### 3. METHODS & ANALYSIS

#### 3.1 IDENTIFICATION OF QUALIFYING MINIMUM SOIL DEPTH, CLAY CONTENT RANGES, MOISTURE POTENTIAL CLASSES AND SLOPES

Since the current soil characteristics (clay percentage and soil depth) as classified by the Environmental Potential Atlas of Southern Africa is quite broad scale, a thorough desktop study of the soils within each specific district municipality was done to integrate these soil characteristics with the moisture potential of soils and slopes. Different combinations of soil characteristics were used to classify the different soil potentials in each District Municipality. Since the landscape topography varies greatly over a small distance the soil forms used to classify soils as high potential in combination with the clay percentage and were discarded for the mapping purposes, although these soil forms should still be evaluated if site visits are done. Three different soil potential classes were identified as follows:

- High Potential Soils – these soils are suitable for arable agricultural land due to the following soil characteristics used in the database:

Soil Characteristic	Value
Clay Percentage	>15%
Soil Depth	>450mm
Slope	0-12°
Moisture Potential Class	1-4
Soil Form:	<ul style="list-style-type: none"> <li>• Avalon</li> <li>• Clovelly</li> <li>• Griffin</li> <li>• Hutton</li> <li>• Inanda</li> <li>• Kranskop</li> <li>• Magwa</li> </ul>

- Oakleaf
- Pinedene
- Shortlands
- Tukulu

Soils under permanent irrigation should still be considered high potential soils. The soil forms classified as high potential soil forms for each grid (Schoeman, 2004), should be considered when the field survey is conducted. The

- Moderate Potential Soils – these soils do not meet all the requirements for being classified as a high potential soil. Combination of different soil characteristics determined whether a soil can be classified as having a moderate potential. These soils are suitable for grazing purposes or for the cultivation or for orchards or plantations on moderately sloping areas. The following sets of characteristics were used for this classification:

**Set 1:**

Soil Characteristic	Value
Clay Percentage	> 15%
Soil Depth	>450mm
Slope	0-12°
Moisture Potential Class	5-6

**Set 2:**

Soil Characteristic	Value
Clay Percentage	> 15%
Soil Depth	>450mm
Slope	12-20°
Moisture Potential Class	1-6

**Set 3:**

Soil Characteristic	Value
Clay Percentage	< 15%
Soil Depth	>450mm
Slope	0-20°
Moisture Potential Class	1-6

**Set 4:**

Soil Characteristic	Value
Clay Percentage	> 15%

Soil Depth	<450mm
Slope	0-20°
Moisture Potential Class	1-6

**Set 5:**

Soil Characteristic	Value
Clay Percentage	>15%
Soil Depth	>450mm
Slope	12-20°
Moisture Potential Class	1-4

2. Low potential Soils – soils that are not suitable for arable agriculture or grazing. Usually on steeply sloping areas or very poor and shallow soils in arid areas. The following characteristics apply:

Soil Characteristic	Value
Clay Percentage	< 15%
Soil Depth	<450mm
Slope	>20°
Moisture Potential Class	1-6

# ANNEXURE C

## ANNEXURE C

### EXCERPT: POLOKWANE MUNICIPALITY POLICY ON LIFESTYLE ESTATES - GUIDELINES WITH RESPECT TO DENSITIES, COVERAGE, PARKING AND FLOOR AREA RATIO WITH THE DEVELOPMENT OF LIFESTYLE ESTATES IN THE MUNICIPAL AREA

The table below provide guidelines with respect to Coverage, Floor Area Ratio, Densities and Parking applicable to the development of specific Lifestyle Estates within the Polokwane Municipality.

Type of Estate	Coverage	FAR	Densities	Parking
Eco-Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha. Should be proportionally reduced for larger properties.	1 dwelling unit for every 10 ha and lower; based on the following: <ul style="list-style-type: none"> <li>• Maximum 50 dwellings per 500ha farm;</li> <li>• Maximum 75 dwellings per 1,000ha farm; and</li> <li>• Maximum 100 dwellings per 2,000ha farm.</li> </ul>	To the satisfaction of the Polokwane Local Municipality.
Wildlife Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha. Should be proportionally reduced for larger properties.	1 dwelling unit for every 10 ha and lower; based on the following: <ul style="list-style-type: none"> <li>• Maximum 50 dwellings per 500ha farm;</li> <li>• Maximum 75 dwellings per 1,000ha farm; and</li> <li>• Maximum 100 dwellings per 2000ha farm.</li> </ul>	To the satisfaction of the Polokwane Local Municipality.
Heritage Estate	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha. Should be proportionally reduced for larger properties.	1 dwelling unit for every 10 ha and lower; based on the following: <ul style="list-style-type: none"> <li>• Maximum 50 dwellings per 500ha farm;</li> <li>• Maximum 75 dwellings per 1,000ha farm; and</li> <li>• Maximum 100 dwellings per 2000ha farm.</li> </ul> <p>Densities may be relaxed with the consent of the Local Municipality, based on merit, to a maximum of 1 unit for every 5 ha for developments outside the urban edge.</p> <p>The standard density</p>	To the satisfaction of the Polokwane Local Municipality.

			policies of the municipality will be applicable to developments inside the urban edge.	
Recreational Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha.  Should be proportionally reduced for larger properties.	1 dwelling unit for every 5 ha and lower.  Densities may be relaxed, based on merit, with the consent of the Local Municipality to a maximum of 1 unit for every 3 ha for developments outside the urban edge.  The standard density policies of the municipality will be applicable to developments inside the urban edge.	To the satisfaction of the Polokwane Local Municipality.
Agricultural Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha.  Should be proportionally reduced for larger properties.	1 dwelling unit for every 10 ha and lower.  Densities may be relaxed with the consent of the Local Municipality to a maximum of 1 unit for every 5 ha depending on the intensity of the farming activities. The nature and extent of the agricultural activity will have a direct impact on the density of the development.	To the satisfaction of the Polokwane Local Municipality.
Mining Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha.  Should be proportionally reduced for larger properties.	1 dwelling unit for every 5 ha and lower.  Densities may be relaxed with the consent of the Local Municipality to a maximum of 1 unit for every 3 ha depending on the type of mining activities. There should be a relation between the mining activities and the density.	To the satisfaction of the Polokwane Local Municipality.
Aeropark Business Estates	In accordance with an approved site development plan.	±0.2 FAR relative to 1.0 ha.  Should be proportionally reduced for larger properties.	1 dwelling unit for every 5 ha and lower.  Densities may be relaxed with the consent of the Local Municipality to a maximum of 1 unit for every 3 ha.	To the satisfaction of the Polokwane Local Municipality.

			There will be a relation between the size of the airfield / airport and the density of the development.	
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The dwelling units must, as far as possible, be grouped on the farm, so that the negative impact on agricultural land and the natural environment is minimized. Clustered developments will ensure that sufficient undisturbed natural sections exist adjacent to the development and that the physical disturbance will be concentrated in a small section of the total available habitat. The residential development should not cover more than 10% of the total area of the farm.

Densities for developments close to Rivers / dams (rivers and dams that are under the jurisdiction of the Department of Water Affairs) should be handled as follows:

- 30% of the riparian land must be kept as open space (the 30% land must be concentrated in one part);
- Riparian land must have a maximum density of 1 dwelling per 75-meter waterfront;
- 1.3 dwellings per hectare away from the riparian land; and
- If the riparian land is less than 150m, no Lifestyle Estate development is allowed.