

Bolata Village Land Planning Programme Intervention Area Plan

QwaQwa

Maluti-a-Phofung Local Municipality

Final





FOREWORD BY THE HEADMAN OF BOLATA VILLAGE

Bolata Village Land Planning Programme (LPP) Intervention Area Plan



Bolata Village Traditional Leadership is proud to be associated with the Department of Agriculture Land Reform and Rural Development DALRRD, and specifically its Provincial Spatial Planning and Land Use Management Services (SPLUMS) directorate in compiling a Village Plan in terms of the department's Land Planning Programme.

Following a meeting between the National Branch SPLUM and the National House of Traditional and Khoi San Leaders' (NHTKL) Sub Committee on Land and Agriculture on the 8th of February 2023, rural intervention precinct plans in areas under traditional leadership were presented. Approval was obtained to proceed with the implementation of the program to develop rural intervention plans. The initial phase of this program involved the identification of 12 specific areas under traditional leaders that will serve as pilot sites for the program's implementation. The Bola Village within the Bolata Traditional Council was identified as one of the 12 Intervention Areas.

During and after several community engagement sessions, the following vision was adopted for the land planning surrounding the Village Plan:

"We envision the improved physical infrastructure that embraces the preservation of the cultural heritage, and the environmental sustainability with reliable green energy sources where health institutions are effectively functional, community has access to skills development and teaching and learning opportunities aimed to address the myriad of socio-economic ills affecting them."

This vision not only speaks to the critical planning issues at hand, but also strategically aims at:

- Balancing traditional practices with modern development strategies;
- Addressing historical disparities and inequalities in land ownership and access;
- Ensuring sustainable and environmentally conscious development.

The Bolata Traditional Council therefore supports this noble land planning initiative by routing for its inclusion into the Integrated Development Plan of the municipality, as well as into its Spatial Development Framework.

Morena Selebalo Mopeli

Headman: The Bolata Village, QwaQwa (Maluti-a-Phofung LM), Free State

18 October 2024

Project Information Sheet

Project Name:	Bolata Village Land Planning Programme (LPP) Intervention Area Plan	
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Project Beneficiary and TC Support:	<p>The Bolata Village, QwaQwa (Maluti-a-Phofung LM), Free State</p> <p>Morena Retsilisitsoe Mopeli</p> <p>Morena Selebalo Mopeli</p> <p>Morena Khauhelo Jonathan Mopeli</p>	
Project Team	<p>Project Owner: Mr Stephanus Minnie (Director SPLUMS)</p> <p>Project Leader: Mr Danie Schoeman (CTRP)</p> <p>Project Management: Ms Kelly Nadesan (PTRP-Lead)</p> <p>Ms Mokgadi Moloto (Candidate Planner – Planning Support)</p> <p>Mr Itumeleng Rakgwale (Candidate Planner – Planning Support)</p> <p>Ms Kirsten Storm (Control GISc Technologist – GISc Lead)</p> <p>Ms Relebogile Goitsemodimo (Control GISc Technologist – GISc Support)</p>	 <p>agriculture, land reform & rural development Department: Agriculture, Land Reform and Rural Development REPUBLIC OF SOUTH AFRICA</p> <p>DLRRD: SPLUMS Free State</p>
	Project Coordinator: Sheena Satikge-Sibisi	 <p>agriculture, land reform & rural development Department: Agriculture, Land Reform and Rural Development REPUBLIC OF SOUTH AFRICA</p> <p>DLRRD: National</p>

Document History

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1	29 July 2024	Draft Bolata Village Land Planning Programme (LPP) Intervention Area Plan
2	3 October 2024	Final Draft Bolata Village Land Planning Programme (LPP) Intervention Area Plan
1	18 October 2024	Final Bolata Village Land Planning Programme (LPP) Intervention Area Plan

Project Phases

Phase 1: Inception

Phase 2: Research and Analysis

Phase 3: Draft LPP Area Plan and Implementation Plan

Phase 4: Consultation and Final LPP Area Plan and Implementation Plans

List of Abbreviations

Abbreviation	Description
COGTA	Department of Cooperative Governance and Traditional Affairs
DALRRD	Department of Agriculture, Land Reform, and Rural Development
DDM	District Development Model
FS	Free State Province
GIS	Geographic Information System
I&AP	Interested and Affected Parties
IDP	Integrated Development Plan
LPP	Land Planning Programme
MAP	Maluti-a-Phofung Local Municipality
NDP	National Development Plan
NGO	Non-Governmental Organization
NHTKL	National House of Traditional and Khoi San Leaders
NSDF	National Spatial Development Framework
PHSHDA	Priority Housing Development Areas
PSC	Project Steering Committee
RDA	Rural Development Anchor
RDM	Rural Development Model
RDSP	Rural Development Sector Plan
RIA	Rural Intervention Area
RRDM	Rural-Regional Development Model
SDF	Spatial Development Framework

Abbreviation	Description
SEDA	Small Enterprise Development Agency
SEZ	Special Economic Zone
SPC	Spatial Planning Categories
SPLUM	Spatial Planning and Land Use Management
SPLUMA	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
SPLUMS	Spatial Planning and Land Use Management Services
TMDM	Thabo Mofutsanyane District Municipality

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1: INTRODUCTION

Following a meeting between the Branch Spatial Planning and Land Use Management (SPLUM) and the National House of Traditional and Khoi San Leaders' (NHTKL) Sub Committee on Land and Agriculture on Wednesday, the 8th of February 2023, rural intervention precinct plans in areas under traditional leadership was presented. Approval was obtained to proceed with the implementation of the program to develop the rural intervention plans. The initial phase of this program involved the identification of 12 specific areas under traditional leaders that will serve as pilot sites for the program's implementation. The Bolata Village within the Bolata Traditional Council was identified as one of the 12 Intervention Areas.

Initial consultation took place on the 14th September 2023 at the Bolata Village, with members of the Bolata Traditional Council as well as National and Free State DALRRD in attendance. The initial visit consisted of informing the Headman of the Bolata Village of the Land Planning Programme (LPP) and what the plan would entail, as well as what would be required from the Bolata District and the Department to develop a successful plan. A drone demonstration was also conducted. Once the project was handed over to the Free State DALRRD, an inception report was drafted and presented to members of the Bolata Traditional Council on the 7th November 2023. The internal and external boundaries for the respective villages were hand drawn and a site visit was conducted. The inception report was then amended to include consultation as well as the correct boundaries of the respective villages. With the new information received, the status quo was required to be amended to develop a document providing spatial data and analysis specific to the Bolata Village which is found within this document.

This document will then form part of the Bolata Village Plan Story Map as an on-line deliverable for the project, which can be found by using the following link or scan the QR code:

[Bolata LPP Story Map](#)



2: BACKGROUND

The Bolata Village is located within the Bolata District, Maluti-a-Phofung Local Municipality (MAP), a Category B municipality located within the Thabo Mofutsanyana District Municipality (TMDM) in the eastern part of the Free State Province, shown below on Map 1. The municipality forms part of a scenic tapestry, inclusive of the famous Maluti Mountains, from which the municipality is named.

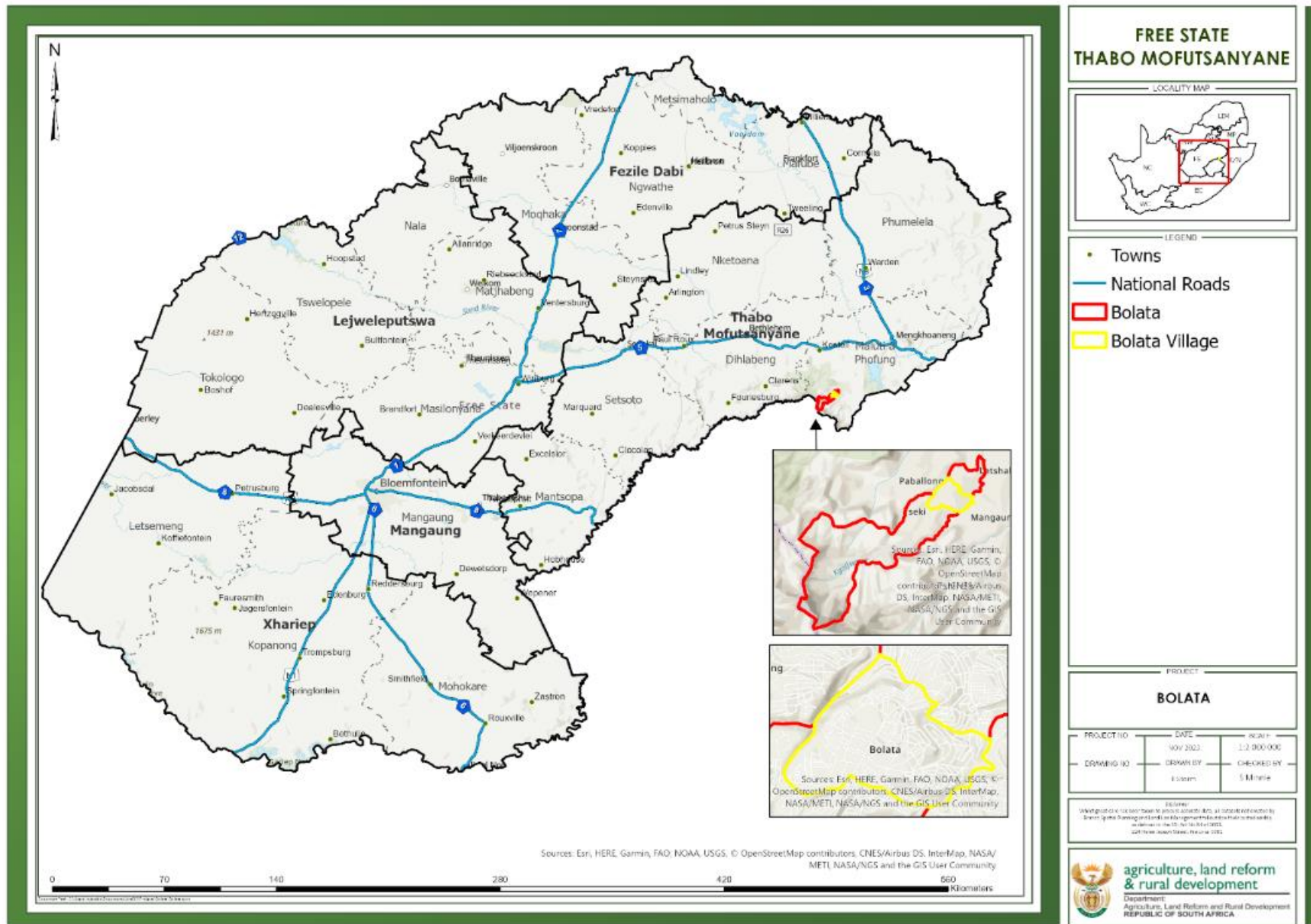


Figure 1: Bolata Village

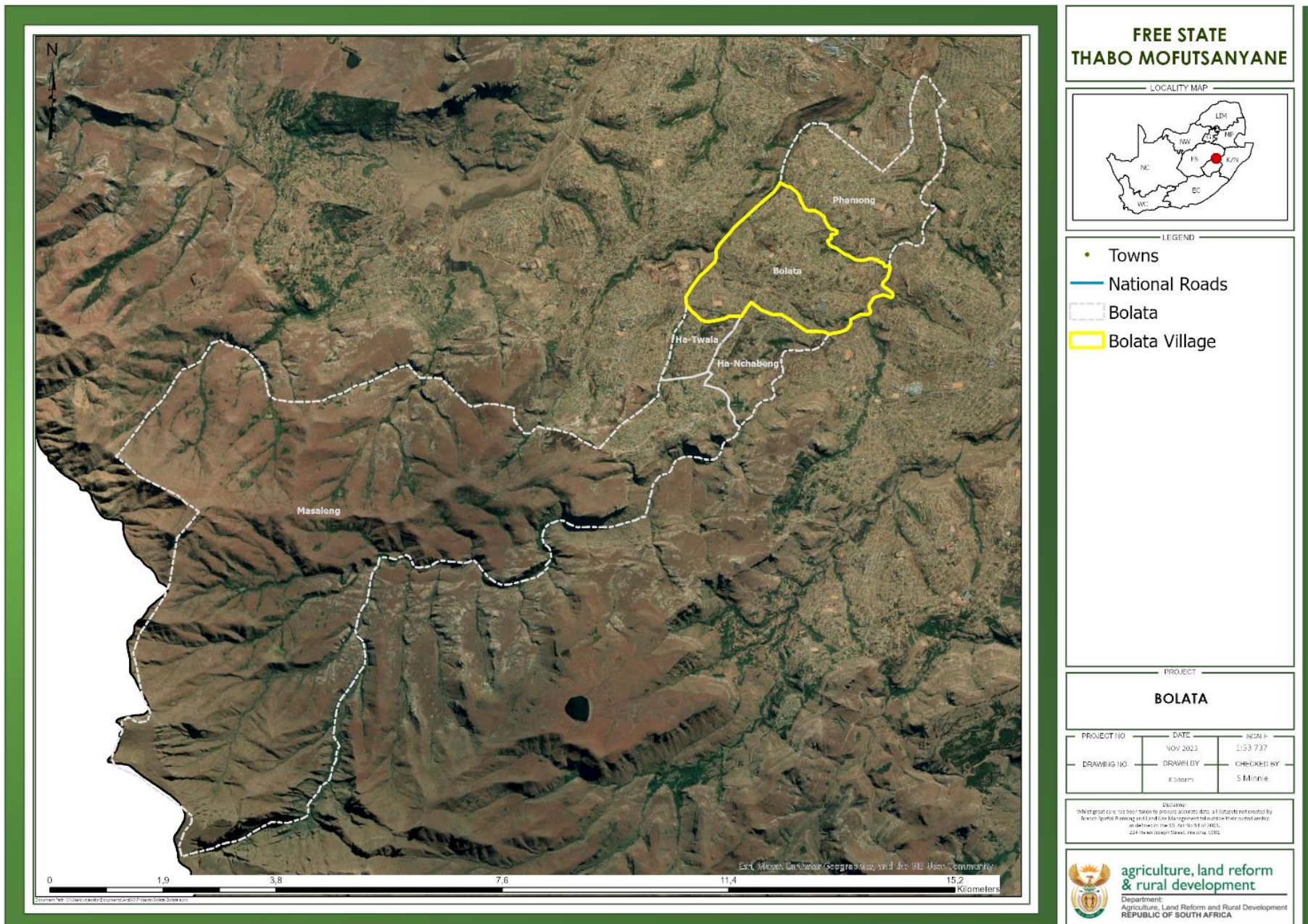
MAP is a rural municipality showcasing majestic mountains with sandstone cliffs and fertile valleys of crops that stretch as far as the eye can see. Fields of Cosmos and golden yellow hues of sunflowers are just a few of the enchanting sights that make this region unique. The municipality is one of the most scenic and attractive areas of the Free State Province, with considerable potential lying in its deep, fertile soils and high rainfalls.

The Bolata Village is one of five villages within the Bolata District. Although Proclamation L.G. No. 606/2007, signed 22 May 2008, identifies the area as, “Mopeli – Bolata”, after consultation with the Headmen of the respective villages, they had indicated that the area outlined in red on map 1 below, is known as, “Bolata District”, and will be referred to as such for the proposed plan. The remaining four villages are Phamong, Ha-Nchebeng, Ha-Twala and Maseleng as pictured on map 2.

From the discussions held with the Headman of the various Villages and the site visit, the village is in dire need of access to water and the provision of proper and well-maintained services and infrastructure. The saying on the Crest of the Bolata Traditional Council is “Pula Nala”, which is, “Pula” means rain and “Nala” simply means, “Our Food Will Be Secured” and is a customary saying used after speeches are delivered. The Bolata TC takes pride in the amount of rain they receive and view it as blessing to the space and the community.



Map 1: Bolata Village Locality Map



**FREE STATE
THABO MOFUTSANYANE**



LEGEND

- Towns
- National Roads
- - - Bolata
- ▭ Bolata Village

PROJECT

BOLATA

PROJECT NO	DATE	SCALE
	NOV 2023	1:53 737
DRAWING NO	DRAWN BY	CHECKED BY
	K Storm	S Minnie

Disclaimer:
Whilst great care has been taken to produce accurate data, a liability will not be accepted by
Spatial Planning and Land Use Management for any errors or omissions that may occur.
as defined in the SA Act 16-54 of 2002,
229 Waterlooplein Street, Pretoria, 0001.



Map 2: Villages within the Bolata District

3: LEGAL FRAMEWORK

3.1: The Constitution of the Republic of RSA, 1996

The Constitution of South Africa recognises the importance of traditional leadership and the role that traditional communities play, especially concerning land administration and customary law. Traditional land is generally associated with communal land held in trust for communities, particularly in rural areas under the jurisdiction of traditional leaders.

Key sections of the Constitution that relate to traditional land include:

Table 1: Sections of the Constitution related to traditional land

Section Within the Constitution	Implication to the Bolata LPP
<p>Section 25: Property Rights</p> <p>This implies that traditional communities have a constitutional right to secure land tenure and to claim restitution for land dispossession under certain conditions.</p>	<p>Section 25 of the Constitution addresses property rights, including the protection of property and the provision that no one may be deprived of property except in terms of law of general application.</p>
	<p>Subsection (6) states that a person or community whose tenure of land is legally insecure because of past racially discriminatory laws or practices is entitled to tenure that is legally secure, or to comparable redress.</p>
	<p>Subsection (7) provides for land restitution, stating that a person or community dispossessed of property after 19 June 1913 due to racially discriminatory laws is entitled to restitution or compensation.</p>
<p>Section 211: Recognition of Traditional Leadership</p>	<p>Section 211 recognises the status and role of traditional leadership in accordance with customary law, provided that such customary law is consistent with the Constitution.</p>
	<p>It further recognises the application of customary law by courts, provided it is consistent with the Bill of Rights.</p>
<p>Section 212: Role of Traditional Leaders</p>	<p>Section 212 recognises the role of traditional leaders and the institution of traditional leadership according to customary law.</p>

	It also allows for the establishment of houses of traditional leaders at both national and provincial levels to deal with matters relating to traditional leadership and customary law.
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3.2: Traditional Leadership and Governance Framework Act, No. 43 of 2003

This act is important because it provides the legal framework for traditional leadership structures and how traditional leaders should manage communal land. Traditional councils, often responsible for administering communal land, are expected to align their practices with national laws, including the Constitution and the Spatial Planning and Land Use Management Act (SPLUMA).

3.3: The Spatial Planning Land Use Management Act, No. 16 of 2013 (SPLUMA)

The SPLUMA of 2013 aims to integrate traditional areas into a unified planning system across South Africa, including traditional areas under the control of traditional councils. Traditional leaders play a crucial role in land use and development, and traditional councils are expected to support land use management systems that comply with SPLUMA principles. They are also required to participate in Municipal Planning Tribunals, considering customary laws and traditional practices in governance. SPLUMA also requires cooperation with municipalities in developing Integrated Development Plans (IDPs), ensuring traditional areas contribute to broader municipal development strategies. The Act promotes spatial justice, sustainability, efficiency, resilience, and good administration, ensuring traditional areas are part of the broader development and land use framework. The following is how collaboration can occur;

3.3.1: Integrating Traditional and Municipal Governance

SPLUMA emphasises the need for an integrated approach to land use management, meaning that traditional councils need to work closely with local municipalities. In the case of the Bolata Traditional Council:

Collaboration with Maluti-a-Phofung Municipality: A formal agreement should be established between the Traditional Council (TC) and the municipality to ensure that all land use decisions are consistent with the municipal Spatial Development Framework (SDF).

Participation in Municipal Planning Structures: Members of the TC should actively participate in municipal planning and land use management committees, such as the Municipal Planning Tribunal (MPT), to ensure their input is considered in broader development decisions. Currently the SPLUMA is being amended to increase inclusivity of TCs serving as members of MPTs.

Alignment with the Integrated Development Plan (IDP): The Council should align its own development goals with the municipality's IDP, ensuring that traditional and modern governance systems work together to plan for land use, infrastructure, and service delivery.

Capacity Building and Education Training for Traditional Leaders: Training traditional leaders on the legal requirements of SPLUMA, especially in areas like land use applications, zoning, and environmental management, is essential for alignment.

Community Education: Inform the community about SPLUMA principles and how they will be applied within the traditional system, ensuring transparency and buy-in from the local population.

Formalising Land Use Practices: The Council should ensure that all land allocation and use practices are formalised and recorded, complying with SPLUMA's requirements for a land use registry. This step will help in avoiding land disputes and ensuring legal certainty in land ownership.

3.4: Traditional and Khoi-San Leadership Act (No. 3 of 2019)

The Act came into effect in April 2021 and provides more detailed provisions for the recognition of traditional and Khoi-San leadership, promoting accountability, democracy, and gender equality within traditional structures.

It also clarifies the roles and functions of traditional councils in relation to land administration, dispute resolution, and community development. This act was found unconstitutional by the Constitutional Court, but the judgement has been set aside.

4: POLICY FRAMEWORK

The following is a snapshot of the relevant policies, plans and frameworks and their implications on the Bolata Village

Table 2: Policy/Plan/Framework and their Implications

POLICY/PLAN/Framework	IMPLICATIONS
<p>National Development Plan 2030.</p> <p>The NDP addresses and promote key issues with regards to traditional areas in the country, that have an impact on the planning of the Bolata Village. Such key issues are;</p>	<p>The NDP 2030 seeks to integrate traditional areas into the national development trajectory by improving governance, access to resources, and service delivery, while respecting cultural heritage and the role of traditional leadership. By aligning with customary law and promoting rural development, the NDP ensures that traditional areas are included in the country's broader goals for growth, equality, and prosperity.</p>
<p>National Spatial Development Framework</p>	<p>Aligns traditional areas with national development goals by promoting spatial justice, rural development, sustainable land use, and the inclusion of traditional governance structures in spatial planning processes. It aims to integrate these areas into broader spatial and economic networks, ensuring they receive the necessary investments in infrastructure, services, and sustainable development practices while respecting the unique characteristics and governance systems of traditional communities</p>
<p>Provincial Spatial Development Framework</p>	<p>Inclusive Development and Traditional Leadership: Develop Local Spatial Development Frameworks (LSDFs) in collaboration with traditional authorities to address land use distribution patterns in traditional areas.</p> <p>Cultural and Traditional Settlements: Phuthaditjhaba, one of the largest traditional settlements in South Africa, is significant for its cultural heritage and potential for economic development through targeted interventions. Addressing poverty in this area through initiatives such as the Phuthaditjhaba Industrial Park, which is part of the national program to revitalise industrial parks, can stimulate economic activities and create employment opportunities.</p> <p>A holistic development approach via improved relationships and partnerships, particularly with Traditional Leadership are necessary.</p>

	<p>Support for High Immigration Areas: Provide additional support to towns like Phuthaditjhaba, which are experiencing elevated levels of immigration pressure.</p> <p>Phuthaditjhaba identified as a Regional Development Anchor</p>
Maluti-a-Phofung Integrated Development Plan 2024/2025	<p>As per the information sourced from the document, nine Traditional Leaders are serving on the Municipal Council and its Committees in accordance with the criteria released by the MEC for Local Government and Traditional Affairs in 2011. Owing to the Maluti-a-Phofung Municipality's rural setting, Traditional Leader collaboration and involvement are essential to the accomplishment of the municipality's development initiatives. To do this, the township has designated Traditional Leaders as an important stakeholder with whom the Executive Mayor regularly conducts conversations under the auspices of Executive Mayor's Conversations with stakeholders. The Council has established standards under which support is given to Traditional Leaders on specific designated dates in appreciation of their invaluable commitment to Maluti-a-Phofung Municipality projects.</p>
Maluti-a-Phofung Spatial Development Framework	<p>Currently being reviewed, Information to be included once complete.</p>
The Maluti-A-Phofung Special Economic Zone (MAP-SEZ)	<p>The Maluti-A-Phofung Special Economic Zone (MAP-SEZ) is an existing government initiative designated as a public entity in February 2016 and granted an operating permit to operate within the mandate of the SEZ Act of 2014, Regulations, and applicable law. MAP-SEZ is a government-supported initiative and industry hub to establish manufacturing opportunities and create a regional and international trade environment with an added value chain within the TMDM and the Free State Province. The main objective of the MAP SEZ is to attract foreign and direct investment and to stimulate the local economy as well as create meaningful work opportunities for the people of the Free State as a whole, the Maluti-A-Phofung region. The special economic zone will further provide support to local businesses, facilitate skills transfer, and hopefully accelerate the establishment of manufacturing activities in local and international trade with value-added benefits. Further analysis is yet to be done on the MAP SEZ effect on the development of the Bolata Traditional Council area.</p>

4.1: NSDF – PSDF Alignment (Regional-Rural Development Model - RRDM)

The RRDM stems from the NSDF and has a specific set of criteria on how an area is identified as an RIA, the following is the criteria required to be met by the NSDF to form the RRDM.

1. At least one well-connected regional development anchor, located both within the region, and on the national transport network to 'anchor' the region, and connect it to the national space economy (in the case of the Bolata Village, the village has an international border with Lesotho and the N5 and N3 traverse the LM),
2. Social, cultural, historical, economic and cultural characteristics and attributes that would make the development of a 'functional rural region' possible over time, and
3. The potential for intra-regional rural-rural and rural-urban trade between towns and villages in the region;

The diagram below illustrates how this looks in reality;

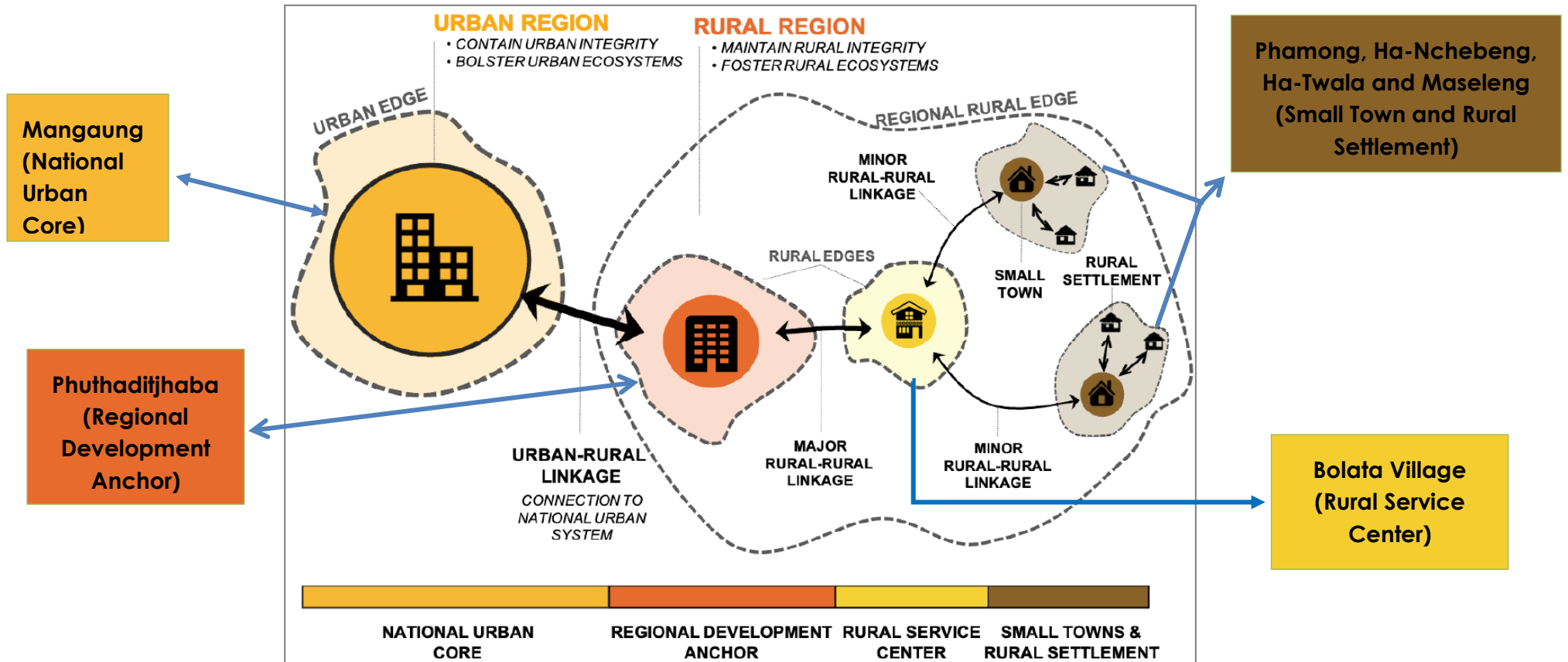


Figure 2: Schematic Representation of the NSDF Regional-Rural Development Model in Relation to the Bolata Village

The table below provides a clear and structured summary of the key concepts related to urban-rural linkages, regional development, and governance as illustrated in the NSDF;

Table 3: NSDF Alignment

Aspect as identified in the NSDF	Description	Application to Bolata Village
Urban-Rural Linkages and Spatial Hierarchy, Inclusive of the National Urban Core	Emphasises structured relationships between urban regions and rural areas. Urban centres act as core economic nodes, with an "Urban Edge" marking the influence of urban activities. According to "Skills and Education," universities would be found in "national urban cores," high schools in "rural service centres," and villages would be home to tiny schools and mobile libraries.	The NSDF identified Mangaung (Bloemfontein) as a National Urban Node/Core , and as one of existing and fast-growing cities in South Africa. In relation to the said statement, an identified example of a National Urban Node/Core service is the University of the Free State Main Campus as an educational facility located in Mangaung/Bloemfontein.
Regional Development Anchors	Key urban centres that serve as economic and service hubs for surrounding rural areas, promoting regional economic growth.	The FS PSDF identified Phuthaditjhaba as a Regional Development Anchor with the following key needs identified for it to be operational; Civic Services Clustering: Upgrade existing facilities to accommodate more services in centrally located areas along transportation corridors. Cluster services geographically to reduce transportation costs and improve accessibility. Ensure these clusters are easily accessible via public transportation. Healthcare Services: Upgrade the various hospitals in the area to improve the quality of healthcare services provided. Maintain the

		<p>current level of health services, as they are deemed sufficient for the population.</p> <p>Educational Facilities: Enhance tertiary educational facilities, ensuring better integration and accessibility. Leverage the satellite campus of the University of the Free State to provide higher-order educational services.</p> <p>Sports and Recreation: Develop a centralised regional sports facility to address the fragmentation of existing facilities. Integrate resort and recreation facilities as part of the larger sports precinct to provide comprehensive recreational amenities.</p> <p>As per the example mentioned above, ie. The University of the Free State Main Campus located in Mangaung serves national interest, with the University of the Free State satellite campus situated in Phuthaditjhaba serving as a Regional Development Anchor for easier access for communities residing within the Rural Service Centre such as Bolata Village and the villages of Phamong, Ha-Nchebeng, Ha-Twala and Maseleng.</p>
<p>Supporting Rural Ecosystems and Maintaining Urban Integrity. The identification of Rural Service Centres</p>	<p>Strengthens rural ecosystems through local-level governance and service centres. Ensures rural sustainability by linking smaller nodes to regional hubs for service provision.</p>	<p>Bolata Village has been identified as the Rural Service Centre as the Bolata District Traditional Council Offices are seated within the Bolata Village in Phuthaditjhaba. The following are identified key focus areas for development of Rural Service Centres:</p> <ul style="list-style-type: none"> • Upgrade existing clinics and health posts. • Establish new hospitals and health centres where necessary. • Improve ambulance and emergency services. • Upgrade and expand primary and high schools. • Establish tertiary educational facilities where required. • Align curriculums to local economic needs. • Develop new civic centre's offering SASSA, Home Affairs, and Labour services.

		<ul style="list-style-type: none"> • Improve access to legal and police services. • Develop new sports fields and complexes. • Upgrade existing recreational facilities. • Create urban parks and nature reserves. • Develop local market areas to support small businesses.
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Additional NSDF linkage and alignment:

Table 4: Additional NSDF linkage and alignment

Aspect as identified in the NSDF	Description
Strategic Spatial Planning for Inclusion and Accessibility	Promotes spatial integration by connecting urban centres and rural peripheries. Addresses historical imbalances in service provision, economic opportunities, and land access for marginalized rural communities.
Application of NSDF Concepts in figure 2	Demonstrates the NSDF's principles applied in a regional context. Mangaung and Phuthaditjhaba are recognized as critical nodes, connected to smaller towns through multi-scalar planning for balanced growth.
Implications for Regional Development and Governance	Reflects decentralised governance, where traditional councils (e.g., Bolata Traditional Council) contribute to local planning. Aligns with NSDF's cooperative governance between municipalities and rural communities.

5: STATUS OF MUNICIPAL PLANNING INSTRUMENTS

The following table provides a summary of the status of municipal planning instruments affecting the Bolata Traditional Council:

Table 5: Municipal Planning Instruments

MUNICIPAL PLANNING INSTRUMENTS	STATUS	LINKS TO DOCUMENTS
SDF	The SDF is currently being reviewed.	Maluti-a-Phofung SDF
LUS	Adopted November 2023	Maluti-a-Phofung LUS
MPT	Re-appointed previous members recently which were adopted by Council but not gazetted yet. The MPT is considered functional.	Municipal planner to request assistance from DALRRD to gazette the notice for the appointment of MPT members.
By-Laws applicable to areas under Traditional Leadership	Gazetted 6 November 2015	Maluti-a-Phofung By-Laws 2015
District Rural Development Sector Plan	Developed in 2017 Implementation Plan reviewed for 2024/2025	TMDM RDSP 2017 and RDSPIP 2024-2025
District Development Model One Plan	Completed	TMDM DDM Profiles
Municipal IDP	Adopted by Council 20 April 2023	Maluti-a-Phofung IDP 2024-2025

6: RURAL DEVELOPMENT SECTOR PLAN ALIGNMENT

The Agri Hub at Tshiame is one of the existing projects within the region affecting the Bolata Traditional Council area as well as the Farmer Production Support Unit (FPSU) at Makholokoeng. These projects are focused around the following commodities as shown below in Table 5.

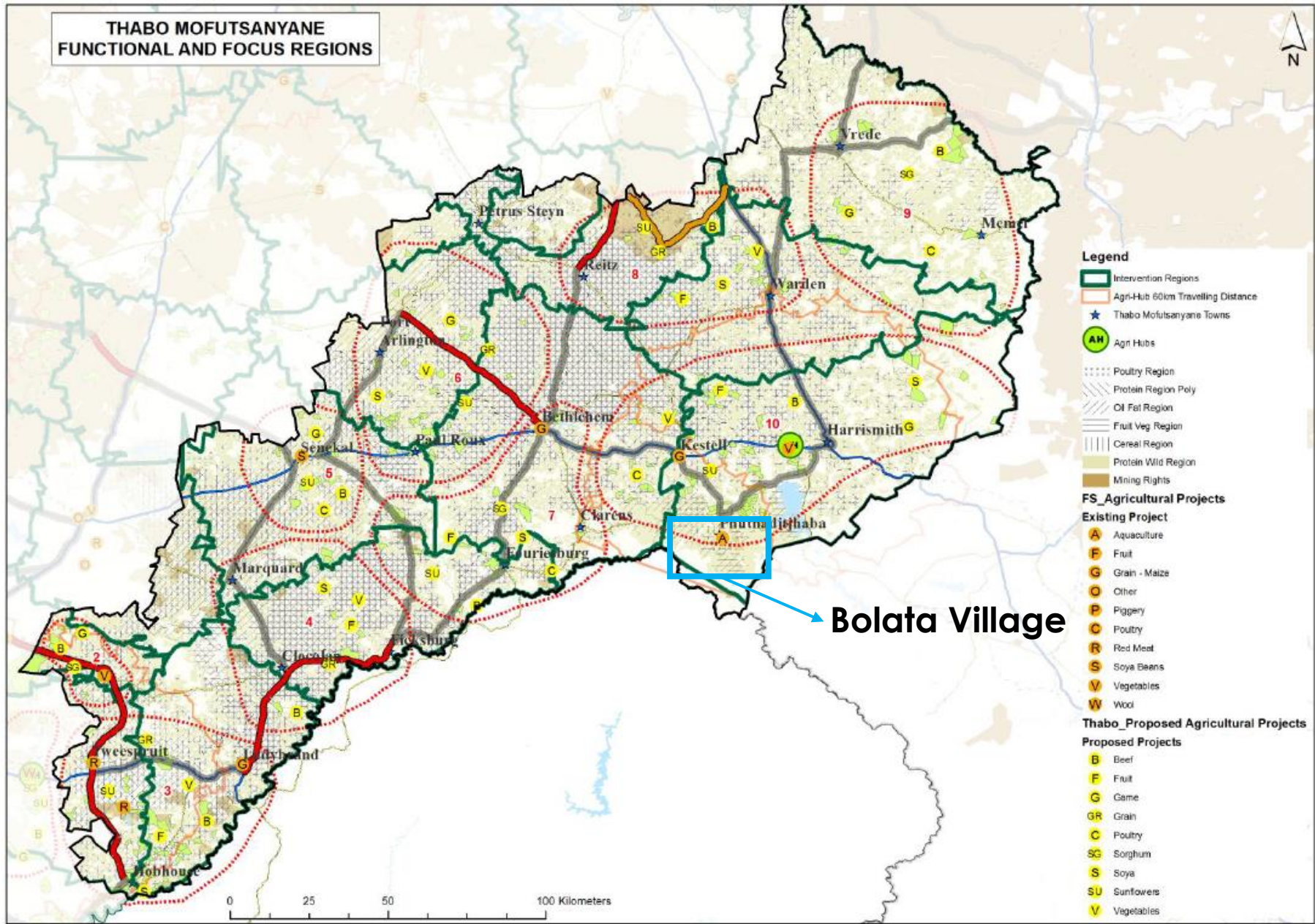
Table 6: Agri-Hub Projects

Function	Towns	Commodities	Project
Agri Hub	Tshiame & Thaba Nchu	Beef	<ul style="list-style-type: none"> Slaughtering Facilities Abattoir Cold storage facility Livestock handling facility Packaging Plant Tannery
		Fruit	Fruit Processing Facilities <ul style="list-style-type: none"> Packaging Plant Juice Extraction Dehydration Plant
		Game	<ul style="list-style-type: none"> Boma Facility
		Grain	<ul style="list-style-type: none"> Dry Milling Plant Wet Milling Plant Storage Facilities
		Poultry	<ul style="list-style-type: none"> Battery Abattoir Cold Storage Facility Packaging
		Sunflower	<ul style="list-style-type: none"> Cold Pressing Plant Storage Facility

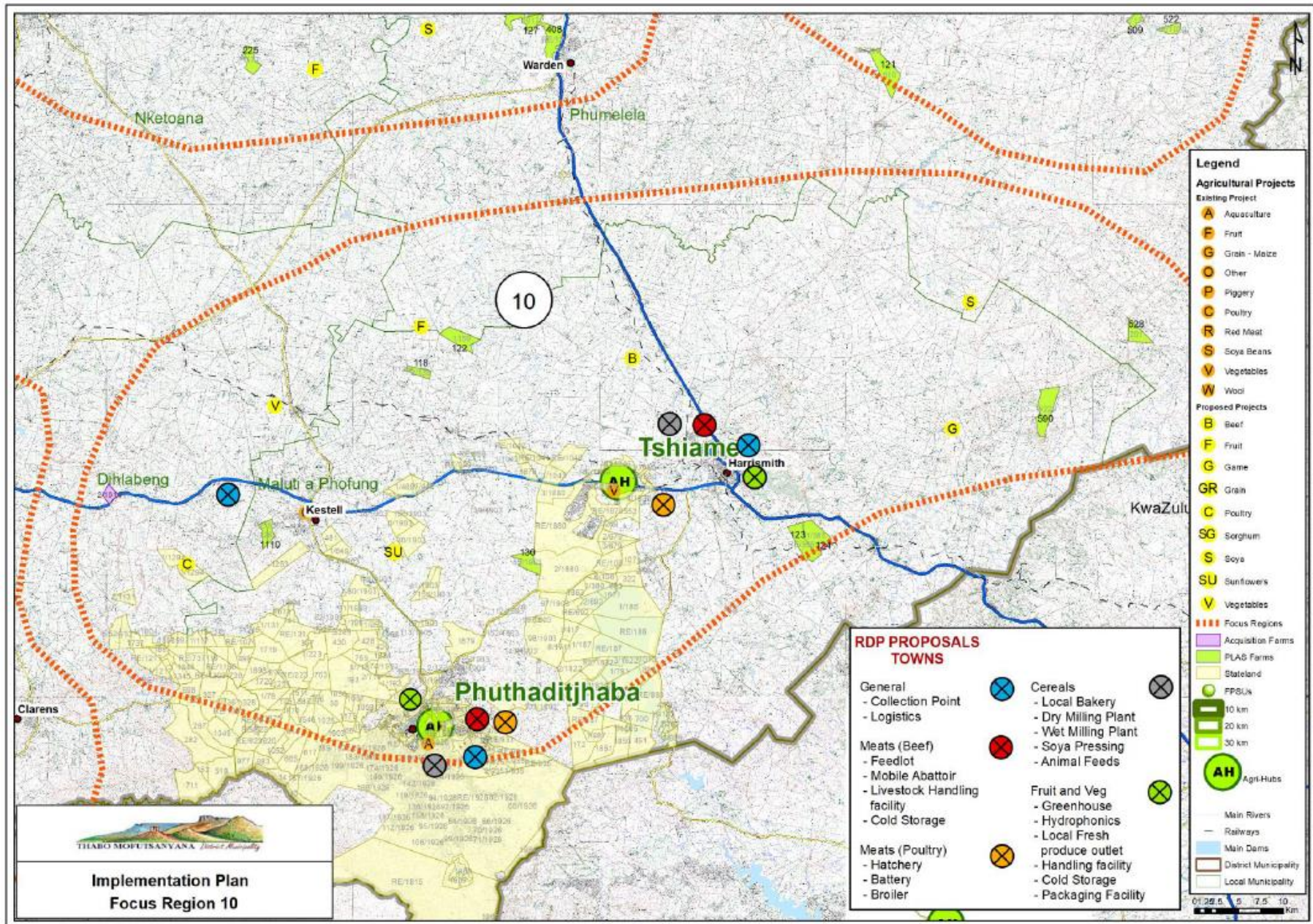
In addition, according to the Thabo Mofutsanyane District Rural Development Implementation Plan, the following key projects are proposed within the Thabo Mofutsanyane District to unlock the economic potential of the rural areas as well as create better linkages between urban and rural areas. Through some of the key projects, poverty will be alleviated and access to markets will be more accessible for the rural poor. Amongst the ten (10) identified focus regions of the implementation plan, The Bolata Traditional Council falls within Focus Region 10: Qwa Qwa, Kestell, Tshiame and surrounds. Proposed projects are as follows:

Table 7: Thabo Mofutsanyane District Rural Development Implementation Plan Region 1 Projects

Focus Region	Existing Projects	Proposed Projects	Functional Region – Evident
Other Towns	Tweespruit	Beef	Holding Pens
	Hobhouse	Fruit	Fresh Produce Local Market
	Clocolan, Ficksburg	Game	N/a
	Marquard	Grain	Local Community Bakery
	Fouriesburg	Poultry	Hatchery
	Clarens, Rosendal	Sunflower	N/a
	Paul Roux, Arlington	Vegetables	Fresh Produce Local Market
	Lindley		
	Petrus Steyn		
	Reitz, Vrede		
Memel, Kestell			
Harrismith			



Map 3: TMDM Focus Regions



Map 4: TMDM Focus Region 10

6.1: TMDM RDSP Focus Priorities

The figure below is an extract of the five focus priorities outlined in the TMDM RDSP and the table identifies their implications for the Bolata Village;

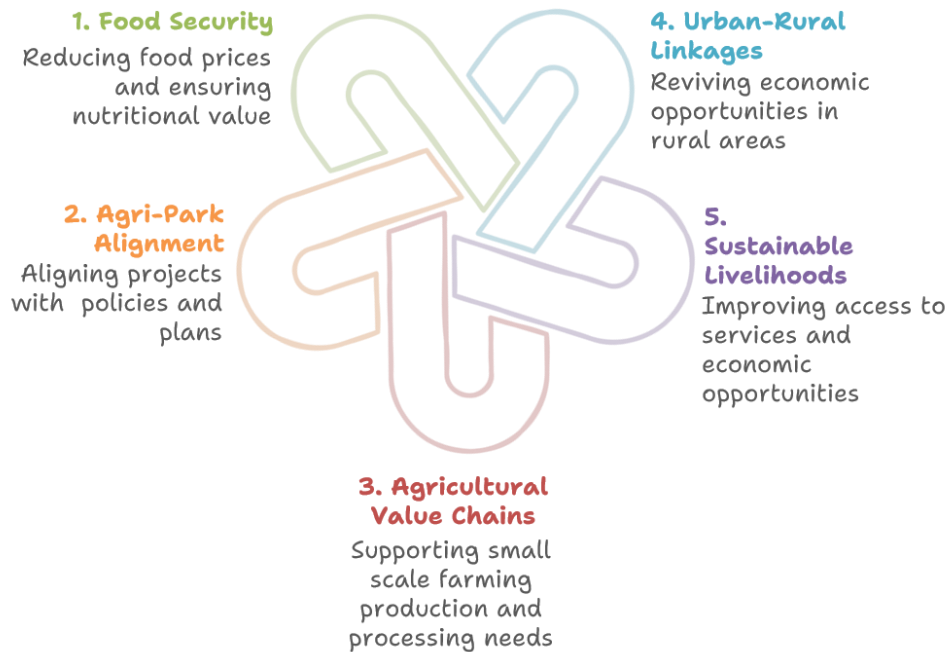


Figure 3: TMDM RDSP Focus Priorities

Table 8: Implications of the TMDM RDSP Focus Priorities for the Bolata Village

TMDM RDSP Focus Priority	Implications for the Bolata Village
1. Food Security	Initiatives should focus on reducing food costs and enhancing access to nutritious food in Bolata. Opportunities include community gardens and sustainable agricultural practices.
2. Agri-Park Alignment	Aligning Bolata's development projects with provincial or national agricultural policies could attract funding and support, leveraging nearby resources or partnerships.
3. Agricultural Value Chains	Support for local farmers to engage in production, processing, and marketing could stimulate Bolata's economy and create employment opportunities.
4. Sustainable Livelihoods	An emphasis on the provision of access to services (education, healthcare, infrastructure) and opportunities for economic empowerment to enhance the community's quality of life but also enable the community to become resilient.
5. Urban-Rural Linkages	Promotion of rural-based businesses and improving connectivity to nearby urban centers, such as Harrismith or the Maluti-a-Phofung SEZ. Regional implications between KZN and the FREE State, as Bolata is close to the NSDF identified National Core area which is Newcastle.

On a strategic level the RDSP of Thabo Mofutsanyane District Municipality can support areas under traditional leadership in terms of effective land use and planning, rural development strategies, promote integrated and economic growth, expanding agricultural activity and improve rural infrastructure.

Some further benefits may include improved land management and utilisation, enhanced food security through supported agricultural activities, increased access to markets and economic opportunities, development of rural infrastructure, such as energy, water and transportation systems, and empowering of traditional leadership and their communities in decision making processes.

The following maps are aligned to the TMDM RDSP with the table below reflecting the analysis of each map.

Table 9: Commodity Suitability of Bolata Village

Project Name	Commodities				
	Cereal	Fruit and Vegetables	Fats and Oils	Poultry	Game
Bolata Land Planning Project	Poorly Suitable (A very small portion of the land allows for production)	Moderate to Highly Suitable	Highly Suitable (The land allows for production of this commodity)	Moderate to Highly Suitable	Highly Suitable (The land allows for production of this commodity)

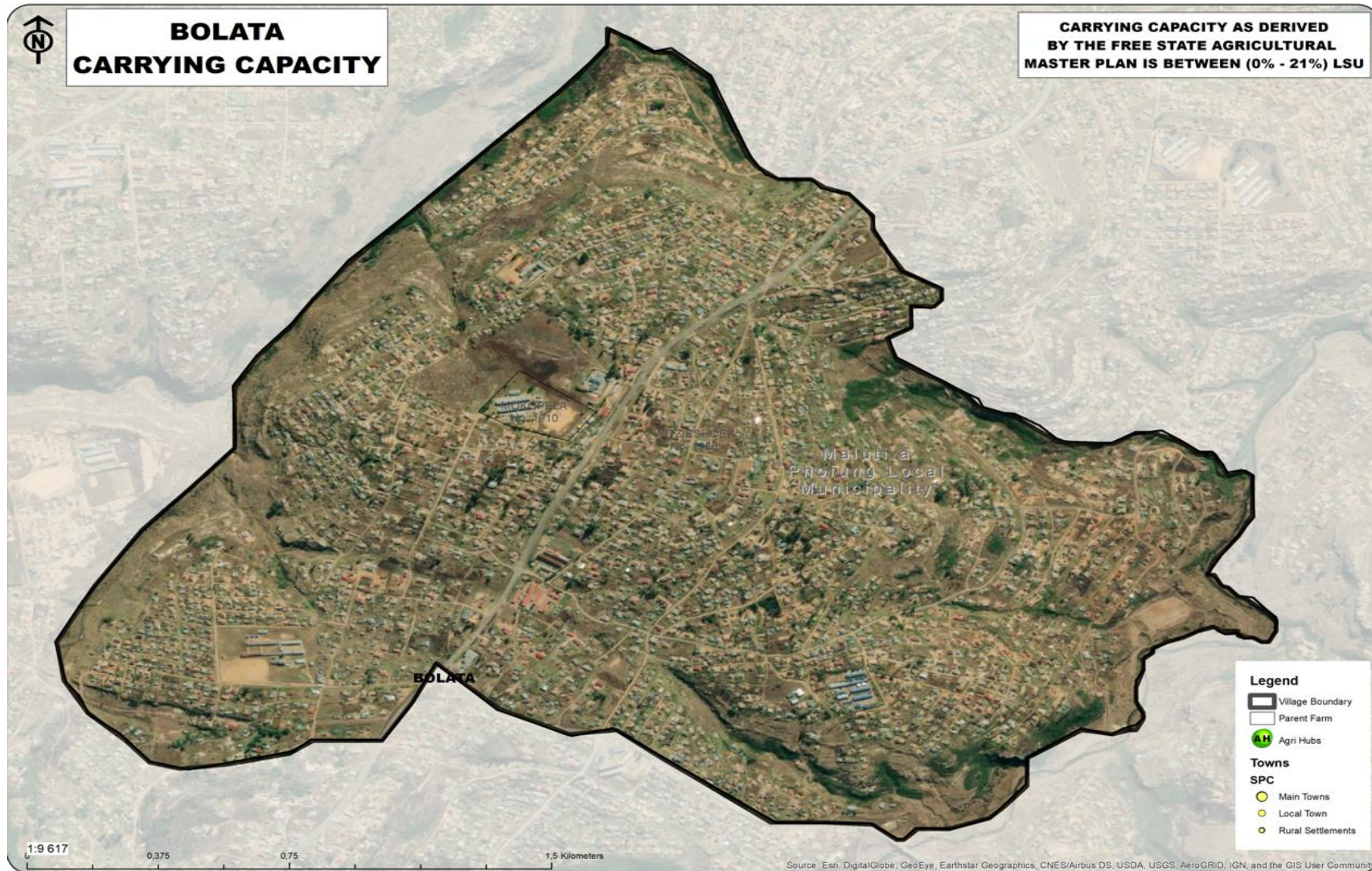
KEY

Highly Suitable	Moderate to Highly Suitable	Moderately Suitable	Poorly Suitable	Exclude
-----------------	-----------------------------	---------------------	-----------------	---------

PROJECT NAME	STRATEGIC LOCATION	LIVESTOCK CAPACITY	FPSU DISTANCE
Bolata Land Planning Project	40% - 50% Strategically Located	0% - 21% Livestock Unit	Within 40 - 50km radius to the FPSU in Tshiame

6.1.1: Livestock Carrying Capacity

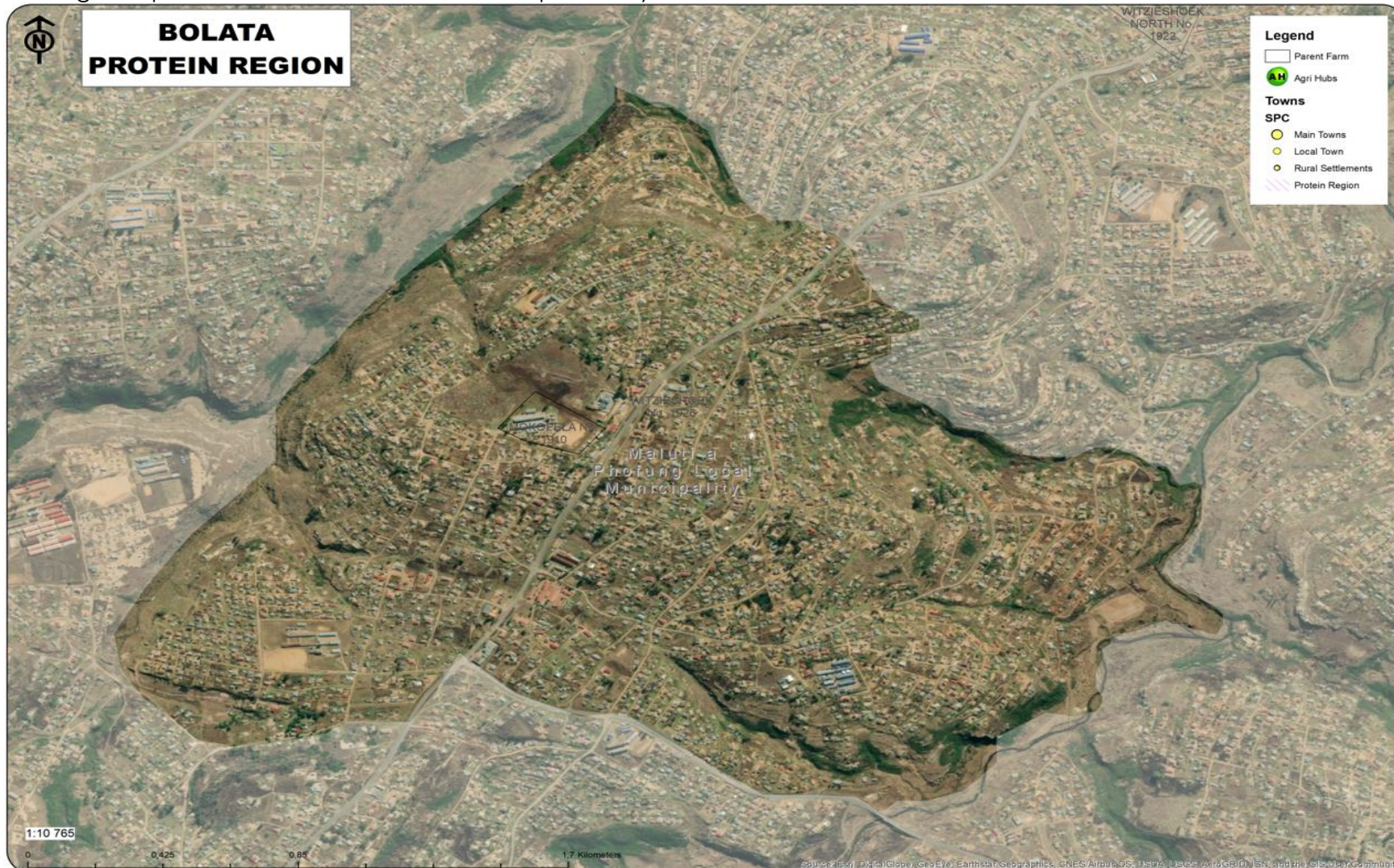
In terms of livestock capacity for Bolata, it is determined to be at 0%- 21% Livestock Unit per hectare.



Map 5: Bolata Carrying Capacity

6.1.2: Protein farming

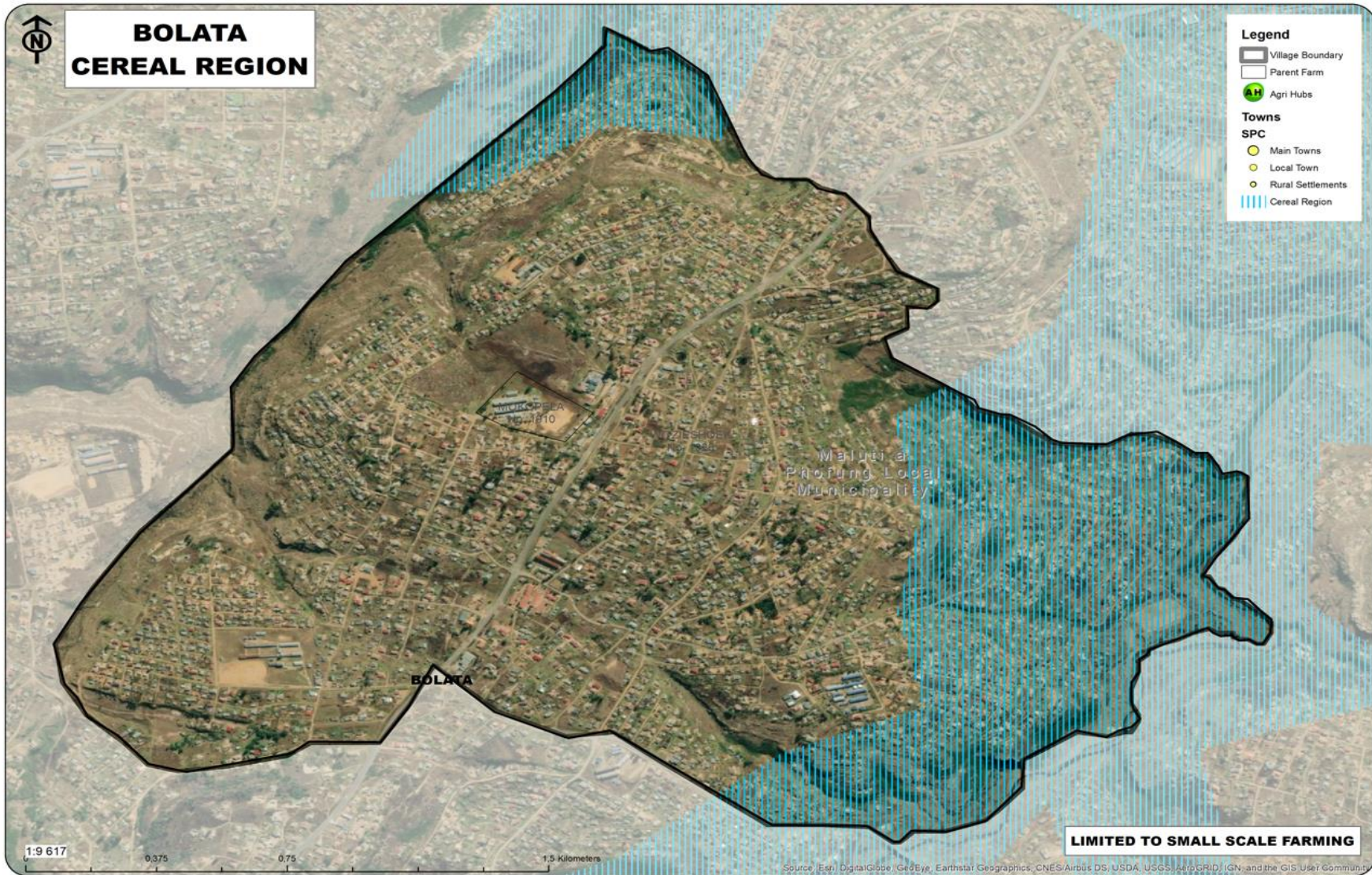
Protein farming within Bolata Village is not recommended, due to the size of the stands. The land is mostly used for subsistence farming and production for household consumption only.



Map 6: Bolata Protein Region

6.1.3: Cereal Production

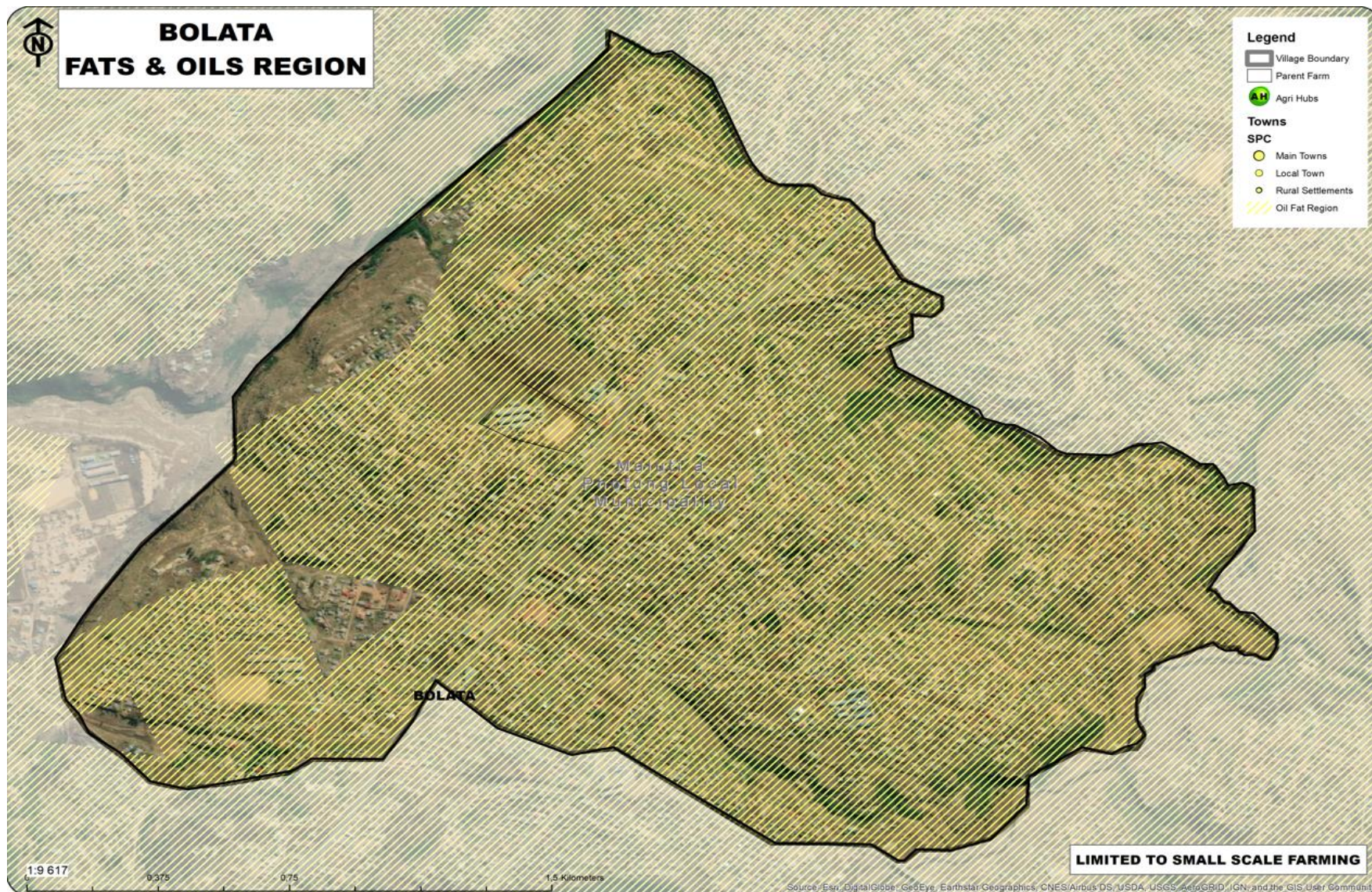
Cereal production in Bolata Village is only limited to small scale farming.



6.1.4: Fats and Oils Production

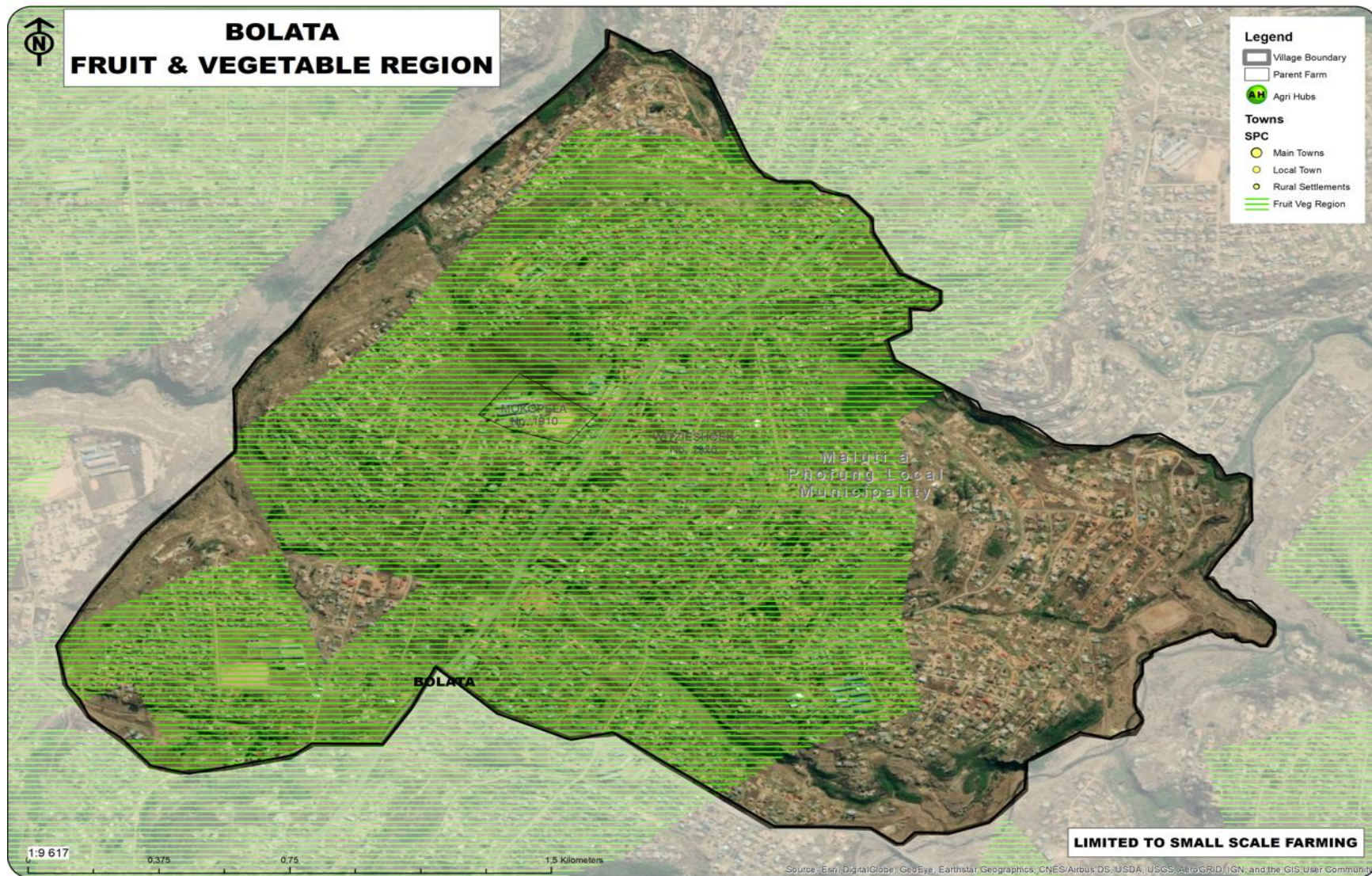
Map 7: Bolata Cereal Region

Production of fats and oils in Bolata Village is highly suitable for farming.



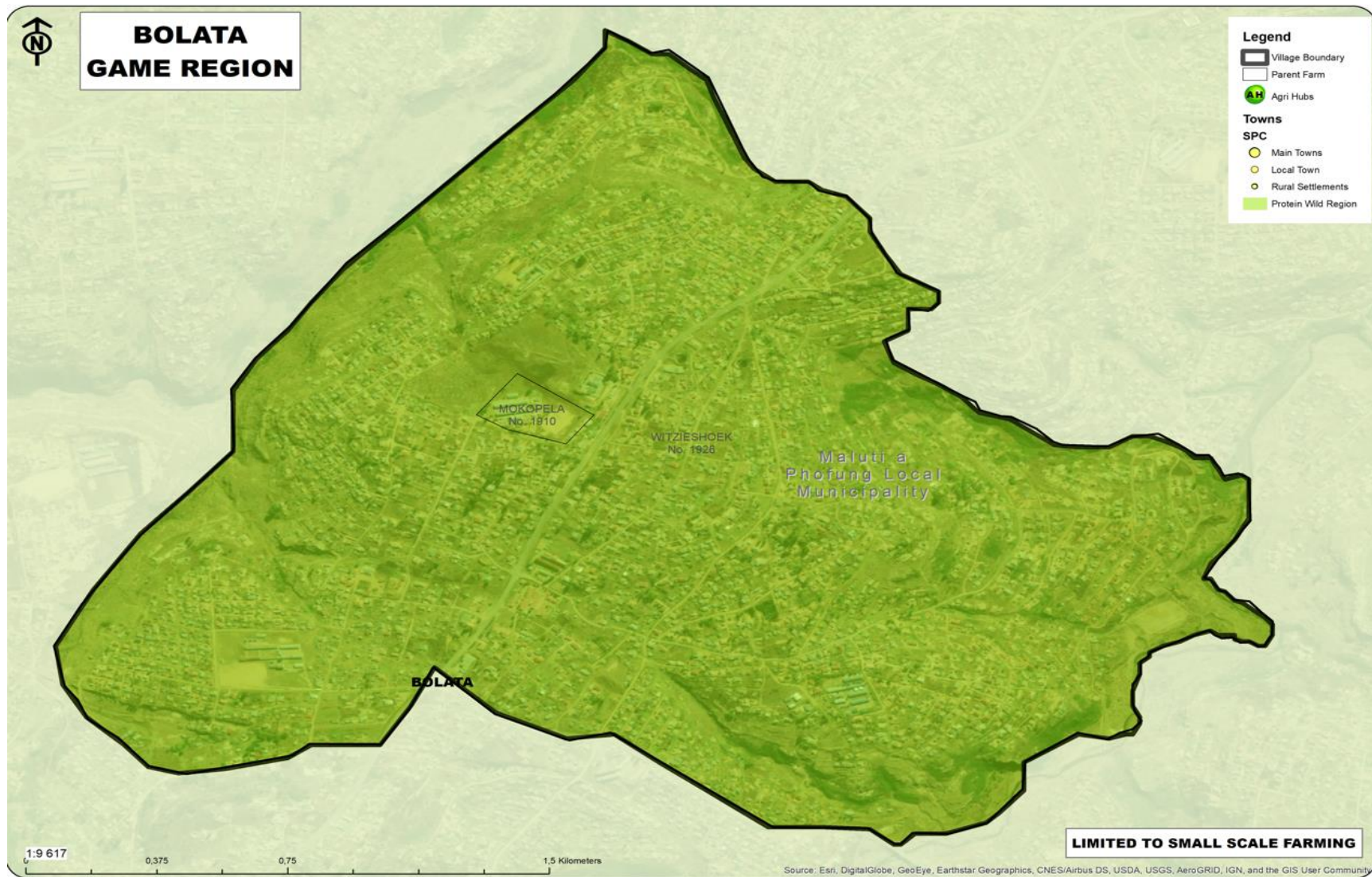
Map 8: Bolata Fats & Oils Region
6.1.5: Fruit and Vegetables Production

Production of fruit and Vegetables in Bolata Village is moderate to highly suitable for farming.



6.1.6: Game Farming

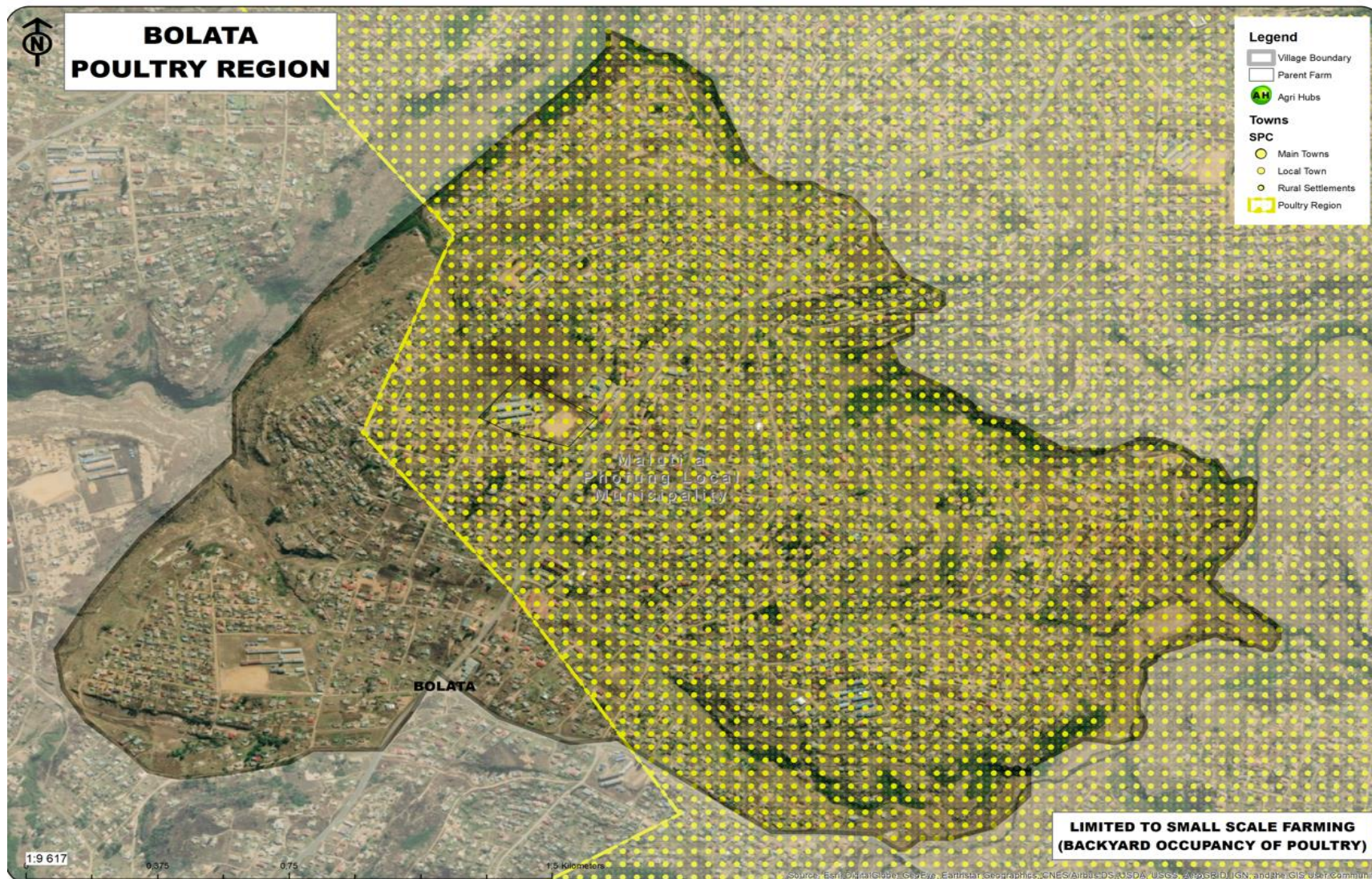
Map 9: Bolata Fruit & Vegetable Region
Game farming in Bolata Village is highly suitable and only limited to small scale.



Map 10: Bolata Game Region

6.1.7: Poultry Farming

Production of poultry in Bolata Village is moderate to highly suitable for farming.



Map 11: Bolata Poultry Region

7: MALUTI-A-PHOFUNG SPATIAL DEVELOPMENT FRAMEWORK

The MAP SDF identifies the traditional space within the municipality for incremental upgrading as per the table below extracted from the draft MAP SDF 2019-2024;

Table 10: Traditional Authority Settlements Proposed for Incremental Upgrading (Source: Draft MAP SDF 2019-2024)

STATUS QUO	CHALLENGES
<p>QwaQwa Rural</p> <p>Areas surrounding the proclaimed erven in Phuthaditjhaba are known as QwaQwa Rural. Although some of the areas were surveyed years ago, it was not registered at the SG office. A large portion of the existing areas (see table below) were planned during the last 10 years but the township establishment were not completed and none of these erven are registered at the SG or Deeds Offices. And no erven have been alienated.</p> <p>The land belongs to the RSA and land uses are managed by tribal authorities. See map ... for areas proclaimed as Tribal Authority areas and is earmarked for incremental upgrading.</p>	<p>The topography of the areas places major constraints and challenges to land use planning, roads, transportation services and the budget of the municipality.</p> <p>Existing unplanned clustering of activity nodes with limited infrastructure remains a challenge over several years.</p> <p>Few of the long collector roads are paved / tarred and internal accessibility of the neighbourhoods is poor.</p> <p>Provision of services in these areas are expensive.</p> <p>To include the Tribal Authority areas into the new LUS in accordance with the requirements of SPLUMA, 2013.</p>
PROPOSALS	
<p>To prepare a LUS in consultation with the Tribal Authorities, for the entire municipal area in accordance with the requirements of SPLUMA, 2013</p> <p>Incremental Upgrading of approximately 10,271 erven</p>	

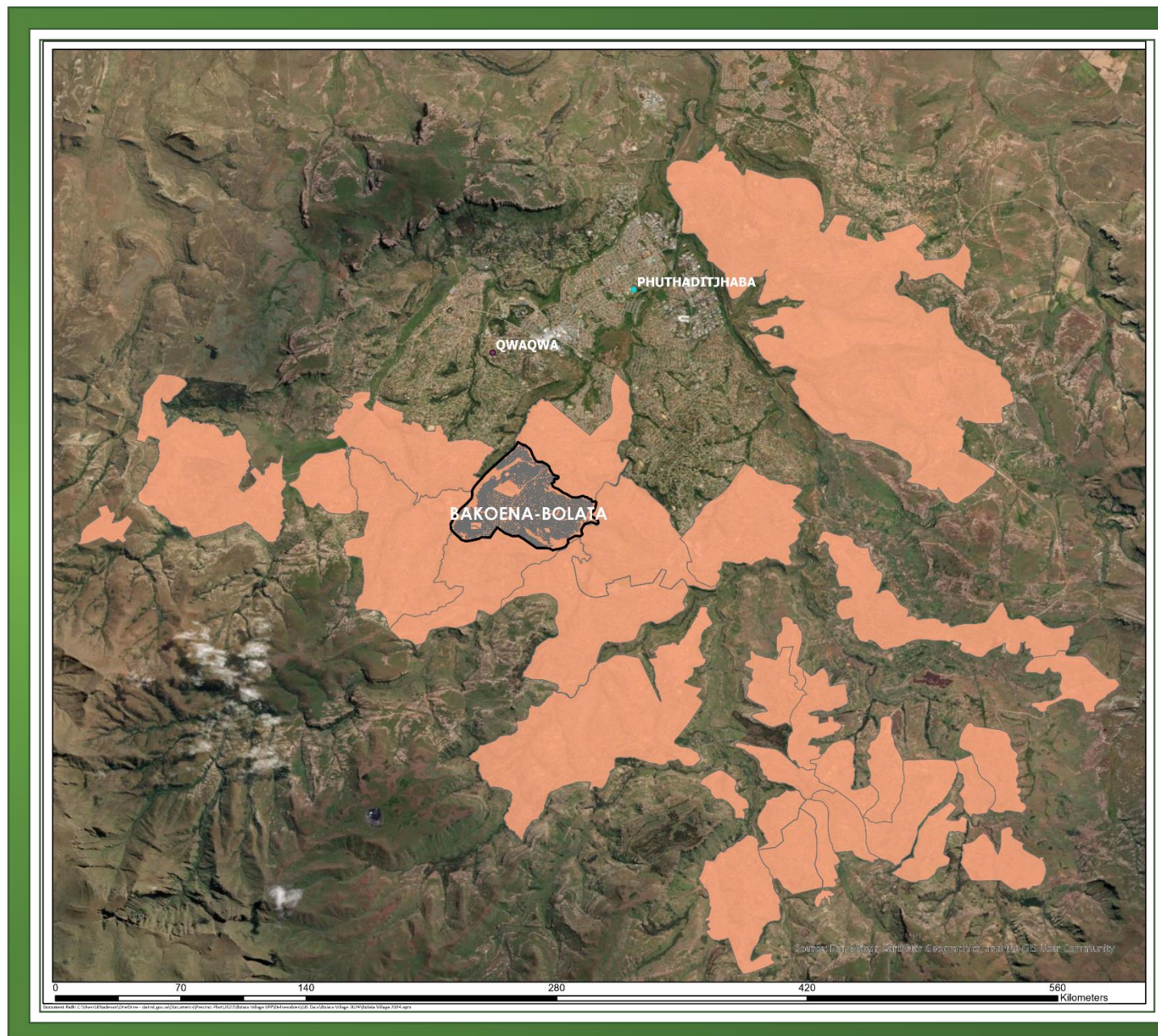
It should be noted that the traditional areas have been included within the SPLUMA compliant wall to wall LUS for MAP in 2022 as reflected under section 8.1.

The table below indicates the number of rural stands that require incremental upgrades as per the draft MAP SDF 2019-2024, with Bolata highlighted in green;

Table 11: Rural Areas Proposed for Incremental Upgrading as per the MAP SDF 2019-2024 (Source: Draft MAP SDF 2019-2024)

NO.	TOWNSHIP	WARD	NUMBER OF ERVEN
1.	Qholaqhwe	2	827
2.	Dithotaneng	7	1,029
3.	Makhaloaneng	8	890
4.	Matebeleng	9	1,200
5.	Bolata	13	727
6.	Matsieng	15 & 16	823
7.	Makeneng	19	847
8.	Matsikeng	2	914
9.	Lusaka	24	626
10.	Boiketlo	26	1,695
11.	Sebokeng	16	693
TOTAL			10 271

The map below has been adapted from the draft MAP SDF 2019-2024 reflecting the proposed development rural restructuring.



**FREE STATE
THABO MOFUTSANYANE**



LEGEND

- Towns
- ▭ Bolata Village Boundary
- ▭ Bolata Cadastral
- Development Proposals - Rural Restructuring

PROJECT
**BOLATA LPP
MAP SDF 2019-2024
Development Proposals
Rural Restructuring**

PROJECT NO	DATE	SCALE
	NOV 2024	1:2 000 000
DRAWING NO	DRAWN BY	CHECKED BY
	K Nadesan	S Minnie

Disclaimer
Whilst great care has been taken to procure accurate data, all datasets not created by Branch Spatial Planning and Land Use Management fall outside their custodianship as defined in the SA Act No. 94 of 2003.
224 Helen Joseph Street, Pretoria, 0001

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

Map 12: Development Proposal - Rural Restructuring

8: MALUTI-A-PHOFUNG (MAP) LAND USE SCHEME (LUS) AND LAND RIGHTS

8.1: Maluti-a-Phofung Land Use Scheme (2022)

The following is an excerpt from the Maluti-a-Phofung Land Use Scheme (2022) related to land under Traditional Authority;

The overall purpose of the Scheme is to serve as a legal mechanism in providing a uniform Land Use Classification System (Land Use Categories, Land Use Zones and Land Uses), together with specific development parameters and implementation procedures applicable to all properties within the municipal area.

In terms of The Municipal Systems Act 32 of 2000, as amended, and the Local Government Municipal Demarcation Act 27 of 1998, as amended, land under Traditional Leadership has been incorporated into municipal boundaries and the Municipality is responsible for the entire area under their jurisdiction.

In terms of SPLUMA, Section 24(2)(c) the land use scheme of the Municipality must- "include provisions that permit incremental introduction of land use management and regulation in areas under traditional leadership, rural areas, informal settlements, slums and areas not previously subject to a land use scheme."

Traditional Authorities, for the most part, function within the scope of the African Customary Law. Thus, functions pertaining to land use in Traditional Areas, are formulated within African Customary Law principles. African Customary law is recognised as part of the South African Common Law.

The leadership and institutions of Traditional Authorities (TAs) are recognized in the Constitution and the Traditional Leaders and Governance Framework Act 41 of 2003, as amended. Decision making by the Municipality in consultation with Traditional Leaders, is imperative and vice versa: decision making by the Traditional Leaders/DRDLR in consultation with the Municipality, is imperative.

The boundaries of Traditional Settlements in the Free State are surveyed and registered, but there is no / or limited individual registered erven.

All Facilities developed by the State (e.g. Police Stations, Clinics, Schools, Offices occupied by Government, Magistrate Courts, Properties occupied by Department of Agriculture, Water Reservoirs, Pipe lines, Conservation areas, etc.) must however be subdivided, registered and transferred to the relevant Departments. These subdivisions are zoned according to the standard applicable zonings of this scheme.

TRADITIONAL SETTLEMENT OVERLAY ZONE

A Traditional Settlement Plan of each registered Traditional Area is included as an Overlay Zone in the Scheme for incremental introduction of land use management (SPLUMA Section 24(2) (c))

A Traditional Settlement Plan of each Traditional Area must indicate at least the following key land uses:

- Residential areas
- Agricultural land
- Areas with important communal resources.
- Community facilities;
- Environmentally sensitive areas.
- Government uses (e.g. Police Station, Clinics, Schools, Offices occupied by Government,
- Magistrate Courts, Properties occupied by Department of Agriculture, Water Reservoirs, Pipe
- lines, Conservation areas, etc.) that have not yet been subdivided.
- Resorts
- Rivers and Dams
- Roads, railway and servitudes.
- Existing cemeteries
- Existing community facilities.

In terms of the established customary systems, Traditional Leaders have played a significant role in land administration. Recognized systems of land administration already exist, and Leaders have been making land use decisions for many years.

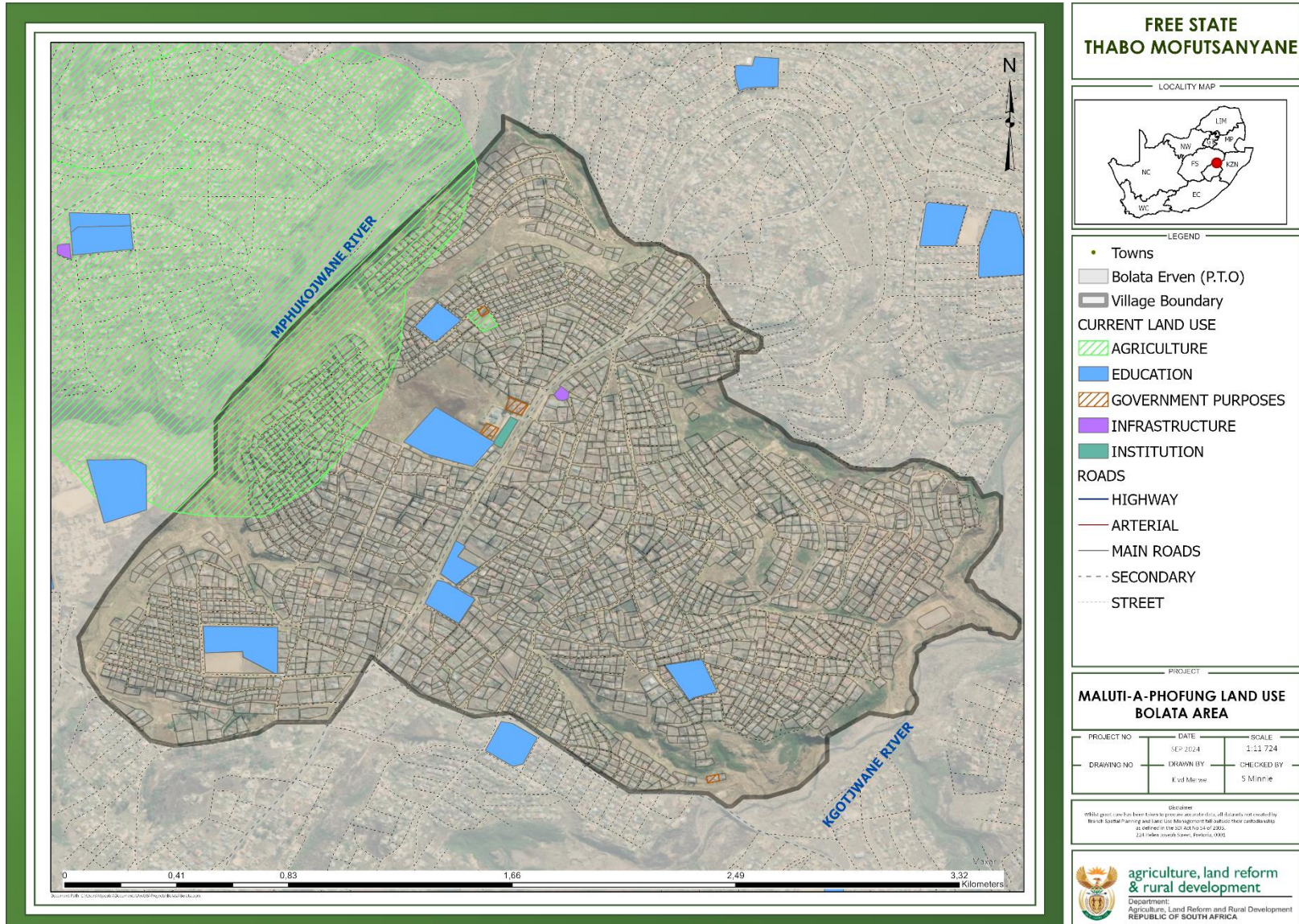
The communal rules in terms of the Communal Land Rights Act 11 2004, as amended, for the administration and land use for each approved application must be registered in Schedule G in the Scheme.

Table 5 shows the Standard Land Development Requirements for Traditional Authority Areas in a scheme.

Table 12: Standard Land Development Requirements for Traditional Authority Areas

TRADITIONAL AUTHORITY AREAS				
ZONING REQUIREMENTS:				
Permitted Uses	Coverage	Height	Building Lines	Parking
Traditional Settlement	To Municipal satisfaction	To Municipal satisfaction	To Municipal satisfaction	Annexure A
Consent Uses	Coverage	Height	Building Lines	Parking
Uses as approved by the Relevant Government Department and the Municipality	To Municipal satisfaction	To Municipal satisfaction	To Municipal satisfaction	Annexure A
ADDITIONAL PROVISIONS:				
<ul style="list-style-type: none"> • All applications for permitted and consent land uses under this use zone should be accompanied by the written approval of the relevant Government Department. • Although it is customary in traditional areas that graves exist in close proximity to dwelling structures, Traditional Authorities must in future encourage burials at communal cemeteries. 				

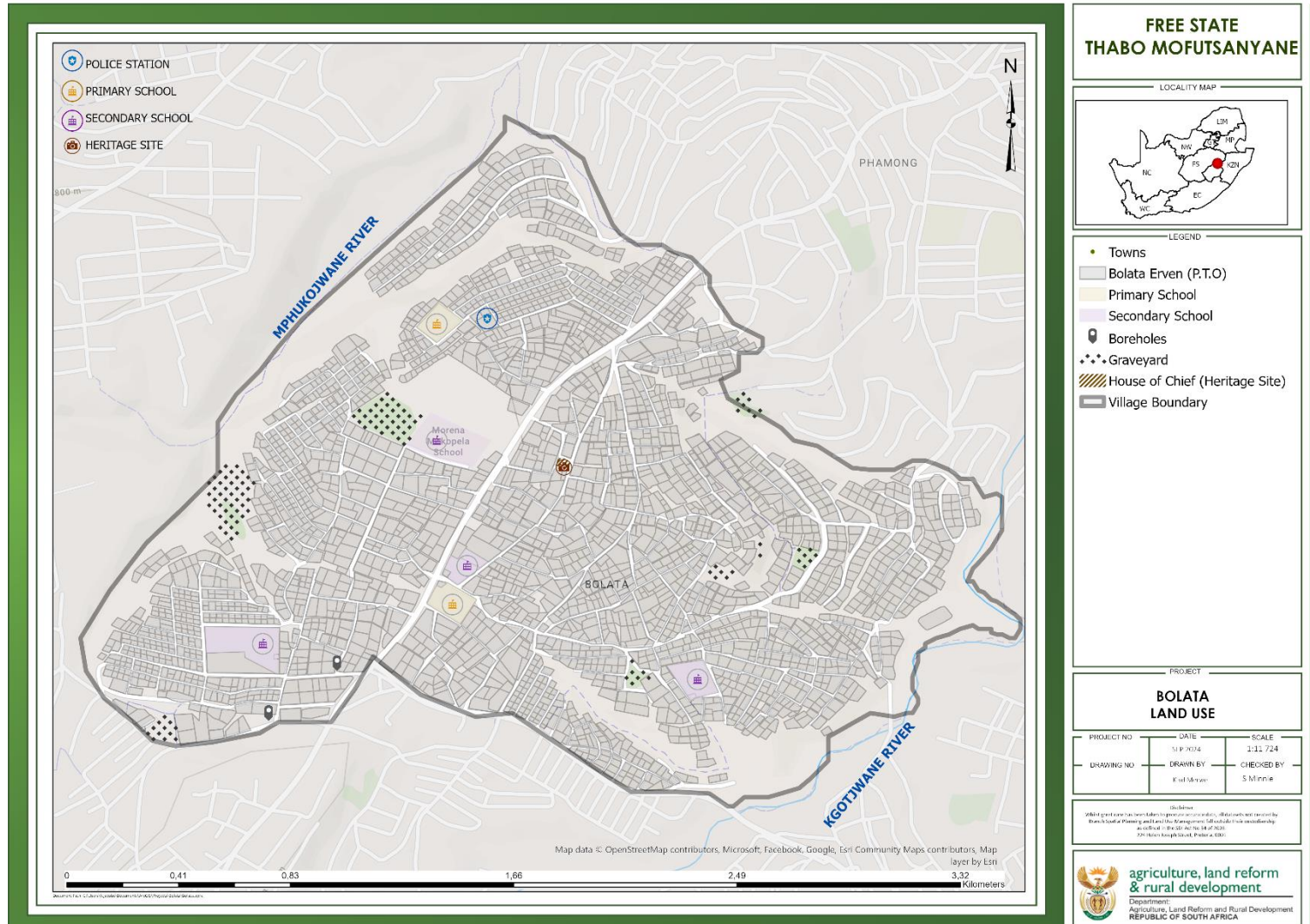
8.2: Land Use as per the Maluti-a-Phofung Land Use Scheme (2022)



Map 11 indicates a minimal identification of land use within the village, with only Educational sites being identified and single uses such as Agriculture, Government Purposes, Infrastructure and Institution. It is assumed that the remaining Erven are residential, however, this allows for future clarification by means of a land use survey. All the land under Traditional Authority, as registered at the offices of the Surveyor General, is zoned "Traditional Authority Area" except for the registered subdivisions that are transferred to the relevant Government Departments.

Map 13: Land Use Map

8.3: BOLATA TRADITIONAL COUNCIL AREA LAND USE RIGHTS AS ALLOCATED BY TC



The land use rights within the Bolata Village area in Map 10 highlights that all erven have been allocated as per Permission to Occupy (PTO).

Map 14: Land Use Rights within the Bolata District

9: SWOT ANALYSIS

STRENGTHS:

Active tourism sector due to existing natural assets and heritage areas;
Agri-Park initiative and other sector department programmes to be explored;
Agricultural Potential: Fertile land in certain areas allows for subsistence farming and potentially small-scale commercial agriculture.

Existing SEZ MA.

Continuous involvement of the Bolata Traditional Council

SPLUMA compliant LUS

Current adopted IDP

WEAKNESSES:

Outdated SDF hampers the effectiveness of spatial and land use management tools being effective towards the development of the area.
Low cost recovery and revenue collection

Inadequate Waste and Sewer Management

Limited Infrastructure: The village may lack essential infrastructure such as roads, healthcare, education, and sanitation, limiting development opportunities.

High Unemployment: There is a high rate of unemployment, which contributes to poverty and limits economic growth.

Isolation: Remote location can lead to poor access to markets, services, and external opportunities, limiting the village's development.

Educational Challenges: Limited access to quality education hampers skills development and reduces opportunities for youth.

OPPORTUNITIES:

Updating of SDF to happen soon; reviewing of District Rural Development Sector plan provides an opportunity to further strengthen development in the area.

Existing natural assets and heritage areas provide an opportunity for development of tourism related local economic development initiatives

Revitalisation of previously operational manufacturing industrial parks could create much needed employment and boost economic growth

Unutilized suitable land for agriculture and forestry production could create much needed employment and boost economic growth

The implementation of an existing DDM One plan ;

Cultural Heritage: The area is rich in cultural and historical significance, with opportunities to promote heritage tourism.

Renewable Energy Projects: The potential for renewable energy, such as solar or wind power, could address energy challenges and create jobs.

Government & NGO Support: Opportunities to tap into government grants, NGO programs, and international aid focused on rural development and poverty alleviation.

Reviewing of the LUS to include detailed land uses within the traditional space to allow for evidence based planning.

THREATS:

Huge infrastructure development backlogs

High rate of unemployment with decreasing levels of employment in key economic sector (Agriculture)

Low levels of skills development and literacy

Limited access to basic household and community services;

High dependency on government grant

Loss of Natural Capital

Inadequate energy and water supply;

Inadequate food security;

adverse climate change projections

Youth might migrate to urban areas in search of better opportunities, leading to a declining and aging population.

Figure 4: SWOT Analysis

10: SOCIO-ECONOMIC ANALYSIS

Since the 2011 Census was the most recent data set to be accessible at the village level, some of the information in the section below is based on that data. The data in this section was also gathered in 2024 using a sample size of 150 households using Survey 123. Once further information is received at village level, it shall be included during the review of the plan.

10.1: POPULATION DISTRIBUTION

The Municipality had a population growth of 19% between 2011 and 2022 with the population being 335,784 in 2011 and 398,459 in 2022. Bolata Traditional Council area accommodates 14 893 people (Census, 2011), taking up less than 10% of the Thabo Mofutsanyane District Municipality's 735,680. Maluti-A-Phofung remained the most populated local municipality accounting for 46% of Thabo Mofutsanyana's total population size. 54% of the population is made up of females who make up just over half, whilst the male population makes up 45%. The municipality has the highest concentration of the African population, with the lowest economically active population at 33.6%. The median age of people within the Bolata Local Council stands at 22 years, with 23 years for Thabo Mofutsanyane District Municipality and that of the Free State province being 25 years.

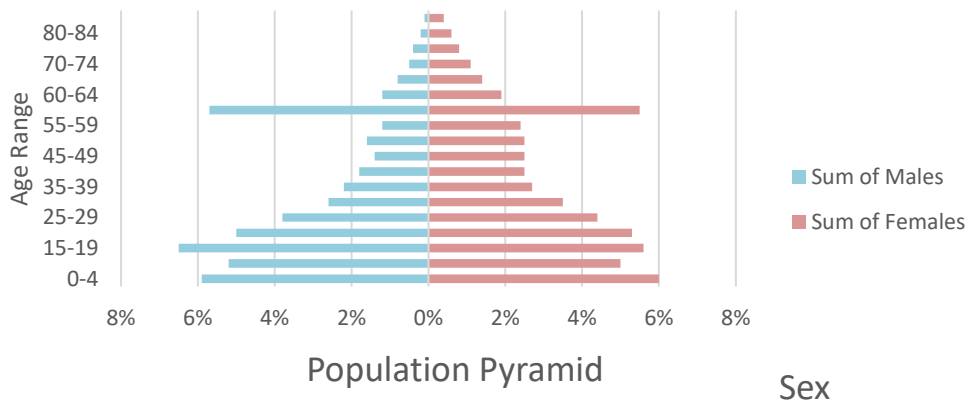


Figure 5: Population Pyramid

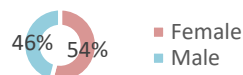


Figure 7: Bolata Demographics (Census, 2011)

The language spoken the most is within the village is Sesotho at 93.6% followed by isiZulu at 2.4% and Sign Language at 4% In the district.

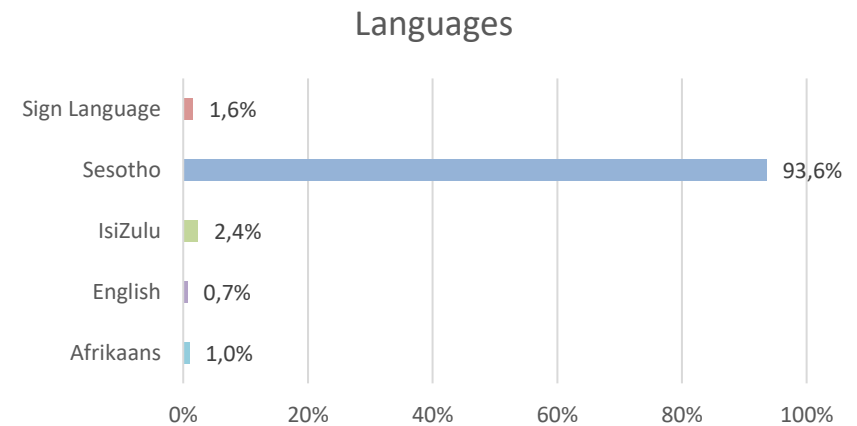


Figure 8: Languages (Census,2011)

10.2: EDUCATION, SOURCE OF INCOME AND AGRICULTURAL ACTIVITY

Education levels in the Bolata Traditional Council area are of concern as on average 28,7% of the population have completed Matric or higher education levels as shown in the figure below. In terms of tertiary education, there is only one TVET college, Maluti TVET College, which is based in Phuthaditjhaba. The college has several campuses around the Free State, including Bethlehem, Bonamelo, Harrismith, Itemoheleng, Kwetlisong, and Sefikeng. NCV programmes offered include engineering-related fields, business-related fields, and service-related fields.

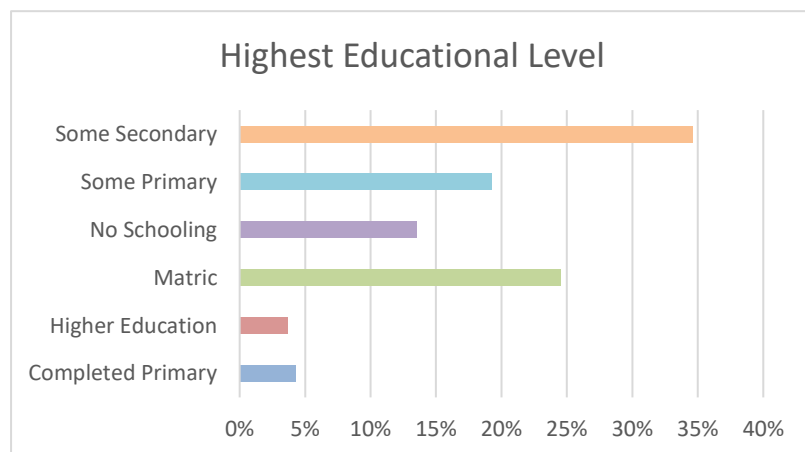


Figure 10: Bolata Level of Education

74.6% of sampled households rely solely on government grants as their source of income, with only 11% of the sample employed permanently. 6% are self-employed and 2.6% have temporary employment. The dependency on government grants is extremely concerning.

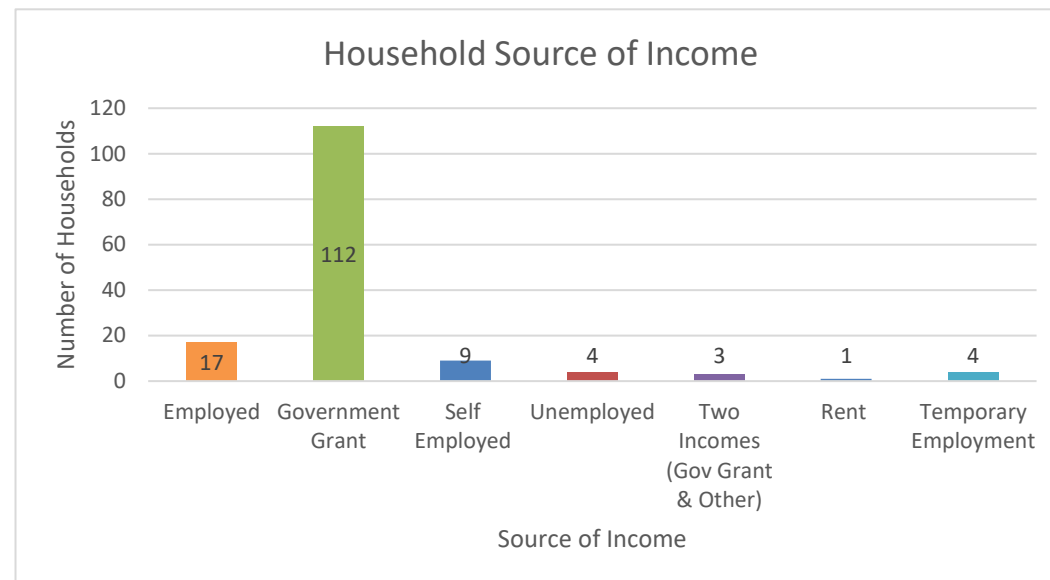


Figure 9: Household Source of Income in Bolata

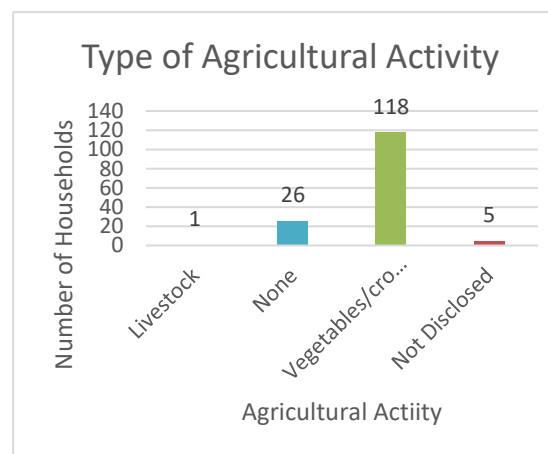
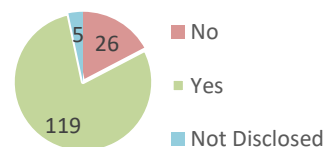


Figure 11: Types of Agricultural Activities

Participation in Agricultural Activity



The sample size in Bolata reflected a high participation in agricultural activity, with 79% of the sample participating in some type of Agriculture. The dominant activity in the area is vegetables or crop farming. Many of the community members indicated that although they participate in local farming, they require farming implements, seeds and fertiliser to assist them in having a good harvest.

11: ACCESS TO SERVICES

MAP does not offer enough waste removal services due to the high spread of the rural population. The main challenge experienced by most municipalities is the poor condition of waste collection equipment. Specific to the Bolata Traditional Council area waste removal services are provided to only 0.8% from a local authority and private company. Budgetary constraints to acquire and maintain the available equipment are one of the challenges facing local municipalities. The data below are the results related to the sample survey, depicting a few of the services within Bolata.

11.1: Roads

All residences have access to some type of road, except for one. Just 25% of the roads are tarred, with the remaining 68% being gravel roads. A total of 131 homes said that the roads were poor quality. That means that 87% of the sample has access to subpar roads. This has serious ramifications, particularly considering that 88% of households utilise private transportation. Among the problems the community is dealing with are the following:

- **Increased wear and tear:** Bad roads cause more damage to vehicles, leading to higher maintenance costs for drivers.
- **Higher fuel consumption and a negative environmental impact:** Driving on uneven or damaged roads often requires more acceleration and braking, which increases fuel consumption. This has economic consequences for drivers and increases the overall demand for fuel, leading to higher carbon emissions.
- **Traffic Congestion:** Potholes, cracks, and uneven surfaces slow down traffic, contributing to longer travel times.
- **Impact on Public Transport:** Public transportation services may be affected, leading to delays and inconvenience for commuters, with 12% of the households using public transport.
- **Social Inequality:** Communities in areas with bad road conditions are often isolated, with limited access to essential services such as healthcare, education, and employment opportunities. This perpetuates inequality and reduces overall quality of life.

Addressing road quality issues through regular maintenance and proper infrastructure investment is crucial to mitigate these negative effects.

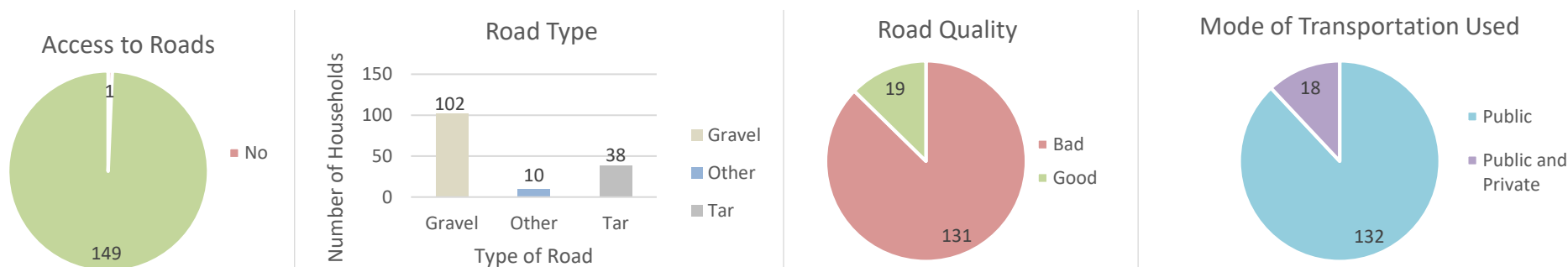


Figure 12: Road data within Bolata

11.2: Electricity and Water

At 97% and 95%, respectively, access to water and electricity is relatively high. Only 4% of the houses have access to a communal standpipe, whereas 96% of the households get their water from the tap.

Measures are required to provide access to electricity to all households within Bolata. An assessment of the reasons why certain households doesn't have electricity is required to determine a solution on how to provide these households with electricity.

The household with access to communal standpipes run the risk of contamination if the area around the communal standpipe is not well-maintained. People collecting water from the same source without proper sanitation facilities nearby may inadvertently introduce contaminants.

Having to share a standpipe among many households may limit the amount of water that each family can collect, especially during peak times. This can reduce the amount of water available for drinking, cooking, and maintaining hygiene, leading to the spread of diseases.

People, often women and children, may have to spend considerable time walking to and waiting at the communal standpipe, especially during peak hours. This also contributes to physical strain, particularly for the elderly, women, and children. Households living closer to the standpipe may have easier access, while those farther away may struggle more to obtain water, reinforcing existing social inequalities within the community.

While communal standpipes can be a solution to provide access to clean water, particularly in low-resource settings, they come with challenges that need to be managed to ensure long-term health, social, and economic well-being.

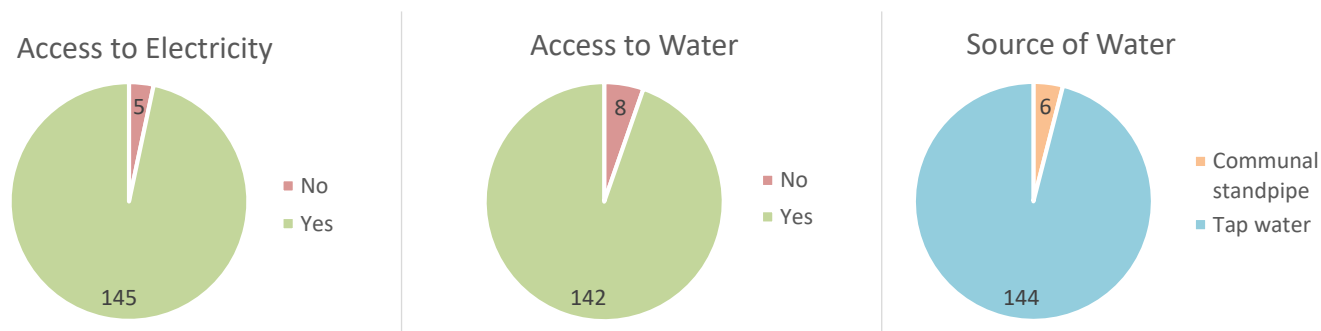


Figure 13: Electricity and Water data in Bolata

11.3: Household Demographics

79% of the sample have between 1 to 5 members within the household, whilst 20% have between 6 to 10 people within the household. Only one household has between 11-20 members within the household. 68% of the households are headed by females and 32% by males. The age range of the household head are 72% are within the working age of between 15 and 64 and 24% are within the elderly age range of 65 and above. The implications of this are;

Smaller Households (79% with 1-5 members): Smaller household sizes typically consume fewer resources and may require less space, which could influence:

- **Housing Needs:** Smaller households may demand smaller housing units, which could drive urban planning towards more compact and efficient housing solutions.
- **Service Provision:** Smaller households may need fewer healthcare, education, and welfare services compared to larger households, allowing for more targeted service provision.
- **Economic Independence:** Smaller households might rely on fewer income earners but could have greater economic flexibility due to fewer dependents, allowing for potentially better allocation of resources to education, savings, or investments.

Larger Households (20% with 6-10 members): The 20% of households with 6 to 10 members likely represent extended families or multi-generational households. Larger households may face:

- **Economic Strain:** These households may experience more financial pressure to meet the needs of all members, especially if there are more dependents and fewer income earners.
- **Higher Demand for Services:** Larger households might place higher demands on public services, such as healthcare and education, especially if they have more children or elderly members.
- **Shared Responsibilities:** Larger households might benefit from shared responsibilities, such as caregiving, which can ease the burden on individual household members.

Very Large Household (1% with 11-20 members): The one household with 11-20 members could represent a communal living arrangement or a multigenerational family. Such a large household may face significant challenges related to resource allocation, overcrowding, and access to basic services like water, sanitation, and electricity.

Female-Headed Households (68%): A high percentage of female-headed households suggests that women are the primary decision-makers and income generators in most households. This can have several implications:

- **Economic Pressure:** Female-headed households within Bolata, may face additional financial burdens due to gender-based wage gaps or limited access to high-paying employment opportunities. Female household heads might be more vulnerable to economic instability, affecting the overall well-being of the household.
- **Social Support:** In some contexts, female-headed households may receive less social and institutional support, which can exacerbate challenges such as access to credit, land ownership, and employment opportunities.
- **Empowerment Opportunities:** On the positive side, the high percentage of female household heads may indicate a shift toward gender equality and female empowerment in the community. There could be opportunities to tailor programs to enhance women's access to education, financial resources, and leadership roles.

Male-Headed Households (32%): With fewer male-headed households, it is possible that some men may have migrated for work, or women may be taking more leadership roles due to various socioeconomic factors. This gender distribution could also impact family dynamics, caregiving responsibilities, and community power structures.

Working-Age Household Heads (72% between 15-64): Most household heads within Bolata are within the working-age population, which have several implications:

- **Economic Productivity:** Most household heads are likely to be economically active, which suggests a potential for stable income generation. However, access to job opportunities, education, and skills development would be key factors determining the overall economic health of these households.
- **Labour Market Impacts:** This working-age group represents the backbone of the local economy, and their ability to find stable, decent work will directly impact the community's economic well-being. Programs focused on employment opportunities, vocational training, and entrepreneurship may have significant benefits.
- **Future Dependency Ratios:** Since most household heads are of working age, the dependency ratio (the number of dependents compared to the number of working adults) may be manageable for now. However, as these individuals age, the community will need to prepare for a potential increase in elderly dependents.

Elderly Household Heads (24% aged 65+): The fact that nearly a quarter of households are headed by elderly individuals presents unique challenges and opportunities:

- **Vulnerability:** Elderly-headed households may face challenges related to health, mobility, and access to resources, particularly if they rely on pensions or social support. These households may require more healthcare services and targeted social protection.

- **Caregiving and Support:** Elderly household heads may need support from younger family members or the community to manage daily tasks and caregiving responsibilities. In the absence of younger adults in the household, they may experience social isolation or financial difficulties.
- **Intergenerational Dynamics:** Elderly heads of households may be responsible for raising grandchildren, which could create financial and emotional strain, particularly if they are no longer economically active.

In many contexts, female-headed households are more likely to experience poverty, particularly if they lack access to formal employment or social safety nets. The high proportion of female-headed households suggests a need for targeted interventions to support women’s economic empowerment and access to resources. Given the sizeable portion of elderly household heads and the challenges female-headed households may face, there is a need for robust social protection programs, such as pensions, food assistance, and access to affordable healthcare.

The following are a few policy and planning considerations for the Bolata Traditional Council;

HOUSING AND INFRASTRUCTURE



HOUSING POLICIES SHOULD REFLECT THE NEED FOR SMALLER HOUSING UNITS FOR THE MAJORITY (1-5 MEMBER HOUSEHOLDS) BUT ALSO CATER TO LARGER FAMILIES WITH ADEQUATE SPACE AND AMENITIES.

SOCIAL PROGRAMS THAT ADDRESS THE SPECIFIC NEEDS OF FEMALE-HEADED HOUSEHOLDS, PARTICULARLY IN TERMS OF INCOME GENERATION, EDUCATION, AND ACCESS TO CHILDCARE, ARE CRUCIAL.



TARGETED SOCIAL PROGRAMS

HEALTHCARE SERVICES:



GIVEN THE PRESENCE OF ELDERLY HOUSEHOLD HEADS, HEALTHCARE SERVICES TAILORED TO THE NEEDS OF OLDER ADULTS, SUCH AS GERIATRIC CARE, MOBILITY ASSISTANCE, AND CHRONIC DISEASE MANAGEMENT, WILL BE NECESSARY.

POLICIES, INFRASTRUCTURE PROJECTS, AND TRAINING PROGRAMS CAN CREATE JOBS AND EQUIP RESIDENTS FOR FUTURE OPPORTUNITIES. ADDITIONALLY, ALIGNING WITH REGIONAL INITIATIVES, LIKE THE MALUTI-A-PHOFUNG SEZ, CAN ATTRACT INVESTMENT TO THE BOLATA VILLAGE



EMPLOYMENT OPPORTUNITIES

Figure 14: Policy and Planning Considerations

The data points to a community with diverse household sizes, a high prevalence of female leadership, and a substantial portion of elderly heads. These factors have important implications for resource allocation, social services, and public policies aimed at improving household well-being and economic stability.

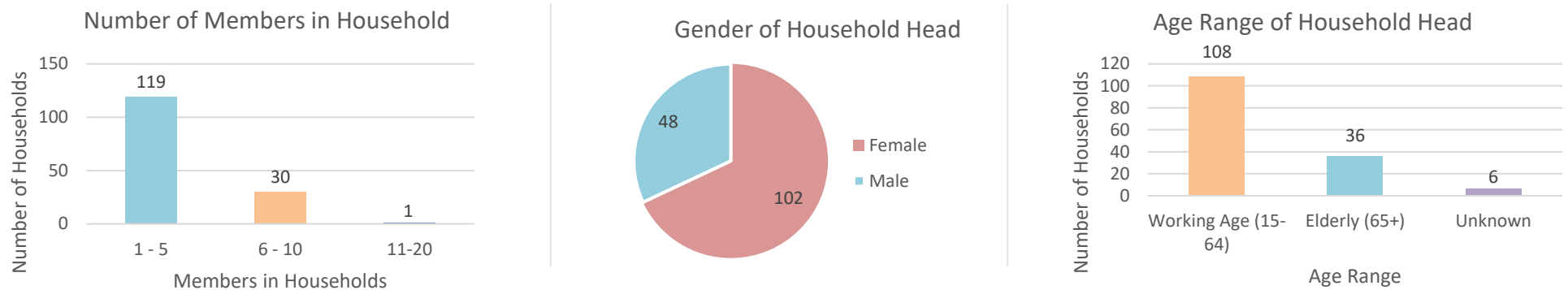


Figure 15: Household demographics in Bolata

12: KEY ISSUES

High level summary of key issues based on the analysis

ISSUE 1

The municipality is continuously confronted with huge infrastructure backlogs and a challenge in providing continued services like water, sanitation, electricity, refuse removal, construction and upgrading of streets. This is as a result of low collection rate by the municipality due to non-payment of services by communities offered to them and electricity illegal connections. There is a reliance on external private companies and lack of employees or officials in the municipality together with tools of trade to provide services in providing service delivery this is a reflection of the MAP municipality's constraints and challenges of which needs further investigation on the root of its inception problems so as to advise the Bolata Traditional Council on how best to mitigate its effects.

ISSUE 2

There have been budget allocation cuts from both provincial and national governments. The new Municipal Council has started the process of filling all vacant senior managers' position ensuring that there is stability in the municipal administration.

ISSUE 3

While the municipality has an LED strategy, overall understanding of the key economic sectors' challenges and opportunities remains limited. To date, several LED projects have been initiated but have failed. These have, in some instances, been resurrected on numerous occasions. The development of sustainable initiatives is a key challenge, as is the ability to exit failing projects.

ISSUE 4

Many of the socio-economic issues were identified in section 4 above, according to the sample survey conducted in August 2024 and Census 2011 data.

13: VISION AND OBJECTIVES

13.1: Vision

Following numerous discussions and considerations, the Bolata TC developed the following vision for the Bolata Village:

“We envision improved physical infrastructure that embraces the preservation of cultural heritage and environmental sustainability, with reliable green energy sources, where health institutions are fully functional, and the community has access to skills development, as well as teaching and learning opportunities aimed at addressing the myriad socio-economic ills affecting them.”

13.2: Objectives

The Bolata Village Land Planning Programme (LPP) Intervention Area Plan is a detailed framework guiding the development and use of land within the village. The objectives are identified below and linked to the relevant SPLUMA principle(s):

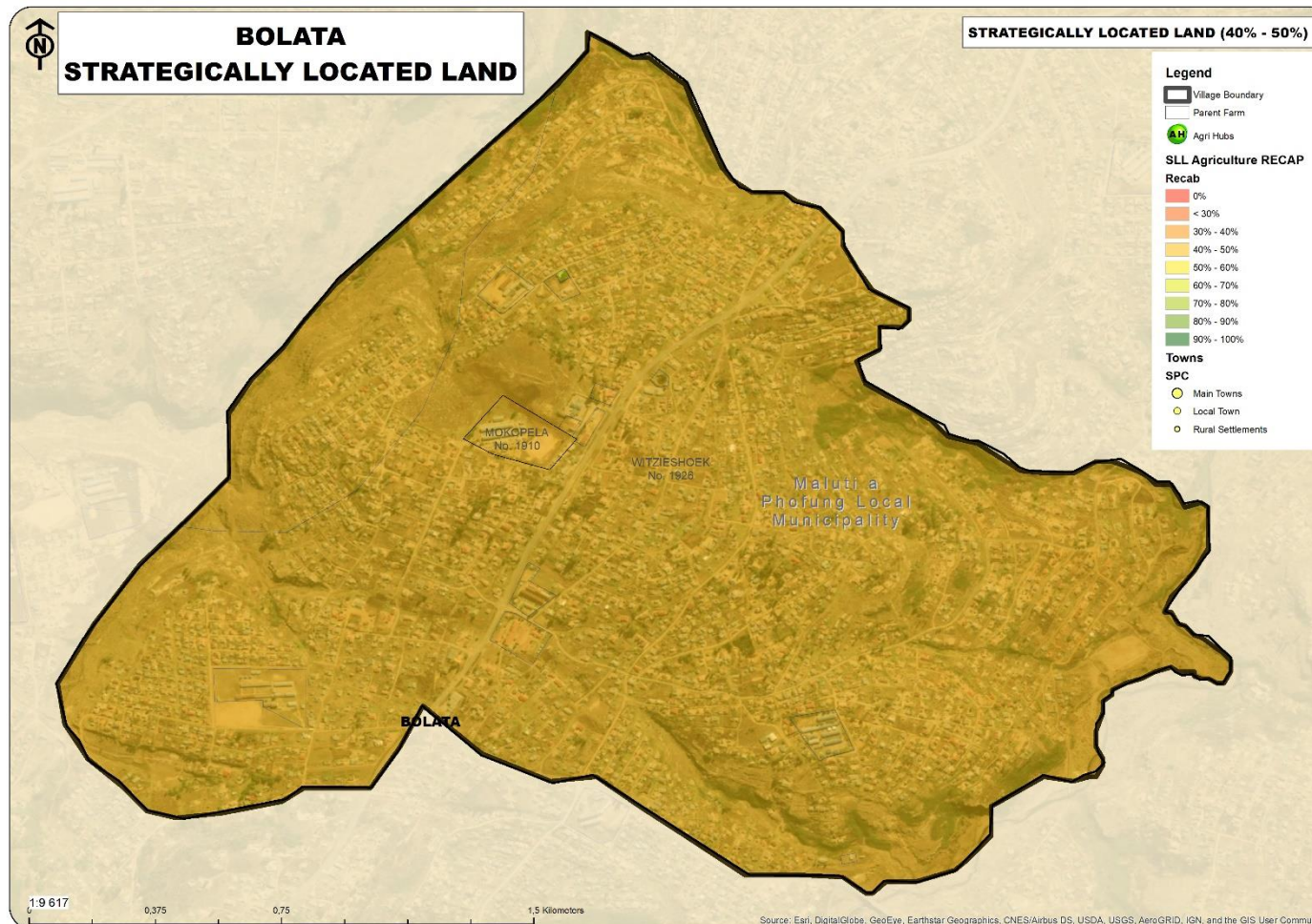
Table 13: Objectives related to SPLUMA Principles

Objective	Linked SPLUMA Principle(s)	Description
Land Use Planning	Spatial Justice, Spatial Sustainability	Ensures equitable distribution of land for various uses, maintaining a balance that supports sustainable and inclusive development in Bolata village.
Sustainable Development	Spatial Sustainability, Spatial Resilience	Promotes environmentally sustainable practices and green infrastructure, contributing to long-term ecological stability and community resilience.
Community Well-being	Spatial Justice, Spatial Efficiency	Enhances residents' quality of life by ensuring equal access to public amenities and services, promoting spatial equity and efficient land use.
Economic Development	Spatial Efficiency, Spatial Sustainability	Supports economic growth by optimizing land-use planning, fostering job creation, and aligning development with sustainability principles.

Transportation and Mobility	Spatial Efficiency, Spatial Sustainability, Spatial Resilience	Promotes efficient transport networks, reducing congestion, improving connectivity, and encouraging sustainable mobility options.
Housing	Spatial Justice, Spatial Sustainability, Spatial Efficiency	Ensures affordable, sustainable housing developments, addressing spatial justice by providing equitable access to safe and sustainable living spaces.
Infrastructure and Services	Spatial Efficiency, Spatial Resilience	Plans for adequate infrastructure, ensuring efficient service provision and long-term resilience to future demands and environmental changes.
Public Participation	Spatial Justice	Involves the community in planning processes, promoting inclusivity, accountability, and ensuring that all residents' needs are reflected.
Regulatory Framework	Spatial Governance	Establishes clear, enforceable guidelines for development to ensure compliance with the spatial plan and achieve balanced outcomes for Bolata village.

13.3: STRATEGICALLY LOCATED LAND

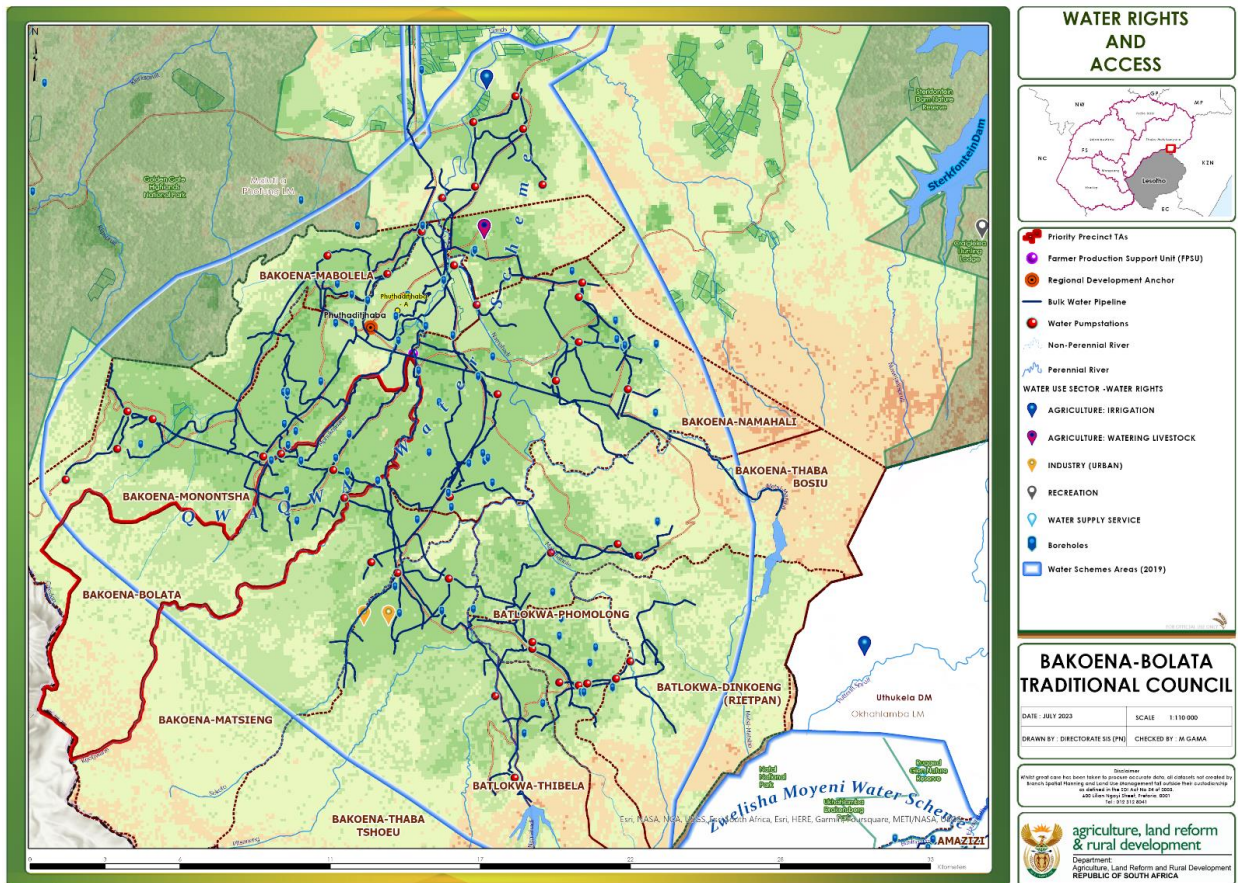
Bolata Traditional Council is situated on strategically located land with potential for further agricultural development and livestock rearing. This poses further possibilities of agricultural land development as shown in Map 11:



Map 15 Strategically Located Land

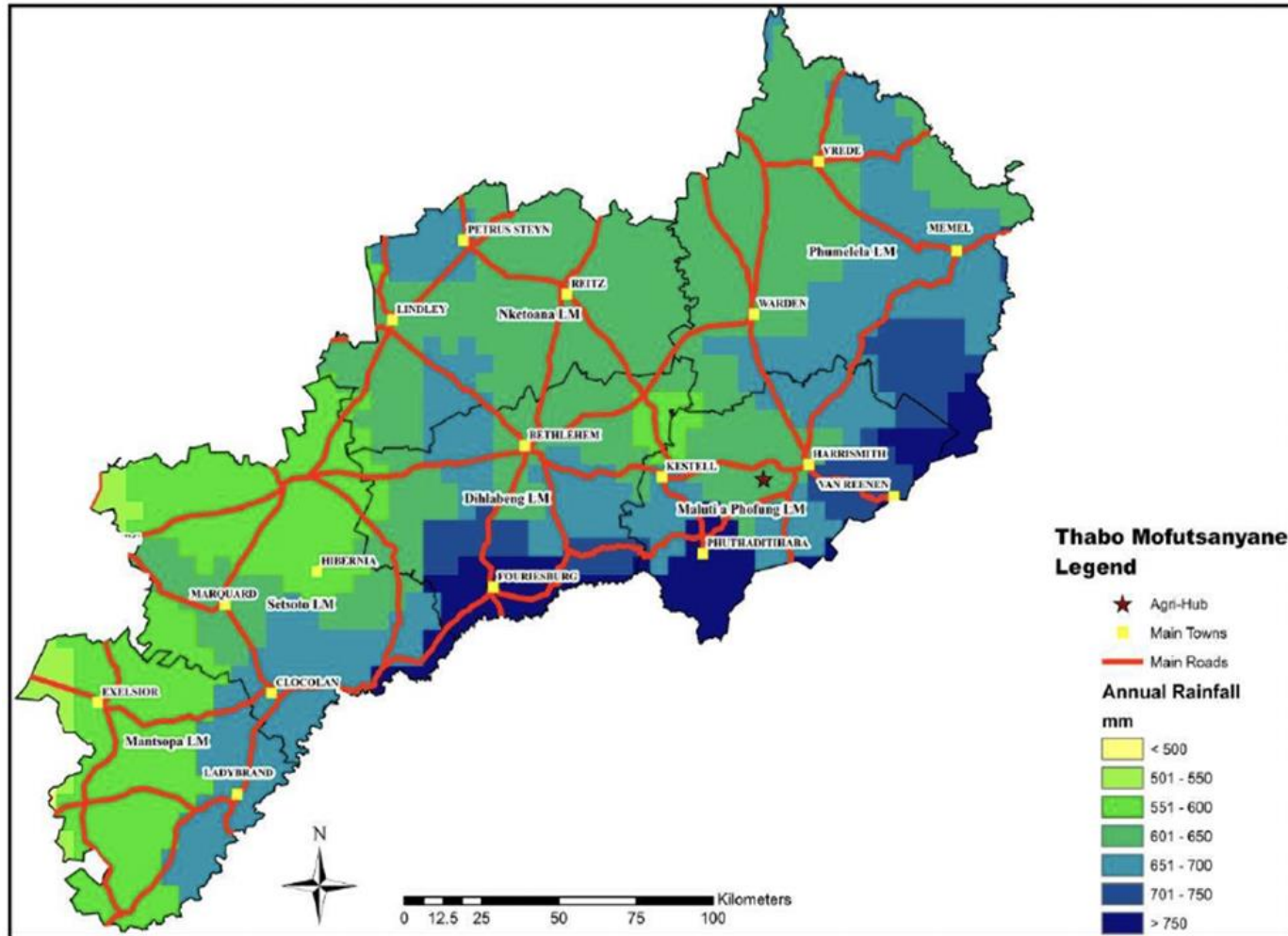
13.4: WATER RIGHTS AND ACCESS

Water use rights in the Bolata Traditional Council attained through the provision of the Qwa Qwa Water Scheme. Per sector water rights are for agriculture irrigation, watering livestock, industry, recreation and an Agri-Hub farmer support unit on the northern boundary of the Bolata Traditional Council as shown in Map 12: Water Rights and Access. Access to water is predominately from boreholes and in some areas the pipe system. A nearby perennial river that provides further access to a water source is the Mphukojwane river.



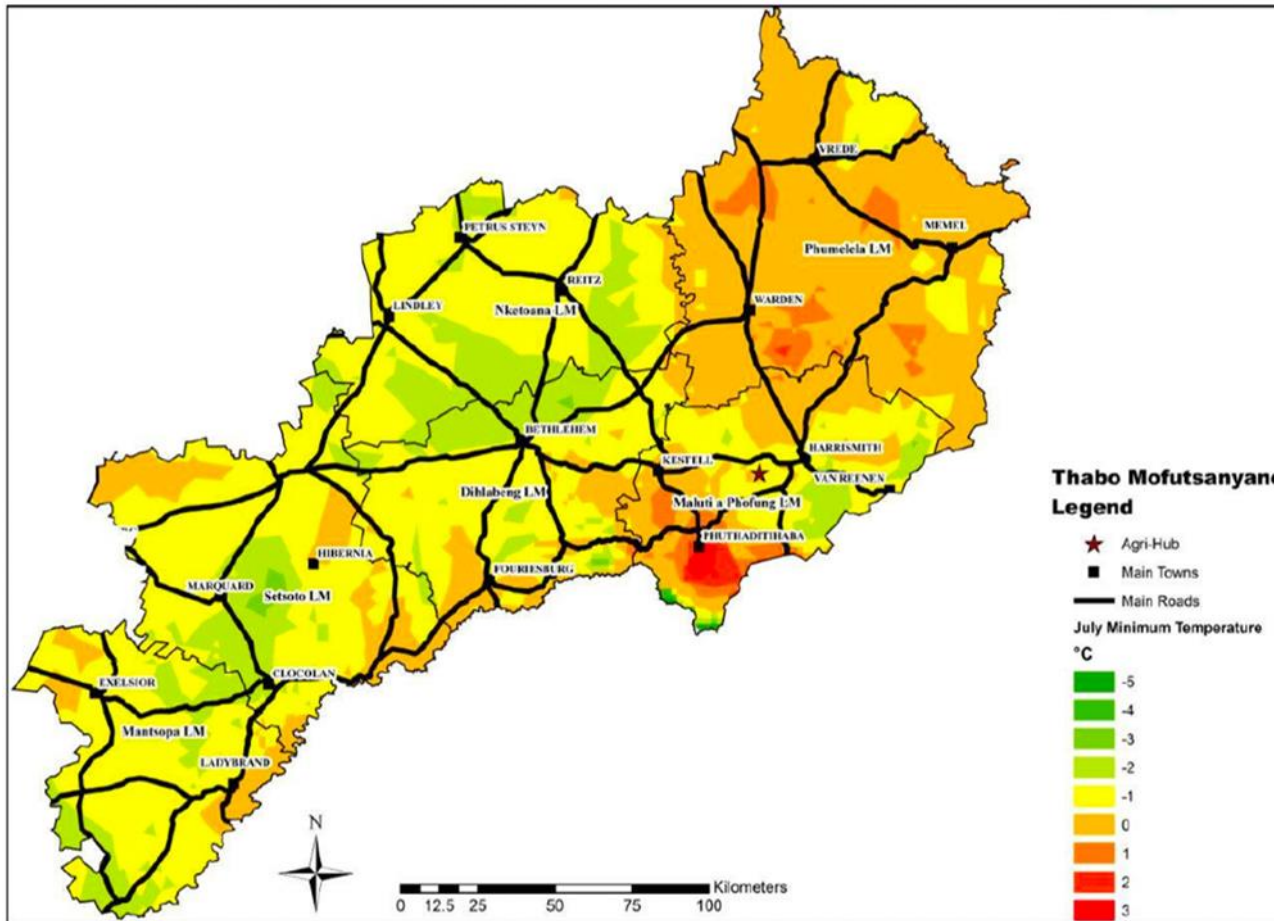
Map 16: Bolata Traditional Council Water Rights and Access

The Maluti-A-Phofung Local Municipality experiences an annual rainfall of between 601 mm and 650 mm; the areas surrounding the hub experience between 601 mm and 750mm per year. Projections indicate that the local municipality will experience increasing rainfall variability of 100 to 300 mm between 2021-2050.



Map 17: Annual Rainfall in Thabo Mofutsanyana District Municipality (Source: TMDM, 2022)

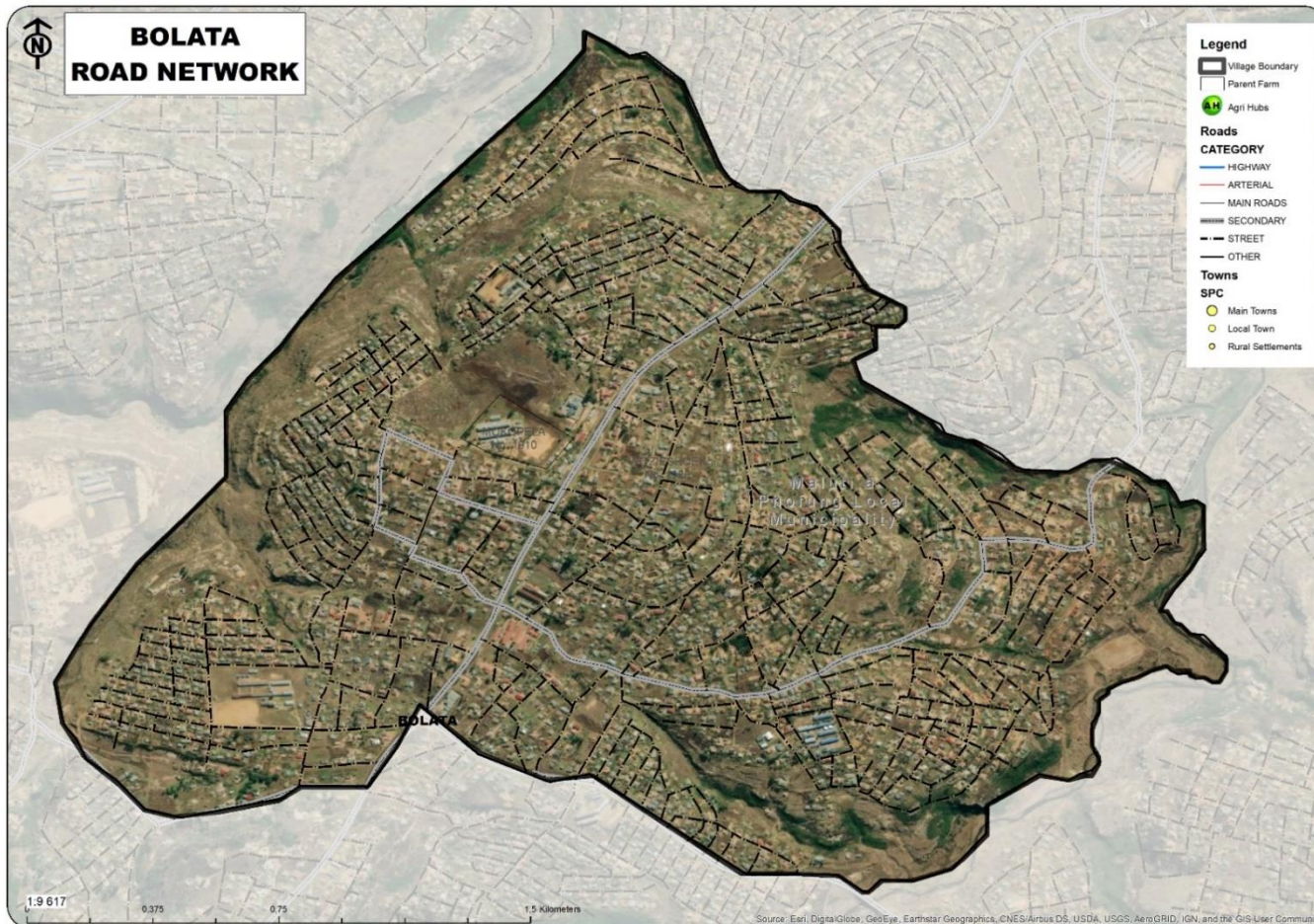
It is projected that there will be changes in annual average temperatures, highlighting increasing temperatures throughout the district for the period 2021-2050 under the RCP 8.5 scenario. By 2050, the local municipality is projected to be affected by higher annual average temperatures of 2-3 °C. The increasing temperatures will adversely water and food security. The MAP economic hub is in an area that experiences a maximum temperature of 26 °C during the middle of summer, with the surrounding areas experiencing a maximum of between 24 °C and 26 °C



Map 18: Projected Temperature Thabo Mofutsanyana District Municipality (Source: TMDM, 2022)

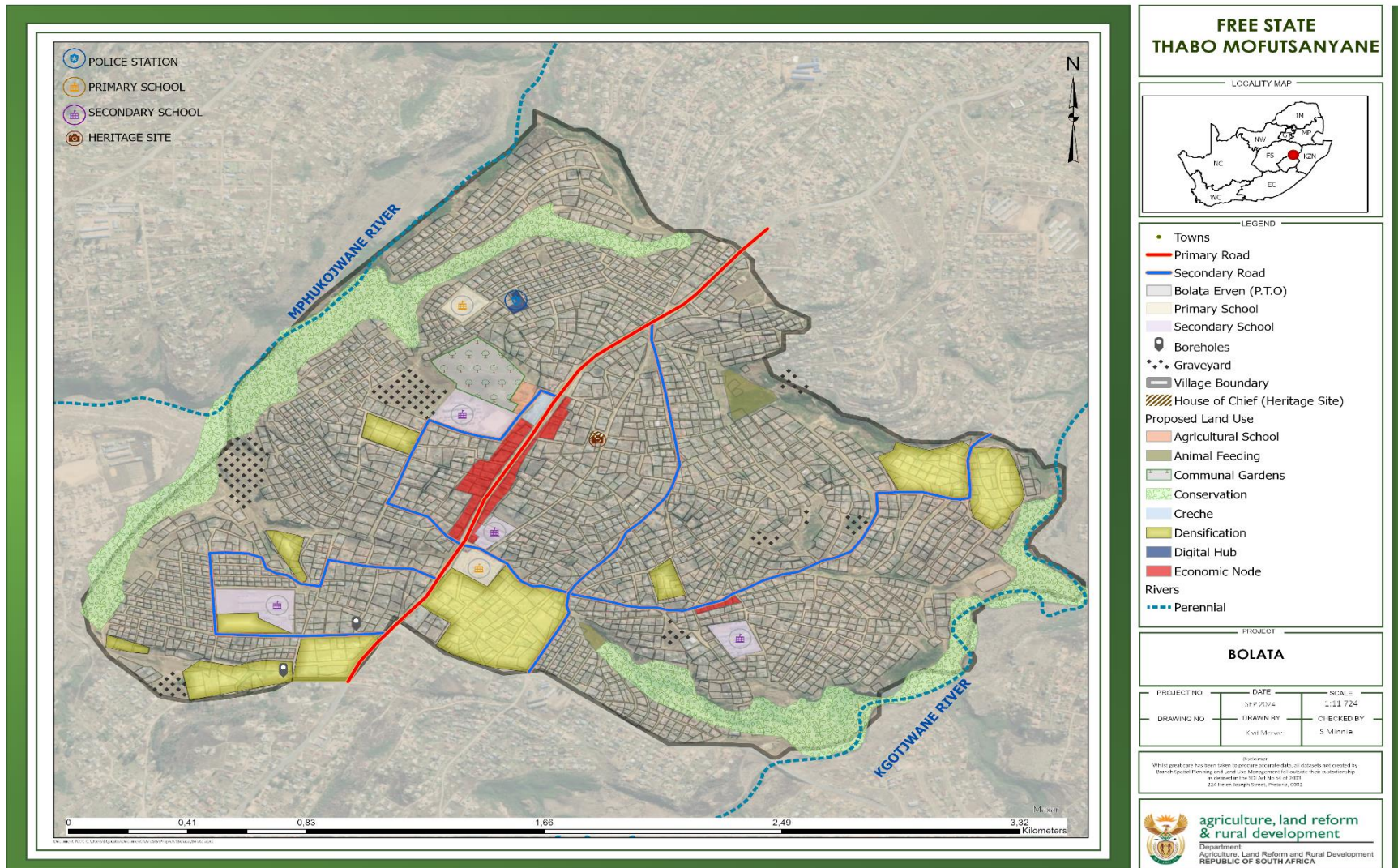
13.5: RURAL ROADS MAPPING

There is one main road servicing the entire rural intervention area with smaller roads connecting to it. The main road (undetermined) connects the Bolata Traditional Council with other surrounding Traditional Council areas and areas within the MAP local municipality most importantly an NSDF pronounced regional development anchor as shown in Map below.



Map 19: Bolata Traditional Council Road Mapping

14: SPATIAL PROPOSALS



Map 20: Bolata Digitised Map with Proposals

Inputs were sourced from various stakeholders identified for this project. Inputs from the Traditional Council included the following:

- **Retail Wholesale Cooperative**

The Bolata Traditional Council has indicated that SEDA has made a commitment to fund the development of a Retail Wholesale Cooperative. This commitment was done in the meeting held on the 06 August 2024 with the project to be located in Ward 13.

- **Agro-Processing Cooperation**

The Bolata Traditional Council has also indicated that SEDA has made a commitment to fund the Agro-Processing Cooperation that is to be located in Ward 14. Buy-in was also received from the Department of Agriculture, Land Reform and Rural Development for possible farm allocation in Monontsha section.

- **Tsohang Skills Development Centre**

There is a proposal for the establishment of a digital hub that will be incorporated with the community park as well as after-care programs for young people with free Wi-Fi provided. This should also incorporate a safe park to be located at the old police station satellite office in Ward 13. Funding possibility for this centre is to be sourced from the Youth department.

- **Semphurwaneng Stone Crushing Site / Project**

This is an existing project that has been neglected and needs to be revamped. This project is said to have the potential to unlock job opportunities for the local unemployed people.

Table 14: List of possible projects identified by the Bolata Traditional Council based on the community needs:

Bolata Village	Phamong Section	Ha-Twala Section	Masaleng Section
<ul style="list-style-type: none"> • Upgrading of Roads • Youth – Development Centre • Wildlife Parks 	<ul style="list-style-type: none"> • Clinic • Park along Kgopjane River • Basotho Cultural Museum 	<ul style="list-style-type: none"> • Community Hall • Alternative route • Executive supermarket • Maintenance of wells (bore holes) 	<ul style="list-style-type: none"> • Bridge crossing to Tseki (harking bridge) • Community Hall • Identification of graveyards

<ul style="list-style-type: none"> • Police – Satellite Stations / Office • Communal Farming Project • Cave Cultural Site 			
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Below is a list of spatial proposals deliberated on during consultation with the TC;

1. Agriculture

- Most of the homesteads towards the identified outskirts / boundaries have reasonably extensive yards where subsistence farming seemed probable.
- The Traditional Council requested that a certain area be investigated to see whether it would be suitable to use as commonages for the grazing of cattle and other livestock.

2. Conservation / Tourism

- It has been suggested that the home of a previous Bolata Chief be designated as a heritage site.

3. Social Amenities

- Social amenities such as sports fields, schools, clinics, communal open spaces (parks), cemeteries were also identified. There is a need for Social Activity Nodes.
- Areas which are not suitable for development were highlighted – steep slopes and mountainous, river valleys, etc.
- There was an initiative of “Schools-to-be-Connected” (via latest technological innovations) which never reached finality. There was a plea that such initiative should be re-established.

4. Landfill Sites

- There have been reports that individuals are illegally disposing of their trash and debris on any open area in Bolata Village as there are no official disposal locations. A proposal for a regional landfill site for the entire MAP LM as part of improving service delivery.

5. Development Spine (Business Node / Central Business Development)

- The need to upgrade the Main Collector and Secondary Collector Roads so that they have the capacity to handle the traffic volume / demand within the Bolata village.
- Business Nodes: Areas of key business that need promotion were identified.

6. Densification

- Areas recommended for mixed-use developments and densification were highlighted. The following table are possibilities of densification models within the village:

Table 15: Densification Models applicable to Bolata Village

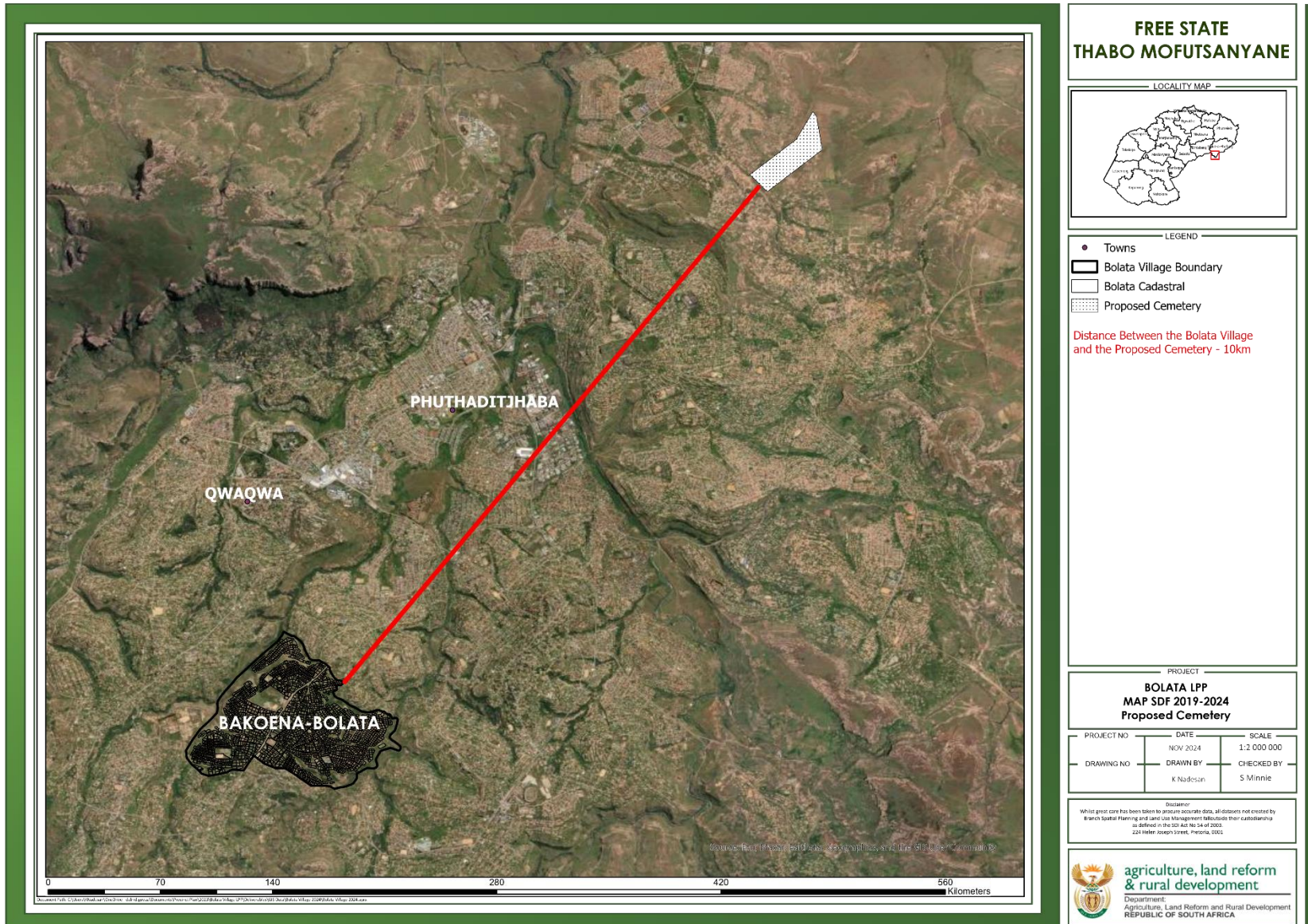
Densification Model	Description	Applicability in Bolata
Infill Development	Utilizes vacant or underused land within the village to accommodate new growth.	Prevents sprawl by developing existing open spaces while maintaining current village boundaries.
Cluster Development	Groups buildings in compact clusters, preserving shared open or agricultural land.	Balances growth with preserving communal land for agriculture, green spaces, or cultural heritage sites.

Mixed-use Development	Combines residential, commercial, and possibly light industrial uses in one area.	Promotes local economic growth by integrating homes and businesses in close proximity, supporting local job creation.
Vertical Densification	Increases density by building upwards, adding floors to existing structures.	Could be used near community or commercial hubs to maximise space where land is limited but vertical expansion is viable.
Peripheral Densification	Expands compact, higher-density development at the village's edges.	Accommodates new growth while preserving the village core and central open spaces for communal/agricultural uses.
Second Dwelling Units	Adds secondary dwellings (e.g., backyard dwellings) on existing plots.	Supports family growth and housing needs, allowing extended families to stay close while maintaining cultural ties.
Incremental Densification	Gradually increases density through small-scale interventions.	Enables flexible, gradual growth that aligns with community needs and infrastructure capacity over time.

- Water catchment and treatment areas were identified with most of them being dilapidated and in need of improvements.

7. Cemetery

- Most of the cemeteries are full and alternative burial options were previously recommended and piloted by the Traditional Council to the community members. Currently many are opting for the Top-on-Top form of burial option and some of the community are utilising the Bluegumbosch burial site, which is a distance from the village and therefore places a financial burden on the community in terms of logistics. The draft MAP SDF 2019-2024 does propose a cemetery which is 10km away from the Bolata Village as reflected on the map below.



Map 21: Proposed Cemetery as per Draft MAP SDF 2019-2024

15: CONCLUSION

The Bolata Village Plan represents a comprehensive approach to fostering sustainable development within the community, integrating key principles of spatial planning, environmental stewardship, and social inclusivity. By emphasising urban-rural linkages, the plan seeks to enhance connectivity between Bolata and surrounding urban centres, ensuring that residents have access to essential services, economic opportunities, and infrastructure.

Central to the plan is the commitment to sustainable land use, which will define appropriate zoning for residential, commercial, and recreational spaces, fostering a balanced and harmonious living environment. The integration of green infrastructure not only aims to protect natural resources but also enhances community well-being by promoting green spaces and improving air and water quality.

The active involvement of community members in the planning process is a cornerstone of the Bolata Village Plan. By engaging residents in decision-making, the plan reflects the aspirations and needs of the community, fostering a sense of ownership and accountability. This participatory approach also addresses social equity, ensuring that vulnerable populations are prioritized in service delivery and infrastructure development.

Economic development is equally prioritised, with strategies aimed at supporting local businesses, creating job opportunities, and encouraging sustainable practices. By designating areas for commercial and industrial activities, the plan promotes economic resilience and diversification, reducing dependency on external markets.

In summary, the Bolata Village Plan is a forward-thinking framework designed to create a vibrant, inclusive, and sustainable community. By balancing economic growth with social and environmental considerations, the plan sets a foundation for improved living conditions and quality of life for all residents. Through collaborative governance and strategic investment, Bolata Village can emerge as a model of rural development, enhancing the livelihoods of its residents while preserving its unique cultural and environmental heritage.