

# Tsantsabane Local Municipality

## Municipal Spatial Development Framework Review 2025

### Phase 4: DRAFT Spatial Proposals



Phase 1: Project inception

Phase 2: Status quo analysis, policy context  
and spatial vision

Phase 3: Spatial and sectoral analysis, and  
stakeholder consultation

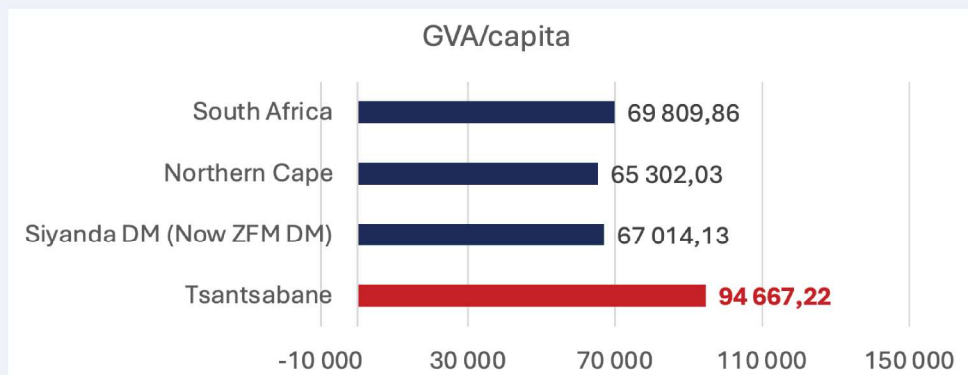
▶ Phase 4: Spatial proposals

Phase 5: Implementation framework and CEF

Phase 6: Final comprehensive MSDF

# 1. Development Scenarios and Strategy

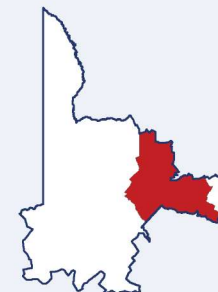
# TSANTSABANE WITHIN THE REGIONAL SPACE ECONOMY (2022)



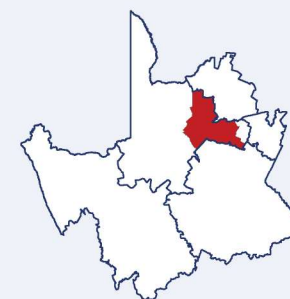
## TSANTSABANE



## ZFM DISTRICT



## NC PROVINCE



**GVA (R'm)(1) & regional contribution<sup>(2)</sup>:**

**R18 493,07**

**23%**

**6,19%**



**Fixed capital stock (R'm)(3) & regional contribution<sup>(4)</sup>:**

**R12 450,72**

**19,78%**

**4,63%**



**Gross fixed capital formation (R'm)(5) & regional contribution<sup>(6)</sup>:**

**R1 434,10**

**27,01%**

**6,26%**



**Employment(7) & regional contribution<sup>(8)</sup>:**

**11 269**

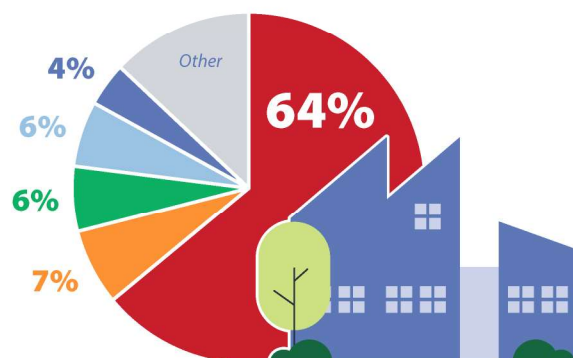
**13,83%**

**3,58%**

Sources (Quantec): (1 & 2)) Data set: RGVA—Regional Output and GVA at basic prices by industry and 2016 local municipal/ward-based metro region level, Accessed: 29/01/2024 | (3 - 6): Data Set: RCAP—Fixed capital formation and capital stock by industry, asset type and 2016 local municipal/ward-based metro region level, Accessed: 31/01/2024 | (7 & 8): Data Set: REMP—Labour -Employment and compensation by skill level, industry and 2011 local municipal/ward-based metro region level, Accessed: 31/01/2024.

# TSANTSABANE ECONOMIC PROFILE

## TOP 5 INDUSTRIES CONTRIBUTING TO ECONOMIC OUTPUT



### Mining and Quarrying

**64%**  
**R 11 821 million**



### Transport, Storage and Accommodation

**7%**  
**R 1 206 million**



### Agriculture, Forestry and Fishing

**6%**  
**R 1 110 million**



### Finance, Insurance, Real Estate and Business Services

**6%**  
**R 1 030 million**



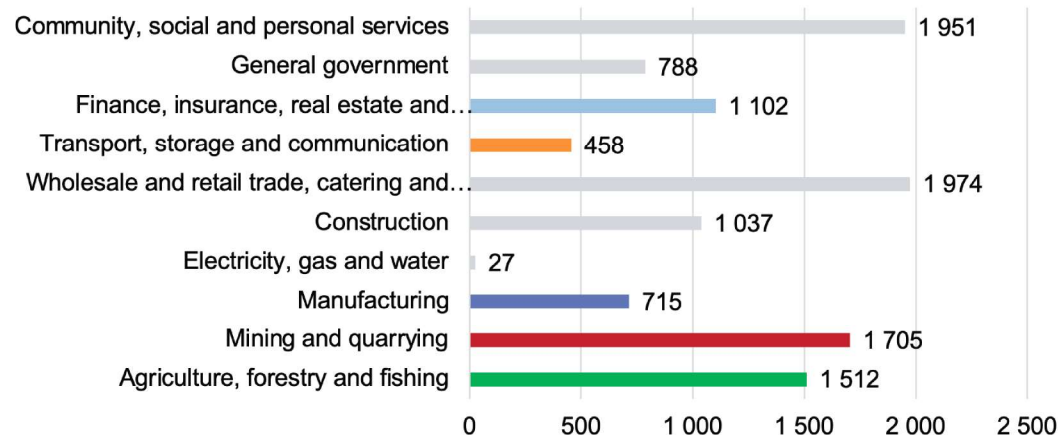
### Manufacturing

**4%**  
**R 826 million**



## JOBS PER INDUSTRY

Nr of jobs

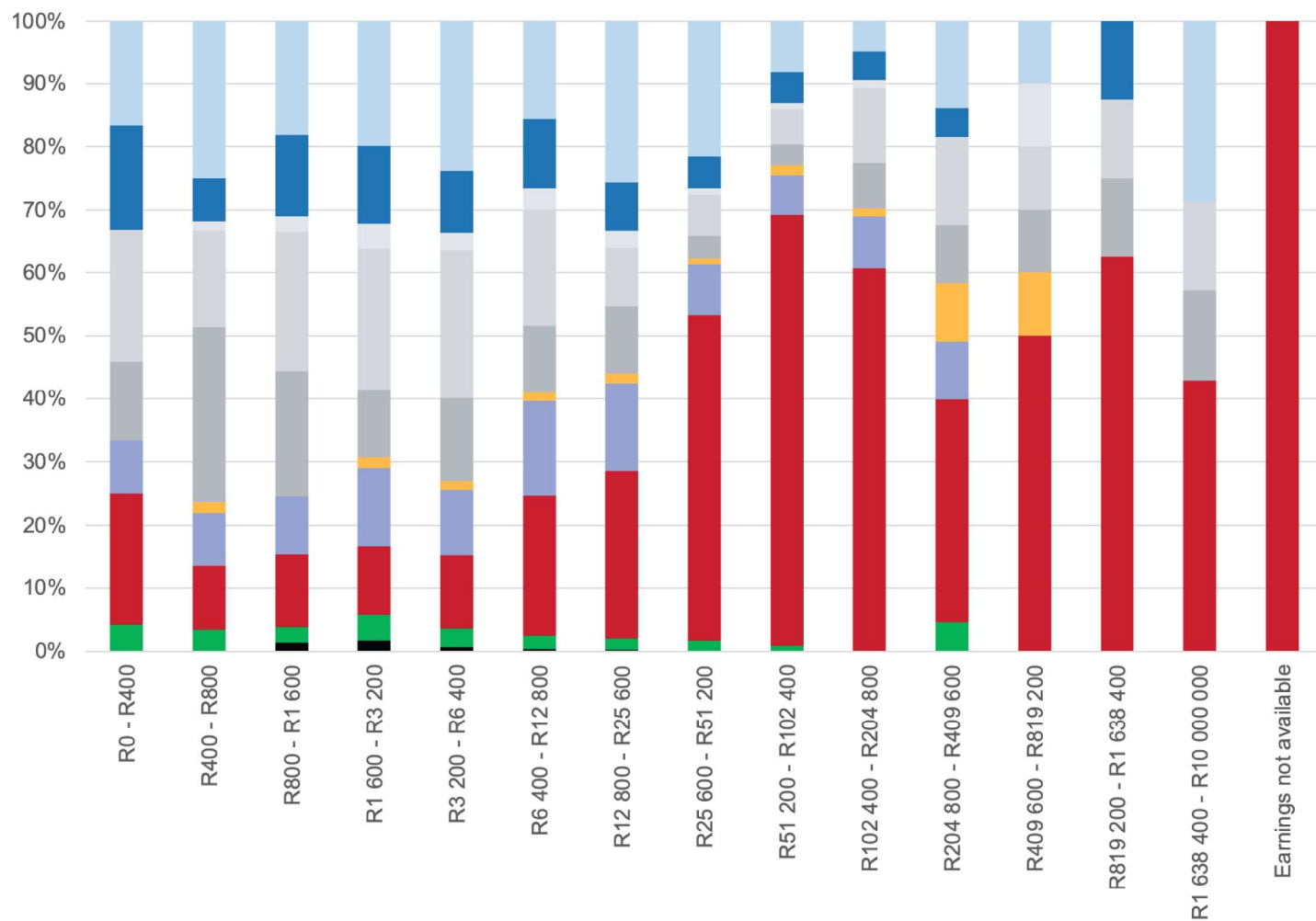


**Kolomela and Beeshoek Mines alone employ about 3 199 people (excluding contractors), therefore not all mine employees reside in Tsantsabane**

**As a general norm, every mining job creates 3 jobs outside the mine gate**



# TSANTSABANE: FULL TIME EQUIVALENT EMPLOYMENT BY EARNING CATEGORY



**Mining dominates earnings in the higher income categories**

## 1.1. Scenario 1 – Do nothing

**mcppp** Municipal Capability &  
Partnership Programme



## Scenario 1:

### Certain Collapse: From Mining Shovels to Mining Ashes and Dust in the Wind

Tsantsabane and Gamagara host large iron ore mines, which form the backbone of their economies and those of neighboring municipalities. Most of these mines are expected to reach the end of their operational life between 2030 and 2040.

Alongside the effects of climate change and deteriorating municipal infrastructure and finances, this situation is likely to lead to a perfect storm. As a result, the region could face significant economic collapse, major employment and labor income losses, failing municipal finances, and various social issues.



3 manganese mines in Joe Morolong to reach end-of-life around 2033-34, 4 will operate beyond (between 2053 – 2084).

- The Sishen iron ore mine, one of the largest in the world, may reach end-of-life between 2035 – 2040.
- The Assmang Khumani iron ore mine will keep producing until 2048.
- The large iron ore mines in Tsantsabane may reach end-of-life between 2031 – 2035 (Kolomela & Beeshoek – or even sooner).
- The end-of-life of the Sedibeng mine is unknown.

## Unpacking scenario 1: Job and labour income losses from mine closures

### Labour income losses (R million)

**- 6 081.0**



**Gamagara**

**- 2 388.4**



**Tsantsabane**

**- 9 021.9**



**Northern Cape**

**- 17 733.00**



**South Africa**

### Job losses

**Tsantsabane**

**11 834 jobs**



**Gamagara**

**26 359 jobs**



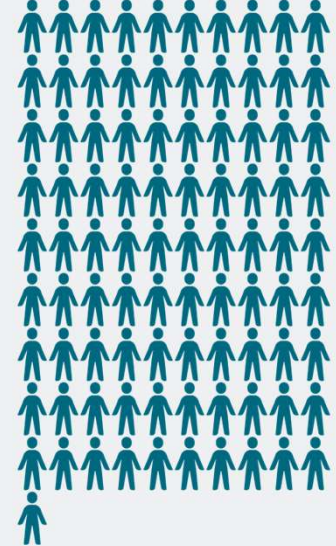
**Northern Cape**

**38 193 jobs**



**South Africa**

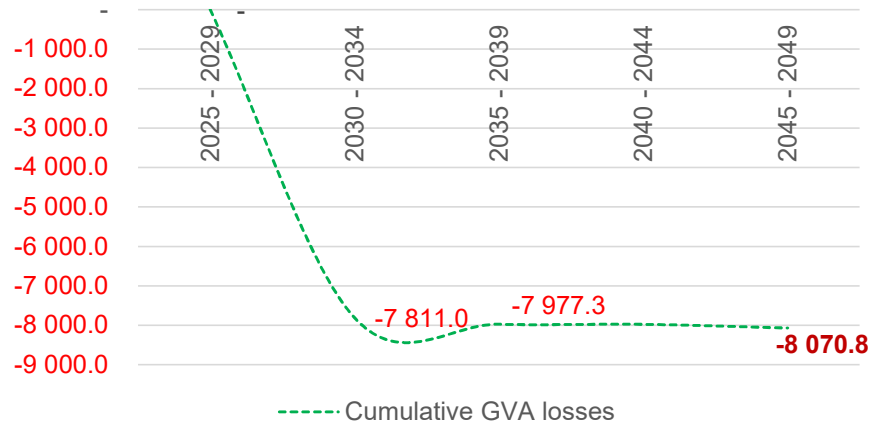
**90 730 jobs**



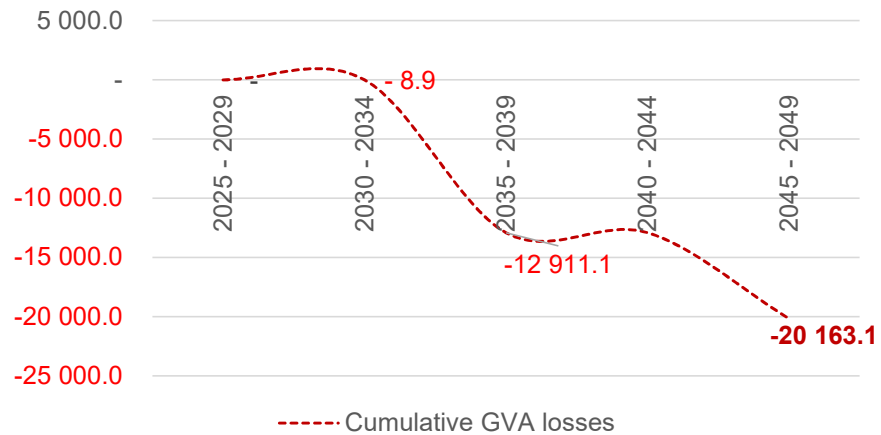
Source: South African MRIO Model (2024), Draft Gamagara Local Municipality LED Strategy 2024

## Unpacking scenario 1: Economic shrinkage resulting from mining closures

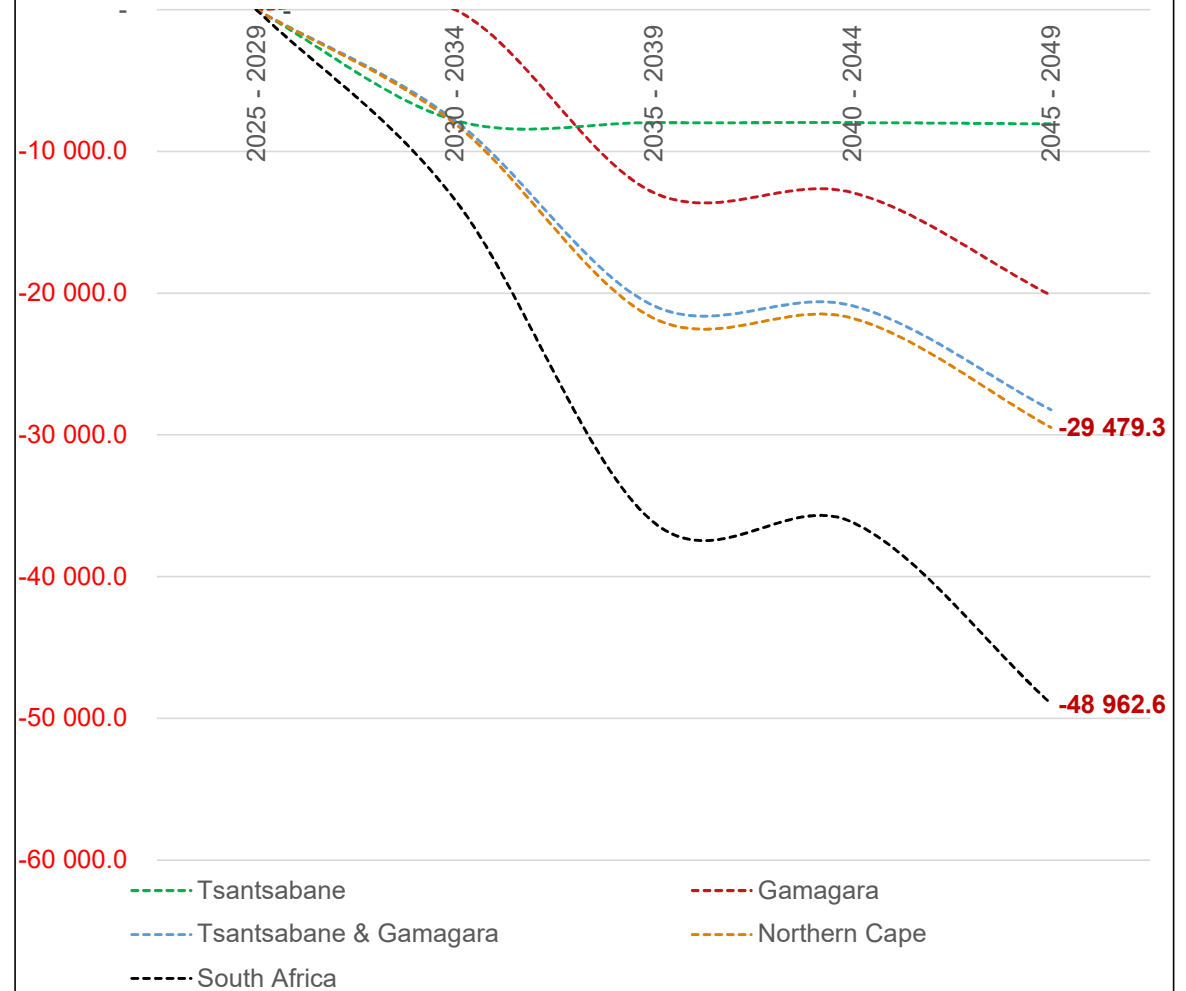
**Tsantsabane GVA losses**



**Gamagara GVA losses**

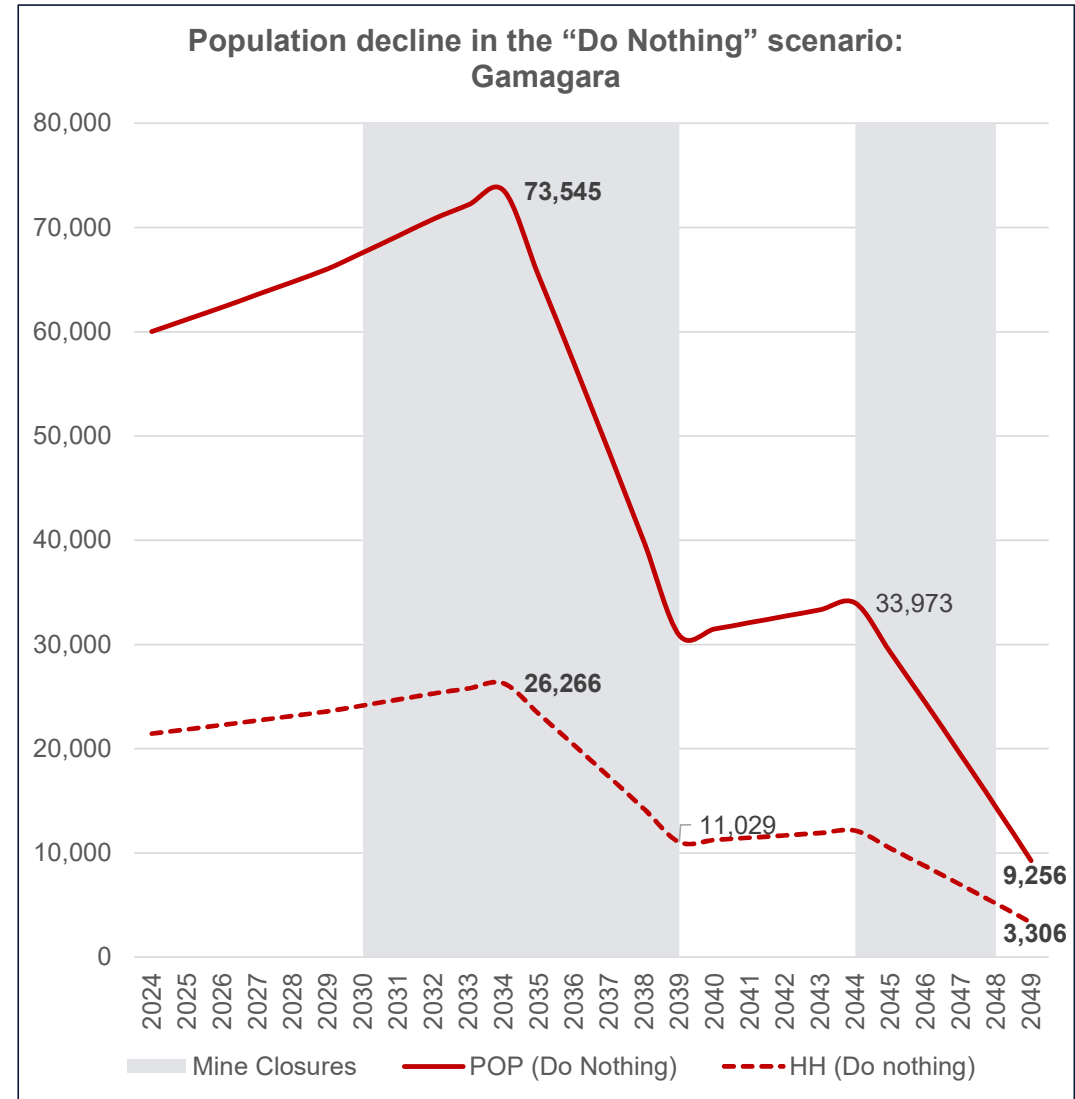
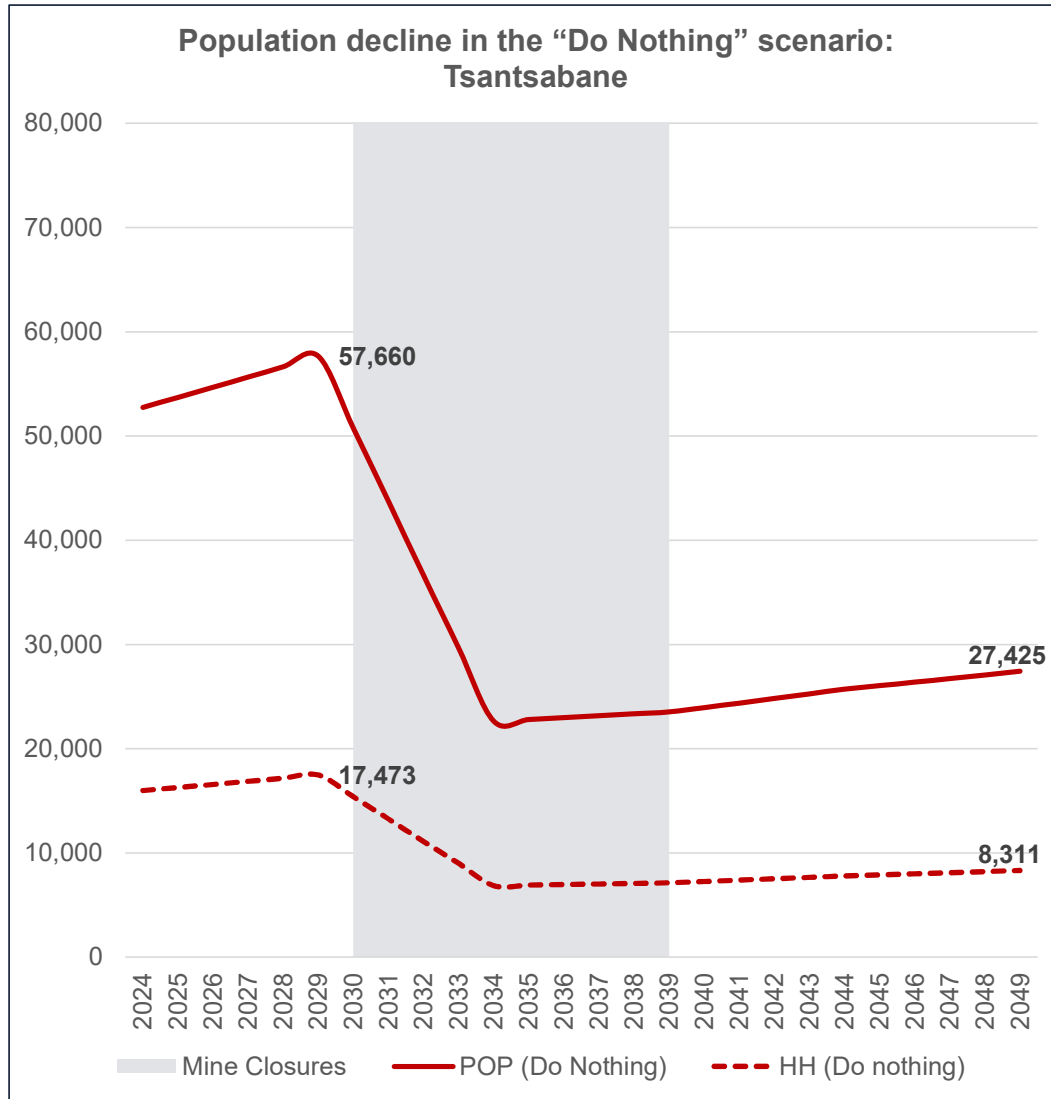


**Cumulative GVA losses at all spatial scales**



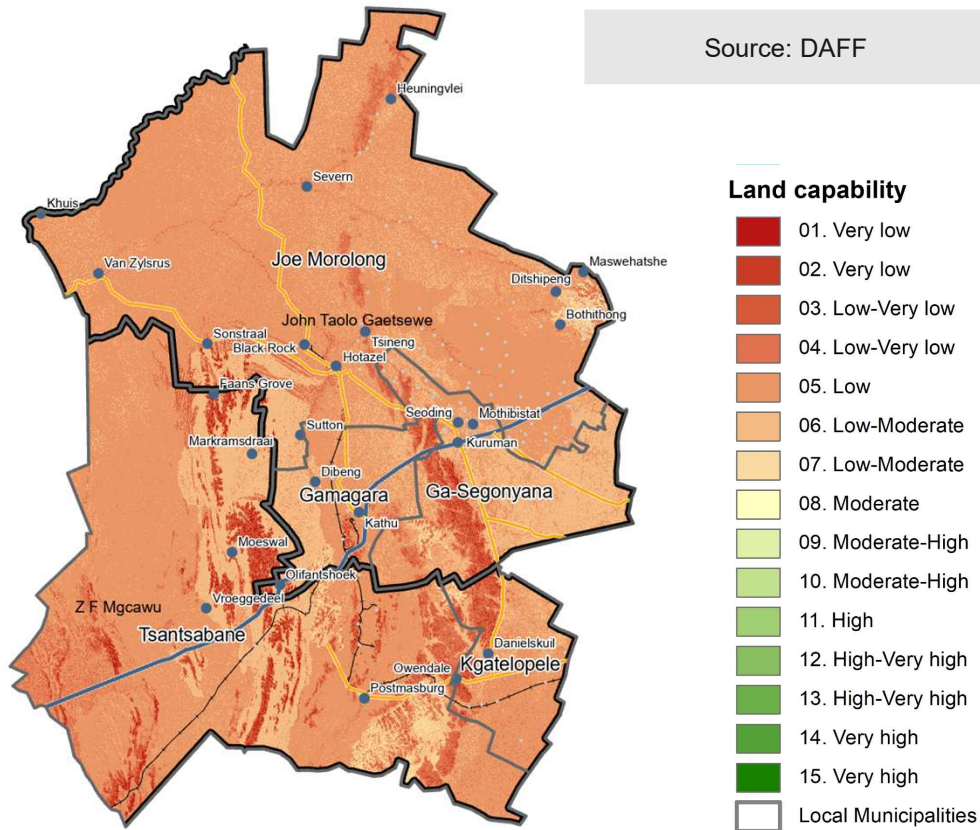


## Unpacking scenario 1: Out migration and depopulation



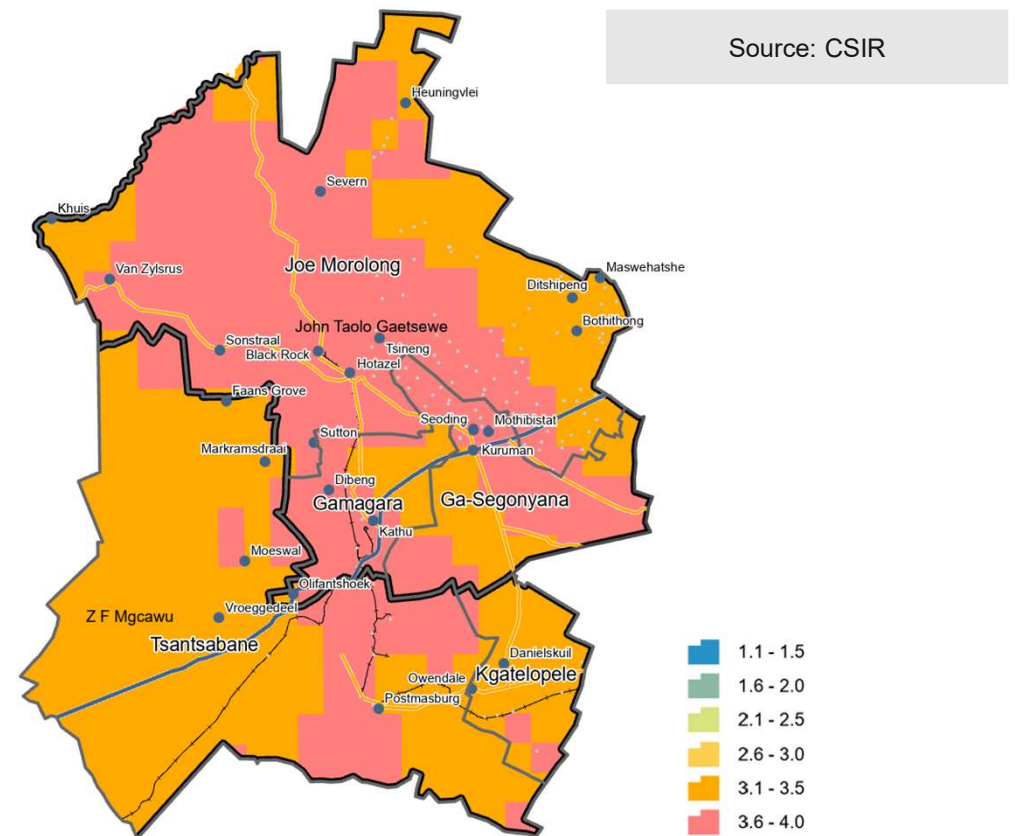
# Unpacking scenario 1: Climate change

## Agricultural capabilities



The region is generally not well-suited for large-scale agriculture, and agriculture alone is not a viable alternative to mining – BUT there is scope for the roll-out of arid technology agricultural projects

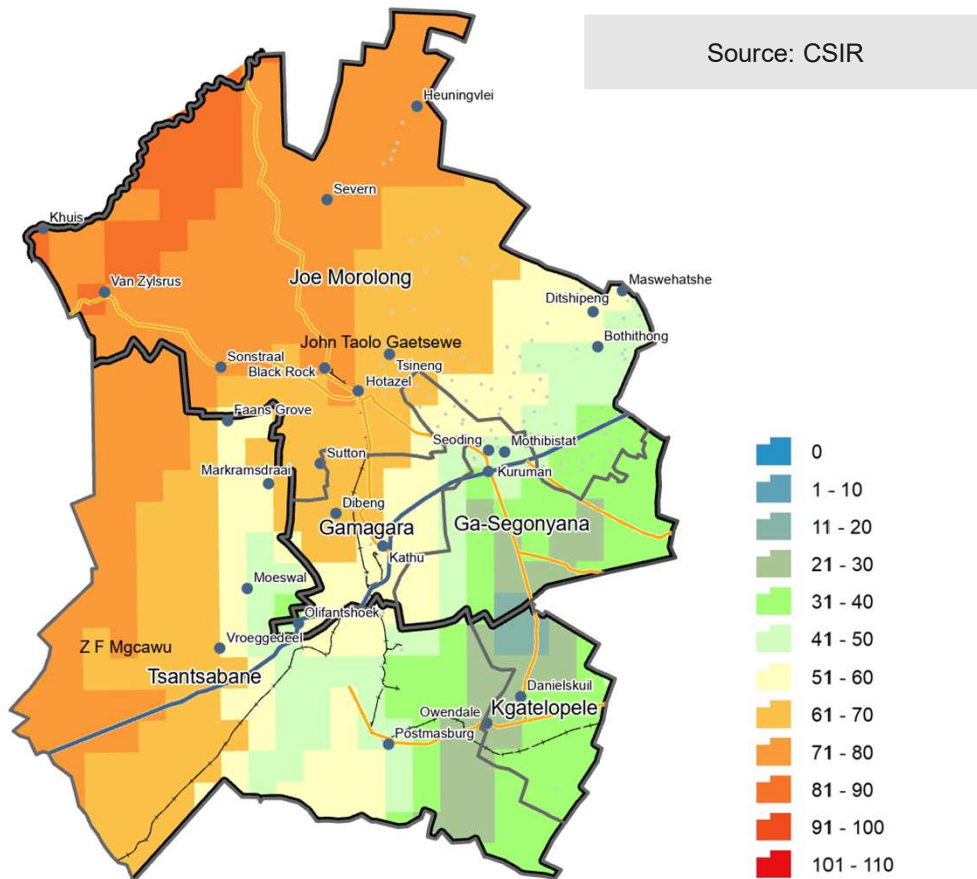
## Climate change: Change in max temperatures 2050 (°Celsius)



Average maximum temperatures will likely increase between 3.1 – 4.0 °C.

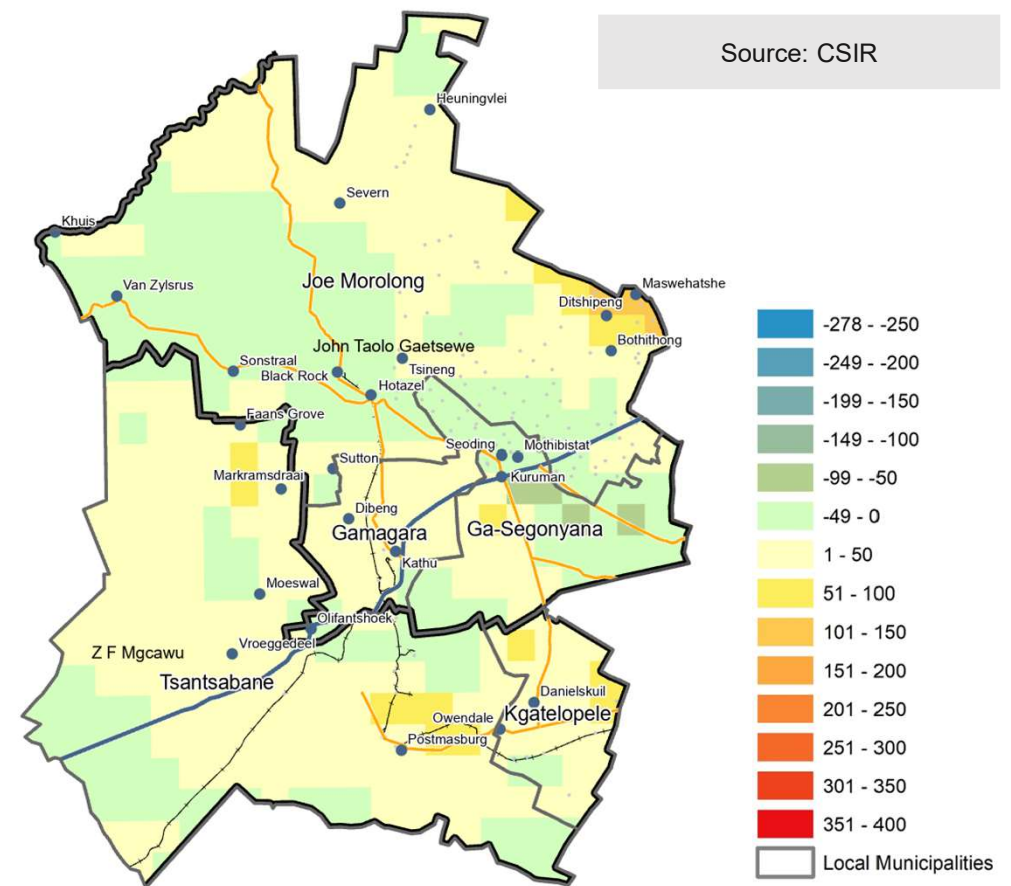
## Unpacking scenario 1: Climate change

### Change in nr of very hot day 2050



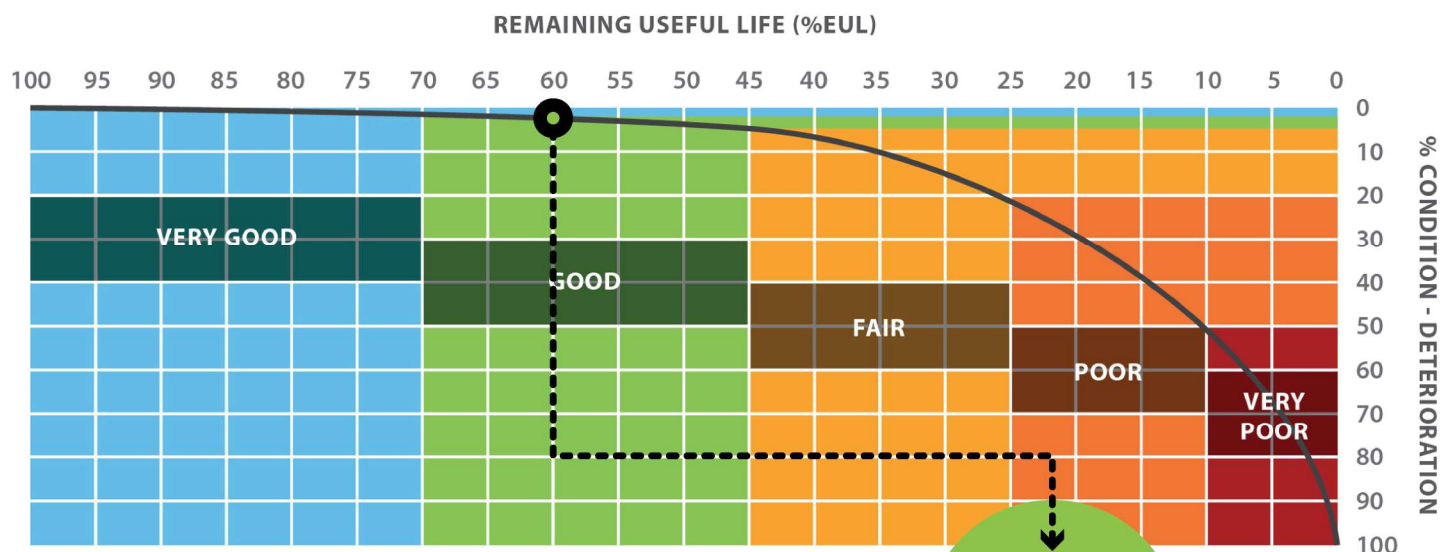
The change in the number of very hot days will likely range between 31-40 and 81-90 days, depending on location

### Climate change: Change in average rainfall 2050



Rainfall will variably decrease by between 0 to -49 days and in some instances will increase by between 51-100 days

## Tsantsabane Community Wealth & Equity (in municipal assets)



### COMMUNITY WEALTH / EQUITY

Asset replacement value:

**R 1 140 million**

Accumulated wear and tear:

**R 434 million**

Annual depreciation:

**R 35 million**

**R 706 million**



### ASSET INVESTMENT



New asset creation:  
**R64 million** (incl. R22m donations)

Asset upgrading:  
**No provision for asset renewal**

**R 64 million/annum**

### ASSET CARE: MAINTENANCE



Underspending on maintenance:  
**R 50 million**

**R 13 million / annum**



# Unpacking scenario 1: The Tsantsabane future narrative

2030

2035

2040

Business as usual

Pressure, panic & social discord

Mining dust



Inadequate (1) bulk infrastructure provision, (2) maintenance of assets

Lack of mixed housing options, land for business & industrial activities

Job and labour income losses due to mine closures leads to households relocating to neighbouring areas



Further mine closures, job and labour income losses, leads to further out-migration

Vacant housing stands, reduced spending power, decline in retail industry & public realm decay leads to further disinvestment

Social discord, frustration & fear due to joblessness, declining service delivery & no investment



Major declines in the hospitality, retail and general service sectors. Many properties for sale at highly discounted prices.

Remaining non-mobile population is destitute

Sharply declining municipal revenues, widespread infrastructure and service delivery failures



## Summary of shocks and their impacts under Scenario 1

### Mine closures

Economic collapse with sharply declining GVA, job losses and labour income losses, depopulation/out-migration with associated social disruptions



### Deteriorating municipal infrastructure



Municipal infrastructure maintenance is consistently underfunded, which will likely result in significant deterioration of asset portfolios, service delivery failures, and the need for extensive capital renewal programs



### THE PERFECT STORM

### Strained municipal finances & likely reduction in grant allocations

Municipal revenues under pressure



Asset portfolios not configured to support municipal revenue capacity and financial sustainability



Difficulties in collecting municipal revenue



Unacceptably high water and electricity distribution losses



Limited borrowing capacity



Insufficient investment in growth prospects



### Climate change



Climate change will result in an increases in average temperatures, the number of very hot days and fire risks.



Climate change will likely result in heat stress, affecting human populations, ecosystems and agriculture, ecosystem changes and loss of biodiversity.



Human health will be affected, infrastructure systems stressed, and the cumulative impacts of climate change may result in economic and social disruptions.



## 1.2. Strategies for economic growth, diversification and regenerative economies and communities



MCPP

Municipal Capability &  
Partnership Programme

# Catalytic programmes & projects to diversify & grow the economy

## KEY STRATEGIES TO ENSURE ECONOMIC GROWTH, DIVERSIFICATION AND REGENERATIVE ECONOMIES AND COMMUNITIES

### Regional strategy

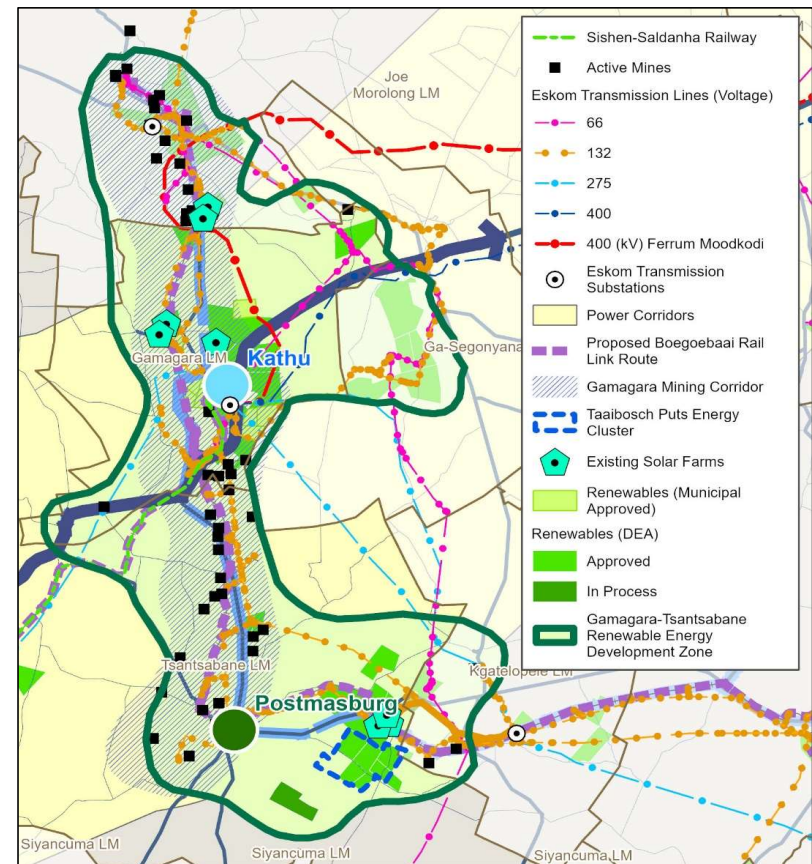
1. Developing emerging renewable energy and green hydrogen production capabilities to establish a viable renewable energy development zone that supports the Northern region's green industrialization and hydrogen goals.
2. Bulk infrastructure and housing development.
3. Strengthening industrial and logistics capabilities along the N14 corridor.
4. Establishing a functional circular economy.
5. Building regional service capabilities, including fostering a knowledge-based economy.
6. Enhancing the performance of the mining sector.
7. Creating an investor-friendly environment by combining the investment attraction strengths of both Kuruman and Kathu, aiming to achieve critical mass and a more diversified economy.
8. Implementing the municipal institutional measures needed to attract and facilitate investment.

### Tsantsabane strategy

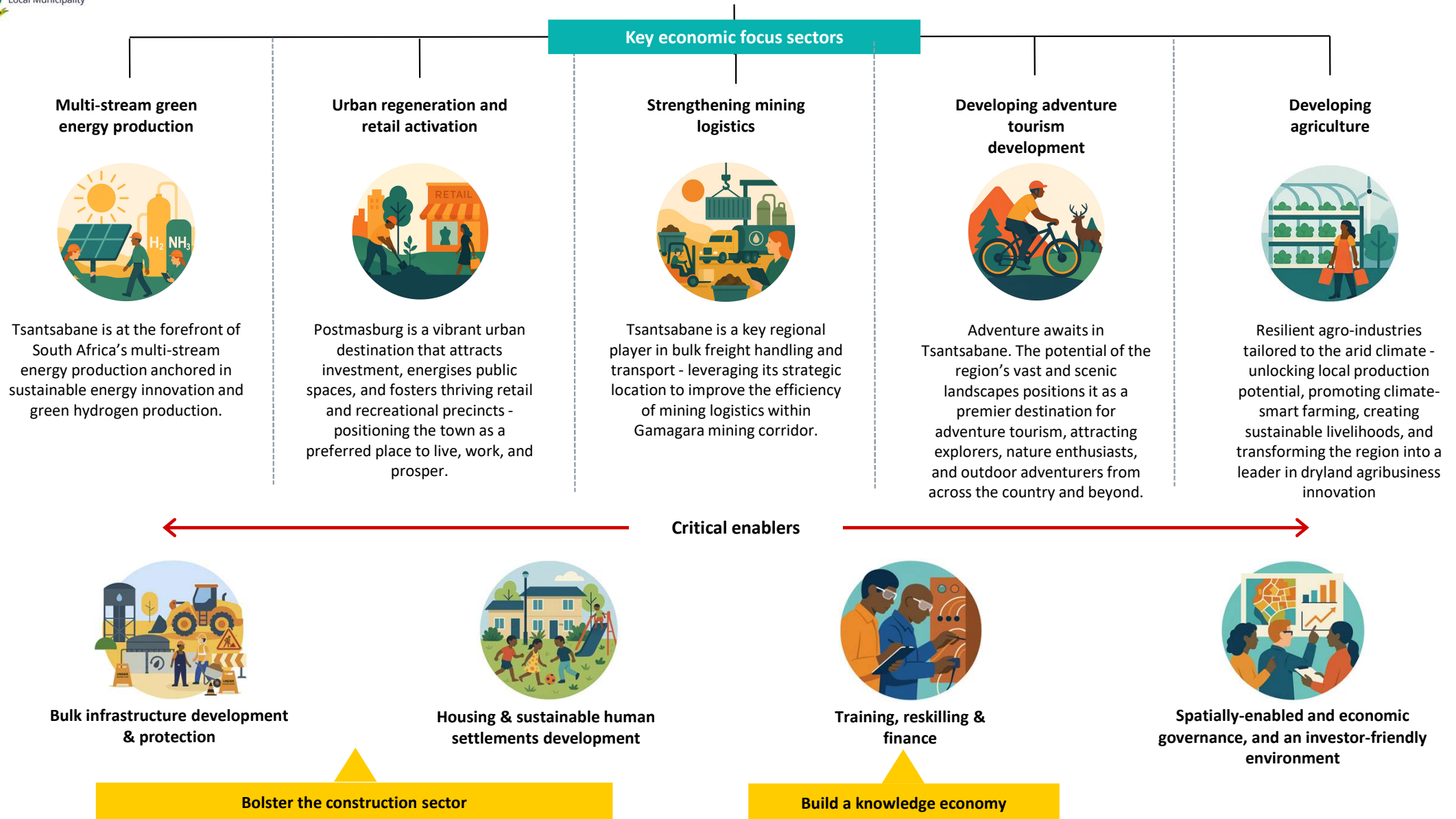
1. Retail revitalisation.
2. Infrastructure development for transformative growth.
3. Sustainable human settlements.
4. Gamagara-Tsantsabane green production hub.
5. Hub for transport and logistics.
6. Local mining beneficiation.

### Gamagara strategy

1. Bulk infrastructure development and protection.
2. Sustainable human settlements.
3. Regional retail & recreation hub and tourism development.
4. Mining capital.
5. Regional manufacturing, transport and logistics hub.
6. Green, circular economy.



## Tsantsabane early-stage post mining economic diversification and growth strategy





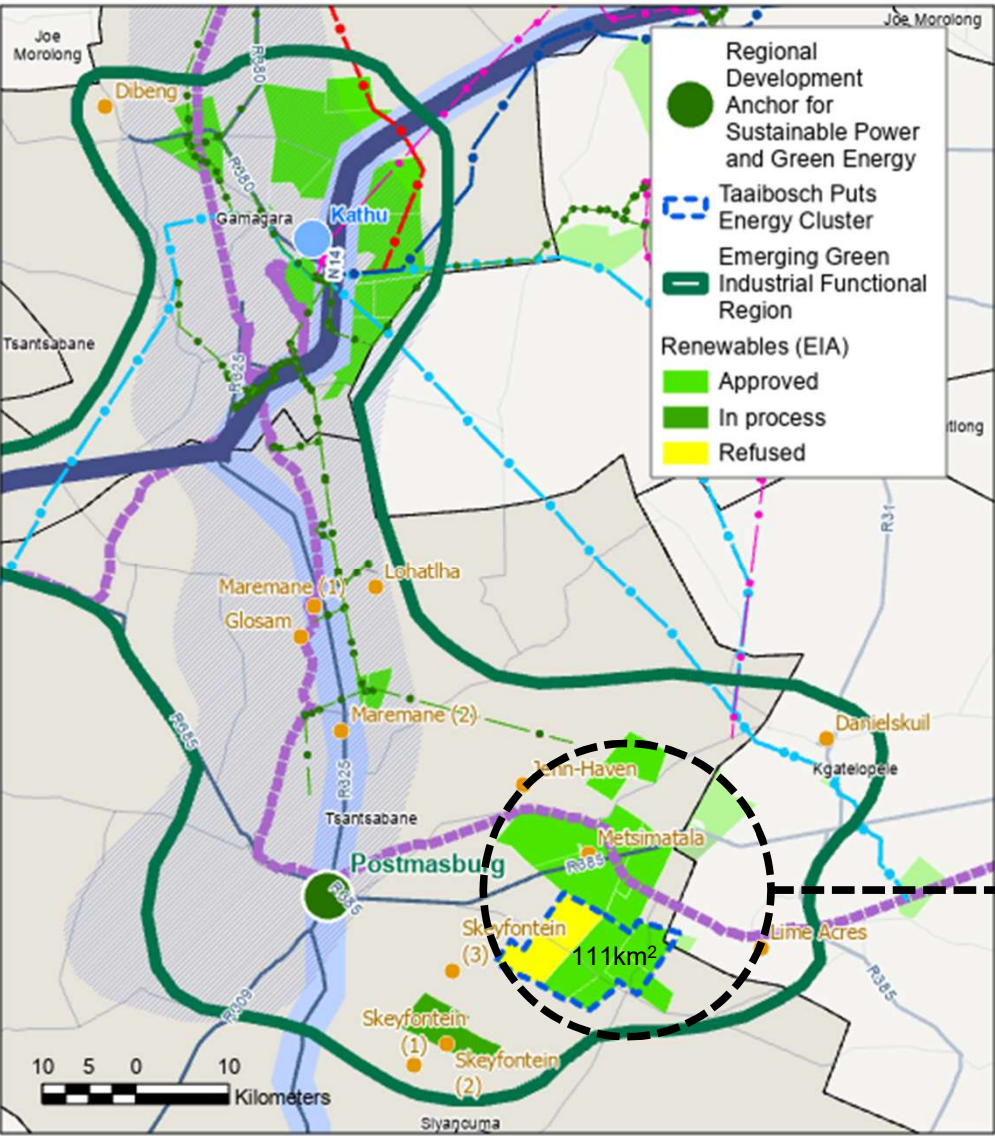
# Tsantsabane early-stage post mining economic diversification and growth strategy: Economic sector canvass

| Economic sector                                                                                                                  | Vision                                                                                                                                                                                                                              | Key strengths & capabilities                                                                                                                                                                                                                                                                                   | Key opportunities and desired competencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Catalytic and strategic investments, programmes & projects                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Multi-stream green energy production</b>      | <p>Tsantsabane is at the forefront of South Africa's multi-stream energy production anchored in sustainable energy innovation and green hydrogen production.</p>                                                                    | <ul style="list-style-type: none"> <li>• Excellent conditions for solar energy generation</li> <li>• 3 existing solar energy plants.</li> <li>• Extensive Eskom transmission network.</li> <li>• Significant interest from the private sector for solar energy and production of green power fuels.</li> </ul> | <ul style="list-style-type: none"> <li>• Accelerate construction of the 21 DEA-approved solar energy projects to position Tsantsabane as a prominent renewable energy producer.</li> <li>• Capitalise on the Taaiboschputs Energy Cluster to promote the production of green hydrogen and ammonia.</li> <li>• Will require competencies in renewable energy engineering, advanced manufacturing, research and innovation, and green infrastructure development.</li> </ul>                                                                                                                         | <ul style="list-style-type: none"> <li>• New Eskom 400 kV Ferrum-Moodhoki transmission line</li> <li>• 21 DEA-approved renewable energy applications</li> <li>• Taaiboschputs Energy Cluster, including 9 solar facilities, two wind energy facilities, the Korakobab Hydrogen Facility and the Kei Korana Ammonia Facility.</li> <li>• Impact Catalyst initiative to develop the waste economy, inclusive of installation of mini waste transfer stations and the waste pickers' programme</li> </ul> |
| <b>Urban regeneration and retail activation</b>  | <p>Postmasburg is a vibrant urban destination that attracts investment, energises public spaces, and fosters thriving retail and recreational precincts - positioning the town as a preferred place to live, work, and prosper.</p> | <ul style="list-style-type: none"> <li>• Well established Central Business District (CBD).</li> <li>• Activity Corridor formed by Hoof Street from the CBD to the Sibilo Mall.</li> <li>• TLM owns most of the land in and around Postmasburg.</li> <li>• Under supply of retail space.</li> </ul>             | <ul style="list-style-type: none"> <li>• Development of a Government Precinct (a current initiative of the Dept, of Public Works).</li> <li>• Use Municipal owned land along the R325/Hoof Street to establish an activity corridor with mixed land uses (including retail and high density housing) to link the CBD to the retail node at the intersection of R325 and R385.</li> <li>• Potential for a new mall (Postmasburg can accommodate an additional 24 000m<sup>2</sup> of retail space). Opportunity to turn Postmasburg into location of choice, reversing economic leakage.</li> </ul> | <ul style="list-style-type: none"> <li>• New 24 000m<sup>2</sup> shopping centre opposite existing Sibilo Mall (New Africa developments).</li> <li>• Government Precinct initiative.</li> <li>• Establish a City Improvement District (CID) to promote and fund precinct management.</li> <li>• Proposed private Clinic in Postmasburg.</li> <li>• CBD Precinct Plan to unlock Neighbourhood Development Grant funding.</li> </ul>                                                                     |
| <b>Strengthening mining logistics</b>          | <p>Tsantsabane is a key regional player in bulk freight handling and transport - leveraging its strategic location to improve the efficiency of mining logistics within Gamagara mining corridor.</p>                               | <ul style="list-style-type: none"> <li>• Postmasburg is centrally located within the Gamagara Mining Corridor.</li> <li>• The Sishen-Saldanha iron ore railway line runs through the Municipality.</li> <li>• 33 mines (mostly iron ore and manganese) are located in Tsantsabane.</li> </ul>                  | <ul style="list-style-type: none"> <li>• Private sector interest in Tsantsabane as a location for logistics and transportation.</li> <li>• Core competencies include: <ul style="list-style-type: none"> <li>• Supply chain and logistics competencies in bulk material handling and international trade.</li> <li>• Technical and metallurgical skills</li> </ul> </li> </ul>                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• Maremane Freight Terminal, a \$ 32 million investment in a facility catering for bulk material storage and handling, transport and logistics capabilities.</li> <li>• Kalahari Fuel Depot</li> <li>• Proposed Smelter located at the PMG mine close to Maremane.</li> </ul>                                                                                                                                                                                   |

# Tsantsabane early-stage post mining economic diversification and growth strategy: Economic sector canvass

| Economic sector                                                                                                      | Vision                                                                                                                                                                                                                                                                                                           | Key strengths & capabilities                                                                                                                                                                                                                                                                                                                                                                      | Key opportunities and desired competencies                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Catalytic and strategic investments, programmes & projects                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Developing adventure tourism</b>  | <p>Adventure awaits in Tsantsabane. The potential of the region's vast and scenic landscapes positions it as a premier destination for adventure tourism, attracting explorers, nature enthusiasts, and outdoor adventurers from across the country and beyond.</p>                                              | <ul style="list-style-type: none"> <li>• Vast geographic area, known for its scenic splendour.</li> <li>• Existing Nature Reserves and world famous Klein Jan Restaurant (located at Tswalu Nature reserve).</li> <li>• Area known for its hunting potential.</li> <li>• The Northern Cape is fast becoming the go to choice for adventure tourism such as Mountain bike stage racing.</li> </ul> | <ul style="list-style-type: none"> <li>• Promote adventure tourism such as 4 x 4 adventures, mountain bike stage racing (similar tot the Attekwas Mountain bike race).</li> <li>• Protect the various accommodation establishments in Postmasburg by promoting weekend or longer stays linked to adventure tourism.</li> <li>• Mining tourism.</li> </ul>                                                                                                                                         | <ul style="list-style-type: none"> <li>• New tourism information centre and precinct located in the caravan park area of Postmasburg.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Developing agriculture</b>       | <p>Build on existing agricultural initiatives by establishing resilient agro-industries tailored to the arid climate - unlocking local production potential, promoting climate-smart farming, creating sustainable livelihoods, and transforming the region into a leader in dryland agribusiness innovation</p> | <ul style="list-style-type: none"> <li>• Areas of Skeyfontein and Groenwater known for interest and existing agricultural initiatives around vegetable hydroponics and red meat.</li> <li>• Various game farms and hunting activities in the area.</li> <li>• Langeberg abattoir located in Postmasburg.</li> </ul>                                                                               | <ul style="list-style-type: none"> <li>• Expand on existing agricultural activities though linkages and access to markets in town (Shoprite, new shopping centre etc.)</li> <li>• Introduction of agro processing.</li> <li>• Food gardens and backyard farming to protect livelihoods.</li> <li>• Potential for pecan nut farming.</li> <li>• Agroforestry using invasive species (for charcoal production or manufacturing of agricultural support products e.g. fruit crates etc.).</li> </ul> | <ul style="list-style-type: none"> <li>• Engage with Dept. of Land Reform and Rural Development to promote a FPSU close to Skeyfontein/Groenwater.</li> <li>• Engage with mines to pursue opportunities to remediate mining dumps into agricultural land.</li> <li>• Engage with mines and renewable energy producers to establish community food gardens and programmes.</li> <li>• Engage with large scale commercial farmers (e.g. Upington farmers) to indeitify needs and opportunities for collaboration.</li> </ul> |

Becoming a leading force in Green Hydrogen: Emerging as the Gamagra-Tsantsabane Regional Development Anchor for Sustainable Power and Green Energy Production and a key Green Hydrogen Hub within the Northern Cape.



**NOW**

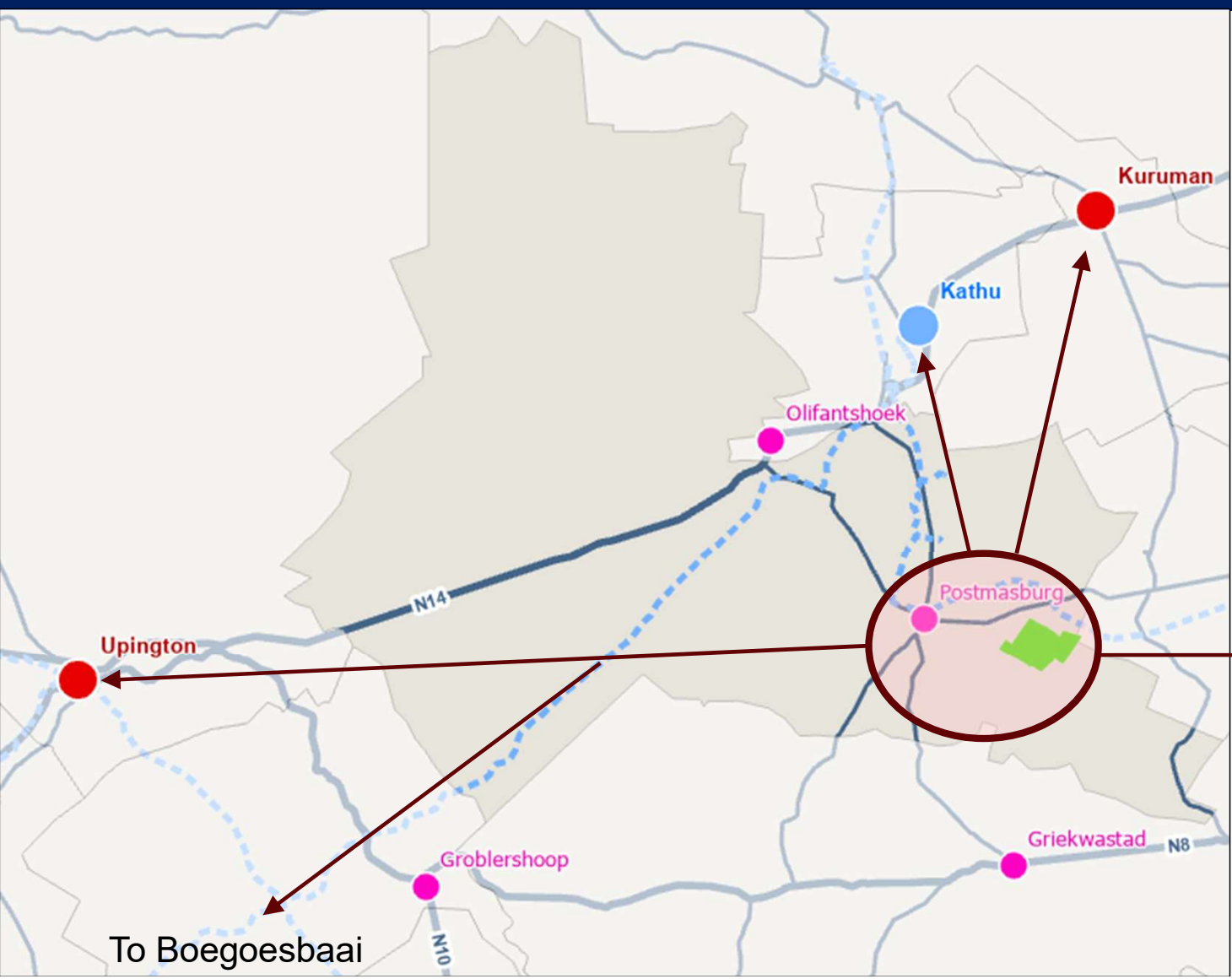
- Jasper Solar Plant: (75MW)
- Lesedi Solar Plant: (64 MW)
- Redstone Solar: (100 MW)

**COMING SOON**

- Taaibosch Puts Energy Cluster
- Kora I – IV Solar Energy Facilities: (400 MW)
  - Koraqua I – V Solar Energy Facilities (500 MW)
  - Khoemana Wind Energy Facility: (200 MW)
  - Gorachouqua Wind Energy Facilities: (200 MW)
  - Korakobab Hydrogen Electrolyser Facility
  - Kei Korana Ammonia Facility

**To Postmasburg – 25 min**  
To Kathu – 1 hr, 18 min  
To Kuruman – 1 hr, 11 min  
To Upington – 2 hr, 40 min

Establish a leading Regional hub for bulk transport and logistics enabled by the Kalahari Fuel Depot, planned Transnet rail connections to Ports and Eskom transmission lines



“To consolidate green hydrogen based product supply, generated across the Northern Cape solar and wind belts, for export via an aggregator network anchored at the Boegoesbaai SEZ”  
*Action item 7: Northern Cape Green Hydrogen Strategy (2021)*

- Jasper Solar Plant
- Lesedi Solar Plant
- Redstone Solar
- Taaibosch Puts Energy Cluster
- Kalahari Fuel Depot (Postmasburg)
- Manufacturing of Hydrogen Fuel Cells (Postmasburg)
- Maremane Freight Terminal



## Tsantsabane Scenario 2: Programmes, projects and initiatives

### Tsantsabane Bulk Water and Sanitation Upgrade Programme



#### Description:

This programme aims to address the demand for water and sanitation in Postmasburg. It includes combining water supply from boreholes and Sedibeng Water as well as constructing a new WWTW.

#### Benefits:

- Total investment of R 927 mn
- Upgrading water and sanitation will enable development planned since 2016 and unlock further growth opportunities in Postmasburg
- 2 167 construction jobs & 200 permanent jobs

2025 - 2034

### Tsantsabane Housing Development Programme



#### Description:

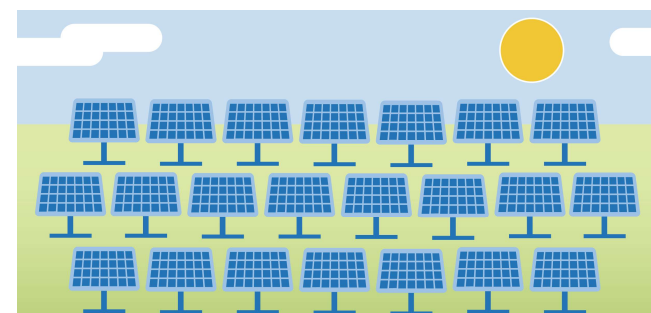
Establishment of a “mixed typology” housing programme in Postmasburg to accommodate residents from Mountainview and Greenfields informal settlements.

#### Benefits:

- 4 700 residential erven, 24 business stands, 37 erven zoned for community facilities.
- GVA contribution of R1.5 bn during construction.
- 4 765 construction jobs with a labour income of R 818 mn.
- Opportunity exists to reconfigure the programme to include higher densities, rental stock and different housing typologies.

2025 - 2034

### Renewable Energy Projects



#### Description:

The Northern Cape requires 40 TWh clean energy to meet its green hydrogen aspirations. The DEA approved 21 renewable energy applications in Tsantsabane, with 3 new renewable energy project currently in town planning stage.

#### Benefits:

- 2 071 construction jobs and 1 169 jobs during the operations’ phase
- Labour income of R 366 mn during construction and R 370 mn during operations
- GVA contribution of R 636 mn during construction and R 1.2 bn during operations

2025 - 2034

## Tsantsabane Scenario 2: Programmes, projects and initiatives

### Iron Ore / Manganese smelter



#### Description:

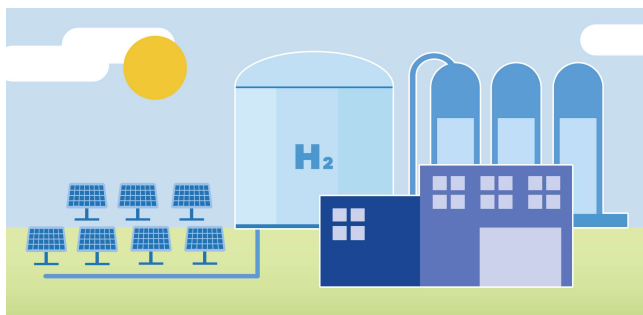
Establishment of an iron and manganese smelter and local beneficiation capabilities capitalizing on mining activities in the Gamaraga-Tsantsabane Mining Corridor. The current location is the PMG mine in TLM.

#### Benefits:

- 3 007 construction jobs and 7 622 permanent jobs
- Labour income of R 516 mn during construction and R 2 bn thereafter
- GVA contribution of R 923 mn during construction and R 4.1 bn thereafter

2025 - 2034

### Korakobab Hydrogen Facility



#### Description:

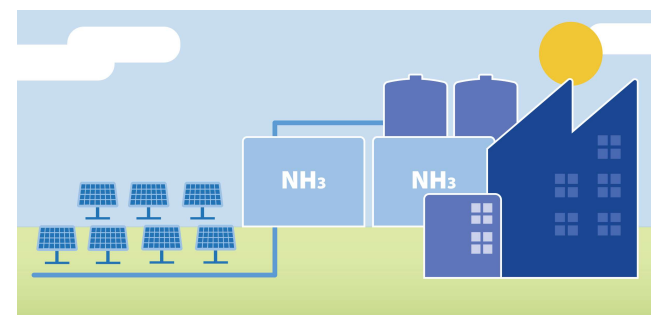
The Korakobab Hydrogen Facility, part of the Taaibosch Puts Energy Cluster in Tsantsabane Local Municipality, is poised to be a pioneering venture in green hydrogen production. The facility's focus on green hydrogen production aligns with the global shift towards renewable energy and positions the Northern Cape as a potential leader in this emerging sector.

#### Benefits:

- Construction expenditure of R2.3 bn over 18 months, operational expenditure R168 mn per annum
- 5 266 construction jobs, 814 permanent jobs.
- GVA contribution of R1.6 bn during construction and R 370 mn thereafter

2025 - 2034

### Kei Korana Ammonia Facility



#### Description:

Also, part of the Taaibosch Puts Energy Cluster, the facility aims to leverage the region's renewable energy resources to produce green ammonia. This facility, by focusing on green ammonia production, further contributes to the region's efforts towards a sustainable and diversified economy

#### Benefits:

- Estimated construction expenditure of R1.5 billion over 18-24 months, R 328 mn GVA contribution during operations phase.
- 4 200 construction jobs, 734 permanent jobs.
- Labour income of R 727 mn during construction and R 185mn thereafter.

2025 - 2034

## Taaibosch Puts Energy Cluster

### Summary of Components:

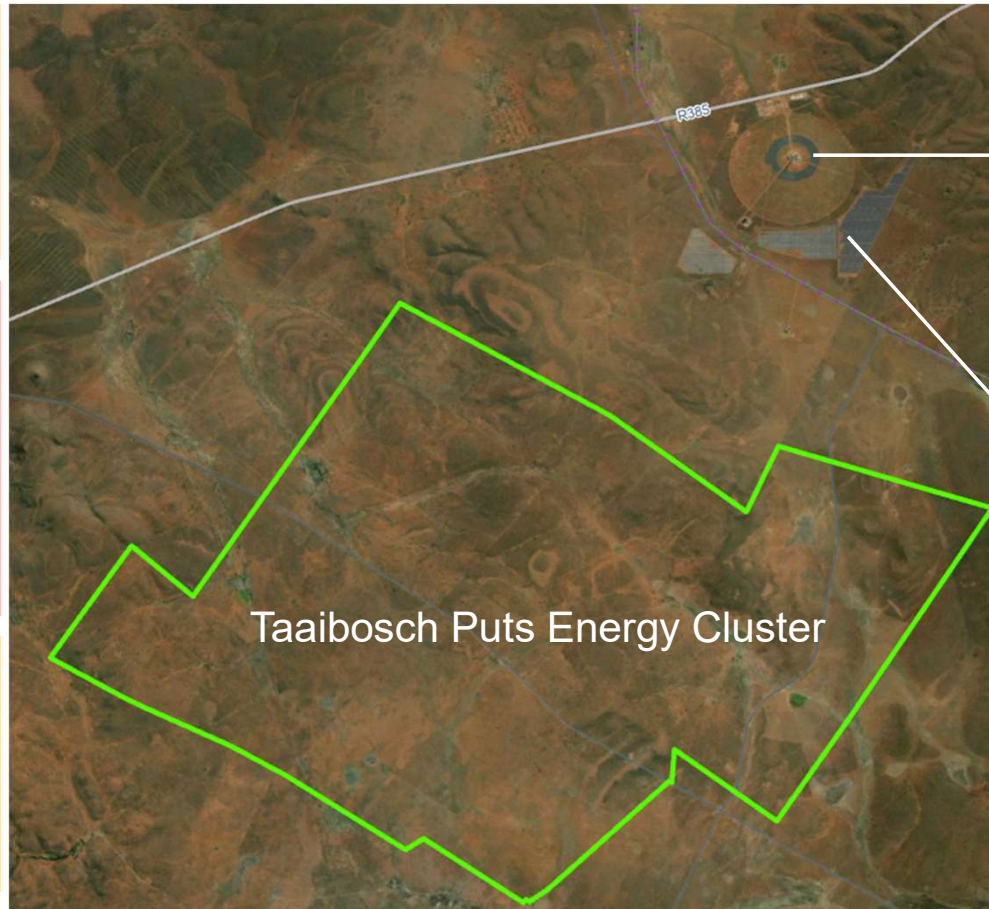
- 9 Solar Facilities
- 3 Wind
- Kei Korana Ammonia Facility
- Korakobab Hydrogen

### Output:

- 1 300 MW Energy\*
- **120 000 tpa of green ammonia\***
- 30 000 tpa of green hydrogen
- 60 000 tpa of green oxygen

### Benefits:

- R 698 m GVA (Operations)
- 1 547 permanent jobs.
- R 390 m labour income during operations phase.



Redstone Solar



Jasper & Lesedi Solar



- The Prieska Power Reserve project, considered to be a Catalytic Green Project, aims to produce 70 000 tons green ammonia per annum.
- The largest solar installation in South Africa is the Solar Capital De Aar project, which has a combined capacity of 175 MW across its phases.



## Tsantsabane Scenario 2: Programmes, projects and initiatives

### Kalahari Fuel Depot



#### Description:

This project involves constructing a fuel depot with a storage capacity of 40 million liters for petrol, diesel, transmission oil, and lubricants. The project has secured funding from the Development Bank of Southern Africa (DBSA) and the Industrial Development Corporation (IDC) and has been approved for integration into the Saldanha-Sishen rail corridor by Transnet (Dobbin International, 2020).

#### Benefits:

- The estimated CAPEX for this project is R400 million
- 779 construction jobs, 376 permanent jobs
- R240 mn contribution to GVA during construction with R123 mn thereafter

2025 - 2029

### Postmasburg CBD Revitalisation



#### Description:

This project aims to revitalize the Postmasburg central business district (CBD) by improving infrastructure, enhancing public spaces, and attracting new businesses and investment. The project's focus is on the construction phase, with an estimated CAPEX of R 200 million and an implementation period from 2025 to 2029.

#### Benefits:

- Contributes to an enabling business environment in Postmasburg
- Kick-starts a sense of place and local pride, contributes to the reversing of economic leakage

2025 - 2029

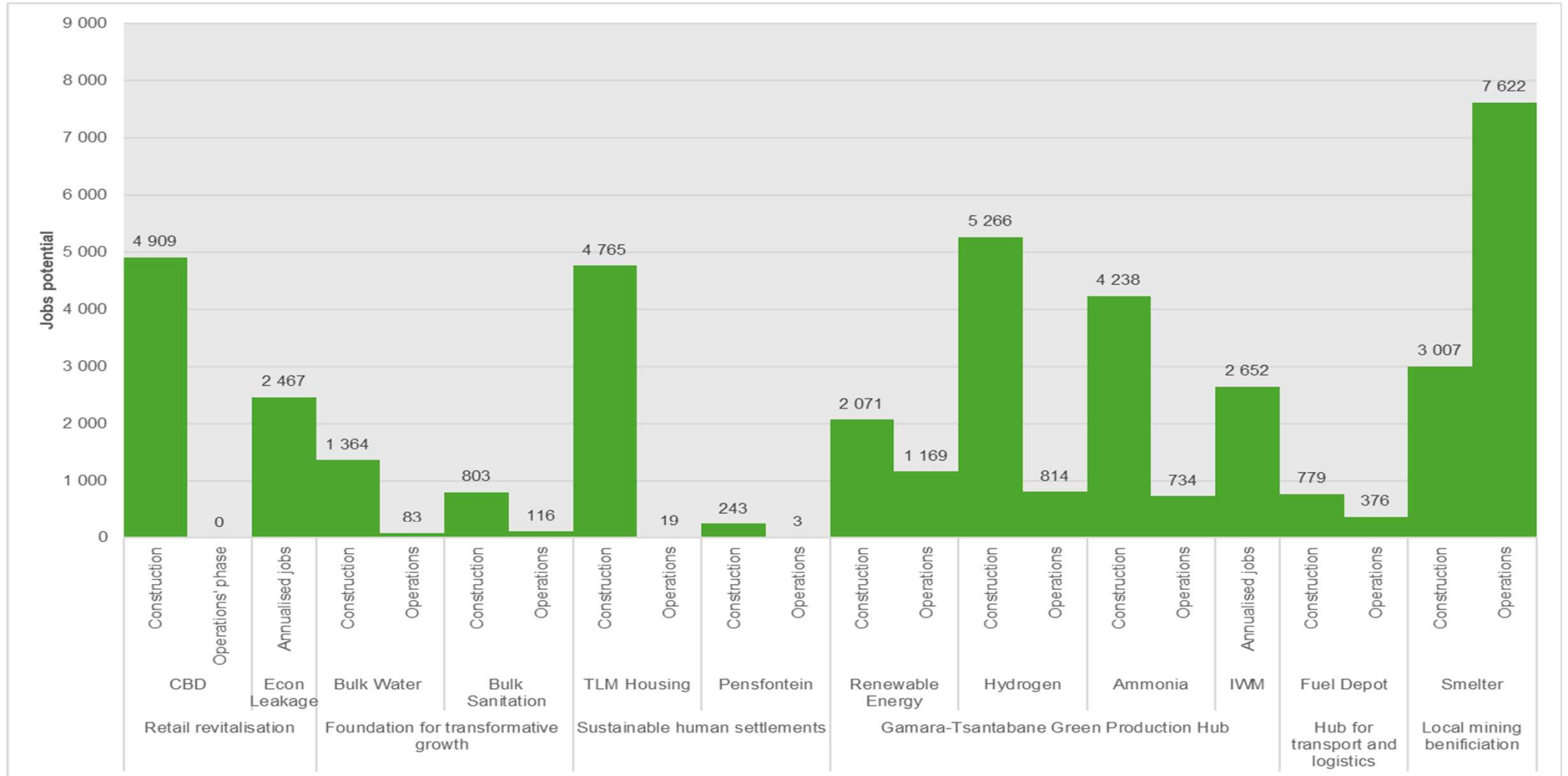
### Other Initiatives

| Initiative                                          | Jobs Created | Labour Income (R'm) | GVA Contribution (R'm) |
|-----------------------------------------------------|--------------|---------------------|------------------------|
| Pensfontein ("Mixed Typology" Housing Project)      | 246          | R42                 | R75                    |
| Product Space Diversification Opportunities         | 12 570       | R2 019              | R 5 135                |
| Reversing Economic Leakage In Tsantsabane           | 2 467        | R341                | R 822                  |
| Integrated Waste Management Solution (IWMS) Project | 2 652        | R784                | R 1 647                |
| Maremane Freight Terminal                           | 289          | R 101.6             | R441                   |
| Postmasburg Nuts and Bolts Factory                  | 83           | R2.6                | R5.3                   |
| Sol Plaatjes Satellite Campus                       | 107          | R 43.3              | R 73.9                 |
| New Postmasburg Mall                                | 901          | R 242.4             | R494.6                 |
| Taaibosch Puts Energy Cluster (Solar Projects)      | 853          | R53.3               | R118.9                 |
| Taaibosch Puts Energy Cluster (Wind Projects)       | 750          | R 46.8              | R104.5                 |



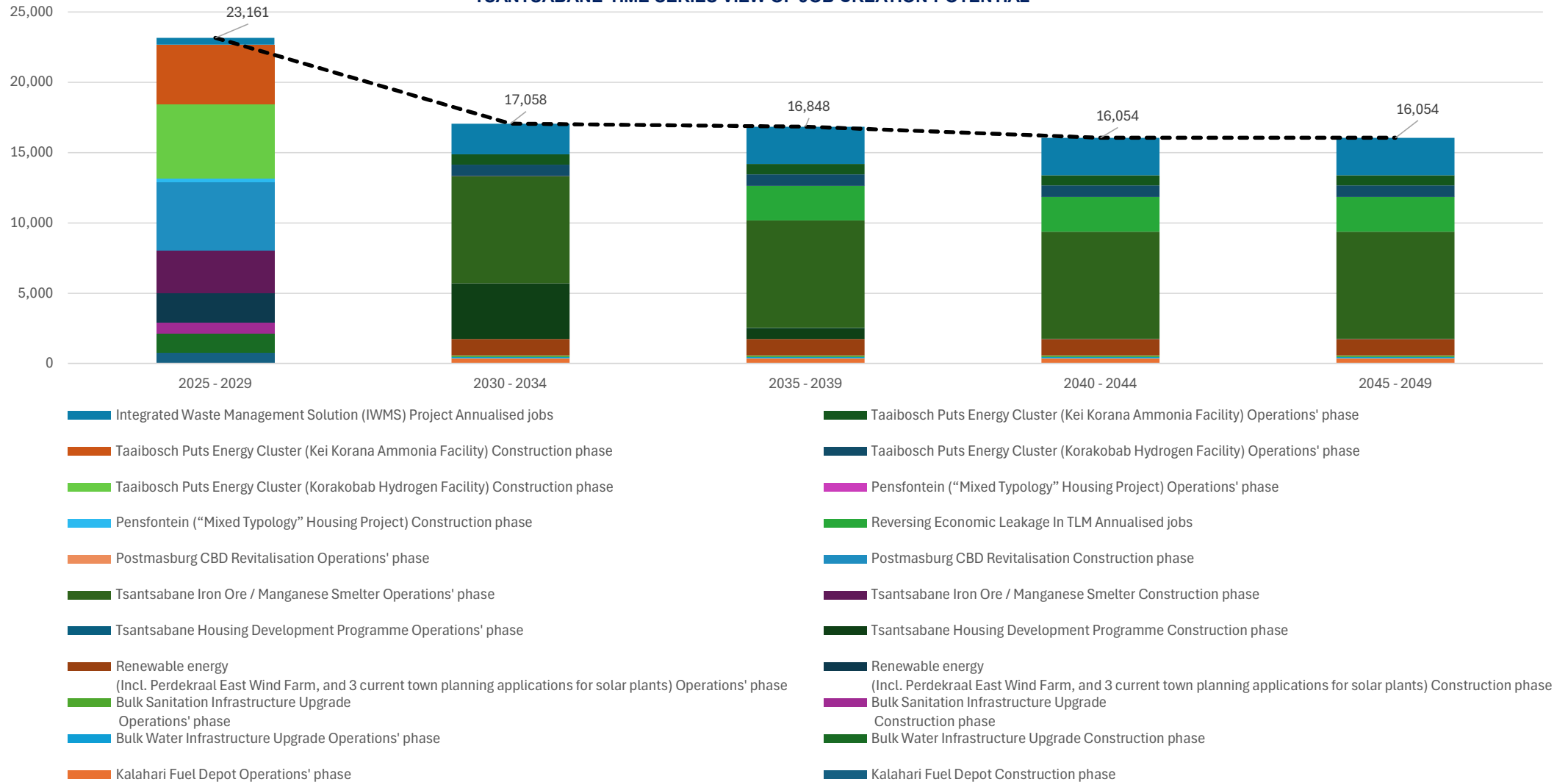
# Catalytic programmes & projects to diversify & grow the economy

TSANTSABANE ALL JOBS POTENTIAL LINKED TO CATALYTIC PROJECTS (CONSTRUCTION & OPERATIONS)



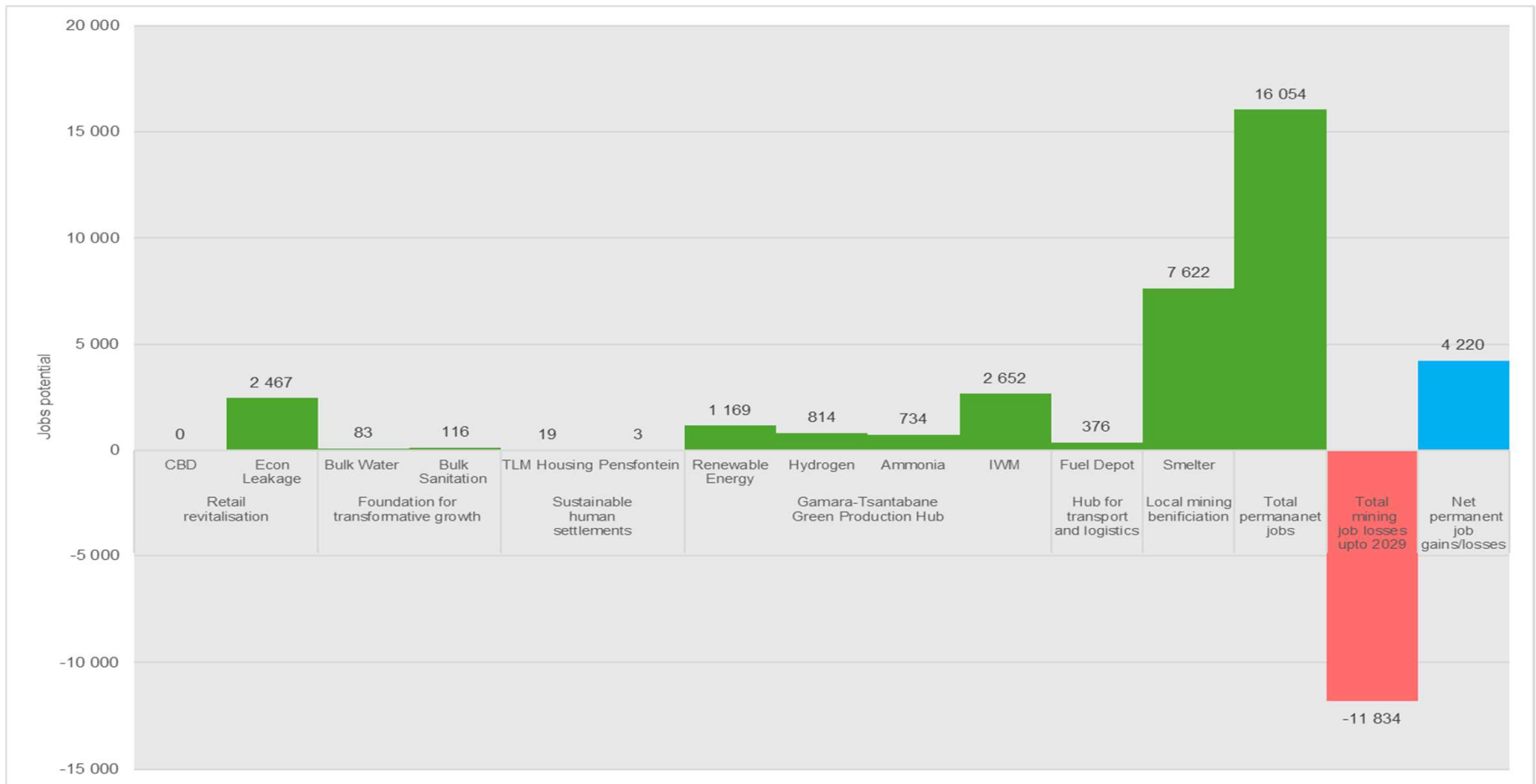
# Catalytic programmes & projects to diversify& growth the economy

TSANTSABANE TIME SERIES VIEW OF JOB CREATION POTENTIAL



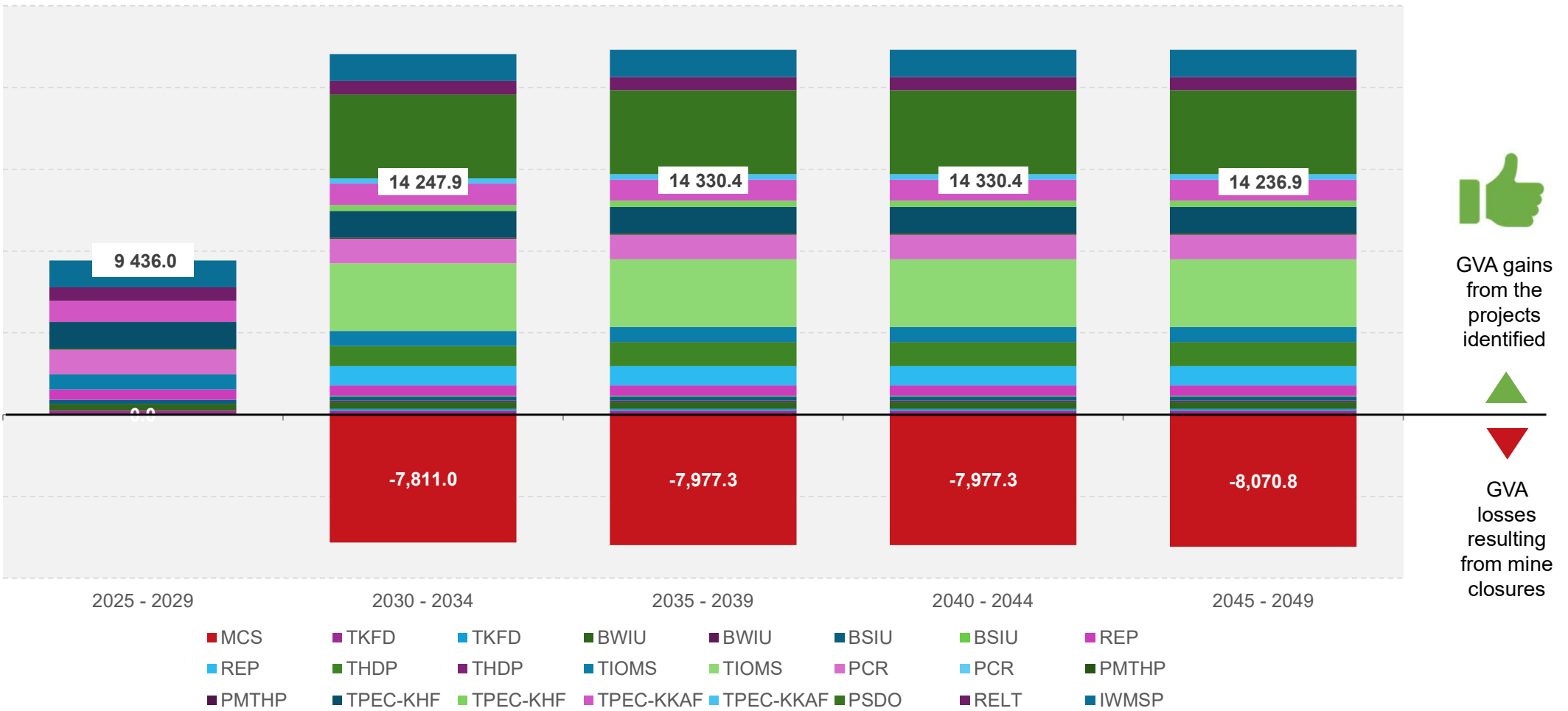
# Catalytic programmes & projects to diversify& growth the economy

TSANTSABANE PERMANENT JOBS' POTENTIAL LINKED TO CATALYTIC PROJECTS



## Preferred scenario's job creation potential in Tsantsabane: GVA impacts

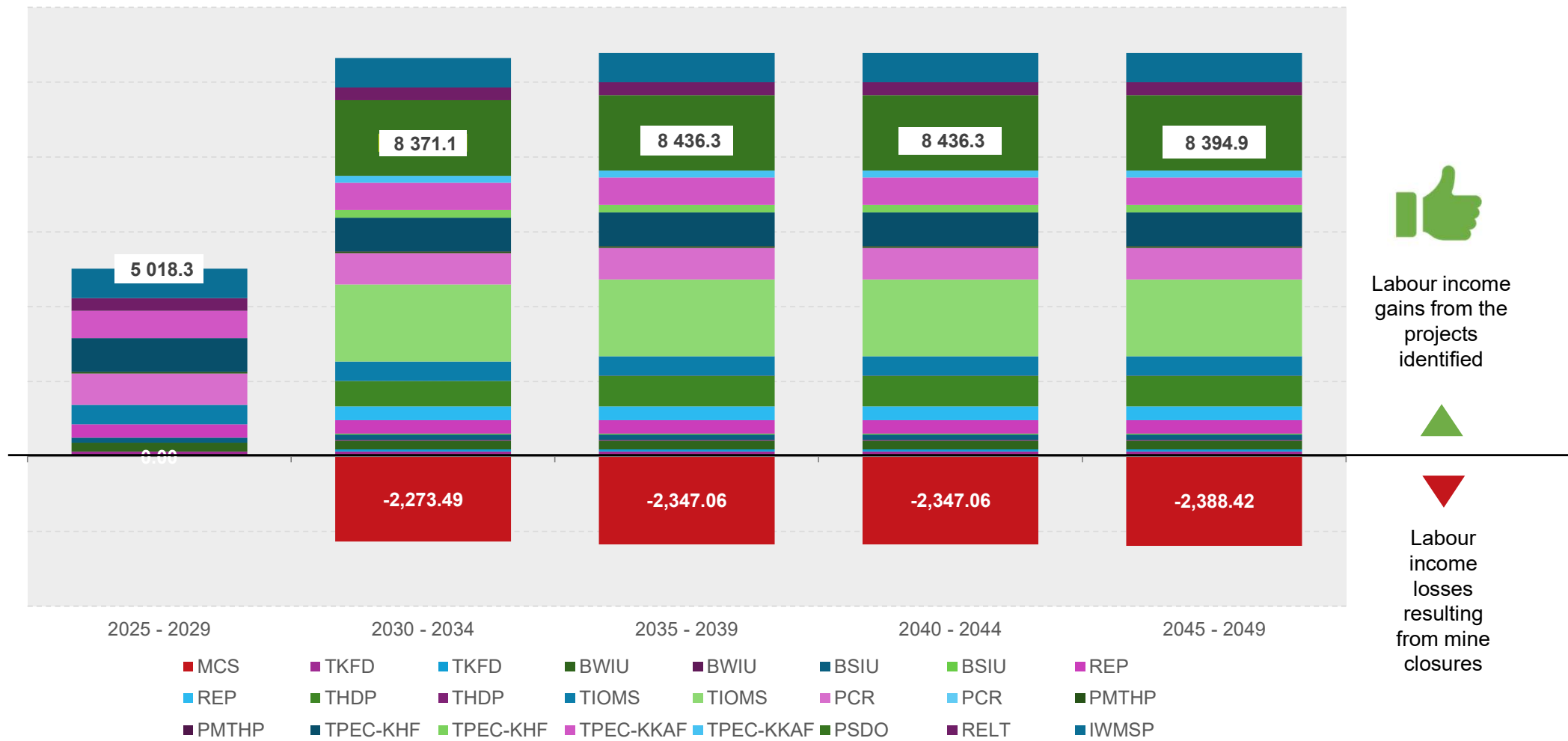
GVA impacts (all construction + operations) (R Mn)





## Preferred scenario's job creation potential in Tsantsabane: Labour Income impacts

Labour income impacts (R Mn)



## 2. Spatial Vision Statement for TLM.

**MCPP**

Municipal Capability &  
Partnership Programme

***“Tsantsabane envisions an inclusive and resilient municipality that drives regional prosperity through economic diversification, sustainable human settlements, and revitalised urban centres. Leveraging its environmental and cultural assets, Tsantsabane will lead a Green Production Revolution — becoming the nucleus of the Gamagara–Tsantsabane Green Production Hub and a catalyst for long-term, sustainable growth.”***

**Objective 1: Build a Diverse and Resilient Local Economy**

**Objective 2: Promote Sustainable Human Settlements and Inclusive Growth**

**Objective 3: Revitalise Urban Centres**

**Objective 4: Protect Environmental and Cultural Assets**

**Objective 5: Promote Spatial Transformation and Good Governance**

### 3. Customer Profile & Growth



Municipal Capability &  
Partnership Programme



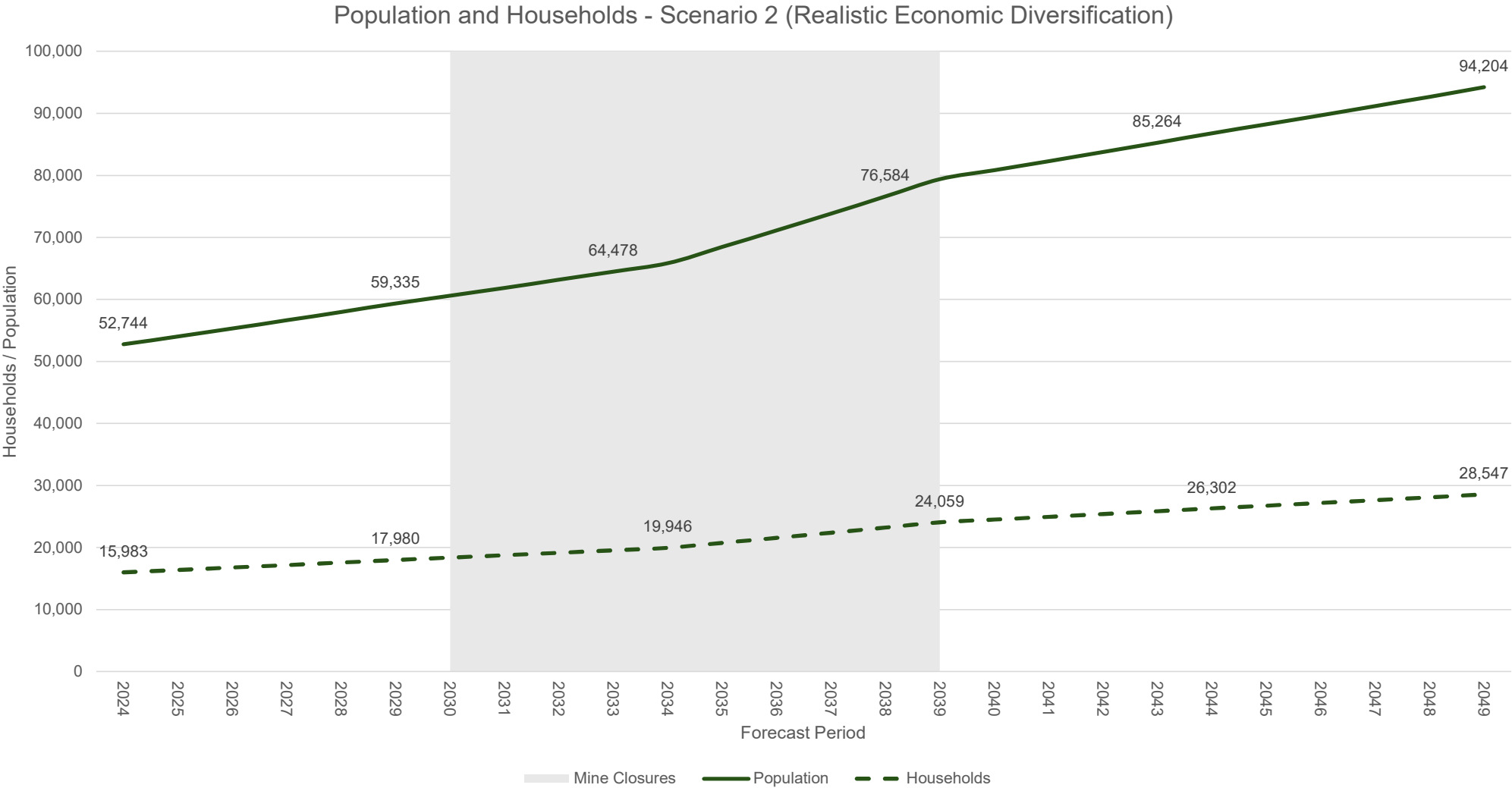
## Who are we planning for? 2024 Population and households

| 2024                      |                  |                   |             |            |            |          |             |       |        |
|---------------------------|------------------|-------------------|-------------|------------|------------|----------|-------------|-------|--------|
| Customer Category         |                  |                   | Postmasburg | Groenwater | Jenn-Haven | Maremane | Skeyfontein | Rural | Total  |
| Residential               | 1. High Income   | 1. High Density   | 6           | -          | -          | -        | -           | -     | 6      |
|                           |                  | 2. Medium Density | 59          | -          | -          | -        | -           | -     | 59     |
|                           |                  | 3. Low Density    | 48          | -          | -          | -        | -           | -     | 48     |
|                           | 2. Medium Income | 1. High Density   | 160         | -          | -          | -        | -           | -     | 160    |
|                           |                  | 2. Medium Density | 1 486       | -          | -          | -        | -           | -     | 1 486  |
|                           |                  | 3. Low Density    | 955         | -          | -          | -        | -           | -     | 955    |
|                           | 3. Low Income    | 1. High Density   | 256         | -          | -          | -        | -           | -     | 256    |
|                           |                  | 2. Medium Density | 1 595       | -          | -          | -        | -           | -     | 1 595  |
|                           |                  | 3. Low Density    | 301         | -          | 153        | -        | -           | -     | 454    |
|                           | 4. Poor          | 1. High Density   | 673         | -          | -          | -        | -           | -     | 673    |
|                           |                  | 2. Medium Density | 2 679       | -          | -          | -        | -           | -     | 2 679  |
|                           |                  | 3. Low Density    | 231         | 467        | -          | -        | 328         | -     | 1 026  |
|                           | Informal         |                   | 5 379       | 117        | 112        | 584      | -           | -     | 6 192  |
|                           | Backyard         |                   | 394         | -          | -          | -        | -           | -     | 394    |
| Sub-Total Residential     |                  |                   | 14 222      | 584        | 265        | 584      | 328         | -     | 15 983 |
| Non-Residential           | Agricultural     |                   | 57          | -          | -          | 2        | -           | 988   | 1 047  |
|                           | Business         |                   | 111         | 3          | -          | -        | 1           | -     | 115    |
|                           | Industrial       |                   | 62          | -          | -          | -        | -           | 3     | 65     |
|                           | Institutional    |                   | 126         | 6          | 5          | 3        | 3           | 1     | 144    |
|                           | Mining           |                   | -           | -          | -          | -        | -           | 22    | 22     |
|                           | PSI              |                   | 21          | -          | -          | -        | -           | -     | 21     |
| Sub-Total Non-Residential |                  |                   | 377         | 9          | -          | 5        | 4           | 1 014 | 1 409  |
| Total                     |                  |                   | 14 599      | 593        | 265        | 589      | 332         | 1 014 | 17 392 |

## Who are we planning for? 2024 - 2049 Population and household growth

| Customer Category         |                  |                   | 2024   | 2029   | 2034   | 2039   | 2044   |
|---------------------------|------------------|-------------------|--------|--------|--------|--------|--------|
| Residential               | 1. High Income   | 1. High Density   | 6      | 6      | 6      | 6      | 6      |
|                           |                  | 2. Medium Density | 59     | 59     | 66     | 74     | 78     |
|                           |                  | 3. Low Density    | 48     | 48     | 69     | 90     | 102    |
|                           | 2. Medium Income | 1. High Density   | 160    | 160    | 225    | 292    | 328    |
|                           |                  | 2. Medium Density | 1 486  | 1 486  | 1647   | 1814   | 1906   |
|                           |                  | 3. Low Density    | 955    | 955    | 1374   | 1809   | 2047   |
|                           | 3. Low Income    | 1. High Density   | 256    | 285    | 313    | 372    | 405    |
|                           |                  | 2. Medium Density | 1 595  | 1667   | 1738   | 1886   | 1967   |
|                           |                  | 3. Low Density    | 454    | 641    | 825    | 1211   | 1421   |
|                           | 4. Poor          | 1. High Density   | 673    | 728    | 782    | 894    | 956    |
|                           |                  | 2. Medium Density | 2 679  | 2816   | 2950   | 3232   | 3386   |
|                           |                  | 3. Low Density    | 1 026  | 1382   | 1732   | 2464   | 2863   |
|                           | Informal         |                   | 6 192  | 6966   | 7727   | 9321   | 10190  |
|                           | Backyard         |                   | 394    | 443    | 492    | 593    | 648    |
| Sub-Total Residential     |                  |                   | 15 983 | 17 980 | 19 946 | 24 059 | 26 302 |
| Non-Residential           | Agricultural     |                   | 1 047  | 1 047  | 1 047  | 1 047  | 1 047  |
|                           | Business         |                   | 115    | 115    | 115    | 115    | 115    |
|                           | Industrial       |                   | 65     |        |        |        |        |
|                           | Institutional    |                   | 144    | 160    | 181    | 224    | 248    |
|                           | Mining           |                   | 22     | 22     | 21     | 20     | 20     |
|                           | PSI              |                   | 21     | 25     | 27     | 33     | 36     |
| Sub-Total Non-Residential |                  |                   | 1 409  | 1 369  | 1 391  | 1 439  | 1 466  |
| Total                     |                  |                   | 17 392 | 19 349 | 21 337 | 25 499 | 27 768 |

# Who are we planning for? 2024 - 2049 Population and household growth



## 4. Spatial Proposals



Municipal Capability &  
Partnership Programme

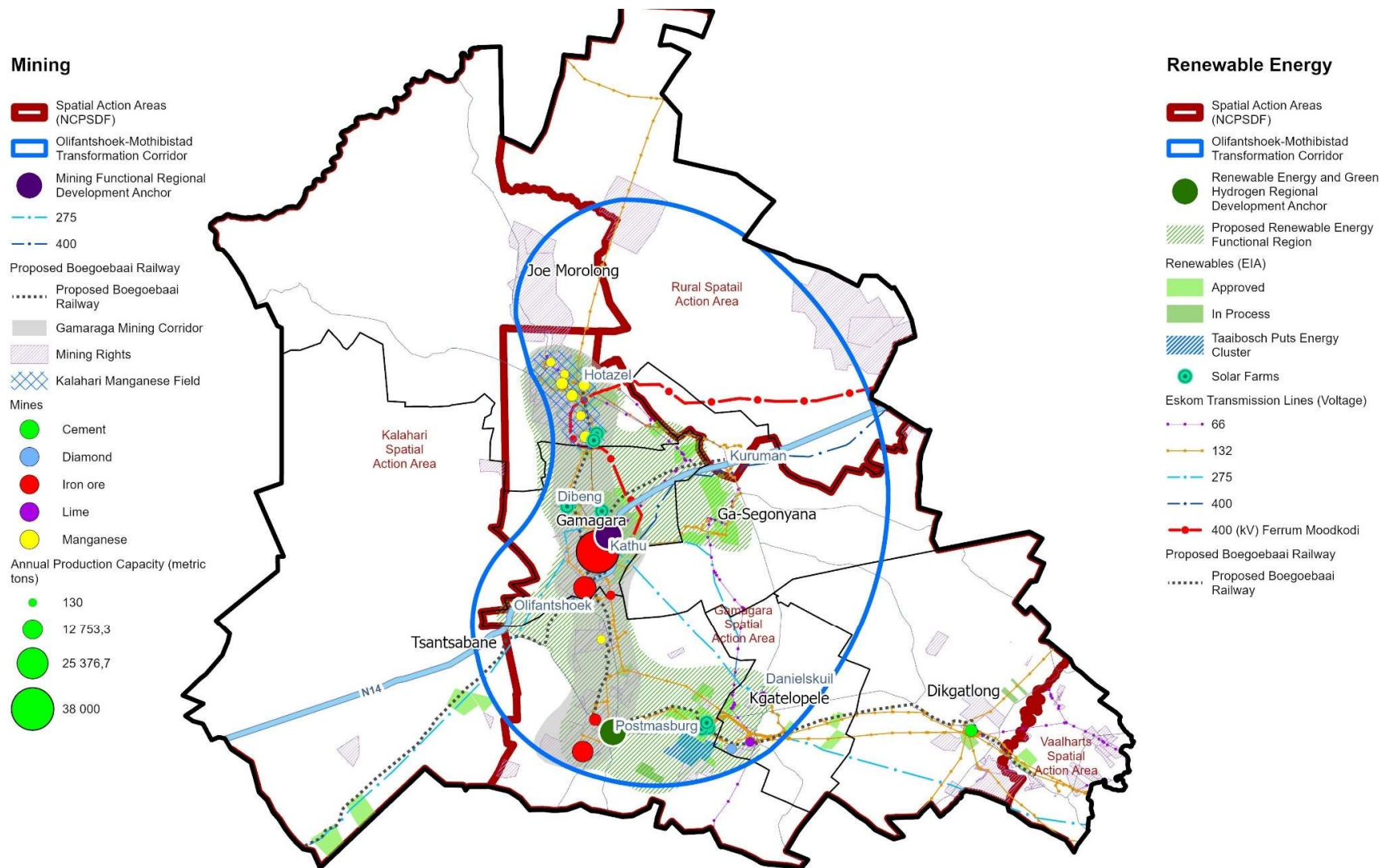
## 4.1 Nodes and Corridors Framework

**mcpp**

Municipal Capability &  
Partnership Programme



# Functional Regions and Zones



## Corridors Framework (Municipal Wide)

### N14 Corridor – Key Points

- The N14 is a **major national logistics and trade corridor** linking Kathu, Kuruman, Upington, and Gauteng.
- Although it does **not pass directly through Postmasburg**, it **influences Tsantsabane's spatial and economic development**.
- Provides **strategic access to transport, energy, and logistics infrastructure**, facilitating movement of goods and minerals.
- Enhances **regional connectivity**, linking Postmasburg and surrounding settlements as **secondary nodes** via regional routes.
- Supports **industrial diversification, renewable energy development, and service expansion**.
- Acts as a **structuring spine for investment and connectivity** within the **Gamagara–Tsantsabane Development Corridor** and the **Northern Cape's Green Production Hub**.

### R325 Corridor – Key Points

- Serves as **Tsantsabane's main connector** between Postmasburg, Kathu, and Griekwastad.
- Forms a **vital economic and mobility corridor** within the **Gamagara–Tsantsabane sub-region**.
- Enables efficient **movement of workers, goods, and services** between major mining and service centres.
- Provides Postmasburg with **direct access to Kathu's logistics, retail, and industrial networks**.
- Supports **iron-ore transport** and future **renewable-energy and green-industrial projects**.
- Strategic **infrastructure and investment spine** for regional economic diversification and service delivery.
- Upgrading the route's **capacity, safety, and land uses** is key to Postmasburg's long-term competitiveness.
- The R325 passes **through the Postmasburg CBD as Hoof Street**, the town's **main commercial spine**.
- Creates a **strong link between the historic CBD and the emerging Sibilo Node**.
- Offers opportunities for **streetscape enhancement, pedestrianisation, and urban design upgrades**.
- Coordinated investment can create a **vibrant mixed-use corridor**, reinforcing Postmasburg as the **commercial heart of Tsantsabane**.

## Corridors Framework (Municipal Wide)

### R385 Corridor – Key Points

- **Connects Postmasburg to Barkly West and Kimberley**, serving as the **main access route to Kolomela and Beeshoek Mines**.
- Acts as a **key economic lifeline**, enabling movement of mine workers, goods, and services.
- **Links indirectly to the N14 Corridor**, strengthening integration into the provincial network.
- The **western section remains unpaved**, limiting heavy-traffic capacity and direct N14 connectivity.
- **Upgrading this section** would improve logistics, accessibility, and investment appeal.
- **Key Opportunities**
- Enhances **regional logistics efficiency** and **access to the N14**.
- Supports **industrial, transport, renewable-energy, and agro-processing development**.
- Improves **market access and mobility** for surrounding communities.
- Together with the R325, reinforces Postmasburg as a **strategic service and logistics hub** in the **mining and green-energy economy**.

### End Road – Key Points

- Serves as a **major activity and connector street** within Postmasburg's urban structure.
- Links **Hoof Street** with key destinations such as **Postmasburg Hospital, Newtown, and Boichoko**.
- Supports **local, commuter, emergency, and service movement**.
- Will become the **primary access route to the proposed Mountainview Development**.
- Acts as a **structuring spine for compact growth, accessibility, and urban consolidation**.

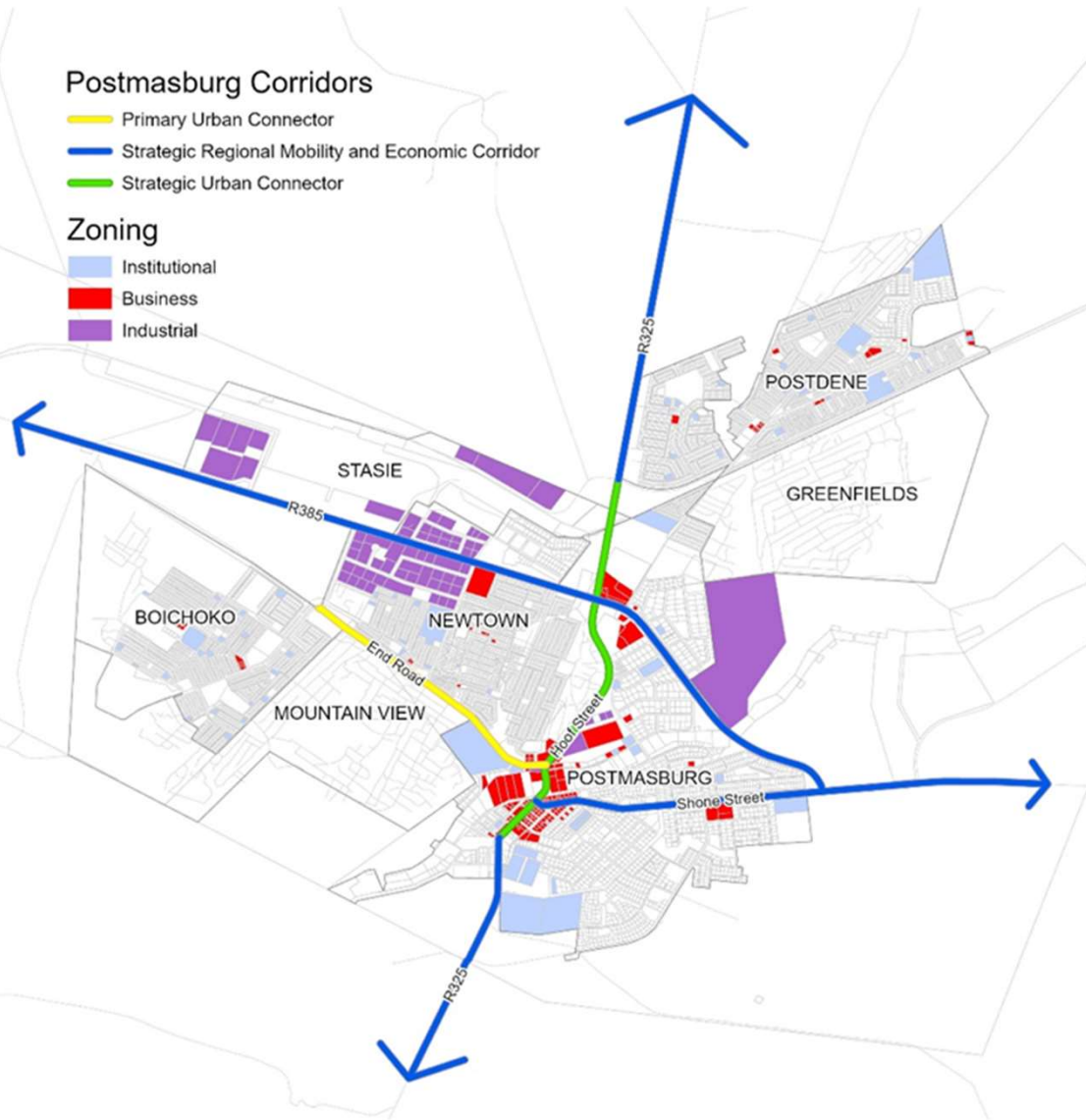
## Corridors Framework (Postmasburg)

### Postmasburg Corridors

- Primary Urban Connector
- Strategic Regional Mobility and Economic Corridor
- Strategic Urban Connector

### Zoning

- Institutional
- Business
- Industrial



### Other important corridors

- Tourism Corridors: The Go-Ghaap! Route and Forgotten Highway
- Power Corridor

## Nodes Framework (Municipal Wide)

### Municipal Level Nodes and Settlements – Key Points

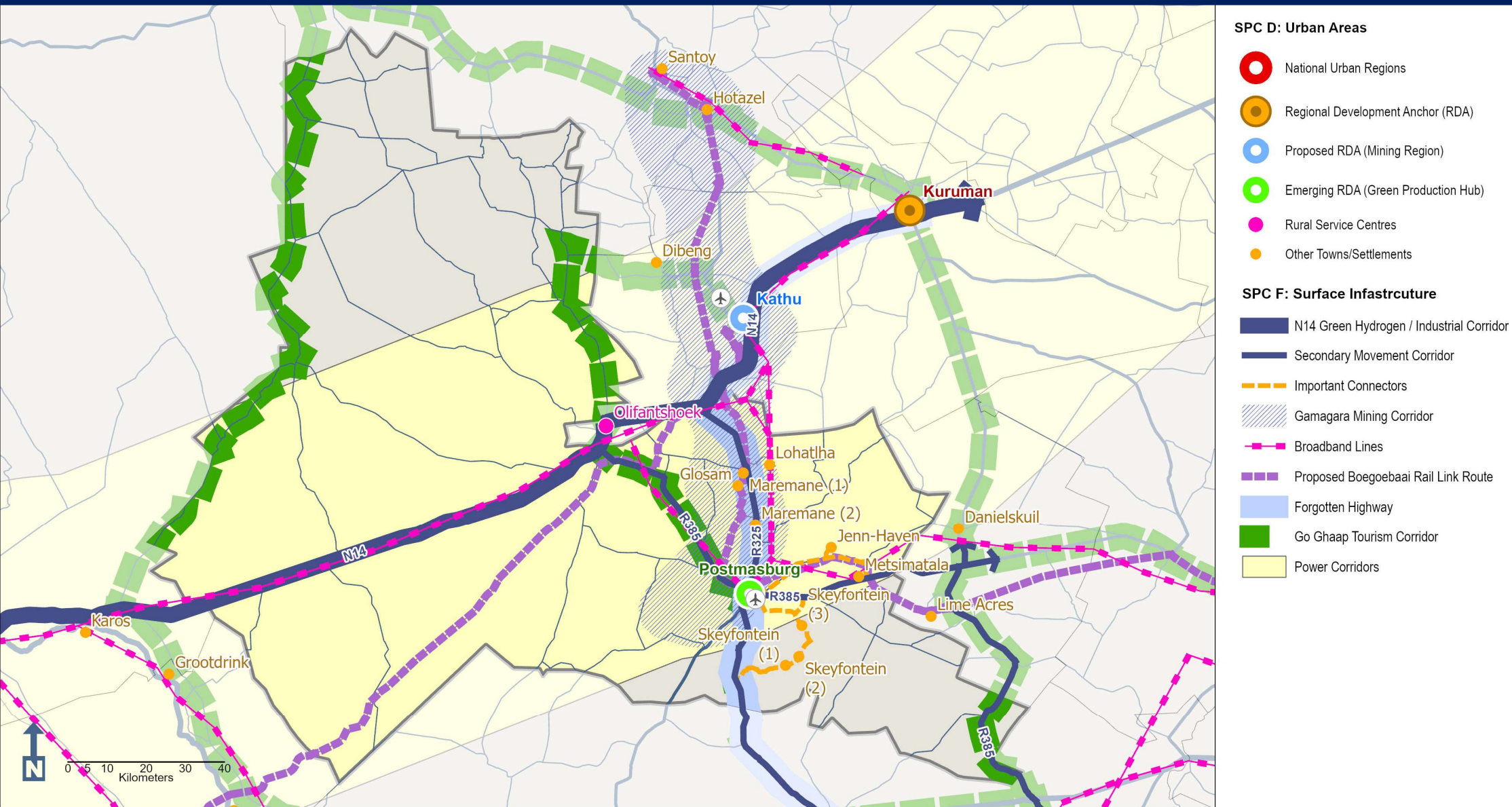
- **Postmasburg** is the **primary node** in Tsantsabane, classified as a **small service and mining town** in the Northern Cape PSDF.
- Functions as a **local administrative, commercial, and service centre** for surrounding rural communities.
- Provides **education, healthcare, retail, and municipal services**, reducing reliance on distant urban centres.
- Supports **agriculture, mining, and renewable energy** through logistics, labour, and market services.
- Plays a **stabilising role** in ensuring **spatial equity and rural service access** within the NSDF hierarchy.
- Key PSDF interventions: **infrastructure optimisation, mining support, and PSHDA implementation**.
- Other settlements include **Jenn-Haven, Groenwater/Mestimatala, Skeyfontein 1–3**, and informal areas such as **Maremane 1 & 2**.
- **Lohatla Military Base** contributes to local employment and regional mobility.

### Emerging Status of Postmasburg

- Transitioning from a **small service/mining centre** to an **emerging renewable-energy and green-hydrogen hub**.
- Part of the **Gamagara–Tsantsabane Green Production Hub**.
- Driven by **solar, hydrogen, ammonia, and manufacturing investments**.
- Presents opportunities for **economic diversification, skills development, and infrastructure strengthening**.
- Positioned as a **rural growth anchor** promoting **inclusive and sustainable regional development**.

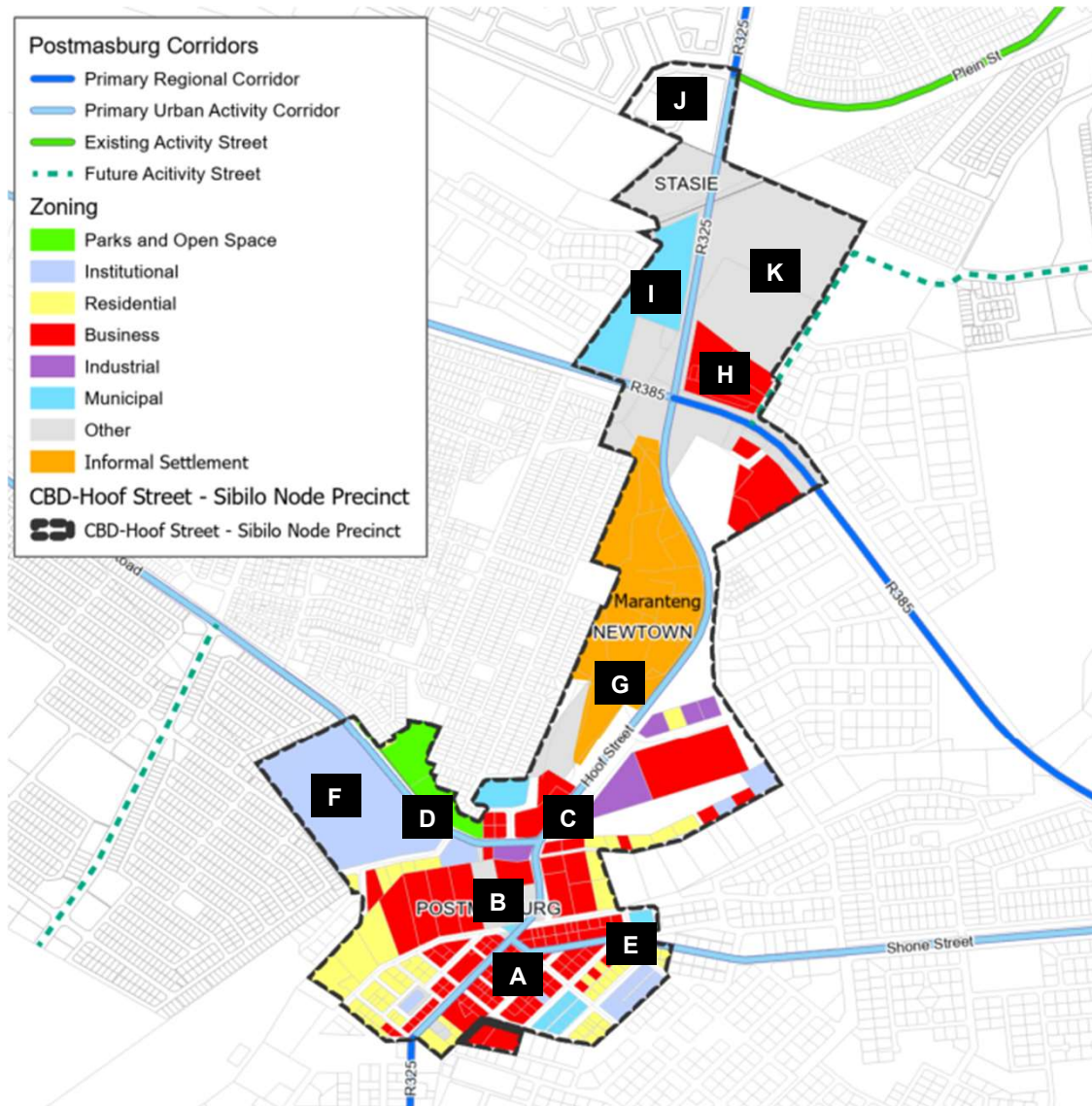


## Nodes and Corridors Framework (Municipal Wide)





## Postmasburg CBD-Hoof Street-Sibilo Node Precinct



### Spatial Directives (Summary)

#### 1. North-South Activity Corridor

1. Strengthen **Hoof Street and End Road** as main structuring spines linking the CBD, Taxi Rank, and Sibilo Node.
2. Promote **mixed-use, compact, and walkable** development with quality public spaces.

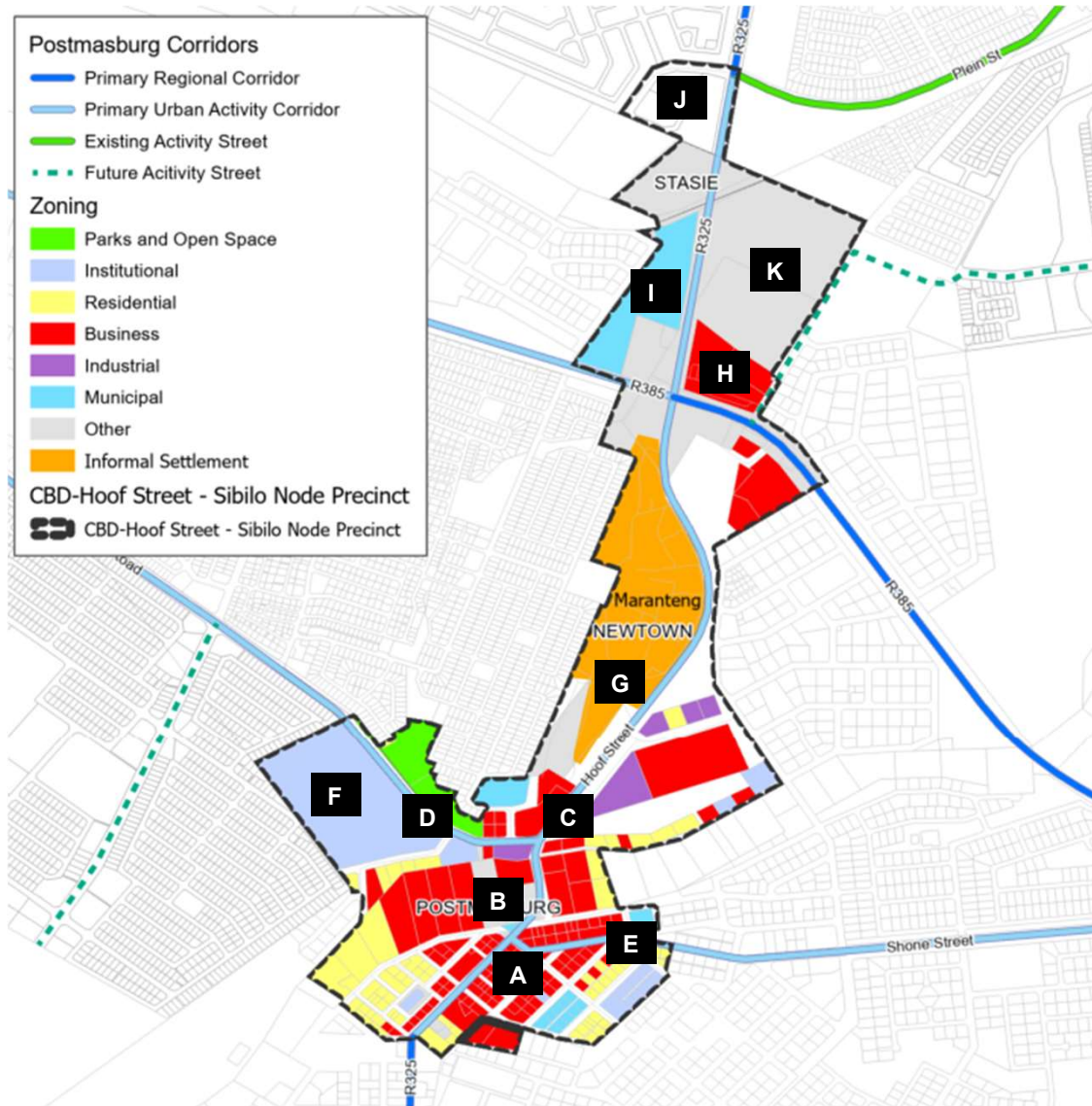
#### 2. CBD Renewal & Management

1. Launch a **CBD Renewal Programme** for property upgrades, lighting, signage, and public spaces.
2. Support **building refurbishment** for small business and student housing.
3. Establish a **City Improvement District (CID)** for maintenance, safety, and marketing.

#### 3. Postmasburg Taxi Rank as Transport Hub

1. Upgrade to a **multimodal hub** with trader and commuter facilities.
2. Encourage **retail and affordable housing** around the node for TOD.

## Postmasburg CBD-Hoof Street-Sibilo Node Precinct



### Spatial Directives (Summary)

#### 4. Connectivity & Public Realm

1. Create **pedestrian and cycling links** between the CBD and Sibilo Node.
2. Improve **intersections, lighting, and wayfinding**; add landscaping and street furniture

#### 5. Local Enterprise & Informal Economy

1. Formalise and upgrade the **LED/SMME trading area** opposite Maranteng.
2. Support **local procurement, skills training, and incubation**.

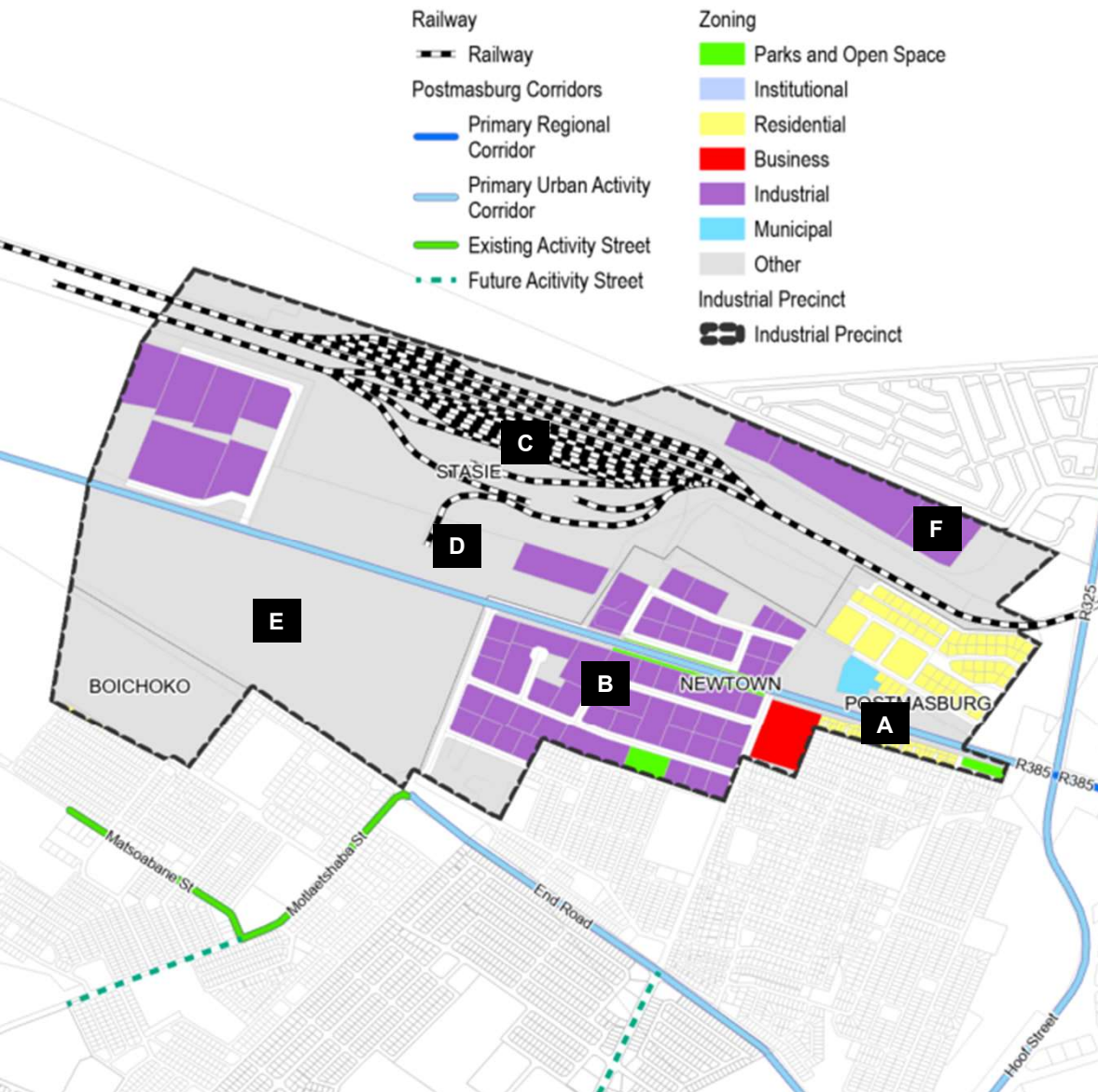
#### 6. Maranteng Integration Zone

1. Develop **mixed-income, higher-density housing** and enterprise spaces.
2. Create a **Spatial Integration Zone** linking Maranteng, the Taxi Rank, and Sibilo Node.
3. Enable **collaborative, incremental upgrading** with residents and traders.

#### 7. Infill & Land-Use Intensification

1. Redevelop **vacant land** between the CBD and Sibilo Node for mixed-use projects.
2. Use **incentives and PPPs** to attract private investment.

# Postmasburg Industrial Precinct





## 4.2 Social Facilities Framework



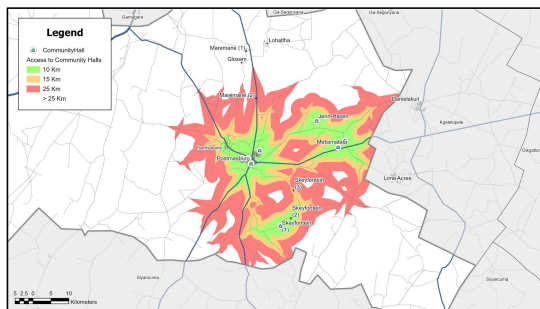
Municipal Capability &  
Partnership Programme

# Community facility accessibility analyses – municipal level

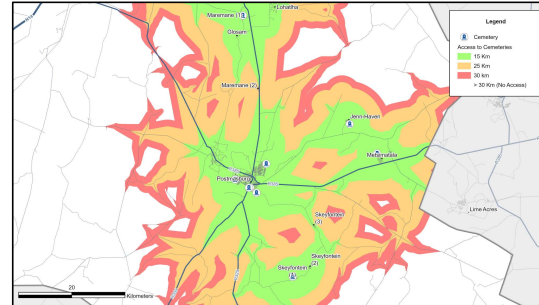
Municipal customers and social amenities were mapped and customers' access to social amenities were determined using CSIR Social Amenity Provision norms, the SANS standard for Community Protection Against Fire, and by conducting spatial accessibility analyses using GIS, nuanced for walking and driving distances and speeds as appropriate, considering the roads network.

Results were also tested against catchment sizes where appropriate.

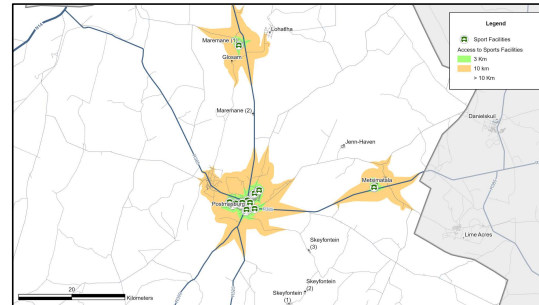
## Community halls



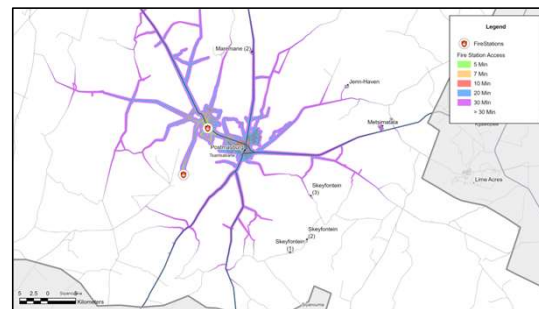
## Cemeteries



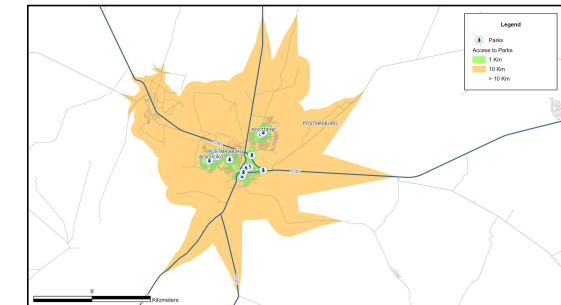
## Sports facilities



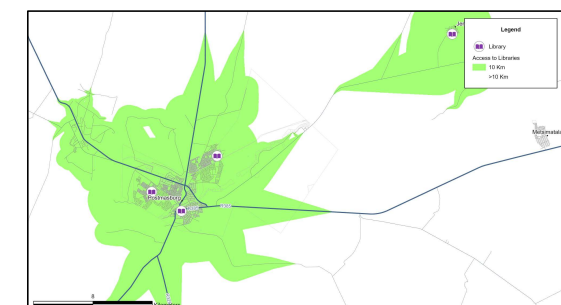
## Fire stations



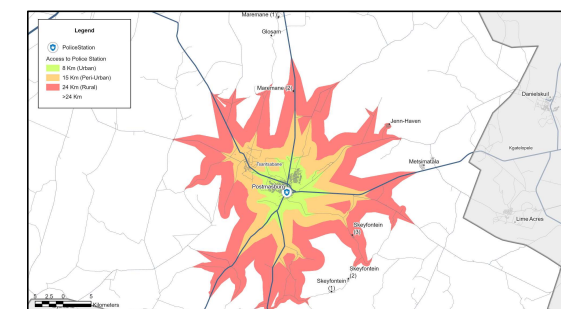
## Parks



## Libraries



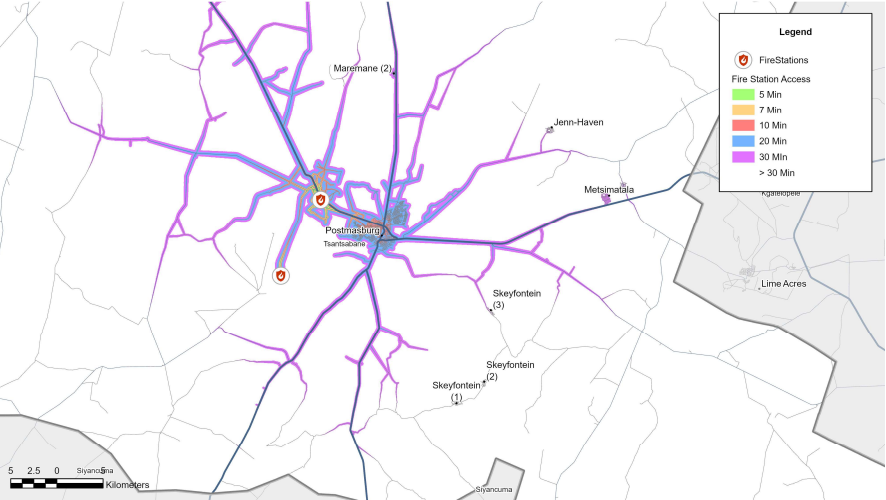
## Police stations





# Community facility accessibility analyses – settlement level

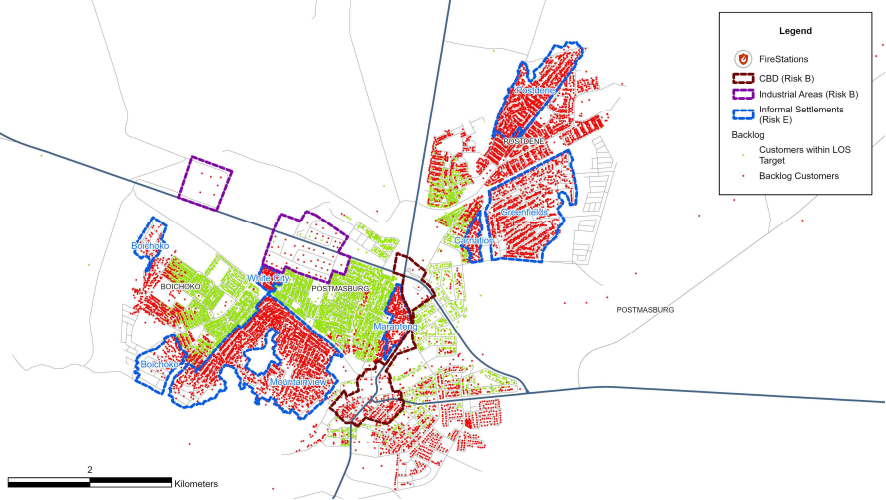
Fire Stations: Postmasburg



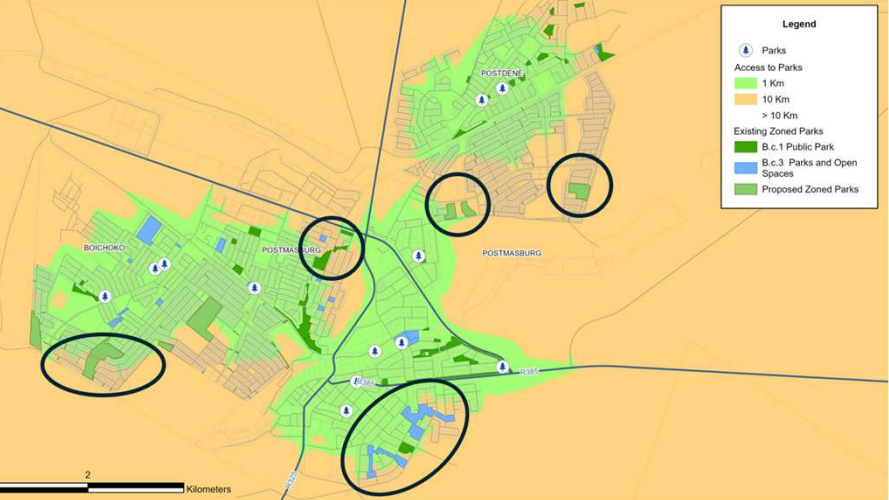
Primary Schools: Postmasburg



Fire Stations: Postmasburg



Parks: Postmasburg

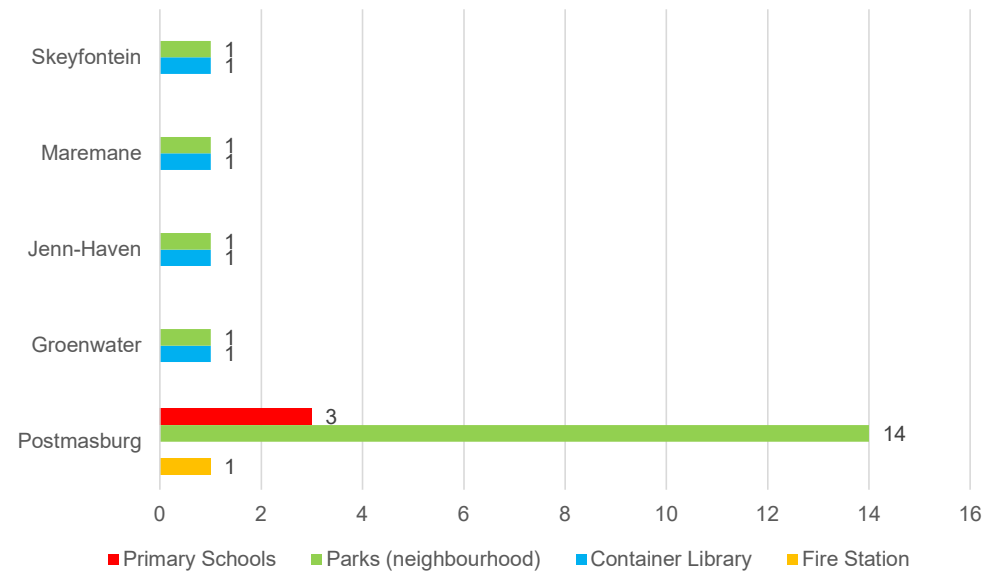


# Current Facilities Backlog

Facilities backlog as per the spatial accessibility analysis

| Social amenity type   | Postmasburg | Groenwater | Jenn-Haven | Maremane | Skeyfontein | Total |
|-----------------------|-------------|------------|------------|----------|-------------|-------|
| Fire Station          | 1           | 0          | 0          | 0        | 0           | 1     |
| Container Library     | 0           | 1          | 1          | 1        | 1           | 4     |
| Parks (neighbourhood) | 14          | 1          | 1          | 1        | 1           | 18    |
| Primary Schools       | 3           | 0          | 0          | 0        | 0           | 3     |
| Total                 | 18          | 2          | 2          | 2        | 2           | 26    |

Additional facilities required 2024



| Number | Project Description                                                                                                                                                                                       | Project Value | Funder                   | Project Status                                            |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|-----------------------------------------------------------|
| 1      | Postmasburg: Postdene Construction of Sports Facilities                                                                                                                                                   | R 23 599 894  | MIG and ASSMANG          | Project at 85% to Completion                              |
| 2      | Improvement of primary health care facilities and services in Groenwater, Postdene, Boichoko and Jenn Haven                                                                                               | R9 000 000    | SLP                      | Complete                                                  |
| 3      | Facilitate establishment of High Learning Institution Satellite Campus in the Tsantsabane municipal area leveraging on the existing infrastructure. The courses to focus on the post matric qualification | R 13 000 000  | SLP                      | In process                                                |
| 4      | Construction of Library in White City                                                                                                                                                                     | R 15 000 000  | SLP                      | In process                                                |
| 5      | Upgrade of the community halls at the rural areas (Skeyfontein, Jen Haven, Maremane and Groenwater)                                                                                                       | R 10 443 186  | SLP                      | In process                                                |
| 6      | Implementation of Wi-Fi Connectivity Infrastructure (Assmang primary School)                                                                                                                              | R5 754 429    | Impact catalyst partners | Infrastructure installation 100% broadband access ongoing |
| 7      | Establishment of the Disability Centre in Tsantsabane.                                                                                                                                                    | N/A           | SLP                      | On track                                                  |
| 8      | Community Bursary Scheme with internship programme                                                                                                                                                        | N/A           | SLP                      | On track                                                  |
| 9      | Community Youth Skills Development Programme                                                                                                                                                              | N/A           | SLP                      | On track                                                  |
| 10     |                                                                                                                                                                                                           | N/A           | SLP                      | On track                                                  |

## Additional projects identified through SLP and other processes:

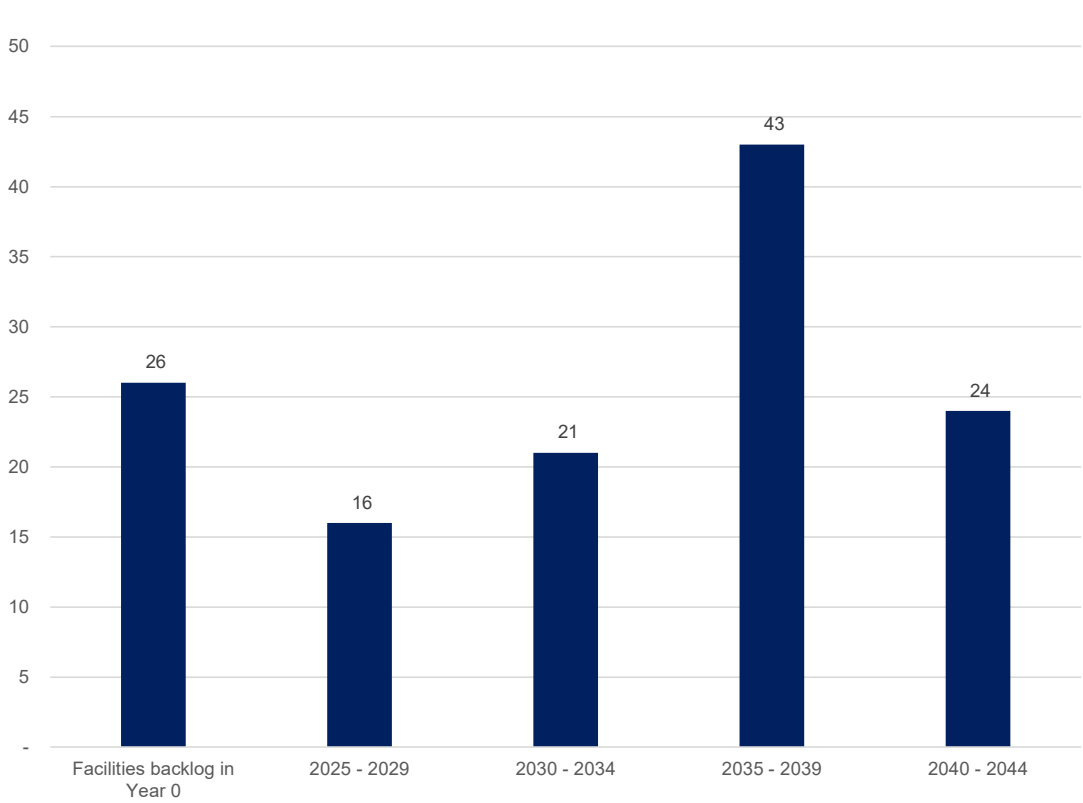
- Potential Sol Plaatje's University Satellite Campus
- Supporting Higher Education Institutions (Kolomela – R15 000 000)
- Upgrade of School Sport Facilities - Primary Schools (Kolomela – R8 000 000)
- 10 ECD Centres (Beeshoek Mine)
- Construction of two classrooms at Assmang Primary (Beeshoek Mine)
- The construction of an ablution facility at HTT Bidi Primary School
- Multi functional services containers located at unused or vacant Public Open Space erven in Postmasburg (soup kitchens, after school centres, etc.). Identified during the NGO Focus Group Session (2024)

## Future social amenities required because of population growth

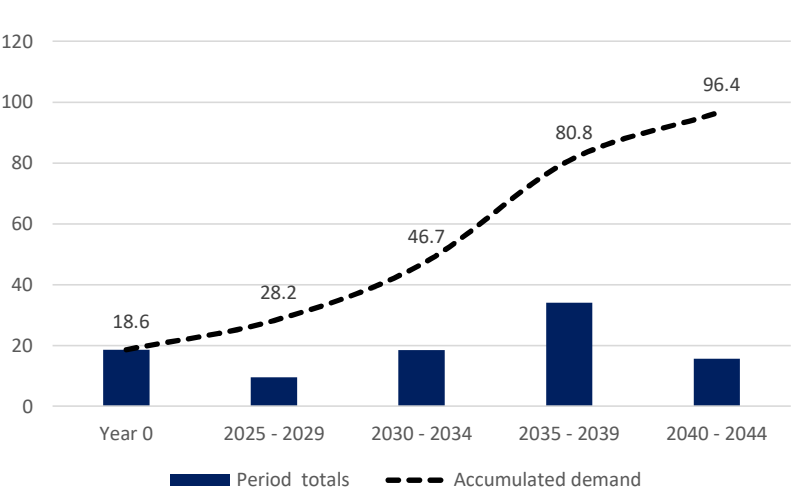
| Facility category                                    | Facility Type                      | Median population | Min population | Max population | Population Used | Site size (ha) | Facilities per 5-year interval |             |             |             |             |       |
|------------------------------------------------------|------------------------------------|-------------------|----------------|----------------|-----------------|----------------|--------------------------------|-------------|-------------|-------------|-------------|-------|
|                                                      |                                    |                   |                |                |                 |                | Backlog in Year 0              | 2025 - 2029 | 2030 - 2034 | 2035 - 2039 | 2040 - 2044 | Total |
| Safety, Health & emergency services                  | District hospital L1               | 300 000 - 900 000 | 300 000        | 900 000        | 600 000         | 5.00           | -                              | -           | -           | -           | -           | -     |
|                                                      | Community health center            | 100 000 - 140 000 | 100 000        | 140 000        | 120 000         | 1.50           | -                              | -           | -           | -           | -           | -     |
|                                                      | Primary health clinic              | 24 000 - 70 000   | 24 000         | 70 000         | 47 000          | 0.50           | -                              | -           | -           | -           | -           | -     |
|                                                      | Fire station                       | 60 000 - 100 000  | 60 000         | 100 000        | 80 000          | 1.20           | 1                              | -           | -           | -           | -           | 1     |
|                                                      | Police station                     | 60 000 - 100 000  | 60 000         | 100 000        | 80 000          | 1.00           | -                              | -           | -           | -           | -           | -     |
| Social & cultural                                    | Regional library - reference       | 450 000           | 0              | 450 000        | 450 000         | 0.56           | -                              | -           | -           | -           | -           | -     |
|                                                      | Regional library                   | 200 000           | 0              | 200 000        | 200 000         | 0.56           | -                              | -           | -           | -           | -           | -     |
|                                                      | Local library                      | 20 000 - 70 000   | 20 000         | 70 000         | 45 000          | 0.1            | -                              | -           | -           | -           | -           | -     |
|                                                      | Container Library                  | N/A               | N/A            | N/A            | N/A             | 0.03           | 4                              |             |             |             |             | 4     |
| Civic                                                | Home Affairs - medium office       | 160 000           | 0              | 160 000        | 160 000         | 0.02           | -                              | -           | -           | -           | -           | -     |
|                                                      | Home Affairs - small office        | 40 000            | 0              | 40 000         | 40 000          | 0.02           | -                              | -           | -           | -           | -           | -     |
| Social services                                      | Community hall - large             | 60 000            | 0              | 60 000         | 60 000          | 0.5            | -                              | -           | -           | -           | -           | -     |
|                                                      | Community hall - medium/small      | 10 000 - 15 000   | 10 000         | 15 000         | 12 500          | 0.3            | -                              | -           | 1           | 1           | -           | 2     |
|                                                      | Post office/agency with post boxes | 10 000 - 20 000   | 10 000         | 20 000         | 15 000          | 0.04           | -                              | -           | -           | 1           | 1           | 2     |
|                                                      | Cemetery (large)                   | 100 000           | 0              | 100 000        | 100 000         | 17.2           | -                              | -           | -           | -           | -           | -     |
|                                                      | Crematorium                        | 200 000+          | 200 000        | 1 000 000      | 200 000         | 0.5            | -                              | -           | -           | -           | -           | -     |
|                                                      | Local market                       | 5 000             | 0              | 5 000          | 5 000           | 2              | -                              | 1           | 1           | 3           | 1           | 6     |
|                                                      | Worship centre                     | 3 000 - 6 000     | 3 000          | 6 000          | 4 500           | 1              | -                              | 1           | 1           | 3           | 2           | 7     |
|                                                      |                                    |                   |                |                |                 |                |                                |             |             |             |             |       |
| Education                                            | Post-matric skills training        | 400 000           | -              | 400 000        | 400 000         | 1.00           | -                              | -           | -           | -           | -           | -     |
|                                                      | Secondary school                   | 12 500            | -              | 12 500         | 12 500          | 4.80           | -                              | -           | 1           | 1           | -           | 2     |
|                                                      | Primary school                     | 7 000             | -              | 7 000          | 7 000           | 2.80           | 3                              | -           | 1           | 2           | 1           | 7     |
|                                                      | Small creche/ECD centre            | 2 400 - 3 000     | 2 400          | 3 000          | 2 700           | 0.10           | -                              | 2           | 2           | 5           | 3           | 12    |
|                                                      | ECD resource hub and care centre   | 20 000            | -              | 20 000         | 20 000          | 0.10           | -                              | -           | -           | 1           | -           | 1     |
| Recreation provision                                 | Sport facilities                   | 1 000             | 0              | 1 000          | 1 000           | 0.56           | -                              | 6           | 7           | 13          | 8           | 34    |
|                                                      | Parks                              | 1 000             | 0              | 1 000          | 1 000           | 0.5            | 18                             | 6           | 7           | 13          | 8           | 52    |
| Cumulative No of Community Facilities to be provided |                                    |                   |                |                |                 |                | 26                             | 16          | 21          | 43          | 24          | 130   |

# Future social amenities required because of population growth

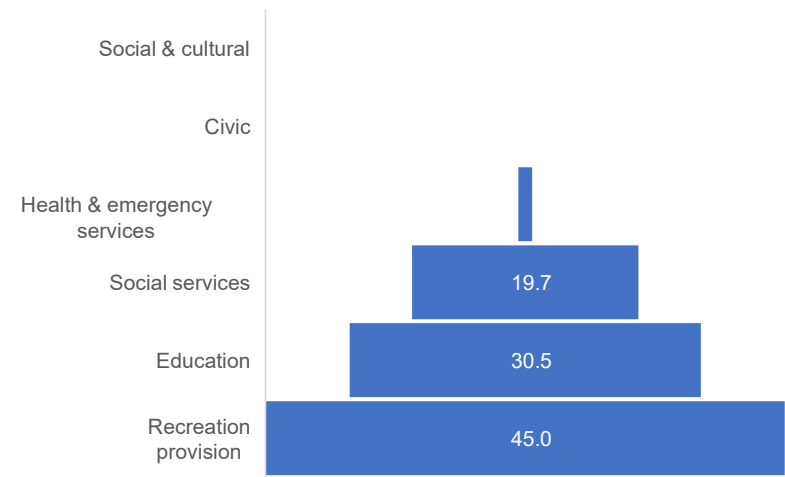
DEMAND FOR SOCIAL AMENITIES



SOCIAL FACILITY LAND DEMAND



LAND DEMAND PER CATEGORY OF SOCIAL AMENITY (Hectares)



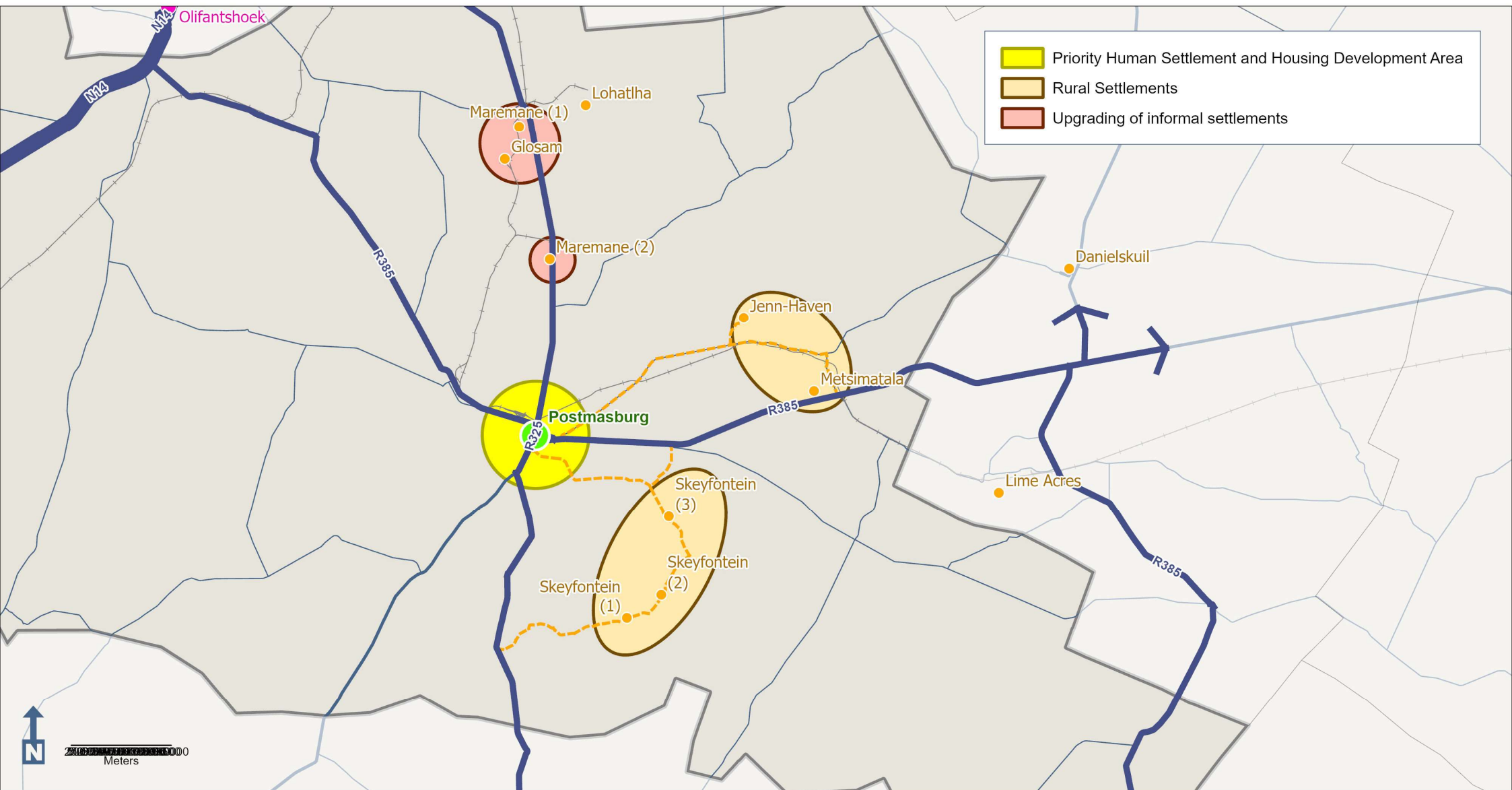
## 4.3 Human Settlements Framework

**MCPP**

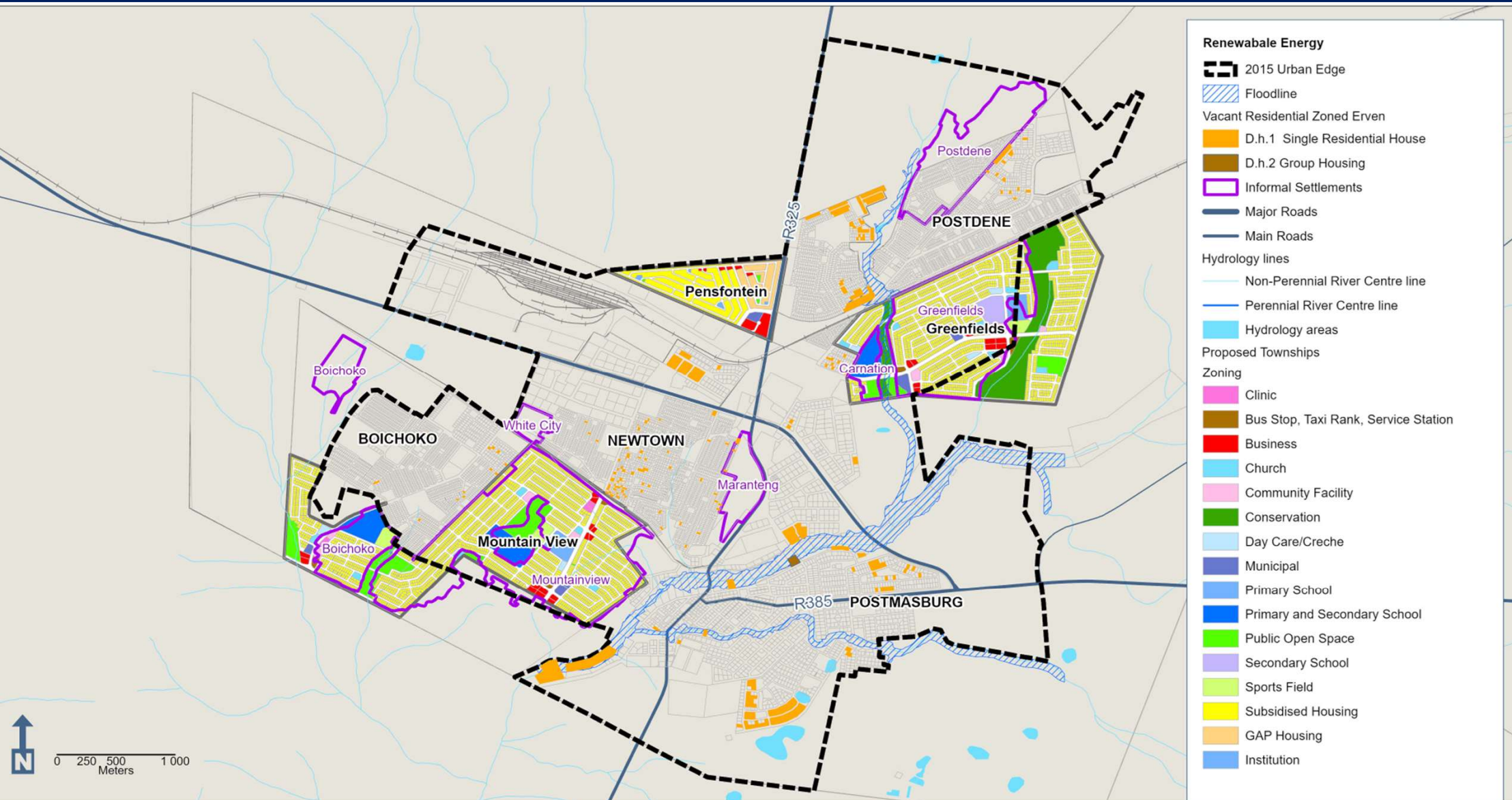
Municipal Capability &  
Partnership Programme



# Tsantsabane LM MSDF Review – Built Environment Framework (Human Settlement)



# Postmasburg: Existing Human Settlement Proposals



## Postmasburg: Existing Human Settlement Proposals

### CURRENT STOCK

| Zoning                         | Stands     | Ha          |
|--------------------------------|------------|-------------|
| D.h.1 Single Residential House | 517        | 42.3        |
| D.h.2 Group Housing            | 1          | 0.5         |
| <b>Grand Total</b>             | <b>518</b> | <b>42.8</b> |

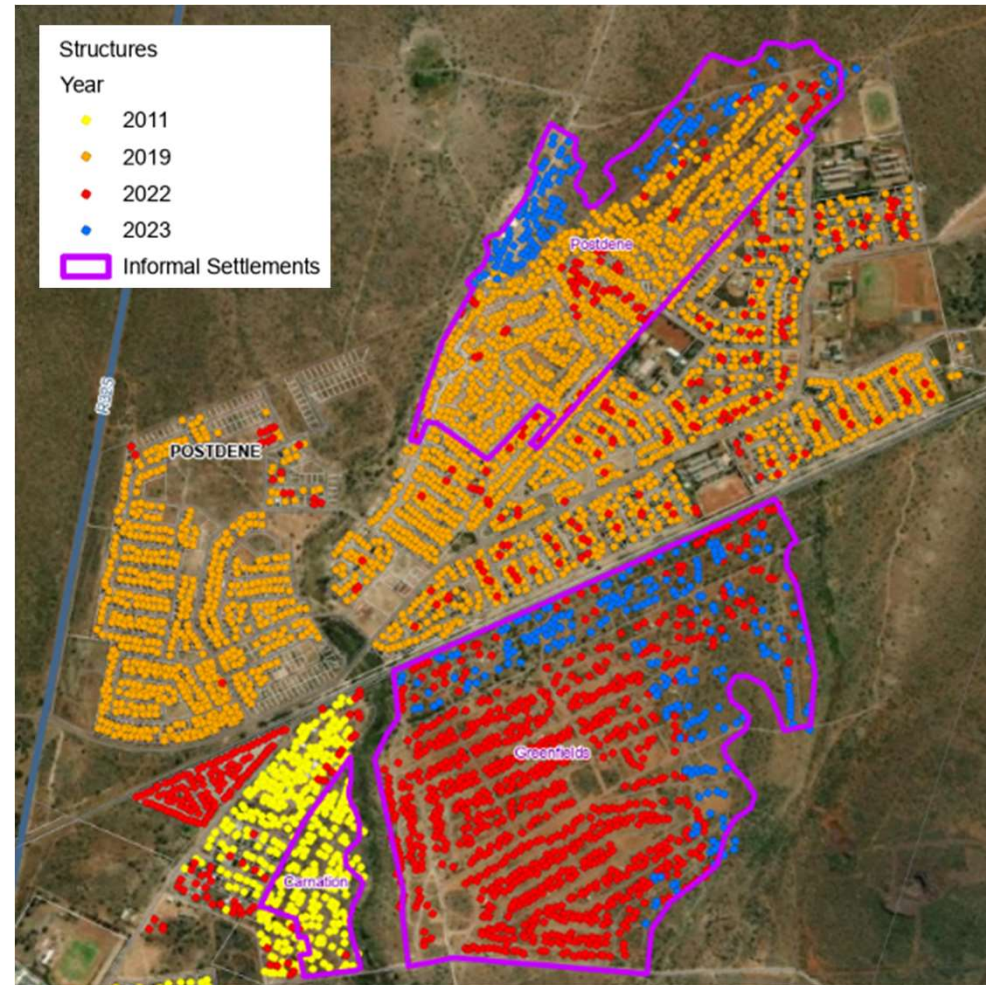
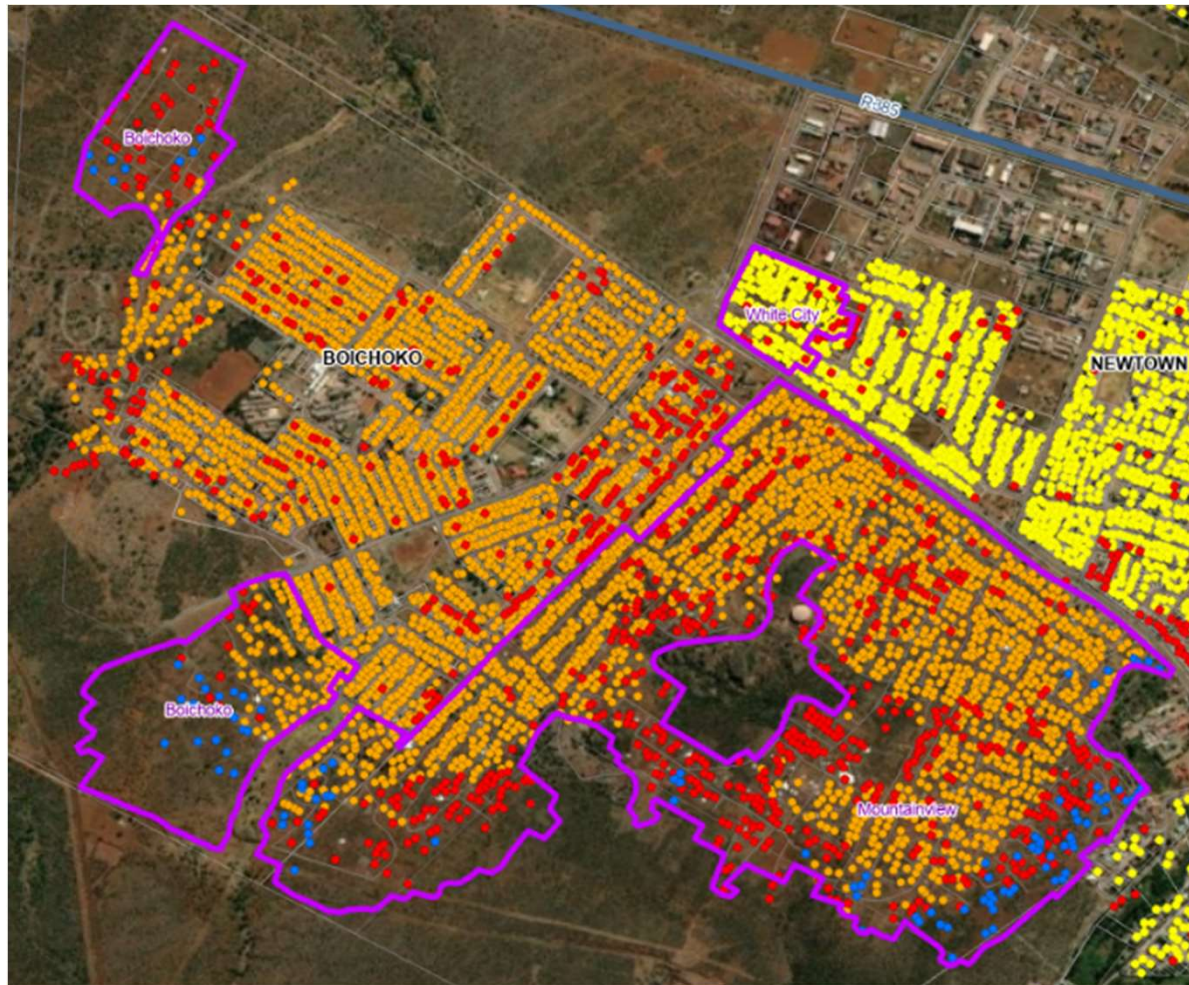
### SUPPLY

- **5 322** 300m<sup>2</sup> single residential erven
- **185** 400m<sup>2</sup> single residential erven

| Zoning                    | Land Use                                              | Greenfields  |               | Mountain View |               | Pensfontein   |              | Total        |               |
|---------------------------|-------------------------------------------------------|--------------|---------------|---------------|---------------|---------------|--------------|--------------|---------------|
|                           |                                                       | Stands       | (Ha)          | Stands        | (Ha)          | Stands        | (Ha)         | Stands       | (Ha)          |
| <b>Subsidised Housing</b> | <b>350m<sup>2</sup> single residential stands</b>     | <b>2 111</b> | <b>84.48</b>  | <b>2 575</b>  | <b>101.09</b> | <b>636.00</b> | <b>20.80</b> | <b>5 322</b> | <b>206.38</b> |
| <b>GAP Housing</b>        | <b>400m<sup>2</sup> single residential stands</b>     | <b>0</b>     | <b>0.00</b>   | <b>0</b>      | <b>0.00</b>   | <b>185.00</b> | <b>7.90</b>  | <b>185</b>   | <b>7.90</b>   |
| Business premises         | Business                                              | 10           | 2.93          | 14            | 3.78          | 13.00         | 2.90         | 37           | 9.61          |
| Special Zone              | Bus Stop/Taxi Rank/Service Station & Informal Trading | 2            | 1.17          | 3             | 11.28         | 1.00          | 0.00         | 6            | 12.45         |
| Place of Instruction      | Primary School                                        | 1            | 3.32          | 1             | 3.57          | 0.00          | 0.00         | 2            | 6.89          |
|                           | Secondary School                                      | 1            | 3.95          | 0             | 0.00          | 0.00          | 0.00         | 1            | 3.95          |
|                           | Primary and Secondary School                          | 1            | 5.58          | 2             | 12.89         | 0.00          | 0.00         | 3            | 18.47         |
|                           | Daycare / Creche                                      | 3            | 1.31          | 2             | 0.96          | 0.00          | 0.00         | 5            | 2.27          |
| Institution               | Community Facility                                    | 3            | 1.38          | 4             | 1.87          | 1.00          | 0.00         | 8            | 3.25          |
|                           | Clinic                                                | 1            | 1.30          | 2             | 1.05          | 0.00          | 0.00         | 3            | 2.35          |
| Place of worship          | Church                                                | 7            | 3.01          | 6             | 2.35          | 3.00          | 0.01         | 16           | 5.37          |
| Municipal Uses            | Municipal Uses                                        | 2            | 1.97          | 4             | 1.79          | 1.00          | 0.01         | 7            | 3.77          |
| Public Parks              | Open Spaces                                           | 38           | 6.09          | 34            | 19.34         | 4.00          | 0.00         | 76           | 25.44         |
| Rivers or Riverbeds       | Conservation Area                                     | 6            | 32.96         | 0             | 0.00          | 0.00          | 0.00         | 6            | 32.96         |
| Sports Fields             | Sports Fields                                         | 1            | 1.59          | 2             | 3.87          | 0.00          | 0.00         | 3            | 5.46          |
| Roads                     | Roads                                                 | 39           | 48.37         | 26            | 43.76         | 0.00          | 0.00         | 65           | 92.14         |
| <b>Total Yield</b>        |                                                       | <b>2 226</b> | <b>199.41</b> | <b>2 675</b>  | <b>207.61</b> | <b>844</b>    | <b>32</b>    | <b>5 745</b> | <b>438.65</b> |



## Unmanaged / Unplanned Growth





# Land Invasion

## Mountain View



Invaded Stands originally earmarked for.....

Primary and Secondary School

Sports Field



Business

Church

Community Facility

Primary School

## Greenfields



Invaded Stands originally earmarked for.....

Day Care/Creche

Secondary School

Community Facility

- In both new townships, even earmarked for community facilities, schools or business have been invaded – not only by informal structures, also permanent structures
- Electricity was provided, not according to the general plan, but rather the actual built footprint



## Boichoko Cemetery Expansion



## Tsantsabane Urban Edge: Demand for Subsidised Rental Accommodation

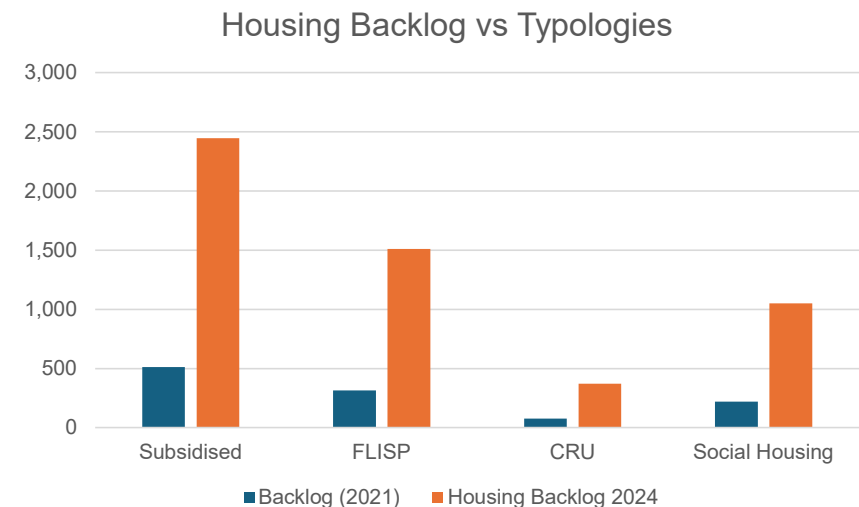
### \*Market Demand Study for Affordable Subsidised Rental Housing in the Northern Cape | 2021:

1. Majority of respondents have applied for housing assistance previously with 30% of respondents currently living in informal dwellings.
2. A combined 71% of respondents earning between R0 and R5 500 reported that they were either unsatisfied or highly unsatisfied with their current housing situation and 42% are currently seeking housing.
3. 63% of respondents reported that they would move into a social housing development. Specifically, there seems to be a significant preference for social housing in Postmasburg. The main reasons reported for this preference include:
  - “Close to transport routes”
  - “Close to employment opportunities”
  - “Good transport in the area”
4. 54% of respondents live by themselves. A total of 19% of respondents live with one other person and 14% have three people in the household

\*Prepared for the Social Housing Regulatory Authority by Urban Econ (2021)

Did you know: The land use survey compiled for the updating of the TLM LUS indicates that there may be up to **1 400 backyard shacks** in Postmasburg. Most of these are **renting**.

| Housing Typology | Backlog (2021) | %    | Housing Backlog 2024 |
|------------------|----------------|------|----------------------|
| Subsidised       | 512            | 45%  | 2 446                |
| FLISP            | 316            | 28%  | 1 510                |
| CRU              | 78             | 7%   | 373                  |
| Social Housing   | 220            | 20%  | 1 051                |
| Total            | 1 126          | 100% | <b>5 379</b>         |





## Tsantsabane Demand for Land (Residential)

### INFORMAL STRUCTURES AND LAND AREA OCCUPIED

| Settlement                   | Informal structures inside urban edge | Informal structures outside urban edge | Total Structures | Land area occupied (Ha) |
|------------------------------|---------------------------------------|----------------------------------------|------------------|-------------------------|
| Boichoko                     | 35                                    | 363                                    | 398              | 36.74                   |
| Carnation                    | 168                                   | 0                                      | 168              | 8.49                    |
| Greenfields                  | 980                                   | 174                                    | 1 154            | 97.59                   |
| Mountainview                 | 2 036                                 | 139                                    | 2 175            | 146.55                  |
| Postdene                     | 973                                   | 0                                      | 973              | 52.68                   |
| White City                   | 174                                   | 0                                      | 174              | 6.09                    |
| <b>Sub-total Postmasburg</b> | <b>4 366</b>                          | <b>676</b>                             | <b>5 042</b>     | <b>348.14</b>           |
| Groenwater                   | 0                                     | 117                                    | 117              | 71.20                   |
| Jenn-Haven                   | 0                                     | 112                                    | 112              | 25.01                   |
| Maranteng                    | 337                                   | 0                                      | 337              | 16.08                   |
| Maremane 1                   | 0                                     | 404                                    | 404              | 77.89                   |
| Maremane 2                   | 0                                     | 180                                    | 180              | 42.96                   |
| <b>Sub-total Maremane</b>    | <b>0</b>                              | <b>584</b>                             | <b>584</b>       | <b>120.85</b>           |
| <b>Grand Total</b>           | <b>4 703</b>                          | <b>1 489</b>                           | <b>6 192</b>     | <b>581</b>              |

### URBAN RESIDENTIAL LAND REQUIRED FOR INFORMAL SETTLEMENTS UPGRADING

| Town/Settlement    | Total Structures | HA (@RDP 300m <sup>2</sup> ) |
|--------------------|------------------|------------------------------|
| <b>Postmasburg</b> | <b>5 379</b>     | <b>161.37</b>                |
| Groenwater         | 117              | 3.51                         |
| Jenn-Haven         | 112              | 3.36                         |
| Maremane           | 584              | 17.52                        |
| Skeyfontein        | 0                | 0                            |
| <b>Total</b>       | <b>6 192</b>     | <b>185.76</b>                |

### COMPOSITE DEMAND FOR RESIDENTIAL LAND (INCLUDING POPULATION GROWTH)

| Town/Settlement           | Year 0       | 2025 - 2029   | 2030 - 2034   | 2035 - 2039   | 2040 - 2044   | Total        |
|---------------------------|--------------|---------------|---------------|---------------|---------------|--------------|
| <b>Postmasburg</b>        | <b>161.4</b> | <b>36.11</b>  | <b>35.54</b>  | <b>74.38</b>  | <b>40.55</b>  | <b>347.9</b> |
| Groenwater                | 3.5          | 1.48          | 1.46          | 3.05          | 1.67          | 11.2         |
| Jenn-Haven                | 3.4          | 0.67          | 0.66          | 1.39          | 0.76          | 6.8          |
| Maremane                  | 17.5         | 1.48          | 1.46          | 3.05          | 1.67          | 25.2         |
| Skeyfontein               | 0.0          | 0.83          | 0.82          | 1.72          | 0.94          | 4.3          |
| <b>Period totals</b>      | <b>185.8</b> | <b>40.59</b>  | <b>39.94</b>  | <b>83.59</b>  | <b>45.57</b>  | <b>395.4</b> |
| <b>Accumulated demand</b> | <b>185.8</b> | <b>226.35</b> | <b>266.28</b> | <b>349.87</b> | <b>395.44</b> |              |

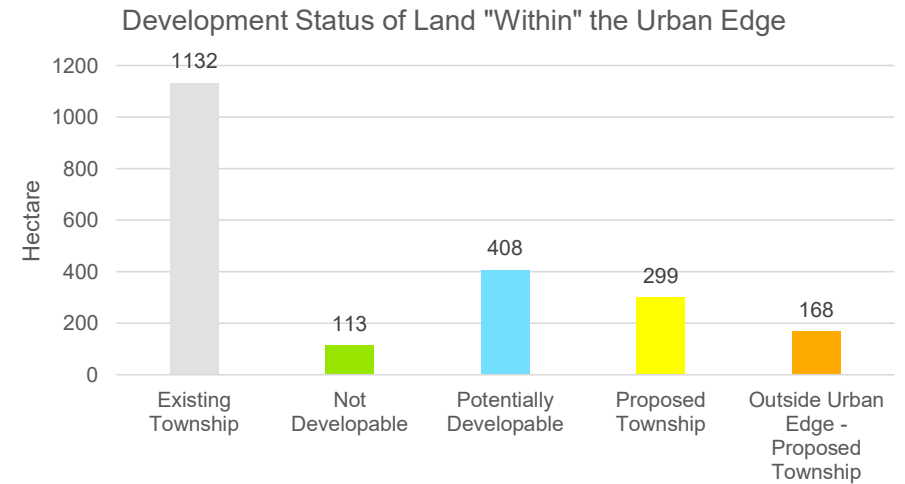
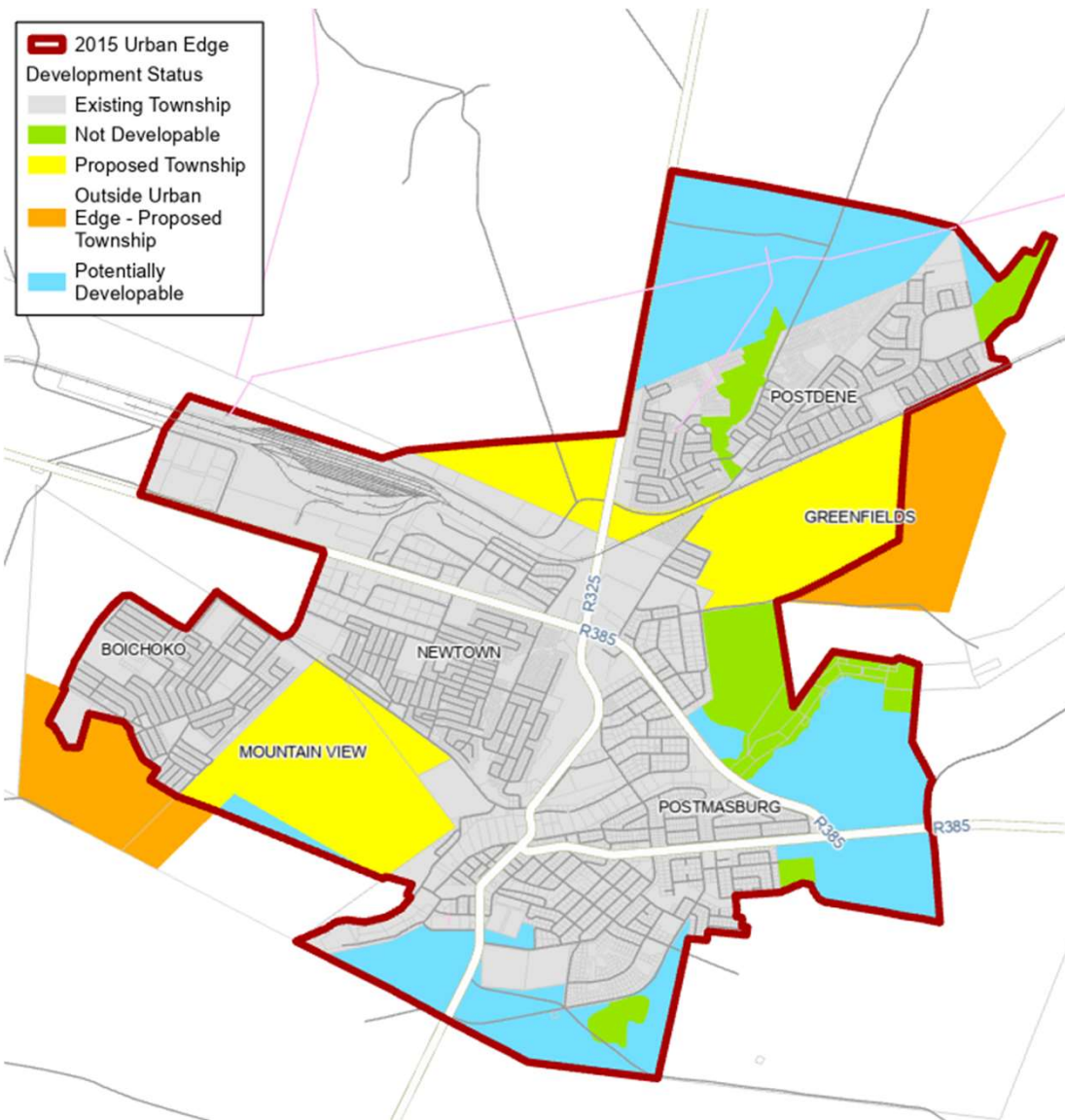
## Postmasburg Urban Edge

### Purpose of an urban edge

An **urban edge** is a strategic boundary that defines the limit of urban development. Its main purposes include:

1. **Managing Urban Growth** – Prevents uncontrolled urban sprawl by guiding development within designated areas and preserving rural or natural landscapes.
2. **Promoting Efficient Infrastructure Use** – Ensures that infrastructure (roads, water, electricity, sanitation) is used optimally within planned urban areas, reducing the cost of extending services to remote locations.
3. **Protecting Agricultural and Environmental Resources** – Helps conserve valuable farmland, natural habitats, and ecological systems by restricting urban expansion into these areas.
4. **Encouraging Compact, Sustainable Development** – Promotes higher-density, mixed-use development within urban boundaries, making cities more walkable and reducing reliance on private vehicles.
5. **Enhancing Spatial Planning and Governance** – Provides a clear framework for municipal decision-making regarding zoning, land use, and development approvals.
6. **Mitigating Climate and Disaster Risks** – Reduces vulnerability to environmental hazards like flooding by discouraging development in ecologically sensitive or high-risk areas.
7. **In mining towns like those in Tsantsabane urban edges are particularly important for managing rapid growth, preventing informal sprawl, and ensuring that mining-related expansion is controlled and sustainable.**

## Postmasburg Urban Edge (2015)



|                                                                         |              |
|-------------------------------------------------------------------------|--------------|
| Current supply of zoned vacant land (1)                                 | 35.8         |
| Vacant land (not zoned) available for development inside urban edge (2) | 707.0        |
| Land earmarked for development outside the urban edge (3)               | 168.0        |
| <b>Total land available for development (1)+(2)+(3)</b>                 | <b>910.8</b> |



## Postmasburg Urban Edge: Proposed Re-alignment

### Proposed re-alignment of the 2015 Urban Edge

**F**

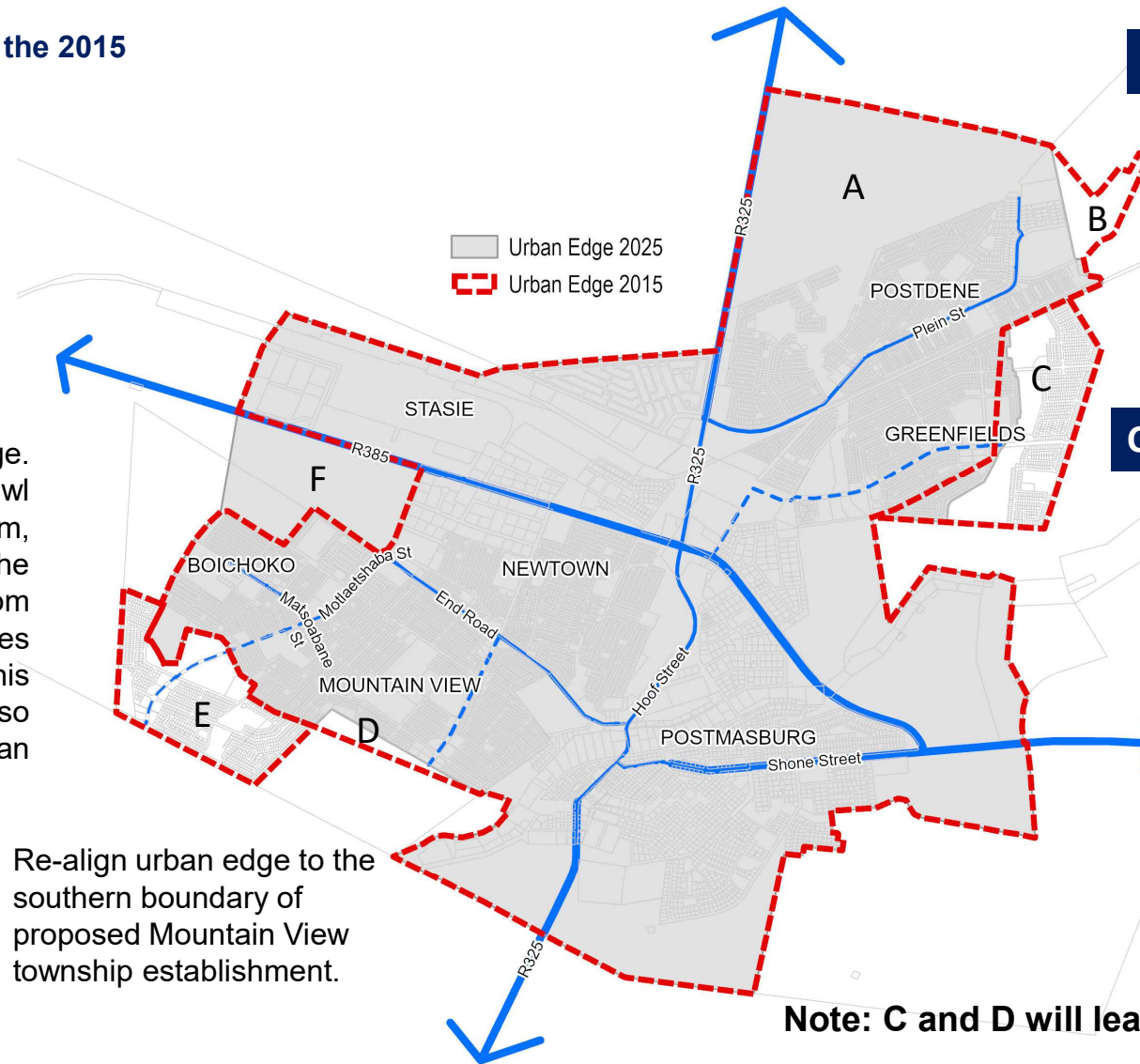
Extension of the Urban Edge to accommodate future industrial/manufacturing/logistic opportunities.

**E**

Exclude from urban edge. Perpetuates urban sprawl and apartheid urban form, locating the poorest of the poor further away from employment opportunities and social amenities. This section was also OUTSIDE the 2015 urban edge.

**D**

Re-align urban edge to the southern boundary of proposed Mountain View township establishment.



**A**

Keep as part of Urban Edge. Land donated to TLM. Earmarked for future Human Settlement. Longer Term

**B**

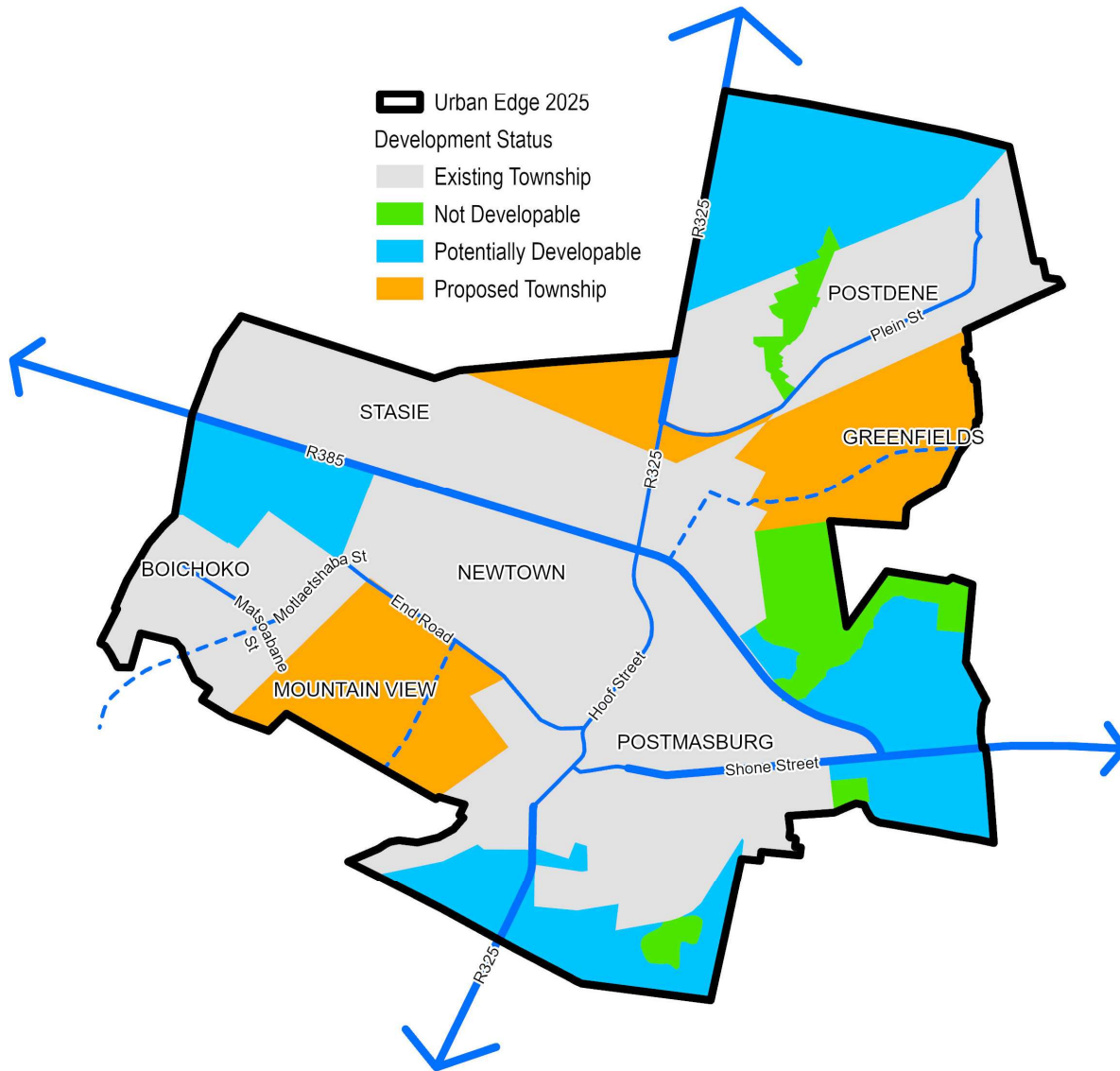
Remove from urban edge. Current cemetery.

**C**

Re-align the urban edge to the flood plain indicated on the proposed Greenfields Township Establishment. The erven to the east will be functionally cut off from the rest of the development due to the floodplain running north to south. Note that area C was OUTSIDE the 2015 urban edge.

**Note: C and D will lead to a loss of 1 400 RDP erven**

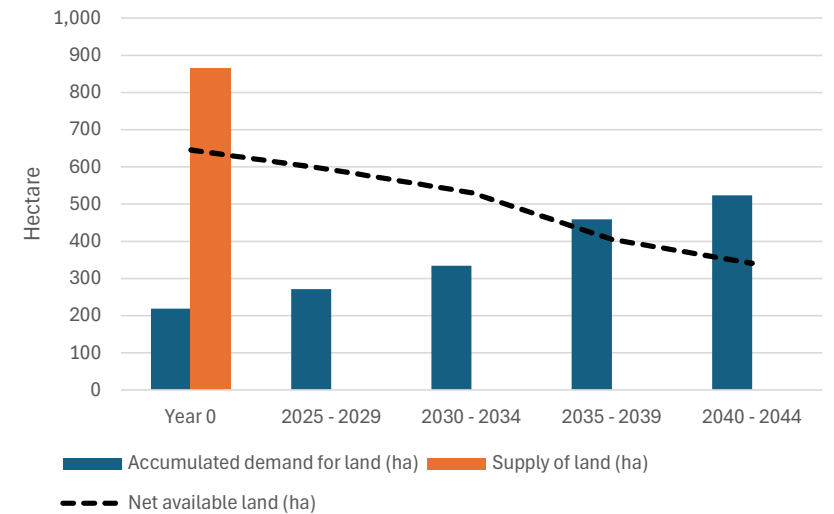
## Postmasburg Urban Edge: Proposed Re-alignment



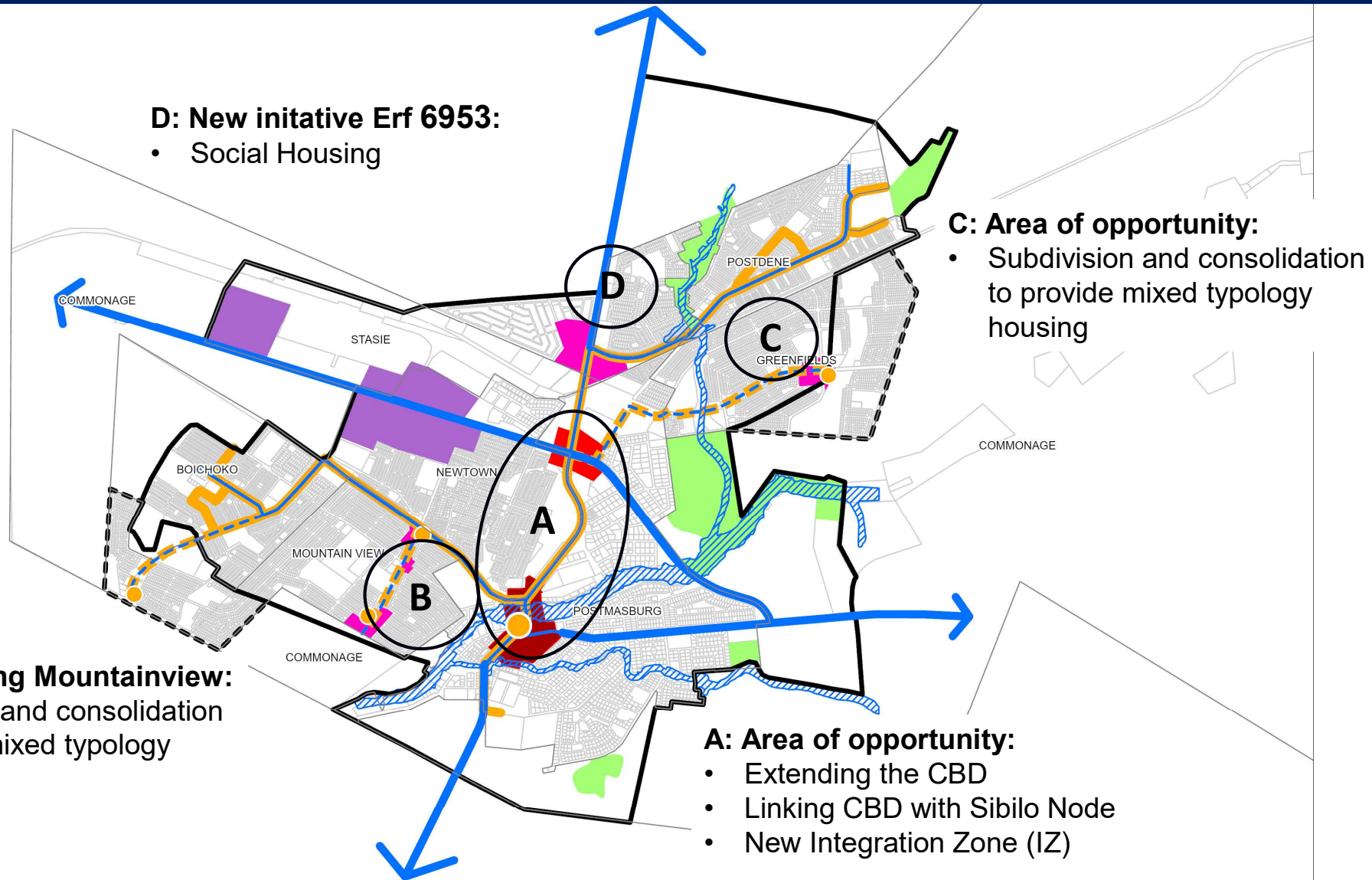
### Proposed re-alignment of the 2015 Urban Edge – development status

| Development Status                        | Hectare      |
|-------------------------------------------|--------------|
| (1) Existing Township (minus vacant land) | 1 053        |
| (2) Not Developable                       | 99           |
| (3) Vacant proclaimed land                | 79           |
| (4) Potentially Developable               | 468          |
| (5) Proposed Township                     | 317          |
| <b>Total</b>                              | <b>2 017</b> |

|                                            |     |
|--------------------------------------------|-----|
| Land available for development (3)+(4)+(5) | 864 |
|--------------------------------------------|-----|

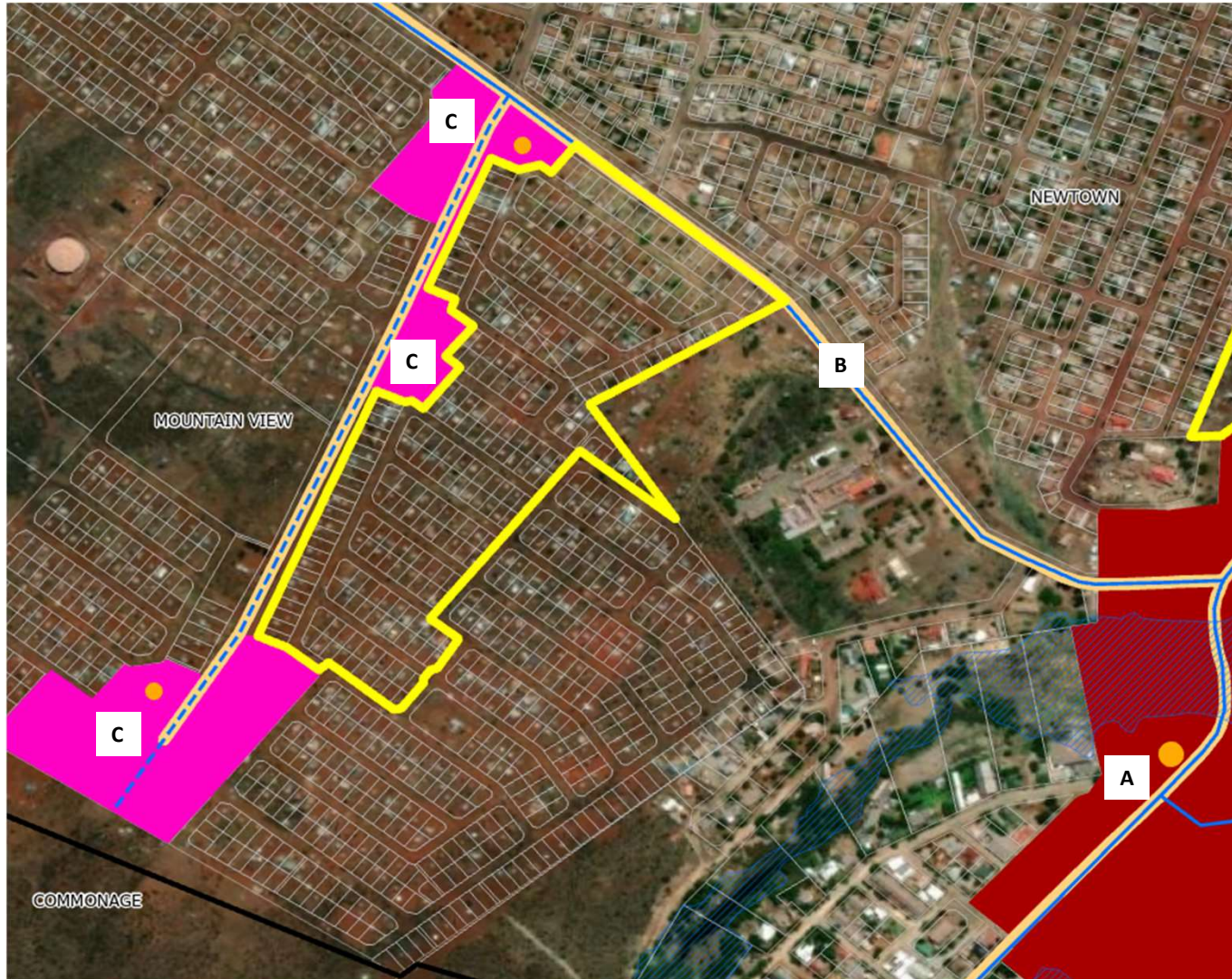


# Tsantsabane Urban Edge: Affordable Housing Opportunities





## Mountainview Re-design



A: Postmasburg CBD and Taxi Rank

B: End Road public transport corridor and activity street.

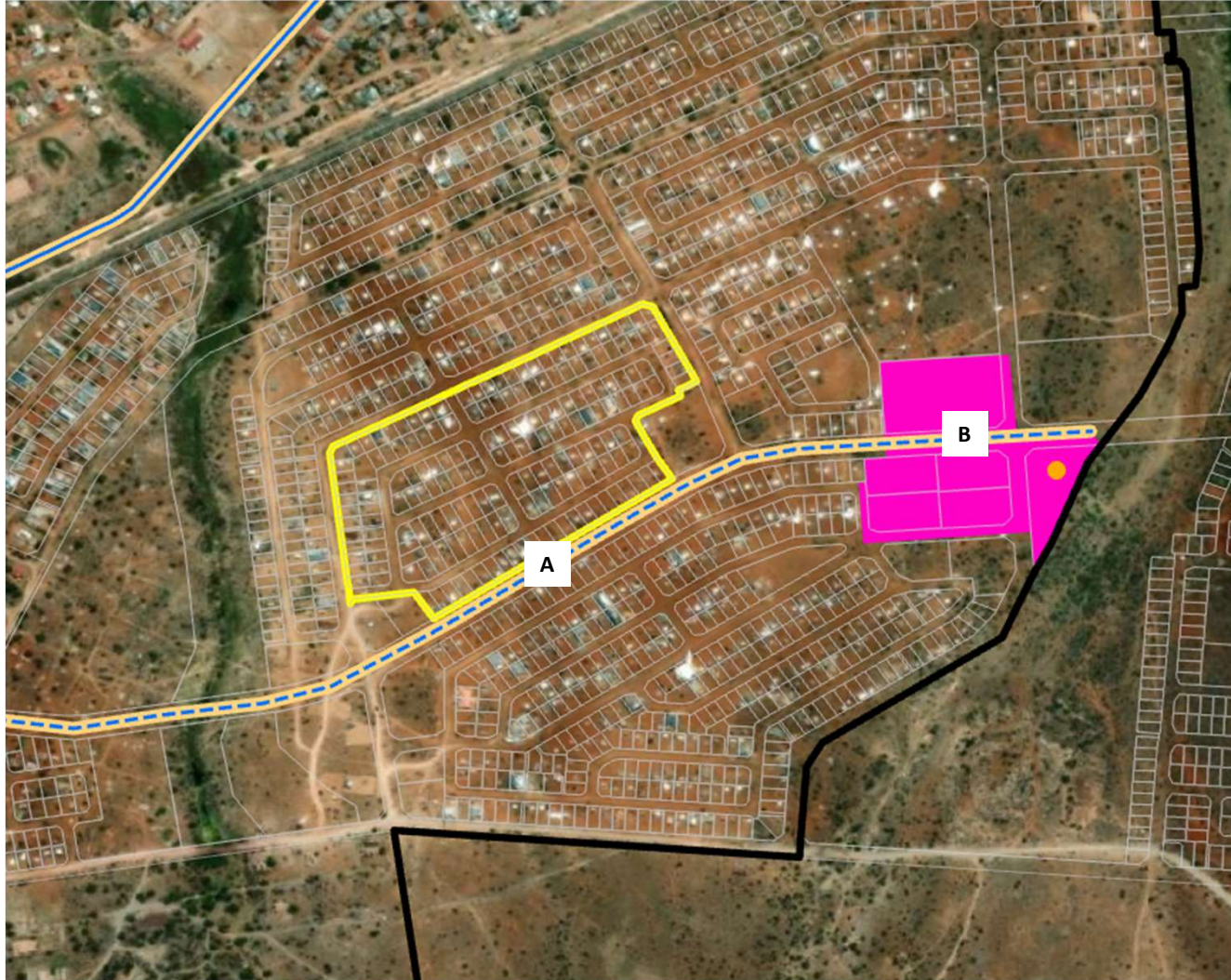
C: Future business nodes and taxi ranks

- Amendment of the Mountainview General Plan to accommodate social housing, FLISP housing and CRU.

| Housing Typology                              | Housing Type                                   | Assumed Density (Du/Ha) | Typical Share | Total        |
|-----------------------------------------------|------------------------------------------------|-------------------------|---------------|--------------|
| Initial planned subsidized single residential | 300m <sup>2</sup> erven                        |                         |               | 2 675        |
| - Outside urban edge                          |                                                |                         |               | -755         |
| - Re-design                                   |                                                |                         |               | -308         |
| <b>Sub-total single residential</b>           |                                                |                         |               | <b>1 612</b> |
| FLISP                                         | Semi-detached / duplex units                   | 40                      | 45%           | 287          |
| CRU                                           | Row housing or clusters with shared facilities | 80                      | 10%           | 128          |
| Social Housing                                | Typically, 2–3 storey developments             | 80                      | 45%           | 575          |
| <b>Sub-total multiple residential</b>         |                                                |                         |               | <b>990</b>   |
| <b>Total</b>                                  |                                                |                         |               | <b>2 602</b> |



## Greenfields Re-design



A: Future Activity Street and Public Transport Route

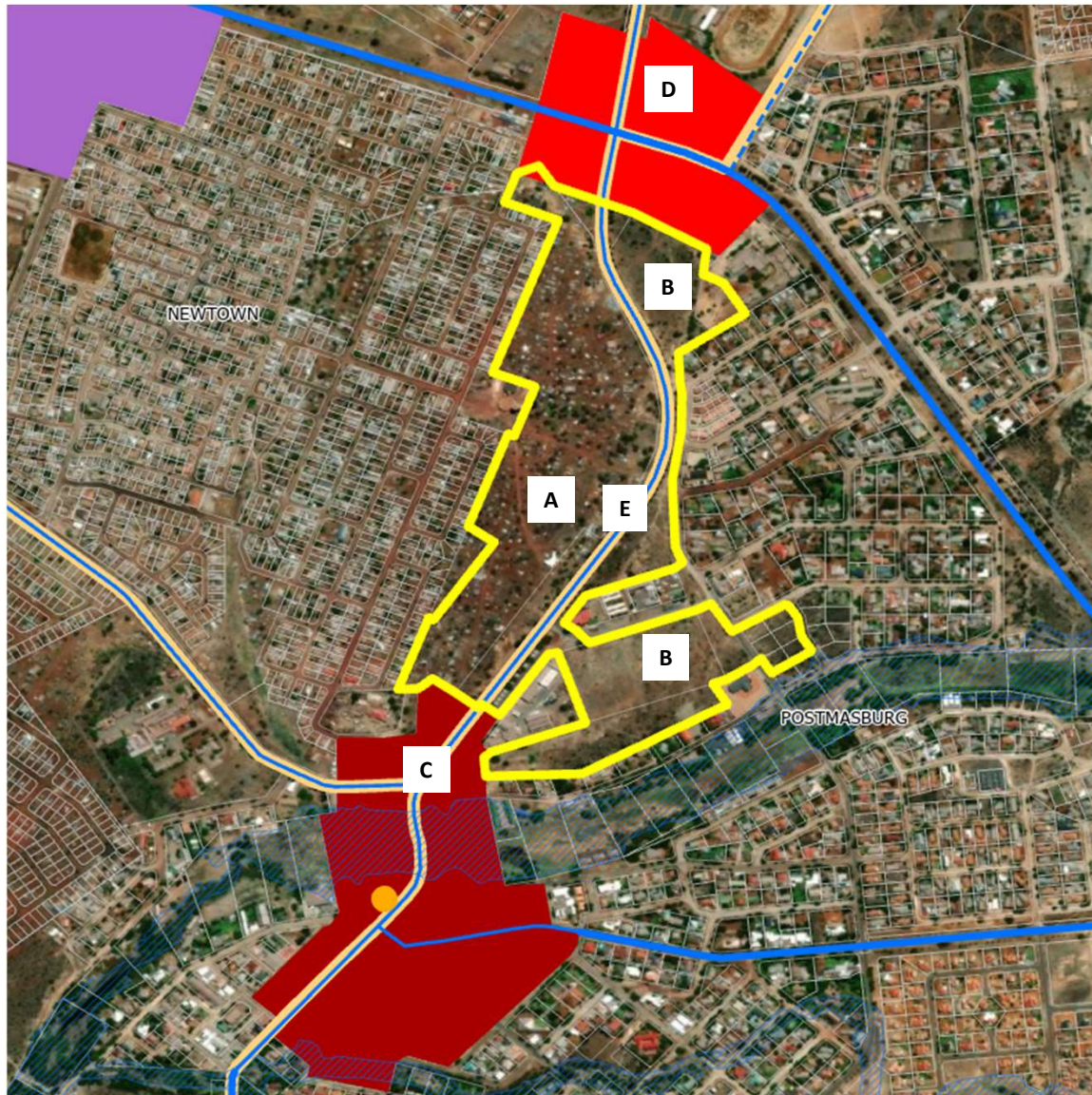
B: Future business nodes and taxi ranks

- Amendment of the Greenfields General Plan to accommodate social housing, FLISP housing and CRU.

| Housing Typology                              | Housing Type                                   | Assumed Density (Du/Ha) | Typical Share | Total        |
|-----------------------------------------------|------------------------------------------------|-------------------------|---------------|--------------|
| Initial planned subsidized single residential | 300m <sup>2</sup> erven                        |                         |               | 2 111        |
| - Outside urban edge                          |                                                |                         |               | -656         |
| - Re-design                                   |                                                |                         |               | -185         |
| <b>Sub-total single residential</b>           |                                                |                         |               | <b>1 270</b> |
| FLISP                                         | Semi-detached / duplex units                   | 40                      | 45%           | 169          |
| CRU                                           | Row housing or clusters with shared facilities | 80                      | 10%           | 75           |
| Social Housing                                | Typically, 2–3 storey developments             | 80                      | 45%           | 339          |
| <b>Sub-total multiple residential</b>         |                                                |                         |               | <b>583</b>   |
| <b>Total</b>                                  |                                                |                         |               | <b>1 853</b> |



## Tsantsabane housing development – Postmasburg Integration Zone



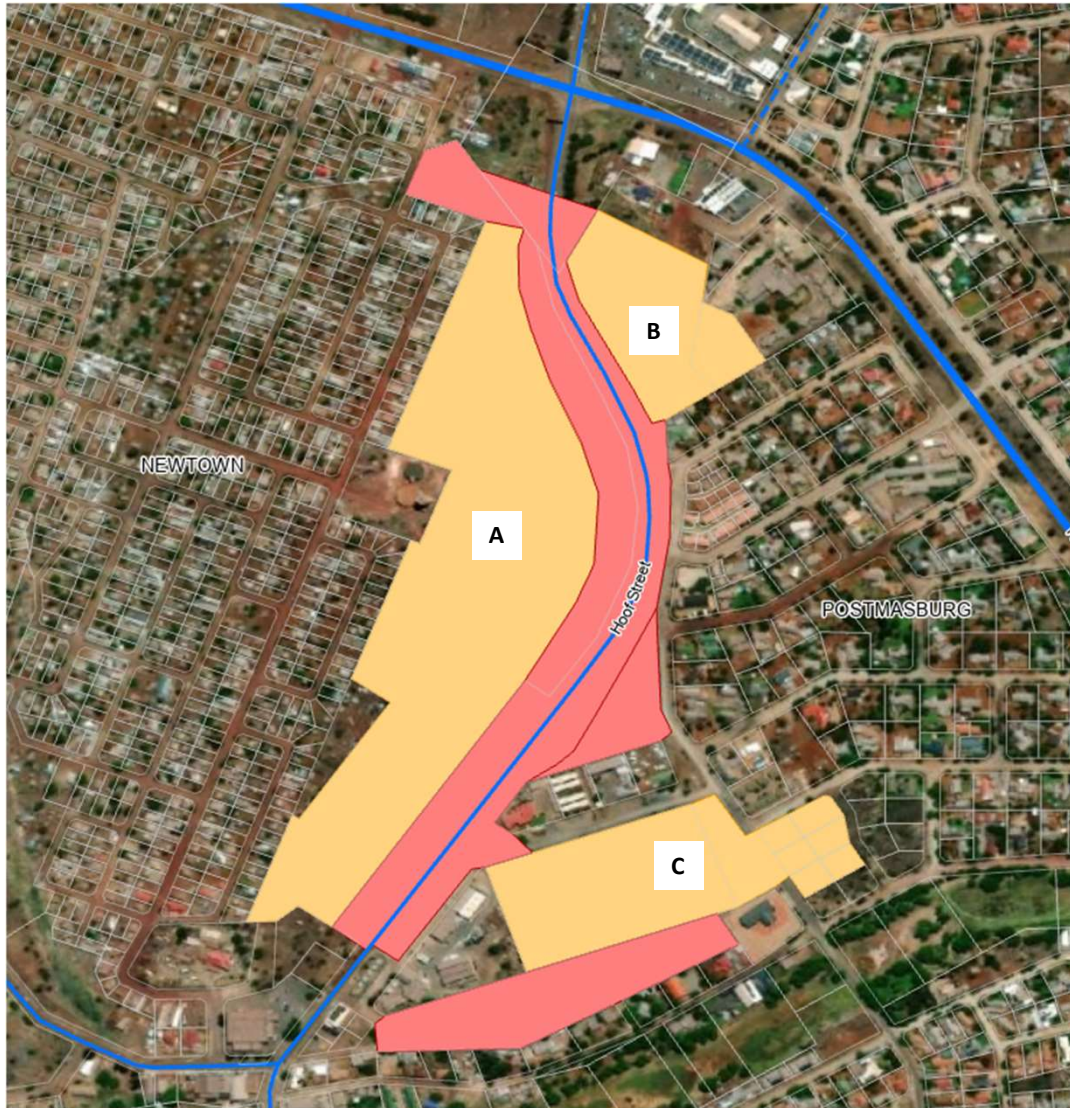
### PROPOSED POSTMASBURG INTEGRATION ZONE (IZ)

- A: Maranteng Informal Settlement
- B: Vacant land between Sibilo Node and CBD
- C: Postmasburg CBD
- D: Sibilo Shopping Centre Node
- E: Hoofstraat Activity Spine

- **Mixed use development**, including retail and mixed higher density housing (Social housing, FLISP and CRU)
- Promote **spatial integration**, particularly between previously segregated areas, through **targeted public and private investment** in infrastructure, housing, and economic development.
- Focus on creating **more compact, connected, and coordinated urban growth**, often aligning with **public transport corridors** to enhance accessibility.
- Improve **urban efficiency** by ensuring that developments contribute to reducing urban sprawl and overcoming apartheid-era spatial inequalities.



## Postmasburg Integration Zone

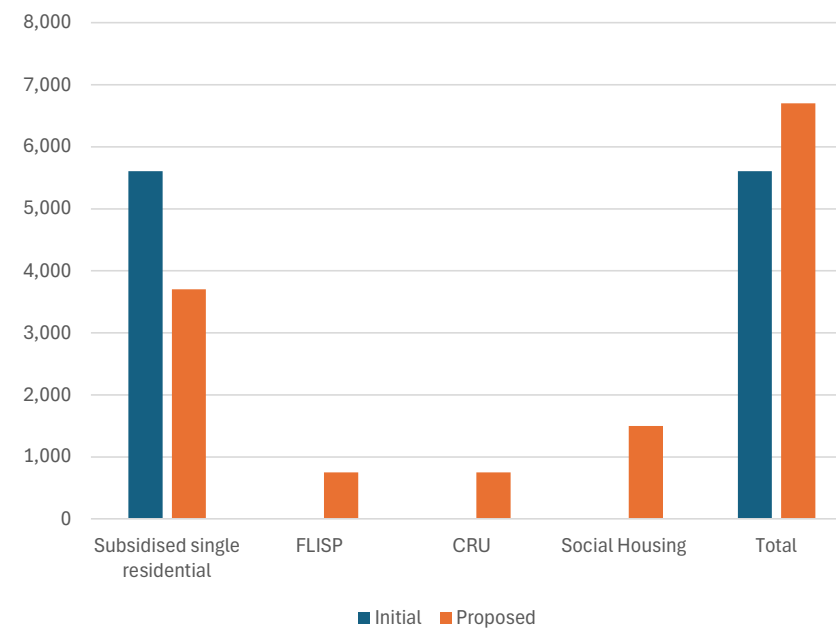
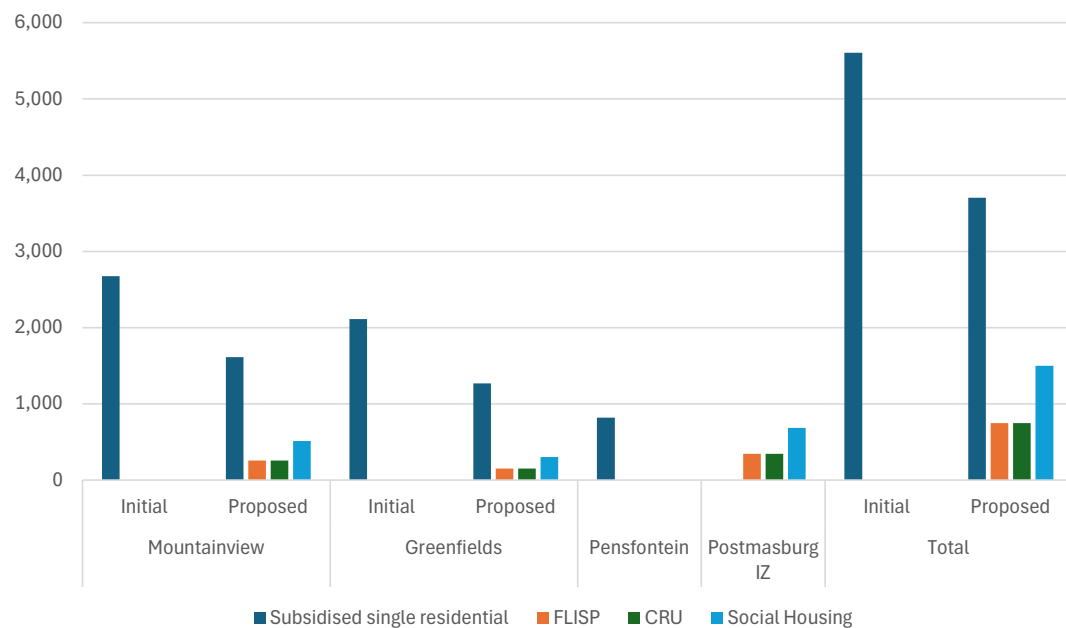


| Label        | Erf No  | Ownership           | Extent (Ha)  |
|--------------|---------|---------------------|--------------|
| A            | 2858    | Municipal           | 13.19        |
| B            | 1       | Municipal           | 3.19         |
| C            | Various | Municipal & Private | 5.08         |
| <b>Total</b> |         |                     | <b>21.46</b> |

| Housing Typology | Housing Type                                   | Assumed Density (Du/Ha) | Typical Share | Total        |
|------------------|------------------------------------------------|-------------------------|---------------|--------------|
| FLISP            | Semi-detached / duplex units                   | 40                      | 45%           | 386          |
| CRU              | Row housing or clusters with shared facilities | 80                      | 10%           | 172          |
| Social Housing   | Typically, 2-3 storey developments             | 80                      | 45%           | 773          |
| <b>Total</b>     |                                                |                         |               | <b>1 331</b> |

## Potential Future Supply

| Housing Typology              | Mountainview |              | Greenfields  |            | Pensfontein | Postmasburg IZ | Total        |              |
|-------------------------------|--------------|--------------|--------------|------------|-------------|----------------|--------------|--------------|
|                               | Initial      | Proposed     | Initial      | Proposed   | Proposed    | Proposed       | Initial      | Proposed     |
| Subsidised single residential | 2 675        | 1 612        | 2 111        | 1 270      | 821         | 0              | 5 607        | 3 703        |
| FLISP                         | 0            | 287          | 0            | 169        | 0           | 386            | 0            | 843          |
| CRU                           | 0            | 128          | 0            | 75         | 0           | 172            | 0            | 375          |
| Social Housing                | 0            | 575          | 0            | 339        | 0           | 773            | 0            | 1 686        |
| <b>Total</b>                  | <b>2 675</b> | <b>2 602</b> | <b>2 111</b> | <b>583</b> | <b>821</b>  | <b>1 331</b>   | <b>5 607</b> | <b>6 606</b> |

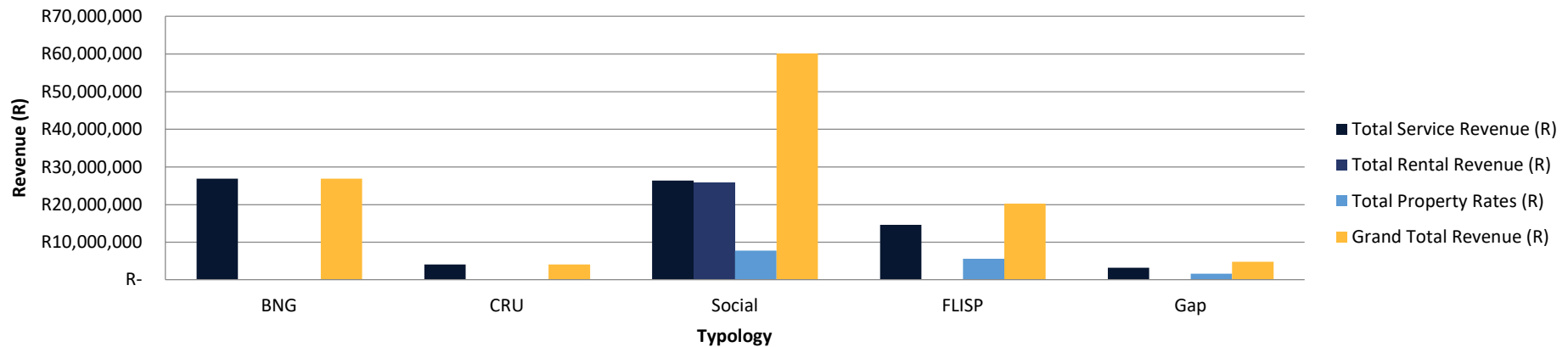


## The business case for rental housing

### Potential annual revenue

| Typology     | Total Service Revenue (R) | Total Rental Revenue (R) | Total Property Rates (R) | Grand Total Revenue (R) |
|--------------|---------------------------|--------------------------|--------------------------|-------------------------|
| BNG          | R 26 878 758              | R -                      | R -                      | R 26 878 758            |
| CRU          | R 4 115 853               | R -                      | R -                      | R 4 115 853             |
| Social       | R 26 403 480              | R 25 962 930             | R 7 799 001              | R 60 165 411            |
| FLISP        | R 14 642 515              | R -                      | R 5 635 506              | R 20 278 021            |
| Gap          | R 3 217 180               | R -                      | R 1 621 155              | R 4 838 335             |
| <b>TOTAL</b> | <b>R 75 257 786</b>       | <b>R 25 962 930</b>      | <b>R 15 055 662</b>      | <b>R 116 276 378</b>    |

### Revenue by Typology





## Tsantsabane housing development- Spatial Directives

### **Spatial directives – overall:**

1. Support housing delivery options supportive of a range of lifecycle, lifestyle and income requirements and abilities including subsidized housing, rental housing, GAP housing, FLISP housing and bonded housing in line with BNG principles. Re-design Mountainview and Greenfields Township Establishment (crucial for BFI funding application).
2. Prioritise infrastructure development and housing development in areas where general plans have been prepared over greenfield developments.
3. Promote compact settlement design and generally pursue medium to high-density residential development.
4. Promote social rental housing in integration areas.
5. New township designs must demonstrate clear features to adapt to and mitigate the impacts of climate change.
6. Amend bylaws to support improved building performance and climate resilience.
7. Inasfar as it practical, upgrade informal settlements in situ.
8. Improve land use controls and especially protect land zoned or otherwise earmarked for (1) institutional purposes, (2) utilities and (3) transportation (roads) to avoid future delays and additional costs in settlement re-layout, ensure fully functioning settlements with the required social amenities and infrastructure, ensure access to infrastructure services and avoid damage to infrastructure and harm to people, and to enable settlement connectivity and movement.
9. Develop an Informal Settlement Management plan and a comprehensive Human Settlements Sector Development Plan for Tsantsabane.

### **NC PSDF Spatial Proposals 2025 alignment:**

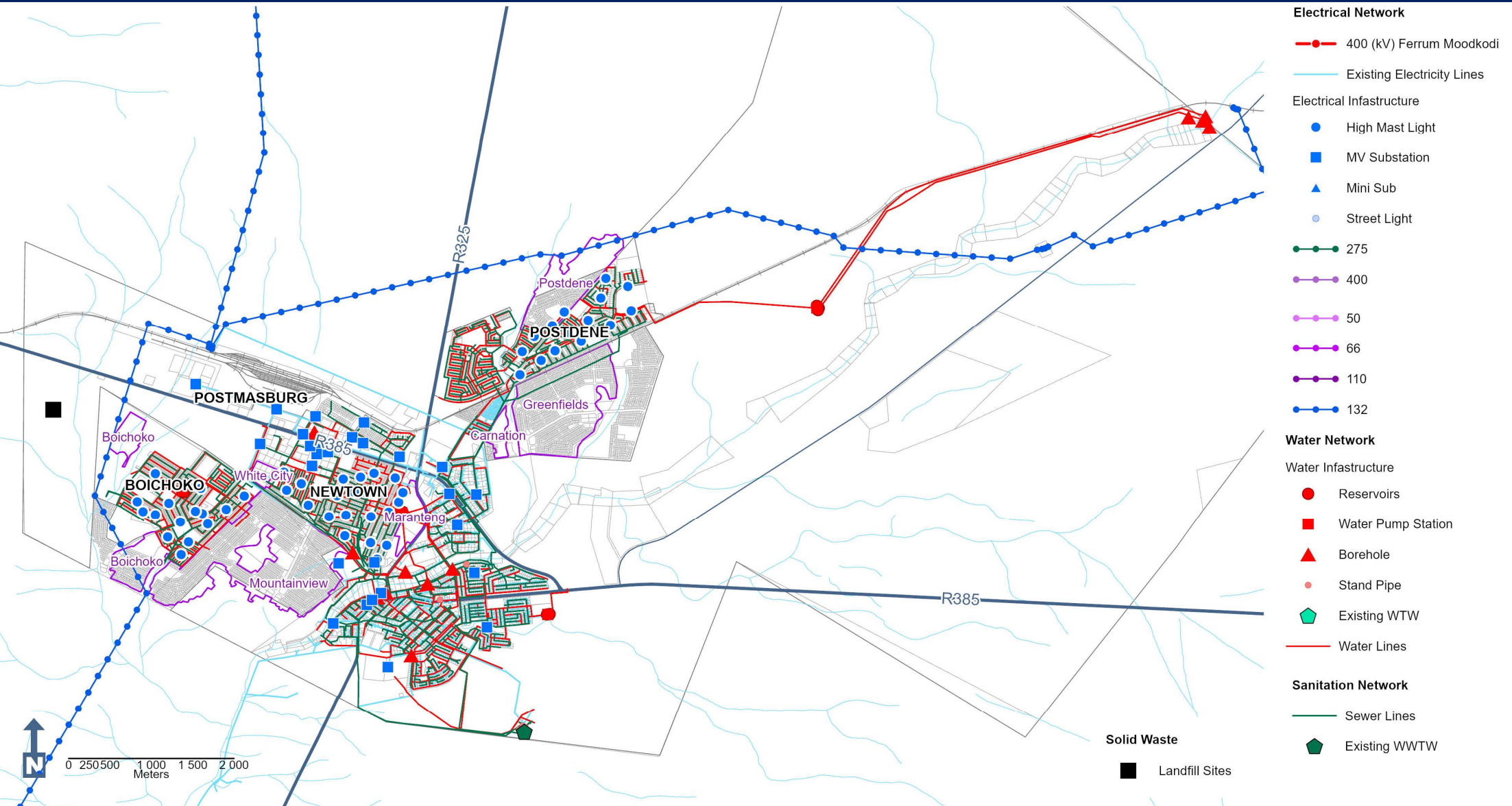
Driver 2: Section 2.2.3: Sustainable human settlements development.

## 4.4 Infrastructure Framework

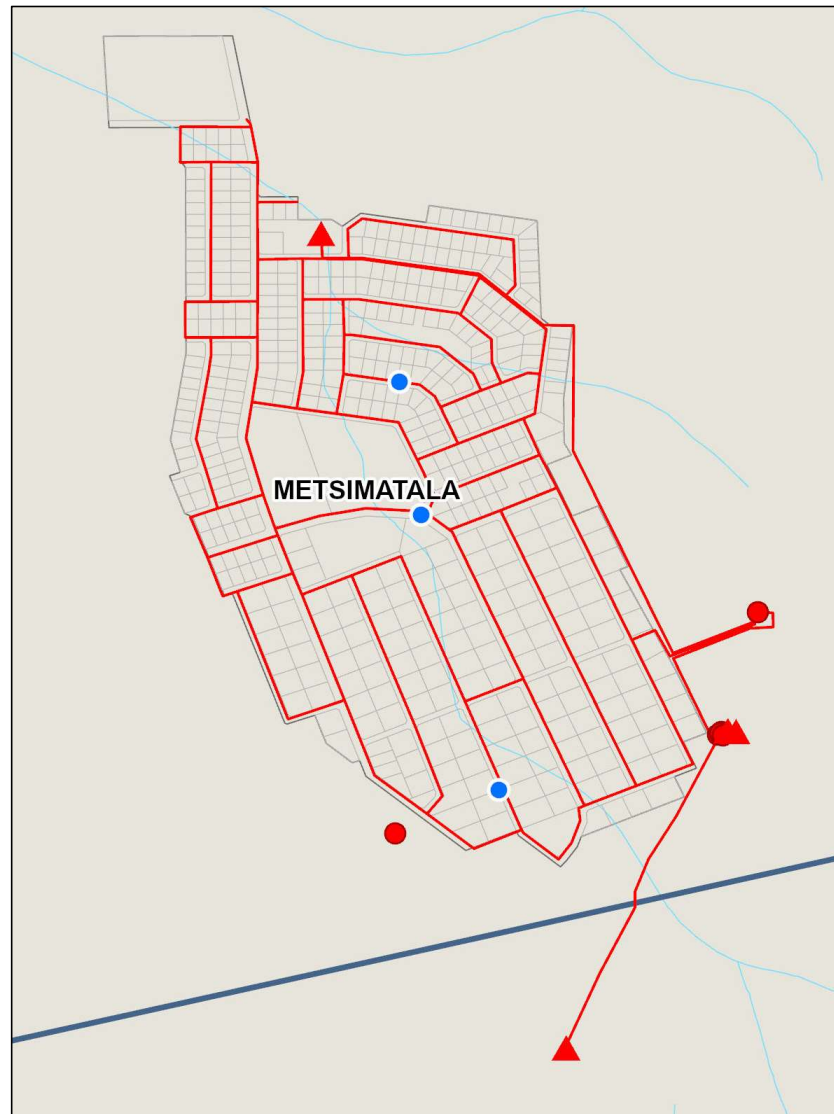
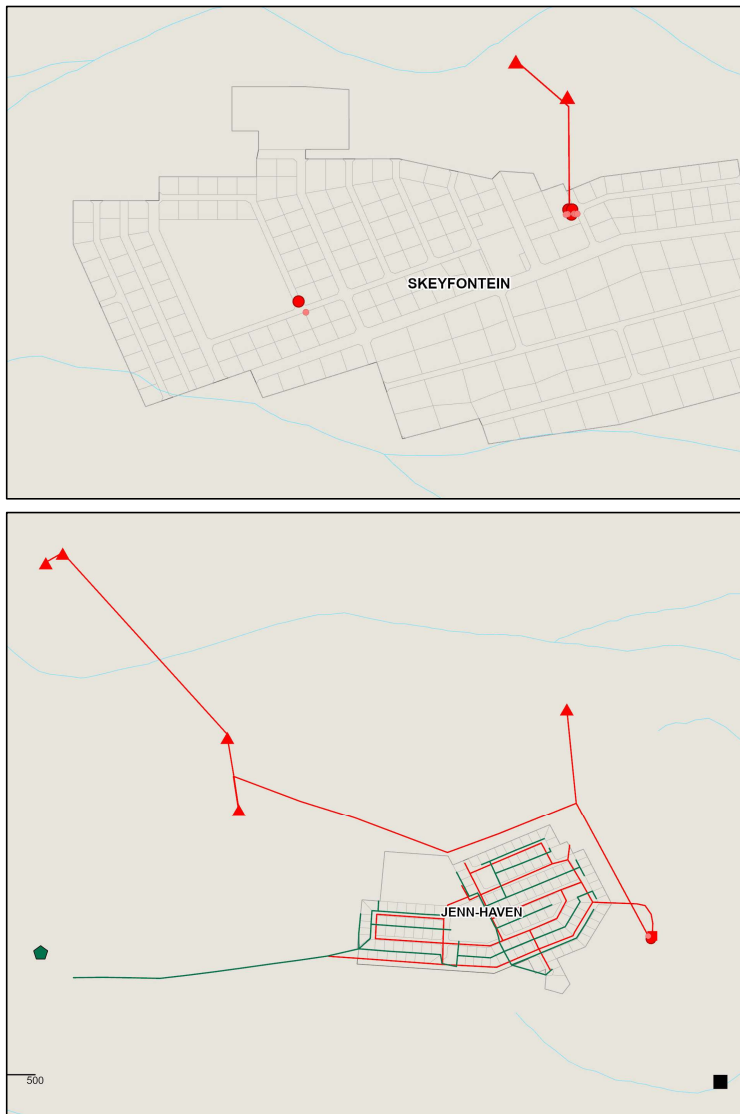


Municipal Capability &  
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# Existing Infrastructure Networks



## Infrastructure – Settlements



- Landfill Sites
- 400 (kV) Ferrum Moodkodi
- Layer
- 275 (kV)
- 400 (kV)
- Eskom Transmission (Voltage)
- 66 (kV)
- 132 (kV)
- MV Grid
- Electrical Infrastructure
- High Mast Light
- MV Substation
- Mini Sub
- Street Light
- Existing WWTW
- Sewer Lines
- Existing WTW
- Water Infrastructure
- Reservoirs
- Water Pump Station
- Borehole
- Stand Pipe
- Water Lines



## Planned Infrastructure Projects

**WATER:** BFI Application (Draft): completing Phase 1 of Option 2 (Boreholes and Sedibeng Water Supply). Supply and installation of boreholes and supply pipes, Borehole Collector Reservoir, Pipework between Collector and Postdene Reservoirs, Pipework between Postdene and Area Reservoirs; Storage facilities, bulk water meters; and link supply for the Mountain View Reservoir Zone, Mountain View Tower Zone and Postdene Tower Zone.

**NOTE: Final BFI configuration and amounts still to be confirmed**  
BFI Application (Draft)  
**Total Capital Cost = R 671 797 894**

**Critical Boreholes Protection**

**Sanitation:** BFI Application (Draft):  
New WWTP (13 ML/day);

### Proposed bulk infrastructure projects

#### Solid Waste Projects

-  Closure and rehabilitation of Landfill Site
-  Proposed Solid Waste Site

#### Proposed Bulk Water Network

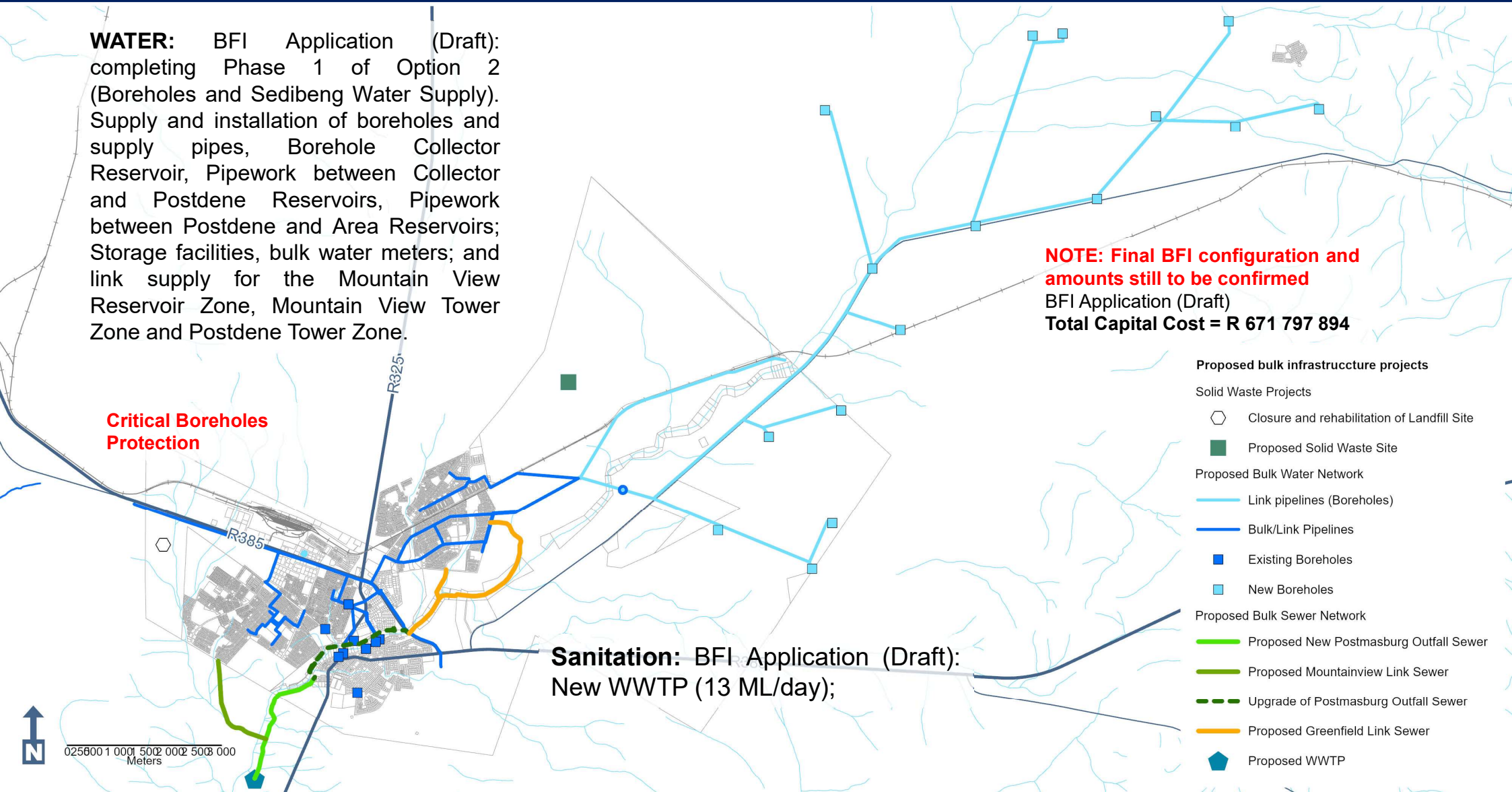
-  Link pipelines (Boreholes)
-  Bulk/Link Pipelines
-  Existing Boreholes
-  New Boreholes

#### Proposed Bulk Sewer Network

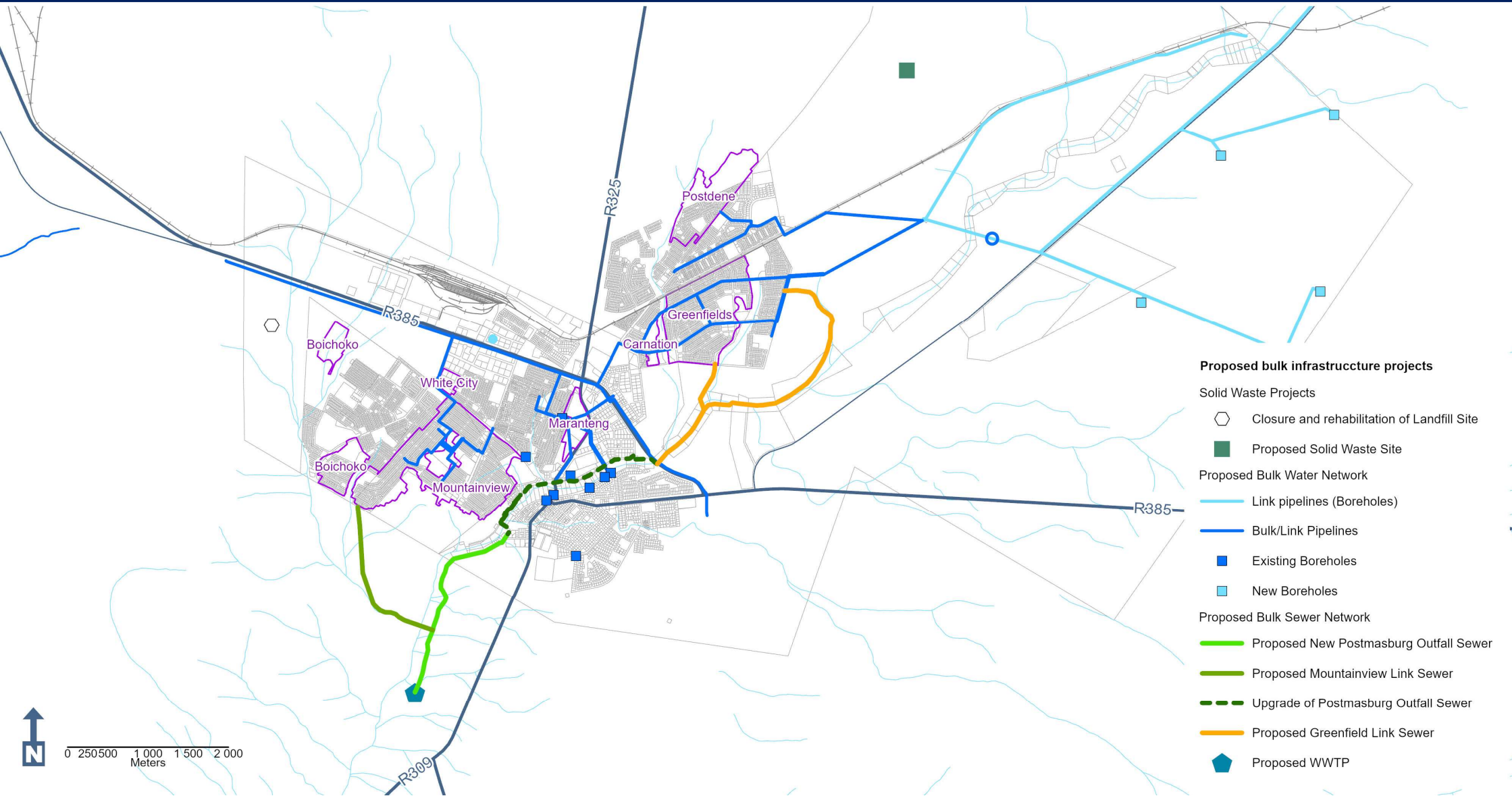
-  Proposed New Postmasburg Outfall Sewer
-  Proposed Mountainview Link Sewer
-  Upgrade of Postmasburg Outfall Sewer
-  Proposed Greenfield Link Sewer
-  Proposed WWTP



0256001 0001 5002 0002 5003 000  
Meters



# Planned Infrastructure Projects



## Planned Infrastructure Projects

| Map Number | Type        | Project Description                                                                                                                                                                                | Project Value                  | Funder                       | Project Status                                                                                                                        |
|------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 13         | Electricity | 1000 Houses Electrification Greenfields                                                                                                                                                            | R1 000 000                     | TLM                          | TBD                                                                                                                                   |
| 14         | Electricity | Electrification of 499 houses in Greenfield                                                                                                                                                        | R28 494 000                    | INEP                         | TBD                                                                                                                                   |
| 18         | Electricity | Implement mass renewable streetlights in Informal Settlements                                                                                                                                      | R7 050 000                     | Kolomela SLP                 | TBD                                                                                                                                   |
| 1          | Roads       | Postdene: 5th Avenue Upgrading of Gravel to Paved Roads                                                                                                                                            | R5 749 026                     | MIG and Japies Rus           | Project at 66% to completion                                                                                                          |
| 2          | Roads       | Newtown Roads: Phase 1 - Pendoring Street and stormwater                                                                                                                                           | R20 301 750                    | MIG and TLM                  | Project on 78% to Completion                                                                                                          |
| 3          | Roads       | Newtown Roads: Phase 2 - Link Road and stormwater                                                                                                                                                  | R12 235 316                    | MIG                          | Tender at Adjudication                                                                                                                |
| 8          | Roads       | Upgrade the internal roads as part of town upliftment programme (Hout Street and Gagliano Street)                                                                                                  | N/A                            | SLP                          | Completed                                                                                                                             |
| 17         | Roads       | Internal Roads - Township Internal Roads                                                                                                                                                           | R21 000 000                    | Kolomela SLP                 | TBD                                                                                                                                   |
| 19         | Roads       | Upgrade of internal roads (Maranteng, Postdene, Boichoko)                                                                                                                                          | N/A                            | Beeshoek SLP                 | TBD                                                                                                                                   |
| 7          | Sanitation  | Expansion of Current Wastewater Treatment Plant (WWTP)                                                                                                                                             | R30 000 000                    | SLP (Kolomela)               | On track                                                                                                                              |
| 10         | Sanitation  | Upgrading of Postmasburg Bulk Sanitation                                                                                                                                                           | R344 000 000/<br>R 84 426 006  | RBIG/BFI                     | Feasibility Study                                                                                                                     |
| 6          | Solid Waste | Closure and rehabilitation of current Landfill Site and establishment of new Waste Management Site to accommodate population growth, development and environment in the Tsantsabane Municipal area | N/A                            | SLP                          | Rehabilitation of the landfill site is in progress, fencing will follow. Engagements to close continue and studies to open a new one. |
| 12         | Solid Waste | Integrated waste management programme to unlock the waste economy                                                                                                                                  | R2 000 000.00                  | Impact Catalyst and Partners | 10% completed                                                                                                                         |
| 4          | Water       | The Upgrading of Jenn Haven Bulk Water System                                                                                                                                                      | R7 795 000                     | WSIG                         | Project at 90% to Completion                                                                                                          |
| 5          | Water       | Co fund the water supply and sanitation for the extended informal areas. The co fund is in Skeyfontein 3.                                                                                          | N/A                            | SLP                          | Completed                                                                                                                             |
| 9          | Water       | Upgrading of Postmasburg Bulk Water                                                                                                                                                                | R366 814 267/<br>R 587 371 888 | RBIG/BFI                     | Feasibility Study                                                                                                                     |
| 15         | Water       | Replacement of Asbestos Pipes In Town                                                                                                                                                              | R7 850 000                     | Kolomela SLP                 | TBD                                                                                                                                   |
| 16         | Water       | Grid isolation valve installation in TLM                                                                                                                                                           | R3 000 000                     | Kolomela SLP                 | TBD                                                                                                                                   |
| 20         | Water       | MIG 1649: Tsantsabane: Mountain View Reservoir Connection to Boichoko                                                                                                                              | R 14 617 632                   | MIG                          |                                                                                                                                       |

Critical boreholes protection – in process of identification

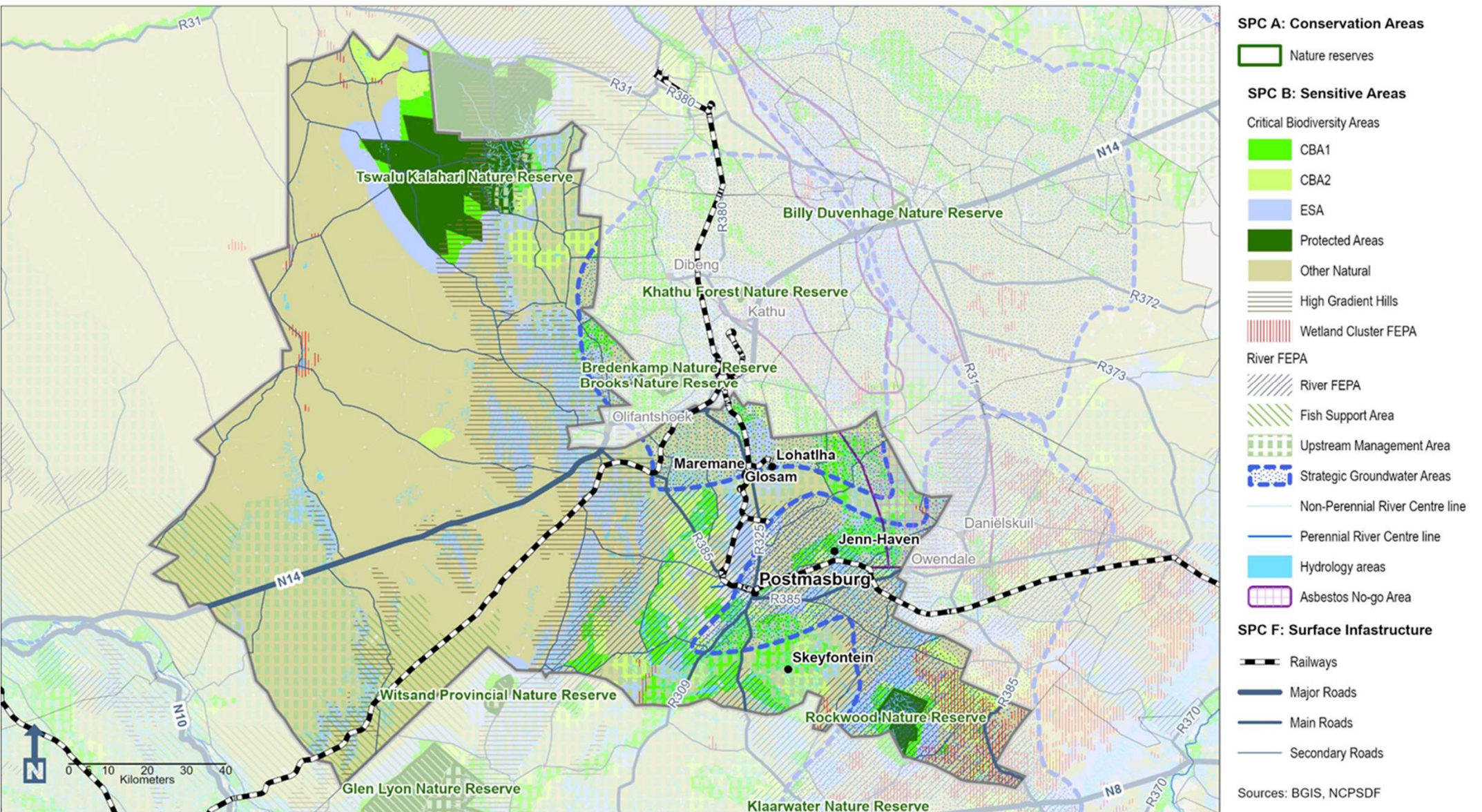
## 4.5 Biophysical Framework



Municipal Capability &  
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# Biophysical Framework (Municipal Wide)



## Biophysical Framework

1. **Protect Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs):** Prohibit non-compatible or harmful land uses
2. **Promote the establishment of game farms in sensitive areas:** Support conservation of biomes while bolstering tourism and economic diversification.
3. **Plan and adapt to climate change:** Implement comprehensive responses in the built environment, including spatial planning, urban design, land use management, engineering, and infrastructure asset management.
4. **Enhance the urban natural environment:**
  - a. Develop an integrated open space management system linking parks and public open spaces.
  - b. Upgrade parks into multi-functional spaces that provide recreation, relaxation, environmental protection, education, and local economic opportunities.
  - c. Expand tree cover in all towns, using water-wise, climate-resilient species suited to local soils to reduce sun exposure and heat stress.
5. **Improve environmental performance of infrastructure systems:**
  - a. Ensure landfill sites comply with NEMA requirements and licensing.
  - b. Refurbish and optimise water treatment works (WTW) and wastewater treatment works (WWTW) using green efficiency technologies, ensuring compliance to protect water resources, avoid untreated discharges, and reduce the need for costly new facilities.
  - c. Apply sound water conservation and demand management practices, including leak detection and pipe replacement.



## Biophysical Framework

- 6. Review municipal by-laws:** Strengthen requirements for energy and water efficiency, including mandatory rainwater harvesting and greywater re-use where appropriate.
- 7. Promote circular economy principles:**
  - Require circular economy measures in high-impact land uses such as mining and industry.
  - Prioritise development of waste reclamation and recycling infrastructure, operations, and local opportunities for a waste economy.
- 8. Advance environmental remediation:**
  - Engage with provincial, district, and mining stakeholders on mine closure and remediation planning.
- 9. Repurpose post-mining land and infrastructure:** Convert end-of-life mining land into renewable energy facilities, biodiversity reserves, education facilities, agricultural assets, and community amenities.
- 10. Address invasive species, especially *Prosopis*:** Integrate harvesting and processing into circular economy models (fodder, biochar), while restoring grazing land and groundwater levels.
- 11. Manage dolomitic land safely:** Implement a Dolomite Risk Management Strategy (DRMS), hazard zonation, and SANS 1936 compliance; restrict unsafe development.
- 12. Integrate water-sensitive urban design:** Apply bioswales and, where appropriate, stormwater management ponds in parks and public spaces, combining flood management with amenity and biodiversity benefits.
- 13. Settlement-level directives:**
  - *Postmasburg:* Extend tree cover and add tree lines; remediate and activate the degraded north–south green corridor through low-impact, environmentally sensitive interventions.
  - Strengthen community collaboration: Partner with schools, NGOs, faith groups, and businesses to anchor environmental stewardship, clean-up campaigns, Arbor Day tree planting events, and sponsorships for greening initiatives.

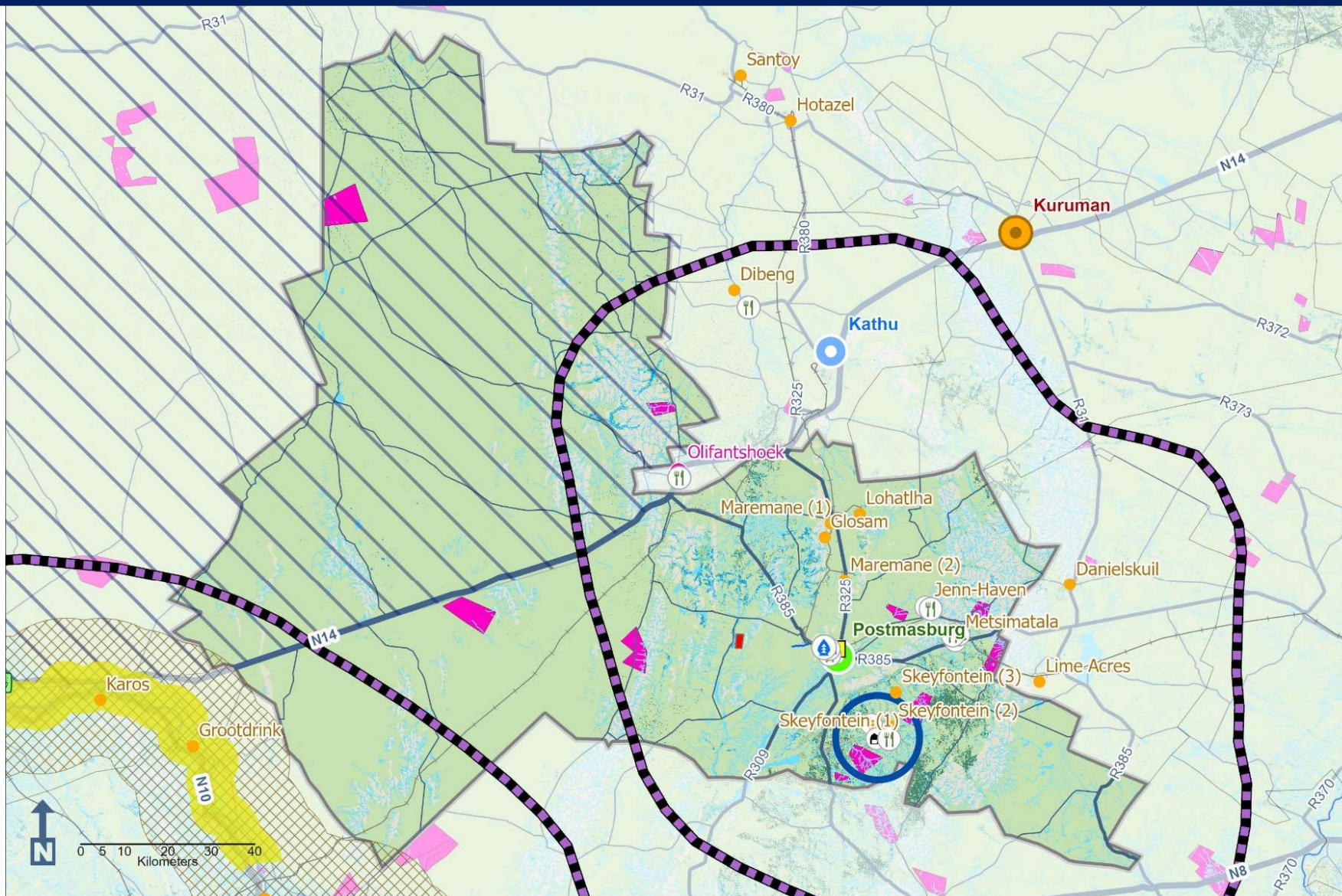
## 4.6 Agricultural Framework

**MCPP**

Municipal Capability &  
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# Agricultural Framework



- Conventional Crop Farming (Kolomela SLP)
- Livestock project - Red Meat Processing (Kolomela SLP +IC)
- Scaling up Groenwater Poultry Enterprise (Kolomela SLP)
- Langeberg Abattoir
- Community food gardens
- Proposed FPSU
- Proposed Agro-Processing Facility
- Skeyfontein Agriculture Support Area
- Vaal-Orange Agricultural Zone
- Land Reform Farm Projects
- Low - moderate land capability
- Grazing
- Wildlife
- ZF Mgcawu Intervention Areas
- Non-Priority FPSU
- Priority FPSU
- Agricultural Industry
- Agri Hubs
- Agricultural Corridor
- Game Farming, Eco Tourism 4 x 4 Drives
- Kolomela Iron Orchard
- Prosopis: Sparse
- Prosopis: Moderate
- Prosopis: Dense
- Prosopis: Closed

## Agriculture Framework – Spatial Directives

### Context:

Tsantsabane has a limited supply of high-value agricultural land, primarily due to low land carrying capacity. The vast extent of the municipal area, lends itself to game farming and hunting activities. The remaining high-value agricultural land, particularly near the Skeyfontein area, should be protected. Game farming should be encouraged, existing agricultural activities should be enhanced and opportunities to develop arid agricultural technologies and projects should be explored.

### Spatial directives:

1. Repurpose rehabilitated mining land: Convert into orchards, agroforestry, and livestock production.
2. Scale the Iron Orchard model: Expand pecan and pistachio orchards; target ~1,000 ha pistachios to justify a local processing facility.
3. Strengthen agro-processing: Establish nut processing and packaging facilities, fodder processing, and renewable-energy powered cold storage.
4. Develop community food gardens in every settlement: Link gardens to feeding schemes, restaurants, and retailers; provide technical and business support to enhance sustainability.
5. Promote a multi-layered agricultural system: From community food gardens to peri-urban farming, to large-scale orchards and livestock, creating a comprehensive system from production to harvesting to processing and recycling.
6. Valorise invasive species: Establish Prosopis harvesting areas; process into fodder, biochar, and biomass energy for soil rehabilitation and agricultural use.
7. Apply climate-smart farming practices: Encourage water-efficient irrigation, soil rehabilitation using biochar, and new arid-region technologies (wind tunnels, shade nets).
8. Promote agricultural research and education: Establish an experiential farm and research hub with Sol Plaatje University, incorporating orchards, biochar, arid-region technologies, and livestock (including goats).
9. Safeguard environmental assets: Apply all land management objectives and controls for CBAs and ESAs
10. Leverage partnerships and investment: Align mining houses, universities, agribusiness, and local farmers in co-investing and scaling agricultural innovation.

### NC PSDF 2025 Spatial Proposals alignment:

Driver 1: Thriving economic engines, Section 2.1.1 Strengthening agriculture and agro-processing.

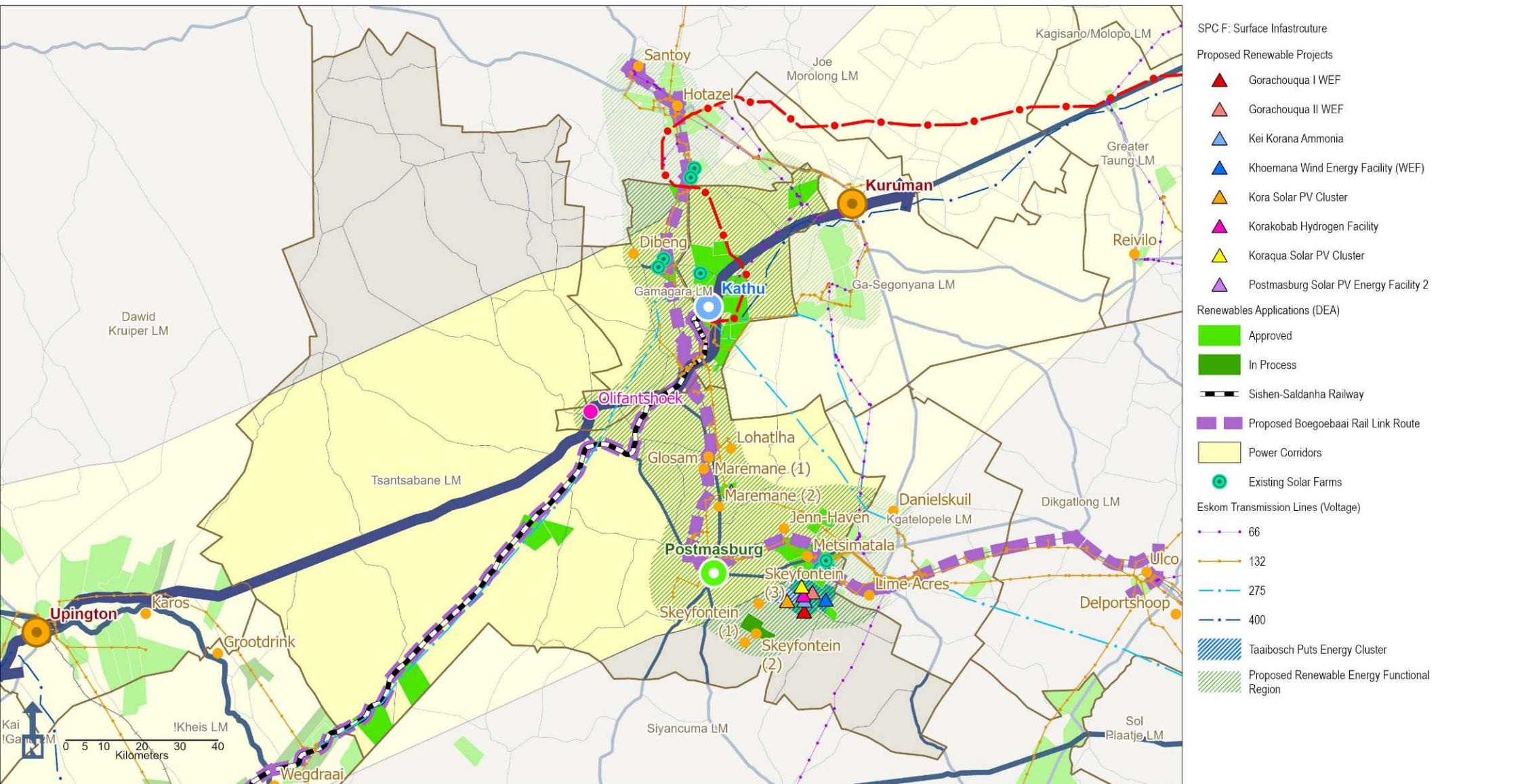
## 4.6 Renewable Energy Framework



Municipal Capability &  
Partnership Programme



## Tsantsabane renewable energy





## Tsantsabane renewable energy

### Context:

1. The municipal area offers excellent conditions for solar power, with photovoltaic (PV) output ranging between 5 and 5.5 kWh/kWp. TLM has proven to be a location of choice for solar power, including Redstone, Lesedi and Jasper Solar installations. The proposed Taaiboschputs Energy Cluster shows potential to be a game changing example of renewable energy generation as well as manufacturing of green power fuels such as hydrogen and ammonia.
2. Currently, there are 21 DEA approved renewable energy applications in Tsantsabane.
3. The expansion of the renewable energy sector has significant potential for creating 23,313 construction jobs and 10,070 permanent jobs, which can help mitigate the impacts of mine closures.
4. The current renewable energy installations as well as the proposed Taaiboschputs Energy cluster shows private sector commitment to the Northern Cape Province's green hydrogen strategy.

### Spatial directives:

1. **Prioritise the Development of Renewable Energy Projects.** Focus on advancing renewable energy applications that have already been approved by the DEA within the Tsantsabane Renewable Energy Functional Zone. Engage with applicants to identify obstacles and challenges, ensuring a streamlined and expedited development process.
2. **Promote Skills Development in Renewable Energy.** Encourage the growth of skills related to renewable energy and green production, with a particular focus on aligning the curriculum at the proposed Sol Plaatje University Satellite Campus to meet industry needs.
3. **Identify Green Manufacturing Opportunities.** Explore manufacturing prospects in the green energy sector, such as the proposed production of hydrogen fuel cells, to drive local economic growth and sustainability.

### NC PSDF Spatial Proposals 2025 alignment:

1. NC PSDF Driver 1: Economic growth, development, and prosperity: Renewable Energy (Section 2.1.4) and Driver 3: Environmental sustainability and resilience.

## Tsantsabane renewable energy

### Spatial directives:

#### 4. Capitalise on Independent Power Producer (IPP) Investment and Corporate Social Investment (CSI).

Leverage the presence of IPPs to align Corporate Social Investment (CSI) and local economic development (LED) spending with municipal priorities. Establish a Local IPP Development and Coordination Forum to manage community benefit contributions, monitor commitments, and coordinate social spending across multiple projects. This forum should link IPPs, municipal leadership, and community stakeholders to ensure that investment aligns with key development needs, including education, green skills training, SMME support, water infrastructure, and renewable energy-linked agriculture. Collaboration with the Department of Mineral Resources and Energy (DMRE) and the Northern Cape Provincial Government will ensure accountability and maximise socio-economic returns from energy investments.

#### 5. Establish a Regional Renewable Energy Forum.

Facilitate the creation of a Regional Renewable Energy Forum in partnership with Gamagara and Joe Morolong Local Municipalities, supported by ZF Mgcawu and John Taolo Gaetsewe District Municipalities. The forum should serve as a coordinating platform for policy alignment, joint planning, information exchange, and investment facilitation across the Gamagara–Tsantsabane–Joe Morolong Renewable Energy Development Zone. It should also engage with Eskom, the Northern Cape Department of Economic Development and Tourism, and private sector developers to promote regional infrastructure investment, grid coordination, and shared training and enterprise development programmes. This collaborative model will ensure coherent spatial integration, avoid duplication, and position the sub-region as a unified renewable energy growth corridor.

#### 6. Integrate Renewable Energy and Green Industry into the Land Use Scheme

Amend and align the Tsantsabane Land Use Scheme to recognise renewable energy and green industry as formal land-use categories. Introduce appropriate zoning provisions, definitions, and development parameters for solar farms, wind energy facilities, hydrogen electrolyzers, ammonia plants, and energy storage systems. Include specific guidelines for site selection, buffers, environmental integration, and decommissioning, ensuring alignment with the SPLUMA principles of sustainability and efficiency. This will streamline development applications, provide legal clarity for developers, and promote coherent spatial management of the renewable energy sector.

#### 7. Promote Renewable Energy Tourism and Educational Experiences

Encourage the development of renewable energy-linked tourism and

### NC PSDF Spatial Proposals 2025 alignment:

1. NC PSDF Driver 1: Economic growth, development, and prosperity: Renewable Energy (Section 2.1.4) and Driver 3: Environmental sustainability and resilience.

## Tsantsabane renewable energy

| Skill / Occupation                     | Primary Education Pathway                                                       | Local / Regional Providers                                     | NQF Level |
|----------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------|-----------|
| PV Installer                           | TVET College – Renewable Energy Short Courses (PV GreenCard)                    | Kathu TVET College; EWSETA-accredited PV Training Centres      | NQF 4-5   |
| Electrical Technician                  | TVET College – N4-N6 Electrical Engineering                                     | Kathu TVET College                                             | NQF 4-5   |
| Civil/Structural Worker                | TVET College – Civil/Construction NQF 4-5                                       | Kathu TVET College; CETA-accredited Construction Providers     | NQF 4-5   |
| Solar O&M Technician                   | TVET College / EWSETA-accredited O&M Certification                              | Kathu TVET College + OEM O&M Training                          | NQF 5     |
| Electrolyser Process Operator          | TVET College + Process Plant Operations Certificate (CHIETA/EWSETA)             | Kathu TVET College + EWSETA/CHIETA                             | NQF 5-6   |
| Electrolyser Maintenance Technician    | TVET College + Mechanical/Instrumentation Trade Certificate                     | Kathu TVET College + MQA/CHIETA                                | NQF 5-6   |
| Ammonia Process Operator               | TVET College + Process Plant Operations (NH3/H2)                                | Kathu TVET College + CHIETA                                    | NQF 5-6   |
| Ammonia Maintenance Technician         | TVET College + Mechanical/Boilermaker Qualification                             | Kathu TVET College + CHIETA                                    | NQF 5-6   |
| Cryogenic/Oxygen Plant Operator        | TVET College + SAQCC Gas Certification                                          | Kathu TVET College + SAQCC Gas                                 | NQF 5-6   |
| SHEQ / HSE Officer                     | University / SPU Satellite Campus – BSc Env. Science / SHEQ / ISO Training      | Sol Plaatje University Satellite Campus (Postmasburg)          | NQF 6-7   |
| Project Manager / Supervisor           | University / SPU Satellite Campus – Project Management (BTech/Advanced Diploma) | Sol Plaatje University Satellite Campus / UNISA                | NQF 6-7   |
| Chemical Engineer (Hydrogen/Ammonia)   | University / SPU Satellite Campus – BEng/BSc Chemical Engineering               | Sol Plaatje University (SPU) Satellite Campus                  | NQF 7-8   |
| Mechanical Engineer                    | University / SPU Satellite Campus – BEng Mechanical Engineering                 | Sol Plaatje University (SPU) Satellite Campus                  | NQF 7-8   |
| Electrical/Power Systems Engineer      | University / SPU Satellite Campus – BEng/BSc Electrical Engineering             | Sol Plaatje University (SPU) Satellite Campus                  | NQF 7-8   |
| Electro-Chemist / Fuel-Cell Specialist | University / SPU Main or Satellite Campus – MSc/PhD Electro-Chemistry           | SPU Main Campus (Kimberley) + National Universities (UCT, NWU) | NQF 8-10  |

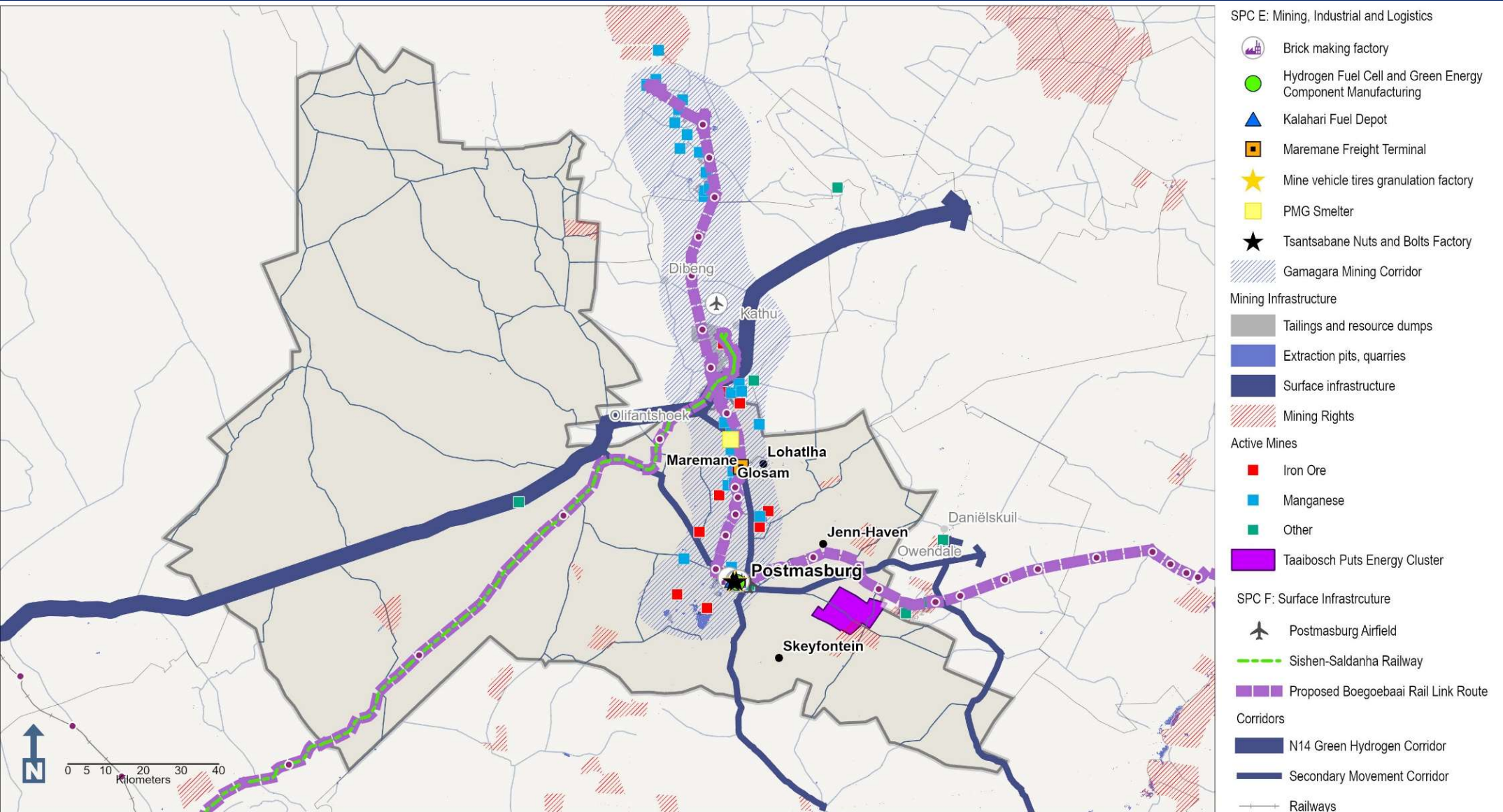
## 4.6 Mining and Manufacturing Framework

**MCPP**

Municipal Capability &  
Partnership Programme



# Tsantsabane Mining and Manufacturing



# Tsantsabane Mining & Manufacturing

## Context:

The two largest mines in Tsantsabane (Kolomela and Beeshoek) will close down in the near future. New mining exploration and opportunities are currently unknown. However plans are in place to invest in an Iron Ore/Manganese Smelter linked to the PMG mine.

## Spatial directives:

### Implement the Industrial Precinct Plan

- Prioritise the rollout of infrastructure and services within the Postmasburg Industrial Precinct to support current and future manufacturing and logistics enterprises.
- Align land-use zoning, engineering services, and investment phasing to facilitate rapid uptake by catalytic projects such as the agroprocessing, PPE factory, and biochar facilities.

### Formalise Industrial Properties

- Undertake proactive subdivision and regularisation of industrial erven that remain informally occupied or unserved within Postmasburg.
- Create a supportive land administration regime to ensure that properties are legally compliant and investment-ready for tenants and developers.

### Support the Proposed PMG Manganese Smelter

- Allocate land to accommodate the smelter and associated service infrastructure [water, energy, waste management].
- Develop freight, energy, and utility linkages to the smelter in accordance with bulk service capacity and environmental requirements.

### Integrate Mine Closure and Remediation Plans

- Embed mine closure and land rehabilitation strategies into the broader SDF and LED programmes, ensuring that post-mining assets are strategically repurposed for new economic uses [agriculture, renewable energy, logistics].
- Identify specific mining land parcels suitable for redevelopment and secure them through spatial planning and investment frameworks.

### Facilitate SMME Participation in Manufacturing and Logistics

- Designate light industrial zones and informal manufacturing clusters near major nodes [Hoof Street, Sibilo Node, industrial precinct] for SMME access to manufacturing and logistics value chains.
- Include low-cost workspaces, shared facilities, and incubation support within land-use schemes and precinct plans.

## NC PSDF 2025 Spatial Proposals alignment:

Driver 1: Thriving economic engines, Section 2.1.2: Mining and mineral beneficiation

# Tsantsabane Mining & Manufacturing

## Context:

The two largest mines in Tsantsabane (Kolomela and Beeshoek) will close down in the near future. New mining exploration and opportunities are currently unknown. However plans are in place to invest in an Iron Ore/Manganese Smelter linked to the PMG mine.

## Spatial directives:

### Align Skills Development with Renewable Energy and Green Manufacturing

- Create spatial and institutional linkages between green energy projects [Korakobab Hydrogen, Kei Korana Ammonia], the mining industry's re-skilling initiatives, and local education centres [Sol Plaatje University satellite campus, Kathu TVET College].
- Promote repurposing of mine training facilities as post-closure skills centres focused on hydrogen technologies, biochar production, energy systems maintenance, and manufacturing trades.

### Plan for Freight and Logistics Integration

- Reserve and upgrade land near the Maramane Freight Terminal and along the Sishen–Saldanha line for future expansion of logistics services, including intermodal facilities and warehousing.
- Prioritise connectivity between rail, road, and air freight networks within the municipality, focusing on the integration of the Postmasburg airfield.

### Embed Agro-Industrial Growth Nodes

- Link the proposed Farmer Production Support Unit and agro-processing operations [pistachio, pecan, livestock, biochar] to the industrial precinct and logistics corridor.
- Support the development of cold-chain logistics, processing plants, and packaging hubs within the Postmasburg node.

### Coordinate Regional Energy and Trade Partnerships

- Position Tsantsabane spatially within the emerging Green Hydrogen South Africa strategy and the Northern Cape Provincial Renewable Energy Corridor.
- Secure municipal-level agreements and MOUs with energy developers to align spatial planning with future energy, export, and job creation pathways.

## NC PSDF 2025 Spatial Proposals alignment:

Driver 1: Thriving economic engines, Section 2.1.2: Mining and mineral beneficiation

## 4.7 Wholesale and Retail Trade



Municipal Capability &  
Partnership Programme



## Wholesale and Retail Trade

### Context:

Tsantsabane, despite being located on the Go-Ghaap! and featuring various historical and contemporary tourist attractions, lacks essential facilities such as accommodation and retail infrastructure to support extended tourist visits. Currently, lodging options are limited to a few guest houses.

### Spatial directives:

- 1. Enhancing Long-Stay Tourism through CBD Renewal and Retail Expansion.** The revitalization of the central business district (CBD), along with the development of a dedicated precinct and the expansion of retail facilities, will create a more attractive and visitor-friendly environment in Postmasburg. By improving infrastructure, enhancing public spaces, and introducing a wider range of shopping and dining options, the town can better cater to tourists, encouraging longer stays and increased local spending.
- 2. Establishing a Tourism Precinct and Information Centre.** To support and promote tourism, a dedicated tourism precinct should be developed near the Postmasburg caravan park. This precinct will serve as a central hub for visitors, offering essential information, guided tour services, and showcasing local attractions. The establishment of a well-equipped tourism information center will provide maps, brochures, and details on historical sites, adventure activities, and cultural experiences in the region, ensuring a seamless and enriching experience for travelers.
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**NC PSDF Spatial Proposals 2025 alignment:** Driver 1: Thriving economic engines (Section 2.1.3 Tourism market development)

# Wholesale and Retail Trade

## Spatial Directives

### Postmasburg as the Primary Retail Node

Postmasburg functions as the municipality's principal commercial centre, serving not only the town itself but also surrounding rural settlements and mining communities. However, the retail offering remains relatively constrained and concentrated within these main components:

- **Sibilo Mall**

Sibilo Mall represents the only formalised shopping centre of significant scale in the municipality. It provides anchored retail in the form of grocery chains, selected national tenants, and supporting line shops. While it performs an important consolidation function, its size and tenant mix remain limited when benchmarked against comparable mining towns with similar income profiles. The mall currently absorbs the majority of formal retail demand within the municipality.

- **Postmasburg CBD**

The traditional CBD area continues to accommodate a mix of smaller retailers, service businesses, financial institutions, and convenience outlets. However, the CBD exhibits signs of limited reinvestment and fragmented land use patterns. Retail activity is dispersed rather than strongly clustered, which weakens agglomeration benefits and pedestrian vibrancy.

- **Superspar Node**

The Superspar functions as an additional grocery anchor outside the mall environment. It provides convenience retail but does not operate within a fully integrated retail node structure. Its presence reinforces the dispersed nature of retail distribution in the town.

- **Hoof Street Corridor**

Hoof Street serves as the primary commercial spine of Postmasburg and functions as both a mobility corridor and an economic interface. Land uses along Hoof Street are mixed and include:

- Service retail and convenience outlets
- Informal SMME trading stalls
- Automotive-related businesses
- Small offices and service enterprises
- Scattered residential conversions

**NC PSDF Spatial Proposals 2025 alignment:**     Driver 1: Thriving economic engines (Section 2.1.3 Tourism market development)

# Wholesale and Retail Trade

## Spatial Directives

### 1. Retail Hierarchy Structure

A structured retail hierarchy shall guide all future approvals and land use decisions.

#### **Primary Retail Node (Postmasburg Core Node)**

This node comprises Sibilo Mall, the proposed new mall site opposite Sibilo, the Superspar node, and the traditional CBD along Hoof Street.

Directives:

- Consolidate retail growth within this defined core area
- Encourage vertical mixed-use development in the CBD
- Prevent outward dispersal of large-format retail beyond the primary node
- Strengthen pedestrian linkages between Sibilo Mall and the CBD
- Prioritise public realm upgrades and trading formalisation along Hoof Street
- No additional regional-scale shopping centres should be supported outside the primary retail node.

#### **Secondary / Neighbourhood Nodes (Boichoko, Newtown, Mountainview, Greenfields, Pensfontein)**

These nodes are intended to serve daily convenience needs of new residential areas.

Directives:

- Limit retail scale to neighbourhood convenience level
- Protect business-zoned erven from further invasion through proactive land management
- Where invasion has occurred, investigate alternative serviced sites within walking distance
- Encourage small-format grocery stores, pharmacy, takeaway, and personal services
- Integrate formalised SMME trading bays within site layouts
- Retail floor area in these nodes must be proportionate to projected residential population thresholds.

# Wholesale and Retail Trade

## Spatial Directives

### Rural Service Points (Skeyfontein and Groenwater)

Retail provision in smaller settlements should remain localised and appropriately scaled.

Directives:

- Support small convenience retail facilities only
- Encourage hybrid service models combining retail, agri-input supply, and community services
- Avoid overcapitalisation or speculative development
- Formalise informal trading areas where viable

## 2. Corridor Management (Hoof Street and Key Access Routes)

Hoof Street remains the primary commercial corridor and urban spine.

Directives:

- Strengthen Hoof Street as a structured mixed-use corridor
- Prevent uncontrolled ribbon development beyond the defined urban edge
- Improve pedestrian infrastructure and streetscape quality
- Designate clearly demarcated and serviced SMME trading areas
- Manage access points to reduce traffic conflicts

Retail approvals along mobility corridors must prioritise clustering within defined nodes rather than dispersed strip expansion.



## Wholesale and Retail Trade

### **Spatial Directives**

### **3. Land Use Management and Zoning Controls**

Retail development must be aligned with approved zoning and long-term spatial intent.

Directives:

- Enforce protection of business-zoned land within new human settlement projects
- Discourage ad hoc rezoning for stand-alone commercial uses outside designated nodes
- Require feasibility and demand studies for major retail proposals
- Align retail approvals with bulk infrastructure capacity assessments
- Promote mixed-use zoning within the CBD to increase density and vibrancy

### **4. Integration of Informal and Formal Trade**

Informal trade forms a critical component of the local retail economy.

Directives:

- Integrate informal trading areas within new shopping centre designs
- Provide basic infrastructure including shading, water access, lighting and waste management
- Support micro-enterprise incubation within CBD renewal initiatives

The objective is integration and upgrading rather than displacement.

### Spatial Directives

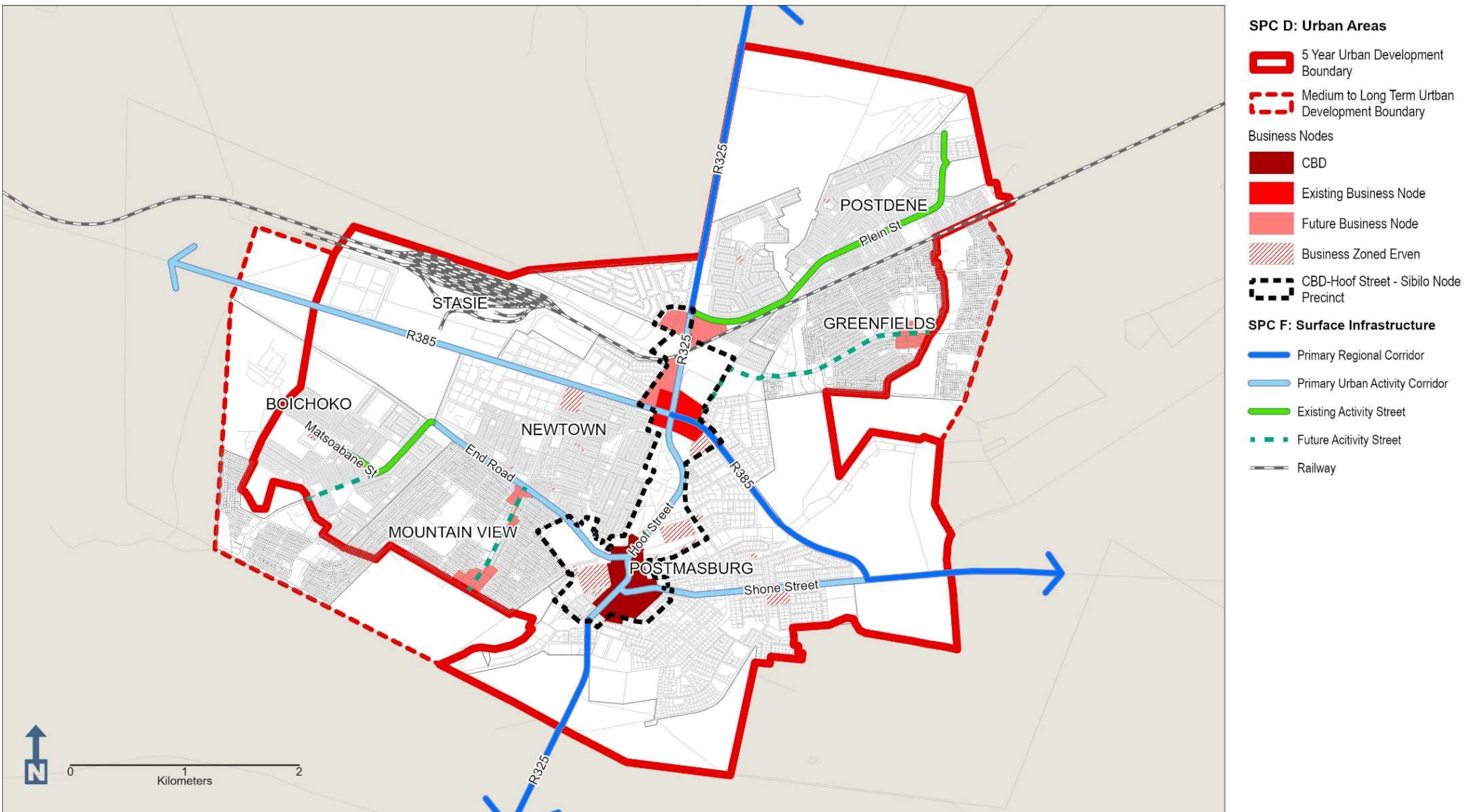
#### 5. Economic Resilience and Diversification

Retail planning must support the municipality's broader post-mining transition strategy.

Directives:

- Encourage retail formats that support agro-processing, green energy manufacturing, and industrial diversification
- Promote local supply chain linkages
- Reduce expenditure leakage to neighbouring towns
- Strengthen wholesale and distribution linkages with logistics infrastructure

## Wholesale and Retail Trade



## **4.9 Education, Training and Finance Framework Development Plan**

**mcppp**

Municipal Capability &  
Partnership Programme



## Education, Training and Finance Framework Development Plan

### Context:

- The context for training and finance in Tsantsabane Local Municipality is shaped by the medium- to long-term vulnerability associated with mining dependency, particularly iron ore and manganese extraction around Postmasburg, Kolomela and Beeshoek.
- The municipality's economic transition agenda identifies multiple sectors with the potential not only to offset mining-related employment losses but also to generate net new jobs, including mineral beneficiation, renewable energy, agro-processing, logistics, circular economy initiatives such as Prosopis biomass value chains, and small-scale manufacturing.
- Within this evolving context, Postmasburg is strategically positioned to function as a regional skills and enterprise incubation node, where several enabling factors converge:
  - The presence of large mining houses and industrial operators that can anchor apprenticeship programmes, supplier development initiatives and technical training partnerships.
  - An established education base comprising public and potential private primary and secondary schools, complemented by post-school and work-focused training platforms, including TVET linkages and sector-driven training initiatives supported by mining companies.
  - The emergence of new technologies and pilot projects across the municipality, including renewable energy facilities, proposed beneficiation initiatives, advanced agro-processing opportunities, and biomass-based circular economy projects.
  - The opportunity to integrate education with workplace exposure through structured apprenticeships, learnerships, internship placements and SMME incubation linked to priority value chains.

## Education, Training and Finance Framework Development Plan

### **Spatial directives:**

- Anchor Postmasburg as the primary education and skills hub, including the proposed Sol Plaatje University satellite campus, aligned with renewable energy, biochar, agro-processing, logistics, and green manufacturing sectors.
- Prioritise the development of new schools in Mountainview and Greenfields.
- Provide satellite and mobile training programmes in Skeyfontein, Groenwater, Jenn-Haven and Maremane to ensure inclusive rural access, with emphasis on agriculture, Prosopis beneficiation, artisan skills and SMME development.
- Require all major sectoral projects (renewable energy, agro-processing, industrial and biochar facilities) to include accredited training, apprenticeships and local employment pipelines as part of development approvals.
- Formalise partnerships with Northern Cape Rural TVET College (Kathu and Kuruman), mining houses, renewable developers and NGOs to embed applied research and experiential learning within the Postmasburg Industrial Precinct.
- Establish a municipal enterprise and finance support platform in Postmasburg to coordinate DFIs, banks, blended finance, green funding instruments and SMME incubation.
- Strengthen financial literacy and microfinance access at community level to improve household resilience and enable participation in emerging green and agro-industrial value chains.

# Education, Training and Finance Framework Development Plan

## Projects not mapped:

1. Implementation of Wi-Fi Connectivity Infrastructure (Assmang primary School) (IC)
2. Community Bursary Scheme with internship programme (SLP)
3. Community Youth Skills Development Programme (SLP)
4. Learner Empowerment Programme (SLP)
5. Supporting Higher Education Institutions (Kolomela)
6. 10 ECD Centres (Beeshoek Mine)

## SPC D: Urban Areas

### Current and Planned Projects

-  Combined School
-  Mini-Library and ICT Access Point
-  Primary School
-  Sol Plaatje Satellite Campus

### Existing Amenities

-  Combined School
-  Intermediate School
-  Primary School
-  Secondary School

-  Industrial Precinct

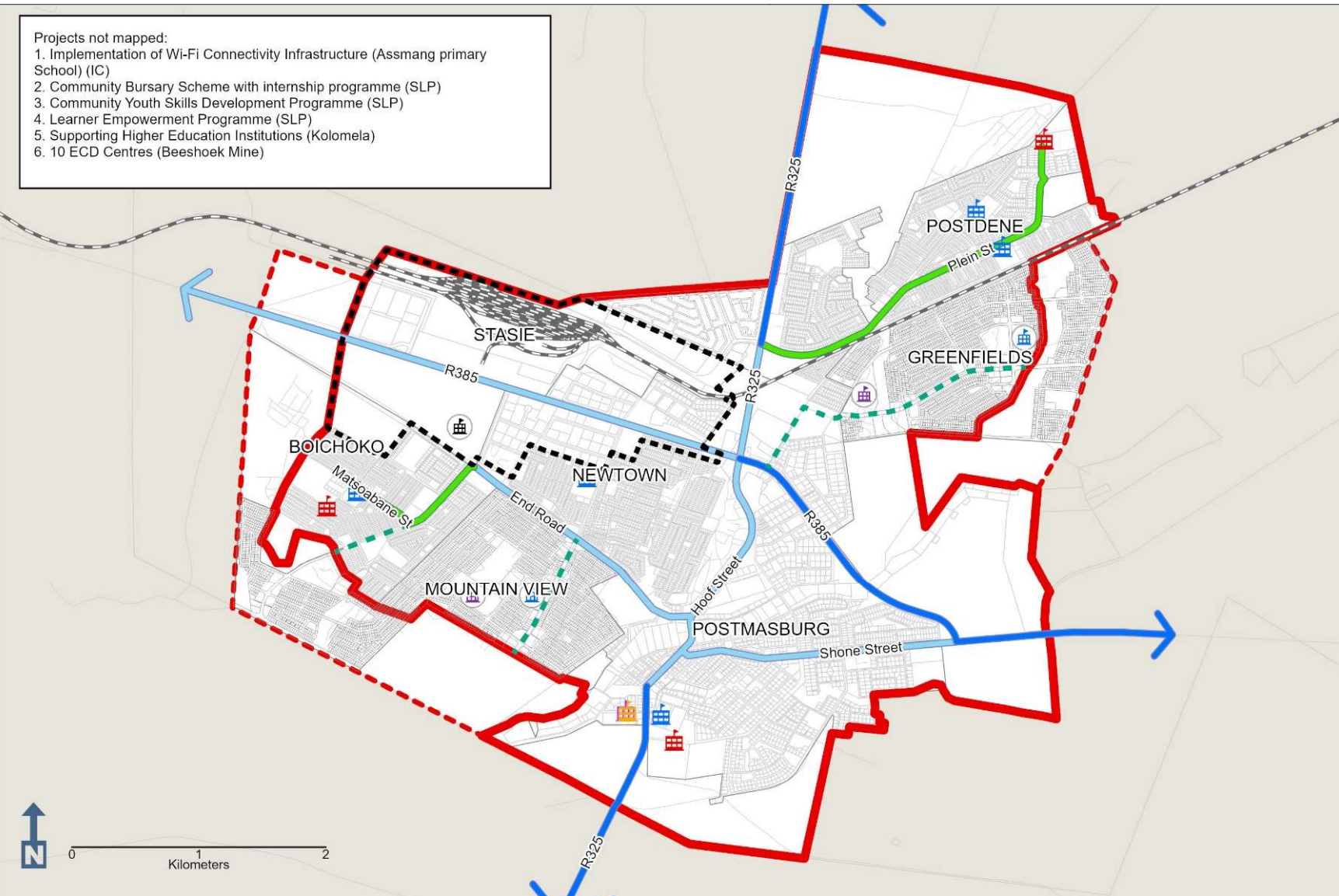
-  Railway

### Urban Development Boundary

-  5 Year Urban Development Boundary
-  Medium to Long Term Urban Development Boundary

## SPC F: Surface Infrastructure

-  Primary Regional Corridor
-  Primary Urban Activity Corridor
-  Existing Activity Street
-  Future Activity Street
-  Railway



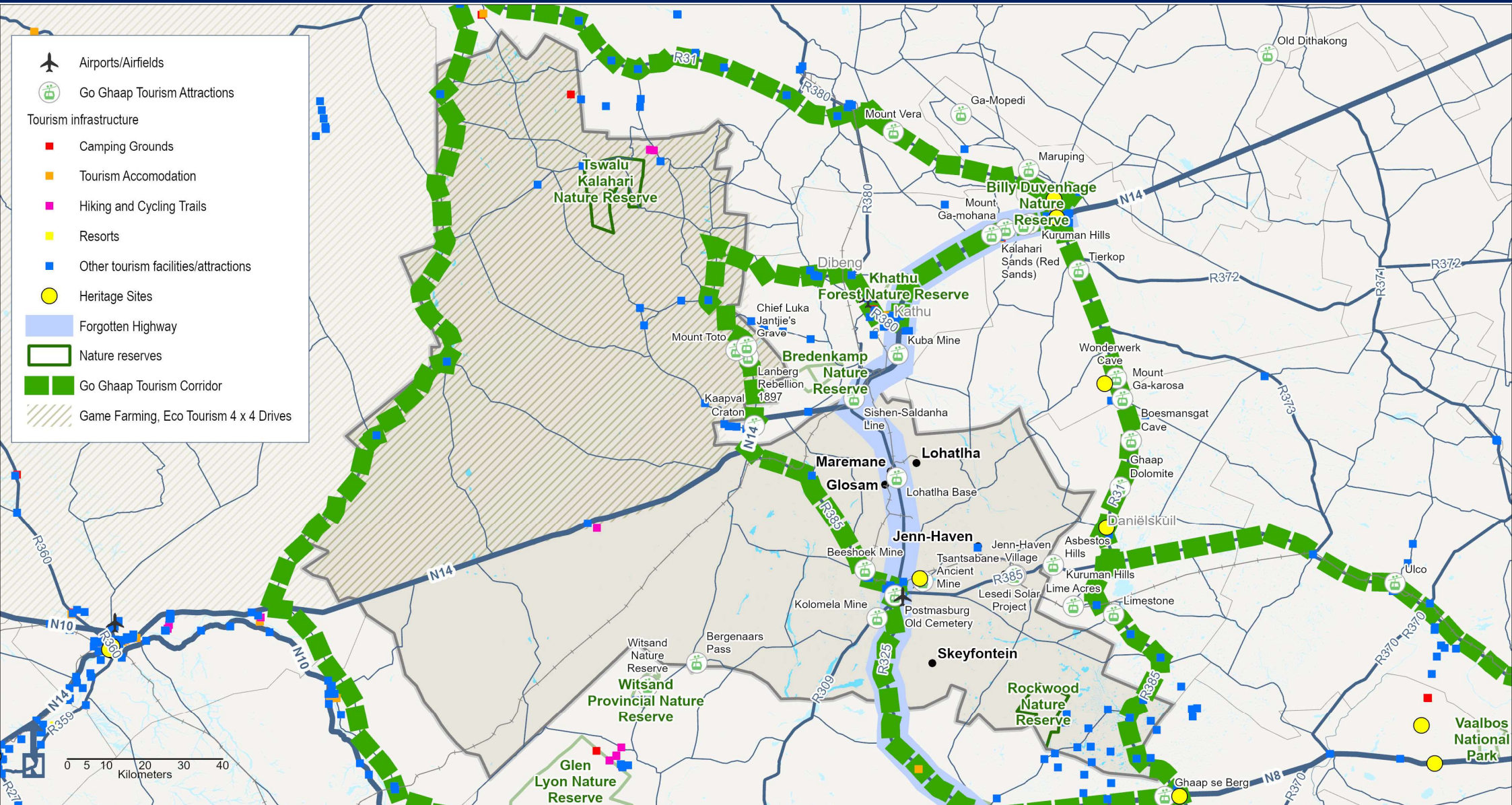
## 4.10 Tourism Framework



Municipal Capability &  
Partnership Programme



# Tsantsabane Tourism



# Tsantsabane Tourism

## Context:

Tsantsabane, despite being located on the Go-Ghaap! and featuring various historical and contemporary tourist attractions, lacks essential facilities such as accommodation and retail infrastructure to support extended tourist visits. Currently, lodging options are limited to a few guest houses.

## Spatial directives:

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**NC PSDF Spatial Proposals 2025 alignment:** Driver 1: Thriving economic engines (Section 2.1.3 Tourism market development)

## 6. Discussions