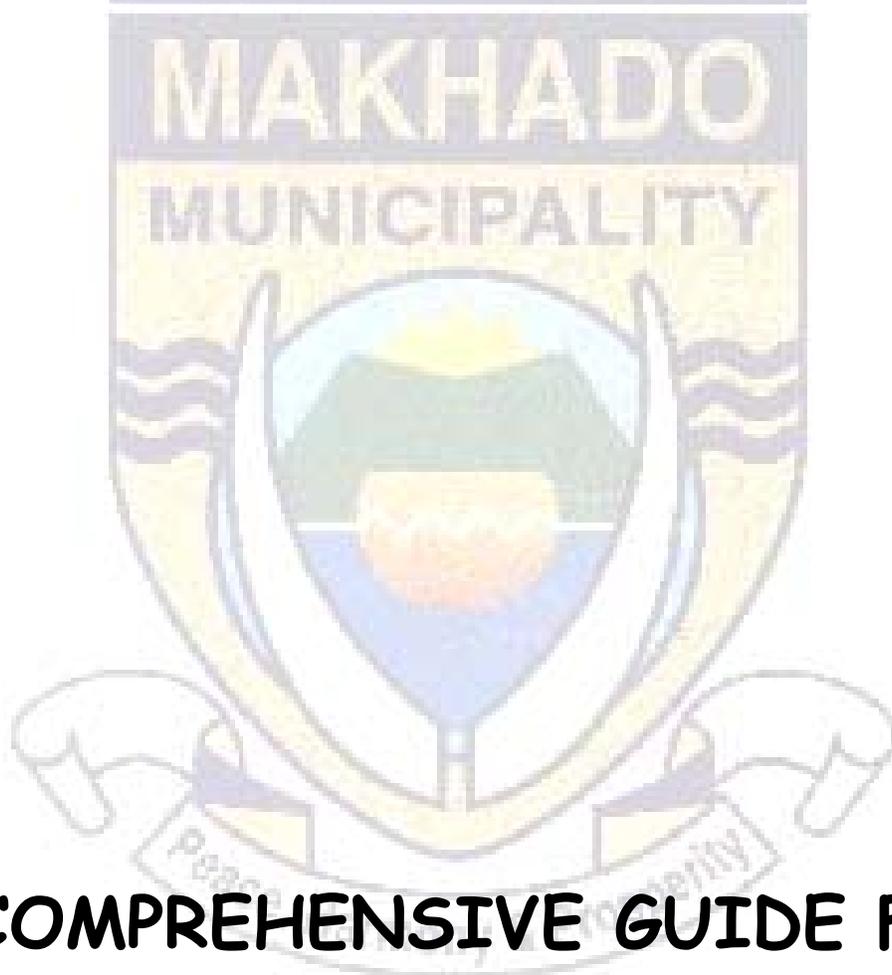


MAKHADO MUNICIPALITY



**A COMPREHENSIVE GUIDE FOR
INVESTORS, DEVELOPERS AND
TOURISTS**

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Reference Map of Soutpansberg Region

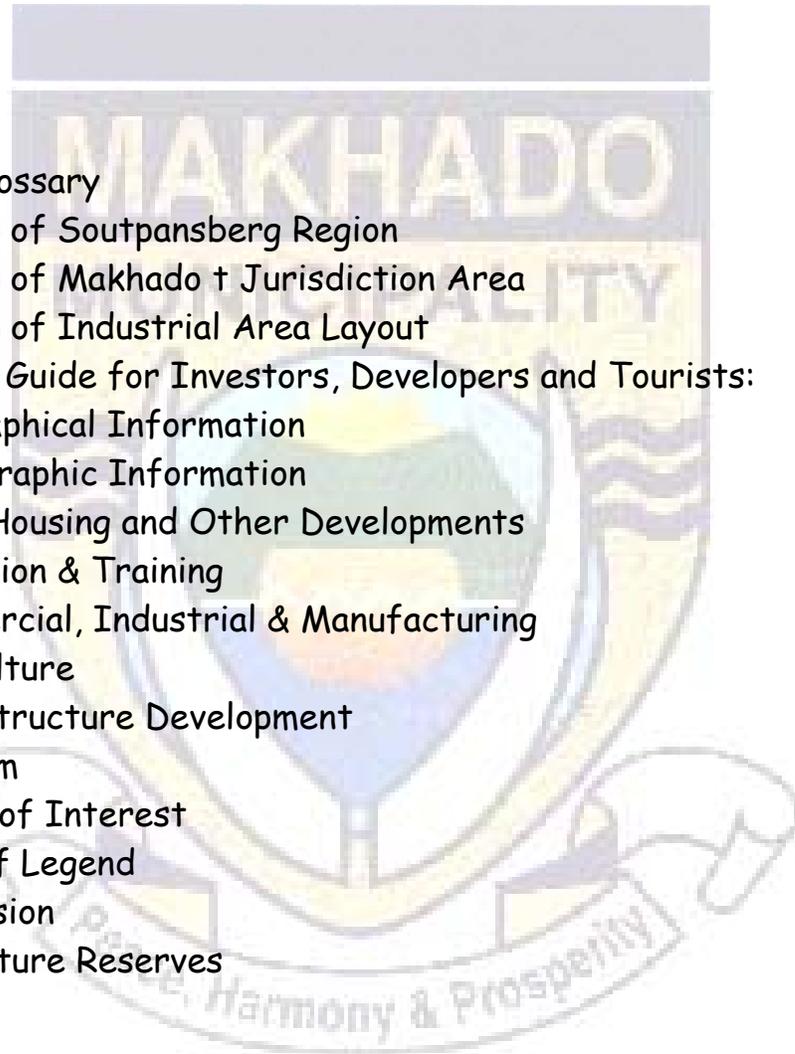
Reference Map of Makhado + Jurisdiction Area

Reference Map of Industrial Area Layout

Comprehensive Guide for Investors, Developers and Tourists:

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A COMPREHENSIVE GUIDE FOR INVESTORS, DEVELOPERS AND TOURISTS

1. GEOGRAPHICAL INFORMATION:

Makhado is in perfect harmony with its spectacular surroundings. Situated at the foot of the densely forested Soutpansberg Mountain Range, near the Zimbabwean, Botswana and Mozambique border and the Kruger National Park, in a highly fertile, rapidly growing agricultural area. Makhado and the Soutpansberg Region have become one of the Northern Provinces premier business, industrial and tourist destinations. Sub-tropical fruits such as litchis, bananas; mangos, avocados, nuts, etc. are grown in the nearby Levubu basin and are available in abundance. Other products include tea, coffee, cattle and extensive game farming.

Makhado is ideally situated 100km from the Zimbabwean border as well as from Pietersburg (Polokwane) on the N1-national Route. It also forms part of the Maputo Sub-corridor and will in future be an important center in this regard as the road link to Maputo branch off to the east 30km south of Makhado.

True to its trade mark "Gateway to Other African States" Makhado has become an established trading center for Botswana, Zimbabwe and Mozambique. Excellent rail, road and air links with the rest of Africa, all South African cities and ports, make it an automatic choice for developers and business initiatives.

The area of jurisdiction comprises more than 16 000 sq km and consist of 290 towns and villages and more than 700 farms and small holdings are included.

2. DEMOGRAPHIC INFORMATION:

Approximately 600 000 people reside within the area of jurisdiction of the Makhado Municipality. It is calculated that this population will grow to an average of 983 000 by the year 2005.

It is a known fact that the population in the Northern Region of the Province is dependent on Makhado for much of their employment and economic activities.

Although approximately 6 500 job opportunities are currently available in Makhado, it is estimated that another 7 000 job opportunities are required to meet the needs of the current population within the area of jurisdiction of Makhado. This in turn also relates to a vast, stable and affordable workforce.

Air Force Base Louis Trichardt is currently not only South Africa's number one fighter base, but also the most modern one, with substantial extensions and improvements being planned for the next few years. There is currently in excess of 400 housing units with a population of 1 100 inhabitants whilst a large number of families reside within Makhado. The Air Force Base forms an integral part of the town and also offers outstanding air control, landing and recreational facilities.

3. LAND, HOUSING AND OTHER DEVELOPMENTS:

WHAT MAKHADO CAN OFFER YOU -

3.1 Industrial and Commercial Land:

The Council has 87 industrial stands available at highly negotiable prices, ranging from 10c per sq meter to R6, 00 per sq meter.

Of these stands, 37 are serviced with individual railway facilities on site.

The area of the stands vary in extent from 5 600 sq meter to 1,7ha and can be subdivided or consolidated depending on each individual requirement. The rates and services charges of the Council are very competitive and individual settlement packages can be negotiated.

These properties are situated adjacent to the N1-national Road, which is the main road link between Africa and South Africa and is suitable for industrial, service industries and warehousing developments.

3.2 Lights Industrial and Commercial Land and Buildings:

Prime commercial land is still available in the Central Business District from the private sector as well as excellent office and commercial developments. Factories and warehouses are available in the industrial and light industrial areas for immediate occupation, whilst developers are available to develop according to your needs at highly competitive rates.

3.3 Residential Stands:

As a major township developer, the Makhado Municipality can offer a wide range of residential stands at very competitive prices, as the selling prices are determined on a cost recovery basis only.

More than 1 500 stands can be made available in proclaimed townships developed by the Municipality. These stands vary in size from 500 sq meter to 1 800 sq meter and is situated in various townships that will cater for the needs of all economic sectors of the community.

Stands for the lower to mid-income group are available at prices ranging from R15 000 to R25 000, whilst the stands in the mid- to high income group ranges from R35 000 to R50 000.

48 Choice high income stands with breathtaking views, large indigenous trees as well as being very secluded are available at R30,00 per sq meter.

Also available on the eastern side of the N1 is a private housing development of 720 stands. The first phase of 360 houses, developed on demand from a wide selection of plans, is currently well accepted in the market place and is selling in the R100 000 to R175 000 price range (the price of land being inclusive).

The Council, funded by the Department of Housing, in partnership with private developers, are currently in the process of developing 1 700 low cost houses for the low to zero income group. More than 500 houses have been completed and handed over to the beneficiaries whilst the balance is in various stages of completion. The Council is also involved in the conversion of the existing hostels to family units as well as the development of a further 130 family units.

4. EDUCATION AND TRAINING:

There are currently more than 259 Government assisted primary and secondary schools as well as two hostels situated in the area of jurisdiction of Makhado Municipality.

A number of private schools are also available and the development of two private comprehensive schools will be commenced with shortly.

Council has also realized its social responsibility in this regard and has made available, 75% of its annual operating budget towards the erection of new schools in Makhado in partnership with the Department of Education to meet the demands as a result of the rapid growth in the town. An amount of R650 000 was allocated for the 1999/2000 financial year. Council has also donated the fully services land required for the development of this new school.

Various private computer and business training enterprises are available in the area.

The Northern Training Trust is an accredited skills and business training facility that offers a wide range of courses ranging from bricklaying, mechanical, electrical to child care, elementary and advanced computer and business courses to catering and health care.

A large number of colleges and other higher education facilities are established in various centers. Health care is catered for through two very large and well equipped reference hospitals and numerous health clinics spread throughout the area of jurisdiction.

The University of Venda is situated 70km east of Makhado whilst satellite campuses can be found in Makhado of most Technicons and Universities.

5. COMMERCIAL, INDUSTRIAL AND MANUFACTURING

Makhado is a very important commercial, industrial and residential center in the Northern Region of the Northern Province and is an identified growth point and central to be established new District Council.

True to the Council's registered trademark of "GATEWAY TO AFRICA", important rail, road and air links exist between South Africa and African Countries. All road and rail transport passes through Makhado to Africa North of the Limpopo whilst the proposed Maputo Sub-corridor branches of the N1 only 30km south of Makhado.

Makhado is therefore ideally situated, with excellent infrastructure and ample serviced land, to develop a dry port.

Linked to the geographical and infra-structural advantages of Makhado is our ample, affordable and very stable workforce. Also available is fully developed commercial and industrial land ranging from factories, warehousing to sophisticated office developments.

Developers are also available to development for any specific needs and requirements.

The Municipality also offers highly competitive rates and service charges whilst settlement and development packages will be negotiated to suit individual requirements.

The privatized Correctional Facility will inject R1,87 billion over the next 25 years, providing excellent economic and employment opportunities.

The Municipality operates a well developed airfield that is licensed for light to medium aircraft whilst sophisticated air control is supplied by the Air Force Base. Their excellent landing and passenger facilities, that can accommodate any size and type of air craft, can be made available.

6. AGRICULTURE:

Makhado and the Soutpansberg region is blessed with a climate that varies from Savannah plains, Bushveld to Sub-tropical and as such is a major producer and exporter of wide ranging agricultural products which includes *inter alia*, the following:

- Macadamia and other nut varieties
- Avocado's, bananas, litchis and other tropical fruits
- Tea
- Beef and beef products
- Milk and other diary products
- Canned and dried fruit and other related products
- Forestry, sawmills and related industries
- Game farming, including the big five
- Cut flowers and flower bulbs
- Wide variety of herbs.

7. INFRASTRUCTURE DEVELOPMENT

7.1 Makhado Town:

The town of Makhado is fully developed with infrastructure of a very high quality and standard. This standard is maintained and upgraded on an ongoing basis through annual allocations from both the operating and capital budgets.

Additional bulk services infrastructure is planned and installed through a professional management programme so as to ensure that demands are adequately met. Sufficient reserve capacity is maintained to meet both expected and unexpected growth.

Adequate ring main feeders ensure availability of electricity and water supply to the end users. From the Limpopo River, 120km north-east of Makhado to Bandelierkop, 40km south of Makhado as well as 50km to the east of town, including the Levubu Basin, to the Sand River, 45km west of Makhado. The Municipality has been a major contributor to the uplifting of rural settlements, development of farming activities as well as major industries in the Northern Region.

7.2 Tshikota, Vleyfontein, Makhado, Waterval, Vuwani

These residential and suburban commercial towns are developed with infrastructure that includes piped and metered water to all stands, water borne sewerage and electricity. Gravel or scraped roads, storm water and side walks require upgrading.

7.3 Rural Areas

The 285 villages and towns, comprising of approximately 90 000 stands and a population of between 850 000 and 600 000, are lacking in infrastructure and services.

These areas being a legacy from the past and a neglected part of the former Venda Government, required intensive investment in basic services and infrastructure.

The traditional affairs of the areas are managed by seventeen Traditional Leaders, various Headmen and Indunas, including the Venda & Shangaan Kings.

The Makhado Municipality has over the past four years invested in excess of R14 million in electrification projects in these villages and has succeeded in making electricity available to more than 6 000 households.

An amount of R16 million was spent during the past three financial years by the Municipality to address serious storm water problems in four villages and towns as well as to gravel some of the main feeder roads in these towns. These projects included 19km of storm water drains and brims as well as 14,5km of gravel roads.

Only local unemployed labor was utilized for the electricity, road and storm water projects. This provided many hundreds of households with a much needed income. The roads and storm water projects in its own has provided work for 24 740 man-days.

The Makhado Municipality is also involved under a Maintenance and Operation Agreement with the implementation of a R48 million water scheme that is providing water to the 18 villages and towns and their >17 000 households, spread over a vast area that is in excess of 200 sq km. The Council is currently negotiating the take-over of water infrastructure and maintenance in the remaining 270 villages and towns from the National Department of Water Affairs.

8. TOURISM

Tourism is one of the major contributors in the upholding of the general economic well being of Makhado and surrounding areas. The Soutpansberg Tourism and Marketing Association boasts a healthy 62 members that presents a wide variety of tourist attractions such as game farming, 4x4 routes, hiking- and mountain bike trails, horse trails, arts and crafts and historical routes. The area is very rich in different cultures and the legendary Venda is adjacent to the east of Makhado that offers and intriguing look into the Legends and Myths of the age old Venda Culture.

Not less than 11 game farms is registered with the Association and it furthermore boasts with 11 hotels, 6 guest houses, 22 self-catering establishments, 17 fully served and 14 bed and breakfast establishments. Several resorts and caravan parks are also available. A total of 1 830 beds are available for tourist occupation at any one point in time.

8.1 General Information:

The climate is exceptional with an average rainfall of 1 300mm towards the east of town whilst a lower rainfall is experienced towards the west as well as north of the Soutpansberg mountain range.

Temperatures are very moderate in both summer as well as winter. The average temperatures for summer are around 30 °C whilst the winter temperatures vary between 20 °C to 25 °C. Higher temperatures are experienced in the west and north of the mountain range.

The fauna and flora ranges from Savannah plains to Mopani and Thorn Bushveld towards the south and west of Makhado and north of the mountain range. Lush sub-tropical vegetation and even rain forests and lakes are found towards the east.

The Mopani Bushveld is ideal for game farming with an increasing number of Game Reserves and conservancies catering for the growing demands of local and international tourism.

The Tropic of Capricorn, which forms the Southern Boundary of the Soutpansberg area, crosses the N1 49km south of Makhado. A needle marking the point is a popular photographic stopover for visitors.

The Soutpansberg mountain range is a unique wilderness area and has over 500 tree species of which 50 are endemic to either the Soutpansberg mountain range or the Levubu River Valley. As many as 465 species of birds- of which a number is extremely rare - as well numerous mammal, reptile and amphibian species are found in the area. The endemic butterfly, Swanepoel's Widow also occurs in this area.

Two conservancies have been established in this region to conserve our natural heritage. The one is the Western Soutpansberg Mountain Range Conservancy and encompass all the farms on the western side of the mountain range, whilst the other one encompass the Albasini Dam and part of the Levubu River Basin Wetlands and surrounding farms.

The Soutpansberg Tourism and Marketing Association are the initiators of several routes available to the enthusiast that includes the following:

8.1.1 **Fruit Route**

Depending on the season one can visit farms where guavas, litchi's, oranges, avocado's, mango's pineapples, paw paws, figs, macadamia and pecan nuts are produced.

8.1.2 **Arts & Crafts Route:**

Various places in the Elim area can be visited where items such as sisal mats, candles, silk screen prints, batik articles, traditional Venda pots and wood carvings can be seen.

Kuvona Cultural Tours take you to see the life of the Shangaan people.

8.1.3 **Hiking Trails:**

A wide variety of trails, guided or unguided can be undertaken:

- Soutpansberg Hiking Trail: 2 day circular trail, 21 km
- Ben Lavin Nature Reserve: 18km of walking trails
- Greater Kuduland: Guided and unguided game walks
- Bergpan Eco Resort: 4-5km walks
- Medike Mountain Reserve: Scenic mountain and riverine trails
- Schoemansdal Environmental Education Centre: guided and unguided day and overnight walks.

8.1.4 4 x 4 Routes are available.

8.1.5 **Horse & Mountain Bike Trails**

Saddled horse trails: One can experience a mountain trail, historical trail or wildlife trail on either horse back or a mountain bike.

9. PLACES OF INTEREST

9.1 MAKHADO AND SOUTHERN AREAS

9.1.1 Fort Hendrina

Collapsible fort used during 1887 as protection for 25 artillery men and later 100 mounted police, situated next to the Municipal Library in Erasmus Street.

9.1.2 Memorial Garden:

Just north of the Civic Centre, a plaque commemorates the first school north of the Vaal River.

9.1.3 Church of the Vow

One of only two churches of the Covenant in South Africa, which came about as a result of a vow, is opposite the Civic Centre in Erasmus Street.

9.1.4 Indigenous Tree Sanctuary

This is situated next to the N1, Songozwi Street intersection. There are 145 regional indigenous tree species in this arboretum.

9.1.5 Voortrekker Graves

The small graveyard is found in the Indigenous Tree Sanctuary situated adjacent to the N1 highway and houses the graves of the 5 soldiers killed in the accident that happened in September 1988 when one of the steel forts situated on the Voortrekker Square was blown apart during the packing of ammunition by soldiers of the then artillery squadron. Five soldiers were killed in this incident. The graveyard also houses several other graves of citizens of the new town in 1899.

9.1.6 Stonehenge

A private 18th century residence, now a National Monument is in Snyman Street extension - phone before visiting (015) 516 0318.

9.1.7 Just Curios

Industria Street, parallel to the N1 in Makhado Tel (015) 516 1081

9.1.8 Hanglip Picnic Site and Forest

Forestry Road north of town - drive up the mountain, park at the boom, and walk 150m to the site. Superb birding and indigenous forest (all trees are marked).

9.1.9 Ben Lavin Nature Reserve

8km south of Makhado and 5km east of the N1 on the Fort Edward Road - Mountain biking, hiking, birding, game drives, archaeological sites dating back to 1250 A.D.

9.2 WESTERN AREAS**9.2.1 Schoemansdal Museum**

Commemorate South Africa's pioneering history - 15km west on the R522 to Vivo.

9.2.2 Grave of Andries Hendrik Potgieter

Cemetary at Schoemansdal Museum

9.2.3 Schoemansdal Environmental Education Centre

Happy Rest Nature Reserve - excellent birding, 20km west of town on the R522 to Vivo

9.2.4 Rock Art

Numerous sites on various farms throughout the region, contact Soutpansberg Information Office.

9.2.5 Kranspoort Mission Station

Erected in memory of Reverend MacKidd who worked as a missionary amongst the Buys people in 1863 - on the R522 to Vivo

9.2.6 Mara Agricultural Development center

The Bonsmara cattle breed were developed at this station, 54km west of Makhado.

9.2.7 Buysdorp

A settlement where the descendants of the patriarch Coenraad du Buys now live - on the R522 to Vivo.

9.2.8 Blouberg Mountain and Nature Reserve

West of Vivo

9.2.9 Langjan Nature Reserve

Conserves the last remaining naturally occurring herd of gemsbok in the Northern Province - typical Kalahari sandveld with scenic red sand dunes - on the R521 to Alldays, 22km from Vivo

9.3 EASTERN AREAS**9.3.1 Elim Hospital**

Turn left off the N1 onto the R578 to Giyani via Elim, south of Makhado. Entrance is to the left at four way stop at Elim.

9.3.2 Rivoni Society for the Blind

Articles such as sisal mats, candles, coat hangers and diamond mesh fencing are being made by the blind. Cross the four way stop at Elim, drive on for a few hundred meters until you see the sign on the right.

9.3.3 Tsonga Textiles

Cross the four way stop at Elim on the R578, continue up the mountain, turn left at the Shirley Farm Road. Phone (015) 556 3214.

9.3.4 Twananani Batik

On the R578 at the foot of the mountain - turn right at the Mbokota village and immediately left at the first road and ask the villagers for directions

9.3.5 Mashamba Potters

Traditional pottery on the R578 at the Riverplaats turn-off after crossing the mountain, left to Mashamba Post Office

9.3.6 Albasini Dam

25km from Makhado on the Levubu road, or 12km from Elim on the Levubu/Vuwani road

9.3.7 Grave of Joao Albasini

A Shangaan tribal chief and Portugese Vice Consul to this area in the mid 1800' s opposite picnic spot at dam wall.

9.3.8 Mambedi Tea Estates

On the Elim / Levubu / Vuwani road between Elim and Levubu -these beautiful estates can be viewed by appointment. Tel. (015) 556 3135

9.3.9 Middle Letaba Dam

South of Elim on the R578 to Giyani

9.3.10 Lemana College of Education

A newly proclaimed National Monument near Elim Hospital was established in 1908 as one of the first higher educational institutions in the area.

9.4 NORTHERN AREAS:**9.4.1 Witvlag Drive**

To Piesanghoek, 76km scenic drive through mountain scenery, fruit orchards and plantations - 5km north of town on the N1.

9.4.2 Bluegumspoort Drive to Happy Rest Nature Reserve

Scenic drive across the Soutpansberg - north of Makhado on the N1 past the Mountain Inn Hotel

9.4.3 Wylliespoort and Verwoerd Tunnels

20km north of Makhado on the N1

9.4.4 Masekwa's poort and picnic spot

25km north of Makhado on the N1

9.4.5 Van Collers Pass

East of Waterpoort on the R523

9.4.6 Salt Pans - Soutpanne

The Soutpansberg Mountains were named after these pans - on the R523 between Waterpoort and Vivo. The two pans are called Chrystal Springs and Bergpan. Excellently preserved Bushmen Rock Art can be found in a hide in the mountain, which also has breathtaking views towards the north.

9.4.7 Waterpoort Bridge

At Waterpoort on R523

9.4.8 Macheма Ruins

Situated on a private farm off the Mopane Road, near Waterpoort. Information from Soutpansberg Information Office

10 LAND OF LEGEND

10.1 Thohoyandou

The former capital of the independent homeland of the Republic of Venda and the proud heart of the vhaVenda people - its name means Head of the Elephant in tshiVenda.

10.2 Tshakuma Village

A unique look at the rich African culture, with Venda sculptures and crafts people plying their trade

10.3 Lwamondo Hill

A photogenic hill, home to baboons considered sacred by the Venda after protecting them against Swazi attackers. Between Tshakuma and Shayandima on the R524

10.4 Levubu Tree Park

A scenic park in the gardens of the Dutch Reformed Church in Levubu, east of Makhado

10.5 Tshimbubfe

A crucial archaeological site containing iron furnaces dating back to 1250 AD - visits can be organized through the guide

10.6 Tshatshingo Potholes

On the Thohoyandou / Mutale road turn left to the potholes at Khubve Village.

10.7 Mphaphuli Cycad Reserve

A nature reserve and hiking route on the Mutale road near the Makonde Village, east of Thohoyandou.

10.8 Phiphidi Falls and Guvhukuvhu Pool

A tranquil site aching to be photographed - visitors are urged to respect the fact that locals consider it a sacred site. On the R523 between Sibasa and the tea plantations

10.9 Thathe Vonde Forest

A magnificent forest on the R523 between Thohoyandou and Dzanani - the forest contains the Thathe Vondo Tea Estates, the Sacred Forest, Mahovho-hovho Falls, Mukumbani Dam and Lake Fundudzi.

10.10 Lake Fundudzi

A sacred lake where, according to Venda legend, a white crocodile lives - on the R523 between Sibasa and Fondwe

10.11 Dzata Ruins

Site of the Vha-Venda royal village dating back to 1400 AD on the R523 between Thohoyandou and Dzanani

10.12 Kokwane Prehistoric Footprints

Near Dzanani north of the Soutpansberg on the R523

10.13 Nzhelele Dam and Nature Reserve

Turn off from the R523 to Dzanani.

10.14 Nwanedi Nature Reserve

About 20km east of Thsipise on the R523

10.15 Luphephe Dam

In the Nwanedi Nature Reserve.

17

10.16 Big Trees

The largest baobab in the country, over 3000 years old, is found near the Sagole Spa, 35km from Nwanedi Nature Reserve.

10.17 Makuya Park

Adjacent to the Kruger National Park between the Mutale and Luvuvhu rivers near Tshikondeni Coal Mine - east of Masisi

10.18 Thulamela

An archaeological site where gold was melted around 1300 AD - northern Kruger National Park

10.19 Pafuri Picnic Site

One of the best birding spots in South Africa - northern Kruger National Park.

10.20 Malonga Flood plains

These plains are situated in the northern part of the Kruger National Park. Contact the Soutpansberg Information Offices.

IMPORTANT TELEPHONE NUMBERS:

Soutpansberg Tourism and Marketing Association for all your tourism information, self-drive or guided tour packages, general information and accommodation bookings:

Tel.: (015) 516 0040

Fax: (015) 516 0040 ask for fax

E-mail: info@northnet.co.za

Website: <http://www.tourismsoutpansberg.co.za>

11. CONCLUSION

Makhado offers the business man, industrialist and entrepreneur as well as the tourist exceptional opportunities, leisure activities and unsurpassed scenic beauty.

As the Gateway to Other African States it is strategically located with relation to Africa and all South African cities and ports, including Maputo Harbour, through excellent road, rail and air links.

Fully serviced land is available on unbeatable terms and conditions, whilst settlement and developmental packages can be negotiated to suit any individual requirement. The rates and service charges of the Council are not only highly competitive but generally regarded to be amongst the lowest.

With all these benefits, coupled to excellent skills development and other training facilities, as well as good education and health care facilities, can you afford not to relocate, invest or visit Makhado and the Soutpansberg Region?

NATURE RESERVES

NATIONAL PARKS

Kruger National Park (012) 343 1991 / (021) 422 2810

PROVINCIAL NATURE RESERVES

Langjan Nature Reserve (015)593 0126

(Between Vivo and Alldays)

Blouberg Nature Reserve (015) 593 0707

(Near Vivo)

Happy Rest Nature Reserve (015) 516 4881

(The scenic Bluegumspoort drive)

Mphaphuli Cycad Nature Reserve (015) 962 4185

(East of Thohoyandou)

Makuya Nature Reserve (015) 962 4297 / 962 4145

(Next to the Kruger National Park

Near Masisi)

NATURAL HERITAGE SITES

Medike Mountain Reserve (015) 516 0481 / 082 893 2958

Lajuma Mountain Retreat (015) 593 0352 / 083 308 7027

Lesheba Wilderness (015) 593 0076 / 083 266 9502

PRIVATE NATURE RESERVES

Goro Game Reserve (015) 575 1445 / 083 229 2087

Ben Lavin Nature Reserve (015) 516 4534 / 083 675 9231

Greater KuduLand Lodges (015) 539 0720

HIKING AND WALKING TRAILS

Hanglip Hiking Trail (013) 764 1058

Ben Lavin Nature Reserve (015) 516 4534 / 083 675 9231

Lesheba Wilderness (015) 593 0076

Medike Mountain Retreat (015) 516 0481 / 082 893 2958

Aventura Tshipise Trail (015) 539 0651 / 539 0634

Goro Nature Trail (015) 575 1445 / 083 229 2087

Greater KuduLand Nature Trail (015) 539 0720

Schoemansdal E.E.C. (015) 516 4273 / 516 4481

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