

Involvement of Traditional Leadership in Land Use Planning and Development Projects in South Africa: Lessons for Local Government Planners

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Abstract

Many development analysts stress the importance of land use planning and development projects but few document the involvement of traditional leaders and the role they play. In South Africa the role of municipal officials in traditional authority areas is compounded with those of traditional leaders. The Municipal Structures Act of 2000 does not provide a clear definition of role traditional leaders should play in land use planning and development projects. Consequently traditional leaders argue they were given a back seat role of only public participation and not those related to decision making with regard to planning in their areas of jurisdiction. This has led to conflicts more often than co-operation between traditional leaders and municipal officials. The research focuses on Limpopo Province to discuss the challenges on community development. It analysis whether the current proposed legislation: Spatial Planning and Land Use management Act 2014 can address the challenges.

Keywords: Traditional leadership, Involvement, Planning and Development, Conflict

1.0 Introduction

Since the advent of democracy in South Africa, in 1994, various administrations at the local sphere of government have accommodated traditional leaders in land use planning and development projects. The extent to which the local population has been identified as proper target for development and the linkage to the process of development has been varied. The Municipal Structures Act 117 of 1998 reiterated the need to increase emphasis on municipal officials in rural development and traditional leadership to work together. On involvement of traditional leaders, (Khan et al 2001) sited traditional leaders involvement as one of the surest ways of promoting rural-development. According to Khans arguments,traditional leadership can play a constructive role in land use planning and development projects in areas where they can promote buy-in of the communities.

According to (Sindare, 2001), the Department of Rural Development and Land Reform (DRDLR) indicated that one of the most important components of the Municipal Structures Amendment Act[No 33 of 1998] in South Africa's post-apartheid new system of local administration is the emphasis on active participation of members of the local government council, the community and traditional leaders.

It was expected that traditional leaders should play an active role in land use planning and development projects. However, the involvement of traditional leaders and the role they should play has been a bowl of contention between the municipalities and traditional leaders because of ambiguity.

This paper discusses the assumption that traditional leadership involvement in development projects has a positive role in mobilizing support for development at the community level within their areas of jurisdiction. The paper discusses areas of conflicts and corporation between traditional leaders and municipal officials. Vhembe District Municipalities was used as a case study area in South Africa to unpack the challenges faced by the municipalities when conflicts arise between municipal officials because of the undefined roles of traditional leaders at the municipal level of governance. The study goes further to define the lessons local government planners can learn from the case in South African.

In the last twenty years, arguments have raged over the role of traditional leaders on land use planning and development projects. This was because the passing of legislation to restructure the local government system, the demarcation of municipalities i.e. the Municipal Structures Act, No. 117 of 1998 ushered in a new Local Government System where traditional leaders are supposed to play a key role to support land use planning and development projects. In most rural municipalities, Section 69 Managers and Sectional Heads have powers and functions that largely overlap with those that are supposed to be exercised by traditional leaders.

The paper looks at the problems of the involvement of traditional leaders in land use planning and development projects and the implications of the assumption that on such matters there will be more corporation than conflicts and that traditional leader's involvement can play an important role to complement those of municipal officials.

2.0 Methodology

The method of approach used in this research first outline through a desktop study the evolution of the involvement of traditional leadership in land use planning and development projects before and after colonial rule in Africa by drawing examples from colonial experience as a basis for drawing conclusions and lessons from the South African experience. An analysis of the involvement of traditional leader's involvement and lack thereof was used to unpack the challenges therein. A sample of 50 traditional leaders in Vhembe District of South Africa was used to analyze their involvement in land use planning and development projects in four local government municipalities. This was to determine in which types of development projects there were frequency of conflicts and/ or cooperation between the traditional leaders and municipal officials. This approach was necessary to explain why certain projects attract more conflicts between traditional leaders and municipal official than others. The study explains how the origin of the conflict is linked with the establishment of the Municipal Structure Act of 2000 which gives powers to municipal officials to take decisions at the local spheres of government on matters pertaining to land use planning and development projects without stating how traditional leaders should be involved. The study further discusses how traditional leaders and municipal officials can work together and the lessons that municipal officials and local government planners in general can learn from the experience in Vhembe District of South Africa.

3.0 The Concept of Participation in Land use Planning and Development

According to (Netsebeza, 2001) the concept of "traditional leaders' involvement in land use planning and development is used to refer to the need for mutual understanding between local government structures involved in the planning and implementation of development projects and functions given to traditional leaders. Although the concept is not well defined with respect to roles, it is an ideal aspired by democratic government the world over. One of the main drawbacks of traditional leaders' involvement in land use planning and development is related to the role they should play and how different would it be from those of municipal officials? For example on the one hand, elected officials at the local government level in Vhembe District municipalities in South Africa control the affairs of land use planning and development projects in areas under the jurisdiction of traditional leaders. On the other hand, land use planning and development to traditional leaders, means having access to decision making processes on issues related to development in their areas of jurisdiction even if the areas falls under areas where municipal officials should implement forward planning and development control.

Further to this, land use planning is not an easy subject to define with respect to the involvement of traditional leaders in development projects. According to (Beatty et al 1978), the definition of land use planning, it is said to be synonymous with the process of processing land for development appropriately.

Thus planning the use of land encompasses various disciplines and development activities which seek to order and regulate land use in an efficient and economic manner, thus ensuring environmental sustainability to prevent conflicts among various stakeholders at the local government level. This also means that for land use and development planning to succeed at the local level of governance, in the South African context and particularly in Vhembe district municipalities, the active involvement of traditional leaders, municipal officials and the local community representatives is very important.

In view of the concept of land use planning and development described above, (Khunou, 2009) positioned that in South Africa traditional leaders argue that they are not fully involved in the process simply because they play only a participative role during public participation forums. The dilemma emanates from lack of clear definition of the role of stakeholders in the Municipal Structures Act, No. 117 of 1998. The Act stipulates a clear role for municipal officials, but fails to provide a suitable role for traditional leaders except for those stipulated for their participation in the Integrated Development Planning (IDP) process and public forums where they are consulted. The creation of 226 local municipalities in South Africa was supposed to enhance a decentralized decision making process with regard to the participation of key stakeholders like traditional leaders. The devolution of powers to traditional leaders was not clearly spelt out in the Municipal Structure Act 1998. The problem is compounded with traditional leaders apportioning land under their jurisdiction to residents without prior consultation with the municipalities under which they fall.

4.0 Roles and Conflicts

Discussed below are the areas of roles and conflicts in land use planning and development projects in pre and post-apartheid South Africa.

4.1 Areas of Conflict of Roles at the Local Government Level

At the local government level, the concern with the role of traditional leaders in land use planning and development projects is whether traditional leaders and municipal councilors can work together given the ambiguity in the role and functions of traditional leaders in matters relating to development projects. Irrespective of the fact that in terms of the White Paper on Spatial Planning and Land use Management (2013), which stipulates that there is need to engage the participation of all stakeholders at the local level to ensure their buy-in for development projects emanating from spatial planning, (Department of Provincial and Local Government, 2007).

The arguments presented in this paper shows that there are many instances where traditional leaders work together with democratically elected councilors but in most cases they have no decision making mandate in the process. The paper however, indicated that where the personal interest of the traditional leaders overlaps those of the municipality, the tendency is the emergence of conflicts. It is important to point out that some of the areas of conflicts the key stakeholders (traditional leaders) face in local community development projects include the following:

- The perception that the fundamental rights and roles of traditional leaders in rural communities as stipulated in the Black Authorities Act are compromised by the democratic laws laid out in the 1994 Constitution of South Africa, (1996 Constitution of South Africa);
- Although traditional leaders are included in the participatory phases of municipal IDP's, the perception is that their roles is not always considered in matters pertaining to development projects and land use planning;
- The question of whether land administration for example in matters pertaining to the granting of Permission to Occupy (PTO) land should be a local government function only;
- Whereas at the local government level, the power lies with democratically elected local government officials and are accountable to the community but the traditional leaders are only accountable to their subjects; and
- There is the perception that traditional leaders undermine commitment towards achieving the implementation of development projects because some of them put personal interests above those of their communities if it would benefit them personally.

It is important to note that in view of the above statements, we can say that no land use legislation other than the emerging Spatial Planning Land Use Management Act (SPLUMA) 2013, Communal Land Rights Act 11 of 2004 (CLARA) and the land use management legislations for rural and urban areas exist for the management of development projects in communal areas.

However, the land use management system in its current form is difficult to apply in communal areas in view of the predominance of the PTO system where traditional land rights are issued. The question that remains unanswered is what areas of cooperation need to be at the local government level with respect to land use planning and development projects between traditional leaders and municipal officials? In order to answer this question, it is important to outline an historical overview of the role of traditional leaders in development projects as well as their current statutory powers and functions in South Africa.

4.2 Historical Overview of Traditional Leadership Role in Development

Before the advent of colonial rule, traditional leadership was the backbone of local governance in most of Africa. African communities were ruled by Kings, Sultans, supported by a hierarchy of Chiefs, and King Makers and/or Advisers. These traditional leaders served as political, spiritual, military and cultural leaders on matters related to defense development and cultural practices. They were regarded as the custodians of land under their jurisdiction and as such, they played a substantive role in development. They looked after the welfare of their subjects by providing them with land for subsistence farming needs through grazing and agriculture. They resolved disputes, among community members while laying emphasis on reconciliation, thus ensuring harmony among villagers and communities. They were reputed for mobilizing their subjects through general assemblies or meetings “adult men and women, imbizo”, hence the community member participated in decision making on matters affecting the welfare of the community. We however, need to note that even in pre-colonial times, not all the traditional leaders were benevolent and caring because some were autocratic and oppressive,(Houston, 1996).

During the colonial era, the most important powers and functions discussed in the preceding paragraphs were taken away from the traditional leaders by the colonial powers and later in South Africa by the apartheid regime, thus, weakening the role of traditional leaders in governing their communities and on matters pertaining to land use and development projects . However, the day to day running of local government activities were left to traditional leaders as agents of colonial rule and were tasked with direct and in directed rule in certain parts of Africa. For example in Northern Nigeria and some parts of India during the British colonial rule traditional leaders were used as agents to deal with the social control of the “natives” and people were mobilized for labor requirements of colonial farmers and/or the construction of roads, railways and mining but there was little on the involvement of traditional leaders on issues of land use planning. During the negotiations leading to democracy in South Africa, in 1994, traditional leaders were initially ignored on matters related to land use planning and development projects but were later brought into the process that led to their participation in the IDP forums and Spatial Development Planning, (Ntsebeza, 2003).

4.3 Current Statutory Powers and Functions of Traditional Leaders

The functions of traditional leaders are well defined in CLARA but it is silent on their role in land use planning and development projects. CLARA provides for the security of tenure by transferring communal land including Kwazulu Natal, Ingonyana land to communities. It guarantees the awarding of a comparable redress, to provide for the conduct of a land rights enquiry to determine its transition from an older right to a new right as well as provide for democratic administration of communal land by communities. It provides for a land rights Board, the co-operative performance of municipal functions on matters pertaining to commercial land. It amends or repeals certain land and provides for amendment when the need arises. The antagonist of CLARA propose that according to the model, single title and land ownership would apply to only communal areas which is tribal land held by traditional council as title holders on behalf of the community. These titles would then be based on the boundaries created by the 1951 Bantus authorities Act where the traditional councils’ role as single title holders would include land allocation and adjudication of disputes on land allocation and uses, (Bantus homelands Act of 1951 revised 1959). Note that under the repealed Bantus Authorities Act 68 of 1951 and thereafter, the regulation 1957 guarantees the role of traditional leaders in the following activities:

- Effectively participate in the process of the construction and maintenance of roads, rural bridges, drains and ensuring sufficient water supplies to communities;
- Establishment, maintenance and running of hospitals and clinics; and
- Participate in the process of improving framing afforestation and agricultural methods generally, (Bantus Homlands Act. 1951, revised 1959).

Since 1994, the responsibilities of the traditional leaders in respect of the functions mentioned above disappeared with the establishment of the Municipal Structures Act 2000. However, (Bentley et al 2006), argues that traditional leaders and tribal authorities were not well-equipped to perform most of the functions set out above with respect to the Black Areas Act 68 of 1955 and those of Regulation 1957. The Municipal Systems Act of 2000 did not provide a functional role for traditional leaders. Under the constitution, matters related to the functions and responsibility for land use planning remained with national and provincial level of governments as well as most development projects assigned to the municipalities under the Municipal Systems Act 32 of 2000, Section 156 of the Constitution. This is where the conflict arises. The powers and functions of traditional leaders described under CLARA overlaps with those of elected municipal officials. Regulation of 1957 list several duties, powers and functions with regard to promoting the interest of the traditional leaders in their communities, however, they run short of defining a working relationship between them and municipal officials with regard to land use planning and development projects and already this piece of legislation no more apply to them, (Bantustans Homelands Citizens Act 1970).

4.4 Functions Accorded Local Government Officials in the 1996 Constitution

In 1994 the functions accorded municipal officials, in the constitution, covers most of the functions given to traditional leaders under the Black Authority Act. The 1996 Constitution provides in Section 151(1) the establishment of local spheres of government consisting of municipalities but it was also silent on how they would functions in relation to traditional leadership, (White Paper on Traditional Leadership and Governance 2003). The objectives of the creation of local governments can be summarized as follows:

- To provide democratic and accountable government for local communities,
- To ensure the provision of services to the communities in a sustainable manner,
- To promote social and economic development,
- To promote a safe and healthy environment, and
- To encourage the involvement of traditional leaders and community organizations in matters of local government.

The functions spelt out for elected local government officials are functions which traditional leaders claim were performed by them under the Black Areas Act. To add to this, Section 156 of the Constitution sets out the executive powers and functions of municipalities in Part B of Schedule 4 and Part B of Schedule 5 in addition to other powers and functions that may be assigned by the National and Provincial Legislation. It is interesting to note that these powers could easily overlap the powers and functions of traditional authorities under the Pre-1994 Statutes under CLARA. Although the constitution recognizes traditional leaders and envisages a role for them in local government, in Section 211 of the Constitution, it is not clear on what the functions of the role of traditional leadership in "accordance with customary laws".

4.5 Involvement of Traditional Leadership in Development

A framework was created to providing clarity on the involvement of traditional leadership in South Africa on matters relating to roles and responsibilities with respect to the Municipal Structures Act 1998 Act no 11 of 1998. The Act recognizes the importance of traditional rulers but it did not precisely state what role they should play as far as land use planning and development projects are concerned. In addition to this neither the communal Land Right Act, nor the constitution assured traditional leaders power beyond those that they exercise by virtue of their traditional role as custodians of tradition and culture. This means that traditional leadership has no constitutional guaranteed role in land use planning and development projects at the local government level, irrespective of the fact that they are consulted but they point out, they are only called upon to make inputs when they municipality choose to do so. There is no workable arrangement with respect to land use planning and development projects at the local government level. Many traditional leaders argue that in terms of the involvement of traditional leaders in development projects, the constitution guarantees them only the rights to public forums for local government development projects. The traditional leaders complain that with its commitment to democratic government, the Constitution assigns to local government many of the service delivery responsibilities that they assume were theirs in the past. The Traditional Leadership and Governance Framework No. 41 of 2003 allocated some functions to traditional leaders with respect to municipal duties as follows:

- Support municipalities in the identification of community needs;
- Facilitation of the involvement of traditional communities in the development or amendment of Integrated Development Plans of a municipality;
- Recommend appropriate intervention to government towards development and service delivery in the areas of jurisdiction of the traditional leaders;
- Participate in the development of policy and legislations at the local level;
- Promote the ideals of co-operative governance and the IDP process; and
- Promote indigenous knowledge systems for sustainable development and disaster management.

Section 5 (10) of the Municipal Structures Act No. 11 of 1998, states that “partnership between municipalities and traditional leaders must promote a cordial relationship based on the principle of mutual respect and share of responsibility”.

This entails the application of mutual respect and recognition of the status and roles of the respective parties, based on a service delivery agreement with the municipalities in accordance with the Local Government Systems Act No. 32 of 2003). In a nut shell the guiding principles for the allocation of roles to traditional leaders was in respect of agricultural activities, land administration, local economic development, tourism, the environment and disaster management but they do not have decision making powers on matters regarding land use planning and development projects.

In spite of a strong constitutional commitment to democratic local government, traditional leaders want to participate more concretely in land use planning than the current practice of only consulting them during the preparation, and revision of Spatial Development Framework (SDF) and debating projects in the Integrated Development Plan of local municipalities. The leadership of Congress of Traditional Leaders of South Africa (CONTRALESA) is a South African non-governmental pressure group which was formed in 1987, argued that the reluctance by the government to accord legitimate authority to traditional leaders in governance, especially at a local level where traditional leadership has greater influence, is likely to fuel conflicts instead of co-operation with local government planners, (Fikile, 2012). Traditional leaders argue that despite the framework, and the roles accorded them, it does not make them partners in decision making on land use planning and development projects as is the case with municipal officials. Traditional leaders complain that they are relegated to the background when it comes to decision making on land issues where municipal officials and traditional leaders should play a mutual role, (Julie, 2005).

4.6 Roles Played by Traditional Leaders in Developments Projects

In order to determine the type of role played by traditional leaders in statutory board application for land use planning and development projects for 2010/2011 in Vhembe District Municipalities, fifty (50) traditional leaders were randomly selected and used to determine which developments incorporated them or leave them out and why. Figure 1 shows the location of Vhembe District municipality while table 1 shows the percentage of development projects received and the role traditional leadership played during the consultation period of the applications. These projects were facilitated with the Development Facilitation Act of 1995 which was repealed because it did not meet the development needs of most stakeholders.

The map shows the boundaries of Vhembe district municipalities where the study area is located. It is important to note that the municipalities within this boundary use to be a self-governing territory before 1994 but it became part of South Africa after the democratic elections. The map shows the boundaries which use to be under the traditional leadership of king Phephu. Since 1996 the area became part of Limpopo Province and it was renamed Vhembe District Municipality where four local governments are located namely Thulamela, Mutale, Makhado and Musina local municipalities. In these municipalities the influence of traditional leaders was felt during the self-governing era because they use to be the key stakeholders on issues pertaining to land use and development projects. These functions were taken away from them and given to local government officials like town planners, the municipal manager and elected officials like councilors when the three tier level of government was established in South Africa. Table 1 shows the involvement of traditional leaders in development in 2010 and 2011.

From Table 1 and Figure 2, we can deduce that for the high income types of development i.e. eco wild life estate, residential development/ township establishment/ housing projects and business right/bus and taxi range/office park, traditional leaders played an effective role in the planning process and development projects at 15%, 25% and 25% respectively. This was attributed to the nature of development projects i.e. related to living space, housing and business opportunities within the jurisdiction of the traditional leaders. On the contrary, development projects like excision, golf estate and rezoning/special consent, the participation of traditional leaders was almost inexistent. This was attributed to lack of interest on the part of the traditional leaders in such projects because the research findings revealed that, they were not directly link to livelihood benefits, hence most of them did not participate. The study shows that in the four municipalities in Vhembe district and particularly for the type of projects mentioned in figure 2, traditional leaders and development planners sometimes clash on certain projects but it was more because of personal interest than for promoting development as shown by the frequency of conflicts in table 1 and figure 3, rated on a scale of 1 to 5 and five being the highest frequency. Figure 3 shows that traditional leaders participate in decision making on certain projects but such decisions were related to consultative decision making and not direct active involvement in deciding on the project implementation and project management.

The table and graphs show that the participation of traditional leaders as decision makers did not exceed 40% for all types of development projects.

4.7 Cooperation between Local Government Official and Traditional Leaders

The analysis has shown that at the local level, traditional leaders do not have the legislative powers to alter the planning process nor take decisions on issues related to land use planning and development projects. Their participation is mainly through the IDP forum where they are consulted by the municipal officials as required in the IDP process plan. In other words they play an IDP process compliance role. Traditional leaders argue that planning should no longer be regarded as an activity separate from traditional leaders role, that their involvement should be upgraded to support local municipalities in prioritizing land use planning and development projects in such a way that it would enable them take part in the decision making process within their areas of jurisdiction (Epstein et al (2001)). The IDP is seen as the instrument from which the role of traditional leaders can be incorporated particularly allowing traditional leaders to also initiate and implement projects mutually with elected municipal officials and planners. Other areas of cooperation would include the following:

- Participation of traditional leaders in spatial planning process through the provincial house of traditional leaders where they can form part of the project steering committee during the preparation or review of Spatial Development Framework in their areas of jurisdiction;
- Participation through the house of traditional leaders in budgetary and financial resource allocation process for spatial planning and development projects;
- Capacity development for traditional leaders so that they can be actively involved in development projects that fall within their areas of jurisdiction and mobilize as many people as possible to support land use planning and development projects;
- Traditional leaders must continue to work and partner with ward councilors, especially their participation in structures such as ward committees, IDP forums, community police forums, school governing bodies and all the local participatory structures which will provide the opportunity to influence the processes of land use planning and development projects at the municipal level; and
- Local government and traditional leaders can forge a meaningful cooperation in economic development through land use planning and agricultural activities to improve the lives of rural communities under their influence.

5.0 Lessons for Local Government Planners

From the preceding discussion, one question is relevant to local government planners i.e. what lessons can local government planners learn for future land use planning and development projects in the context of the involvement of traditional leaders?

The question is also related to how conflicts between traditional leaders and local government planners can be resolved. In terms of roles and involvement, the question hinges on how the democratic rights of the local community could be enhanced with regard to land use planning and development project. This is because traditional leaders are very effective in mobilizing people at the grassroots level because this can ensure community buy-in and representative participation.

The issue of rights to land under traditional authorities should be treated with care and respect to the legitimacy of traditional leaders particularly where the municipality plans to undertake development projects in such areas.

We have demonstrated that before 1994 and particularly in self-governing areas carved out by the apartheid government of South Africa, traditional leaders were able to allocate land use rights on the foundation of authority invested in a traditional leadership. Thus, traditional rights to allocate land use rights were not derived from 'land ownership' but by the colonial authority which gave traditional leaders the right to mobilize people on matters related to land use planning and development projects. In South Africa, there are persistent difficulties aligning this understanding with the new dispensation of local government planning and development at the municipal level. Irrespective of the problems related to traditional leaders' rights to allocate land under PTO, such rights do not supersede or complement those initiated by local government and often it creates problems when the title holder wants to get a loan to develop the land. At this point the lender requires an official planning document which the land owner cannot provide thus raising the question who gives a superior title, the municipality or the traditional leader? Note that they are both covered by legislations protecting them. The local authority and traditional leaders operate within the same space and land use planning and development projects should emanate mutually from traditional leaders and local government town planners in a cooperative manner to enable them work together for the benefit of the community, Ntsebeza, (2003).

Local government officials should note that traditional leaders hold the view that one of the main features of their contribution to land use planning and development project is that they have the right to administer land under their influence and take decision to support it hence it should not be left to local government officials to decide alone. They feel local authorities have tampered with that right. They argue that the institution of communal property and traditional leadership role in administering such was neglected when local municipalities were carved out and as a result of this it does not allow them to fulfill their role of grassroots support and participation in land use planning and development projects in Limpopo province.

6.0 Conclusion

In conclusion, the question is whether local government land use planners and developers in South Africa and elsewhere can provide the framework and space to enable the institution of traditional leaders as co-partners in spatial planning and development projects at the local sphere of governance in South Africa. It is expected that SPLUMA will harmonize and promote the involvement of key stakeholders including traditional leaders but it is just been promulgated and we have to wait for the full implementation. Will SPLUMA regulate and apportion decision making roles for traditional leaders in spatial planning and development projects in South Africa? Some argue that regulating and providing substantial roles for traditional leaders will compromise service delivery. It is also believed that such an approach may delay or block service delivery projects and land use planning and it will reduce local government responsibilities to their communities. It is argued that the new legislation, SPLUMA may go the way of the repealed DFA which did not succeed in harmonizing development and apportioning active decision making functions to traditional leaders. Lessons learnt from the past on the role of traditional leaderships acknowledge that the traditional leadership exerts a sphere of influence in their area of rulership. Some however, argue that it is important to clearly distinguish mutual roles for traditional leaders and local government planners to participate actively in land use planning and development projects in order to serve the interest of all the stakeholders. That in areas such as Vhembe District, in South Africa, the cooperation and support of traditional leaders have always been welcomed in matters pertaining to cultural activities and why not for land use planning and development projects in areas they have jurisdiction. In this regard, policy makers, local government councilors and planners should understand that traditional leaders cannot just be ordinary stakeholders but active participants who can contribute towards promoting development at the community level particularly with respect to grassroots mobilization for service delivery if a mutual framework is provided for them to do so.

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Fig. 1: Vhembe District Municipalities and Boundaries



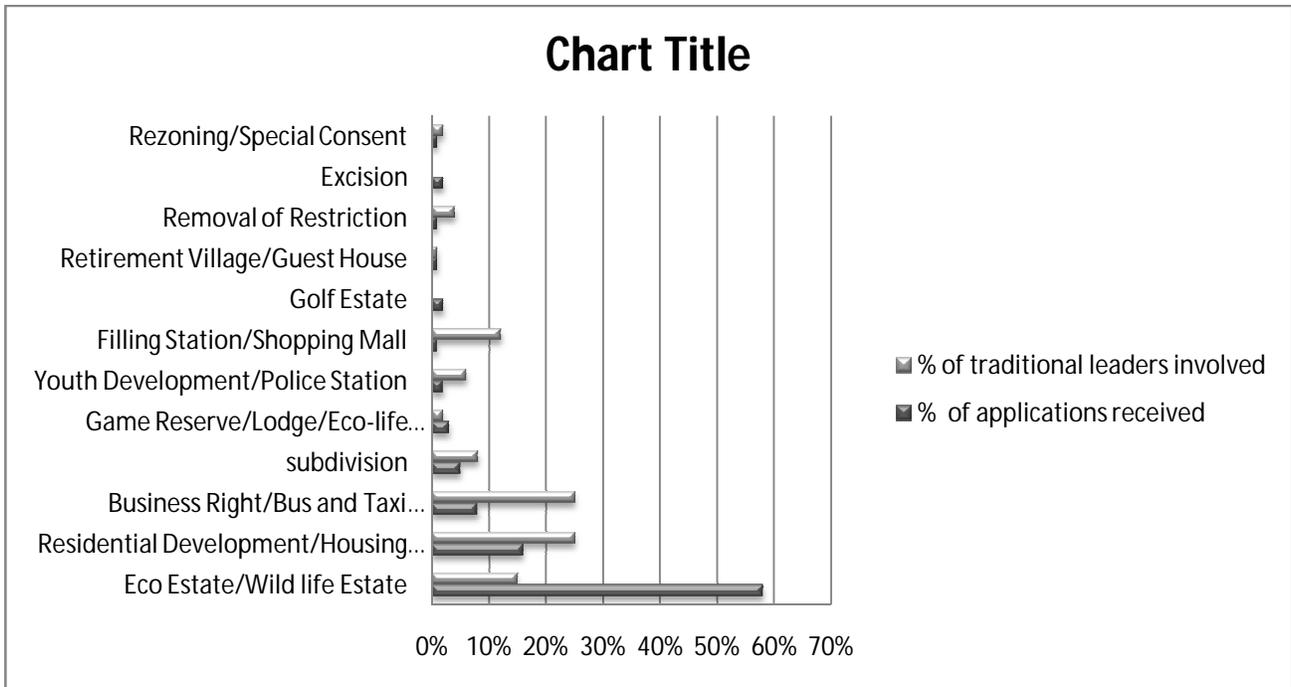
Source: University of Venda, GISResource Center. Vhembe boundaries maps: Derived from Vhembe municipal boundary maps 2014.

Table 1: Involvement of Traditional Leaders in Development and Frequency of Conflicts in 2010&2011

Development types	Applications received out of the total	No. of traditional leaders	% of traditional leaders involved	Frequency of conflicts: traditional leaders and officials. Scale 0-5.	Participation in decision making: Scale 0-5
Eco Estate/Wild life Estate	58%	50 traditional leaders	15%	1	4
Residential Development/Housing projects/ Township Establishment	16%		25%	4	4
Business Right/Bus and Taxi Range/ Office Park subdivision	8%		25%	4	2
Game Reserve/Lodge/Eco-life style resort	5%		8%	1	4
Youth Development/Police Station	3%		2%	1	0
Filling Station/Shopping Mall	2%		6%	0	0
Golf Estate	1%		12%	2	1
Retirement Village/Guest House	2%		0%	0	0
Removal of Restriction	1%		1%	0	0
Excision	2%		4%	1	4
Rezoning/Special Consent	1%		0%	0	0
				2%	1

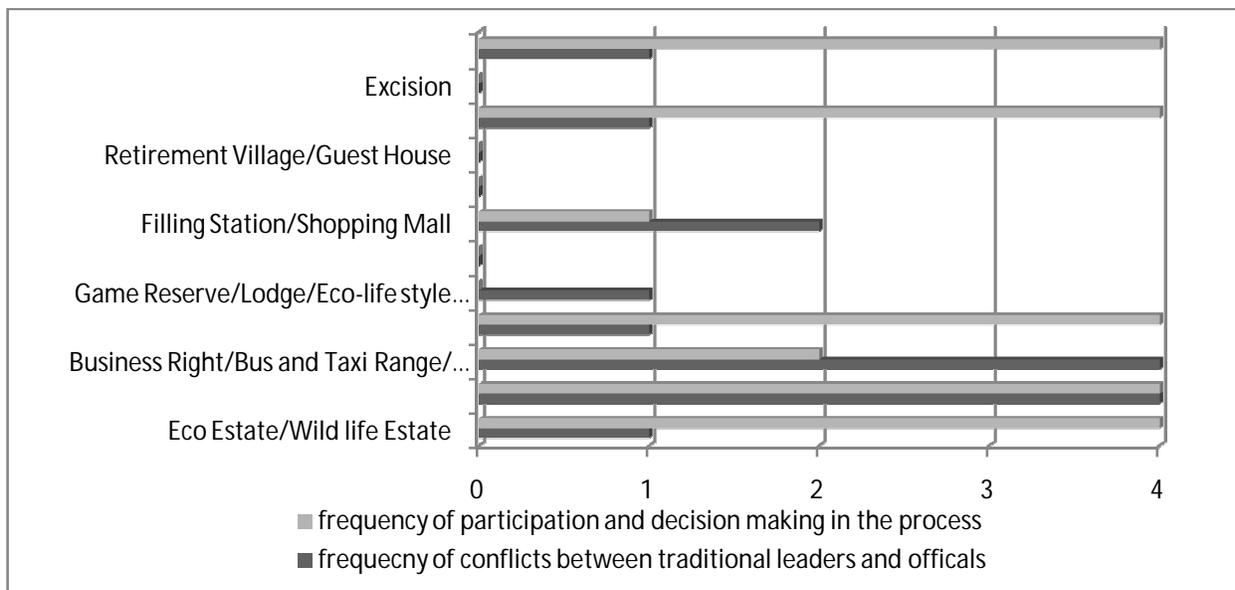
Source: Limpopo Department of Local Government and Housing,(LPDLGH) 2010 and (PDLGH,2011)

Figure 2: Participation of Traditional Leaders in Decision Making in Development Projects



Source: Limpopo Department of Local Government and Housing, (LPDLGH) 2010 and (PDLGH, 2011)

Figure 3: Frequency of Conflicts between Traditional Leaders and Officials/Participation in Decision Making in the Process on a Scale 0-5



Source: Limpopo Department of Local Government and Housing, (LPDLGH) 2010 and (PDLGH, 2011)