



# Matjhabeng Investment Guide 2023

*Positioning Matjhabeng as a Competitive Investment Destination*

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## 1. Overview



**Cllr. Thanduxolo Khalipa**  
**Executive Mayor of Matjhabeng**  
**Local Municipality**

The Honourable Executive Mayor together with the Members of Mayoral Committee and Council supported by the administration team are leading the economic investment agenda to diversify and rebuild the economy. The Municipal Leadership has held investment summits since they took office in 2021 with a sole purpose of marketing the Municipality and encouraging local and foreign direct investment in the Municipality.

The primary focus of the administration is to build internal administrative capacity in the Municipality to drive large scale industrial development through investment facilitation and administrative support. Further to this, Council has approved an investment policy that seeks to improve and enhance the competitiveness and comparative advantage of the municipality. The current leadership is engaged in strengthening stakeholder relations and partnerships to build social compact for a sustainable economy.

The Municipality is open for business and investors with keen interest in development can approach the Municipality on a variety of issues including land

availability agreements, available investment incentives and other opportunities to be offered on the coming special economic zone (SEZ) to allow and enable immediate investment and commitments on industries of interest by investors.

This Investment Guide provides a snapshot of the development agenda and a variety of opportunities from multitude industries of all sectors and their value-add opportunities that come with each sector. The purpose of this guide provides and share economic information in order to facilitate the exploitation of all value-chain opportunities within each priority industry to ensure maximum impact on social upliftment and enabling of beneficitation for small medium and micro enterprises.

The Municipality is one of the first mining areas in the country rich in mineral deposits and natural gas reserves. It has a wealth of retired engineers within the private sectors who used to work for the mining industry and other secondary industries which investors can benefit from, in addition there are multiples colleges and universities within the region which offer professional workforce for any industry. There is also a pool of trainable and semi-skilled labour force which is a key factor for key industry development and upscaling of businesses.

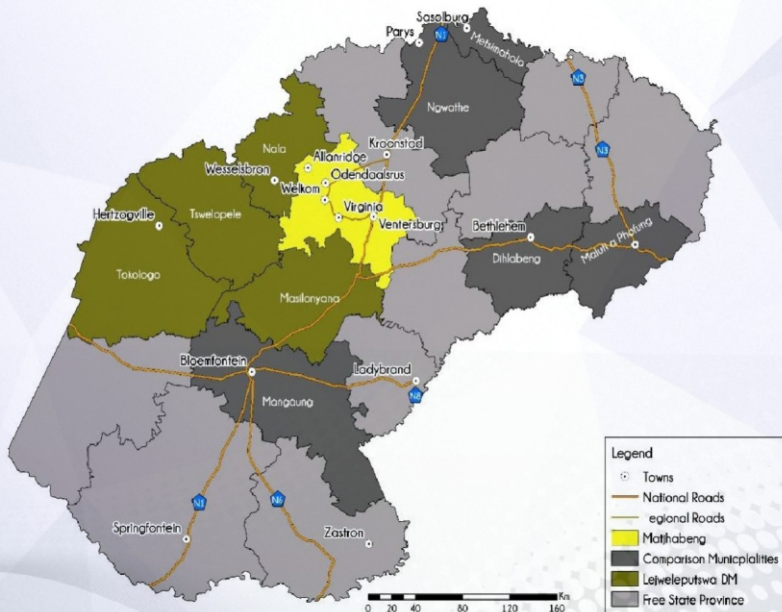




The Matjhabeng Local Municipality (MLM) is located in the Free State Province in South Africa's central region. Refer to the previous page for illustration. MLM falls under the Lejweleputswa District Municipality (LDM), one of five district municipalities within the Free State and is located in the mid-northern part of the Free State Province. LDM is bordered by the other district municipalities namely, Fezile Dabi District Municipality, Mangaung Metropolitan Municipality, Xhariep District Municipality and Frances Baard District Municipality. Lejweleputswa District Municipality consists of five local municipalities (with the major towns), namely:

- Masilonyana Local Municipality (Theunissen)
- Matjhabeng Local Municipality (Welkom)
- Nala Local Municipality (Bothaville)
- Tokologo Local Municipality (Dealesville)
- Tswelopele Local Municipality (Hoopstad)

The MLM is situated approximately 250km from Gauteng and 150km from Mangaung Metro Municipality. The proximity to these large economic regions may which offered Matjhabeng a competitive advantage as the labour costs of production is lower than these regions,



The Municipality is comprised of the following areas: Welkom, Thabong, Odendaalsrus, Kutwanong, Allanridge, Nyakallong, Virginia, Meloding, Henneman, Phomolong, Ventersburg and Mmamahabane.

### 3. Brief Economic History of Matjhabeng

Historically, Welkom officially came into being on 15 April 1947, six years after the first mining lease in the area was awarded to the St Helena Gold Mining Company and was proclaimed a town on 23 July 1948. The major economic driver in the region remains gold mining, hence the area is known as the Goldfields.



*Goldfield-Southdeep Shaft*

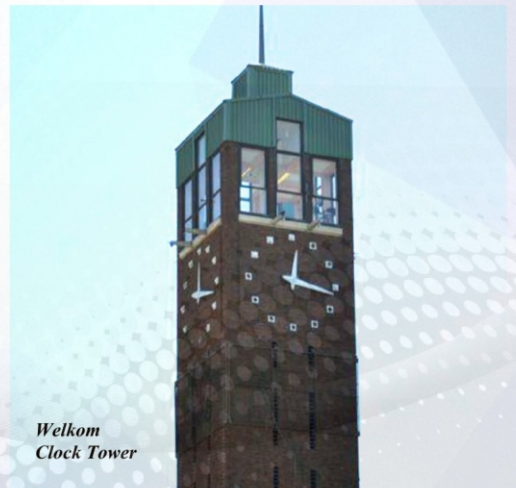
Welkom is the realisation of an ideal held by Sir Ernest Oppenheimer, at that time Chairman of the Anglo-American Corporation. This is one of the very few Towns in the world which has been completely pre-planned. Oppenheimer's instructions to Mr William Backhouse, a town planner was that Welkom should be a Town of which its occupants could be justly proud. The Parks and Gardens were designed by Miss Joan Pim who laid the foundation of Welkom's reputation as a: "City Within A Garden".

On 14 February 1968, on Welkom's 21st birthday, Welkom received City status and celebrated this event with the opening of the Civic Centre. This building complex consists of an administrative block, a banquet hall, the Ernest Oppenheimer Theatre, and Clock Tower.

Welkom has perhaps grown in Area as fast as Johannesburg. It is a proud fact that; its traffic system of traffic circles were so

well designed that they still have only a few traffic lights. It has received the nickname of "Circle City". In the Free State, natural gas of the Welkom Goldfield was first discovered in the Virginia Gold Mine in 1947 and the mine has been emitting combustible gas ever since. An industrial giant, Welkom is one of the few Towns in the World in which Residential, Mining and Industrial Areas, blend harmoniously has good shopping malls and Restaurants, an Airport and a thriving Theatre.

According to Harmony Gold Mining Company, a number of the mines that were going to be closed by AngloGold and Goldfields in the late 70s up to the early 90s were extended its lifespan in order to maintain the sustainability of its areas such as Welkom, Virginia and Odendaalsrus. "Up until now the traditional engine of the [Welkom] economy is the Gold Mines. Harmony's gold production in the Free State, for example, declined from 890 000 ounces in 2002 to 760 000 in 2012. Although the gold reserves were far from depleted, the reason for closure was due to the high cost of extracting the minerals due to several factors which might not justify the investor return on investment.



*Welkom  
Clock Tower*

## 4. Population Growth

### Comparative analysis and population growth

Comparism	2009	2019	2020	2024	2025	2030
SA	49 176 550	57 725 606	49 928 233	58 669 595	63 434 676	67 579 205
Free State	2 770 303	2 954 348	2 956 442	3 054 058	3 072 325	3 158 716
Lejweleputswa	636 995	664 592	664 818	680 260	682 670	694 778
Matjhabeng	408 253	427 770	430 313	440 408	442 111	452 010

The table above present a steady population growth in the municipality, the comparism is made against the overall district, provincial and national population growth. In previous years from 2008 the growth rate had a slightly higher rate due to mining perceived opportunities which triggered in migration mainly from Lesotho and other neighbouring provinces in the country.

Comparism	2008 - 2018	2019 - 2025	2025 - 2030
SA	17%	14.9%	6.1%
Free State	7%	3.2%	2.7%
Lejweleputswa	4%	2.3%	1.7%
Matjhabeng	5%	2.3%	2.2%

For private enterprises interested to set-up industries may find confidence in the stable population growth which provides a base for labour force of various semi-skilled and trainable work force within the municipality. This data will enable various companies and enterprises to do their market analysis for various factors and be in possession to take informed decisions. Further information in this regard may be accessed through Council Policies and other government sources.

## 5. Political Stability and Support

The Municipality has one of the stable Political Leadership working together with other political parties and is committed to reposition the Municipality as an investment destination and business hub for all categories of national and multinational investors. The Municipal Council is able to take decisions affecting Budgets, Policies and By-Laws, including investments initiatives that have a potential to impact the local society. The Political Leadership has been on a drive to forge partnerships with key role players including communities, civic organisations, private business and other non-profit organisations. These partnerships have received and yielded support for the developmental agenda of the Municipality. This will impact and improve the socio-economic conditions and further uplift the social standard within the Municipality and the region at large.



## Socio-Demographic Information



5155,5  
km<sup>2</sup>



129,420  
Household



50/50  
Gender Equality



424,348  
Population

### Population



70  
Health Care  
Facilities



174.6/100 000  
Maternal Mortality



7 036  
Patience Starting ART



59.9  
Life Expectancy

### Health



213  
Total Number of  
School Facilities



75.7  
Adult Literacy Rate



7474  
Total Number of Grade 12  
Learners 2023



89.6  
Grade 12 Pass Rate  
2023

### Education



R ±4 Billion  
Municipal  
Annual Budget



72  
Political Office Bearers



23  
Senior Management Team



Unqualified  
Audit Outcome

### Governance



86.9  
Solid Waste  
Disposal



96.1  
Water



82.4  
Sanitation












91.8  
Electricity

### Access to Services

## 6. Economic Profile

### 6.1 Economic Composition

The economic growth is measured at real GVA, meaning a comparison of output at current prices to a base year's quantities, in this case, 2011. Economic growth is one of the most important indicators of local livelihood, as it is the primary driver of business development, investment and job creation. The MLM experienced a negative economic growth rate of 1,8% from 2017 to 2018 in terms of data that was available at the time for the local municipality. The impact of lockdowns during COVID-19 has had a negative impact on the local economy and this has led to a poor performance of the economy. This is also exacerbated by the mining closures that are currently taking place with key major player in the region.

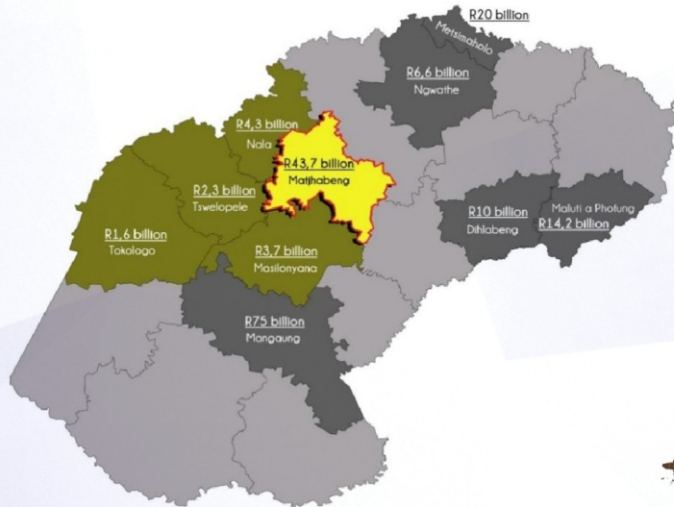
Industry	Percentage share contribution	
Agriculture		1.10%
Electric and Water		1.90%
Construction		2.40%
Transport		6.20%
Manufacturing		8.0%
Finance		11.80%
Trade		14.70%
Community services and Government		15.90%
Mining		37.90%

This circumstance has led the municipality to quickly revisit its policies on development and begin to be more business friendly in its approach to investment and industry development in order to stimulate and attract local and foreign direct investment to the municipality. This is also evident and supported by the political leadership to drive the investment programme.

The agricultural sector has no dominance in the municipality which provides an opportunity for investment and growth as a sustainable industry sector. This sector is not only for food security as a need but also to support other critical industry in the region. Investors with key interest this area may conduct their own market research in their area of interest especially the non-mining town such as Hennenman.

### 6.2 Economic Contribution

Gross Value Added (GVA) is the total value added to goods and services for a given sector or industry and therefore measures that sectors economic contribution. The MLM is located within the Gold Fields gold mining region, which is the key driver of economic production in the municipality, thus is the largest contributor to GVA in the region. Production from the MLM economy is the second largest in the Free State, as therefore it is relatively important in comparison to the wider economy. MLM is ranked second in the Free State Province, behind Mangaung MM (R75 billion), and well head of Metsimaholo (R20 billion) in third place. The MLM economy produced approximately **R43,7 billion in total output (GVA)** in 2018.



Assuming an average annual growth rate of 0.2% between 2008 - 2018, it was estimated that the MLM economy will produce R44,6 billion in total output in 2019.

The leading sector i.e mining contributes to approximately 38% of the municipal GVA. In terms of national output, the Free State province is ranked eight out of the nine regions, which indicates that the Municipality has not fully diversified its economy to allow other economic sectors to improve its economic performance when compared to the Municipalities of a similar size.

### 6.3 Employment Contribution

Employment Contribution		
Agriculture		1,1%
Mining		37,9%
Manufacturing		8%
Electric and Water		1,9%
Construction		2,4%
Trade		14,7%
Transport		6,2%
Finance		11,8%
Community services and Government		15,9%

On the other hand the local industries place the municipality among the top 20 municipalities in the country and was ranked 16th out of the 234 national municipalities, the highest ranked municipality was the City of Johannesburg, with an annual income of R582 billion, almost 7,8 times higher than MLM. Mangaung MM was ranked ninth, with an income of R75 billion produced.

## 7. Economic Diversification Focus

The Municipality has embarked on a new path to diversify its economy and focus its energy and efforts on supporting and encouraging alternative economic sectors aimed at repurposing available skills, mining assets and industrial capacity to sustain its City and towns. The following are identified priority Economic Sectors for Investments:

- Agriculture
- Energy
- Manufacturing
- Tourism and Hospitality
- Business Services
- Construction
- Transport and Communication
- Entertainment Industry
- Wholesale and Retail Industry
- Mining
- Housing or Real Estate



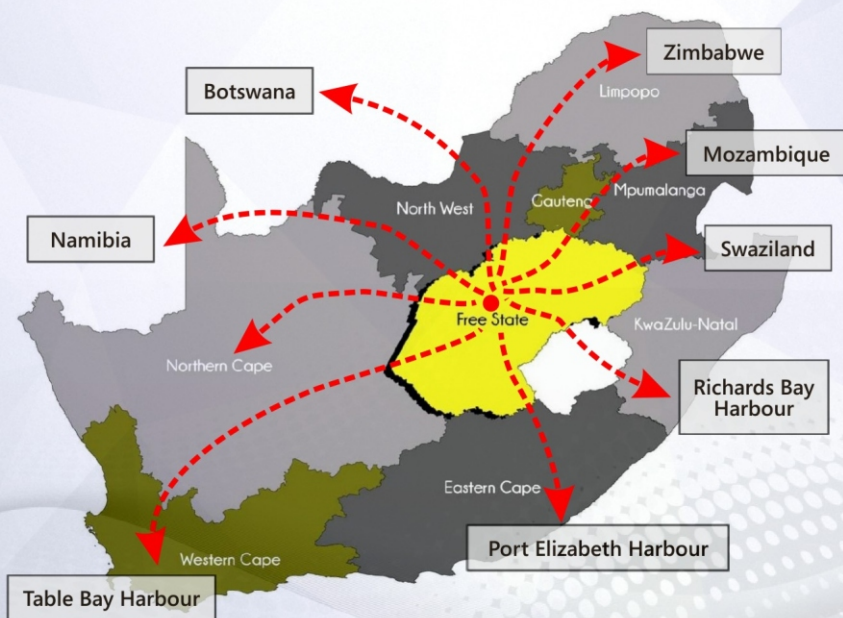
## 8. Why Investing in Matjhabeng

### 8.1 Ideal Location (Gateway to local, regional and international markets)

Perfect and ideal geographical location for national and multinational corporations and companies to set up their businesses. The location of the Municipality provides an immediate access key strategic routes and international ports and harbour which gives reasonable access to local and international markets through national ports for both imports and exports of goods and services. See Map1 for route linkages demonstration. Corporate industries will enjoy a balanced reach out of markets to any destination through the country's national, regional routes and railway lines, which is an important factor on competitive pricing for consumer goods and service due a balanced reasonable distance amongst target markets thus automatically improving the cost of doing business.

The national route (N1) traverse through the small town of Ventersburg and provides a link to other regional routes such as R70 in the neighbouring town of Kroonstad, whereas on the eastern part of Welkom City it provides a gateway to other national routes such as N3, N5, N6 and N8 leading to regional markets and international ports and harbours in Johannesburg, Cape Town, Port Elizabeth and Durban. The location of Welkom City and its Towns in Matjhabeng provide a competitive advantage for industry headquarters and support multitude industry set-up that have interest in expanding their market share beyond local markets.

### Access to Markets



## 8.2 Sustainable Alternative Energy (LNG Gas and Renewable energy projects development)

The recent discover of natural gas in the Matjhabeng Local Municipality has offered hope for economic diversification which the Municipality needs and has been taken very serious by Government not only for local industrial development but also for national impact on economic growth and economic reconstruction and recovery. Tetra4 (Pty) Ltd ("Tetra4") is a wholly owned subsidiary of Renegen Ltd ("Renegen"), a company listed on various stock exchanges is an emerging producer of helium and liquefied natural gas (LNG) which by anticipated projections will become import commodity factor in the GVA and GDP regionally and nationally.

This major asset (Gas Mine) of Tetra4 is located near Virginia Town of Matjhabeng Local Municipality, the only holder of an onshore petroleum production rights in South Africa. Tetra4 is also the first helium producer with proven reserves in SA. The company focuses on the commercialization of the Virginia Gas Project, which is

comprised of an executed and granted production right for 187 000 hectares of gas-fields across Welkom, Virginia and Theunissen in the Free State. It is understood that the source of the Virginia Gas Project's methane is primarily microbial, originating from deep within the Witwatersrand Supergroup. The company has already signed few take-off agreements on its existing production of compressed natural gas (CNG).

Apart from the commercialisation of the compressed gas these are plans to build a gas-powered Energy Plant to support the industrialisation processes linked to this commodity vale add businesses.



### 8.3 Stable Stakeholder Partnerships (Support from Local, Regional, and National institutions)

The Municipality has approved a policy guideline for establishment of Business Forums referred to as “Local Economic Development Forum”. The purpose of the policy framework guideline is to coordinate all existing business forums from all walks of life so that they represent common business interest which will make it easier to participate in large corporate investment projects and further support the industrialisation agenda of the Municipality. This will allow government to identify business opportunities through public private partnerships and ensure that local beneficiation takes place in order to enhance and expand job creation for local Small, Medium and Micro Enterprises (SMMEs) within the local and regional areas of the Municipality.



### 8.4 Simplified Trading within the African Continent through African Continental Free Trade Agreements (AfCFTA)

South Africa has put in place the legal and the administrative processes for the start of trade under the African Continental Free Trade Area (AfCFTA) on 1 January 2021 following a decision by the 13th extra-ordinary session of the Assembly on the AfCFTA on 5 December 2020 to start trading under the AfCFTA on the basis of legally implementable and reciprocal Tariff Schedules and Concessions, with agreed Rules of Origin. The AfCFTA integrates a market of 55 countries with a combined GDP of over US\$ 3.3 trillion and a population of more than 1 billion people.



The AfCFTA builds on the Tripartite Free Trade Area (TFTA) with the Common Market for East and Southern Africa (COMESA), East African Community (EAC) and the Southern Africa Development Community (SADC). The key objectives of the AfCFTA is to among others, create a single market for goods, services, and enhance economic integration in the African Continent in accordance with the Pan African Vision of “An integrated, prosperous and peaceful Africa” enshrined in Agenda 2063. For further information contact the DTIC at <http://www.thedtic.gov.za/>

## 8.6 Special Economic Zone

The Matjhabeng Local Municipality is currently developing a Special Economic Zone along the R30 route between Welkom City and Virginia Town. The main objective of the SEZs is to provide a special designated geographically area or especial industrial estate to cater for investment needs of all categories of industry needs supported by infrastructure services within the local area. The main focus is to attract local and foreign direct investment (FDI) for industrial development and export of value-added commodities, products and services.

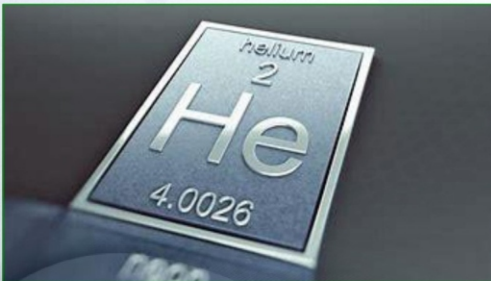
The SEZ development was approved on the 28th of March 2023 under Council Resolution Number: A43/2023. The Renergen's Tetra4 Gas Plant in Virginia

Town produces helium and natural gas which are a precious commodity for the technology industry, based on the global artificial intelligence (AI) developments and the need to expand such investments and markets, it is anticipated that the SEZ will attract billions of rands in investments within the municipality in the near future.

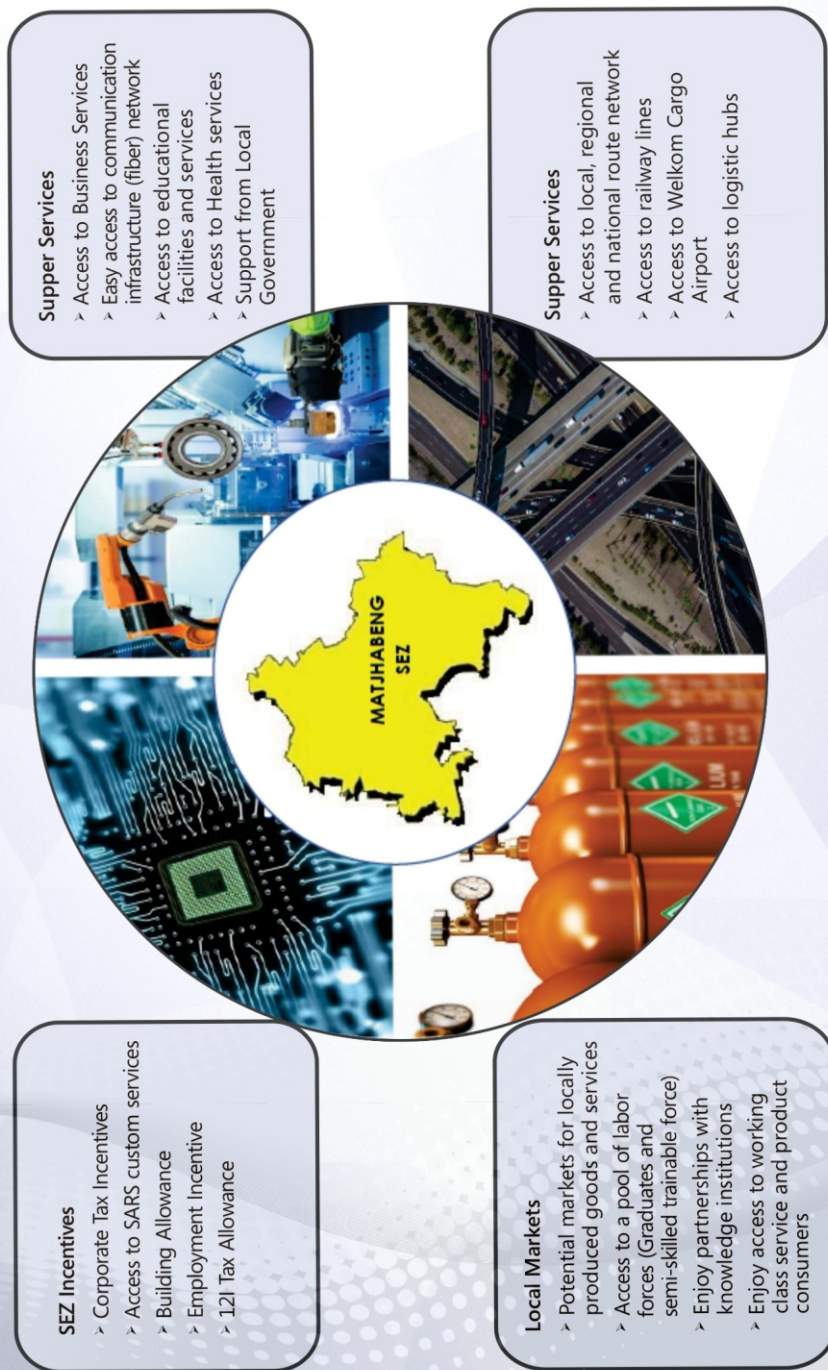
The South African government has repositioned itself in the world economy by facilitating and supporting the development of Special Economic Zone through regulatory reforms that provides for the development, operations and management of SEZs. The SEZ programme focuses on the following areas:

- Expand the strategic industrialisation focus to cover diverse regional development needs and context;
- Provide a clear, predictable and systemic planning framework for the development of a wider array of SEZs to support industrial policy objectives, the Industrial Policy Action Plan (IPAP);
- Clarify and strengthen governance arrangements, expand the range and quality of support measure beyond provision of infrastructure; and
- Provide a framework for a predictable financing framework to enable long term planning.

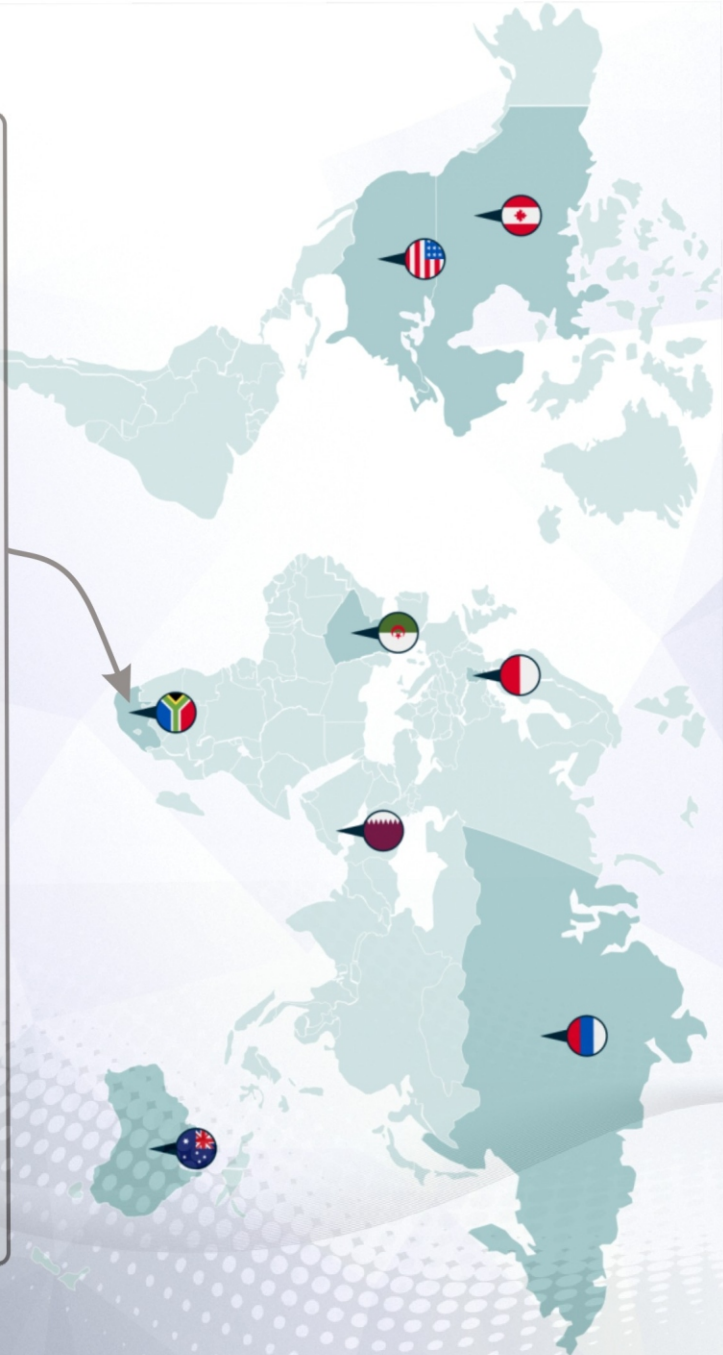
The current economic strength in Matjhabeng is the natural gas reserves found in the Matjhabeng area and the capacity to produce LNG and Helium which serve as critical economic base for sustainable energy production to power the next industrial revolution in the Free State Province.



## Benefits of Matjhabeng SEZ



Gas and Helium producers in the World



Tetra4 is the only holder of an onshore petroleum production rights in South Africa. Tetra4 is also the first helium producer in SA. It is comprised of an executed and granted production right for 187 000 hectares of gas-fields across Welkom, Virginia and Theunissen in the Free State Province of South Africa.

## 10. Municipal Investment Incentive Policy

The Matjhabeng Local Municipality has approved an Investment Incentive Policy which aims to improve its competitiveness and address bureaucratic red tapes within its administrative processes to create favourable conditions that simplifies the cost of doing business especially for specific targeted large scale economic sector-based industries. These incentives applies to non-SEZs industries. The Investment Incentive Policy seeks achieve the following conditions:

- ✓ Enhanced favourable environment for investment.
- ✓ Improved levels of business confidence in the Municipality.
- ✓ Reduction of high cost of doing business.
- ✓ Improved efficiency in processing and approving development applications.
- ✓ Improved stakeholder relation and support from local business.
- ✓ Skills transfer and capacity building arising from major (Catalytic projects).
- ✓ Transparency in doing business with local SMMEs.
- ✓ Improved value-add opportunities across multi-sector industry development.
- ✓ Government support for targeted economic sectors in the Municipality.

The Municipal Incentive scheme applies to all the priority industry identified. The following table is a Matrix Incentive Scheme applicable to targeted industries.

INCENTIVE SCHEME MATRIX									
Grouping	Qualifying Criteria			Qualifying Percentage on Current Approved Tax, Rates and other Fees					
	Investment Value (Amount in Rands)	Investment Scale (Investment Size In terms of Building square coverage)	Estimate Job Opportunities (Temp During Construction Phase & Permanent post construction Phase)	Exemption % on Tax and Rates (Period of application: five (05) years after completion			Exemption % on Administrative Fees (Period of Application: Once-Off on submission)		Exemption % on infrastructure Development
				Property Rates (Upon approval and proof of compliance to qualifying criteria)	Solid Waste Rates (Upon approval and proof of compliance to qualifying criteria)	Sewer Rates (Upon approval and proof of compliance to qualifying criteria)	Town Planning Service Fees (Land Use & Development Applications Only: Once Off)	Building Control Fees (SDP & Building Plans Only: Once off)	Bulk Service Contribution Fees (Upon approval and proof of compliance to qualifying criteria)
<b>The below exemptions apply to all qualifying Industries as defined in the Policy</b>									
E	R0 - R50Mil	5000 - 10000 M <sup>2</sup> (Average)	Avg. 200 Temp / 50 Perm (Avg) and above	0% - 20%	0% - 20%	0% - 20%	0% - 20%	0% - 20%	10-50% incentive discount will be considered on a cost benefit. 51-100% on highly impacted services on condition that Bulk Services are upgraded on Council Terms and Conditions and Maintained for an agreed period
D	R50Mil - R500Mil	10000 - 10000 M <sup>2</sup> (Avg)	Avg. 400 Temp / 100 Perm (Avg) and above	20% - 40%	20% - 40%	20% - 40%	20% - 40%	20% - 40%	
C	R100Mil - R500Mil	20000 - 40000 M <sup>2</sup> (Avg)	Avg. 600 Temp / 150 Perm (Avg) and above	40% - 60%	40% - 60%	40% - 60%	40% - 60%	40% - 60%	
B	R500Mil - R1B	40000 - 80000 M <sup>2</sup> (Avg)	Avg. 1000 Temp / 100p Perm (Avg) and above	60% - 80%	60% - 80%	60% - 80%	60% - 80%	60% - 80%	
A	R1B - R5B and above	80000 M <sup>2</sup> (Avg)	Avg. 3000 Temp / 1500 Perm (Avg) and above	80% -100%	80% -100%	80% -100%	80% -100%	80% -100%	

## 10. National Government Tax Incentives on Special Economic Zones

The Department of Trade, Industry and Competition working with National Treasury and South African Revenue Service (SARS) is offering several incentives available and applicable to SEZs development growth, revenue generation, creation of jobs, attraction of Foreign Direct Investment (FDI) and international competitiveness. The following incentives applies:

- ✓ **Preferential 15% Corporate Tax:** Businesses (prescribed in section 24(4) of the SEZ Act) that are located in a Special Economic Zone may be eligible for tax relief, including the reduced rate of corporate income taxation. In addition to satisfying the requirements of the SEZ Act, further criteria for some of the available tax incentives are stipulated in the Income Tax Act, 1962 (Act No. 58 of 1962.)
- ✓ **Building Allowance:** Businesses and Operators (prescribed in section 1 of the SEZ Act) operating within a Special Economic Zone may be eligible for tax relief, including the building allowance, subject to requirements contained in the Income Tax Act.
- ✓ **Employment Incentive:** Businesses and Operators operating within a Special Economic Zone may be eligible for tax relief, including the employment tax incentive subject to requirements contained in the Employment Tax Incentive Act, 2013 (Act No. 26 of 2013).
- ✓ **Customs Controlled Area:** Businesses and Operators located within a customs-controlled area of a Special Economic Zone will be eligible for tax relief as per the Value-Added Tax Act, 1991 (Act No. 89 of 1991), the Customs and Excise Act, 1964 (Act No. 91 of 1964), the Customs Duty Act 2014 (Act No. 30 of 2014) and the Customs Control Act, 2014 (Act No.31 of 2014).
- ✓ **12I Tax Allowance:** The 12I Tax Incentive is designed to support Greenfield investments (i.e. new industrial projects that utilise only new and unused manufacturing assets), as well as Brownfield investments (i.e. expansions or upgrades of existing industrial projects). The new incentive offers support for both capital investment and training.

## 11. Current Infrastructure Investment commitment

The Department of Trade, Industry and Competition working with National Treasury and South African Revenue Service (SARS) is offering several incentives available and applicable to SEZs development growth, revenue generation, creation of jobs, attraction of Foreign Direct Investment (FDI) and international competitiveness. The following incentives applies:

Infrastructure Service type	Project Value	Description
Water and Sanitation	R 2.9B	Replacement of asbestos infrastructure
Sewer Infrastructure	R 1.8B	Refurbishment and upgrading of current infrastructure
Road Infrastructure	R 3.B	Refurbishment and upgrading
Special Economic Zone	TBA	Development of a full industrial estate

## 12. Investment Opportunities

### 12.1 Infrastructure Development

- Industrial and Commercial Development
- Public Infrastructure Development
- Transportation and communication Services

### 12.2 Mining

- Mining Development
- Beneficiation

### 12.3 Energy

- Photovoltaic Energy
- Wind Energy
- Hydro Energy
- Thermal Energy
- Gas and Petroleum Energy
- Bio-Mass Energy

### 12.4 Technology Industry

- Information and Communication
- Artificial Intelligent
- Aviation and Space industry

### 12.5 Agricultural

- Organic and non- organic Farming
- Urban Farming (Hydroponic Farming)
- Agro-processing

### 12.6 Tourism and Hospitality

- Mining Tourism
- Game Farming
- Recreational Garden Parks and Open Spaces
- Water Sports
- Arts and Culture
- Entertainment (Film, Music and Festivals)
- Short Term accommodation

### 12.7 Manufacturing

- Agro-processing
- Textile
- Upholstery
- Automotive
- Pharmaceutical, etc

### 12.8 Green Buildings

- Sustainable Green Designs and Building methods
- Infrastructure designs that incorporate use of recyclable resources and renewable energy

### 12.9 Urban Renewal Programmes

- Brownfield Development
- Green field Development
- And other deemed suitable by the Municipality

### 12.10 Real Estate

- Residential and Commercial
- Student Accommodate



## 13. Land Availability

### 13.1 Residential and Mixed-Use Development Land

Area	Description	Potential Use
Welkom	Remainder of the Farm Vlakovlei 121	Residential Development
	Naudeville Extension	Residential Development
	Portion 1 of the Farm Milliebult 146	Residential Development
	Remainder of the Farm Lotgeval 96	Mixed Used Development
Thabong	Thabong Ext 22 (Thandanani 2010)	Low To Medium Income Residential Development
	Thabong: Thabong T6 (X0)	Residential Development
Meloding	Portion 452 of the Farm Christiana 452	Mixed Use Development / Agricultural Development
	Portion 287 of the Farm Dora 287	Mixed Use Development / Agricultural Development
	Rem of Portion 352 of the Farm Uitzig 355	Mixed Use Development / Agricultural Development
Allanridge	Allanridge: Extension 2	Residential Development
	Allanridge: Extension 3	Residential Development

### 13.1 Residential and Mixed-Use Development Land

Area	Description	Total
14	Commonage	54
40	Commercial Agriculture	



## 14. Investment Participation Window Period for Opportunities

The Municipality has put in place procedures necessary to enable a smooth and faster way of obtaining long term lease agreements to enable speedily approvals on priority industry that meets the investment criteria set out in the Incentive Investment Policy. Investors will enjoy confidence of setting up their business without red tapes.

The following table shows window periods of opportunities to be made available for land available agreements for large-scale targeted developments. The opportunities will be based on available land within approved townships for industry based and on farmland for various available land use rights and as per the Spatial Development Framework and Land Use Management Scheme of the Municipality.

Towns / Areas	Description	Frequency (Yearly)	Reference
Welkom	Commercial and Industrial	Every September	As Specifications
Thabong	Commercial and Industrial	Every September	As Specifications
Virginia	Commercial and Industrial	Every September	As Specifications
Odendaalsrus	Commercial and Industrial	Every September	As Specifications
Kutlwanong	Commercial and Industrial	Every September	As Specifications
Allanridge	Commercial and Industrial	Every September	As Specifications
Phomolongl	Commercial and Industrial	Every September	As Specifications
Nyakallong	Commercial and Industrial	Every September	As Specifications

All opportunities to be availed for interested investors will be in line with the Investment Incentive Policy of Council. As a result, interested enterprises and corporations will have to meet the policy criteria to ensure maximum impact on job creation.

The investors must be willing to enter into long term lease to be prescribed by the Municipality to ensure investors enjoy their financial security and return on investment over a long-term period.





## CONTACT INFORMATION

### MATJHABENG LOCAL MUNICIPALITY

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