

M/52

PROFILE AND ANALYSIS  
DISTRICT DEVELOPMENT MODEL

# MANGAUNG

METROPOLITAN FREE STATE

Nestled in the centre of South Africa sits Mangaung Metro as the administrative and economic core of the province. This “Place of Cheetahs” is rearing to go as one of the national urban nodes and an agro-processing and –industrial hub.



cooperative governance  
& traditional affairs  
Department:  
Cooperative Governance and Traditional Affairs  
REPUBLIC OF SOUTH AFRICA





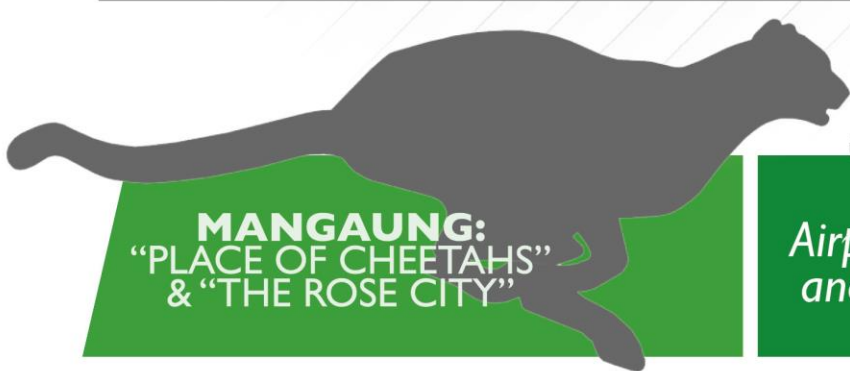
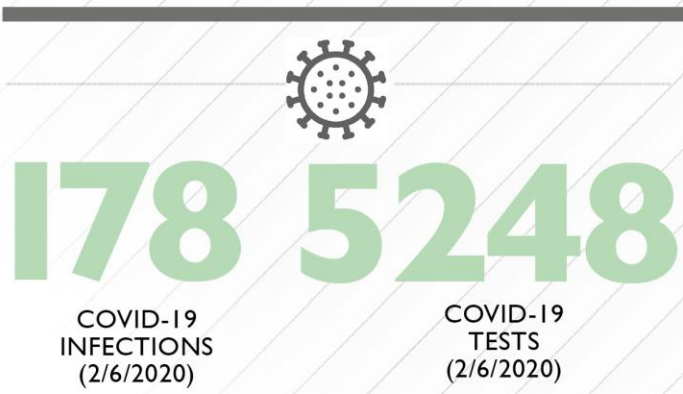
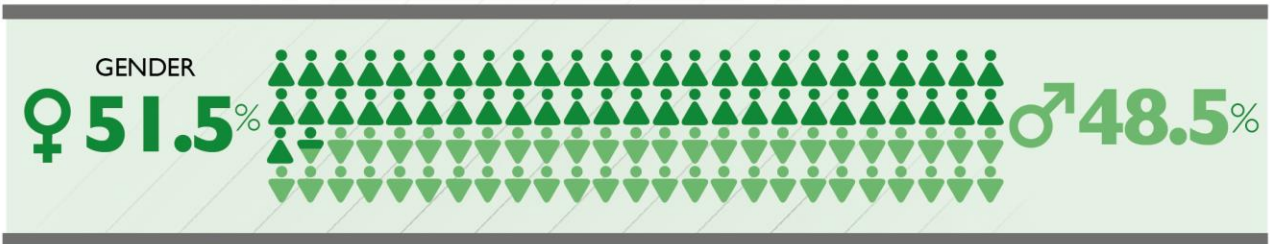
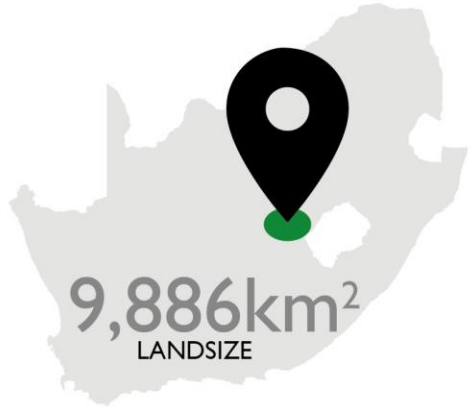
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# MANGAUNG BY NUMBERS

# 861 651

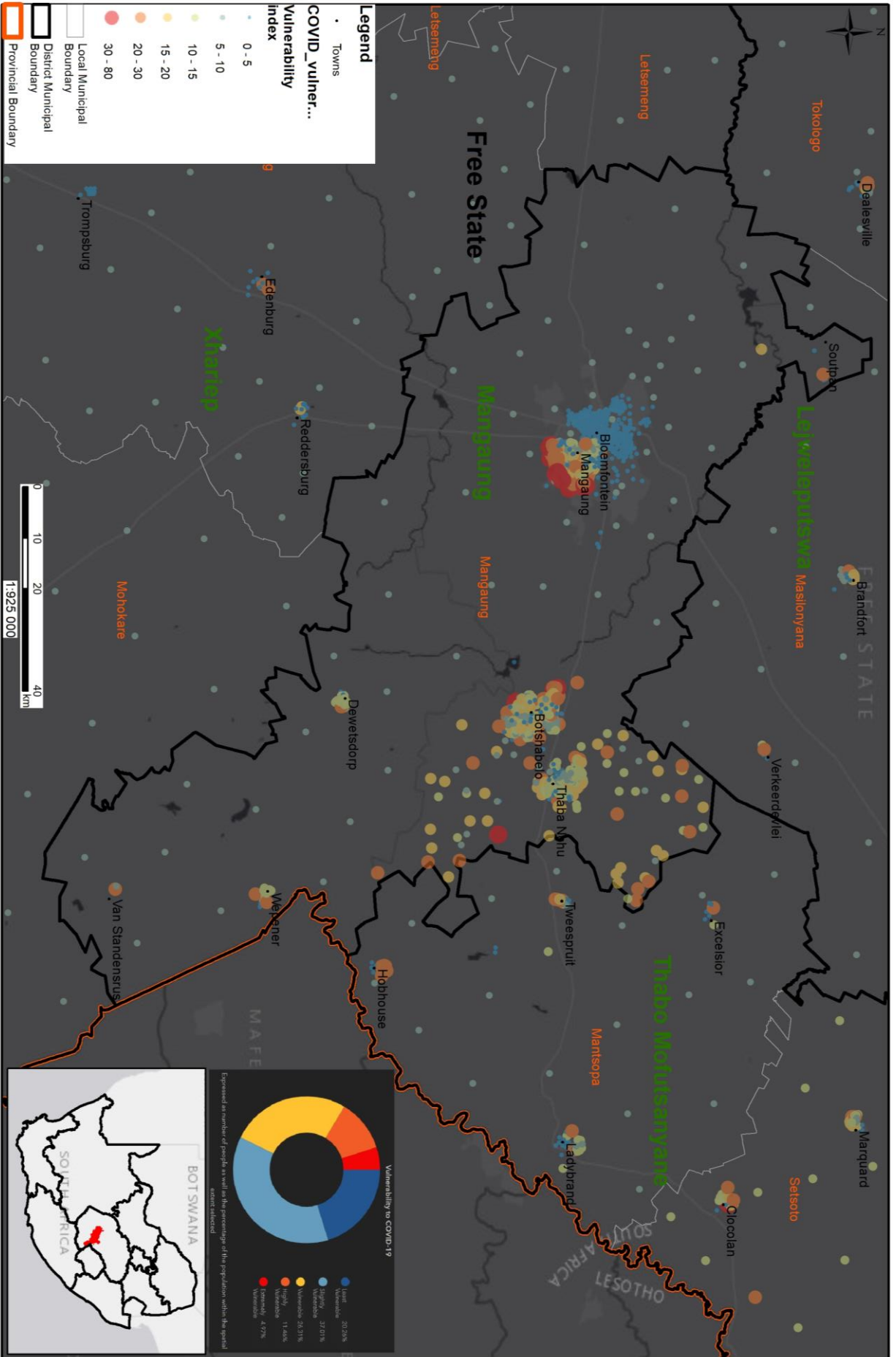
POPULATION



**MANGAUNG:**  
"PLACE OF CHEETAHS"  
& "THE ROSE CITY"



**NEXT BIG THING**  
*Airport Development Node  
and Thaba Nchu Agti-Hub*



COVID-19 Vulnerability Index  
Mangaung  
Source: CSIR/NCDM

## 1. Executive Summary

**Mangaung, is one of the eight metros in South Africa and easily accessible via National infrastructure including the N1, N6, N8 and Bram Fischer International Airport. There are currently 861 651 people living in Mangaung comprising of 276 905 households. Using the lower bound poverty line 36.6% of the population lives in poverty. The Metro's Gini Coefficient is 0,62 , making this municipality the most unequal. This is a reflection of its large rural area. The unemployment rate in Mangaung is 25.3%% is lower than the provincial and national average.**

Mangaung is the epicentre of COVID-19 in Free State. As at 02 June 2020, 5 248 COVID-19 tests have been conducted in Mangaung, recording 178 confirmed cases, 7 deaths and 134 recoveries. Botshabelo recorded 2 confirmed cases, Bloemfontein 174 and Thaba Nchu 2 confirmed cases. There are 12 quarantine sites in Mangaung, 11 of the quarantine sites are located in Bloemfontein. 1 405 public and private beds have been made available to the Metro. As at 29 May 2020, seven of the quarantine sites have been activated.

The main economic sector in Mangaung is the tertiary sector with a share of 83.2% in 2017 and is mainly driven by community services (33%). The community service sector is comprised of the provincial government headquarters, the three tertiary institutions, healthcare and other facilities. The tertiary sector is the largest employer in the Metro with community services (32.4%) being the highest, followed by trade at 16.2% and finance at 15.1%.

Mangaung's audit outcomes show that it regressed from an unqualified audit opinion in 2015/16 financial year to a disclaimer in 2016/17. Some of the challenges identified include the poor monitoring of internal controls. The high vacancies in the Engineering Services at 1 094 and social services at 742 has an impact on the delivery and provision of services.

The Built Environment Performance Plan (BEPP) has identified catalytic projects which are deemed to have potential to make a significant impact on the built environment and ensuring economic growth. The Thaba Nchu Agri-Hub is one of the most important catalytic projects that will impact positively on the Metropolitan area and beyond. The potential linkages between agriculture and manufacturing through agro-processing have been identified.

## 2. Brief Overview

### 2.1. Historical Perspective

The name Mangaung is a Sesotho name meaning ‘place of Cheetahs’. It was previously known by the name of its Central Business District, Bloemfontein, which is Dutch for ‘fountain of flowers’. Bloemfontein was established as a British Fort in 1846 and is currently the judicial capital of South Africa. Because of its central location and abundance of water it has served as the capital of several peoples including, the Boer, the Griqua (a sub-group of the Khoe-speaking nations) as well as the Barolong who are of Tswana descent.

The Metro is also the birth city of Africa’s oldest liberation movement the African National Congress, which was formed in 1912 at the Wesleyan Church. Two years later, in 1914, the National Party was founded in Bloemfontein.

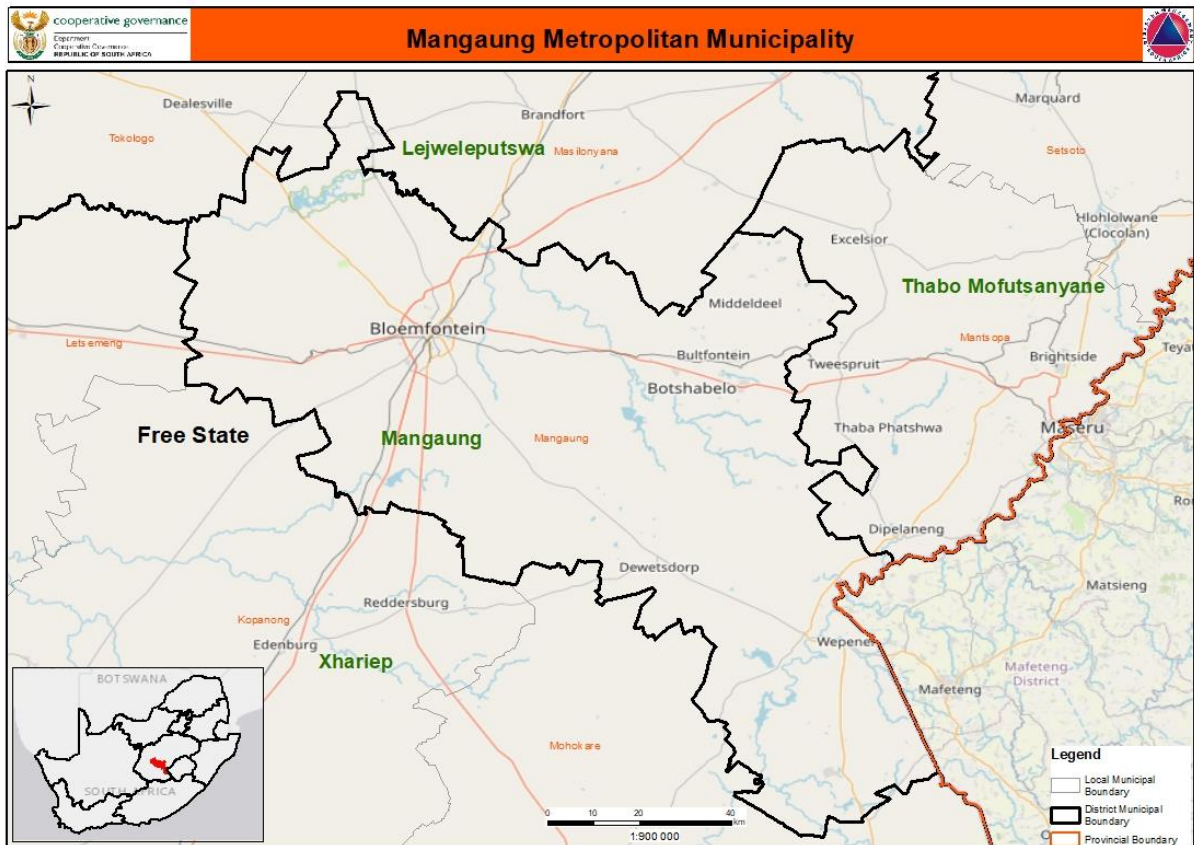
Mangaung, is one of the eight Metros in South Africa. It was founded as a Metro in 2011, prior to that it was a local municipality under the Motheo District Municipality. In 2016, the Metro was merged with Naledi local municipality to form the current municipal boundaries.

### 2.2. Location

Mangaung Metropolitan Municipality is centrally located within the Free State province, the central interior of South Africa. Mangaung shares its boundaries with the Districts of Lejweleputswa to its north, Thabo Mofutsanyane to its north east and Xhariep to its south. To its south east, Mangaung shares a border with Lesotho.

The Metro is accessible via National infrastructure including the N1 (which links Bloemfontein to Gauteng to the north and Western Cape to the southwest), the N6 (which links Bloemfontein to the Eastern Cape), and the N8 (which links to Lesotho in the east and with the Northern Cape to the west).

**“THE METRO IS ALSO THE BIRTH CITY OF AFRICA’S  
OLDEST LIBERATION MOVEMENT THE AFRICAN  
NATIONAL CONGRESS, WHICH WAS FORMED IN  
1912 AT THE WESLEYAN CHURCH.”**



### There are seven main administrative regions in the city:

- **Bloemfontein** is highly accessible with well-developed infrastructure and transport networks, including three national roads, a railway link between Gauteng and the Western Cape, as well as an international airport (Bram Fisher Airport).
- **Botshabelo** located 55km to the east of Bloemfontein, Botshabelo is a township that was established in the early 1980s as a labour reservoir for Bloemfontein. With an unemployment rate of 32.9% the town greatly depends on Bloemfontein for employment.
- **Thaba Nchu** is a “tribal area” located 12 km to the east of Botshabelo. The town used to form part of the Bophuthatswana “Bantustan” homeland. Thaba Nchu comprises of the main town surrounded by about 37 rural villages located on trust land under traditional leadership.
- **Dewetsdorp** is located 75km south-east of Bloemfontein on the R702 and is part of the Battlefields Route. The Town also comprises two urban settlements (Dewetsdorp and Morojaneng), and is surrounded by land with a medium to high agricultural potential.
- **Wepener** was established as a municipality in 1880, the town was established on the banks of Jammersbergsspruit, a tributary of the Caledon River. Together with Dewetsdorp, the towns were merged into Mangaung Metro when Naledi Local

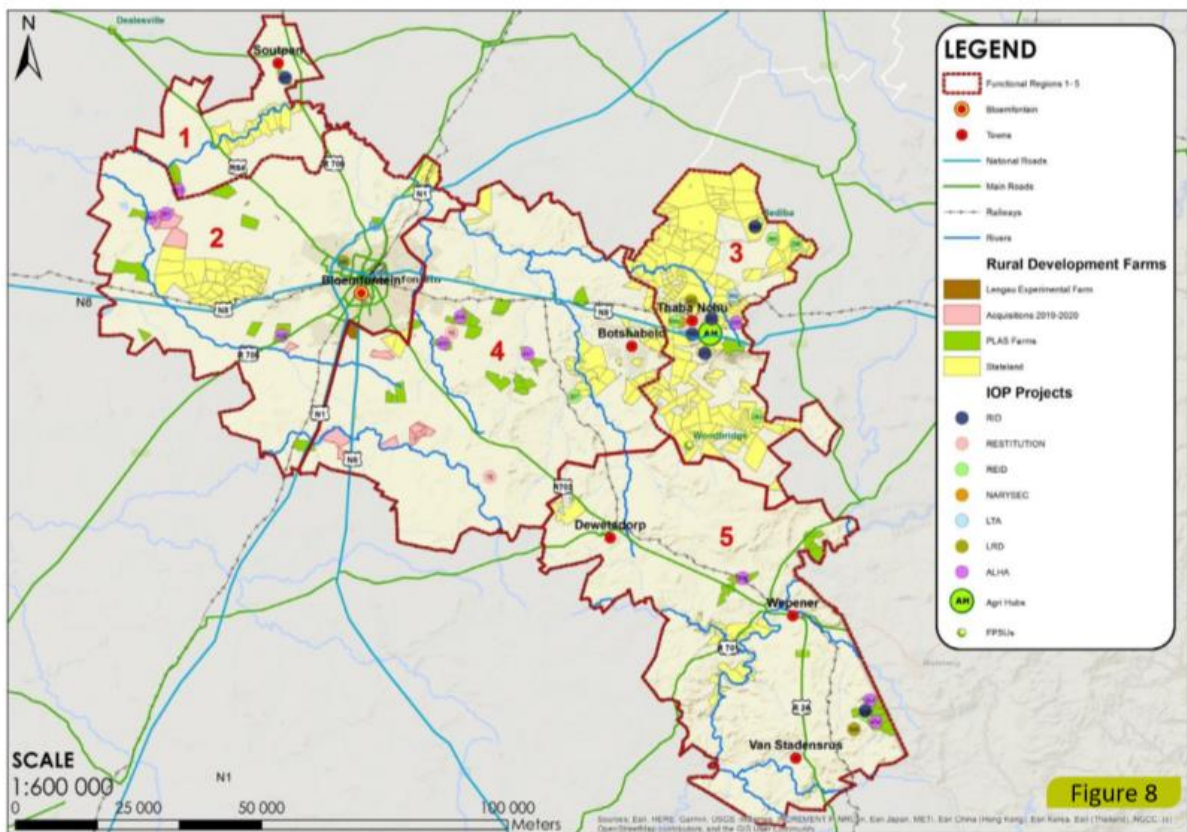


Municipality was disestablished on 03 August 2016. The town serves as one of the gateways into Lesotho, given its proximity to the Van Rooyen’s border post. The Second Anglo Boer War took place in Dewetsdorp and Wepener.

- **Van Stadensrus** is located 30km from Wepener on the R702 and is another frontier town on the border of South Africa and Lesotho.
- **Soutpan** is a small town located 38km to the north-west of Bloemfontein. The town was established due to the salt mining activities in the area and produces a vast amount of salt. The area is also known for the Florisbad anthropological area and the Soetdoring Nature Reserve.

### 2.3. Spatial Pattern

Mangaung covers an area of 9 886 km<sup>2</sup> and has three urban centres (Bloemfontein, Botshabelo and Thaba Nchu) and a surrounding rural area with small towns namely, Dewetsdorp, Wepener, Van Stadensrus and Soutpan/Ikgomotseng. The rural area makes up the largest percentage (97.17%) of the entire municipal area and is characterised by extensive commercial farming in the west, mainly mixed crop production and cattle farming. The Metro is characterised by three different land use types including formalised stands in urban areas, small holdings and farms.



Mangaung Spatial Pattern Source: Mangaung Draft SDF2020

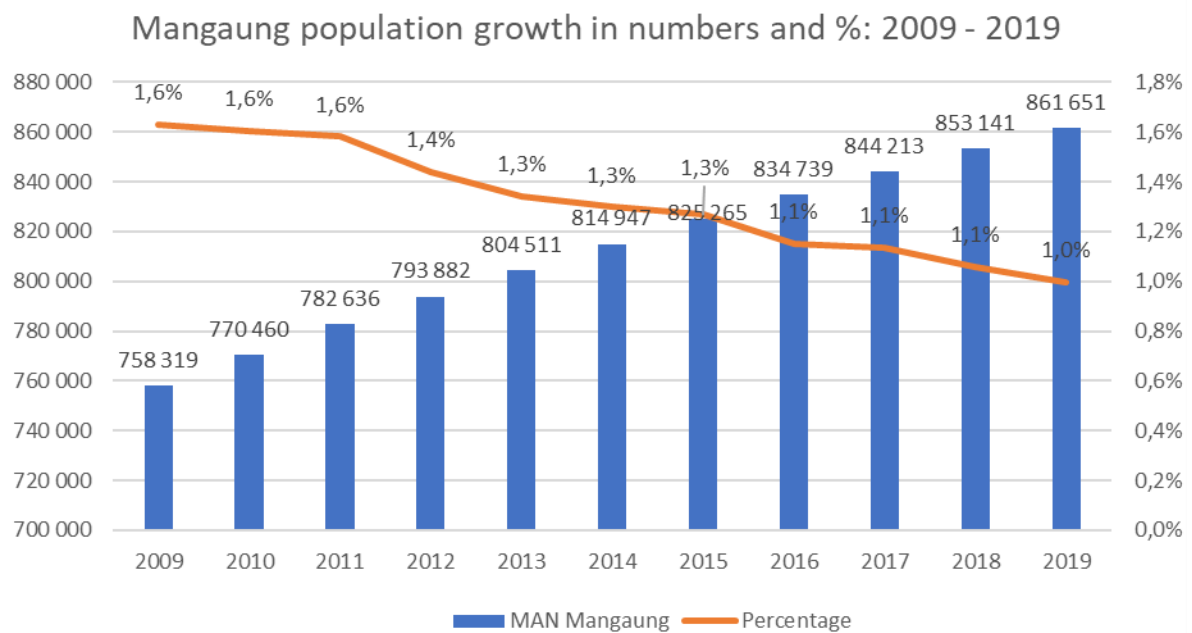
The Barolong Tribal Authority oversees 37 villages dispersed across the tribal area. 21 villages are located to the north and 16 villages are located to the south of the tribal area. The rural areas in between the villages are characterized by large stretches of communal grazing land and utilized for cattle. Ownership of the land has been a contentious issue for years and it is expected that the land will be transferred to the Traditional Council. Local residents have expressed a need to obtain ownership of the small plots on which they reside.

## 3. Social Development Profile

### 3.1. Key Demographics

#### 3.1.1. Population

In 2019 Mangaung Metropolitan Municipality's population has risen to 861 651 from 853 141 in 2018. The growth rate has been declining from 1.6% in 2011 to 1.0% in 2019. Over half of the population is concentrated in Bloemfontein (63%), followed by Botshabelo (24%), Thaba Nchu (9%), Dewetsdorp and Wepener (1.5%), Soutpan (0.8%) and Van Stadensrus at (0.2%) (StatsSA, 2016).



#### 3.1.2. Gender, Age and Race

In Mangaung, the median age is 25 and is similar to South Africa's median age of 25 years. The largest share of population is within the young working age (25-44 years)

age category with a total number of 274 400 (31.8%) of the total population. The age category with the second largest number of people is the young children (0-14 years) age category with a total share of 25.6%, followed by the older working age (45-64 years) age category with 156 038 (18.1%) people. The age category with the least number of people is the retired / old age group (65 years and older) with only 64 378 (7.4%) people.

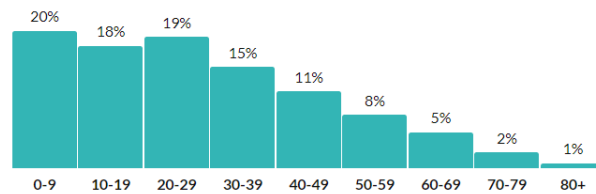
Age

25

Median age

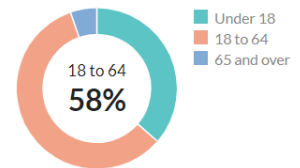
a little less than the figure in Free State: 26  
 about the same as the figure in South Africa: 25

Population by age range



Source: Community Survey 2016

Population by age category

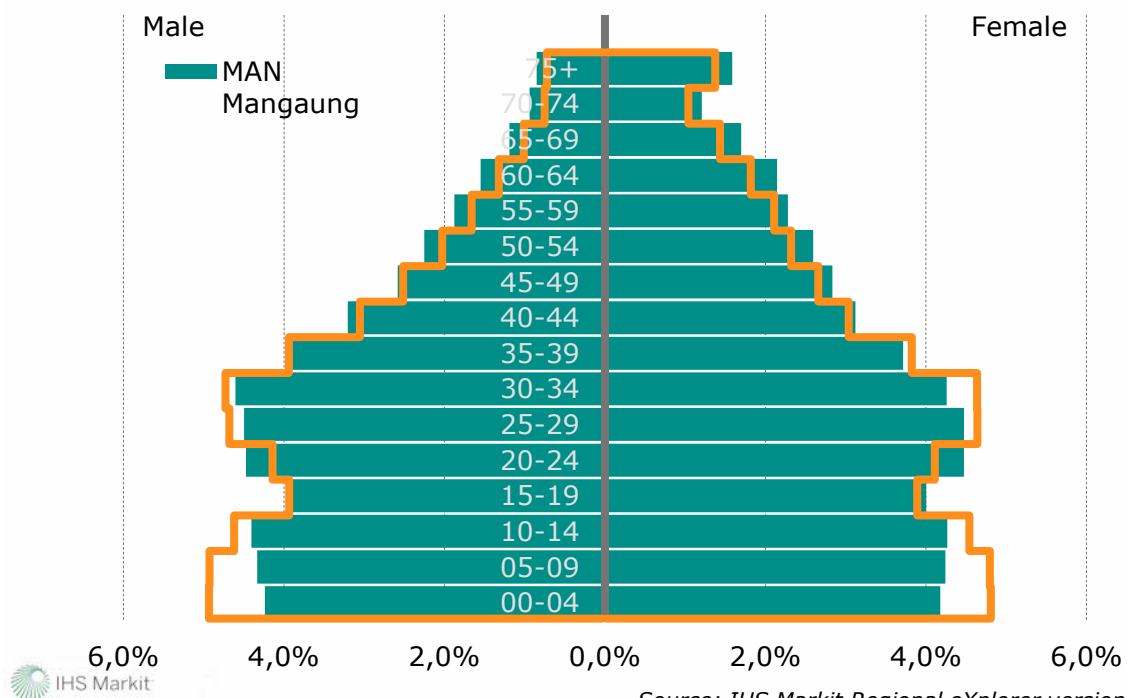


Source: Community Survey 2016

Mangaung's population consisted of 86% African, 11% White and 4% Coloured. With the African population group representing a majority of Mangaung's total population, the overall population pyramid for the region will mostly reflect that of the African population group.

Population structure, Total, 2019

MAN Mangaung vs. National



Source: IHS Markit Regional eXplorer version 1946

440 060 (51.07%) of the population are females and 421 591 (48.9%) of the population are males. The Mangaung metropolitan municipality has similar males (48.9%) relative to South Africa (48.96%), and this is typically seen in a stable population.

### 3.1.3. Households

There are 276 905 households in Mangaung. This is an increase from 265 560 households in 2016 and 231 921 households in 2011. There are 74% of households who reside in a house. 11.7% of the households reside in informal shacks, which is slightly higher than the provincial average of 13.99%. 6.5% in a flat in a backyard.

#### Households

**265 560**

Households

about one-quarter of the figure in Free State:  
946,637L

less than 10 percent of the figure in South Africa:  
16,923,307L

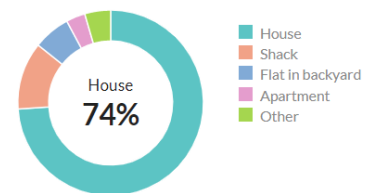
**11.7%**

Households that are informal dwellings (shacks)

about 80 percent of the rate in Free State: 13.99%

about 90 percent of the rate in South Africa:  
12.96%

#### Households by type of dwelling Chart Options



Source: Community Survey 2016

Approximately 70.1% of the households within the Metro live in fully paid off properties or properties that are in the process of being 'fully paid off', this is a increase from 62,3% in 2011. About 14% of the households live in properties rented from private individuals and 8% of households are renting from the state, including the municipality and social housing schemes subsidised by the government. The average household size is 3.1 persons per household, which is lower than the South Africa average of 3,3.

#### Head of household

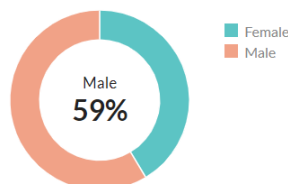
**41.4%**

Households with women as their head

about the same as the rate in Free State: 41.7%

about the same as the rate in South Africa: 41.32%

#### Head of household by gender Chart Options



Source: Community Survey 2016

**1 418**

Households with heads under 18 years old

about one-quarter of the figure in Free State:  
5,411

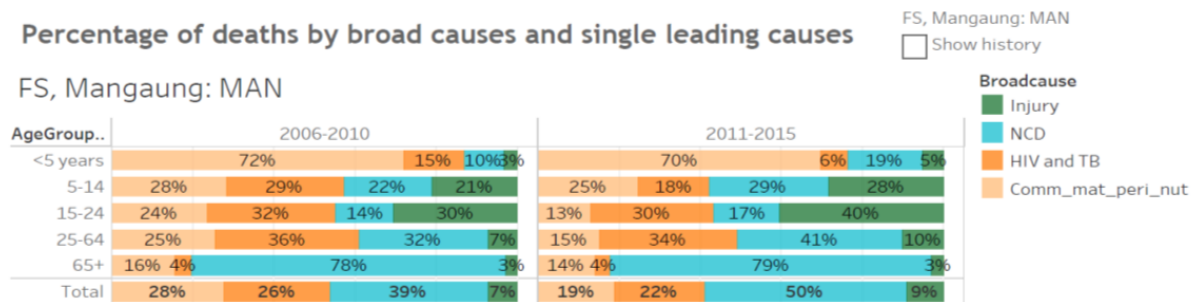
less than 10 percent of the figure in South Africa:  
111,471

41.1% of the households are headed by women. This is a marginal increase from the 40,8% registered in 2011 and is similar to the national average of 41%. Mangaung Metro has 1 418 child headed households that are headed by children under the age of 18. 47% are headed by the girl child.

### 3.2. Health Profile

There are 129 198 HIV positive people in the metro. HIV/AIDS is the leading cause of death for the 5-14 (10.8%), 15-24 (16.6%) and 25-64 (18.1%) age categories.

Cerebrovascular disease, such as strokes (15.4%), followed by Ischaemic heart disease (10.1%) and Lower respiratory infections (8.4%) are the leading causes of death for those above 65. Lower respiratory infections feature amongst the top 10 causes of death for all age categories in Mangaung. For children below the age of 5 age, preterm birth complications (13.8%), lower respiratory infections (13.3%) and diarrhoeal diseases (11.7%) are the leading causes of death.



In terms of maternal conditions, indirect maternal conditions (42.8%), other maternal (25.7%) and hypertension in pregnancy (19.2%) were the top three leading causes of death amongst women in the 15-49 age category.

In 2017/18 the teenage pregnancy rate was 9%. The maternal mortality ratio (per 100 000 live births) in the district stands at 128,6. The immunization rate in Mangaung Metro is at 72,1%.

Mangaung metropolitan municipality is comprised of four health subdistricts namely, Bloemfontein, Botshabelo, Naledi and Thaba Nchu. The Metro has 313 clinics and 122 mobile clinics. Many of these are located in in Bloemfontein, Thaba Nchu and Botshabelo. Smaller towns have around 1-3 clinics each. There are 36 state-owned hospitals and 26 private hospitals, all hospitals are located in Bloemfontein besides three that are in Thaba Nchu and Botshabelo.

### 3.3. Covid-19

The first case of Covid-19, case Zero, was discovered in South Africa on the 5th of March 2020, in KwaZulu-Natal. In the early stages of the Covid-19 pandemic in South Africa, Mangaung Metropolitan Municipality was a hotspot following a church gathering where 300 worshippers came into contact with five tourists who had tested positive for Covid-19. Massive contact tracing, and testing of members who had attended the church gathering was undertaken. An 85-year-old male, who attended the religious gathering, became the third South African to die from Covid-19 related complications at the Pelenomi Hospital in Bloemfontein. With lower respiratory infections featuring amongst the top 10 cause of death for all age categories in the Mangaung, extra precaution must be taken especially since symptoms of Covid-19 include mild to severe respiratory illness.

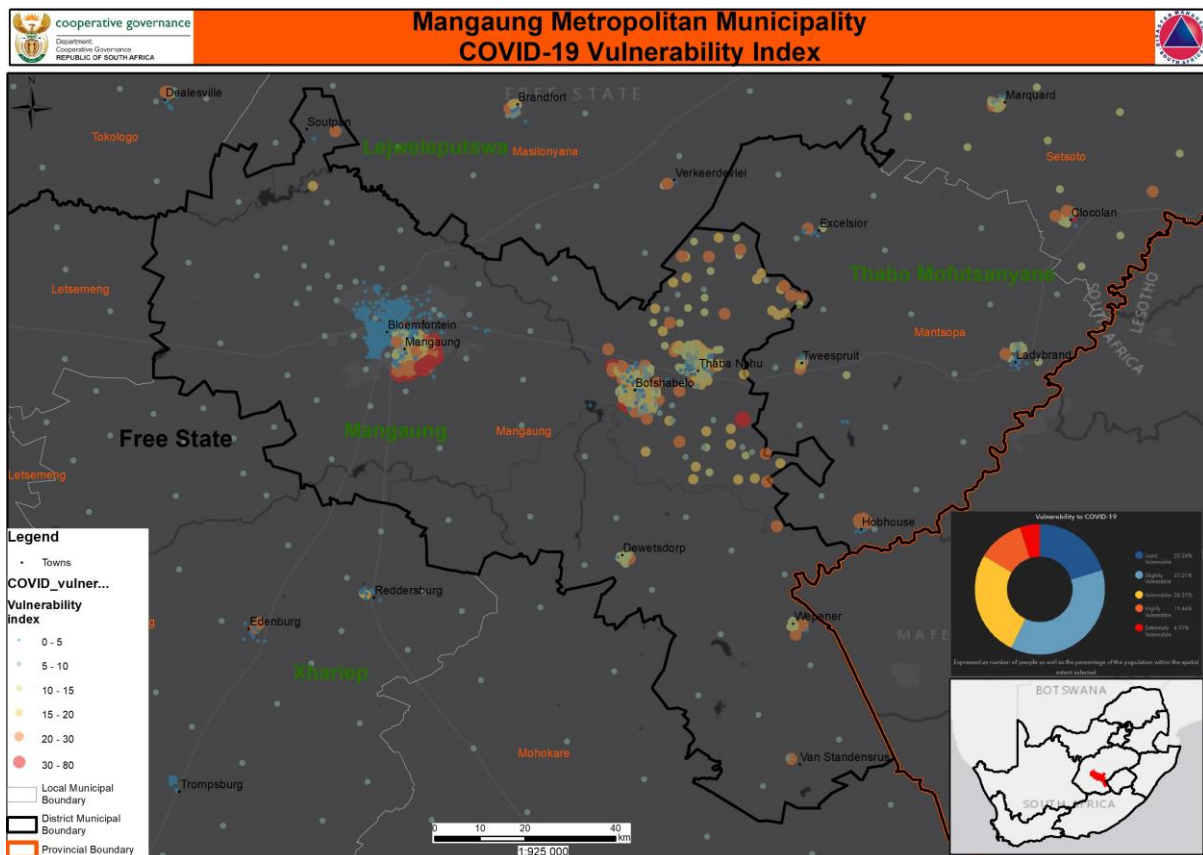
As at 02 June 2020, 5 248 tests have been conducted in Mangaung, recording 178 confirmed cases, 7 deaths and 134 recoveries. Botshabelo recorded 2 confirmed cases, Bloemfontein 174 and Thaba Nchu 2 confirmed cases. Mangaung remains the epicentre of Covid-19 in the Free State, followed by Xhariep District with 50 cases and Fezile Dabi with 33 cases.

The Council for Scientific and Industrial Research (CSIR) in collaboration with Albert Luthuli Centre for Responsible leadership have developed a set of COVID-19 Vulnerability Indicators using available data and knowledge. It identifies vulnerabilities present in communities and identifying areas in need of targeted coordinated interventions and early response. The purpose of the indicators is intended to support the early prevention/mitigation and preparedness phase of the disaster management cycle and informing disaster management decision making. It is not based on epidemiological modelling but a response to highlighting intervention areas due to underlying situation. The composition of the index follows two main factors, namely: transmission potential and health susceptibility.

Transmission potential areas identify areas that prevent social distancing to be practiced and where limitations of practicing good basic hygiene. The health susceptibility index denotes areas where large number of people are potential more susceptible to being adversely affected by COVID-10 due to factors such as age and underlying health conditions. The Mangaung vulnerability profile is presented below.

The map shows low vulnerability areas (blue dotted areas) versus areas with higher vulnerability (red dotted areas)

*WITH LOWER RESPIRATORY INFECTIONS*  
*FEATURING AMONGST THE TOP 10 CAUSE OF*  
*DEATH FOR ALL AGE CATEGORIES IN THE MANGAUNG,*  
*EXTRA PRECAUTION MUST BE TAKEN ESPECIALLY SINCE*  
*SYMPTOMS OF COVID-19 INCLUDE MILD TO SEVERE*  
*RESPIRATORY ILLNESS.*



The area shows greater vulnerability in densely populated areas, where there is also relatively higher economic activity. Thus the outskirts of Bloemfontein (the township area) and Botshabelo show higher vulnerability. Area specific live GIS vulnerability maps are available courtesy of CSIR at:

<https://pta-gis-2-web1.csir.co.za/portal2/apps/opsdashboard/#/390a74fb10844c7a85396e60555a866d>

There are 12 quarantine sites in Mangaung, 11 of the quarantine sites are located in Bloemfontein. 1 405 public and private beds have been made available to the Metro. As at 29 May 2020, seven of the quarantine sites have been activated.

TOWN	POTENTIAL SITE/BUILDING NAME	STATE-OWNED OR PRIVATE	NO OF BEDS AVAILABLE	ACTIVATED SITE
Bloemfontein	Philip Sanders Resort	State-Owned	151	Activated
Thaba Chweu NU	Maria Moroka NR and Resort	State-Owned	24	Pending
Bloemfontein	Transnet	Private	348	Pending
Bloemfontein	Tuscany House	Private	30	Activated
Bloemfontein	Monte Bello Estate	Private	57	Activated
Bloemfontein	The Royal Fischer Hotel	Private	5	Activated
Bloemfontein	The FarmHouse	Private	70	Activated
Bloemfontein	President Hotel Bloemfontein	Private	226	Pending
Bloemfontein	Southern Sun Bloemfontein	Private	219	Pending
Bloemfontein	Mangaung Sun T/A Windmill Casino	Private	100	Pending
Bloemfontein	Aha Bloemfontein Hotel	Private	60	Pending
Bloemfontein	Bon Hotel Bloemfontein Central	Private	115	Pending

### 3.4. Poverty Dimensions

#### 3.4.1. Distribution

Poverty remains high in Mangaung. Using the lower poverty line definition, a total of 315 427 (36.6%) of people living in poverty. This is lower than the Free State average at 44.0%. The intensity, extent of the standard of living of the poor under the poverty line, also decreased from 44.3% to 42.2% for 2001 and 2011 period. In 2016, Mangaung had 50 156 (18,9%) households who ran out of money to buy food in the last 12 months. Lejweleputswa District Municipality had the highest number of households (28%) who ran out of food in the Free State (StatsSA, 2016).

#### 3.4.2. Inequality

The Human Development Index (HDI) measures life expectancy at birth, education using average years of schooling and gross national income per capita. HDI varies between zero and one, with zero being the lowest level of development and one the highest level. Mangaung Metropolitan Municipality's HDI status indicates an index of 0.67. According to the South African Cities Network, State of the Cities Report 2016, Mangaung had the lowest life expectancy of all the cities. This is a reflection of its large rural areas.



The gini-coefficient reflects the level of inequality in a specific area. If the gini-coefficient is equal to zero, income distribution denotes equal income distribution. The nearer to one it is, the more unequal the population of an area. Of all the districts in the Free State, Mangaung Metropolitan Municipality had the highest gini-coefficient, with an index value of 0.62, making this municipality the most unequal.

INDICATOR	MANGAUNG METRO	SOUTH AFRICA
Gini-coefficient	0.62	0.65
Human development Index	0.67	0.705

According to Census 2011, the average annual household income is R29 400, about 50% of households live below this average. 12% of the population indicated that they do not have any income.

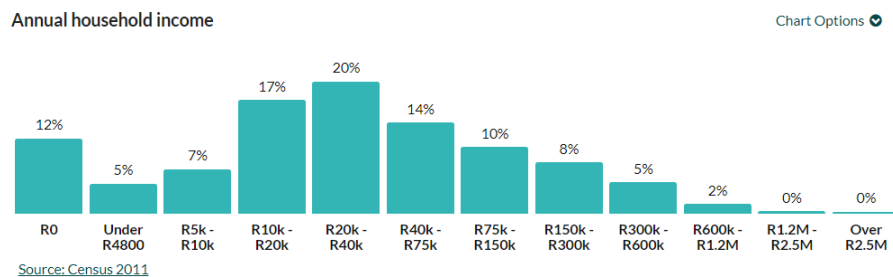
Annual household income

**R29 400**

Average annual household income

about the same as the amount in Free State: R29 400

about the same as the amount in South Africa: R29 400



**“OF ALL THE DISTRICTS IN THE FREE STATE, MANGAUNG METROPOLITAN MUNICIPALITY HAD THE HIGHEST GINI-COEFFICIENT”**

In relation to household goods, 92% of households have access to a cell phone and 87% to a television. Only about 31% of households have access to a car. According to the 2018 General Household Survey 43.1% of the households and 28.5% of individuals receive some sought of social grant. This is third highest of all Metros following Buffalo City (30.6% individuals and 47.9 households) and Nelson Mandela Bay (28.6 individuals and 45.4 households).

### ***3.4.3. Employment/Unemployment***

In 2019, there are 280 389 employed people which is 35.21% of the total employment in Free State Province (779 000), and 1.67% of the total employment in South Africa (16.4 million). Employment within Mangaung increased annually at an average rate of 1.78% from 2009 to 2019. In Mangaung Metropolitan Municipality the economic sector that recorded the largest number of jobs in 2019 was the community services sector with a total of 82 000 employed people of total employment in the metropolitan municipality. The tertiary sector is the largest employer in the Metro with community services (32.4%) being the highest, followed by trade at 16.2% and finance at 15.1%.

The electricity and mining sector, at 1.2% and 1.6% respectively, employs the least number of people in Mangaung.

The number of formally employed people in Mangaung Metropolitan Municipality counted 234 338 in 2019, which is about 83.5% of total employment, while the number of people employed in the informal sector counted 46 051 or 16.4% of the total employment. Trade at 45.1% is the largest employer in the informal sector while manufacturing employs the least at 6.5%.

In 2019, there were a total number of 93 400 people unemployed in Mangaung, which is an increase of 24 200 from 69 200 in 2009. The unemployment rate in Mangaung sits at 25.3%, which is lower than the provincial average of 34.4%. The national unemployment rate is at 28.2%. The total number of unemployed people within Mangaung constitutes 22.63% of the total number of unemployed people in Free State Province.

***“THE MUNICIPALITY FEATURED IN THE  
TOP 3 IN THE NATIONAL TOP 30 POLICE STATIONS  
WHERE THE MOST CRIME WAS REPORTED  
FOR BURGLARY AT RESIDENTIAL AND  
NON-RESIDENTIAL PREMISES.”***

### **3.4.4. Crime**

The Mangaung municipal area has 19 police stations within its boundaries, most of which are clustered around Bloemfontein. The rural part of the municipality, Thaba Nchu and Botshabelo have 2 police stations each, whereas the smaller towns, except for Van Stadensrus, have 1 police station each.

For the 2018/2019 financial year a total of 11 942 contact crimes were recorded. Many of these were crimes such as a murder with 294 incidents, 1 012 sexual offences, 224 attempted murder cases, 4 243 common assault occurrences, 1044 common robbery cases, and 1 852 robbery with aggravating circumstances. For property related crimes, 8 476 cases were reported in the 2018/2019 financial year in Mangaung a -1.7% decrease from the previous financial year.

The Municipality featured in the top 3 in the national top 30 police stations where the most crime was reported for burglary at residential and non-residential premises. There were 35 cases of arson, 1 989 malicious damage to property, 1 195 burglary at non-residential premises and 4 113 burglary at residential premises. The number of theft of motor vehicle was 414 and stock theft recorded 409 cases. The police station in Thaba Nchu, is in the national top 30 list of crimes reported for stock theft.

A total of 1 359 shoplifting cases occurred in the 2018/2019 financial year. In addition, there were 1 999 commercial crime incidents. Under the category of serious crimes reported by the community, there were 17 subcrimes such as carjacking (109), robbery at residential premises (182), robbery at non-residential premises (198), TRIO Crimes (489), truck jacking (3), robbery of cash-in-transit (3), illegal possession of firearms and ammunition (124), and drug related crimes at (2 341).

There were also other serious crimes such as driving under the influence of alcohol or drugs with 718 cases reported and sexual offences detected as a result of police action. Mangaung features in the national top 30 list of police stations for the sexual assault, attempted sexual offences and contact sexual offences crimes.

### **3.5. Education and Skills Profile**

3.6% (20 684) of the population in Mangaung aged 20 years and older had no education. The number of people without any schooling decreased from 2009 to 2019 with an average annual rate of -1.65%, while the number of people within the 'matric only' category, increased from 136 000 to 172 055, which is a share of

31.83% of the province's total number of people that has obtained a matric. The school pass rate in Mangaung for 2019 was 87.8%.

The number of people with 'matric and a certificate/diploma' (37 965) is at 6.63%, while the number of people with a 'matric and a Bachelor's' degree (39 419) is at 6.89%. The number of people with a 'matric and a Postgrad degree' was 15 948 (2.78%) and constitutes 48.33% of the province and 2.23% of the national total. Overall, the improvement in the level of education is visible with an increase in the number of people with 'matric' or higher education.

#### Educational level

## 71.7%

Completed Grade 9 or higher


a little higher than the rate in Free State: 68.62%  
about the same as the rate in South Africa: 71.77%

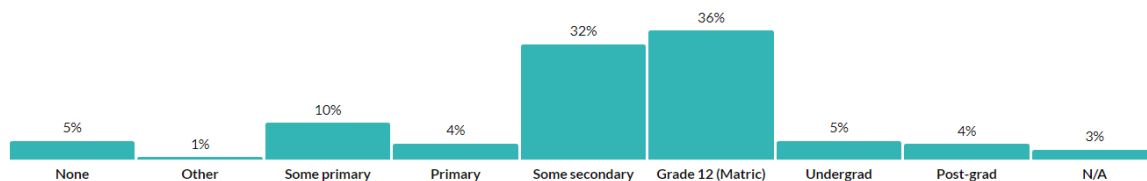
## 45.8%

Completed Matric or higher

about 20 percent higher than the rate in Free State: 39.69%  
a little higher than the rate in South Africa: 43.37%

#### Population by highest educational level

Chart Options 



\* Universe: Individuals 20 and older  
Source: [Community Survey 2016](#)

Mangaung Metropolitan Municipality's functional literacy rate of 86.7% in 2019 is higher than that of Free State at 83.7%. When comparing to National Total as whole, which has a functional literacy rate of 85.4%, which is lower than that of the Mangaung Metropolitan Municipality.

The Education Management Information System (EMIS) reflects that there are 198 195 learners in 311 schools, 287 schools are public whilst 24 are private/independent schools. The number of learners enrolled in ECDs in 2016 was 48 775.

Mangaung has two universities, namely University of the Free State (UFS) and Central University of Technology (CUT), and one further education and training facility, Motheo TVET College. Motheo TVET college, runs in seven campuses namely,

- **Bloemfontein Campus:** National Certificate (Vocational) in Marketing, Management, Transport and Logistics, Hospitality, Tourism, Educare, Business Management and Human Resources Management.
- **Hillside View:** National Certificate (Vocational) in Electrical Infrastructure Construction, Engineering & Related Design, Civil Engineering Construction, and Information Technology & Computer Science.
- **Thaba Nchu:** Business and Utility Studies.
- **Koffiefontein Satellite:** N4 - N6 Programmes, Business Management, Human Resources Management, Electrical.
- **Zastron Satellite:** N4 - N6 Programmes in Business Management, Human Resources Management, Marketing Management and Educare.
- **Botshabelo Satellite:** National Certificate (Vocational) in Management, Office Administration and Marketing Management.
- **Plot 32:** Offers agricultural training focusing on Piggery Husbandry, Farm planning and Layout, Poultry management and Tree Pruning.

In addition to this, Mangaung has two agricultural related training facilities, namely the Glen Agricultural College (located to the north of Bloemfontein and administered by the DAFF), as well as the Lengau experimental farm (located to the south of Bloemfontein and administered by the UFS).



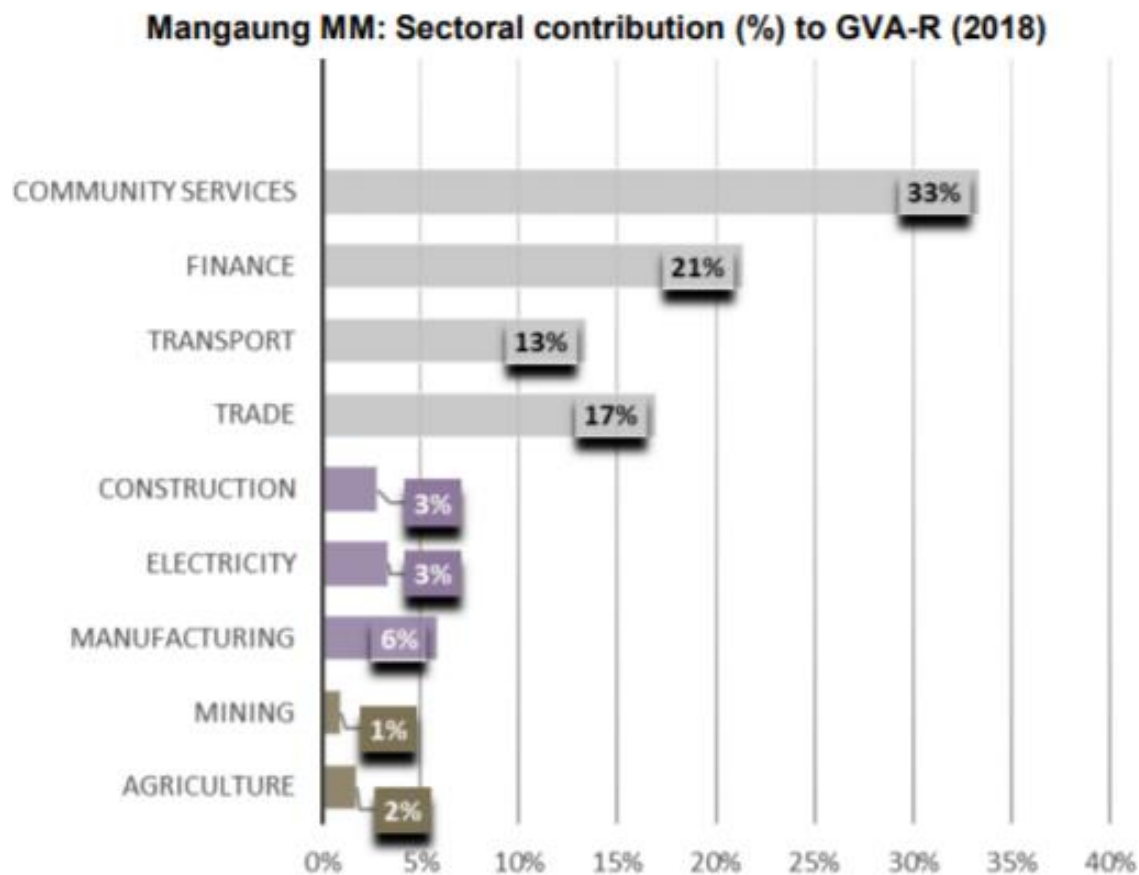
Mangaung - "The Place of Cheetahs" and a fit home for the *Cheetah Experience* Non-profit Conservation Project

## 4. Drivers of the Economy

### 4.1. Structure of the Economy

Mangaung's economy is the largest contributor to the GDP of the Free State Province R98.1 billion (1.8%) and is also one of the most diversified. Between 2008 and 2017, Mangaung Metropolitan Municipality had an average of 2.3% economic growth rate. This growth rate can be primarily be credited to the performance of the tertiary sector and in particular, the community services sector.

The economy of Mangaung was driven by the tertiary sector with a share of 83.2% in 2017. The community service sector was the only sector that recoded a growth of 3.5% between 2008 and 2017. Downwards trends were recorded in the primary sector that fell from 3.7% in 2008 to 2.8% in 2017 because of the decline in the mining and agricultural sectors. The dominance of the tertiary sector is a sign of the need to broaden economic offerings.



## **4.2. Primary Sector**

The Free State's economy relies mostly on the agricultural sector which is characterised by large-scale and small-scale commercial agriculture as well as subsistence agriculture. The agriculture sector only contributes 1.7% to the GVA of the metro. Livestock production (game, cattle, sheep, goats, pigs) and poultry are the prominent agricultural activity. The largest concentration of dairy cattle is situated in the metro. Poultry farming is prominent in the Botshabelo area (namely Supreme Chicken). The agricultural sector is not without its downside. The police station in Thaba Nchu, features in the national top 30 list of crimes reported for stock theft.

Mining has played a small role in the economy of Mangaung (1.0% contribution to GVA) and the only form of activities includes the mining of sand, gravel, clay, and salt. Several mining operations are well established with operations centred around the urban settlement areas and have a relatively small impact on rural development.

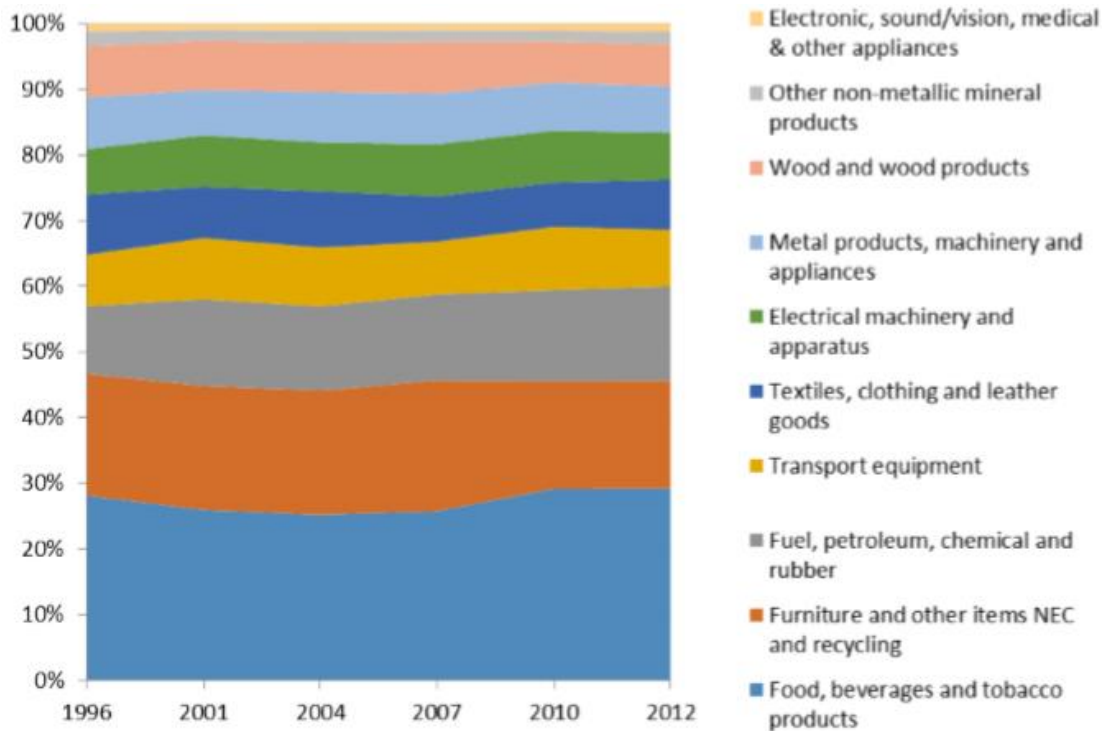
Mining opportunities in the Metropolitan Municipality include minerals value addition, production of fuel from shale gas, salt repackaging, salt lakes and salt bars. The town of Soutpan has high concentrations of natural salt, and has a number of salt producing activities taking place.

***“THE POLICE STATION IN THABA NCHU,  
FEATURES IN THE NATIONAL TOP 30 LIST OF  
CRIMES REPORTED FOR STOCK THEFT”***

## **4.3. Secondary Sector**

Mangaung does not have a strong industrial sector. The manufacturing sector contributes about 6.0% to the GVA. The industries are light manufacturing or service orientated industries focusing on assembling or wholesale of imported products. Manufacturing in Mangaung is largely geared towards local needs, with growing dominance of food, beverages and tobacco products.





Source: IDP 2018/19

Several attempts have been made in the past to support industrial development in Thaba Nchu and Botshabelo, but those were heavily subsidised. Most of the industries susceptible to this type of artificial stimulation were textile enterprises, and eastern countries, in particular, benefited from this. As the subsidies dried up, the industries also disappeared over time.

The main industrial areas in the Metro include the industrial park located in Botshabelo together with East End, Bloemindustria and Hamilton industrial areas. Some industrial sites which exhibit great potential and an excellent locality in relation to the N8 Corridor are vacant and neglected.

#### 4.4. Tertiary Sector

The community services sector is the key sector within the Free State Province, accounting for R43 billion (25.3%) of the total GVA in the province's economy. The sector contributes 33.2% to the Metro's GVA. The community service sector in Mangaung was the only sector that recoded a growth of 3.5% between 2008 and 2017. The composition of this sector included the provincial government headquarters, the three tertiary institutions, and many healthcare and other facilities. Activities are concentrated in Bloemfontein and offers a wide range of community services including business, service industries, educational facilities, primary

healthcare, judicial services. There is a high level of dependence between the regional centre and the rural areas, specifically between Bloemfontein and the other secondary urban centres and smaller rural towns/ villages.

## 4.5. Tourism

The National Tourism Sector Strategy 2017, indicates that domestic holiday trips have declined. In quarter 2 of 2019, the Free State had the second least number of day trips travellers at 4,0% after the Northern Cape which had 2,9%. Gauteng, Limpopo and Western Cape were the most popular destinations for day travellers.

The recent outbreak of the COVID-19 pandemic illustrates the vulnerability of travel and tourism to the effects of public health emergencies.

Mangaung's tourism competitive advantage is centred around four components, namely cultural-historic tourism, events tourism, leisure tourism and agri-tourism. The tourism market Mangaung is mainly a domestic market with an emphasis on cultural and events tourism such as Macufe festival, Bloemfontein Rose festival, sporting events (soccer, rugby and cricket games) and leisure tourism such as visits to Phillip Sanders, Maselspoort resort, and Naval Hill nature reserve.

# 5. Service Delivery

## 5.1. Water and Sanitation

The Community Survey shows that 755 588 (95.9%) are getting water from a regional or local service provider. Only 52% of households have piped water inside yard. Whilst 39% of households receive piped water inside the dwelling, 4% receive piped water on a community stand and 2% in a community tap.

### Water

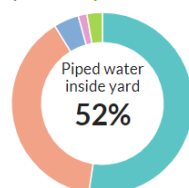
**95.9%**

Are getting water from a regional or local service provider

about the same as the rate in Free State: 94.18%

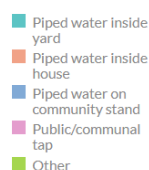
about 10 percent higher than the rate in South Africa: 86.2%

Population by water source

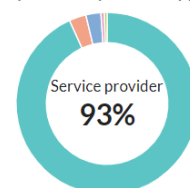


Source: Community Survey 2016

Chart Options

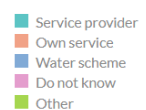


Population by water supplier



Source: Community Survey 2016

Chart Options



The current water backlog is 17 555 stands (10%) with 10 505 located in Bloemfontein, 3783 in Thaba Nchu, 3783 in Botshabelo, 300 Dewersdorp, 230 Van Stadensrus and 94 in Soutpan. The Metro is facing a challenge of aging infrastructure which has not been maintained over a long period of time. This is due to the prioritization of new infrastructure over the maintenance of existing infrastructure.

There is also the non-payment of water services that continues to put significant pressure on the ability of the municipality to provide water to residents.

According to the Mangaung IDP (2017 - 2022) the municipality provides sewer services to 193 558 households and has a backlog of 71 856 (27%) households without proper sanitation. 71.9% of the population have access to flush or chemical toilets, while 22% have to rely on a pit toilet. Access to a flush or chemical is lower than the rate in Free State (74%) and 10 percent higher than the rate in South Africa (63.5%). 1.4% households have no access to any toilets, which is about three-fifths of the rate in South Africa (2.39%).

Toilet facilities

**71.9%**

Have access to flush or chemical toilets

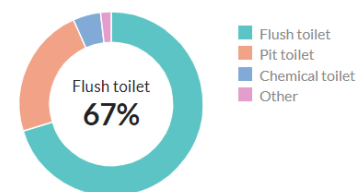
a little less than the rate in Free State: 74.02%  
 about 10 percent higher than the rate in South Africa: 63.53%

**1.4%** (10 677)

Have no access to any toilets

a little higher than the rate in Free State: 1.3%  
 36,831  
 about three-fifths of the rate in South Africa:  
 2.39% 1,332,582

Population by toilet facilities Chart Options



Source: Community Survey 2016

## 5.2. Human Settlements

With 265 560 households, 47% reside in a house, 11.7% of the households reside in an informal dwellings (shacks) and 6.5% in a flat in backyard. There are 53 informal settlement in the Mangaung area, accommodating between about 28,737 households in informal dwellings and backyard shacks. 27 of the informal settlements are located in and around Bloemfontein, whilst 13 informal settlements are located in Botshabelo and 8 in Thaba Nchu.

A total of 24 informal settlements are in a process of being formalised and upgraded with services, while 10 settlements involving approximately 850 households need to be relocated (IDP, 2017 – 2022).

The City of Mangaung has a huge housing backlog compared to other municipalities in the Free State. The housing backlog stands at 31 149 houses, the bulk of which are residing in the Mangaung Township.

### 5.3. Electricity

The Metro is providing electricity services to 254 525 households leaving and has a backlog of only 10 889 (4%) households without electricity. 88% have in-house prepaid meter, 8% have in-house conventional meter and 1% rely on other sources. Although the majority of the area does have access to electricity, paraffin and candles are still in use.

#### Electricity

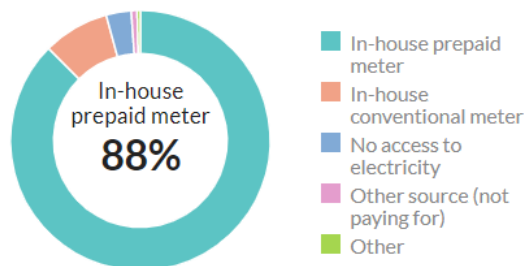
# 3.1%

Have no access to electricity

about two-thirds of the rate in Free State: 4.75%

about two-fifths of the rate in South Africa: 7.29%

Population by electricity access [Chart Options](#)



Source: Community Survey 2016

### 5.4. Waste Management

In Mangaung, 249 735 households receive formal refuse removal thus leaving a shortfall of 15 515 (60%) households which are not being serviced. 82.4% of households are getting refuse disposal from a local authority, private company or community members, 10% rely on their own communal dump whilst 3% make use of a communal dump.

#### Refuse disposal

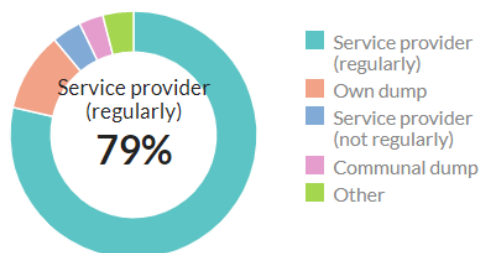
# 82.4%

Are getting refuse disposal from a local authority, private company or community members

about 10 percent higher than the rate in Free State: 73.77%

about 1.4 times the rate in South Africa: 59.37%

Population by refuse disposal [Chart Options](#)



Source: Community Survey 2016

## **5.5. Transport**

Mangaung Metro has vast road networks that includes national roads namely the N1, N6 and N8, which are upgraded and maintained by SANRAL. The area is also serviced by a number of provincial primary, secondary and tertiary roads, which are being maintained by the provincial government. Due to the extensiveness of these types of roads in the rural area, a large number of roads are in a poor condition and prevent service delivery by government. Urban roads are maintained by the municipality.

Bloemfontein has a national airport, Bram Fischer International Airport that connects with major cities. The Tempe Military airport, west of Bloemfontein, also provides flight services. There is also a passenger railway network that connects Mangaung with Johannesburg, Port Elizabeth, East London, Durban and Maseru (Lesotho). Freight railway network links with Johannesburg, East London. Transnet has a major inland freight terminal in Bloemfontein.

The dispersed nature of the metro, means there is frequent travel and high transportation costs involved to access services. An estimated 195,000 work related trips are being generated daily in the Mangaung with a majority (47%) being generated in the Mangaung township area; 23% in Bloemfontein; 14% in Botshabelo and 8% in Thaba Nchu. About 33% of these trips are made by taxis; 11% by bus and 17% by foot.

There are 13 000 commuters that commute on a daily basis a distance of over 50km between Botshabelo and Bloemfontein. Approximately R200 million is annually spent on transport subsidies for bus transport in the municipal area of which the larger part is for bus transport between Botshabelo, Thaba Nchu and Bloemfontein.

## **5.6. Community Facilities**

In terms of community facilities, a bulk of the community facilities are located in the urban areas in Mangaung. Mangaung has 14 libraries, with 9 located in Bloemfontein, 2 in Botshabelo and 1 for each of the areas of Thaba Nchu, Dewetsdorp and Soutpan. The 10 community halls in Mangaung Metro are only situated in Bloemfontein (7), Thaba Nchu (2) and Botshabelo (1). There area of Van Stadensrus has no community facilities. Sport and recreational facilities are restricted to urban areas, except for informal soccer fields, which is a common phenomenon in rural regions.

## 6. Governance and Management

### 6.1. Municipal performance

Mangaung's audit outcomes show that it regressed from an unqualified audit opinion in 2015/16 financial year to a disclaimer in 2016/17. Among some of the challenges identified by the Auditor-General was the failure of the municipality leadership to continuously strengthen the foundation and monitoring of internal controls.

Audit Outcomes			
2015/16	2016/17	2017/18	Movement
Unqualified	Disclaimer	AFS Outstanding	Regression

*Audit Outcomes Source: Department of Cooperative Governance, Free State, 2019*

The capital budget for the 2019/2020 financial year is R1 266 billion. The budget will be reduced by (R 120 million) as compared to the 2018/2019 adjustment budget of R1386 billion. The capital budget for the two outer years of the MTREF period is R1 255 billion and R1301 billion, respectively. The capital budget injection over the MTREF period will therefore be R3 868 billion. The capital budget per component within Mangaung Metropolitan Municipality indicates a significant portion of the budget has been allocated to engineering, followed by water, electricity, and waste and fleet management given the challenges the municipality faces.

### 6.2. Municipal Capacity

In terms of vacancies in the municipality, Engineering Services had the highest vacancy rates at 1 094 followed by social services (742) and waste and fleet management services at 479 vacancies. The high vacancies in the Engineering Services has an impact on the delivery and provision of services.

Description	Employees No	Vacancies No
Corporate Services	419	185
Economic and Rural Development	27	37
Engineering Services	767	1 094
Finance	285	202
Human Settlements	157	154
Office of the City Manager	389	184
Planning	90	174
Social Services	812	742
Strategic Programmes and Service Delivery Monitoring	64	66
Waste and Fleet Management	615	479
Municipal Police Services	1	7
<b>Total</b>	<b>3 626</b>	<b>3 324</b>

*Vacancy Rates Source: Department of Cooperative Governance, Free State, 2019*

## 7. Projects to Diversify and Grow the Economy

### 7.1. Spatial Development

The Draft National Spatial Development Framework, has identified Mangaung as one of the national urban nodes and part of the agri-enterprise and small-scale farming regions.

This is to ensure the productive use of high value agricultural land to support national food security and improve rural-to-rural connections, market accessibility and key agricultural production infrastructure.

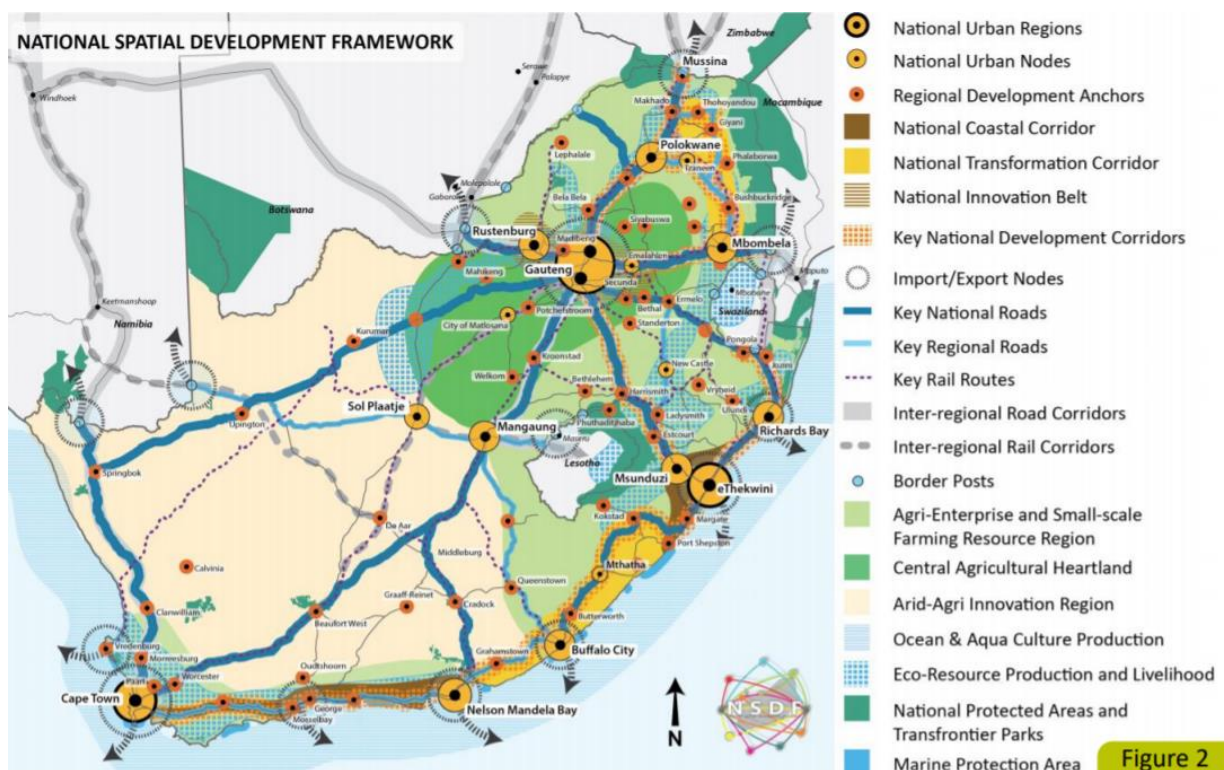


Figure 2

Like many South Africa’s cities, Mangaung is burdened with the legacy of spatial and economic inequality. The Metro consists of several former black areas including Botshabelo and Thaba Nchu which are spatially dislocated from Bloemfontein, the economic hub, and have higher concentrations of poverty and unemployment.

The rural settlements that exist to the north and south of Thaba Nchu and many of those in municipalities bordering Mangaung are significantly dependant on Bloemfontein to provide social, infrastructure and economic support services to the inhabitants of these areas. The dispersed nature of the Metro, means there is frequent travel and high transportation costs involved to access services.

The Mangaung Metropolitan Integrated Public Transport Network (IPTN), seeks to integrate Botshabelo and Thaba Nchu through several development initiatives. This will restrict further development of Thaba Nchu to the east and encourage development of Thaba Nchu to the west. As part of a major intervention to stimulate economic development in the eastern parts of Bloemfontein, the proposed Airport Development Node has been identified as a key secondary node to be developed.

## ***7.2. Ecological Potential and Biodiversity***

The topography of Mangaung Metropolitan Municipality is relatively flat with altitudes varying between 1220m to 2120m above sea level. Mangaung is located partly in the Nama Karoo and the Grasslands Biome. The Nama Karoo biome is more to the west with less rainfall compared to grassland biome towards the east. This area is characterised by lime soil with most of the land suitable for grazing.

The eastern part is dominated by Grasslands Biome. Here, frost, fire and grazing maintain the grass dominance and inhibit the establishment of trees. Two types of grass plants are common here: sweet grasses and sour grasses. Sweet grasses have lower fibre content; maintain nutrients in the leaves during winter, and as a result palatable to stock. Sour grasses are the opposite of the sweet grasses and have higher fibre content, withdraw nutrients during winter and become unpalatable to stock.

The Grassland Biome is good for dairy, beef and wool production. Grass plants tolerate grazing, fire and mowing. Overgrazing increases creeping grasses. Maize crop thrives in Grassland Biome. Sorghum, wheat and sunflowers are farmed on a smaller scale.

The Metro has a semi-arid climate with most precipitation occurring during summer, while snow sometimes occurs on the mountains in the east. Frost is also common during cold winter nights. According to the SA Weather Service, the average temperatures during summer range between 13°C and 31°C, and during winter between -3°C and 18°C.

In terms of annual rainfall, Mangaung receives between 500 – 600 mm of rainfall annually with the highest recorded annual rainfall ranging from 600 – 650 mm annually. The western parts of the Metro are the driest receiving 450 – 500 mm of



rainfall annually, whilst the eastern parts having access to higher yields at 600 – 650 mm annually. The western parts of the Metro are areas of high drought risk, given they receive 450 – 500 mm of rainfall annually.

According to the Mangaung Rural Development Plan, the area is relatively water scarce and Mangaung is increasingly experiencing bulk water shortages. Access to boreholes is a crucial factor when considering agricultural activities taking place. The yield from boreholes in the west ranges between 360 – 2 000 litres/hour, whilst the eastern part deliver higher yields ranging between 7 200 – 18 000 litres/hour.

### **7.3. Economic Projects**

The Built Environment Performance Plan (BEPP) has identified catalytic projects which are deemed to have potential to make a significant impact on the built environment and ensuring real economic growth, not only in the City, but also in the surrounding towns and rural areas. These include:

- **Airport Development Node;**
- **Vista Park Mixed Development (ext. 2 & 3);**
- **Cecilia Park Mixed Development;**
- **Hillside View Mixed Development;**
- **Estoire Mixed Development; and**
- **Caleb Motshabi Informal Settlement Upgrading**

#### **7.3.1. Mangaung Airport Node**

Mangaung Airport Node is centred around the airport and corridor seeks to provide the local and larger Bloemfontein area with new residential housing opportunities of low, medium and high density, townhouses, tertiary school hostels and hotel rooms housing opportunities. The project is estimated to cost R 3,9 billion, providing 5 800 potential job opportunities and 33 000 housing opportunities have been identified.

The project further intends to provide a mix use of land which includes offices, general business, retail, showrooms, conference facilities, a hospital and clinics, places of worship, crèches, primary, secondary, and tertiary facilities, government buildings, open green and protected green space. The development will also rehabilitate the surrounding environment which is currently in a very environmental deteriorating state.

*A MASTER AGRI-PARK  
BUSINESS PLAN FOR THABA NCHU  
HAS ALREADY BEEN CONDUCTED  
AND SOME COMPONENTS ARE  
ALREADY FUNCTIONING.*

### ***7.3.2. Thaba Nchu Agri-Hub***

There are potential linkages between agriculture and manufacturing through agro-processing that have been identified. Opportunities are now being created in the agro-industrial sector. The Thaba Nchu Agri-Hub is one of the most important catalytic projects that will impact positively on the Metropolitan area and beyond. A Master Agri-Park Business Plan for Thaba Nchu has already been conducted during 2016 and some components of the Agri-Hub are already functioning. The agri-park site is located within the Thaba Nchu industrial area which has the availability of infrastructure and warehouses. The site was also chosen due to its proximity to the N8, for access to markets and suppliers. The warehouses are severely degraded and underused, although it is envisaged that upgrading these facilities will ignite the re-use of the industrial sector within Thaba Nchu, while also reducing building costs for the agri-businesses envisaged for the Agri-Hub.

The area is also close to rural communities that will ultimately need to benefit from the Agri-Hub initiative. The Agri-Parks initiative is part of the DRDLR's strategic objective to establish Agri-Parks in all of South Africa's District Municipalities that will kick start the Rural Economic Transformation for these rural regions. The DRDLR committed R2 billion for 2015/16 financial year to be utilised in all 44 District Municipalities to support Agri Parks rollout.

## 8. Key Recommendations

- It is recommended that previously disadvantaged areas including areas under traditional leadership, rural areas and informal settlements be integrated into the spatial, economic, social and environmental objectives of the Metro.
- Through the IPTN, provide alternative and affordable public transportation to the citizens in Mangaung and address trends in demand (time, distance, cost, reliability, safety) for the different transport services.
- Agrarian Transformation in the subsistence farming areas under traditional leadership around Thaba Nchu is very important. The establishment of the Mangaung Agri-Park is an important initiative towards achieving agrarian transformation in this area.
- Tertiary education and skills training should be aligned with the priority economic sectors within Mangaung to optimally utilise local opportunities in these sectors. Specialised skills can be utilised to support and revitalise industrial development in Thaba Nchu and Botshabelo.
- The IDP has identified salt mining around Soutpan as one of the drivers of economic change that will impact positively on the rural economy. Positive investment in salt mining will generate a secure and stable income for the Soutpan area and assist in alleviating poverty. Issues around mining rights and mining operations need to be addressed to ensure minerals are mined optimally and enhance access to the required markets.
- The conflicts between biodiversity conservation and consumptive agricultural practices need to be addressed. Existing and potential agricultural landscapes should be consolidated and protected; and sustainable agricultural development and food security should be facilitated. The ecosystems must be stabilised and managed to restore their ecological functionality.
- Mangaung has aging infrastructure, which has not been religiously maintained over a long period of time. Ensure the prioritization of the maintenance of existing infrastructure over new infrastructure.
- There is a need to commit adequate financial and human resources to maintain the municipal planning function, with particular emphasis on engineering services and social services. Issues raised by the Auditor General require urgent attention to ensure effective financial management.



cooperative governance  
& traditional affairs  
Department:  
Cooperative Governance and Traditional Affairs  
REPUBLIC OF SOUTH AFRICA

