Poster Development for Dialogue

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1.1 Research Brief

A map of the country with provinces and metros. Showing sizes in square kilometres, GDP and population. Possibly a part of a poster.

1.2 Data

Table 1: Provinces and Metros Overview: Land, People and Economy

Province	Population	% Population *	Land Hectares (ha) **	% Land	GDP
Eastern Cape	7 090 788	11.2%	16 891 700	13.8%	7.6%
Free State	3 039 834	4.8%	12 982 600	10.6%	5.0%
Gauteng	16 104 933	25.5%	1 817 800	1.5%	33.2%
KwaZulu-Natal	12 232 247	19.4%	9 332 800	7.7%	16.1%
Limpopo	6 366 192	10.1%	12 575 600	10.3%	7.8%
Mpumalanga	5 076 133	8.0%	7 649 500	6.30%	7.7%
North West	4 183 947	6.6%	10 488 100	8.6%	6.3%
Northern Cape	1 379 183	2.2%	37 288 800	30.5%	2.2%
Western Cape	7 627 688	12.1%	12 946 300	10.6%	14.2%
Total	**63 100 945**	**100.0%**	**121 973 200**	**100.0%**	**100%**

* Source: Statistics South Africa. (2025). Mid-year population estimates, 2025 (Statistical release P0302). Pretoria: Author. https://www.statssa.gov.za/publications/P0302/P03022025.pdf

** Source: Department of Rural Development and Land Reform. 2013. Report on the Audit of State Land in the Republic of South Africa. Pretoria: DRDLR.

1.3 Insights from Table 1: Provinces and Metros Overview - Land, People and Economy

1. Gauteng has a tiny land area and a huge economy i.e. 1.5% of SA's land but about a quarter of the people (25.5%) and a third of GDP (33.2%).
2. Northern Cape has a vast land area, but is very sparsely populated i.e. 30.5% of the land, only 2.2% of the population and 2.2% of GDP.
3. Density extremes exist across provinces people per km² (approx.)
   - High density - Gauteng 886/km², KwaZulu-Natal 131/km²
   - Western Cape 59/km², Eastern Cape 42/km², Free State 23/km²
   - Extremely Low Density - Northern Cape 4/km²
   - National average 52/km².
4. GDP share vs population share (a proxy for relative output per person)
   - Above national average - Gauteng (+7.7 pp), Western Cape (+2.1 pp), Free State (+0.2 pp).
   - Near parity - Northern Cape, Mpumalanga, North West.

- Below national average - Eastern Cape (−3.6 pp), KwaZulu-Natal (−3.3 pp), Limpopo (−2.3 pp).

5. Space vs people mismatch
    - Several provinces have far more land than people (Northern Cape, Free State, Limpopo), while others have the reverse (Gauteng, KwaZulu-Natal).

Table 2: Provinces and Metros Population Snapshot

Province	Province Population *	Metro	Metro Population **	Metro Share of Province (%)	Share of Province Living in Metro
Eastern Cape	7 230 204	Buffalo City	975 255	13.5%	30.0%
Eastern Cape	7 230 204	Nelson Mandela Bay	1 190 496	16.5%	30.0%
Western Cape	7 433 020	City of Cape Town	4 772 846	64.2%	64.2%
KwaZulu-Natal	12 423 907	eThekwini	4 239 901	34.1%	34.1%
Gauteng	15 099 422	City of Ekurhuleni	4 066 691	26.9%	85.5%
Gauteng	15 099 422	City of Johannesburg	4 803 262	31.8%	85.5%
Gauteng	15 099 422	City of Tshwane	4 040 315	26.8%	85.5%
Free State	2 964 412	Mangaung	811 431	27.4%	27.4%

* Source: Statistics South Africa. 2023. Census 2022 Statistical Release (P0301.4). PDF: https://www.statssa.gov.za/publications/P03014/P030142022.pdf

** Source: Statistics South Africa. 2023. Census 2022 Municipal fact sheet (Report 03-01-82). PDF: https://census.statssa.gov.za/assets/documents/2022/Census_2022_Municipal_factsheet-Web.pdf

1.4 Insights from Table 2: Provinces and Metros Population Snapshot

1. The most metro-centric province is Gauteng, with about 85.5% of residents living in its three metros (Johannesburg, Tshwane, Ekurhuleni).
2. Western Cape has a high but not total concentration i.e. 64.2% of residents in City of Cape Town.
3. Moderate concentration in KwaZulu-Natal 34.1% in eThekwini, Eastern Cape 30% in Buffalo City + Nelson Mandela Bay, and Free State 27.4% in Mangaung.
4. Not all provinces have metros. Limpopo, Mpumalanga, North West and Northern Cape have 0% metro share by definition, which helps explain their lower urban concentration even when population is sizeable.

2 Land Ownership in South Africa

2.1 Research Brief

A brief reflection of land ownership. Use Public Works land audit, Wandile Sihlobo and Kirsten's book on agri. Any approximate records of total land owned by big mining and agricultural businesses. "Tribal trust" land. State land by military, municipal and provincial. Land acquired by the state for "redistribution" but not allocated to new owners.

2.2 Nature and Limitations of Information Used

1. Two reports are used in this section of the research brief.
   - The State Land Audit (2013) is a government project to inventory land owned by the state, providing a detailed picture of land ownership, including state land, for better planning and land reform in South Africa.
   - The State Land Audit (2017) is a government project to inventory private land owned, for better planning and land reform in South Africa.
2. When reading the data in the reports, note that they are time-series showing gains or losses in ownership. The discrepancy in the extent of privately owned land across the two audits is due to different questions with different denominators and categories being used.
3. Include the following note to the poster - 2013 recorded about 17.1 million ha of state land. By 2017 Phase II, 94% of land was deeds-registered, with private owners holding approx. 94.0 million ha and approx. 7.7 million ha identified as unregistered state trust land.

Table 3: Definition of State Land Users and Examples

#	Category *	Definition **	Example
1	Government Department	National or provincial departments that hold or occupy state land.	Department of Defense using a training area, Department of Health occupying a hospital site.
2	Municipality	Local government holding or managing land for municipal purposes.	City-owned depots, municipal offices, waste sites, local roads not proclaimed as national or provincial. static.pmg.org.za

#	Category *	Definition **	Example
3	Organization	Non-government organisations or bodies using state land under a lease or permission.	A registered non-profit running a community centre on land owned by the state. static.pmg.org.za
4	Private Person	An individual occupying or leasing state land.	A household with a site permit on state land, or a grazier with a lease over a state farm parcel. static.pmg.org.za
5	Public Entity	State-owned companies or statutory agencies separate from line departments.	Eskom servitudes and substations, Transnet rail yards, SANParks park land, SAFCOL plantation areas. static.pmg.org.za
6	Traditional Authority	Land administered by a recognised traditional council in the former homeland areas, where the state often holds land in trust.	A village site or communal grazing under a traditional council in Transkei or KwaZulu. static.pmg.org.za
7	Unknown	Occupant or controlling user could not be verified during fieldwork.	Parcels with incomplete records or no confirmed occupant at the time of the audit.

* Source: Department of Rural Development and Land Reform. 2013. Report on the Audit of State Land in the Republic of South Africa. Pretoria: DRDLR.

** Source: static.pmg.org.za

Table 4: Provincial Breakdown of State Land Users (ha) *

State Land User	Government Department	Municipality	Organization	Private Person	Public Entity	Traditional Authority	Unknown	Total Extent (Ha)
Eastern Cape	232 044	103 328	57 402	78 451	205 412	72 480	800 231	**1 549 347**
Free State	554 216	323 661	27 483	39 939	34 987	63 413	270 639	**1 314 339**
Gauteng	46 850	61 400	6 898	21 086	2 335	7 033	90 162	**225 340**
KwaZulu-Natal	178 079	54 217	39 129	19 906	14 321	544 213	74 361	**924 225**
Limpopo	2 923 146	507 827	195 505	309 158	32 244	3 483 784	620 652	**8 072 315**
Mpumalanga	390 812	48 249	52 897	91 471	62 802	108 655	298 219	**1 053 103**
North West	358 256	675 578	55 031	242 701	44 162	927 200	1 036 711	**3 339 639**
Northern Cape	752 638	1 337 719	96 373	122 787	57 888	16 511	394 313	**2 778 230**
Western Cape	331 936	790 445	766	531	1 257	148	46 923	**1 172 006**
Total Extent	**5 767 977**	**3 902 424**	**531 484**	**926 030**	**455 408**	**5 223 437**	**3 632 211**	**20 428 544**

* Source: Department of Rural Development and Land Reform. 2013. Report on the Audit of State Land in the Republic of South Africa. Pretoria: DRDLR.

** Source: static.pmg.org.za

2.3 Insights from Table 4: Provincial Breakdown of State Land Users (ha)

1. State land is heavily rural, concentrated in Limpopo, North West and Northern Cape, split mainly between government departments, municipalities and traditional authorities, with sizeable data gaps that limit precision.
   - Most state land sits in three provinces. Limpopo (8.07 million ha (m ha), 39.5% of the total), North West (3.34 m ha, 16.3%) and Northern Cape (2.78 m ha, 13.6%) together account for 69% of all recorded state land.
   - The land is used by Government departments (28%), Traditional authorities (26%), Municipalities (19%). The rest is Unknown (18%), Private persons (5%), Organisations (3%) and Public entities (2%).
   - It is relevant to note that the Unknown category is large at 3.63 m ha (18%), so totals by user should be read as minimums.
2. Important provincial contrasts that tell a story
   - Traditional authority administration is concentrated. Limpopo (3.48 m ha) and North West (0.93 m ha) carry most of the total. Within provinces, traditional authority accounts for 59% of KZN's state land and 43% of Limpopo's.
   - Municipal holdings dominate in the Western and Northern Cape. In the Western Cape, 67% of state land is municipal, and in the Northern Cape 48% is municipal. This aligns with extensive commonage and townlands. Commonage (municipal commonage) is land owned by a municipality that is set aside for shared local use, historically for grazing, and today often also for small-scale farming, community gardens, stock watering, and other public purposes. The municipality keeps the title and residents or groups get access by permits, leases or by-laws. It is not open-access and it is not communal land under a traditional authority. Townlands consist of historic municipal land around a town, often overlapping with or including commonage) in those provinces.
   - Government department estates are sizeable in a few provinces. Limpopo (2.92 m ha) is the standout, with strong departmental holdings also in the Free State (0.55 m ha) and Northern Cape (0.75 m ha).
   - Urban provinces have little state land. Gauteng totals only 225 k ha (1.1%) of the national state-land pool, reflecting its urban footprint.
   - Recording quality varies. Eastern Cape shows 52% of its state land as Unknown, North West 31%, Gauteng 40%, and Mpumalanga 28%, pointing to legacy registration and custodianship issues.

Table 5: Definition of Purpose of State Land Users and Examples

#	Category *	Definition **	Example
1	Agriculture & Fisheries	Crop fields, grazing, state research farms, fishery facilities.	A state experimental farm or land leased for grazing.
2	Commercial	Sites used for shops, offices, tourism lodges or other commercial activity on state land.	A retail tenancy in a state-owned building or a concession lodge in a park.
3	Community Services	Public-facing social services and facilities.	Schools, clinics, libraries, community halls on state land.
4	Conservation	Protected areas and biodiversity conservation land.	National parks, nature reserves, marine protected area facilities.

#	Category *	Definition **	Example
5	Forestry	Commercial or indigenous forestry managed on state land.	SAFCOL or provincial plantation compartments.
6	Industrial & Storage	Warehouses, workshops, depots and light industry.	A DPWI works yard or a logistics depot on state land.
7	Mining	Mining or quarrying taking place on state land.	A state-owned parcel with a quarry or mine infrastructure under right of use.
8	Protection Services	Security and justice services.	Military bases, SAPS stations, correctional centres and associated training grounds.
9	Recreation & Leisure	Parks, sports grounds and public recreation areas.	Municipal sports fields or picnic areas on state land.
10	Unmatched General Plan	Audit technical category for parcels where the survey “general plan” or town plan record existed but could not be cleanly matched to a verified land-use entry at the time of the audit.	Newly proclaimed township land awaiting final registration linkage in official records.
11	Residential	Housing on state land.	RDP projects or staff housing located on land still held by the state.
12	Transport	Transport corridors and facilities.	Rail reserves, station land, airfields, port land and major road reserves.
13	Undeveloped Land	Vacant or unserviced land with no active use recorded.	Open land reserved for future development.
14	Utilities & Infrastructure	Bulk services and utilities.	Power stations, substations, waterworks, sewerage plants, telecom sites.
15	Water	Water bodies and related land.	Dam basins, reservoirs and associated buffer land under state control.

* Source: Department of Rural Development and Land Reform. 2013. Report on the Audit of State Land in the Republic of South Africa. Pretoria: DRDLR.

** Source: static.pmg.org.za

Table 6: Provincial Breakdown of State Land User Purpose (ha) *

Purpose of State Land User	Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Limpopo	Total
Agriculture & Fisheries	32 266	132 968	777 021	206 043	20 701	1 215 025	23 249	153 748	1 466 030	**4 027 051**
Commercial	1 932	19 995	137 457	88 783	8 352	17 946	2 264	7 732	939 810	**1 224 271**
Community Services	19 448	34 261	129 221	85 142	8 174	94 037	6 111	22 363	1 414 370	**1 813 127**
Conservation	579 029	231 635	394 149	189 350	73 719	161 587	6 383	66 297	165 559	**1 867 708**
Forestry	82 491	239 397	2 380	1 052	85 039	145 579	4 549	150 574	829 207	**1 540 268**
Industrial & Storage	942	1 306	11 765	14 407	1 006	4 173	292	9 783	17 201	**60 875**
Mining	690	6 975	13 134	2 222	6	23 640	1 254	2 897	2 221	**53 039**
Protection Services	80 318	5 718	103 501	52 520	3 981	8 451	5 118	13 972	80 262	**353 841**
Recreation & Leisure	82 524	272 154	260 472	136 016	14 671	595 127	99 174	318 243	937 929	**2 716 310**
Unmatched General Plan	2 317	84	12 550	426	236	109	1 092	96	668	**17 578**
Residential	23 420	147 790	703 659	238 986	35 384	537 567	26 837	229 299	1 197 261	**3 140 203**
Transport	85 126	40 394	84 372	99 473	34 318	22 023	17 143	19 647	165 729	**568 225**
Undeveloped Land	117 290	389 567	106 441	99 499	292 668	448 646	31 824	36 066	539 662	**2 061 663**
Utilities & Infrastructure	40 526	8 482	40 747	44 499	5 962	55 072	51	13 376	283 534	**492 249**
Water	23 688	18 620	1 362	55 923	24 007	10 658	0	9 009	32 871	**176 138**
Total Extent (ha)	**1 172 006**	**1 549 347**	**2 778 230**	**1 314 339**	**924 225**	**3 339 639**	**225 340**	**1 053 103**	**8 072 315**	**20 428 544**

* Source: Department of Rural Development and Land Reform. 2013. Report on the Audit of State Land in the Republic of South Africa. Pretoria: DRDLR.

2.4 Insights from Table 6: Provincial Breakdown of State Land User Purpose (ha)

1. National picture usage mix
   - Most recorded state land is in land-based uses. Agriculture & fisheries (19.7%), residential (15.4%), recreation & leisure (13.3%), undeveloped (10.1%), conservation (9.1%) and community services (8.9%) together account for the bulk of the total. Forestry adds 7.5%. Commercial, transport, protection services, utilities, water, industrial and mining are each relatively small shares.
   - Limpopo, North West and Northern Cape hold the lion's share of state land. Shares of the national total are roughly Limpopo 39.5%, North West 16.3%, Northern Cape 13.6%. Urban provinces hold little state land by area, for example Gauteng 1.1%.
2. Category hotspots
   - Agriculture & fisheries - 4.03 m ha total. Concentrated in Limpopo (36%), North West (30%) and Northern Cape (19%).
   - Residential on state land - 3.14 m ha. Largest in Limpopo (38%), then Northern Cape (22%) and North West (17%).
   - Recreation & leisure - 2.72 m ha. Heaviest in Limpopo (35%) and North West (22%). Mpumalanga (12%) is notable.
   - Conservation - 1.87 m ha with a strong Western Cape (31%) and Northern Cape (21%) footprint.
   - Forestry - 1.54 m ha, dominated by Limpopo (54%), then Eastern Cape (16%) and Mpumalanga (10%).
   - Commercial on state land - 1.22 m ha, very skewed to Limpopo (77%).
   - Protection services (incl. defence, SAPS, corrections) - small nationally (1.7%), mainly Northern Cape (29%), Western Cape (23%), Limpopo (23%).
   - Mining on state land - tiny (0.26%), led by North West (45%) and Northern Cape (25%).
3. What dominates within each province
   - Western Cape - dominated by conservation (49% of its state land), with notable undeveloped, transport and recreation.
   - Eastern Cape - largest shares are undeveloped, recreation and forestry.
   - Northern Cape - led by agriculture & fisheries then residential and conservation.
   - Free State - residential is largest, then agriculture & fisheries and conservation.
   - KwaZulu-Natal - striking share is undeveloped (48%), then forestry and conservation.
   - North West - led by agriculture & fisheries (36%), then recreation and residential.
   - Gauteng - small total, but within that recreation & leisure stands out (44%).
   - Mpumalanga - recreation & leisure is largest, then residential, agriculture & fisheries and forestry.
   - Limpopo - broad-based, with largest blocks in agriculture & fisheries, community services, residential, commercial and recreation.
4. Custodianship and general use
   - The State is custodian of substantial land portfolios held or managed by the Department of Public Works and Infrastructure (DPWI), Department of Trade, Industry and Competition (DTIC), relevant agriculture/forestry authorities, municipalities, and state-owned enterprises (SOEs) such as SANParks, SAFCOL, Eskom, Transnet (and equivalents at provincial level).

- On DPWI land, many parcels are unused. Where land is leased to private users, tenure is secure and tied to the approved purpose of use.

5. Special Economic Zones (SEZs)
   - SEZ land is held by the State and firms receive secure, purpose-bound lease rights.
   - For example, the Ford investment at the Tshwane Automotive SEZ. The site is reserved for the approved industrial purpose, not general reuse.
6. Conservation (SANParks)
   - SANParks (an SOE/public entity) manages about 6 million hectares of national parks and reserves.
   - Portions are leased to private concession lodges (including foreign or multinational operators) under long-term agreements with secure tenure.
7. State forestry estate (then-DAFF, SOE role highlighted)
   - Category A plantations (state-owned, leased out) consisting of 71 plantations, 181 185 ha leased to private companies (MTO Forestry, Amatola Forestry, SiyaQhubeka Forestry, Singisi Forest Products) **plus 187 320 ha managed by the SOE South African Forestry Company Limited (SAFCOL) → total 368 505 ha.
   - Category B & C plantations (state-managed) consisting of 109 plantations, 63 114.21 ha, directly managed by the department.
   - Concentrated in Limpopo, Mpumalanga, Eastern Cape and KwaZulu-Natal (with smaller footprints elsewhere).
   - Lessees pay rental reviewed every five years and annual escalations are set at 65% of the Producer Price Index (PPI).
8. Municipal role
   - Municipalities own significant land and may release parcels for agricultural or other community/economic purposes under permit or lease, with conditions linked to the approved us
9. Private Sector
   - On state land, Sappi/Mondi show up as “Organisation” users with “Forestry” purpose.
   - private plantation estates are separate from the State Land audit and should be cited from company disclosures
10. Data quality note to add in a footnote
    - The sum of category totals is about 20.11 million ha, while the provincial total is 20.43 million ha. The gap of 316 000 ha (1.5%) likely reflects unmatched or classification issues in the audit. Treat category shares as approximate.

Table 7: Provincial Breakdown of State Land Users (ha) *

State Land User	Province Extent (Ha)	State Owned Land Extent (Ha)	State Land %	Private Owned Land Extent (Ha)	Private Land %	Unaccounted Extent (Ha)	Unaccounted Extent (%)	Total Extent (Ha)
Eastern Cape	16 891 700	1 510 553	9%	11 370 084	67%	4 011 063	24%	12 880 637
Free State	12 982 600	845 084	7%	11 857 160	91%	280 356	2%	12 702 244
Gauteng	1 817 800	304 137	17%	1 181 518	65%	332 145	18%	1 485 655
KwaZulu-Natal	9 332 800	4 695 245	50%	4 297 235	46%	340 320	4%	8 992 480
Limpopo	12 575 600	2 551 790	20%	8 844 083	70%	1 179 728	9%	11 395 872
Mpumalanga	7 649 500	1 875 146	25%	4 805 344	63%	969 010	13%	6 680 490
North West	10 488 100	2 409 778	23%	7 481 942	71%	596 380	6%	9 891 720
Northern Cape	37 288 800	1 829 347	5%	35 210 998	94%	248 455	1%	37 040 345
Western Cape	12 946 300	1 040 801	8%	11 502 427	89%	403 072	3%	12 543 228
Total Extent	**121 973 200**	**17 061 881**	**100%**	**96 550 791**	**100%**	**8 360 529**	**100%**	**113 612 671**

* Source: Department of Rural Development and Land Reform. 2017. Phase II: Private Land Ownership by Race, Gender and Nationality. Pretoria: DRDLR.

2.5 Insights from Table 7: Provincial Breakdown of State Land Users (ha)

1. Composition of private ownership (2017 audit context)
   - Of deeds-registered private land, the last land audit shows approx. 89.52 m ha held by individuals, companies, trusts, CBOs and co-owners (about 90% of land under private ownership).
   - Breakdown of private owners - individuals approx. 37.80 m ha (39%), trusts approx. 29.29 m ha (31%), companies approx. 23.20 m ha (25%), community-based organisations approx. 3.55 m ha (4%), co-ownership approx. 0.88 m ha (1%).
   - Farmland owned by individual landowners - whites approx. 26.66 m ha (72%), coloureds approx. 5.37 m ha (15%), Indians approx. 2.03 m ha (5%), Africans approx. 1.31 m ha (4%), other approx. 1.27 m ha (3%), co-owners approx. 0.43 m ha (1%).

2.6 Total land owned by big mining businesses

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. There is no public, official total for the surface land owned by large mining companies, neither nationally nor by province, and not by state vs private split.
2. Since 1 May 2004, the Mineral and Petroleum Resources Development Act, 2002 (MPRDA) makes the State the custodian of mineral resources. Mining companies usually hold time-limited mining rights or permits, not the land itself.
3. The surface land can belong to the State, private owners, or traditional authorities. Companies typically own only small freehold parcels around shafts, plants and tailings facilities.
4. Surface land ownership is public via the Deeds Office. Anyone can search who owns a specific parcel (company or person) at a deeds registry counter or online services such as DeedsWEB and third-party portals. It is parcel-by-parcel rather than a national list of “all land owned by miners”.
5. Mining rights registers have existed for decades. Under the Mining Titles Registration Act, 1967 a dedicated Mineral and Petroleum Titles Registration Office registers prospecting and mining rights. Since 1 May 2004, the Mineral and Petroleum Resources Development Act, 2002 (MPRDA) made the State the custodian of mineral resources, replacing private mineral ownership and converting old-order rights into new rights recorded at that office. Rights are registrable, but they are not the same thing as owning the surface land.
   - SAMRAD (the South African Mineral Resources Administration System) was launched in 2011 to manage applications and display rights areas. I did try and access the spreadsheet outputs from this system, and was referred to the system which is access controlled. Reports suggest that this database system does not provide a reliable, public, map-based view linking mining rights to who owns the surface. Access and data quality are reportedly persistent issues.
   - Improvement of the system is reportedly underway. The Department of Mineral Resources and Energy (DMRE) has been developing a new online mining cadastre to replace SAMRAD and improve public transparency. Roll-out has been announced but delayed.
   - The implications for partnering with mining companies to use “their land” can work, but only if you secure rights from both the surface landowner and the mining right-holder, and manage safety, environmental and tenure risks. In many cases it’s cleaner to site projects

on adjacent municipal or traditional land financed by the mine (via its social commitments) than inside the active mining footprint.

2.7 Total land owned by big agricultural businesses

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. Data limitations
   - There is no single public dataset that lists all surface land owned by agriculture companies in South Africa. Ownership can be confirmed parcel-by-parcel via the Deeds Office, and company disclosures provide high-level hectare totals, but these are not consolidated across firms or provinces.
2. What exists
   - Official ownership (Deeds Office / DeedsWeb): authoritative, parcel-level records by legal owner name.
   - Surveyor-General cadastre: maps and diagrams to locate and verify parcels.
   - Municipal valuation rolls: local cross-checks of recorded owner and extent (urban/peri-urban).
   - Company disclosures: integrated/sustainability reports stating total hectares owned/leased/managed.
   - Forestry certification (FSC): independent certified-area totals for major forestry companies.
   - Government audits: aggregates by owner category (e.g., “private companies”) but not by company.
3. What does not exist
   - A national, public, consolidated list of land owned by named agriculture companies.
   - A single source that links company names → all parcels → mapped extents across SA.
4. Indicative figures
   - Sappi (forestry): approx. 400-405k ha owned/leased in SA (approx. 263k ha planted, approx. 140k ha unplanted/conservation).
   - Mondi (forestry): approx. 254-255k ha plantations (mainly KwaZulu-Natal and Mpumalanga).
   - SAFCOL (state-owned forestry): approx. 187-190k ha managed nationally.
   - Tongaat Hulett (sugar/land development): approx. 7.6-8.0k ha “developable” KZN land (separate from cane under cultivation).
   - These are company-level disclosures, not parcel registers. Verification requires Deeds look-ups.

2.8 Total land owned by “Tribal trust”

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. What “tribal trust” land means in South Africa
   - “Tribal trust land” is an older term for what policy documents now call communal land or state trust land. It refers to areas where the State (or a statutory trust) holds the title in trust for traditional communities, who occupy and use the land under customary systems.

- Historic state trust land in the former "homelands", much of it previously vested in the South African Development Trust under the 1936 Native Trust and Land Act. These areas were intended to make up roughly 13% of South Africa's surface area.
- Ingonyama Trust land (KZN), created by the KwaZulu-Natal Ingonyama Trust Act, 1994, which holds about 2.8 million hectares in trust for Zulu traditional communities.
- Households typically hold customary or informal land rights recognised and protected by the Interim Protection of Informal Land Rights Act, 1996 (IPILRA). Decisions that would deprive people of those rights require their consent, and community processes must be followed.
- Communal/"tribal trust" land (national) is approx. 16-18 million ha (methodological ranges across studies. All place it at 13% of SA's land.[1]
- Within that the Ingonyama Trust (KZN) extent is approx. 2.8 million ha.[2]
- Unregistered trust state land (subset, EC & Limpopo noted in the Land Audit) is 7.7 million ha (this is only part of communal land while other communal areas are registered).
- Eifferent sources draw the communal boundary slightly differently and treat registered vs unregistered trust land differently, but they converge on one-sixth of the country.[3]

2.9 Total Land owned by military

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. Military/SANDF footprint: references indicate 341k-430k ha nationally. Large sites include Lohatla (SA Army Combat Training Centre, Northern Cape, approx. 158k ha) and the Madimbo corridor (Limpopo, approx. 45k ha). Treat these as order-of-magnitude figures pending an official register confirmation.
2. Approx. 341,000 ha under the Department of Defence's immovable-asset footprint (facilities and buildings on approximately 341,000 ha of land)[4]
3. Possible context to quote on the poster:
   - In South Africa, the State (DPWI) is the legal custodian or owner of most "military land". The DoD/SANDF has reservation of use or control over it.
   - Historically the portfolio was larger. 493,200 ha under DoD control in the 1998 Defence Review. By 2011 the DoD referred to >430,000 ha. The downsizing reflects disposals and rationalisation.
   - Example of a single large holding is Lohatla (Northern Cape) is about 158,000 ha.
   - 341,000 ha is approx. 0.28% of South Africa's approx. 121.97 million ha total land area.

2.10 Total Land owned by provincial

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. State-owned land by province (2013 snapshot)
   - KwaZulu-Natal - 4,695,245 ha (50% of KZN i.e. 27.5% of SA's state land)
   - Limpopo - 2,551,790 ha (20% i.e. 15.0% of SA state land)

[1] Grain SA website accessed on 8 October 2025
[2] https://www.ingonyamatrust.org.za/?utm_source=chatgpt.com accessed on 8 October 2025
[3] mdpi.com
[4] As stated in DoD Annual Performance Plans for 2023/24-2025/26

- North West - 2,409,778 ha (23% i.e. 14.1%)
- Mpumalanga - 1,875,146 ha (25% i.e. 11.0%)
- Northern Cape - 1,829,347 ha (5% i.e. 10.7%)
- Eastern Cape - 1,510,553 ha (9% i.e. 8.9%)
- Western Cape - 1,040,801 ha (8% i.e. 6.1%)
- Free State - 845,084 ha (7% i.e. 5.0%)
- Gauteng - 304,137 ha (17% i.e. 1.8%)
- National total state land - 17,061,881 ha (approx. 14% of SA's approx. 121.97 million ha).

2. Where the State holds a lot of land (KZN, Mpumalanga, North West, Limpopo, parts of Gauteng)
    - There is potential to assemble sites for housing, clinics, schools, logistics depots, renewable-energy zones and agri hubs without lengthy private acquisitions.
    - But much of this land is controlled by national custodians (DPWI, DALRRD, SANParks) or traditional structures (e.g., Ingonyama Trust and traditional councils in KZN). Provinces need:
        - Standing MOUs with national custodians for release, leases and servitudes.
        - IPILRA-compliant community consent processes where customary rights exist.
    - Finance and tenure is an important consideration. Prefer long leases/servitudes for catalytic projects, structure payments and bulk-services funding into project business cases.
3. Where private land dominates (Northern Cape, Free State, Western Cape, also much of Eastern Cape)
    - Consider the partnership model. Rely more on planning certainty, zoning, bulk-services commitments, and negotiated servitudes with private owners (especially for renewables, transmission lines and logistics corridors).
    - Consider a budget for acquisition. Some strategic sites will still require purchase or land swaps, build this into MTEF plans.
4. Provinces with large "unaccounted" shares (Eastern Cape 24%, Gauteng 18%, Mpumalanga 13%)
    - Ensure the data is correct. Prioritise cadastral clean-up, vesting and deeds updates with SG/Deeds, so projects are not delayed by title defects.
    - Confirm the rates base. Unclear ownership undermines valuation rolls and the municipal rates base, provide technical support to municipalities.

2.11 Total land owned by municipal

As per the research brief, I reviewed what I could in this area. Findings are as follows:

1. Municipal land by province (hectares and share of each province's state land)
    - Northern Cape - 1,337,719 ha (48.2% of state land in the province)
    - Western Cape - 790,445 ha (67.4%)
    - North West - 675,578 ha (20.2%)
    - Limpopo - 507,827 ha (6.3%)
    - Free State - 323,661 ha (24.6%)
    - Eastern Cape - 103,328 ha (6.7%)
    - Gauteng - 61,400 ha (27.2%)

- KwaZulu-Natal - 54,217 ha (5.9%)
- Mpumalanga - 48,249 ha (4.6%)
- National total (municipal share of state land) - 3,902,424 ha, which is about 19.1% of the national state-land portfolio in this snapshot.
- By contribution to the national municipal total, the Northern Cape 34.3%, Western Cape 20.3%, North West 17.3%, Limpopo 13.0%, Free State 8.3%, others each under 3%.

2.12 Total land acquired by the state for "redistribution"

As per the research brief

1. Significant findings from various reports (including the 2013 and 2017 land audits) highlight that a large portion of South Africa's land is privately owned.
2. The audits have also shown the existence of unregistered state trust land and are used to inform policy on land redistribution, restoration, and the appropriate use of underutilised state land.
3. Under PLAS (Proactive Land Acquisition Strategy), the state acquired about 2.9 million ha of farmland 2022/23. Much of this land is held under 30-year leases to beneficiaries rather than transferred with title.
4. Analysts note around 2.5 million ha sits in the State Land Holding Account awaiting allocation/regularisation (estimate - verify against DALRRD).
5. A 2020 announcement targeted 700k ha of state land (including 896 farms) for redistribution and progress varies by province.

3 Truth about Agriculture in South Africa

3.1 Research Brief

3. Potentially a poster on Agri. Utilise data from Sihlobo and Kirsten - The truth about SA's agriculture - and we must acknowledge and possibly compensate them. This could go broader than simply land ownership and deal with a summary of agri and race in SA? What do you think? Should we ask him to do it?

I do still need to read the book. That said, the national land audits already provide data insights on land ownership and the extent of privately held agricultural land in South Africa. I can review Sihlobo and Kirsten's book next and prepare a concise summary of the key points for inclusion.