

A Brief Introduction to Spatial Development Planning in the Gamagara Local Municipality



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Prepared in Collaboration with Anglo American's Municipal Capability & Partnership Programme (MCP)

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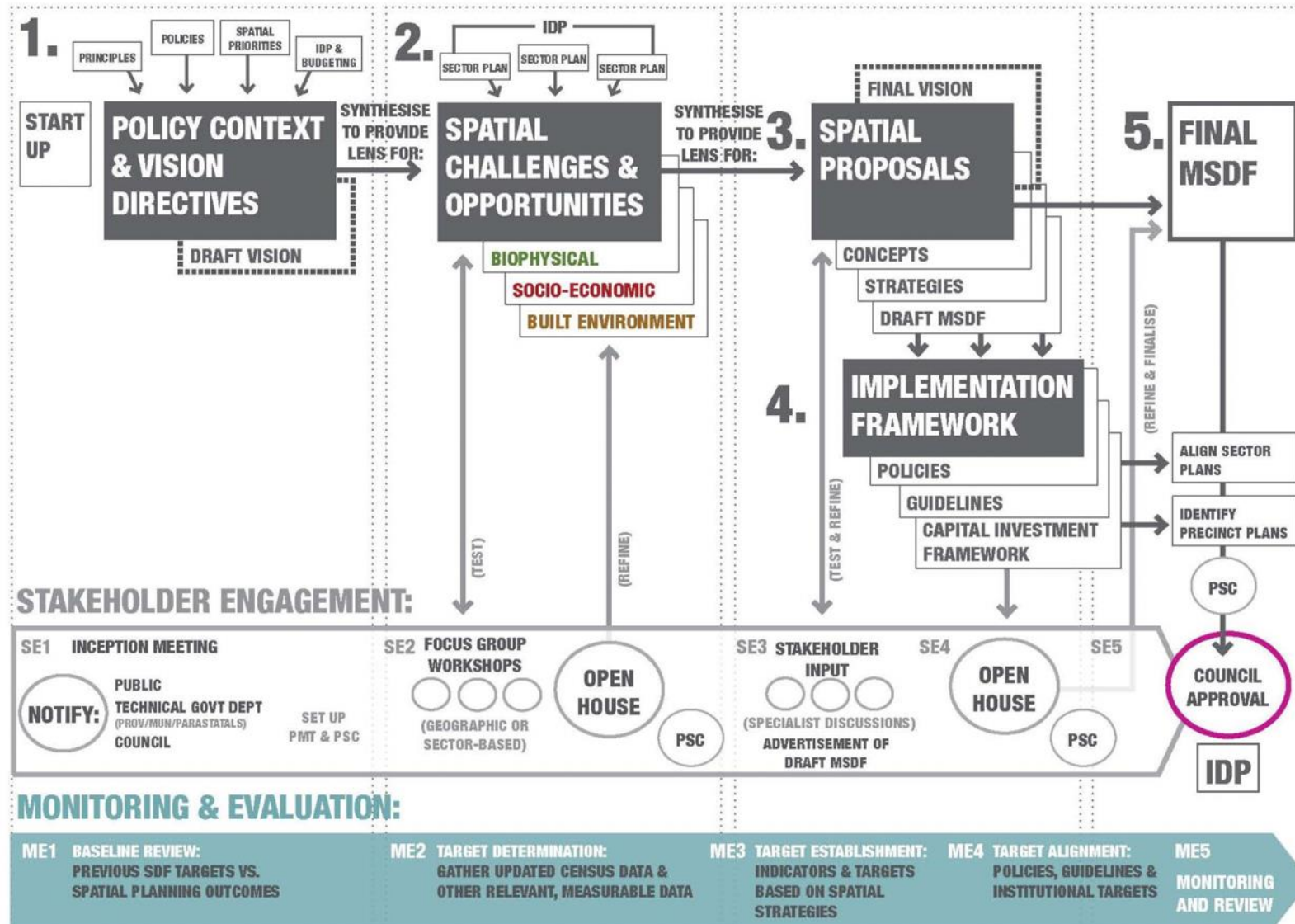
Introducing Spatial Development Planning



INTRODUCING SPATIAL DEVELOPMENT PLANNING

- In terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), each sphere of government must take responsibility for spatial development planning in its area of jurisdiction.
- The Municipal Systems Act (Act 32 of 2000) and SPLUMA specify the role of a local municipality in relation to integrated development planning, spatial development planning and land use management as consisting of the following components:
 - The compilation, approval and review of an Integrated Development Plans (IDPs), a Spatial Development Framework (SDF) and a Land Use Scheme (LUS); and
 - The control and regulation of the use of land within the municipal area where the nature, scale and intensity of the land use does not affect the provincial planning mandate of provincial government or the national interest.
- An SDF can be defined as:
 - A long-term (10 – 20 year) spatial development framework with a vision, goals and objectives expressed spatially through strategies designed to address physical, social and economic challenges;
 - An indicative framework concerned with growth and development of the municipality and its local communities;
 - A strategic framework in which area-based plans (“Precinct Plans”) can be prepared, to ensure that strategies and projects are not generic, but specific to deal with development pressures found within certain areas; and
 - A growth-facilitation and enabling framework that (1) guides decision-making on settlement and land development and (2) provides confidence to both investors and local communities for property purchase, development and investment purposes.

THE SDF PREPARATION PROCESS



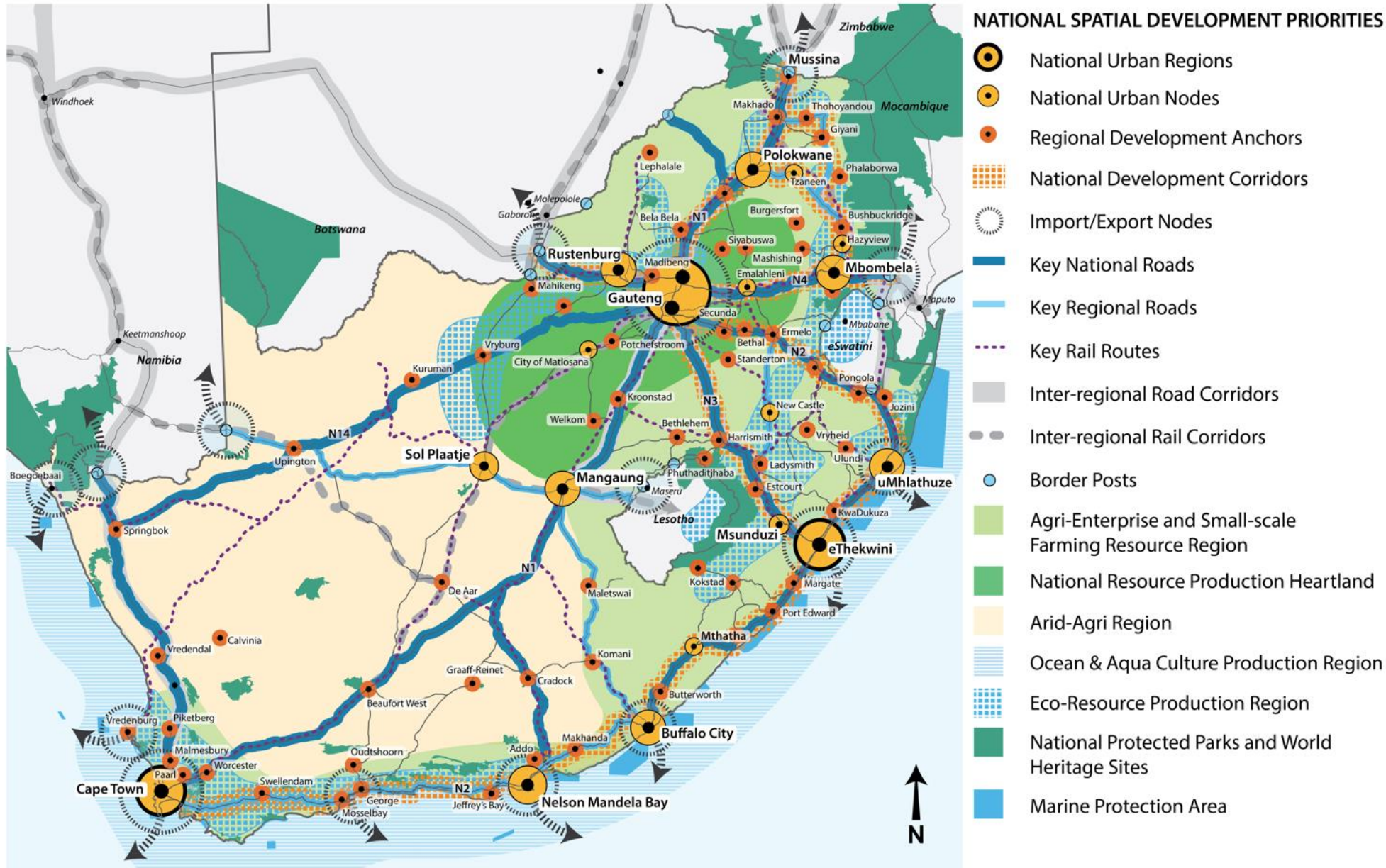
Preparing an SDF is an extensive process which includes:

- A review of related national, provincial, district and local policies, plans, strategies, frameworks, etc.
- An analysis of the biophysical, socio-economic and built environment context
- The development of Spatial Development Proposals and an Implementation Framework
- Extensive consultations with stakeholders (local communities, focus groups, public and the private sector)
- Finalisation of the MSDF & obtaining Council approval

The Envisaged and Desired Spatial Development of the Gamagara Local Municipality in the Wider National, Provincial and Regional Contexts

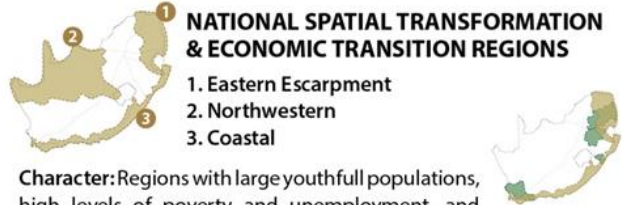


NATIONAL SPATIAL DEVELOPMENT FRAMEWORK (2022)

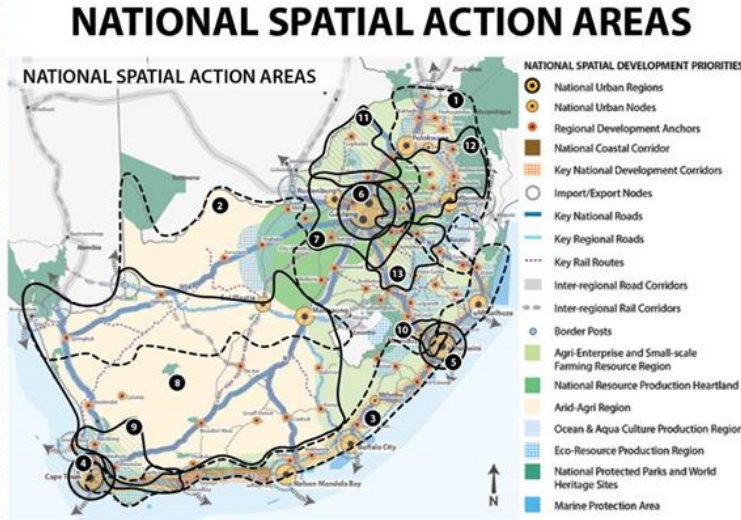
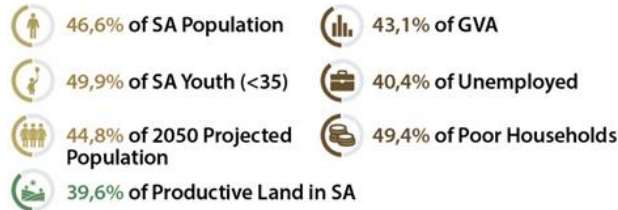


NATIONAL SPATIAL ACTION AREAS (NSAAs) (2022)

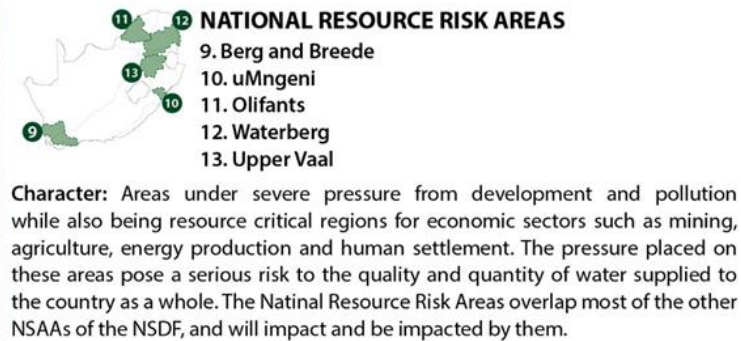
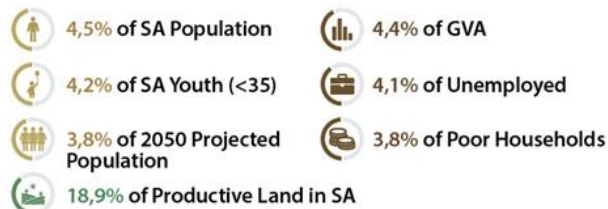
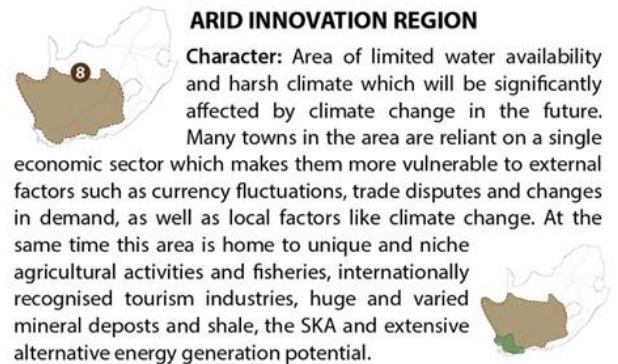
NATIONAL SPATIAL ACTION AREAS OVERVIEW



Character: Regions with large youthfull populations, high levels of poverty and unemployment, and large tracts of dense, sprawling rural settlements. These regions overlap areas of high ecological value (specifically water), high value agricultural land and livestock and irrigation farming.

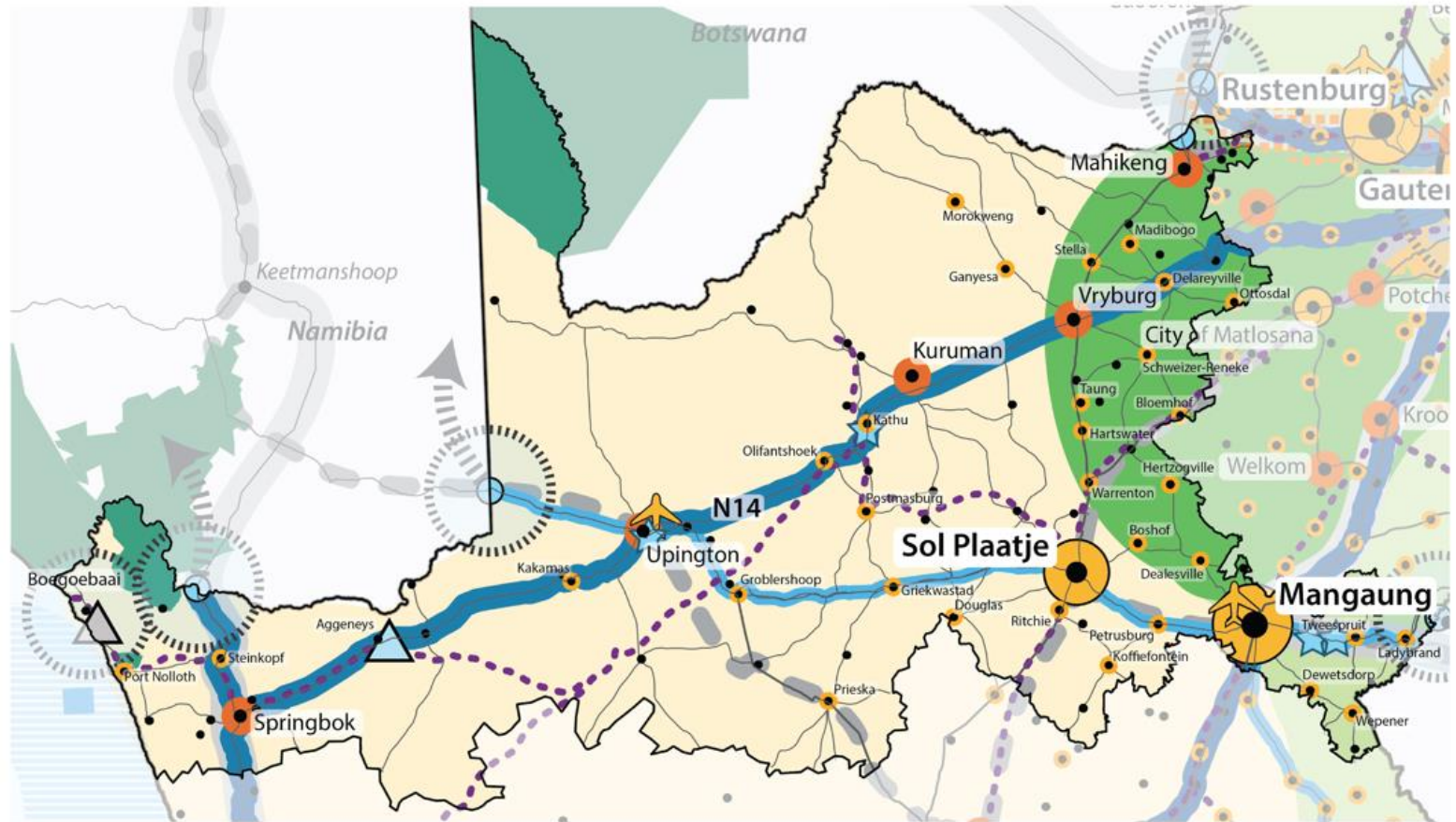


Character: Regions with the bulk of SA's economic activities, job opportunities and import, export and international tourism activities. Regions experiencing major housing, services, crime, infrastructure and unemployment challenges.



NORTHWESTERN NATIONAL SPATIAL TRANSFORMATION AND ECONOMIC TRANSITION REGION NSAA (2022)

NORTHWESTERN NATIONAL SPATIAL TRANSFORMATION AND ECONOMIC TRANSITION REGION

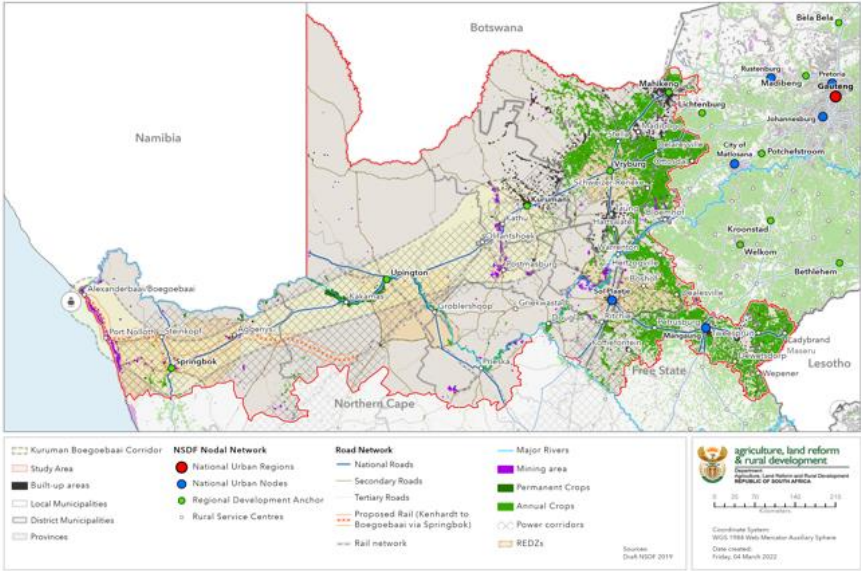


- | | | |
|---|---|------------------------------|
| National Urban Nodes | National Resource Production Heartland | Key National Roads |
| Regional Development Anchors | National Protected Areas & World Heritage Sites | Key Regional Roads |
| Rural Service Centres | Import/Export Nodes | Key Rail Routes |
| National Development Corridors | Border Posts | Inter-regional Road Corridor |
| Agri-Enterprise and Small-scale Farming Resource Region | International Airports | Inter-regional Rail Corridor |
| SEZ (Designated) | IPRP | IDZ (Designated) |
| SEZ (Proposed) | | IDZ (Proposed) |

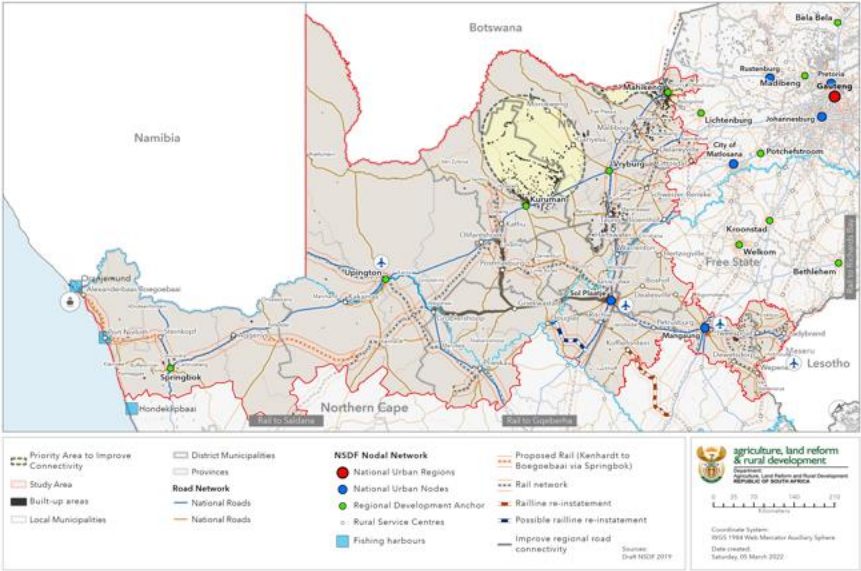
* NSAA demarcations based on Municipal Demarcations

NORTHWESTERN NATIONAL SPATIAL TRANSFORMATION AND ECONOMIC TRANSITION REGION NSAA: IMPLEMENTATION PLAN (2022)

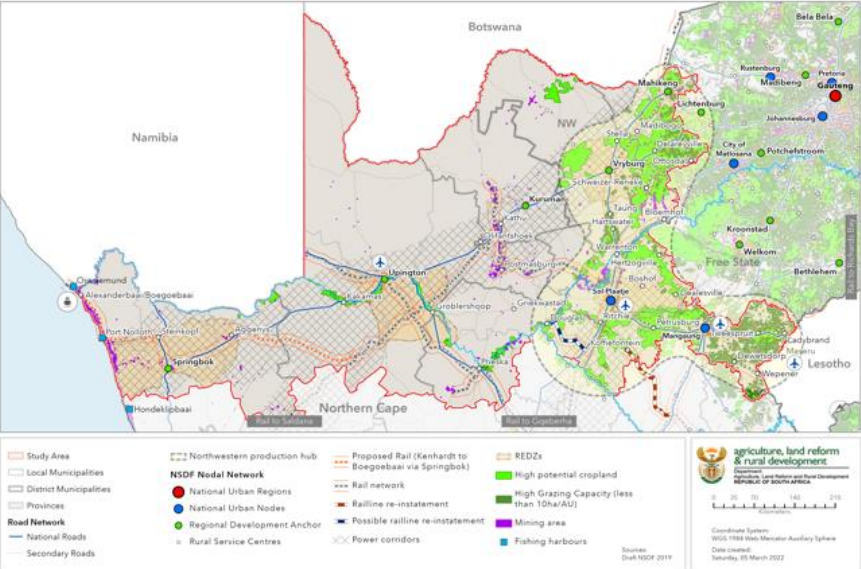
National Spatial Action Areas : NORTHWESTERN REGION NSAA CCAZ 1 - Development of Kuruman - Boegoebaai Corridor



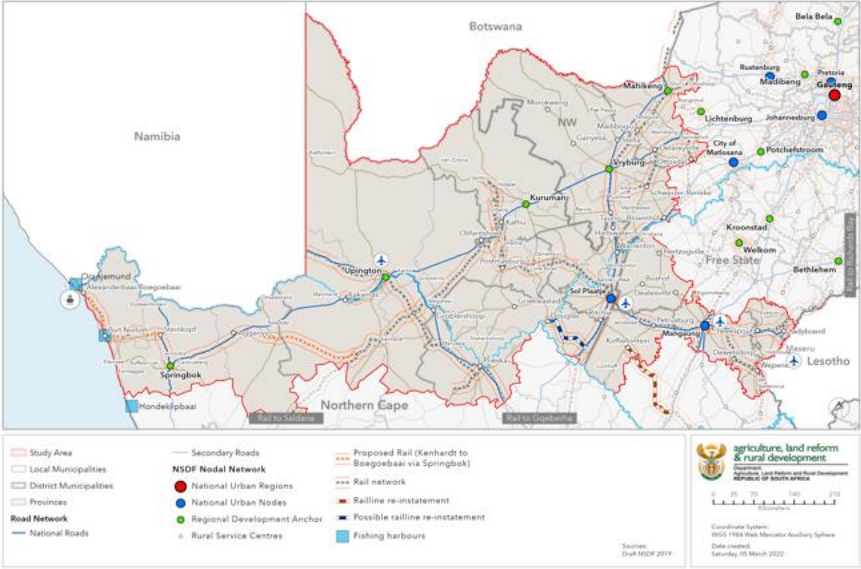
National Spatial Action Areas : NORTHWESTERN REGION NSAA CCAZ 4 - Strengthen Rural-Rural linkages and Rural-Urban linkages and connectivity



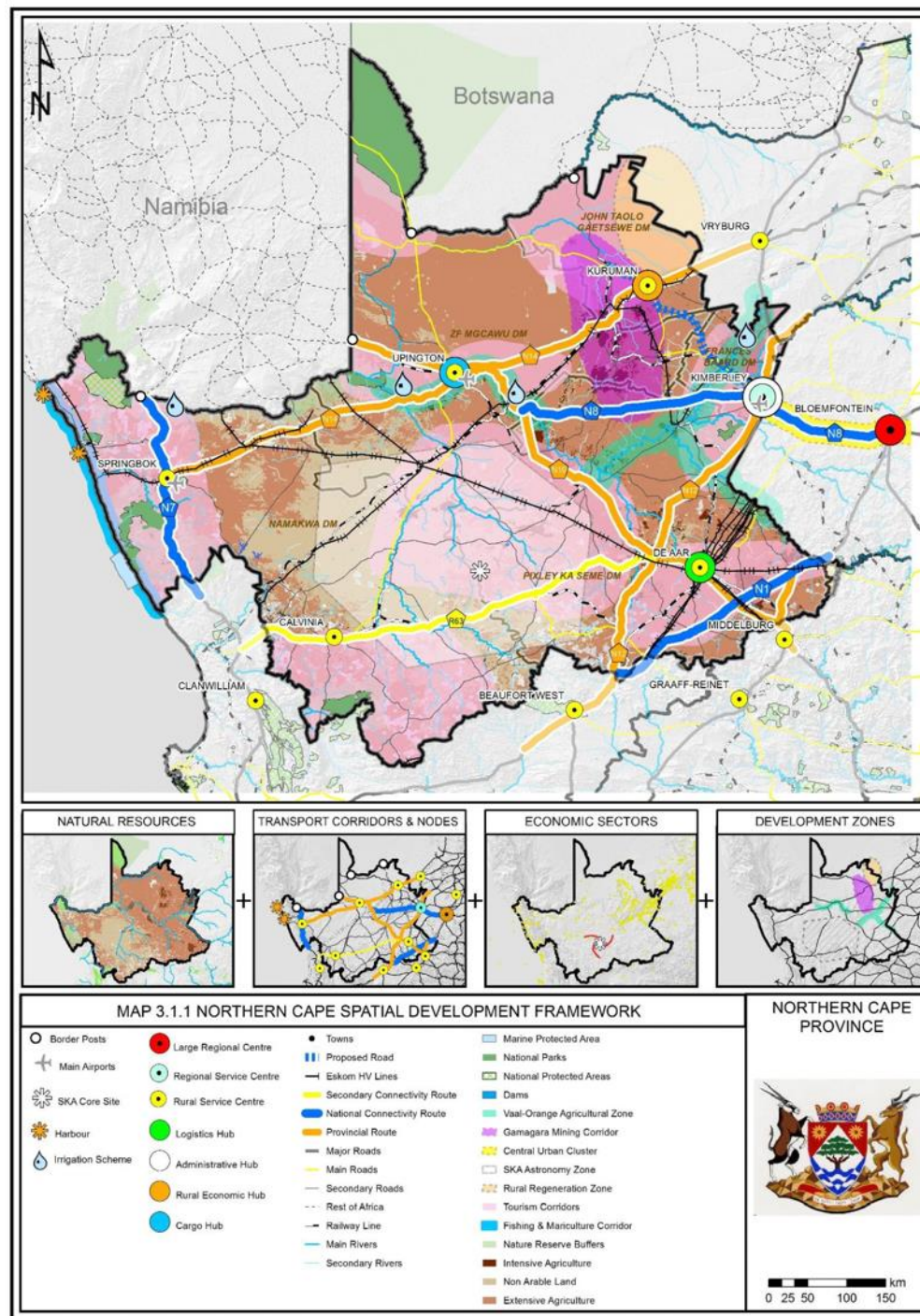
National Spatial Action Areas : NORTHWESTERN REGION NSAA CCAZ 2 - Development of the Northwestern Production Hub



National Spatial Action Areas : NORTHWESTERN REGION NSAA CCAZ 3 - Development of Urban Nodes and Regional Development Anchors

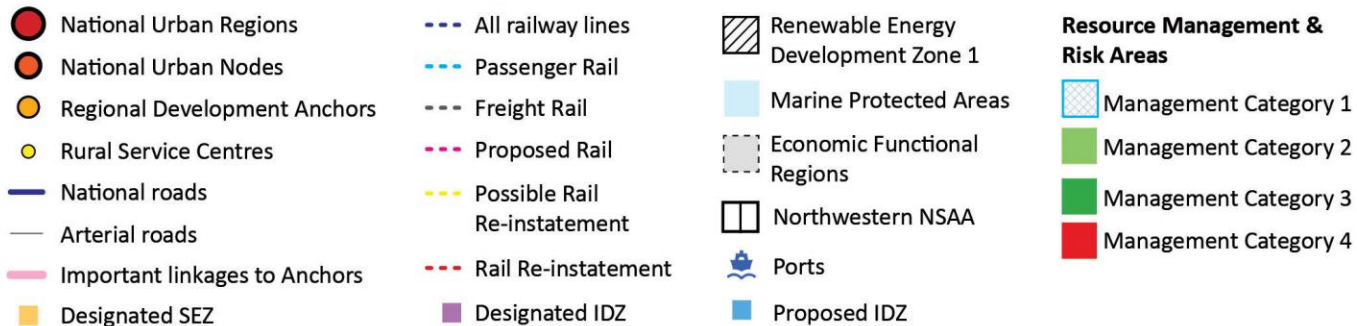
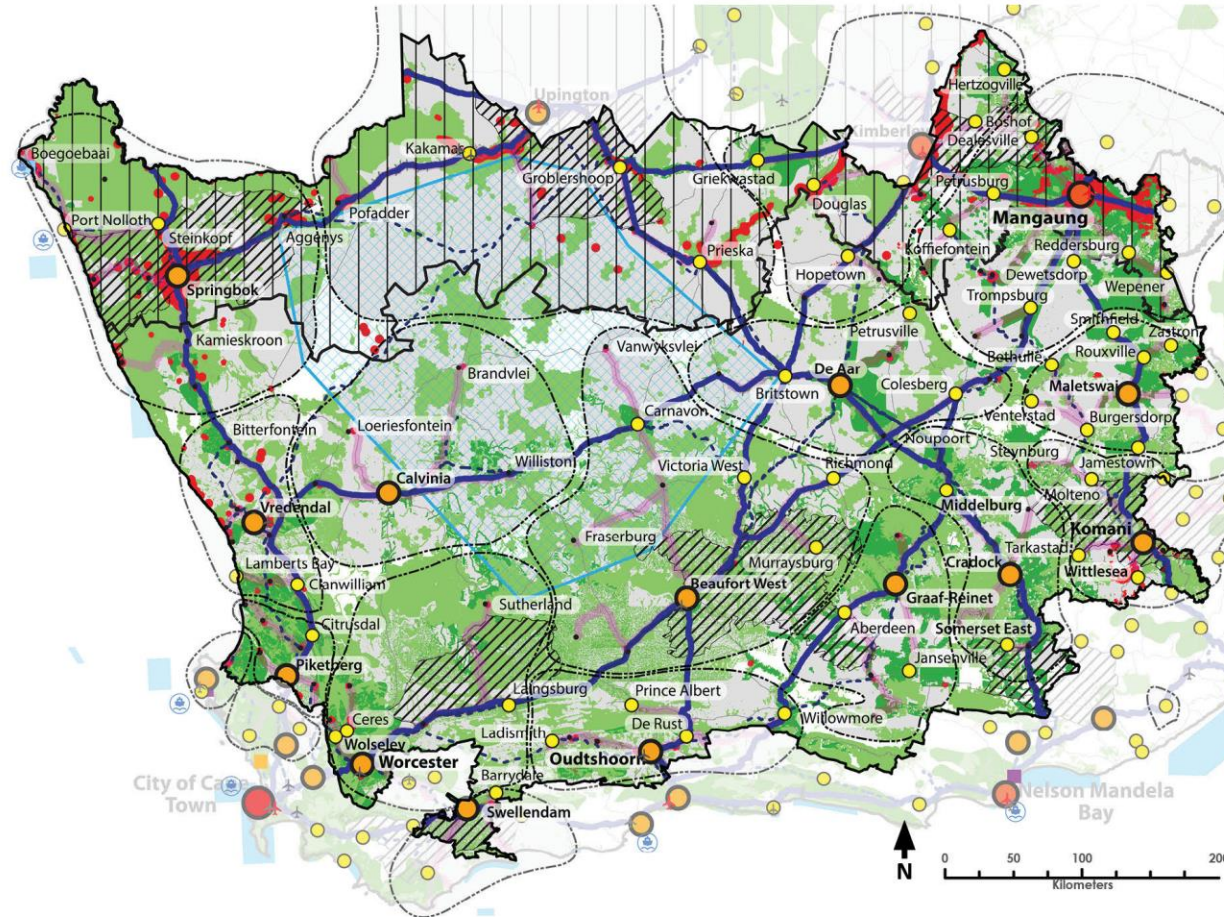


NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2018)

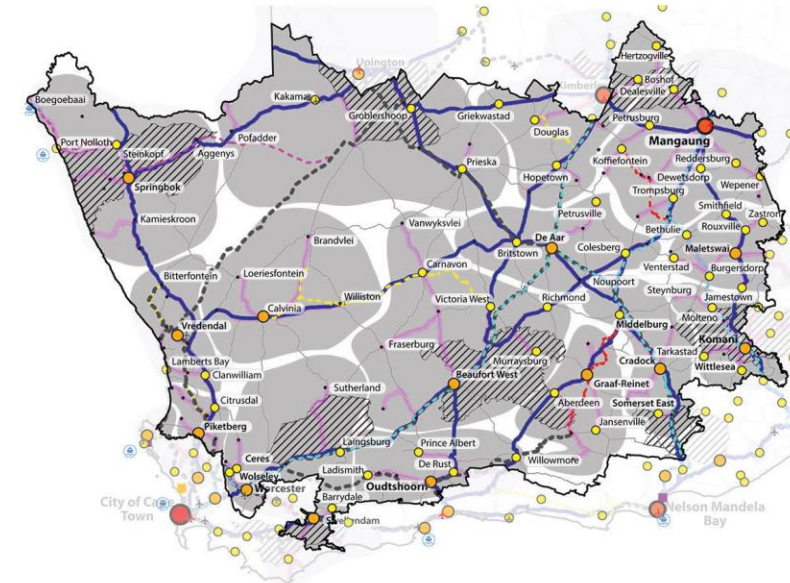


KAROO REGIONAL SPATIAL DEVELOPMENT FRAMEWORK (2022)

Karoo RSDF: Composite Regional SDF



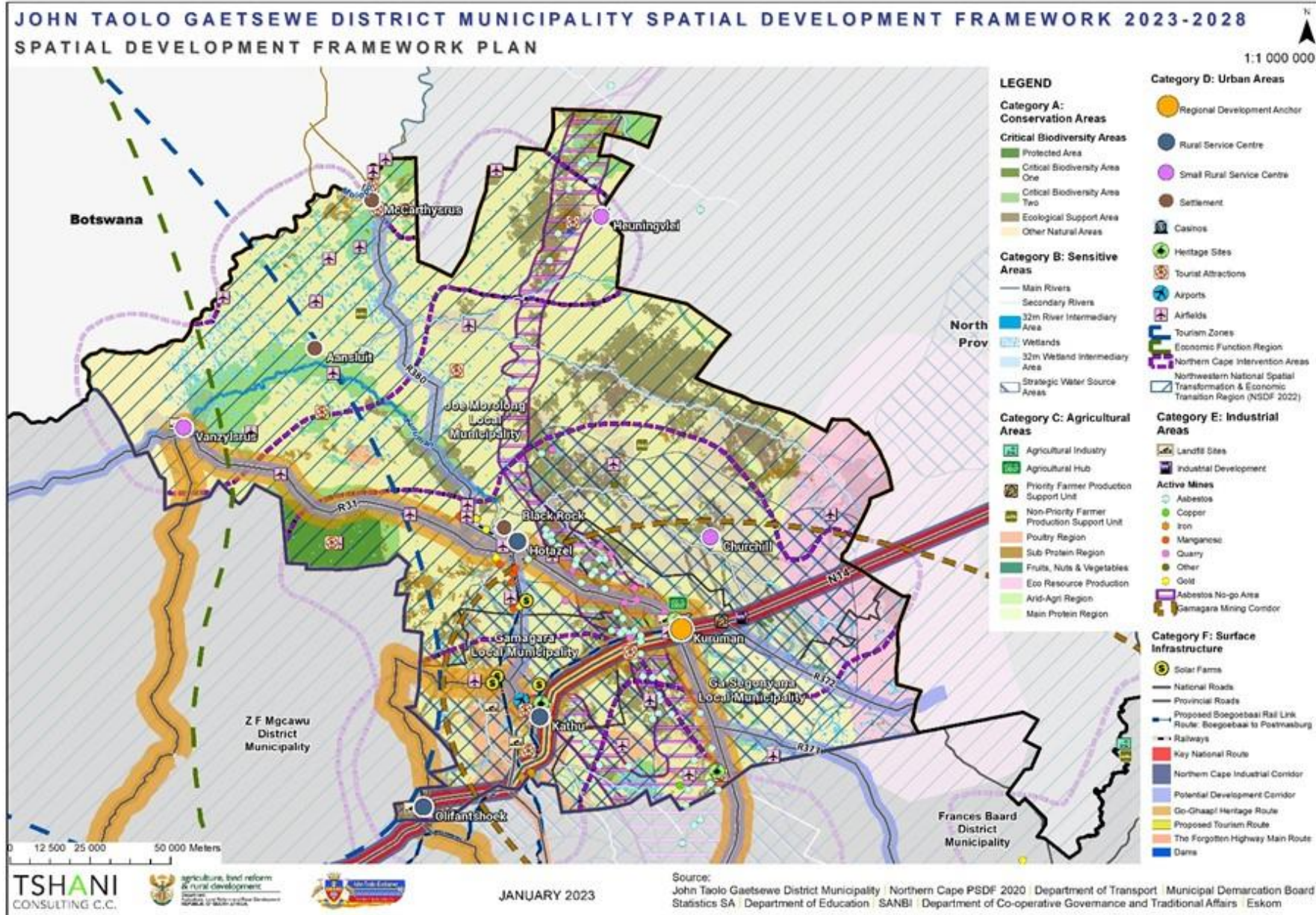
Settlement Network, Movement Network and Energy



Resource Management and Risk Areas



JOHN TAOLO DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (2023)



Gamagara Local Municipality Spatial Development Framework (2019)



GAMAGARA LOCAL MUNICIPALITY SDF (2019)

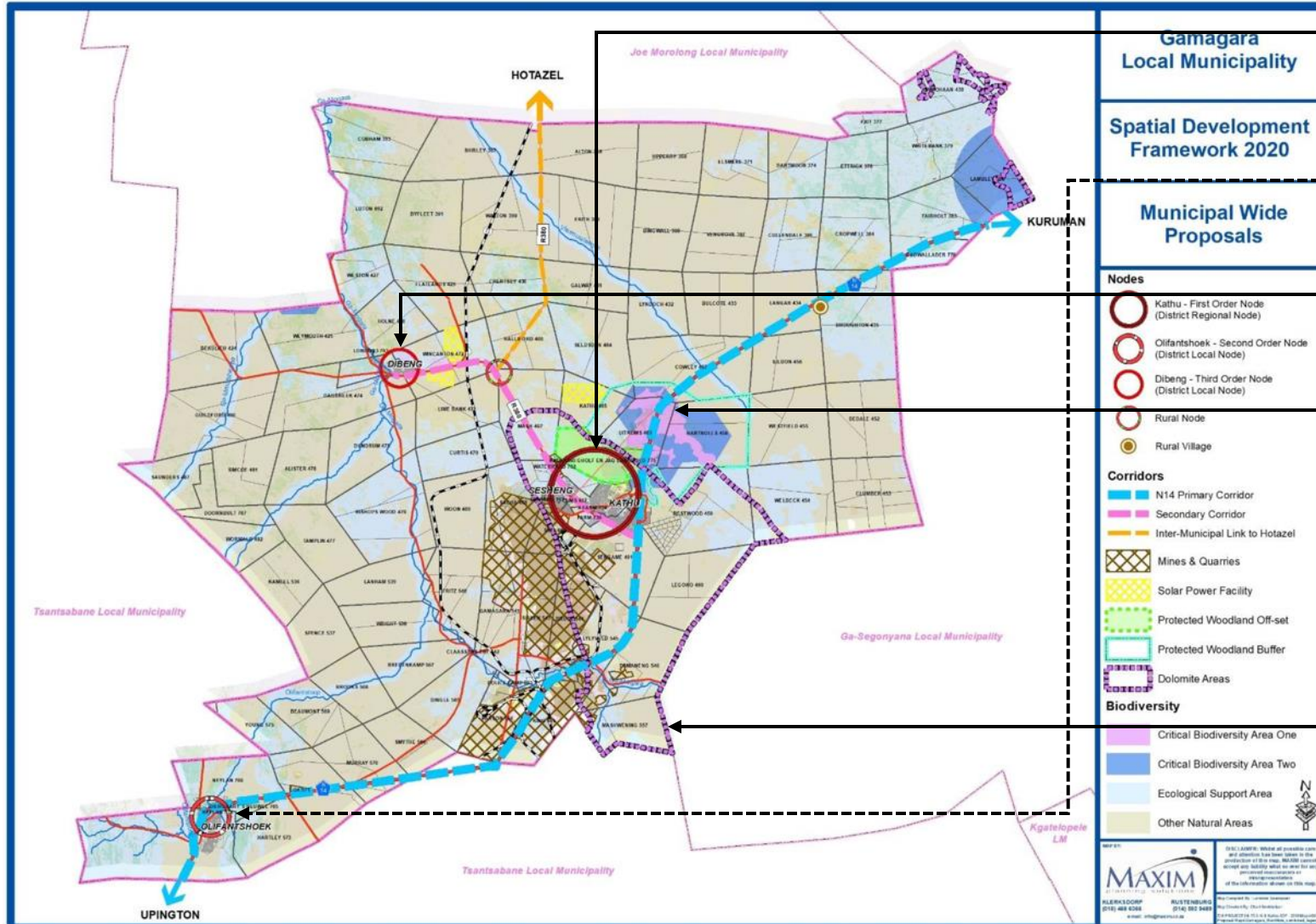
Vision:

“Spatial development will strive to enhance integrated socio-economic and physical development in order to provide sustainable livelihoods for all citizens”

Spatial Objectives

- Give effect to National Spatial Development Principles
- Capitalize on the location of Gamagara along the N14 corridor of National and Provincial importance
- Enhance sustainable development (protect environmentally sensitive areas, agricultural land and cultural heritage sources, and create a municipality-wide open space system)
- **Improve living standards of people in dormitory townships and rural areas by providing community facilities and business opportunities within easy access of these areas**
- Align and identify economic opportunities along major development corridors
- **Identify sufficient land for urban development within a well-demarcated urban edge, in such a manner that it will promote integration of areas and densification**
- Address housing needs in an integrated manner based on the Breaking New Ground (BNG) principles
- Spatially coordinate land reform and rural development initiatives
- Improve the competitiveness of Gamagara by **(1) maintenance and upgrading of infrastructure, (2) provision of bulk infrastructure, (3) focusing of investments in priority projects along the N14 corridor, (4) support for eco-tourism activities, and (5) revitalization of CBDs**
- **Diversify the local economy from total reliance on the mining sector to more sustainable industrial, manufacturing and commercial development**
- **Promote accessibility to communities to employment, recreation and social opportunities**
- Consider and integrate local development in Gamagara with adjacent local municipalities and land development proposals in these municipalities

GAMAGARA LOCAL MUNICIPALITY SDF (2019)



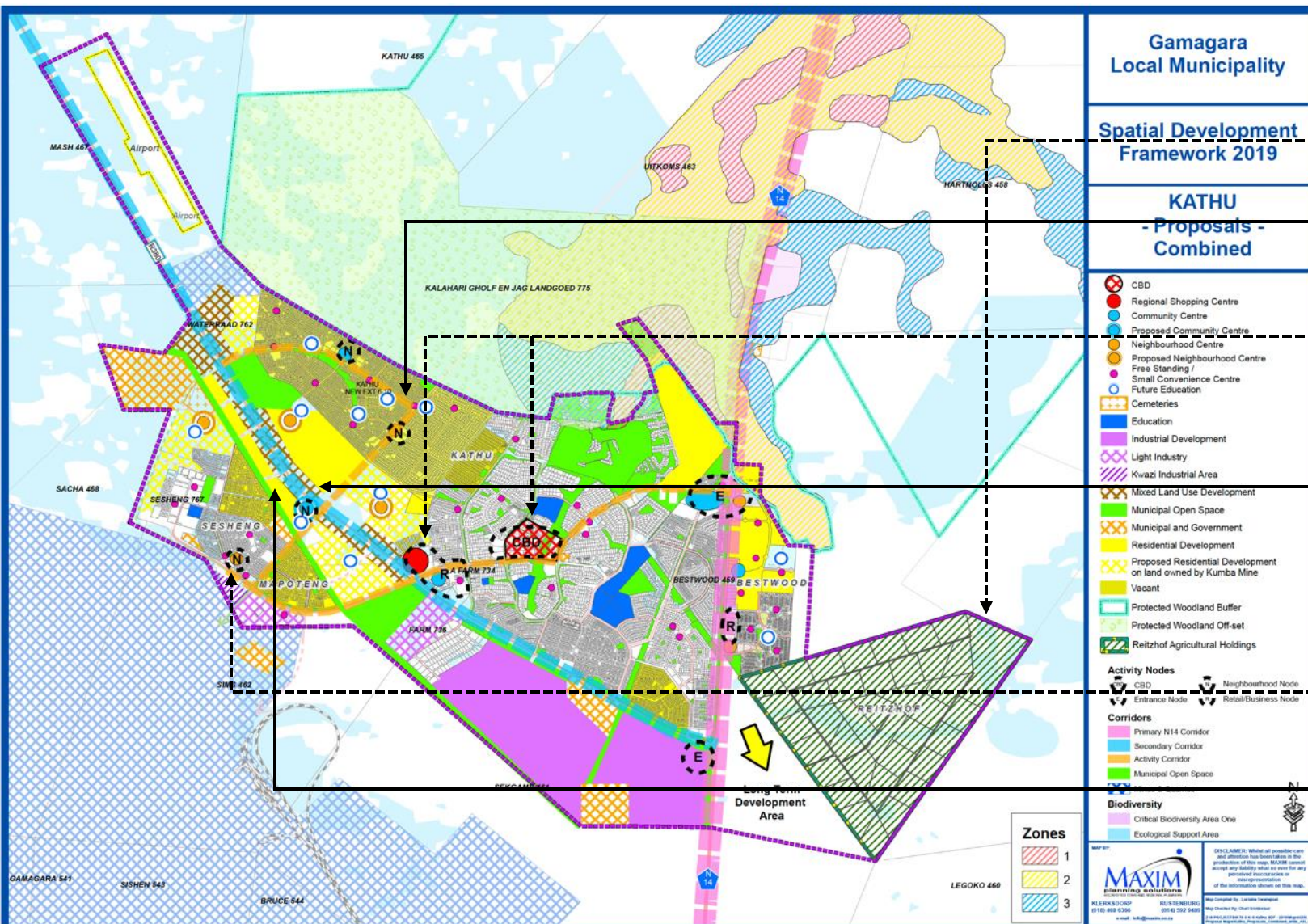
- **Nodes:**

- **First Order Node: Kathu** (Promote Regional Node growth & Strengthen economic base by stimulating the industrial sector to become less reliant on the mining sector)
- **Second Order Node: Olifantshoek** (Develop into fully fledged service center and capitalize on location along N14 to develop tourism node)
- **Third Order Node: Dibeng** (Invest in social capital: education, training and social welfare) and basic services (infrastructure and housing)
- **Roads and Corridors:**
 - **Primary Corridor:** N14
 - **Secondary Corridor:** R380
 - **Inter-Municipal link to Hotazel:** R380
- **Protect Environmentally Sensitive Areas** (CBA 1 & 2, ESAs and Protected Woodland Off-set and Buffer)
- Carefully manage development in **Dolomitic areas (Kathu and Sesheng)**
 - **Mining areas: SDF and LUS** should incorporate special provisions related to mining land uses
 - Protect and promote the use of **Cultural Heritage Resources**

Gamagara Local Municipality SDF (2019): Main Settlements Guidelines



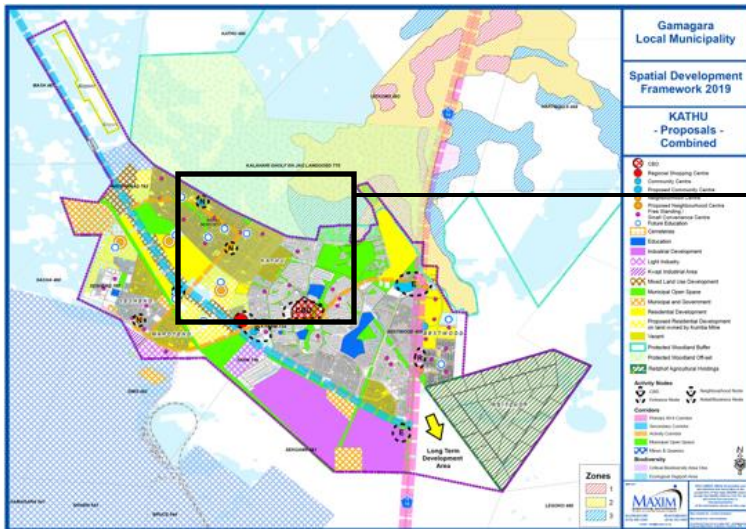
KATHU GLM SDF (2019) GUIDELINES



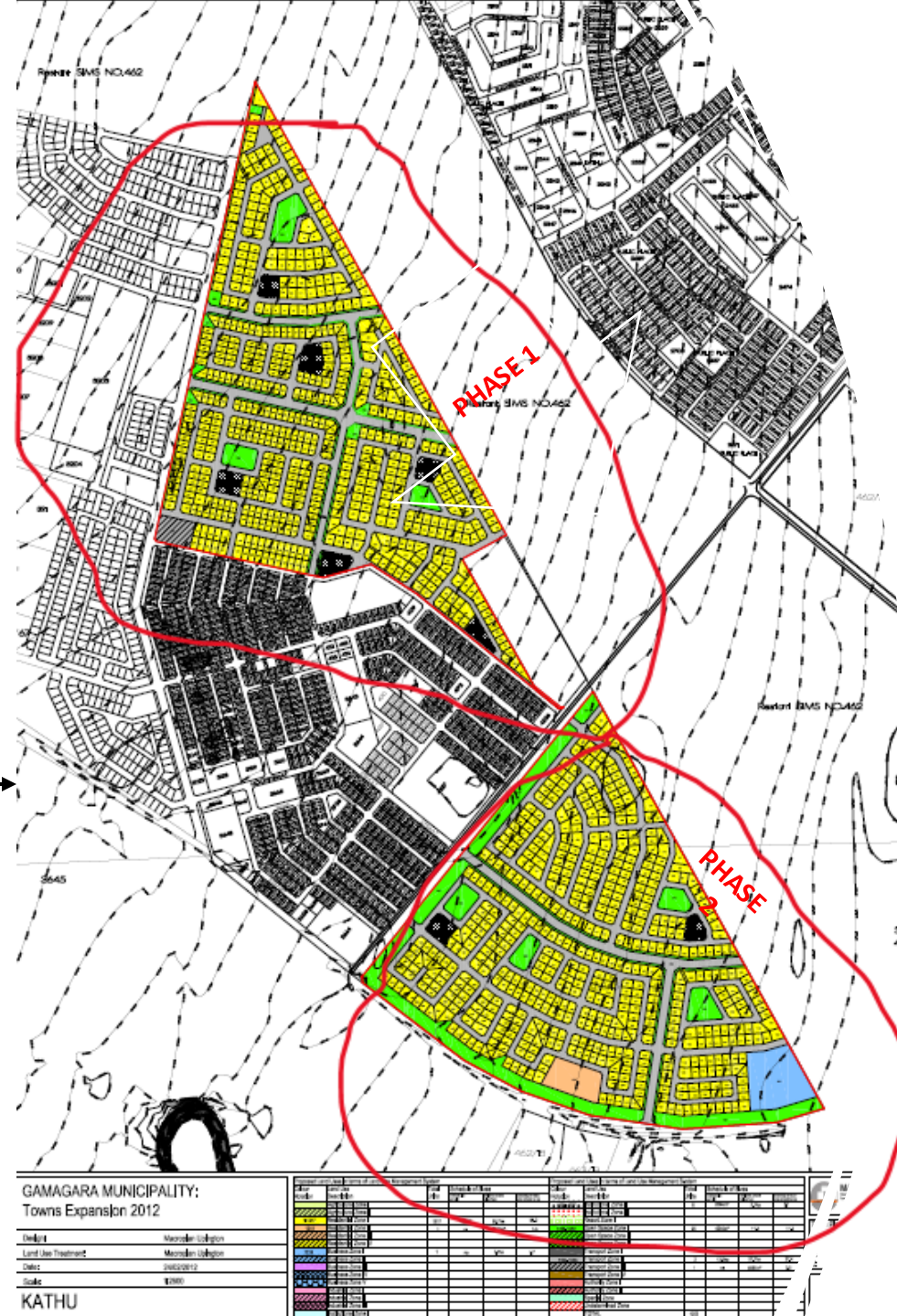
- **Kathu underlain by Dolomitic land:** All development is subject to a detailed dolomite stability investigation & could impact infrastructure cost
 - **Urban Edge:** Future expansion limited by protected areas in north and mining in the south
 - **Key Roads to be strengthened/developed:**
 - Proposals to improve connectivity between Kathu and Sesheng (activity corridor)
 - **Business land uses (nodes):**
 - Support, maintain and regenerate current business nodes
 - Proposed Community Centre
 - Proposed Neighbourhood Centre
 - **Proposed Mixed Use Development**
 - Proposed low impact mixed land use development
 - **Proposed Industrial Developments**
 - Proposed Industrial and Light Industrial Developments
 - **Proposed Social Amenities:**
 - **Social Services and infrastructure** to be concentrated in nodes (multi-purpose community centres)
 - Future education centers
 - **Proposed Residential Developments:**
 - Future Housing development to take place (some already in process of development) (128ha)
 - Proposed residential development on land owned by Kumba Mine (304ha)
- Total residential land: 432ha**

(Current) KATHU 5700 (MIXED DEVELOPMENT)

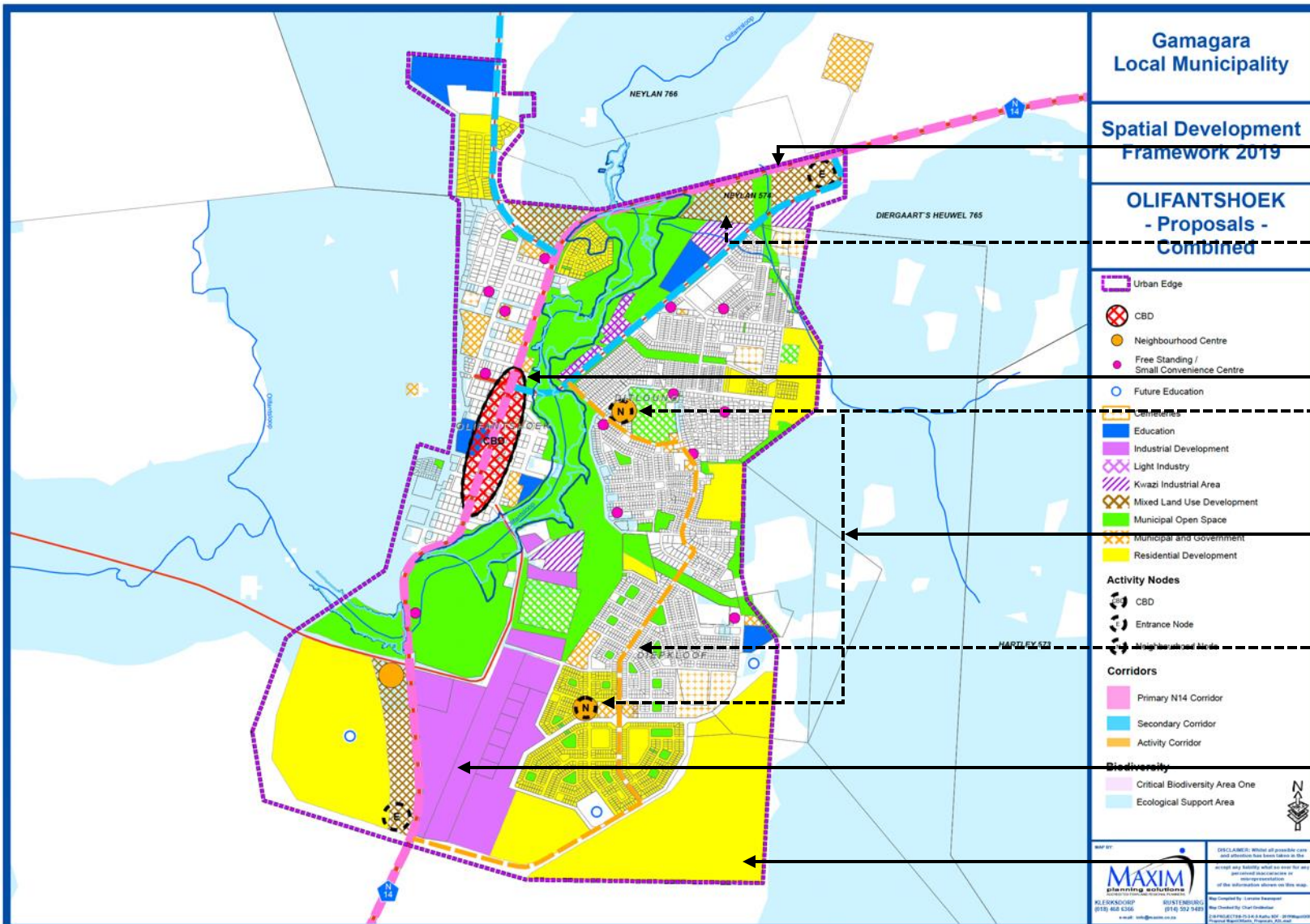
GREENFIELD PROJECT



UPGRADING OF INFORMAL SETTLEMENTS



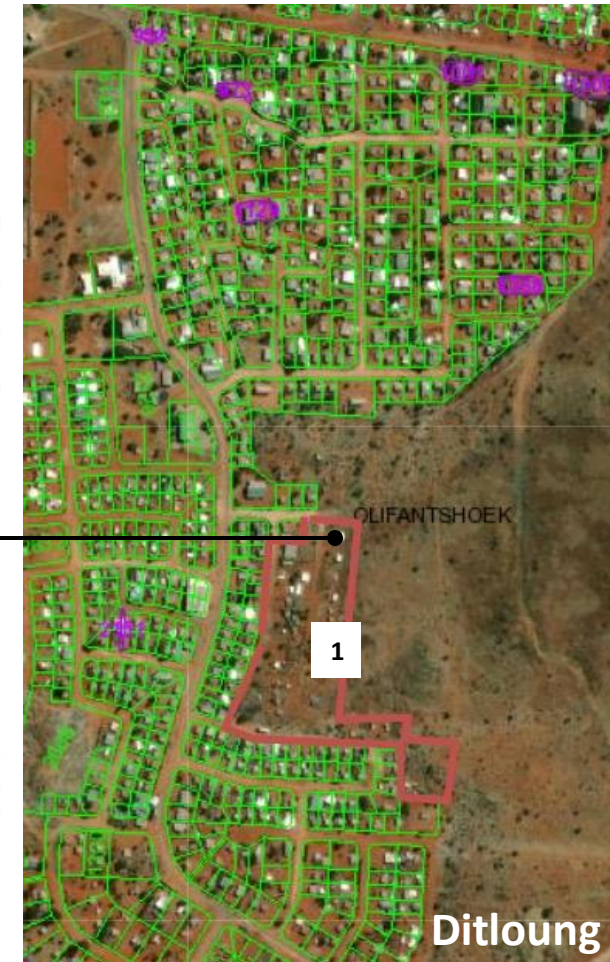
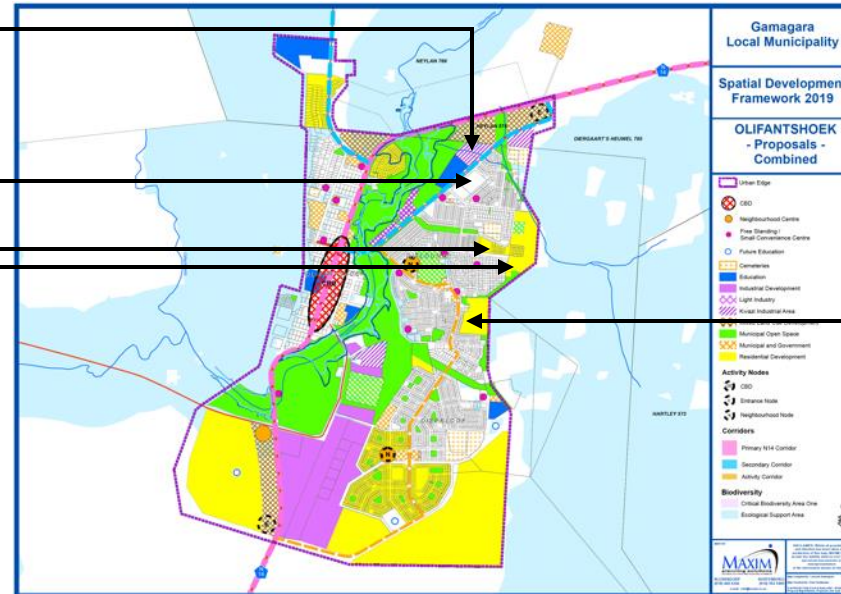
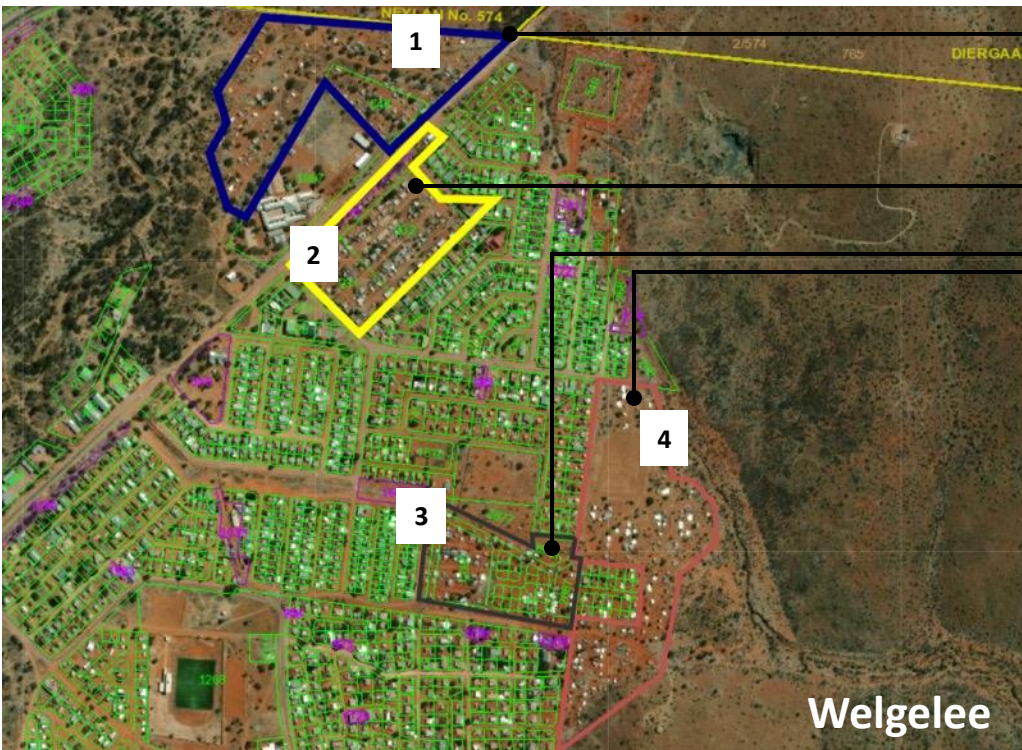
OLIFANTSHOEK SDF GUIDELINES



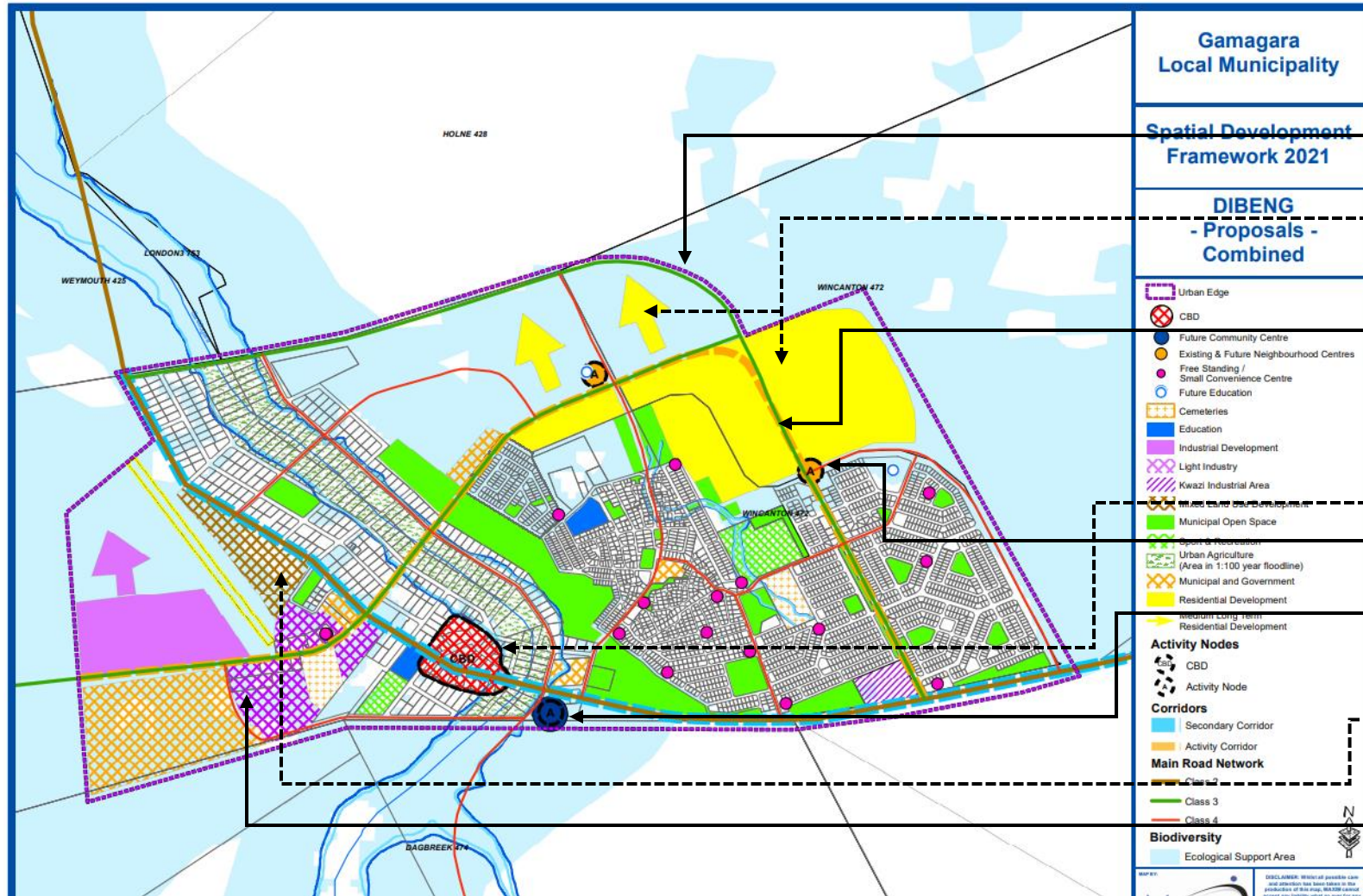
- **Olifantshoek development limited by biodiversity aspects** – almost surrounded by ESAs and divided by riparian zone with a 100-year flood line
- **Urban Edge:** Future expansion limited by protected areas to the east and west
- **Proposed Mixed Use Development**
 - Proposed mixed land use development
- **Business land uses (nodes):**
 - Enhance CBD development
 - Strengthen current Neighbourhood Node in north-east & develop future Neighbourhood Node in south-east
- **Proposed Social Amenities:**
 - **Social Services and infrastructure:** Neighbourhood Nodes to also function as multi-purpose community centres
 - Future education centers
- **Key Roads to be strengthened/developed:**
 - Improved road network to serve current and future developments (activity corridor)
- **Proposed Industrial Developments**
 - Proposed Industrial and Light Industrial Developments
- **Proposed Residential Developments:**
 - Future housing development

OLIFANTSHOEK INFORMAL SETTLEMENTS

- **WELGELEE:** Four (4) informal settlements identified, with one on Kwazi Industrial Area
- **DITLOUNG:** One (1) informal settlement identified



DIBENG GLM SDF (2019) GUIDELINES



- Dibeng development extensively influenced river – 100-year and 50-year floodlines

Urban Edge

Proposed Residential Developments:

- Future housing development

Key Roads to be strengthened/developed:

- Improved road network to serve current and future developments (activity corridor)

Business land uses (nodes):

- Enhance and promote CBD development
- Proposed Neighbourhood/Activity Nodes

Proposed Social Amenities:

- Proposed Community Centre

Proposed Mixed Use Development

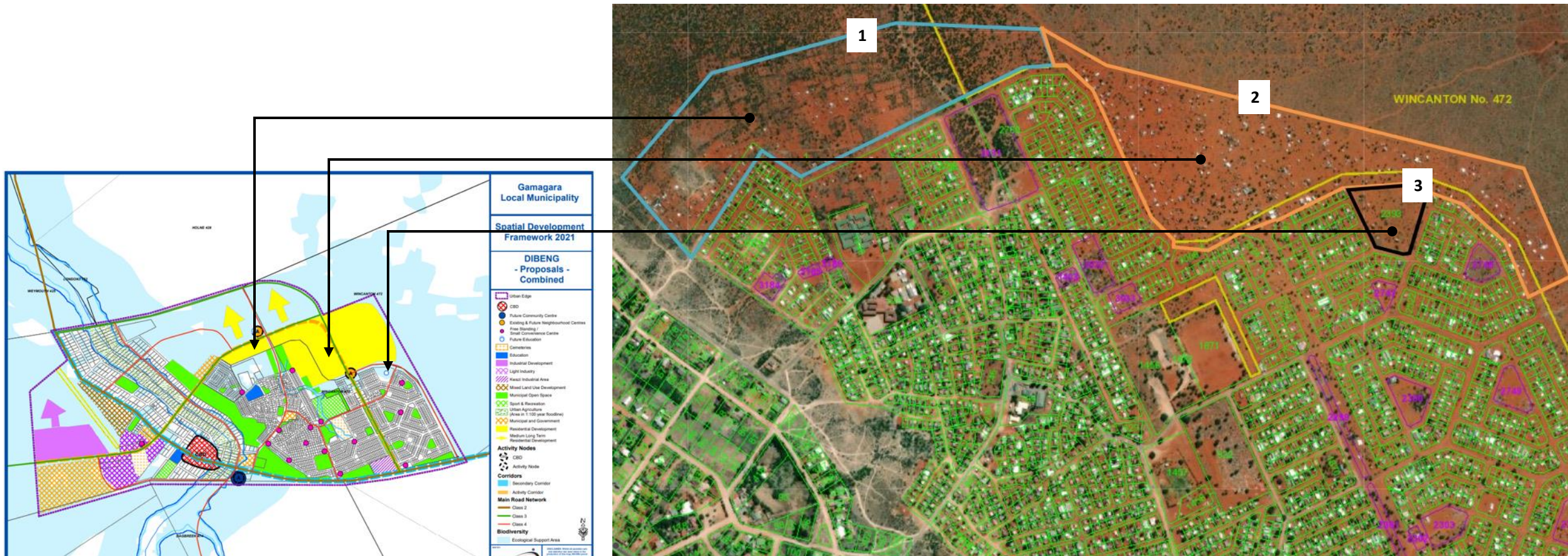
- Proposed mixed land use development

Proposed Industrial Developments

- Proposed Industrial and Light Industrial Developments

DIBENG INFORMAL SETTLEMENTS

THREE (3) INFORMAL SETTLEMENTS
IDENTIFIED



Support Provided by Anglo American's Municipal Capability and Partnership Programme (MCPP) in the Gamagara Municipal Area

Action Areas	Key Activities 2022	Outputs
<u>IDP Support:</u> Improving the capability of the Municipality in undertaking strategic development planning	- Strengthen IDP for submission of Draft IDP at the end of March 2023, and a Final IDP for adoption at the end of May 2023 - Draft scenarios and long-term options to ground and direct the Reviewed 2023 IDP (to be submitted at the end of May)	Strengthened GLM Planning team and strengthened IDP
<u>LUS Support:</u> Improving the Municipality's capability around land use management	Technical and in-service support to update the LUS	Updated Land Use Scheme
<u>SDF Support:</u> Spatial Planning and Settlement revitalization	Technical and in-service support with scoping and updating SDF (Scope inclusion for regional future and local area revitalization)	Updated SDF
Strengthen collaboration between the mines, other industries and the Municipality around inclusive economic diversification in preparation for mine closure	Kathu Industrial Park (KIP) - Technical assistance with scoping, funding application and implementation pathway - Inventory - Extend inventory and identify implications for potential infrastructure and service liabilities	- Shared agenda and agreement - KIP implementation pathway and funding application - Extended Inventory

Thank You

