

West Rand District Municipality:

SPATIAL DEVELOPMENT FRAMEWORK – 2014 & 2017 REVISION



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EXECUTIVE SUMMARY:

WEST RAND DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2014 & 2017 REVISION

I. INTRODUCTION

The purpose of the West Rand District Spatial Development Framework is to provide guidance regarding a preferred development approach. More so, apart from addressing the distortions created by apartheid the purpose of the spatial development framework is to comply with the legislative requirements presented by the Municipal Systems Act as well as the Spatial Planning and Land Use Management Act which was promulgated late 2013.

The spatial development framework ensures that development does in actual fact take place in an integrated and sustainable manner in order for the Integrated Development Plans (IDP's) and Spatial Development Frameworks (SDF's) of local and district authorities to be aligned with the goals and directives provided by the Spatial Planning and Land Use Management Act and new national and provincial policy documents.

II. LEGISLATIVE REQUIREMENTS

The document is guided by key planning legislations which include:

The Municipal Systems Act

Chapter 5 of the Municipal Systems Act provides the core components of an Integrated Development Plan of which a **spatial development framework** must include the provision of basic guidelines for a land use management system for the municipality. It is clear that the formulation of a Spatial Development Framework is a key component of an IDP by law. Hence, the West Rand District Municipality responded to this legislative requirement by formulating a Spatial Development Framework in 2009. The 2009 West Rand SDF was compiled in line with the following directives stipulated in Government Gazette No. 22605 and which pertains to the prescribed minimum content of a Spatial Development Framework:

- (a) to **give effect to the principles of land development** as contained in chapter 1 of the Development Facilitation Act (Act 67 of 1995);
- (b) to **set out objectives** that reflect the desired spatial form of the municipality;
- (c) to **contain strategies and policies** regarding the manner in which to achieve the objectives referred to above, which strategies and policies must:
 - indicate **desired patterns of land use** within the municipality;
 - address the **spatial reconstruction of the municipality**; and

- **provide strategic guidance** in respect of the location and nature of development within the municipality
- (d) to set out **basic guidelines for a land use management system** in the municipality;
- (e) to set out a **capital investment framework** for the municipality's development programmes;
- (f) to contain a **strategic assessment of the environmental impact** of the spatial development framework;
- (g) to **identify programmes and projects** for the development of land within the municipality;
- (h) to be **aligned with the Spatial Development Frameworks reflected** in the Integrated Development Plans of **neighbouring municipalities**; and
- (i) to provide a **visual representation of the desired spatial form** of the municipality, which representation –
 - will indicate where **public and private land development and infrastructure investment** should take place,
 - will indicate **desired or undesired utilisation of space** in a particular area,
 - will **delineate the urban area**,
 - will identify **areas where strategic intervention is required**; and
 - will indicate **areas where priority spending is required**.

Spatial Planning and Land Use Management Act (SPLUMA)

One of the reasons for the commissioning of the Spatial Development Framework to be reviewed was because the Spatial Planning and Land Use Management Act (SPLUMA) was promulgated late during 2013. This legislation contains various principles in order to influence spatial planning, land use management and land development. These general principles recognises that that spatial planning, land use management and land development must promote and enhance five main Development Principles: Spatial Justice, Spatial Sustainability; Spatial Efficiency; Spatial Resilience, and Good Administration.

These concepts, as described in the legislation, are briefly summarised below.

Spatial Justice	
(i)	past spatial and other development imbalances must be redressed through improved access to and use of land;
(ii)	spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;
(iii)	spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;
(iv)	must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former

(v)	homeland areas;
	must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
(vi)	a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.
Spatial Sustainability	
(i)	promote land development that is within the fiscal, institutional and administrative means of the Republic;
(ii)	ensure that special consideration is given to the protection of prime and unique agricultural land;
(iii)	uphold consistency of land use measures in accordance with environmental management instruments;
(iv)	promote and stimulate the effective and equitable functioning of land markets;
(v)	consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
(vi)	promote land development in locations that are sustainable and limit urban sprawl; and
(vii)	result in communities that are viable.
Efficiency	
(i)	land development optimises the use of existing resources and infrastructure;
(ii)	decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
(iii)	development application procedures are efficient and streamlined.
Spatial Resilience	
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	
Good Administration	
(i)	all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;
(ii)	all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;
(iii)	the requirements of any law relating to land development and land use are met timeously;
(iv)	the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and

(v)	policies, legislation and procedures must be clearly set in order to inform and empower members of the public.
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As far as the methodology to be followed in the compilation and minimum contents of a Spatial Development Framework are concerned, the Act stipulates as follow:

Municipal Spatial Development Framework	
Preparation of Municipal Spatial Development Framework	
(1)	The Municipal Council of a municipality must by notice in the <i>Provincial Gazette</i> adopt a municipal spatial development framework for the municipality.
(2)	The municipal spatial development framework must be prepared as part of a municipality's integrated development plan in accordance with the provisions of the Municipal Systems Act.
(3)	Before adopting the municipal spatial development framework contemplated in subsection (1) and any proposed amendments to the municipal spatial development framework, the Municipal Council must—
(a)	give notice of the proposed municipal spatial development framework in the <i>Gazette</i> and the media;
(b)	invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a); and
(c)	consider all representations received in respect of the proposed municipal spatial development framework.
Contents of Municipal Spatial Development Framework	
(a)	give effect to the development principles and applicable norms and standards set out in Chapter 2;
(b)	include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;
(c)	include a longer term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;
d)	identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
(e)	include population growth estimates for the next five years;
(f)	include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;
(g)	include estimates of economic activity and employment trends and locations in the municipal area for the next five years;
(h)	identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
(i)	identify the designated areas where a national or provincial inclusionary housing policy may be



	applicable;
(j)	include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;
(k)	identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;
(l)	identify the designation of areas in which—
(i)	more detailed local plans must be developed; and
(ii)	shortened land use development procedures may be applicable and land use schemes may be so amended;
(m)	provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;
(n)	determine a capital expenditure framework for the municipality's development programmes, depicted spatially;
(o)	determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and
(p)	include an implementation plan comprising of—
(i)	sectoral requirements, including budgets and resources for implementation;
(ii)	necessary amendments to a land use scheme;
(iii)	specification of institutional arrangements necessary for implementation;
(iv)	specification of implementation targets, including dates and monitoring indicators; and
(v)	specification, where necessary, of any arrangements for partnerships in the implementation process.

III. SPATIAL DEVELOPMENT FRAMEWORK AND DEVELOPMENT GUIDELINES

The twelve development principles that follow represent the building blocks to the Spatial Development Framework of the West Rand District.

PRINCIPLE 1: CONSOLIDATE AND PROTECT ENVIRONMENTALLY SENSITIVE AREAS TO ENSURE LONG TERM ENVIRONMENTAL SUSTAINABILITY

The key element to this principle focuses on the environment and protecting environmentally sensitive areas as the West Rand mainly comprises of areas of high biodiversity. Furthermore, it focuses on the open spaces within the district. The Spatial Development Framework sets out that open spaces need to be maintained in line with the guidelines and directives contained in the West Rand District Municipality Environmental Management Framework (June 2013). All the existing proclaimed nature reserves like Abe Bailie Nature Reserve in Merafong City, the Krugersdorp Nature Reserve, and the Cradle of Humankind are also included in the open space system.

Map 47 illustrates the proposed regional open space system as part of the West Rand Spatial Development Framework

DESIRED STATE OF THE ENVIRONMENT

In terms of the desired state of the environment the proposed open space system in the WRDM should be an integral part of spatial planning, resource conservation, biodiversity protection, sensitive land use planning and land use management.

The following principles should be adopted in integrating the open space into the future urban system:

- The series of ridges in the WRDM are environmentally very sensitive and should form a fundamental part in open space planning and maintaining the existing high levels of biodiversity;
- The rivers in the WRDM are regarded as zones of conservation and should be carefully managed to ensure limited / no pollution;
- The establishment of a network system of open space areas at municipal level will ensure that river corridors are able to function ecologically;
- Open space areas within towns and urban areas should be developed to ensure safety for users by creating overlooking structures such as housing on the edge, lighting and security personnel;
- Major recreational parks and facilities within the network of open spaces should be easily accessible by public transport;
- All the protected natural areas (COHWHS, Krugersdorp Nature Reserve, Abe Bailey Nature Reserve, etc.) must be formally proclaimed and linked to the network of open spaces;

Urban areas should be greened and made aesthetically pleasing and linked to the network of open spaces.

PRINCIPLE 2: ENHANCE SPATIAL EFFICIENCY BY DEFINING A RANGE OF URBAN AND RURAL NODES IN THE DISTRICT AROUND WHICH TO CONSOLIDATE ECONOMIC DEVELOPMENT AND INFRASTRUCTURE INVESTMENT

The key element to the principle focuses on promoting spatial efficiency within urban and rural areas within the district. Hence, it becomes important that there is a strategy in place that will guide and direct public and private investment towards well located urban and rural activity nodes. Activity nodes are also important public transport destinations. In this context the nodal system also influences the district public transport network as it determines the major movement desire lines.

Map 49 identifies the main activity nodes forming part of the District Spatial Development Framework.

There are four primary nodes, eight secondary nodes and four rural nodes as the table below indicates.

Primary Nodes	Secondary Nodes	Rural Nodes
• Mogale City CBD	• Lanseria-Nietgedacht	• Hekpoort

<ul style="list-style-type: none"> • Randfontein CBD • Westonaria CBD • Carletonville CBD 	<ul style="list-style-type: none"> • Muldersdrift • Silver Star-Cradle Mall • Leratong Node • Syferfontein-N12 • Fochville • Khutsong South • Wedela 	<ul style="list-style-type: none"> • Magaliesburg • Tarlton-Orient • Badirille
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PRINCIPLE 3: ESTABLISH A COMPREHENSIVE MOVEMENT NETWORK TO LINK ALL ACTIVITY NODES WITHIN THE DISTRICT AND BEYOND, AND TO PROMOTE CORRIDOR DEVELOPMENT THROUGH LAND USE-TRANSPORTATION INTEGRATION

Principle 3 focuses on transportation as a creator for the linkages between activity nodes and movement networks. The transportation vision is as follows:

“The enhancement of mobility and accessibility of all people in the West Rand District Municipality, within equitable, justified, affordable and sustainable standards, by providing and managing an effective and efficient transport system comprising of transport infrastructure and integrated multi modal public transport that will enable and serve as a catalyst for economic development and the upliftment of the community in the region”.

Some of the aims are to improve the transportation links between regional development clusters and nodal points along corridors with an efficient road system that will promote economic activity between the identified development clusters or nodal points. Furthermore, to promote choice of transport mode by investigating the promotion of subsidized bus-services/ alternatively implementation of Bus Rapid Transit or Light Rapid Transit (Rail) in the West Rand.

PRINCIPLE 4: CONSOLIDATE THE TOURISM CHARACTER OF THE DISTRICT AROUND THE CRADLE OF HUMANKIND AS PART OF THE REGIONAL CRADLE-HARTBEESPOORT DAM-MAGALIESBERG-PILANESBERG TOURISM COMPLEX

This principle places focus on tourism. Tourism plays a huge role in the West Rand District hence the vision of the WRDM Tourism Sector Strategy (2011) states that by 2016 the West Rand District wants to be Gauteng’s most preferred nature and heritage visitor experience

Some of objectives from the WRDM Tourism Sector Strategy include:

- Geographically spreading the benefits of the visitor economy throughout.
- Increase day and night visitor numbers in the Cradle of Human Kind.
- Collaboration between public and private sector in developing tourism services and facilities.
- Responsible tourism ensuring environmental and economic sustainability and benefits for all.

In order for these objectives to be achieved the aim is to diversify the current tourism base through providing for various types of tourism such as agri-tourism, eco and educational tourism and adventure tourism.

PRINCIPLE 5: OPTIMISE AGRICULTURAL PRODUCTION AND PROCESSING IN AND AROUND THE TWO AGRICULTURAL HUBS IN THE DISTRICT

This principle focuses on the Agricultural Hubs of the West Rand District Municipality: the one being to the north-west between Mogale City and Merafong City and the other in the areas south of the Gatsrant in the District. These two agricultural areas are declared as the agricultural hubs of Gauteng province as identified by **Map 17**.

AGRICULTURAL HUBS OF WEST RAND DISTRICT MUNICIPALITY

WRDM should use these two areas of high agricultural potential to promote the agricultural industry within the municipal area by:

- Exploiting the opportunities offered by the high potential agricultural land identified within the district. Significantly increasing the yield per hectare (relative to extensive farming) and therefore providing more affordable food to the consumer.
- Providing support to emerging and small-scale farmers, and ensuring that appropriate skills development takes place in line with the principles of the national Comprehensive Rural Development Programme.
- Increasing land availability for agricultural purposes through partnerships with the current mining houses and through mining rehabilitation and land reform (where relevant).
- Increasing job creation in rural areas through labour-intensive agricultural projects and extending the agriculture value chain by way of agro-industries and agro-tourism around rural nodes.
- Encouraging the use of different crops and new planting, harvesting and processing techniques.
- Supporting a variety of farming concepts including intensive commercial farming small scale commercial farming, subsistence farming, aquaculture development, agri-villages, demonstration plots and agro processing industries.
- Although the primary focus should initially be on the two agricultural hubs, initiatives can/should be expanded over time to the extensive agriculture (more marginal) areas of the District (refer to **Map 17**).
- This is quite a large area and there is certainly potential to enhance production in these areas as well.
- According to the WRDM Economic Development Plan the following types of agro-industries could be established in the District:
 - Increased poultry and pig feed manufacturing from maize to promote expansion of the chicken industry and piggeries.

- Textile cluster (wool and cotton), which would engage in wool washing and further down-stream activities such as spinning and weaving, manufacturing of final products such as school wear, knitting wear for the tourism industry, utilisation of waste (lanoline for the chemical industry).
- Seed oil processing to process the full range of seed oils available in the region. Medium-term down-stream value-adding activities could further include manufacturing of margarine, mayonnaise, etc. thus, establishment of a food-processing cluster.
- Livestock by-product utilisation whereby hides and skins could be sourced from abattoirs for down-stream manufacturing of shoes, bags, safety shoes, furniture and tourism items. - Manufacturing of maize and potato snacks such as chips, popcorn, etc.
- Further down-stream manufacturing of paper and plastic packaging for maize products and animal feed.
- Manufacturing of plastic containers for items such as mayonnaise and margarine, achieving backward linkage.

PRINCIPLE 6: UTILIZE THE MINING POTENTIAL OF THE DISTRICT ALONG THE SOUTHERN MINING BELT IN A SUSTAINABLE, WELL-MANAGED MANNER

Principle 6 focuses on the mining sector as mining still plays an important role in the economy of the West Rand District Municipality both in terms of production and employment. There is still potential within the mining sector to act as a catalyst for developing other economic activities.

In the northern mining belt between Mogale City and Randfontein the main focus will be on the rehabilitation of old mining land to make it available for future residential/commercial development; the re-working of the existing mine dumps, ash processing for the refilling of mines, manufacturing of construction aggregate and a variety of other associated activities.

PRINCIPLE 7: EXPAND AND CONSOLIDATE INDUSTRIAL DEVELOPMENT ALONG NEWLY IDENTIFIED DEVELOPMENT CORRIDORS, AROUND EXISTING INDUSTRIAL AREAS AND AT RURAL NODES

Principle 7 places focus on the development industry through spreading out the Industrial areas along the newly developed corridors as well as to develop existing industrial areas including those in rural nodes. The West Rand District Municipality has to achieve the vision of the West Rand Industrial Development of the WRDM Regional Economic Development Plan which is to “Transform the West Rand industrial offerings into new, modern and diversified nodes and proactively stimulate the development of optimally located new industrial nodes to attract clean industry and logistics orientated industrial enterprises, whilst promoting the settlement of a broad spectrum of enterprises (SMME through to large corporates) that promote value chain extension of local resources”.

The Vision is supplemented by the following industrial development objectives which should inform/guide future industrial development in the district:

- Strengthen the functionality and performance of existing industrial nodes as shown above.
- Diversify the existing industrial base of the nodes and unlock local resources by developing new nodes/corridors in priority areas as illustrated on above.
- Strengthen existing agglomeration advantages.
- Contribute to the establishment of sustainable clusters.
- Attract higher skill levels to the nodes, contribute to skills development and capacity building of the local labour force, and contribute to SMME development. □ Promote the incorporation of green industries/technology in all nodes.
- Ensure availability/flexibility of engineering services and related infrastructure serving industrial areas.
- Exploit the opportunities offered by the existing strong agricultural base by encouraging development of agro-processing and related downstream activities and industries around the rural nodes depicted on above.

According to the West Rand Industrial Development Strategy (2013) all four local municipalities have potential for future industrial expansion. Mogale City has the most potential (132.8ha) whilst Merafong City has very limited (9.9ha) potential. In the Mogale City area the major new industrial development area is around the N14 corridor as shown above well as the proposed agro-industry clustering around the rural nodes – especially at Badirille and Tarlton-Orient Hills.

In Rand West City LM, Randfontein industrial expansion (78.8 ha) should be mainly focused along the R28 development corridor (north and/or south of Aureus), and in Westonaria the major new development potential (17.6 ha) occurs along route N12 in the vicinity of Syferfontein and Protea Glen.

PRINCIPLE 8: ACTIVELY MANAGE AND MAINTAIN HIGHEST ORDER BUSINESS NODES (CBD'S) IN THE DISTRICT TO ACCOMMODATE RETAIL, OFFICE AND RESIDENTIAL USES AND TIMEOUSLY IMPLEMENT URBAN RENEWAL PROGRAMMES WHERE NECESSARY

Moving on from a focus from industry, principle 8 places a focus on the business areas in the District. The West Rand District Municipality should focus on managing and maintaining the business nodes/ Central Business Districts (CBD's) in the district and it must accommodate retail, office and residential uses.

Central Business Areas of towns should be treated as special precincts requiring dedicated management in order to prevent urban decay and/or the relocation of economic activities to decentralized business nodes. Decentralised nodes normally establish closer to the middle and higher income residential areas of towns at highly accessible locations which normally marginalise the disadvantaged communities of these towns even further.

Special precinct plans such as Urban Revitalisation/Urban Renewal Plans and Strategies should be compiled for the West Rand District Municipality to manage and control CBD's if it is undergoing urban decay and economic decline. Such plans should be compiled in close liaison with local

business in these areas as the success of such strategies/plans depends on public-private partnerships and cooperation.

In the rural areas of the WRDM, the approach to enhance business activity should be aligned with one of the objectives of the National Development Plan which is to utilise “small town development” as nodes of rural development. It is thus proposed that retail activities (both formal retail and/or properly managed informal trade markets) be provided for in close proximity to each of the Rural Nodes in the WRDM area. The primary objective of this is to accommodate local economic development and further strengthen the economic viability of the identified nodal points by consolidating community facilities and social services at the same point.

PRINCIPLE 9: ACHIEVE URBAN RESTRUCTURING AND SPATIAL JUSTICE BY CONSOLIDATING MIXED INCOME RESIDENTIAL DEVELOPMENT (BONDED AND SUBSIDIZED) IN WELL-LOCATED STRATEGIC DEVELOPMENT AREAS

Human Settlements play an important role in the District hence the focus of principle 9 is placed on human settlements. Past spatial fragmentation needs to be addressed and corrected in order for people to be located closer to places of work and economic opportunities.

Subsidised housing acts a tool for government to influence development patterns in and around towns. With the high housing demands in the District it is important that housing units be developed in line with spatial guidelines of local SDF,s. Land has been identified for housing development in order to deal with the high demand for housing and is indicated in the **Maps 30, 31 & 58**.

PRINCIPLE 10: FACILTATE URBAN RESTRUCTURING IN THE DISTRICT BY WAY OF IMPLEMENTATION OF GROWTH MANAGEMENT INSTRUMENTS LIKE THE URBAN DEVELOPMENT BOUNDARY AS PART OF A COMPREHENSIVE GROWTH MANAGEMENT STRATEGY

Drawing on from the principle 9, development in the District needs to occur in a manner aimed at consolidating the urban form and limiting urban sprawl. Principle 10 deals with the growth management strategy for the District and proposes an urban development boundary to reduce urban sprawl. A Growth Management Strategy is thus required as a guideline for implementation.

Some of the core objectives in the Growth Management Strategy include:

- Introducing development conditions that are congruent with best-practice standards relating to resource efficiency.
- Establish monitoring and evaluation mechanisms to review the status of the infrastructure problem areas and the limitations placed on these areas.
- Limit future development rights in infrastructure problem areas within the WRDM area until backlogs have been addressed;

In order for the successful implementation of the Growth Strategy there needs to be a range of financial incentives/mechanisms that are aligned with the municipal rates and policy to support projects which will bring about significant economic development and job creation or projects

complying with the criteria of governments Breaking New Ground (BNG) Policy. Other factors would include institutional support and arrangements.

The development principles contained in the WRDM SDF provides the basis for the implementation of a much more comprehensive Growth Management Strategy in order to ensure the long term sustainable development of the area.

PRINCIPLE 11: DIRECT INFRASTRUCTURE INVESTMENT TOWARDS THE ACTIVITY NODES IN THE DISTRICT, STRATEGIC DEVELOPMENT AREAS EARMARKED FOR RESIDENTIAL DEVELOPMENT, AND COMMUNITIES WITH EXCESSIVE SERVICE BACKLOGS

Access to basic services such as water, sanitation and electricity is a constitutional right hence principle 11 focuses on engineering service infrastructure. Areas with very low levels of services will be targeted as priority service upgrading priority /areas within the District.

The District with its local municipalities should continue to endeavour to expand its formal water, sanitation and electricity networks and refuse collection system to reach and serve all rural and urban communities. Sufficient infrastructure capacity is important in order to ensure that it can facilitate and enhance the process of local economic development and human settlement.

PRINCIPLE 12: CONSOLIDATE COMMUNITY FACILITIES AT STRATEGIC LOCATIONS TO ENHANCE ACCESS TO SUCH FACILITIES FOR THE COMMUNITY, AND TO CONTRIBUTE TOWARDS CREATING “CRITICAL MASS” REQUIRED TO STIMULATE LOCAL ECONOMIC DEVELOPMENT – ESPECIALLY IN RURAL AREAS AND AT RURAL NODES

The key element to principle 12 is to essentially provide a full range of social services/community facilities within a reasonable distance of all communities, urban and rural, in the District. Hence, there is a proposal that a full range of social services/ community facilities be incrementally provided at all identified nodal points in the District. In this manner, all communities in the District will be served with at least a basic range of social infrastructure in a Thusong Centre format within a convenient/reasonable distance of approximately 10 kilometres.

Some of the advantages of the establishment of one-stop service centres in the District include:

- Support the rural nodal concept as contained in the Comprehensive Rural Development Plan and the National Development Plan
- Provides guidance for the development and provision of engineering services
- Basic services are provided by government in a financially sustainable manner.

IV. SYNTHESIS: SPATIAL STRUCTURING / FORM GIVING ELEMENTS

The following key issues and structuring elements have been identified in the WRDM:

- The WRDM is well located to connect the central and outer nodes of the Global City Region (GCR) to one another, and to the major economic activity areas around Tlokweng, Lichtenburg, Rustenburg and Madibeng.
- However, the urban settlements of the WRDM are located at the far-western periphery in the context of the Gauteng Province urban conurbation – far removed from the N4, N17/N2 and N3 national corridors which link to the major import/export harbours in Southern Africa (Maputo, Richards Bay and Durban-eThekweni).
- The District is served by three strong corridors i.e. the N14 to the north and N12 to the south, as well as route R28 which functionally links the aforementioned two corridors as a north-south link through the urban areas of Mogale City and Rand West City (Randfontein and Westonaria).
- There is also potential to link to the N4 Bakwena Platinum corridor via future PWV 3 from Lanseria to Rustenburg.
- The westward extension of route N17 from the City of Joburg to Mogale City/Randfontein will not only provide a direct link to some major export harbours, but also unlock the development potential of the western parts of the Witwatersrand mining belt in the WRDM.
- The Gauteng SDF identified the Chamdor-Leratong Node and the Chamdor-Ennerdale-ORTIA southern ring-road as initiatives of strategic significance at provincial level.
- The future WRDM public transport network could act as catalyst towards social integration of the WRDM society and should be structured around the existing road and rail network.
- The WRDM holds a population of 820 955 people of which approximately 72% fall within the economically active age bracket and almost 70% are economically active (73.7% of economically active population are employed).
- Education levels of the population improved significantly over the past decade, as did the disposable income per household.
- The District economy is well established in terms of mining in the southern mining belt (Westonaria-Merafong City), and agriculture in the south-eastern and north-western agricultural hubs.
- Numerous opportunities exist to expand and diversify the economic base of the WRDM, especially in terms of industrial developments and more specifically agro industries associated with the two agricultural hubs located in the district.
- The WRDM should capitalise on the tourism potential of the Cradle of Humankind as part of a significantly larger tourism region comprising the Hartbeespoort Dam, Magalies mountain range and the Pilanesberg Nature Reserve.
- The Magalies Mountain to the north and Gatsrand to the south are strong spatial structuring elements to the WRDM, but also provide the basic footprint for tourism promotion in the district.

- Shallow undermining and dolomitic conditions (183 000 ha) limit the extent to which the WRDM urban structure can be consolidated – especially in areas around the Witwatersrand mining belt between the CBD's of Mogale City and Randfontein.
- Irrespective of the above, there is a need to consolidate the fragmented urban structure of the WRDM to be aligned with the principles of sustainable development as promoted in national and provincial spatial policy, keeping in mind geological conditions (cost implications) and ecosystem sensitivities.
- The WRDM has a range of established, affordable residential areas with associated services and amenities that could play a supportive function in the GCR, but it also has a housing backlog estimated at approximately 58 011 units that need to be addressed.
- Informal settlements and associated housing demand occurs in the urban and rural parts of the district and are mainly associated with existing low income residential areas (Former Township), mining activity, and strategic intersections along main routes in rural areas.
- A large component of the housing demand relates to mine workers which are in many instances migrant workers requiring rental stock.
- The temporary nature of mining activity is also problematic in terms of social infrastructure investment like houses, schools etc. if a secondary economy to support the town is not developed.
- The WRDM Industrial Development Strategy identified 5 Primary Industrial Nodes, 6 Secondary Industrial Nodes, two new nodes with potential for agro-industries, and two corridors with high potential for industrial development.
- Socio-economic weaknesses that are critical to address include low and inappropriate skills; low general income levels; and outflow of human and financial capital from the WRDM to other towns in the GCR.
- There has been a steady improvement in the levels of services provided in the WRDM between 2001 and 2011. However, backlogs in the former Westonaria Municipality are consistently higher than in the other three municipalities.
- Due to the fragmented nature of the WRDM urban structure it is difficult and costly to provide and maintain bulk engineering infrastructure and reticulation networks.
- Due to continuous processes of human settlement in rural areas there is growing pressure for the establishment of sustainable rural nodes/agri-villages.

V. THE WAY FORWARD: IMPLEMENTATION FRAMEWORK

The following is thus a list of priority projects to be initiated in the West Rand Area, based on the findings and development proposals contained in the SDF. (Note: Sectoral plans/studies will/should provide more detail on individual projects, priorities and costs):

Priority Initiatives/Projects following from the SDF

Priority Action/Project	Responsibility	Cost	Priority		
			Short	Medium	Long
Development Principle 1: Environment					
<ul style="list-style-type: none"> - Establishment of District Environmental Management Unit/Office. - Implementation of the District Environmental Management Plan, with special focus on mining activity rehabilitation. - Coordination/alignment with GDACE and local municipality i.t.o of Land Use Applications/Protected Areas. 	WRDM	In-house/Operational	✓		
	WRDM	In-house/Operational	✓	✓	✓
	WRDM	In-house/Operational	✓	✓	✓
Development Principle 2: Nodal Hierarchy					
<ul style="list-style-type: none"> - Establish nodal hierarchy concept in WRDM and with local municipalities, and align infrastructure development and funding allocation accordingly. - Compile Precinct Plans for each nodal point. - Compile Urban Renewal Strategies for four CBD's. 	<ul style="list-style-type: none"> • WRDM • Local Municipalities • Provincial/National Government • NGO's 	Operational	✓	✓	✓
		R300 000/node (average)	✓		
		R500 000/CBD	✓		
Development Principle 3: Transportation					
<ul style="list-style-type: none"> - Facilitate/Monitor/Prioritise proposed route construction/upgrading programme. - Expand/align public transport network with GITMP. - Upgrade major bus/taxi ranks in nodal areas. - Compile rail Precinct Plan for TOD stations. 	<ul style="list-style-type: none"> • WRDM • Local Municipalities • Provincial/National Government 	T.B.D.	✓	✓	✓
		In-house/Operational	✓		
		T.B.D.	✓		
		T.B.D.	✓		
Development Principle 4: Tourism					
<ul style="list-style-type: none"> - Formalise WRDM Tourism Network. - Implement Tourism Branding and Signage 	• WRDM	In-house	✓		
	• Local Municipalities	T.B.D.	✓	✓	✓

Priority Action/Project	Responsibility	Cost	Priority		
			Short	Medium	Long
Strategy. - Prioritise initiatives listed under Principle 4. - Establish Institutional Structure to monitor/facilitate implementation (public-private).	<ul style="list-style-type: none"> GEDA GDACE 	In-house In-house	 ✓ ✓	✓	✓
Development Principle 5: Agriculture					
- Protect high potential agricultural areas. - Precinct Plans at Rural Nodes. - Establish Institutional Structure to assist small farmers. - Facilitate establishment of agro industries. - Upgrade/maintain rural district roads.	<ul style="list-style-type: none"> WRDM/GDACE WRDM WRDM/DRDLR WRDM/DRDLR/GEDA WRDM 	In-house R300 000/node In-house In-house T.B.D.	✓ ✓ ✓ ✓	✓ ✓	✓ ✓
Development Principle 6: Mining					
- Establish District-Provincial forum to assess mining license applications (and comment on these) in line with the requirements of the proposed Environmental Management Plan (EMP) – also see Development Principle 1. - Liaise with mining houses regarding rehabilitation of old dumps in Mogale City and release for SDA's.	<ul style="list-style-type: none"> WRDM /GDACE WRDM/Mining Houses 	In-house In-house	✓ ✓	✓ ✓	✓ ✓
Development Principle 7: Industry					
- Compile Precinct Plans for N14 and N12 Corridors. - Implement WRDM IDS 3 Pillar Strategy.	<ul style="list-style-type: none"> WRDM WRDM/GEDA 	R500 000/corridor In-house	✓ ✓	✓ ✓	✓ ✓
Development Principle 8: Business Areas					
- Compile CBD/Small Town Revitalisation Strategies in	<ul style="list-style-type: none"> WRDM/Local Municipalities 	R200 000 per Nodal Plan	✓	✓	✓

Priority Action/Project	Responsibility	Cost	Priority		
			Short	Medium	Long
<p>areas of urban decay.</p> <ul style="list-style-type: none"> - Establish Fresh Produce Markets close to Rural Nodal Points. 	<ul style="list-style-type: none"> • WRDM/Local Municipalities 	To be determined	✓	✓	✓
Development Principle 9: Human Settlement					
<ul style="list-style-type: none"> - Implement Sustainable Settlement Plan housing priorities in SDA's. - Pre-actively prepare SDA's for development. - Focus on Social Housing opportunities in nodal Precinct Plans. 	<ul style="list-style-type: none"> • WRDM/LM's/Gauteng Dept. of Sustainable Human Settlements 	Continuous	✓	✓	✓
		Continuous	✓	✓	✓
		Continuous	✓	✓	✓
Development Principle 10: Growth Management					
<ul style="list-style-type: none"> - Confirm/Formalise Consolidated District Urban Edge. - Formulate comprehensive District Growth Management Strategy. 	<ul style="list-style-type: none"> • WRDM/LM's • WRDM 	In-house	✓	✓	✓
		R600 000	✓		
Development 11: Engineering Service Infrastructure					
<ul style="list-style-type: none"> - Allocate dedicated funding for water, sanitation and electricity infrastructure to: <ul style="list-style-type: none"> o the Service Upgrading Priority Areas to achieve minimum levels of service; o in Strategic Development areas earmarked for large scale mixed development in order to facilitate integration of communities; and o Nodal Areas/Corridors to promote economic development and job creation. 	WRDM/Municipalities/COGTA	Annual Allocations	✓	✓	✓
			✓	✓	✓
			✓	✓	✓
Development Principle 12: Thusong Centre Development					
<ul style="list-style-type: none"> - Conduct a district wide 	WRDM	R1 200 000	✓		

Priority Action/Project	Responsibility	Cost	Priority		
			Short	Medium	Long
<p>Community Facility Audit and compile a Thusong Centre/MPCC Precinct Plan and Implementation Strategy/Programme for each of the Tertiary/Rural Nodes per local municipality.</p> <p>- All provincial and national service departments to align their capital programmes in accordance with the Thusong/MPCC Strategy at identified Rural Nodes.</p>	<p>WRDM IDP Technical Committee and Representative Forum</p>	<p>Annual Allocations</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>