



# SOL PLAATJE MUNICIPALITY

IN PARTNERSHIP WITH



**land affairs**

Department:  
Land Affairs  
REPUBLIC OF SOUTH AFRICA

# SPATIAL DEVELOPMENT FRAMEWORK (SDF) 2008 - 2012

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## FOREWORD BY EXECUTIVE MAYOR

The Local Government Municipal Systems Act (No. 32 of 2000) requires that municipalities must undertake developmentally-orientated planning (Section 23). In doing so the requirements of Chapter 1 (the general principles for land development) of the Development Facilitation Act, 1995 (Act 67 of 1995) were brought into the formulation of this SDF. In short these principles required the promotion of efficient and integrated land development through applying policies of promoting social, economic and physical integration. The residential component and work opportunities had to be maximized through mixed use development and this will optimize the utilisation of the existing resources; and as a result will discourage urban sprawl. This will correct the historically distorted spatial structure and will encourage environmentally sustainable land development practices and processes.

It has become apparent that the negative consequences of many current development trends such as urban sprawl and urban growth that continue the spatial pattern of apartheid, location of some public and private investment are not optimally contributing to the economic, social and environmental sustainability; but are building foundations for inappropriate growth patterns that are not guided by proper and informed planning decisions.

The conceptualization of this reviewed Spatial Development Framework (SDF) 2008 – 2012 posed many challenges within the ever-changing urban environment. Quality, and not necessarily quantity, has been prioritized in ensuring that Sol Plaatje Municipality is experienced as a vibrant city to both those that visit or live in it. As such the SDF seeks to provide direction to both the public and private sector for development investment within the Sol Plaatje municipal area. This is achieved through the prioritization and alignment of investment and infrastructure plans and programmes within the provincial and local government spheres. In essence the sustainable urban functional components were positioned within a spatial context. The SDF embraces corrective land use management without compromising sustainability. The correction of the distorted spatial patterns of the past will ensure an acceptable standard of living for all its inhabitants.

The principles contained in this report, whilst having been developed to meet the specific needs of the Sol Plaatje Municipality, are consistent with the general principles of the DFA and hence also meet the requirements of the Local Government Municipal Systems Act. The application of these principles will be taken up in the Integrated Development Planning (IDP) process. This will be done through the development and implementation of programmes designed to achieve the described goals.

The fact remains that Kimberley is the capital of the Northern Cape, where tremendous quantities of capital have been invested; and the onus is on every inhabitant of this city and to all interested stakeholders, to seek the opportunities within this reviewed SDF and to not compromise the development of the city through individual endeavours. Let us all build the city for future generations to enjoy, a city that will truly “sparkle”.

In representing our Spatial Development Framework to you, I wish to thank everybody who involved themselves in the process, especially the Department of Land Affairs, the Municipal Manager Mr. T.F. Mashilo and the Executive Director of the Directorate Strategy, Economic Development and Planning, Ms. N. Tyabashe-Kesiamang and all technical staff.

Executive Mayor  
May 2009

## ACKNOWLEDGEMENTS

Preparing the Sol Plaatje Spatial Development Framework (SDF) 2008 – 2012 has involved many individuals, municipal staff, elected representatives, government departments and stakeholders in a lengthy and broadly consultative process. The Sol Plaatje municipality would like to thank all those who have contributed to the process. A special gratitude to Councillor M. Le Grange as the chairperson of the Development and Planning Committee to guide the participation process and stakeholder involvement and Department of Land Affairs that assisted the Sol Plaatje municipality by availing expertise. The Sol Plaatje municipality would also like to give special thanks to the Town Planners within the Directorate Strategy, Economic Development and Planning for their support and professional input.

### Councillors

Councillor M Thole	Councillor M Le Grange
Councillor F Faber	Councillor KB Mohulatsi
Councillor D S Fillis	Councillor S. Nkomo
Councillor W Ngobeza	Councillor R G Seshuwane
Councillor A Ntlangula	Councillor T C Ngoma
Councillor T Matsekete	Councillor P.J Vorster

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Executive Director: Strategy, Economic Development and Planning

# EXECUTIVE SUMMARY



## SOL PLAATJE MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2008 - 2012

### SDF Principles

Strong Communities	Shared and Inclusive Economic Growth	Quality Living for All	Urban Efficiency and Social Integration	Sustainability	Governance Excellence
<ul style="list-style-type: none"> <li>Social Integration</li> <li>Equal Opportunities (Recognize diverse range of social and economic affordability)</li> </ul>	<ul style="list-style-type: none"> <li>Activate economic multipliers by:                             <ul style="list-style-type: none"> <li>Concentrating social and economic opportunities</li> <li>Promote in-k-use development</li> <li>Compact city</li> </ul> </li> <li>Infrastructure to absorb and sustain demand:                             <ul style="list-style-type: none"> <li>Service capacity</li> <li>Service quality</li> <li>High service level</li> </ul> </li> <li>Movement:                             <ul style="list-style-type: none"> <li>High level of accessibility</li> <li>High convenience</li> </ul> </li> <li>Safe and secure environment:                             <ul style="list-style-type: none"> <li>Clear</li> <li>High safety level</li> <li>High level of security</li> </ul> </li> <li>Low income areas to be linked to economic wellbeing</li> </ul>	<ul style="list-style-type: none"> <li>Activate economic multipliers by:                             <ul style="list-style-type: none"> <li>Concentrating social and economic opportunities</li> <li>Promote in-k-use development</li> <li>Compact city</li> </ul> </li> <li>Infrastructure to absorb and sustain demand:                             <ul style="list-style-type: none"> <li>Service capacity</li> <li>Service quality</li> <li>High service level</li> </ul> </li> <li>Movement:                             <ul style="list-style-type: none"> <li>High level of accessibility</li> <li>High convenience</li> </ul> </li> <li>Safe and secure environment:                             <ul style="list-style-type: none"> <li>Clear</li> <li>High safety level</li> <li>High level of security</li> </ul> </li> <li>Low income areas to be linked to economic wellbeing</li> </ul>	<ul style="list-style-type: none"> <li>Social Integration</li> <li>Equal Opportunities</li> <li>Activate economic multipliers</li> <li>Infrastructure to absorb and sustain demand</li> <li>Waste management</li> </ul>	<ul style="list-style-type: none"> <li>Diverse levels of services to promote user affordability</li> <li>Environmentally friendly development</li> <li>Low income areas to be linked to economic well-being (not purely housing scheme)</li> </ul>	<ul style="list-style-type: none"> <li>Policy and regulations that will protect and enhance quality of life and investment</li> <li>Appropriate capacity to ensure high and efficient service levels</li> </ul>

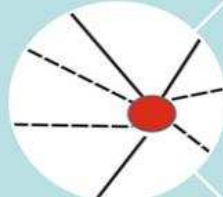
### SDF Departure Points

- Plan for an economic growth of 4% per annum:
  - Incremental growth (taking informal economy to formal economy) to be pursued
  - Miscellaneous economies of scale and high level of city ambience for capital investment creating permanent employment
  - Due to geographic reach SPM has to foster a "movement" economy
- Population growth of 3% per annum till 2012, will be based on influx not natural growth:
  - Influx consists mainly of non-economic contributors; if uncontrolled will deplete economic sustainability of SPM
- SPM ( Kimberley) will remain western point of central SA, but will lose distinctive (sparkle) in favour of Mafikeng (diamond) i.e.
  - High level of convenience is absent
  - Governance and business ethics and service levels are not of impeccable levels
  - High levels of access and movement convenience are not present
  - Absence of high level of environmental and social quality
  - Economies of scale attracting new capital investment are ineffective
  - Regional services centre qualities are not established and enhanced – in contrast to preferred choice not from necessity
- Key infrastructure constraints are of short term nature and will be alleviated in the forthcoming financial year:
  - Electricity supply from Eskom
  - Sewerage Treatment
  - Water Storage
- Existing investment must be protected and enhanced
- Archaeological, cultural and heritage should be protected where appropriate and without restricting future projects

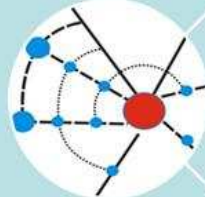
### SDF Policy Synopsis

Economy	Movement	Land Use	Environment & Heritage	Infrastructure
<ol style="list-style-type: none"> <li>Foster smart growth by:                             <ul style="list-style-type: none"> <li>Creating and investor friendly enabling environment</li> <li>Protect and enhance existing investment</li> </ul> </li> <li>Unleashing economic multipliers by:                             <ul style="list-style-type: none"> <li>Maximise exchange minimise transaction costs</li> <li>Concentration of economic activities in predefined nodes</li> <li>CBD (Inner City) to be retained and enhanced as the preferred economic node for regional service and commerce</li> </ul> </li> <li>Develop and encourage the growth of new economic markets:                             <ul style="list-style-type: none"> <li>Tourism and hospitality</li> <li>Intensive Agriculture</li> <li>Local and city regional oriented industry</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>Support and enhance economy by:                             <ul style="list-style-type: none"> <li>Existing and maintaining a high standard of regional accessibility (road, rail and air)</li> </ul> </li> <li>Regional access to be orientated in order of priority:                             <ul style="list-style-type: none"> <li>First Order = Freight (national and international) (Rail, road and air)</li> <li>Second Order = The private vehicle</li> <li>Third Order = Minibus Taxi</li> <li>Fourth Order = Bus</li> </ul> </li> <li>Local access to foster in order of priority:                             <ul style="list-style-type: none"> <li>Public transport</li> <li>Non-motorised transport i.e. Pedestrian and Cyclist</li> <li>Private Transport</li> </ul> </li> <li>Fostering eco-friendly transportation modes i.e.:                             <ul style="list-style-type: none"> <li>Trams</li> <li>Pedestrian</li> <li>Cocycles</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>Promote in-k-use dedicated nodes</li> <li>Support and promote in-k-use residential housing developments</li> <li>Promote higher densities in nodes and adjacent mobility roads</li> <li>Residential development to reflect, maintain, and enhance the ambience of the particular suburb</li> <li>Residential business exclude retail and manufacturing and in fact be non-intrusive to the residential ambience</li> </ol>	<ol style="list-style-type: none"> <li>Cultural heritage to be protected and enhanced in such a manner that the heritage remains a living example</li> <li>Creation of non-sustainable monuments, monuments and artefacts to be avoided</li> <li>Environmental rehabilitation plans for the mining areas to be complete in conjunction with and be approved by SPM</li> <li>Hierarchy of open space be provided</li> </ol>	<ol style="list-style-type: none"> <li>Infrastructure standards promoted by the "Red Book" be uniformly applied</li> <li>Water services and Electricity:                             <ul style="list-style-type: none"> <li>Supply of efficient, effective and affordable service levels i.e. suitable levels for the different economic income streams</li> <li>Developers to contribute to bulk infrastructure capacity</li> </ul> </li> <li>Road Hierarchy:                             <ul style="list-style-type: none"> <li>Avenue = regional access roads fostering movement</li> <li>Collector Roads = Nodal linkage fostering movement and connectivity promoting public transport</li> <li>Access Roads = Local roads fostering site access and linkage with collector roads</li> </ul> </li> </ol>

### SDF Desired Urban Form

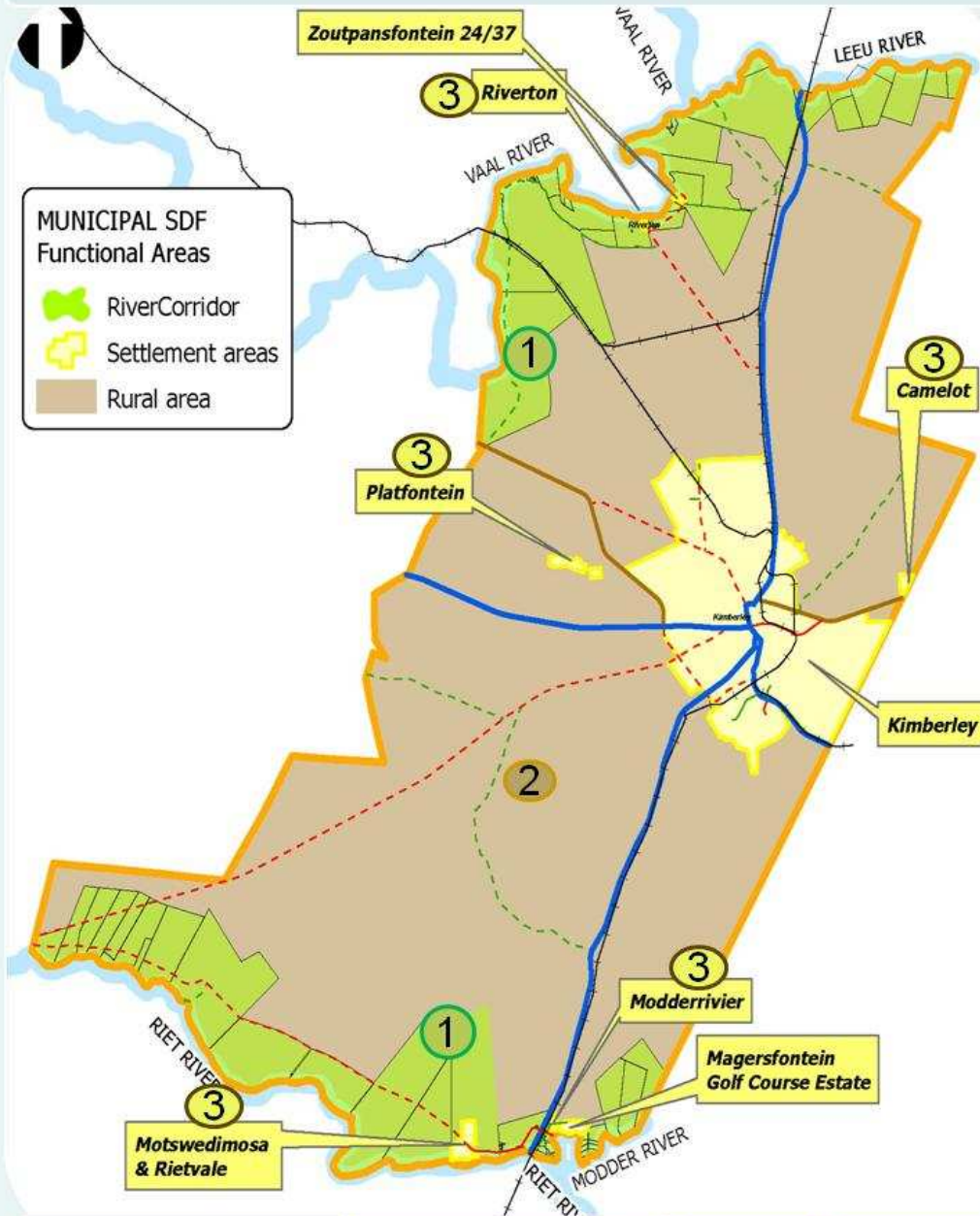


Primary Activity Node with Radial Transport System

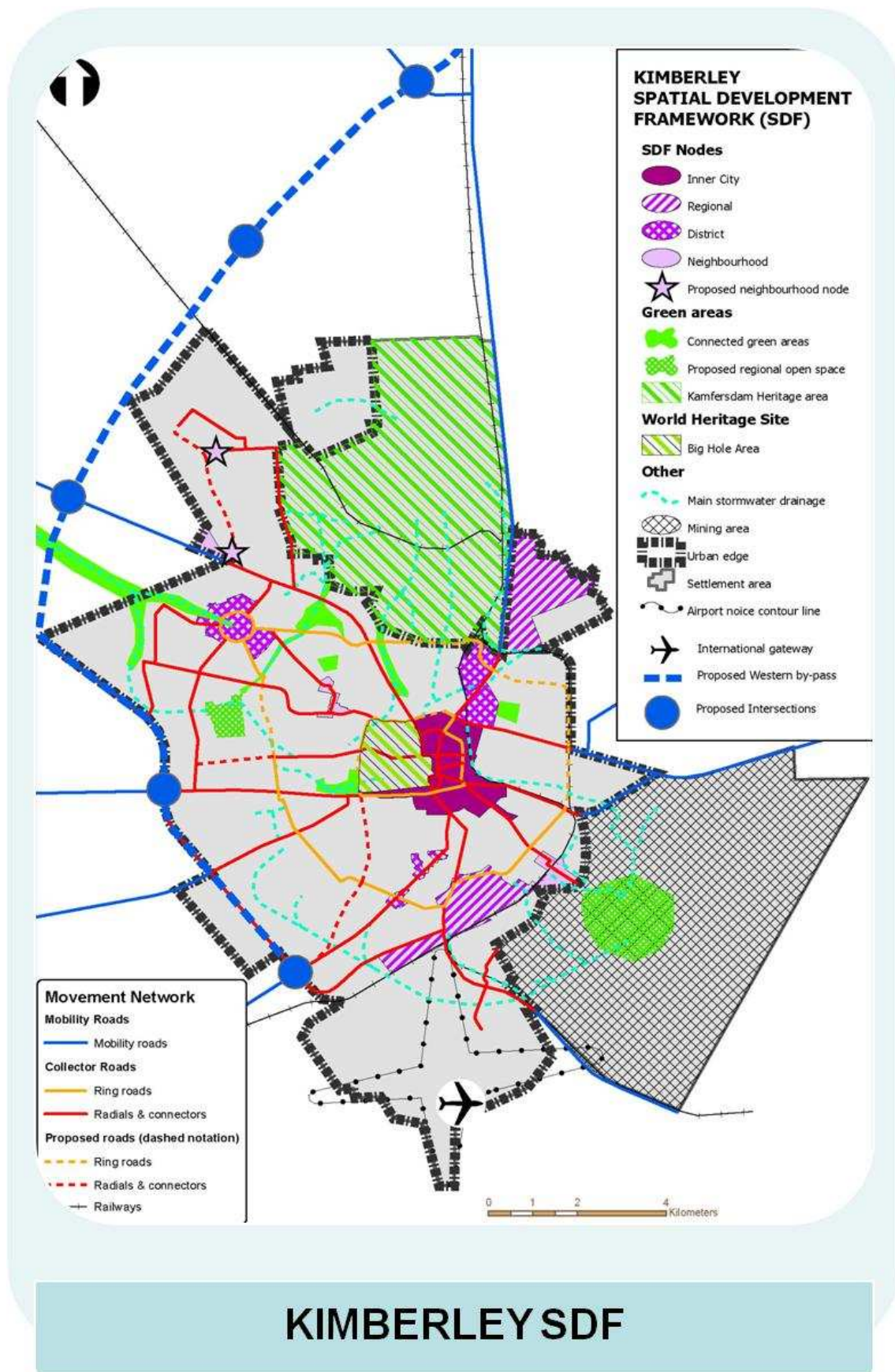


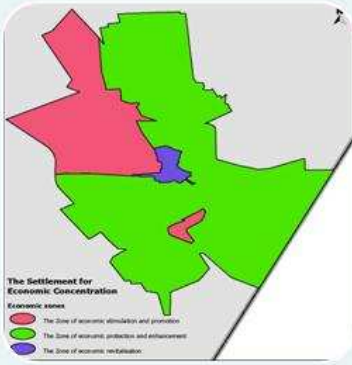
Cross Cutting Transport Routes and a Hierarchy of Activity Nodes

# MUNICIPAL SDF

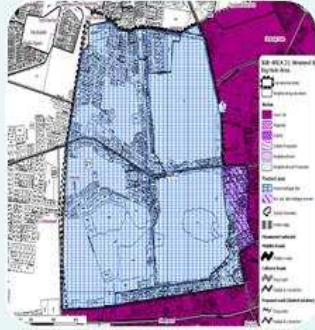


1 River Corridor (Richie)	2 Rural Area	3 Settlement for Rural Support
<ul style="list-style-type: none"> <li>To contribute to food security (small farms intensive agriculture)</li> <li>To contribute to tourism and recreational opportunities</li> <li>To protect ecological and archaeological heritage</li> </ul>	<ul style="list-style-type: none"> <li>To contribute to food security (Extensive and Intensive Farming)</li> <li>To contribute to tourism and recreational opportunities (Hunting and animal conservation)</li> <li>To protect ecological and archaeological heritage</li> </ul>	<p><i>i.e.: Rietvale, Mottswedimosa, Modder River, Platfontein, Riverton and Camelot</i></p> <ul style="list-style-type: none"> <li>Contain urban development</li> <li>Create sustainable communities</li> <li>Promote activities in support of rural area and river corridor</li> </ul>

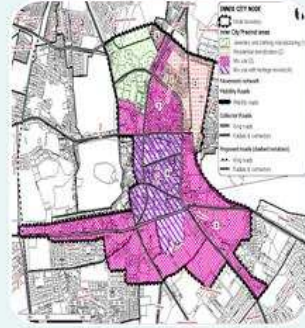




**Economic Zones**  
 Zone: Promotion and Stimulation  
 Zone: Revitalization  
 Zone: Protect and Enhance



**Big Hole World Heritage Precinct**  
 1. Such activities as promote in the WHS precinct plan  
 2. Mix Use promoting heritage



**Inner City Node**  
 1. Industry  
 2. Residential & housing  
 3. Mix Use  
 4. Mix Use (Heritage)



**Kimdustria Regional Node**  
 Retain and promote all industry enterprises



**Turner Road Industrial District Node**  
 1. Promote wholesale trade and industry  
 2. Residential densification and housing



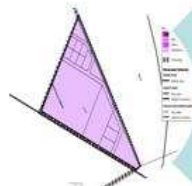
**Fabricia Regional Node**  
 Promote mix use development  
 Contain retail



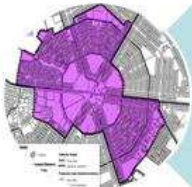
**Greater No 2 / Hulana Neighbourhood Node**  
 1. Mix use  
 2. Residential densification and housing  
 3. Living residential heritage development



**Northern Cape Mall District Node**  
 Contain general retail  
 Promote hospitality and residential densification



**Industria Industrial Neighbourhood Node**  
 Promote labour intensive enterprises  
 Promote incubator and small business developments



**RC Elliot Circle District Node**  
 Encourage and promote mix use



**Beaconsfield Neighbourhood Node**  
 Promote mix use, residential densification and housing