

Sol Plaatje Municipality

Spatial Development Framework 2022-2027

Brochure

Council Resolution No. C/48/02/2020

TABLE OF CONTENTS

INTRODUCTION	
A Gateway City	
Another Structuring Element	
Natural Assets, Cultural Experience and Destination Places	
Activities and Land Use Trends	
Socio-Economic Needs	
The MSDF as a tool for spatial transformation	5
Economically	6
Spatially	
Mobility and Transport	6
Infrastructure	6
Environmentally	6
Integrating the Components of the City	6
Creating a Compact Polycentric city	6
An Integrated Road Matrix	6
i. Walkability	7
ii. Connectivity	7
iii. Mixed Use and Diversity	7
iv. Mixed Housing Typologies	7
v. Quality Architecture and Urban Design	7
vi. Increased Density	7
vii. Green Transportation	8
viii. Sustainability	8
ix. Quality of Life	8
CHAPTER 2: STATUS QUO	11
OVERVIEW OF THE STUDY AREA	12
Summary of the Study Area	14
Kimberley	14
Ritchie	14
Modder River	15
Riverton	15
Platfontein	15
Camelot	15
BIO-PHYSICAL CONDITIONS	15
Overview of the Bio-Physical Environment	15
Climate Conditions	15
Agriculture	16
Biodiversity Management Areas	14

OVERVIEW OF SOCIO-ECONOMIC CONDITIONS	
PHYSICAL INFRASTRUCTURE	19
Electricity	
Water and Sanitation	
Roads and Storm Water	19
Local Economic Analysis	20
Key Social Issues	20
Mining	20
Land Use	21
Land Ownership	21
The Sol Plaatje Western By-pass	21
HUMAN SETTLEMENTS	22
CHAPTER 3: Spatial Analysis & Synthesis	23
SPATIAL ANALYSIS AND SYNTHESIS	24
SPATIAL ECONOMY	24
Drivers In The Economy	24
(i) Agriculture expansion and mining	25
(ii) Leverage the Transport Sector	25
(iii) Tourism Promotion	25
CHAPTER 4: SDF Policy Framework	26
STRATEGIC RESIDENTIAL DENSIFICATION POLICY	27
Densification Parameters	27
Land	28
Mixed Income Residential Development	28
Student Accommodation	28
OPEN SPACE POLICY	29
ENVIRONMENTAL SENSITIVITY AND HERITAGE POLICY	30
INFRASTRUCTURE POLICY	30
SUSTAINABILITY POLICY	31
Green Buildings	31
Water Efficiency	31
Smart Infrastructure	31
CHAPTER 5: Spatial Vision	32
SPATIAL DEVELOPMENT VISION	33
Sol Plaatje Municipality Spatial Development Framework Vision	
CHAPTER 6: Spatial Development Framework Proposals	34
REINFORCING THE URBAN DEVELOPMENT/URBAN EDGE BOUNDARY	36
CENTRAL AREA REVITALISATION	40
The Sol Plaatie University As A Catalytic Pillar Of Knowledge Economy	40

INNER CITY NODE	42
KIMBERLEY GOVERNMENT PRECINCT	42
Department of Public Works - Government Precinct in Sol Plaatje Municipality	42
Site Locality: Proposed Government Precinct	42
DIRECTING SPATIAL TRANSFORMATION	44
Urban mixed-use concentration subfunction	46
Functional Areas	
Proposed Priority Housing Development Area	
Areas for Densification	53
CATEGORY 5: PROMOTION OF RENEWABLE ENERGY	53
EXISTING AND FUTURE NODES, CORRIDORS AND ACTIVITY SPINES	56
EXISTING REGIONAL NODES	58
DISTRICT NODES	60
Neighbourhood Development Partnership Grant (NDPG) and the Galeshewe Urban	Renewal.
Programme (GURP)	
Key Projects: Identification and Implementation	64
NEIGHBOURHOOD NODES	66
FUTURE CORRIDORS	
PROPOSED ACTIVITY SPINES	
CHAPTER 7: Implementation Framework and Spatial Planning Categories	86
IMPLEMENTATION FRAMEWORK	87
IMPLEMENTATION REQUIREMENTS	87
LAND USE GUIDELINES FOR SPATIAL PLANNING CATEGORIES	
CHAPTER 8: Captial Expenditure Framework	
CHAPTER 9: Conclusion	92
REFERENCE LIST	94

CHAPTER 1

Introduction to the **Development Framework**



Abridgment: The first segment of the Spatial Development Framework (SDF) summarizes the purpose and role of the document by linking the legal and policy directives that govern spatial planning. Moreover, emphasis is placed on decision-making and gives a succinct account of the planning method statement adopted by the Sol Plaatje Local Municipality (SPLM) in the preparation of this SDF. The SPLM sought to review the 2008-2012 SDF in the 2016 -2022 Integrated Development Plan (IDP) cycle as a crucial requirement to be undertaken as per the stipulations of MSA (32/2000) and other relevant legislation.



INTRODUCTION

The review and adoption of the Sol Plaatje Local Municipality Spatial Development Framework (SPLM SDF) is informed by Section 20 of the Spatial Planning and Land Use Management Act (Act No.16 of 2013) and the Municipal Systems Act (Act No. 32 of 2000). Section 26(e) of the same Act requires that all municipalities must prepare an Integrated Development Plan (IDP) for their area of jurisdiction, which must include a Spatial Development Framework (SDF). The SDF provides spatial representation and it is used to inform the IDP in terms of reprioritisation and the implementation of projects which can bring about a change in the spatial form and can facilitate growth in the SPLM.

This MSDF is a dynamic model of strategic planning that will be reviewed annually, adjusting its focus and direction based on spatial transformation that takes place on the ground. In addition, it is a spatial policy document that identifies the main challenges and opportunities in the Sol Plaatje Local Municipality (SPLM). Fundamentally, it sets a spatial vision for the future and outlines a set of strategies in order to achieve the vision.

Along with providing a spatial vision, this MSDF identifies and locates strategic areas to be used in the capital investment prioritisation as outlined in the draft SPLM Capital Expenditure Framework, 2019. This will ensure that infrastructure is directed to areas with the highest development potential.

It is also imperative that the SPLM SDF is aligned to and takes cognisance from the Northern Cape Provincial Spatial Development Framework (NC PSDF) as well as the National Spatial Development Framework (NSDF) to ensure that the critical spatial proposals identified at a National and Provincial are taking into consideration in this SDF. It is, therefore, crucial to understand the spatial form of the SPLM and its surroundings – so that it relevantly responds to National and Provincial needs in terms of economic development, key movement routes and priority areas, etc. and for the SDF to provide guidance for future development and spatial investment in both private and public sectors.

It is also imperative that this MSDF ensures spatial transformation that will enhance and preserve the heritage of the Sol Plaatje Local Municipality white ensuring spatial justice and integration within the municipality. This must be done through spatial inclusion, equity and transit-oriented growth and development; anchored by an efficient transport system as illustrated by the Urban Network Strategy of the SPLM.

Urban growth of a formal or informal nature will need to occur in a manner that will not compromise the City's ability to respond to climate change. It is important to recognise the long-term aspirations of this MSDF and that issues of resource management (and availability) and infrastructure renewal are fundamental to transforming the city's spatial context.

The public comments on the draft MSDF have been incorporated to its finalisation through producing a document that is transparent and relevant to the needs of the public.



In responding to the tremendous developmental pressures that the Sol Plaatje Municipality has experienced in the past few years, the Urban Planning Division – as the custodian of land development in the municipality – has identified four (04) key motivators that have urged the need for the further development of the municipal area, namely:

- Urbanisation trends (assessment of town planning applications processed)
- Strategic geographical location of the municipality
- · Densification-induced infrastructure capacity and
- Transitioning of traditional electrification & mining methods to energy efficiency and sustainable development practices.

These stimuli have thus given impetus to the general development agenda of the municipality as well as the spatial transformation agenda of the country, as identified in the National Development Plan 2030 and the National Spatial Development Framework, 2022. It is then our duty and responsibility, as the SPLM, to ensure that the goals and priorities contained therein are optimally realised.

The spatial context of SPLM is broken down using the following indicators:

A Gateway City

Contextually, Kimberley is the capital city of the Northern Cape Province and gateway to the Karoo; linking to Upington and Bloemfontein. In addition to this, it is an established node and internationally recognised city as the seat of the Northern Cape Province government and is known for its historical events i.e., the establishment of diamonds.

The main road arterials, the N12 and N8, traverse the Municipality and specifically, Kimberley. The N12 links the city with the Western Cape to the southwest as well as to Gauteng and Mpumalanga to the north east. The N8 runs further into the Northern Cape to the northwest and links to Lesotho to the east.



Another Structuring Element

SPLM provides a range of services such as Administrative and Legal Headquarters, Agricultural Distribution Centre, Retail and Business Support, Medical Services, Tourism and Entertainment to the region.

Natural Assets, Cultural Experience and Destination Places

Prominent structuring elements such as the natural assets, cultural experience, and destination places, which make the city a desirable place to live, work, study and do business. These include the unique nature areas such as the Big Hole, heritage areas, culture experiences of icons and monuments of Sol Plaatje, Robert Sobukwe, Olive Schreiner, Bart Mbele, Cecil John Rhodes, Frances Baard which are located within the CBD and the township areas of Kimberley.

Fundamentally, the preservation of Platfontein, which is rich in culture as the San are **the oldest inhabitants of Southern Africa**. It is also one of the profound settlements that still upholds the settlement patterns, traditional beliefs and unique Xhu and Kwe language.

Activities and Land Use Trends

This MSDF responds to important trends that have transpired over the past few decades since the adoption of the 2008-2012 Spatial Development Framework; with emphasis on transforming the city from a mining town to become the economic hub and service centre for the western parts of the Northern Cape and adjacent surroundings.

The core drivers that influenced the transformation focused on three elements that included:

- the strengthening of Sol Plaatje Local Municipality's position as a service and education centre in the region;
- massive growth in the tourism sector, particularly the development of cultural and tourism related activities; and
- active development of intensive agriculture along the river frontages, especially in Modder River and Ritchie

This is evident through the legislative and economic provisions that have been implemented in the recent past. The decline of mining activities necessitated the economy to look at different growth opportunities within the municipality; thereby driving the need for the adoption of a new identity for growth and development, yet capitalising on the strong tourism sector, innovations from the green economy and a first as far as technology and scientific developments are concerned.

In addition to this, the newly built Sol Plaatje University; offering amongst other qualifications, a BSc in Data Science. This then can position the Sol Plaatje Local Municipality to become an Information and Communications Technology (ICT) sphere of influence in South Africa.

The central location of the Sol Plaatje Local Municipality, within the national context, has been potentially positioned it as a transport logistics hub, government service centre, an Agri-Support hub (Agri-Parks and Farmer Production Support Units), place for green economy and high technological and scientific developments such as the SKA.

The intensification of development in the municipal area will have a positive spin for the urban and rural economic revitalisation of this region. Consequently, this will also require the land use management system of Sol Plaatje Local Municipality to become responsive and resilient to the zonings and land uses created.

Socio-Economic Needs

In addition to changes in population and household structure, the MSDF responds to socioeconomic needs. The City's Socio-Economic index identifies the areas of greatest need placing more emphasis on unemployed youth within the Sol Plaatie Local Municipality.

The SPLM Spatial Development Framework seeks to address the following:

- Preserving the natural environment while stimulating and promoting a green infrastructure development approach.
- Limiting urban sprawl and fragmentation.
- Tackling past spatial inequalities.
- · Revitalising and reviving the inner city of Kimberley.
- · Structuring and positioning nodes strategically for maximum economic benefit of communities.
- Rectifying inefficient residential densities and promoting land use diversity.
- Preserving the rich archaeological and historical environment.
- Promoting innovative use of residual mine dumps around the city.
- · Strengthening rural and urban linkages.
- · Redefining and reshaping the indistinct township economy.
- Modifying municipal planning documents to become inclusive and resilient to the transformation agenda of overall development.
- Creating a spatially conducive environment where the youth will actively participate.

The MSDF as a tool for spatial transformation

The significance of the MSDF is its role as a spatial tool to address the fragmented, incoherent and constraining spatial layout of the municipality, given the "dormitory town" mind-set where most of the black population is located. In recognition of this past skewed approach to planning for towns and cities, the municipality – per the review of its MSDFs – is responding to the transformation agenda (NDP 2030 / IUDF 2016), where inclusive planning is encouraged. This is achieved in the following ways:





Economically

Improve investment in land development and establishment of sufficient certainty in the land market.



Spatially

Addressing the segregated and unequal spatial patterns inherited from apartheid.



Mobility and Transport

Improve transit-oriented development (TOD), where a mixed-use residential or commercial area is established to maximise access to public transport.



Infrastructure

Improve the existing infrastructure and continually project the demand in order provide sustainable and sufficient.



Environmentally

Balancing the country's socio-economic needs with those of environmental conservation.



Integrating the Components of the City

Kimberley and its suburban areas are developed and will link the Lower Income areas of Galeshewe, RC Elliot, and Green Point into the city, together with additional employment opportunity areas via the R31 corridor.



Creating a Compact Polycentric city

A series of improved, upgraded and new nodes, together with new economic opportunity areas creating new opportunities and alternatives throughout the city. This also helps to spread the traffic flow



An Integrated Road Matrix

A series of major and minor arterial routes provides alternative routes to a series of additional employment areas and focus points.

The availability of land as a scarce commodity and the development trends has
thus redirected growth and infrastructure towards the South West of the city
creating activity corridors and nodes that promote investment opportunities and
a Smart City.

The concept of Smart City Zones as the foundation for Sustainable Urbanism.
 This concept is about creating urban spaces that are compact, dense (in appropriate locations) and promote a diverse mix of land uses. The principles of Quality Urbanism include:

i. Walkability

- To ensure that social and economic services and facilities are within a 10-minute walk of home and work
- Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets.
- Pedestrian streets free of cars in special cases

ii. Connectivity

- o Interconnected street grid network disperses traffic & eases walking.
- o A hierarchy of narrow streets, boulevards, and alleys.
- High quality pedestrian network and public realm makes walking pleasurable.

iii. Mixed Use and Diversity

- A mix of shops, offices, apartments, and homes on site. Mixed-use within neighbourhoods, within blocks, and within buildings.
- o Diversity of people of ages, income levels, cultures, and races.

iv. Mixed Housing Typologies

 A range of housing typologies, sizes and prices in closer proximity and developments to include a mixture of typologies.

v. Quality Architecture and Urban Design

Emphasis on beauty, aesthetics, human comfort, and creating a sense
of place; Special placement of civic uses and sites within community. Human
scale architecture & beautiful surroundings to nourish the human spirit.

vi. Increased Density

More buildings, residences, shops, and services closer together for ease
of walking, to enable a more efficient use of services and resources, and to create
a more convenient, enjoyable place to live.



vii. Green Transportation

- A network of high-quality trains connecting cities, towns, and neighbourhoods together.
- Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.

viii. Sustainability

- o Minimal environmental impact of development and its operations.
- o Eco-friendly technologies, respect for ecology and value of natural systems.
- o Energy efficiency.
- Less use of finite fuels.
- More local production.
- More walking, less driving.

ix. Quality of Life

 Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.



Big Hole Adventure Precinct

Retain and promote heritage and adventure activities



Leisure and Conferencing Precinct

Promote hospitality and residential densification



Carters Glen Precinct

Promote Mixed Use Development

Interconnected street grid network for ease of dispensing traffic and walking Quality architectural and urban design that places emphasis on aesthetics, human comfort and creating sense of place



Kimdustria Node

Retain and promote all industrial enterprises



Northern Cape Mall District Node

Contain General Retail
Promote hospitality and residential densification



Heritage Precinct

Promote Heritage

Preserve heritage component of neighbourhoods



Agri Park Precinct

Promote labour intensive enterprises - Agroproduction, Processing, logistics, marketing, raining and extension services

Promote small business development



Green Point Industrial Node

Promote and stimulate industrial development (non-noxious) close to the residential area.



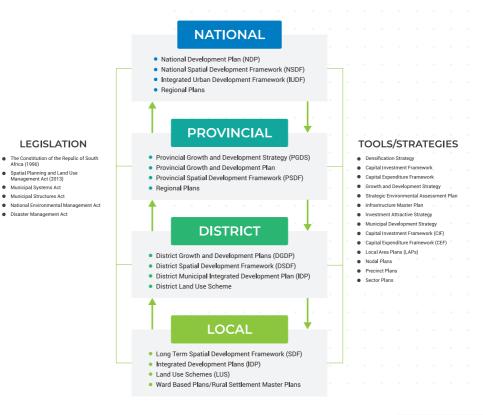
Inner City Zone

Promote and stimulate mixed use, housing and heritage



RC Elliot/Galeshewe District Node

Stimulate and promote mixed use development



The IDP strategic objective includes the following:





CHAPTER 2

Status Quo





Synopsis: This chapter gives account to the current state of the Municipality in relation to the local and provincial context, issues and challenges facing spatial planning in order to provide a detailed analysis and spatial proposals.

OVERVIEW OF THE STUDY AREA

Sol Plaatje Local Municipality is the biggest municipality in the district and the province covering an area of 316 036 hectares.

Sol Plaatje Local Municipality, which includes Kimberley, occupies a position of significance as the seat of government for the Northern Cape Province, as the largest urban area in the Northern Cape and as the historical site of the first major mineral discoveries in South Africa.





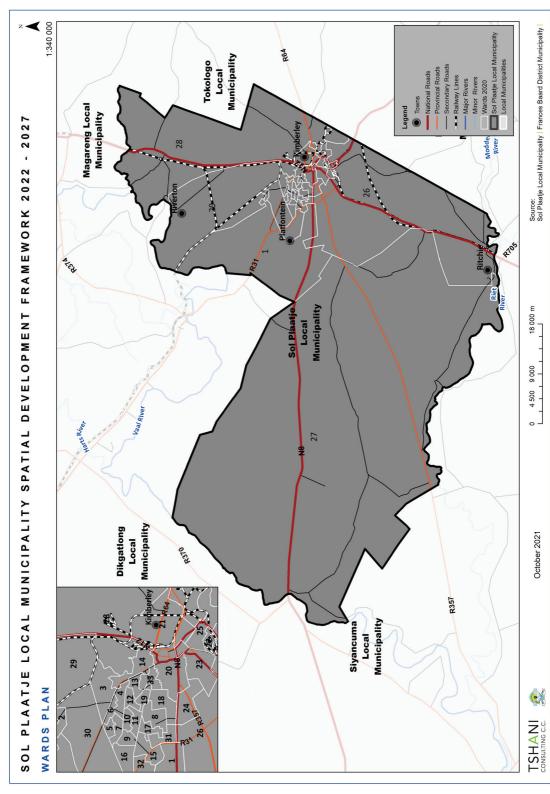
248 042Total Population



The establishment of the Sol Plaatje University in the City Centre has further strengthened Kimberley's significance on a National and City level. As a City campus the SPM is perfectly positioned spatially to revitalise the dying Kimberley Central Business District (CBD).

Given this growing significance of Kimberley, the IDP talks about the need to enhance Kimberley and its outlying settlements as sustainable attractive centres of living, services and work. **This implies that:**

- Service infrastructure must be refurbished and extended to accommodate new investments;
- Existing development footprint (densification) must be maintained as far as possible to ensure
 optimal use of space and existing infrastructure;
- Quality social services and facilities must be provided and maintained:
- Facilitate iob creation through the provision of efficient, reliable and cost-effective services;
- Housing needs of residents must be addressed for all income groups;
- Public spaces must be improved to ensure a quality urban environment; and Services must be managed on a more sustainable basis this involves the use of renewable energy, green building methods, infill development and improve relations with the public and private sector.



Summary of the Study Area

The significance of the MSDF is its role as a spatial tool to address the fragmented, incoherent and constraining spatial layout of the municipality, given the "dormitory town" mind-set where most of the black population is located. In recognition of this past skewed approach to planning for towns and cities, the municipality – per the review of its MSDFs – is responding to the transformation agenda (NDP 2030 / IUDF 2016), where inclusive planning is encouraged. This is achieved in the following ways:



Kimberley

Kimberley is the largest settlement within the Sol Plaatje Municipality where economic opportunities are concentrated. It is a secondary City where the economy is vested on mining activity, in particular diamonds mining. Even though the mining industry has declined, Kimberley remains the Northern Cape's financial and administrative capital with commercial opportunities in both the formal and informal sector.

The City has a history spanning over 100 years and a well-established infrastructure network which has aged over the years and now requires sever maintenance and/or replacement. The spatial structure of the city was influenced by the mining activity, its infrastructure and the Apartheid regime's Group Areas Act.

This set up perpetuates inequalities between the neighbourhoods with black townships such as Galeshewe being the most disadvantaged and lacking services and facilities.

Ritchie

Ritchie is a small town situated 40 kilometres south of Kimberley with two (02) townships Motswedimosa and Rietvale. To promote an effective and economically viable environment for the area of Ritchie, the town has been identified as a Farming Production Support Unit (FPSU) for the Agri -Park hub.

The Rural Development Plan, 2015 defines Agri-park hubs as a networked innovation system of agro-production, processing, logistics, marketing, training and extension services, located in a District Municipality. As a network it enables a market-driven combination and integration of various agricultural activities and rural transformation services;

It further defines Farming Production Support Unit (FPSU) as a rural small-holder farmer outreach and capacity building unit. The FPSU does primary production, extension services including mechanisation. Ritchie is mostly dominated by game farming, Grain and Beef production.



Modder River

Modder River is another rural settlement south of Kimberley and east of Ritchie. The settlement consists of a very small conventional settlement and agro-industrial area. There is a neighbouring Golf Estate.

Riverton

Riverton is a rural settlement north of Kimberley. The settlement was established as a camp for City's employees working at the Water Works. Riverton later became a tourist attraction after the opening of the Riverton Resort which is currently in bad state and is not serving its intended purpose.

Platfontein

Platfontein is a settlement west of Kimberley just off the R31 regional road to Barkley West, it is probably the most deprived settlement in the whole of Sol Plaatje Municipality. The settlement was originally established as a camp for Xhu and Khwe South African National Defence Force veterans. It has since grown and now has a police station, clinic, school and its XK-FM radio station. These are the only social facilities available and there are no other economic opportunities in this area.

Platfontein is rich in culture as the San are the **oldest inhabitants of Southern Africa**, where they have lived for at least 20 000 years. The term San is commonly used to refer to a diverse group of huntergatherers living in Southern Africa who share historical and linguistic connections.

Camelot

Camelot is an emerging settlement east of Kimberley. Almost 10% of the overall available land for development of this settlement is currently developed. The settlement has no opportunities and is fully dependent on Kimberley.

BIO-PHYSICAL CONDITIONS

Overview of the Bio-Physical Environment

The following section is extracted from the SPLM Integrated Environmental Management Plan of 2011. This section is intended to provide an overview of the current state of the environment and proposed actions to conserve and appropriately manage the environment. It is noted that the 2011 study did not include a portion of the area which was previously under the Frances Baard Environmental Management Area and now incorporated into the SPLM.

Climate Conditions

The issues associated with the climate in the SPLM include:

- Low rainfall, which results in constraints related to water availability.
- Climate change and desertification.



- Extreme climate conditions in terms of temperature variation coupled with low rainfall.
- Intensive agriculture requires water for irrigation, as the low rainfall makes dry-land cropping extremely risky.
- Extremes in temperatures pose risks of wilting in summer and frost in winter, which limits the number of crops that can be grown.
- Flood risk of existing and future development needs to be understood.
- Disaster management to cater for climate change.

Agriculture

The most prominent agricultural activity in the SPLM has traditionally been game hunting which form the largest pockets of agricultural land. This contributes to the tourism industry. Environmental issues and constraints related to agriculture in SPLM include:

- Extreme winter and summer temperatures.
- Low rainfall.
- Long-term sustainability of groundwater used for irrigation.
- Poor soil potential.
- Crop dusting fertilizers and pesticides pollute rivers.
- Over grazing and over stocking.
- Habitat transformation / bush encroachment.
- · Lack of knowledge and skills.
- Shortfalls in the Post Settlement Support Unit (FBDM EMF, 2010).
- Intensive use of water and soil for irrigation resulting in salinization and water logging, overutilization of plant cover leading to loss of productive soil resources (NC DTEC, 2008).
- Informal settlements keeping of livestock in urban areas. Possibility of outbreak of diseases.
- High density cattle farming leads to destruction of indigenous vegetation that may result in subsequent erosion.
- The deposition of abnormal volumes of manure increases soil acidity and prohibits recovery of indigenous species for prolonged periods.
- Stressed water catchments. No additional water resources will be allocated for irrigation.
- Loss of agricultural production associated with land reform. Capacity to identify requirements
 and obligations in terms of NEMA, National Water Act (Act No. 36 of 1998) and Conservation of
 Agricultural Resources Act (Act No. 43 of 1983) (amongst others).

Biodiversity Management Areas

There are a large percentage of critically endangered ecosystems in the Sol Plaatje Municipality with a moderate percentage of vulnerable ecosystems. The purpose of listing threatened ecosystems is primarily to reduce the rate of ecosystem and species extinction. This includes preventing further degradation and loss of structure, function and composition of threatened ecosystems.

OVERVIEW OF SOCIO-ECONOMIC CONDITIONS





- 10%









No. of Households









No. of Households



AVERAGE ANNUAL GROW

 $2017 - 1.85\% \rightarrow 2028$



30% OF SPM's POPULATION HAS HAVE A MATRIC & HIGHER EDUCATION

MAIN ECONOMIC SECTORS

COMMUNITY SERVICES

FINANCE

TRADE

MINING

UNEI RATE	MPLOYMENT ES	2001	2011
×	Official Unemployment	41.3%	31.9%
JOBLESS	Youth Unemployment	51.5%	41.7%

EMPLOYMENT LEVELS - 2011



EMPLOYED

63049 **38%**



UNEMPLOYED

29514 **18%**



DISCOURAGED WORK SEEKER

7476 **5%**



OTHER NOT ECONOMICALLY ACTIVE

64250 **39%**

In 2015 the labour force participation rate for Sol Plaatje was at 60.0% which is very similar when compared to the 59.2% in 2005.

The unemployment rate is an efficient indicator that measures the success rate of the labour force relative to employment. In 2005, the unemployment rate for Sol Plaatje was 36.6% and decreased overtime to 36.0% in 2015.

The gap between the labour force participation rate and the unemployment rate decreased which indicates a negative outlook for the employment within Sol Plaatje Local Municipality.

PHYSICAL INFRASTRUCTURE

Electricity

The Sol Plaatje Municipality has an Electrical Master Plan that was prepared in December 2018. According to the Master Plan, the approved minimum level of services provision (RDP level of service) for electricity for Sol Plaatje Municipality is as follows:

- Formalised settlements: 60 A SP level of service connection with, 20 A SP and minimum standard.
- Informal Settlement: 40 A SP level of service connection with, 20 A SP and minimum standard.

The demand for electrification is high as there are a number of new mushrooming informal settlements and migration patterns. The network strengthening and maintenance project listed in the Master plan will facilitate and monitor the strengthening and maintenance of the electricity.

Water and Sanitation

It has been reported that water problems are mainly due to the ageing water supply infrastructure in particular for reticulation purposes. The ageing infrastructure causes regular service interruptions and the loss of water which cannot be accounted for goes up to 40% of revenue.

The 2022, the IDP reported the water backlog to be at least 8,290 households who were still without water. The Local Municipality has recently completed a bulk water supply project that cost over R200m. This will help the Municipality to ease the pressure on non-serviced households who can now be connected; however, the Municipality aims to address the backlog altogether.

Almost the entire Municipal areas is on water borne sewerage network with only 8,290 households who were reported to be still on a bucket system.

Roads and Storm Water

The Municipality is serviced by two national roads namely the N8 and the N12. There are two Regional roads namely the R64 and R31. These roads are maintained by SANRAL and their condition is satisfactory. The Municipal roads and storm water are in a bad state due to a serious lack of funds. The Municipal roads and storm water infrastructure is not maintained as often as it should be. The blocked storm water drains are cases flooding on the City's streets and some of this water gushes into properties nearby causing flooding to houses within this region.

There are serious concerns about the safety of pedestrians on the City's roads especially in the previously disadvantaged townships where there are no pedestrian walkways and pedestrian crossings. This results in conflict between motor vehicles and pedestrians.

Local Economic Analysis

Growth rates have been low, estimated at 0.6% over the period 1995 to 2013. With the downward turn in the national economy it is likely that this figure would have dropped to between 0.5% and 0.4%. the SPLM has a large number of households living with social grants. It has been noted that the Sol Plaatje Municipality is from this set of data, the more affluent part of the province.



The local economy has strong competition from smaller centres such as Upington and Bloemfontein (located 170km to the east), which offers a more diverse range of functions and services.

Key Social Issues

Within the municipality, there are many aspects that are inter-linked and work in collaboration to create an efficient and productive space. A key issue within this cycle is that of societal dynamics. The nature and characteristics of a society that inhibits a municipality, has a direct effect on the manner in which the municipality performs- socially, economically and spatially. Based on studies conducted in the Sol Plaatje Municipality, the following traits and issues were found. These issues are of serious concern as they are proving to have a negative effect on the development of the Sol Plaatje Municipality:



Unemployment



High Poverty Levels



Many idle members in society



HIV/AIDS



Substance Abuse



High illiteracy levels



High Crime Rates

Mining

The most important economic contribution in the study area comes in the form of the production of high-quality diamonds, occurring in Kimberlite pipes in Kimberley or elsewhere, as alluvial deposits where extensive surface mining is being practiced. Other mineral resources include sand and limestone.

Some of the prominent economic opportunities outside the CBD include;

- Provincial Legislature Node
- Carters Glen Node (Hospital's Precinct)
- RC Elliot Node

Land Use

Category of land use	Extent in Ha	% of Total Extent
Commercial/industrial	915.79	0,291
Conservation	10821.31	3,443
Cultivated land	4133.17	1,315
Forestry	81.18	0,026
Mining	1265.15	0,403
Residential	5893.13	1,875
Vacant/unspecified	291148.78	92,646
Total	314258.54	99,999

Land Ownership

Category of Ownership	Extent in Ha	% of Total Extent
Ecclesiastical	148.30	0,046
Municipal	8736.27	2,689
Parastatal	1446.73	0,445
Private	291905.20	89,866
Provincial	479.09	0,147
State	16459.04	5,067
Unknown	5645.56	1,738
Total	324 820.23	99,998

The Sol Plaatje Western By-pass

The original N12 by-pass alignment as currently reserved will not serve the interest of the SPLM as its reservation has in part been taken up by urban development and it will have a major negative impact on the urban development which has occurred around this reserve.

Heavy duty through traffic currently has a negative impact and is a huge cost to the city because it damages infrastructure and property en-route through the city. The traffic bypassing the city does not contribute to the economic viability of the city and as such, should therefore not be encouraged to weave through the city. The proposed **Sol Plaatje Western By-pass** be a freeway with interchanges at selected provincial and national arterial road crossings.

The implemenation of the By-pass route is a collaborative effort between Public Works and the Sol Plaatje Municipality. Portions of the by-pass route have been encorahed by both fomalised and informal structure/settlements hence a feasibility study need to be conducted prior the commencement of the By-pass route

HUMAN SETTLEMENTS

The number of households below the RDP-level were 924 within Sol Plaatje Local Municipality, this increased annually at 6.50% per annum to 1 730 in 2015. The total number of households within Sol Plaatje Local Municipality increased at an average annual rate of 1.67% from 2005 to 2015, which is lower than the annual increase of 1.86% in the number of households in South Africa.

The key issues for housing delivery are:

- To transfer some municipal stock to the immediate residents of the units,
- · Relocation of beneficiaries to land suitable and appropriate for human-settlement,
- Construction of BNG houses for deserving beneficiaries.
- To build a substantial number of units of the BNG houses as per allocation from the Provincial Dept. of Human Settlement.
- Processing of the pre-1994 houses complaints.

Pending Project areas can be summarized as follows:

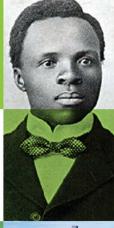
Area	Number of Erven
China Square (Erf 6373)	40
Santa Centre Extention (Back of Shoprite)	24
Golf Course	200
Tswaragano	20
Solly Legodi	10
Madiba Park (Back of Legislature)	800
Day Hospital (Waterloo)	240
Meriting Garage Shacks	09
Greenpoint (Various Erven)	163

Area	Number of Erven
Riverton	170
Motswedimosa (Erf 454)	1100
Rietvale (Erven 1 & 2)	620
Jacksonville Extension	200
Rhythm City	550
Blikkies	160
Gwele & Stranger Nkosi Street Shacks	250
Scandal	220
West End (Silson Way)	320
Waterloo	550
Total	5 646 Ervern



CHAPTER 3

Spatial Analysis & Synthesis





Synopsis: In this phase, the SDF undertake a comprehensive investigation into all the matters that have an implication for the spatial form and development of the Municipality so as to ensure that the SDF is strongly rooted in reality.

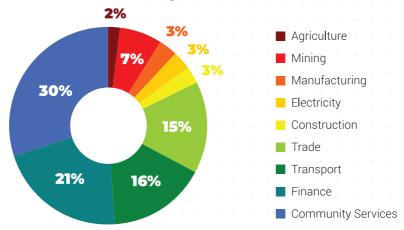
SPATIAL ANALYSIS AND SYNTHESIS

The Sol Plaatie Local Municipality is located centrally within South Africa and is seen as a sphere of influence. It is situated closer to towns of significance in the neighbouring provinces such as **Bloemfontein** and Welkom in the Free State: Klerksdorp in the North West and Upington in the Northern Cape.

The spatial implication remains to maintain a high standard of access and mobility. The national and provincial routes such as the N12, N8, R64, R31 must be of high standard with a high mobility function and that the airport should have an "international" status.

SPATIAL ECONOMY

Drivers In The Economy



The SPLM IDP identifies three Key Objectives to give effect to LED, these include:

- I. Providing an enabling environment for LED in SPM within the context of National and Provincial Frameworks:
- II. Initiate, lead and sustain an investment environment for job creation in the SPLM;
- III. Leverage municipal assets and the municipal procurement process with the view to stimulate redistribution and growth.

Providing an enabling environment for LED in the SPLM within the context of National and Provincial Frameworks. This refers to the need to provide an environment for LED that supports sector specific industries that are relevant for sustainable and long-term economic development.

The SPLM IDP identifies three Key Objectives to give effect to LED, these include:

- Facilitate the creation of an industrial complex having strategic economic advantage;
- Provide the location for the establishment of strategic investments;



- Enable the exploitation of resource intensive industries
- Take advantage of existing industrial capacity, promote integration with local industry and increase value-added production;
- Create employment and other economic and social benefits:

Other locations within the SPLM with the potential to be designated for high intense agricultural activity / Industrial Parks include Kimdustria, Ashburnham, Turner Road, Fabricia, Platfontein and Kenilworth. Strategic interventions to grow the manufacturing sector have been formulated these include but are not limited to:

- Solar Industrial Park where solar panels and other light manufacturing activities take place
- Textile Factory Clothing and linen producers
- Diamond Rush Park Development Diamond Rush Park at the Big Hole precinct
- Facilitation of Gloving Co-operative

(i) Agriculture expansion and mining

The LED Strategy identifies the potential of expanding the agricultural sector by intensifying and expanding the range of crops under irrigation along the river especially the Modder River.

Even though mining activities are declining in the area, there is still huge potential for beneficiation of diamonds and other related commodities. Taking full advantage of this potential will ensure economic growth.

(ii) Leverage the Transport Sector

The transport sector is without a doubt a critical one for economic development. The N12 connecting Johannesburg, Kimberley and Cape Town has in recent years been upgraded to improve road safety. With this, motorists have been encouraged to use this road instead of the N1 via Bloemfontein. This has left Kimberley with huge potential of becoming a Logistics Hub (a Gateway City) of national significance connecting two economic centres Johannesburg and Cape Town.

The shortlisted sites for the Logistics Hub included:

- Hillcrest Riviera
- **SAPS Site** Colville

- South Ridge
- Greenpoint Kimdustria

- **West End**
- **Colville North**
- **Hull Street**

(iii) Tourism Promotion

The SPLM needs to continuously work hard in promoting itself as a tourist destination. There are already a number of current events that attract tourists into the area, these include; Diamonds and Dorings Festival, Gariep Festival and the Maloof Money Cup. These are events that the SMME sector benefits from providing services and selling products as well as bringing in tourists and allowing the hospitality industry to thrive.



CHAPTER 4 SDF Policy Framework





SDF POLICY FRAMEWORK: This Chapter of the report is extracted from the 2008-2012 Spatial Development Framework, which still provides relevance in this review.

STRATEGIC RESIDENTIAL DENSIFICATION POLICY

As a counter to increased urban sprawl on the periphery of the SPM's established areas and with a view to accommodate demand in close proximity to existing economic opportunities and infrastructure, densification of strategic areas is seen as a key restructuring strategy.

Densification in the context of the SPLM does not necessarily refer to tall high-rise buildings. Rather, it refers to a consolidation of properties in key strategic areas where the best use of space can be accommodated to develop more housing units can be proposed in a smaller space. This can be in the form of town houses, 2-3 story walk up developments, mixed use developments where retail / office activity could take place on ground floor with residential activity on floors above.

The densification approach has a number of important outcomes:

- The viability of existing and proposed public transportation, infrastructure and services increases in areas of higher densities.
- Higher density development optimizes the use of land and provides accommodation in close proximity to urban opportunities.
- Densification promotes the efficient use of existing infrastructure and can be implemented in a
 phased manner with obvious cash-flow advantages.
- Appropriate densification can improve residents' quality of life as it brings them closer to urban
 opportunities and reduces travel time.
- Densification reduces pressure for the development of open spaces and environmentally sensitive areas due to the optimal use of available land. Densification together with appropriate sustainability measures can reduce air, water and land pollution.

Densification Parameters

The following table reflects the strategic densification parameters that will apply within SPM:

Locational Parameter	Gross minimum Density	Minimum stand
Within a demarcated Node: Inner City	90 Units/ha	2000
Regional District Neighbourhood	90 Units/ha	2000
Fronting on and abutting to Mobility Roads but outside demarcated Node:	60 Units/ha	4000
Collector Activity Street	80 Units/ha	2000
Areas adjacent to public parks (where the park measures in excess of 5000m²) and public schools	40 Units/ha	4000
Base Density: Galeshewe and Lerato Park	40 Units/ha	
All other areas New subdivision ≥ 1000 erven	10 Units/ha As per application	

Land

Even though the SDF promotes specific land developments, all applications for development must include a report which clearly motivates and elaborates the following:

Need and desirability; Demand; Viability; Impact on infrastructure and upgrades required; Entrances and exits; Traffic impact assessment (if required); Adherence to development controls by way of sketch plan; Architectural vision, views, and Any other information that the municipality may require.

Social housing developments as well as housing developments will be supported in the demarcated "Restructuring Zones". A Restructuring Zone is defined as an area demarcated by the municipality or Minister as an area conducive for social housing development.

Mixed Income Residential Development

Where residential development or densification is proposed with a density of 40 units per ha or higher or any development with more than 50 units such development shall demonstrate adherence to the national policy notion of providing mix income residential opportunities where at least 20% of the development provides residential opportunities to the lower income occupants (i.e.: a joint income of not more than R12 000.00 per month). This type of residential development is also referred to as "Inclusionary Housing".

Student Accommodation

Sites of Residences:

In order to ensure equitable access to the academic facilities and support services of the university/ campus, the following minimum standards are recommended:

- a The housing facility must preferably be situated within the campus security perimeter, thereby affording residents the freedom to make full use of the academic, social, cultural and sporting programs of the university without restriction or hindrance; and
- b Should on-campus locations be unavailable, then student housing sites must be within a radius of no more than 20 kilometres of the campus. Plans for any newly planned university-owned or leased student residence that do not conform to the 20-kilometre radius must be submitted to the department for approval. Affordable and secure transport running at regular intervals from early morning to late night must be provided for housing further than 5 kilometres from the campus. Such sites should be carefully selected with the safety, security and well-being of students in mind.
- Opportunities for densification to also be explored within 5km from the university for opportunities for student accommodation.



OPEN SPACE POLICY

Within the SPLM the following Open Space hierarchy has been defined:

PEN SPACE HIERARCHY

Conservation Area: Large open areas that, due to its heritage or environmental fauna and/or flora qualities, must be conserved.

Regional Open Space: Open areas which serve an open space function in the form of passive recreation for a number of neighbourhoods and beyond.

Sport and Recreational Areas: Public areas specifically developed for the enhancement of sport and sporting events.

Neighbourhood Parks: Public areas serving a specific neighbourhood.

Neighbourhood Parks: Public areas serving a specific neighbourhood which shall be equal or more than 5 000m2 in extent. Although small scale sport activities can be housed thereon, it is mainly utilised for passive recreation.

City Gardens: These are formally developed gardens, housing monuments or flora, and have a decorative and commemorative function.

Flood Plains and Drainage Areas: Land situated within the 1:50 year flood line shall be retained as part of the open space and drainage network within the SPLM.

ENVIRONMENTAL SENSITIVITY AND HERITAGE POLICY

Within the SPLM, the following areas are listed as heritage conservation worthy areas:

Beaconsfield	De Beers	Memorial Areas
Belgravia	Open Mine	Greater No 2
Inner City	West End	Herlear

In addition to the above, all buildings located in the jurisdiction of the Sol Plaatje Local Municipality which are 60 years or older, are deemed to have heritage significance. As such, applicants submitting land development applications to the municipality which have heritage significance must be endorsed by Ngwao-Boswa Ya Kapa Bokone which is the Provincial Heritage Resources Authority of the Northern Cape Province.

INFRASTRUCTURE POLICY

The following road reserve widths shall apply to all new developments and subdivisions:

Type of Road	Minimum Road Reserve Width
Arterial Road	20m
Collector Road	16m
Access Road	10m
Cul-de-sac	8m with a maximum length of 30m
Private Roads	10m
Pan handle	4m

SUSTAINABILITY POLICY

Green Buildings

Developers within the SPLM shall demonstrate to the municipality how green or sustainable their development is in respect to:











Management

Indoor Environmental Quality

Energy

Transport

wate











Materials

Land Use

Ecology

Emissions

Innovation

Water Efficiency

In order to reduce water consumption and to lower the demand:

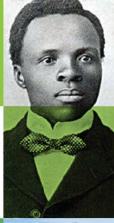
- All development must provide for water harvesting and the application of the harvested water for greening and sustenance.
- Residential developments of 500 units and more to secure arrangements for the use of purified effluent (Grey Water) for greening of street reserves, public places and parks.

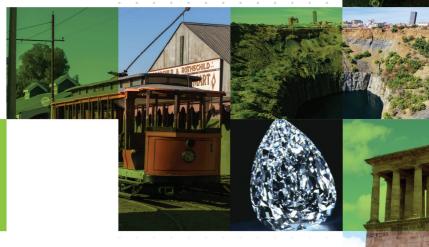
Smart Infrastructure

A smart sustainable city is an innovative city that uses ICTs and other means to improve quality of life, the efficiency of urban operation and services and competitiveness while ensuring that it meets the needs of present and future generations concerning economic, social and environmental aspects.

CHAPTER 5

Spatial Vision





Synopsis: This Chapter highlights the formation of the Longterm spatial vision for Sol Plaatje. Municipality that supports investment in well located growth nodes to encourage economic opportunities and optimising on the central location to create innovative that will lobby investment. In addition, reinforcing transit-oriented corridors and linking growing nodes with lagging nodes by connective infrastructure and recognising the significance of heritage.

SPATIAL DEVELOPMENT VISION

A Synthesis of Issues and Vision Development is essentially a formulation of the Strategic Framework which seeks to address the spatial objectives and strategies of the municipality that it needs to achieve in a specific time frame to address key issues identified.

Sol Plaatje Municipality Spatial Development Framework Vision

Based on the deliberations and the outcomes of the participation made by relevant stakeholders which includes Sol Plaatje municipal officials, government departments, community members etc. The following SDF vision was established and agreed upon:

Sol Plaatje 2040 -

"A Resilient Gateway City with innovation and heritage"

The above vision was formulated based on the organisational identity of Sol Plaatje municipality and the following elements were the significance mechanisms to establish the municipal identity and for realization and adoption of the vision:

- The impact and possibilities created by the announcement of the location of the University in Sol Plaatje and various fields of study that the university offers that could not be found anywhere else in the country.
- Identification of Square Kilometre Array (SKA), an international effort to build the world's largest
 radio telescope, with a square kilometre (one million square metres) of collecting area, within
 the close proximity to Kimberley and its being the first of 64 antennas that will make up South
 Africa's new radio telescope. This project will promote and enhance engineering, research and
 development and correspondingly provide transformational increase in science capability when
 operational.
- Sol Plaatje being South Africa's centre door to investment and skills with a unique natural safe environment and heritage sites for tourist, providing relevant education and specialized health facilities as well as sustainable mining opportunities.
- The City that provides strategic leadership to develop a resilient economy through heritage, tourism, innovation and corporate governance by 2040.
- Visualizing space and place in a spatially integrative manner to tackle unemployment and inequality in Sol Plaatje by 2040

CHAPTER 6

Spatial Development Framework Proposals







The key elements of the spatial framework are summarised according to seven (07) categories as follows:

CATEGORY

- Foster a unique sense of place within the Sol Plaatje Municipality -Central Area revitalisation.
- Strengthening Sol Plaatje's Technological Network within the CBD particularly the knowledge economy.

CATEGORY

Spatial Transformation Zones

 Desire to transform the exclusive spatial fabric by promoting Spatial Transformation ones that accelerate the disposal of land in strategic areas.

CATEGORY

- Priority Development Areas
- · Anchors sustainable livelihoods development on economic growth

CATEGORY

URBAN RESIDENTAIL EXPANSION ZONES

- \bigcirc 4
- Sustainable Human Settlements Needs to promote social and economic development in previously disadvantaged areas (PHDSAs) into (model) neighbourhoods
- Fostering Compact City- The desire to dismantle apartheid spatial planning by linking the disadvantage areas with the CBD and activity corridors through Restructuring Zones

CATEGORY

- · Promotion of Renewable Energy
- Promotion of low carbon footprint and greenery

CATEGORY

- Desire transform spatial fabric
- Proposed Nodes, corridors, activity spines, future precinct and areas of densificiation

CATEGORY

07

Re-defining Mine Dumps - Reverting mine dumps to alternative uses

REINFORCING THE URBAN DEVELOPMENT/URBAN EDGE BOUNDARY

In support of the need for a more compact city with intensified activity around and in accessible locations along main public transport routes, there is a need to halt urban sprawl. An Urban Growth Boundary /Urban Edge is a clearly defined urban boundary which is aimed at limiting urban sprawl while encouraging greater urban densities thereby promoting compaction of urban form.

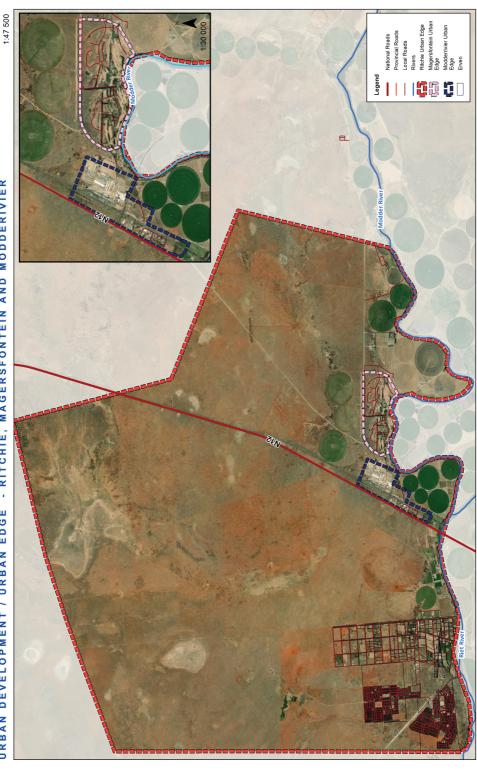
Development outside the UDB will be considered in terms of compliance with the following land use criteria:

- Agriculture: purposes normally associated or reasonably necessary in connection with agricultural
 purposes and agro-villages. This includes only dwelling units related to the agricultural use of the
 property.
- Conservation Areas and Nature Reserves: Areas designated for nature conservation, which
 may include tourism facilities (accommodations/restaurants) and recreational facilities directly
 related to the main use.
- Tourism and recreational related facilities: Outdoor and tourism related activities including hiking
 trails, hotels, restaurants, curio markets, conference facilities, wedding venues, game lodges and
 other similar uses with a rural character not causing a nuisance or having a detrimental effect
 on the environment.
- Social amenities: Social amenities serving communities in close proximity and that cannot be
 accommodated within the Urban Development (including Schools, Clinics, Religious facilities) –
 the scale of these facilities will be considered carefully, especially schools and religious facilities
- Farm stalls Rural residential uses and agricultural holdings

Proposed developments outside the UDB that do not conform to the above land use criteria will not be supported.

SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 - 2027

- RITCHIE, MAGERSFONTEIN AND MODDERIVIER URBAN DEVELOPMENT / URBAN EDGE



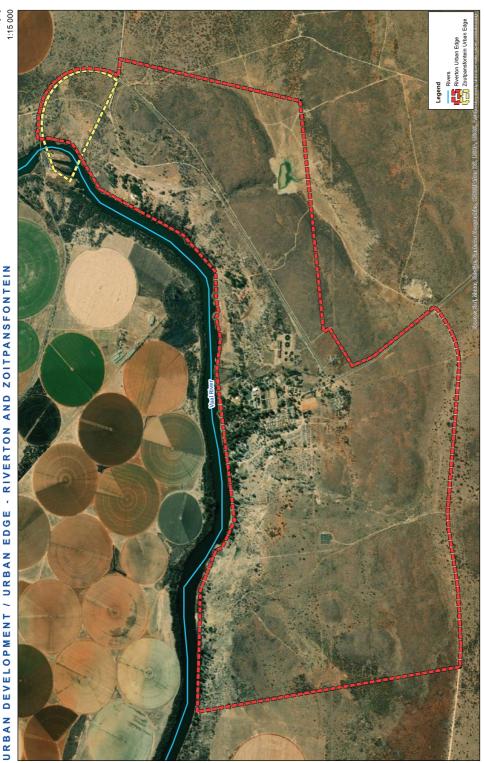
Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

2 500 m

1 250 625

October 2021

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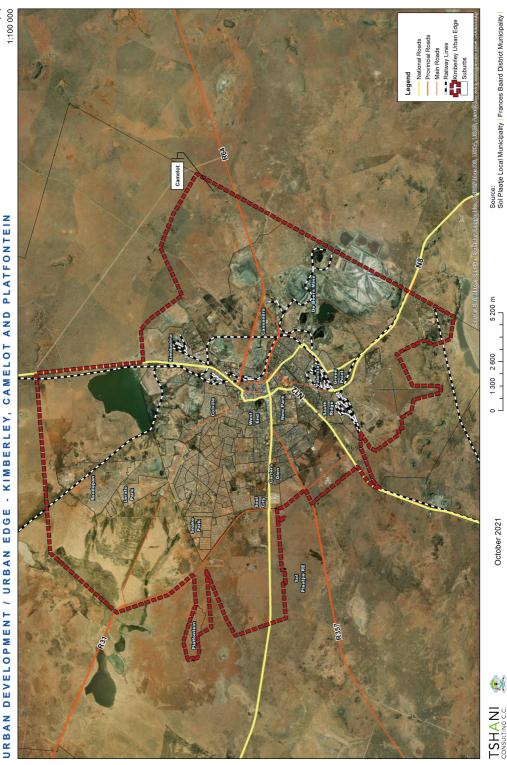
Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

820 m

October 2021

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PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 - 2027 SOL



Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

5 200 m

October 2021

CENTRAL AREA REVITALISATION

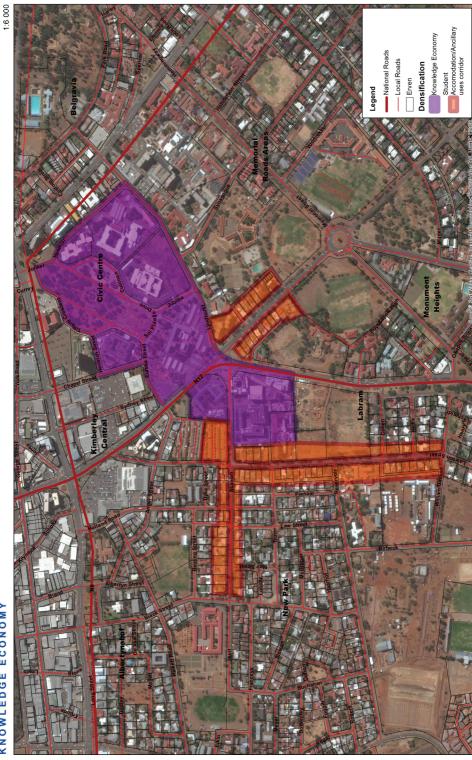
The Sol Plaatje University As A Catalytic Pillar Of Knowledge Economy

The University is centrally located in the CBD with a strong element of visibility. The university has adopted an approach to promoting cycling, students are provided with bicycles. The administrative and academic component of the University will have an outreach around the civic open space of the city, with maximum accessibility to the city and surrounds. The Sol Plaatje University has the ability to establish as an iconic advantage and assist the municipality to gain a competitive and comparative advantage.

As a proposed knowledge economy, the precinct is becoming more diverse with a mix of student accommodation, middle class apartments as well as retail facilities all available within walking distance from each other. This then necessitates densification within the area of New Park, Labram, Memorial Road Area and Albertynshof.

- 2027 SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022

KNOWLEDGE ECONOMY





105

INNER CITY NODE

This is the heart of the City, and consists of the core and the frame surrounding it. The core contains the full range of uses associated with a CBD, while the frame accommodates transitionary uses at a lesser density. The Inner-City Node includes the Civic Centre Precinct and the University Precinct.

The University Precinct is located on two pockets of land within the Inner-City Node. The associated student accommodation is spread out throughout the Inner City and neighbouring suburbs. This includes formal and informal student accommodation. It is expected that residential neighbourhoods in the vicinity of the Inner City will be sort after by those seeking to take advantage of the potential opportunities that exist to accommodate students.

KIMBERLEY GOVERNMENT PRECINCT

Department of Public Works - Government Precinct in Sol Plaatje Municipality

Since 2014, the Planning and Precinct Development Division of the National Department of Public Works (NDPW) has been tasked to develop Government Precincts in metros, small towns and rural areas. This programme supports integrated development of government precincts in collaboration with provincial and municipal counterparts to facilitate convenient access to public services, contributing to the development of towns and cities through the initiation of government precinct planning by using the NDPW state portfolio as a catalyst for development.

Site Locality: Proposed Government Precinct



In addition, locating the precinct in the CBD, the development of government facilities will contribute to the revitalisation of the inner city which will lead to the creation of efficiencies by bringing services closer to the public. The precinct will include:

SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 - 2027

1:15 000 Sol Pleatificate ensemble Provincial Roads Inner City Node National Roads Local Roads & Cours Legend **Emostvill**e Idd Joel Do Boars Mino sri, Maxar, GeoEye, Earth: Chamel Moghal Pents Memorfal Roads CENTRAL AREA REVITALISATION - INNER CITY NODE Kimberday Calmbarday Mino COLVILLO Gemdeno West and Albertynshof Office Square Clearl Pearlt efrifia Restelliof Outbilling ' Oats Geffeshewe Ext.7 Oftoment perft Scuence Themor

Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

I 040 Meters

260

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DIRECTING SPATIAL TRANSFORMATION

This objective of identifying spatial transformation zones/areas is a precondition to the realisation of all other spatial development goals including poverty reduction and social mobility, improving spatial equity and accessibility, decreasing carbon emissions and enhancing environmental protection and resource efficiency. The Transformation Zone represents the spatial extent of the urban transformation focus of urban growth and investment promotion, as well as being the focus of future incentive.

The incentives associated with the transformation zones include:

- · Ensure availability of infrastructure
- Encourage speedy release of erven outlined as transformation zones for mixed use purpose
- Improve turnaround time for the submission of building plans and occupational certificate.
- Encourage affordable disposal of land in strategic areas to foster integration and redress the principles of segregation

Priority Development Areas in relation to Urban Functional Areas

RC Elliot/Galeshewe **Urban Mixed Use Concentration Zone** Hulana and Greater No. 2 Neighbourhood Node Beaconsfield Neighbourhood Node Carters Glen Large Scale Mixed Use Precinct URBAN Northern Cape Mall / Horseshoe District Node Inner City Node **Urban Commercial** Concentration Zone Adventure Park Urban Industrial Kimdustria Regional Node Concentration Zone Fabricia / Diamond Pavilion Regional Node Restructuring Zones Urban Residential **Expansion Zone** SPM PHDA 1 (2019/2020) **Urban Priority Housing Development Areas** SPM PHDA 2 (2020/2021) Urban Functional Area: PDA

1:70 000 Sg registered, no services Kimberley Urban Edge Transformation Zones Investment Corridor Mixed Use Corridor - Provincial Roads Road Extension National Roads Future Nodes Activity Spine Local Roads Mixed Use Business Suburbs Industrial Legend - 2027 SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 De Beers Mine Dam's TRANSFORMATION ZONES (TRANSITION ZONES) Soul Sol Plaatjie RE

Source: Sol Plaatje Local Municipality | Frances Baard District Municipality

4 800 Meters

2 400

1 200

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Urban mixed-use concentration subfunction

Urban Mixed-use Concentration Zone	Development Intent		
RC Eliot – Galeshewe District Node	The implementation of the Local Economic Development Programs that include the Township Eatery along Dingaan Street and around the node to create economic opportunities.		
Hulana and Greater No. 02 Neighbourhood Node	Preserve the heritage significance of Sol Plaatje Municipality.		
Beaconsfield Neighbourhood Node	Facilitate alternative transportation routes from the N8 via Green Point to the Inner City.		
Carters Glen	Promote densification and encourage mix-use development. The area will yield more than 9000 erven with a density of 80-200 du/ha along the proposed R31 corridor and 30 -70 du/ha towards the residential area.		
Northern Cape Mall and Horseshoe District Node	Define the corridor as an active Business Corridor.		

Adventure Park



Upgrade the area to enhance the tourism sector and promote a vibrant adventure park that will establish the character functionality of а areener community. In addition, it will create streets and paths that, in addition to moving vehicles, encourage pedestrian movement, biking and dining out thus strengthening the social and physical ties.

Entertainment Strip



The entertainment strip will promote businesses that will enable a vibrant hospitality land uses to compliment the University an surrounding office development

UNS Development



Aim is to revitalise the area to accommodate mixed use development

Proposed Bill Parking



Investigate opportunities for secure billing parking within walking distance of convenient shops

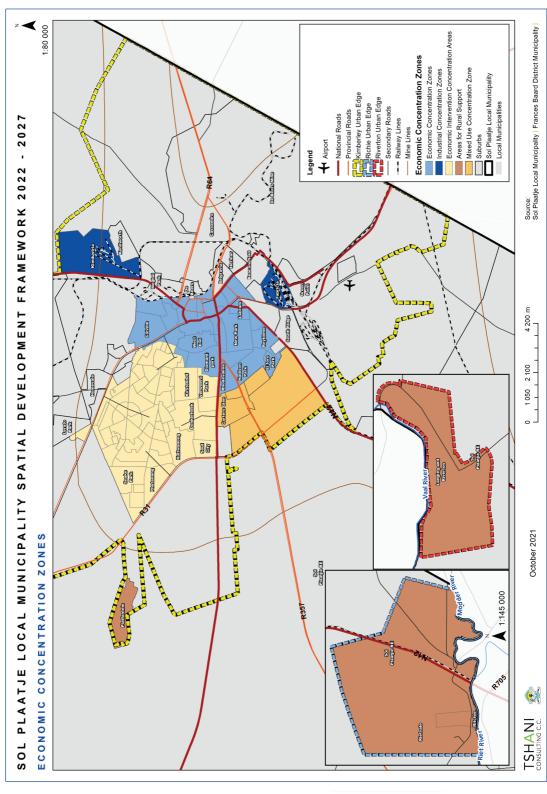
Investigate potential Sunday markets in a more convenient and safe environment.



Upgrade infrastructure to improve activities related to a bus rank and co-working facilities with WIFI facilities.

Promote safe facilities for tourism.

Promote 24 hour ancillary business to complement the bus rank



Functional Areas

Work is already underway, and the municipality has started engaging the Northern Cape Department of COGHSTA to assist with acquisition of privately-owned properties (vacant land). The identified parcels of land are located in the following areas:

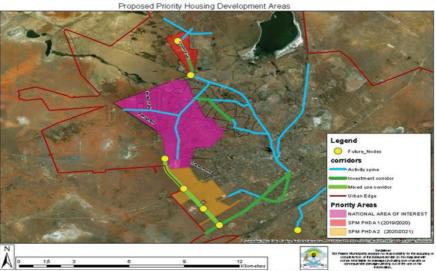
- Roodepan
- R31 area towards Platfontein
- Homevale
- Kimdustria
- Kenilworth
- Hillcres
- El Toro Park
- New Mental Hospital area
- Airport Precinct
- Cassandra

- Southridge
- De Beers
- Greenpoint
- Portions of Remainder Farm Alexandersfontein 123 which includes the donated portion of land in Greenpoint and land adjacent to railway station.
- Farm Droogfontein 62 in Riverton (Upgrade of informal settlement)

In addition, the Sol Plaatje Municipality is also at the verge of receiving land donation from EKAPA Mining JV (Kimberley). The identified land is located in the Greenpoint area and measures an extent of approximately 100 hectares. Negotiations for the finalization of land donation are at an advanced stage between the two parties.

Proposed Priority Housing Development Area

The Sol Plaatje Local Municipality has identified two priority housing development in the Lerato Park and Carters Glen areas. The proposed development areas are line with the municipality's IDP strategic objectives.





Sol Plaatje Municipality Spatial Development Framework 2022-2027 Social housing developments as well as housing developments will be supported in the demarcated "Restructuring Zones". A Restructuring Zone is defined as an area demarcated by the municipality or Minister as an area conducive for social housing development.

- Kimberley -West of Hillcrest (Hillcrest, Hewelsig, Eltoro Park and Minerva Gardens)
- · Kimberley- Hull Street (Ernestville and De Beers)
- Kimberley Colville/Floors (Square Hill Park, Floors and Colville
- · The Inner City;
- Green point
- Beaconsfield
- Ernestville. De Beers
- Legislature & Correctional services
- Sould City
- Kutlwanana
- Ernestville (Erf 22907 Kimberley)
- El Toro Park (RE/4798 K)
- Hillcrest (RE/4460 K)
- Portion of Carters Glen Precinct
- Hull Street (ERF 34185 Kimberley)
- Erf 3967, 4112-4119, 4120 and 4126 Beaconsfield, Kimberley
- Erf 11839 Kimberley
- Erf 24950, Soul City Kimberley
- · Erf 43134, Kimberley North, Kimberley
- Portion of Rem of Portion 1 of Farm Vooruitzigt 81/Portions of Legislature Kimberley
- All existing municipal rental stock to date of approval of this SDF.
- excluding the Kimdustria industrial node as well as the industrial node;

1:70 000 Proposed Restructuring Zones Kimberley Urban Edge Restructuring Zones Investment Corridor Mixed Use Corridor Provincial Roads Road Extension - National Roads Future Nodes - Local Roads Suburbs De Beers Mine SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK RESTRUCTURING ZONES

Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

4 800 Meters

2 400

1 200

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Areas for Densification

DESCRIPTION	DENSITY	NO UNITS	COMMENTS
Jacobus Smit Corridor			Provide the max floor area ratio (FAR) to be considered
Laswon & Reservoir Corridor	80	263	
Waterworks & Halkett Corridor	40	414	
Mac Dougall Corridor	40	693	Open land to west – 40m buffer applied to both sides of the road reserve
Memorial Corridor	80	1051	Open land to west – 40m buffer applied to the north of Memorial road only. (area south to be light industrial development)
Nobengula & Seochoareng Corridor	60	1699	Open land to south – 40m buffer applied to both sides of the road reserve
R31 Corridor	200	1869	40 m buffer applied to east of R31 only
Ronaldsvlei	25	3245	

CATEGORY 5: PROMOTION OF RENEWABLE ENERGY

The Sol Plaatje Municipality within the Spatial Development Framework dentifyed the following areas for future REDZs:

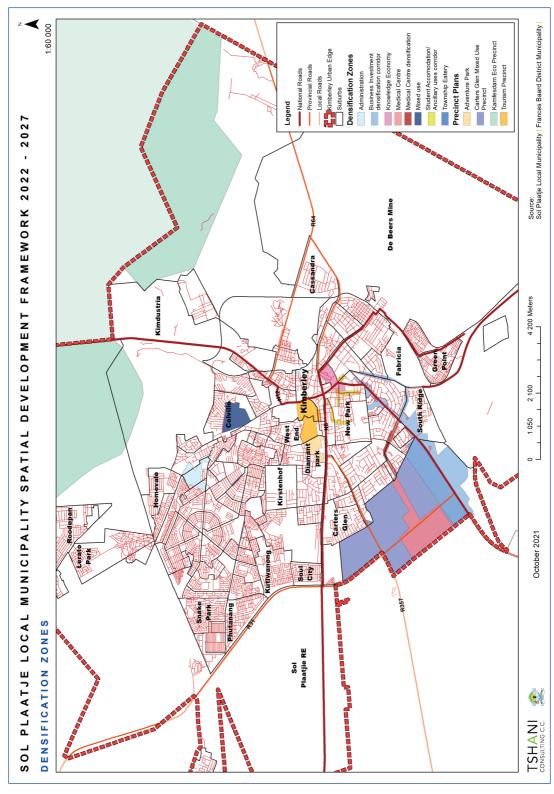
 A Portion of Remaining Extent of Portion 1 of the Farm Droogfontein No 62 is situated 15 km to the north of Kimberley and gains access from the N12 national road. The N12 national road is located to the west of the subject property and Kamfers Dam Kenelworth

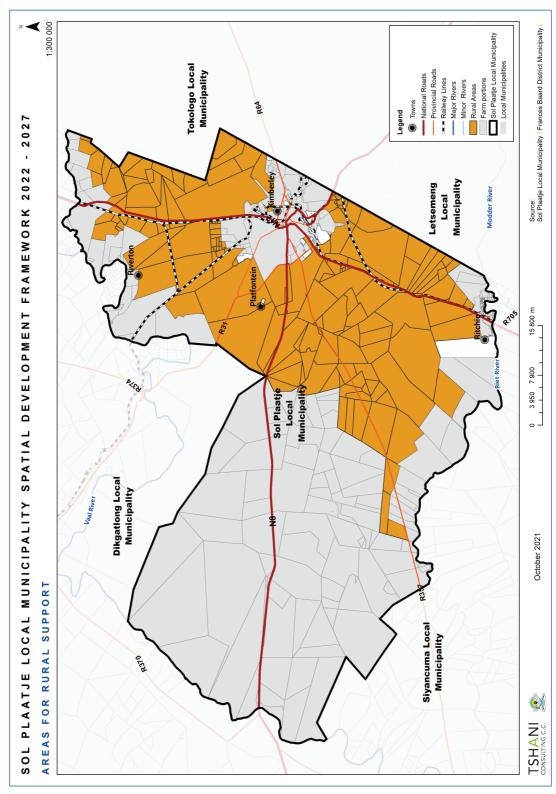
The Northern Cape Province has been confirmed as the best preferred area in terms of the solar irradiation. The Department of Energy has stated on its website that:

"The concept of a solar park is similar to an industrial park, where bulk infrastructure, such as access to land, water supply, feeder lines to electricity transmission system, roads and support industries are provided to support the development of solar energy generating plants."

The promotion of the solar energy will respond to the global issue of Climate change.







EXISTING AND FUTURE NODES, CORRIDORS AND ACTIVITY SPINES

INNER CITY NODE

ROLES AND FUNCTIONS



Objective:

To retain the status on the Inner City as the main commercial and administrative centre of the Sol Plaatie Municipality.

Strategy:

To promote and expand the development of new business investments and the protection and enhancement of existing investment by:

- creating an enabling environment
- being competitive, efficient and effective
- adhering to high level of business ethics

Guidelines:

- Support and promote mixed use developments in appropriate locations
- Support and promote densification in appropriate locations
- Support and promote jewellery and clothing manufacturing in the industrial precinct
- Support and promote the expansion of the University precinct in appropriate locations as identified

Proposals to revitalise the CBD :

- Implementation of Urban Design and Development Frameworks to secure new developments within a heritage significant environment
- Improve accessibility and functionality of Inner City by creating pedestrian friendly spaces
- Position the informal traders in the predefined space/market space as proposed in the map below;

Support the emergence of appropriately built urban spaces to accommodate student living within the Inner City

- Promote a one stop billed parking area as proposed by the map below:
- Improve the vibrancy of the CBD by proposing an entertainment corridor along
- Create an enabling environment for the Government precinct and easy accessibility to the facility
 - Merge the co-working hub with the library on the opposite side and create a free WIFI zone.

The development intentions are outlined under category 3: functional areas.

EXISTING REGIONAL NODES

KIMDUSTRIA REGIONAL NODE

ROLES AND FUNCTIONS

- The Kimdustria Regional Node is an industrial node on the Northern entrance to Kimberley City Centre, includes Kenilworth Industrial Area and borders on the N12.
- The Node is identified in the IDP as a Special Economic Zone and its one of three sites earmarked for the establishment of the Logistics Hub.
- Kimdustria Regional Node can be categorised to accommodate used from noxious/heavy industries.



Objective:

To secure Kimdustria as the industrial Hub of the Sol Plaatje Municipality and the Northern Cape.

Guidelines:

- Support and promote all industrial enterprises;
- Support the establishment of new industries in the SPM such as ITC industries and renewable energy industries which support the SKA Project
- Work closely with the University to assist in establishing new industries based on its offerings;

Incentives:

- Ensure availability of infrastructure
- Encourage speedy release of erven highlighted in blue for industrial purpose
- Improve turnaround time for the submission of building plans and occupational certificate.

FABRICIA/DIAMOND PAVILION REGIONAL NODE

ROLES AND FUNCTIONS

- The Fabricia Regional Node is an industrial node on the Southern entrance into the Kimberley City Centre bordering on the eastern side of the N8 and is serviced by a major railway facility.
- The Fabricia Node is identified amongst the Special Economic Zones and the logistic/ transportation hub.
- Fabricia reflects a mixed land use pattern and is as such no longer a pure industrial area.
- They provide input toward the spatial structure of the municipality, but they add to the overall socio-economic conditions.



Objective:

To develop a Transportation Hub within a mixed-use environment

Guidelines:

- Support and promote logistics enterprises which provide services including; warehousing, road transportation and rail transportation;
- Support and promote clean industrial activities, general business premises, public garages and inclusionary housing.

Incentives:

- Ensure availability of infrastructure
- Encourage speedy release of erven outlined as transformation zones for mixed use purpose
- Improve turnaround time for the submission of building plans and occupational certificate.

DISTRICT NODES

NORTHERN CAPE MALL / HORSESHOE DISTRICT NODE

ROLES AND FUNCTIONS

- The Northern Cape Mall /Horseshoe District Node provide hospitality and neighbourhood support functions.
- The Node is strongly linked by the N12 which runs from a south-westerly direction towards the north-easterly direction where it intersects with the N8 at the Inner City Node.



Objective:

- To enhance the hospitality industry
- To promote the node in its neighbourhood service role and to promote residential opportunities.
- To encourage densification at strategic locations along the N12 in proximity of the identified node.
- Promote the McDougal Investment Corridor

Guidelines:

- Support and promote hotel and commercial guesthouse developments
- Support and promote entertainment and recreational activities
- Support and promote residential densification in appropriate locations

Strateav:

To promote the expansion and development of the hospitality industry by:

- Creating an enabling environment
- Being competitive, efficient and effective
- Adhering to high levels of business ethics



RC ELLIOT / GALESHEWE DISTRICT NODE

ROLES AND FUNCTIONS

- The RC Elliot / Galeshewe District Node serves a community support function and is the main activity centre in Galeshewe.
- The node offers a mixture of uses to include retail, commercial, residential and public amenities.
- It is recommended that this node be expanded to become a significant economic hub for Galeshewe whilst not competing but complementing the Inner City Node.



Objective:

To develop this node as the main centre for social and economic activity in Galeshewe.

Guidelines:

 Support and promote mixed use activities that can supplement and strengthen the function and role of the node and to Promote densification and inclusionary housing within this node

Strategy:

- To promote the expansion and development of new business investments and the protection and enhancement of existing investment by:
- Creating an enabling environment, being competitive, efficient and effective and adhering to high levels of business ethics

Guidelines:

- Support and promote mixed use activities that can supplement and strengthen the function and role of the node.
- Promote densification and inclusionary housing within this node

Neighbourhood Development Partnership Grant (NDPG) and the Galeshewe Urban Renewal Programme (GURP)

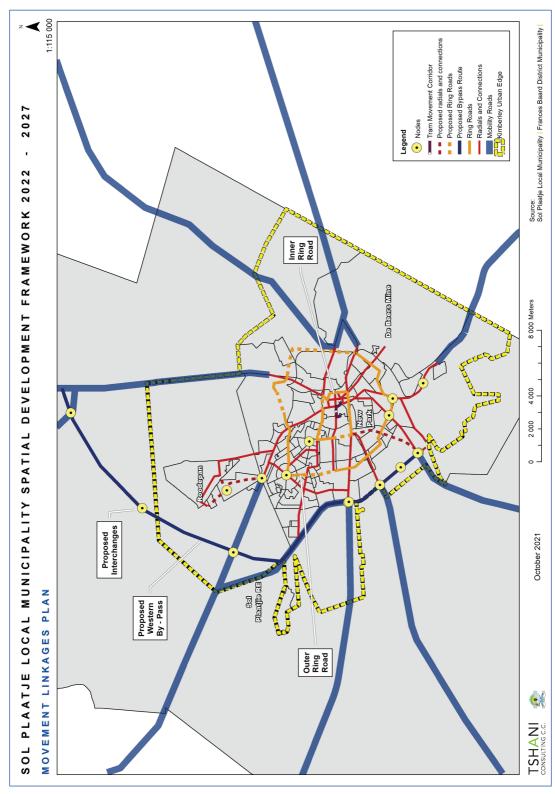
This is a programme of national government in which public spending and investment is made in order to renew townships and enhance economic growth. Galeshewe and Ritchie SMME villages are direct beneficiaries of the GURP funding.

The objectives of this initiative are:

- General improvement that can leverage private sector investment
- Initiating neighbourhood development projects that provide community infrastructure and create the platform for private sector development that improves the quality of life of residents in targeted areas
- Developing appropriate project proposals for property developments in townships and new residential neighbourhoods that include the construction or upgrading of community facilities and, where appropriate, attract private sector funding and input
- Township regeneration strategy development and other feasibility studies, design work and business case development.

BY 2012, SIX PROJECTS HAD BEEN IDENTIFIED FOR THE ACHIEVEMENT OF THE NDPG OBJECTIVES, THESE INCLUDE:

- SCIENCE CENTRE PRO IECT
- HERITAGE ICONS PROJECT / KGOSI GALESHEWE MONUMENT PARK
- GALESHEWE LIGHT INDUSTRIAL PARK
- GALESHEWE SPORTS STADIUM UPGRADE PROJECT
- LEGISLATURE PRECINCT PROJECT
- INSTITUTIONAL, OFFICE AND ASSOCIATED RETAIL DEVELOPMENTS THAT WOULD ENABLE NEW GENERATION BLACK ENTREPRENEURS; PROPERTY OWNERS AND TRADERS TO ENTER THE KIMBERLEY BUSINESS MARKET



Waste water for community beneficiation:

- An extension of the existing waste water supply pipe is proposed along the activity corridor of Galeshewe. The existing pipe line and proposed ring pipe supplies water to mega litre storage facilities located along the pipe line.
- Smaller water tanks located at schools, churches and sports fields are supplied with water from
 the mega storage facilities. Pipes from the mega litre storage facility to the tanks at NGOs and
 community managed sites extend the community beneficiation of the waste water.

Key Projects: Identification and Implementation

This section sets out to identify the key projects that will form the basis of a new urban structure for the Economic Node:

- Linear Mall: the linear square is a viable short-term development that can give definition to the
 existing activity node.
- Open Space Corridor: The upgrading of the open space corridor and integration of this with the surrounding urban area will strengthen the sense of place in the activity node
- Shopping Mall: The shopping mall is a private sector initiative. However as some of the land surrounding the shopping sector is publicly owned there is potential to negotiate the placement of the Mall in order to best structure the space. The shopping mall is key to realizing the retail potential of Galeshewe
- Multi-purpose Public Square: The multi-purpose open space can be developed concurrently and
 as a key component of the shopping mall project
- Police station and Community Clinic: The Police station and community clinic proposals have a
 role in creating night time activity and security in the precinct
- Community Facilities: Rationalizing the public space between and around these facilities will also
 contribute to their role in the urban environment.
- Community Facilities Building and facilities upgrade: Upgrading of community facilities is important to build on the sense of place and potential of the area created from other proposals.
 This includes upgrading the Library and R.C. Elliot Hall.
- Taxi Rank: The taxi rank will enhance the accessibility and viability of the precinct as a centre of
 economic activity
- The Science Centre is a key proposal for the precinct. The business plan for the science centre is contained in a separate document



NEIGHBOURHOOD NODES

HULANA AND GREATER NO 2 NEIGHBORHOOD NODE

ROLES AND FUNCTIONS

Hulana and Greater No 2 Neighbourhood Node should be developed to perform the function of a public facility, major cultural and heritage hub for Galeshewe.



- 1= Mix uses
- 2= Residential densification and social housing
- 3= Heritage development

Objective:

To enhance and promote public facilities and social amenities, residential densification and heritage environment.

Guidelines:

- Support and promote logistics enterprises which provide services including; warehousing, road transportation and rail transportation;
- Support and promote clean industrial activities, general business premises, public garages and inclusionary housing.

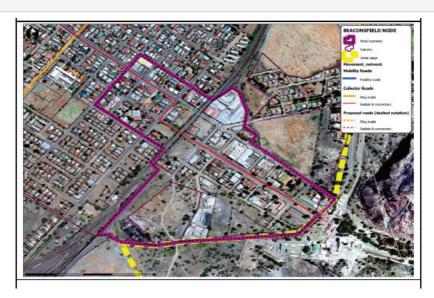
Strategy:

- To promote the expansion and development of new investments and the protection and enhancement of existing investments by:
- Creating an enabling environment
- Being competitive
- Adhering to high levels of business ethics

BEACONSFIELD NEIGHBORHOOD NODE

ROLES AND FUNCTIONS

The Beaconsfield Neighbourhood Node is intended to provide support to the mining activities to the east of the node.



Objective:

- To improve the environmental ambience and quality of the node.
- To enhance and develop the node as a mixed use activity hub in support of the mining and residential environment.

Strategy:

- To promote the expansion and development of new business investments and the protection and enhancement of existing investment by:
 - Creating an enabling environment
 - Being competitive, efficient and effective
 - Adhering to high levels of business ethics

Guidelines:

- Support activities that are environmentally friendly.
- Promote and support business, industrial and mix use activities.
- Promote and support residential densification and social housing.



PROPOSED R 31 MIXED USE NODE

ROLES AND FUNCTIONS

The proposed R 31 Mixed Use Node is intended to provides regional investments node that integrated and coordinated mixed use developments that include activities such as institutional, offices, commercial and residential land uses



Objective:

- To strengthen the R31 node as a National Transformation Node
- Promote a large-scale mixed-use node complementing the Priority Housing Development Settlement Areas.
- To enhance and develop the node as a mixed-use activity hub in support of the medical facilities and residential environment.

Strategy:

- To promote the expansion and development of new business investments and the protection and enhancement of existing investment by:
- Creating an enabling environment
- Being competitive, efficient and effective
- Adhering to high levels of business ethics

Guidelines:

- Promote and support strategic residential densification with particular focus on inclusionary housing.
- Promote and support hospitality accommodation (Medi-Clinic Private Healthcare facility and the Public Mental Healthcare Facility.)
- Promote the effective implementation of the Priority Housing Development Settlement Areas that promotes sustainable, integrated and transformative housing development.

FUTURE CORRIDORS

Economic Corridors refer to all major development corridors described below to unlock opportunities that they will bring into restructuring the economy of Sol Plaatje into a valuable and transformative economic system. The following corridors are of importance as they will unlock the Economic potential of the Sol Plaatje Municipality.

Economic Corridors

Corridors

R31 Mix Use corridor



Functions

R31 is renowned as the major zone of opportunity in the municipality as it hosts significant mix-land use that offers sustainable public and private investment and robust infrastructure. The corridor provides regional investments such as shopping, hospital, potential infill and densification or intensification opportunities.

The corridor is signified as the Priority Housing Development Settlement Areas with integrated and sustainable housing typology. In addition, the corridor houses the proposed By-pass route linking to R31 and further, the N12 national route to Johannesburg.

MacDougal Business Corridor



To promote the expansion and development of new business investment , protection and enhancement of existing investments by:

Adhering to high level of business ethics in order not to impact on the residential area

Support and promote office development

Support guest house development

On the Gariep surrounds, medical and ancillary activities be supported.

Oliver-N8 Business Corridor



Provide support for the establishment of new activities focusing on professional offices and neighbourhood conveniences

Oliver Road connects to the N8 forming a gateway transportation corridor.

Prepare an upgrade infrastructure to support the traffic congested corridors by means of prioritising the development of a Transport Integrated Master Plan.



Support mixed use activities that can supplement and strengthen the functions and roles of the RC Fliot Node.

Promote and support hospitality industry along the corridor

Adhering to high level of business ethics in order not to impact on the residential area



Support and promote the establishment of the inclusionary housing

Facilitate residential densification

The corridor is intended to support general business premises, public garages and further implement the existing development layout

Support and promote business activities that are labour intensive and of non-noxious nature



Prepare and provide infrastructure to implement and sustain the airport development.

Promote and support tourism, import and export venture

Uphold the aesthetics of the entrance to the Kimberley via the N8.

1:57 500 Hankimberley Urban Edge N12 Business Corridor Lerato Park
Industrial/Commercial
Corridor Nelson Mandela &
Robert Sobukwe
Monuments Corridor Macdougall Investment Corridor **Proposed Corridors** N8 Transportation Corridor Oliver Road - N8
Business Corridor - National Roads Activity Spine R31 Corridor Local Roads Suburbs Nodes Legend 2027 DelBeared Gessende 2022 Rentlyorth Mandustria MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK - Rabuflella Green Polfm Campanian' New Pents South Efficie COUNTIES Wheel Confession Offenend Mesterioo Chomorello GIRGIBA Glem Shalto Parks Anticement Sol Playforts PLAATJE LOCAL PROPOSED CORRIDORS SOL

Source: Sol Plaatje Local Municipality | Frances Baard District Municipality |

4 000 Meters

2 000

1 000

October 2021

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PROPOSED ACTIVITY SPINES

- 1. Barkly Road -Pneil Road
- 2. Eagle Street business activity spine
- 3. Papagaai-lerato Park Corridor
- 4. Seleke-Nobengula
- 5. Nobengual-Sechabeng
- 6. Nobengula-Jonh Daka
- 7. Morgan Galeshewe street
- 8. Woodburne- N8

1. CARTER'S GLEN LARGE SCALE MIXED USE PRECINCT

ROLES AND FUNCTIONS

The Carter's Glen Large Scale Mixed Use Precinct (future precinct) offers opportunities for integrated and coordinated mixed use developments that include activities such as institutional, offices, commercial and residential land uses.



Objective:					
To strengt	hen the precinct and promote a large scale mixed use precinct.				
Guidelines:	 Promote and support strategic residential densification with particular focus on inclusionary housing. Promote and support hospitality accommodation (Medi-Clinic Private Healthcare facility and the Public Mental Healthcare Facility.) Promote the effective implementation of the Priority Housing Development Settlement Areas that promotes sustainable, integrated and transformative housing development 				
Strategy:	 To promote the expansion and development of new investments and the protection and enhancement of existing investments by: Creating an enabling environment Being competitive Adhering to high levels of business ethics 				

2. ADVENTURE TOURISM PRECINCT

ROLES AND FUNCTIONS



Objective:

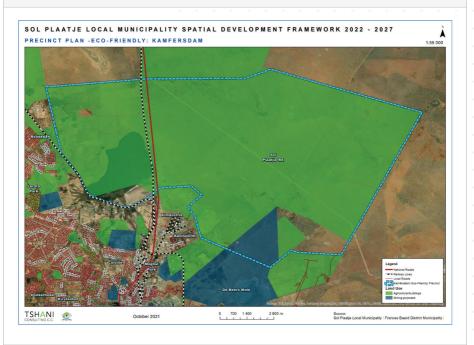
To contribute to the supply of tourism and recreational facilities.

Guidelines:	Support and promote the establishment of low impact recreational and tourism facilities (excluding Golf Estates).		
Strategy:	 To promote the establishment of tourism facilities by, Protecting the value of the rivers as fulfilling an amenity role Creating an enabling environment. 		
Interventions	• Preparation of a precinct plan that will provides the most detailed level information in relation to identified precincts.		

3. KAMFERSDAM CONSERVATION PRECENCT

ROLES AND FUNCTIONS

To be national heritage and conservancy site supported by tertiary educational activities.



Objective:

To protect and enhance the Flamingo Conservancy

to protect and enhance the Hamingo Conservancy			
<u>Guidelines:</u>	 Support and facilitate a world renowned conservation area for flamingos, Northern Cape Fauna and Flora. Support and promote tourism and hospitality activities in support of the conservation area. 		
Interventions	 Prepare a precinct and conservancy plan clearly outlining the environmental factors to be in place to enable a sustainable flamingo conservancy taking consideration of a tertiary institution on the southern border of the subarea. Implement as an interim mechanism the water level management proposals to ensure that the dam levels remain constant. Develop maintain and operate the water care works in such a manner that it contributes to the aims of maintaining a world flamingo conservancy. 		

4. RIVERTON LEISURE AND CONFERENCING PRECINCT

ROLES AND FUNCTIONS

To be national heritage and conservancy site supported by tertiary educational activities.



Objective:

To enable the establishment of a Leisure and Conferencing facility outside Kimberley Town.

	· , , , , , , , , , , , , , , , , , , ,
Guidelines:	Support and facilitate the establishment of a conferencing venue in conjunction with the development of a leisure area outside Kimberley Town south of the Riverton area.
Interventions	 Prepare a precinct that clearly outlining Riverton as a potential for a leisure and conferring precinct. Investigate the opportunities of enhancing the renewable energy at Farm Droofontein To enhance and develop mixed use and residential environment where there are informal settlements.
Strategy	 To promote the expansion and development of new business investments and the protection and enhancement of existing investment by: Creating an enabling environment, being competitive, efficient and effective and adhering to high levels of business ethics

5. RITCHIE AGRI SUPPORT CENTRE PRECINCT

ROLES AND FUNCTIONS

- Firstly to contribute to the alleviation of the local, regional and national demand for food security and the protection and enhancement of the natural fauna and flora.
- Secondly to contribute to the supply of tourism and recreational facilities.
- To promote mixed use development to improve the socio-economic status of the community
 of Ritchie



Objective:

Support and promote the establishment of agri-processing enterprises.

Guidelines:

Support and promote the intense and extensive utilisation of agricultural land.
Support and promote the establishment of game farms and flora conservancies.
Support and promote the establishment of low impact recreational and tourism facilities (focussing on hunting and game reserves

Strategy

- To promote the expansion and development of agriculture and agri-processing by:
 - The protection of agricultural resources;
 - Creating an enabling environment.

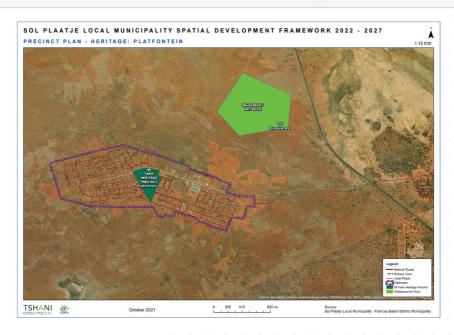
To promote the establishment of tourism facilities by:

- Protecting the value of the rivers as fulfilling an amenity role
- Creating an enabling environment by introducing a administrative precinct and business opportunities to support Ritchie

6. PLATFONTEIN HERITAGE PRECINCT

ROLES AND FUNCTIONS

To support and promote the Platfpntein as a Heritage Precinct



Objective:

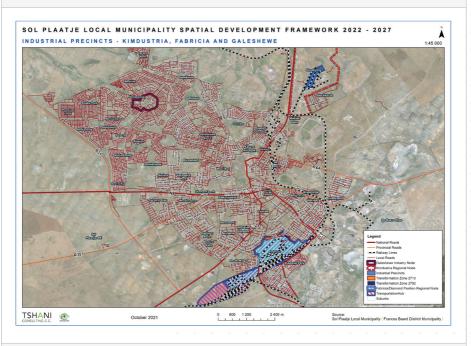
To enable the protection of areas of heritage significance.

<u>Guidelines:</u>	Support residential infill and activities within the demarcated urban development boundaries.
	Support and promote the establishment heritage conservation and knowledge
	Support and promote the establishment of low impact recreational and tourism facilities (focussing on the preservation of the heritage significance in the area.
Strategy	Foster formalisation of the settlements and provision of sustainable infrastructure to compliment the heritage precinct
	Promote and facilitate the protection of the Platfontein Heritage Precinct and its Rock Art as well as earmark other areas of heritage significance.

7. FABRICIA AND KIMDUSTRIA INDUSTRIAL PRECINCT

ROLES AND FUNCTIONS

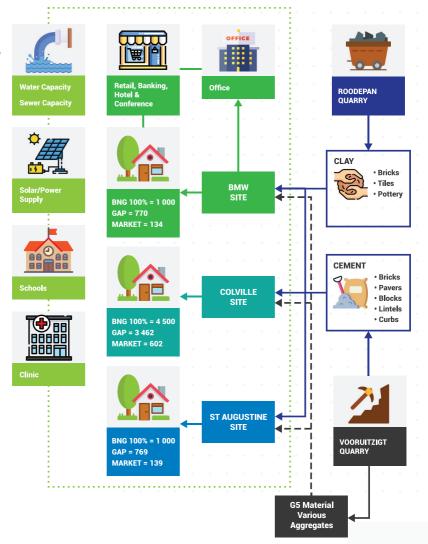
The Fabricia Regional and Kimdustria Industrial Precinct



Objective:

To revitalise the existing industrial areas to their full potential			
<u>Guidelines:</u>	 Promote more Sustainable industrial areas that will Enhance job creation in the secondary sector. Promote establishment and support for small scale industries Promote spatial transformation and affordable industrial sites Encourage robust Socio- economic transformation through intensive labour 		
Incentives:	 Ensure availability of infrastructure Encourage speedy release of erven outlined as transformation zones for mixed use purpose Improve turnaround time for the submission of building plans and occupational certificate. 		

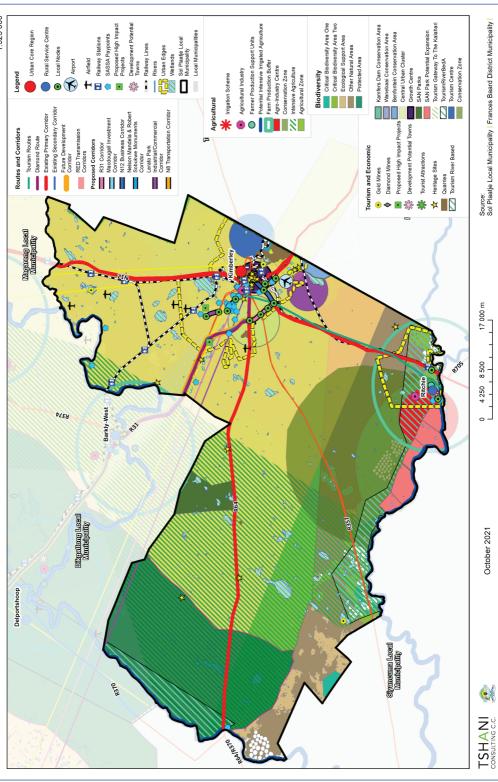
PROJECT SYNOPSIS OVERVIEW



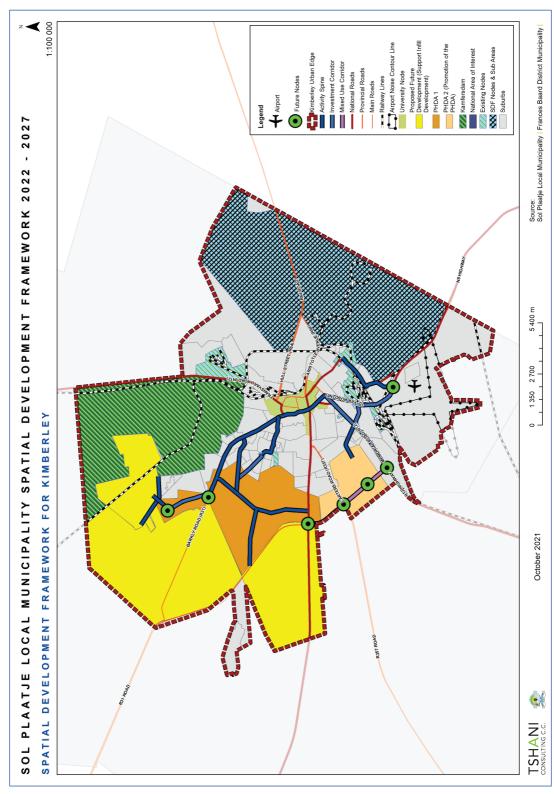
SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 - 2027

SPATIAL DEVELOPMENT FRAMEWORK PLAN

1:325 000



October 2021



Source: Sol Plaatje Local Municipality | Frances Baard District Municipality

1 060 m

265 530

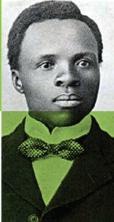
October 2021

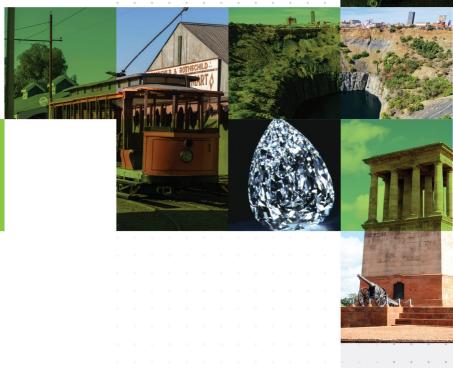
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CHAPTER 7

Implementation Framework And Spatial Planning Categories





IMPLEMENTATION FRAMEWORK

This chapter of the SDF will seek to elaborate on how the SDF strategies, proposals, initiatives and interventions will be achieved.

An implementation plan is a management tool designed to illustrate the critical steps in developing the various sectors within a Municipality. It is a guide that helps the municipality be proactive in developing an identifying any challenges along the way. It also allows any person to fully understand the goals of the municipality. The aim of the Implementation Plan is to assist the municipality achieve their development goals by identifying staged development processes, supporting institutional arrangements as well as defining clear and implementable projects.

The Implementation Framework for this SDF is outlines and proposed foundation for a "Capital Investment Framework" for the Sol Plaatje Local Municipality. This action agenda is organised in relation to the main SDF strategies and includes three main categories of action, namely:

- Policy Actions
- Institutional Actions
- Project Actions

The implementation matrix provides a description of the action, indicates the agency responsible for the action, an estimated timeframe and (where this information is available) provides a high-level indication of the budget required to implement the action. In cases where the implementing agent may be different to the responsible agency, this has also been highlighted.

IMPLEMENTATION REQUIREMENTS

SPLUMA requires that MSDF's include an Implementation Framework that contains the following:

- I. Sector requirements, including budgets and resources for implementation
- II. Necessary amendments to the Municipal Zoning Scheme By-Law
- III. Specification of institutional arrangements necessary for implementation
- IV. Specification of implementation targets, including dates and monitoring indicators;
- Specification where necessary, of any arrangements for partnerships in the implementation process.

LAND USE GUIDELINES FOR SPATIAL PLANNING CATEGORIES

PLAN	NNING CATEGORIES		
Α	CORE	A.a	Statutory Protected Areas
В	BUFFER	В.а	Non-Statutory Conservation Areas
		B.b	Ecological Corridors
		B.c	Urban Green Areas
С	AGRICULTURAL AREAS	C.a	Extensive agricultural Areas
		C.b	Intensive agricultural areas
D	URBAN RELATED	D.a	Main Towns
		D.b	Local Towns
		D.c	Rural Settlement
		D.d	Tribal Authority Settlement
		D.e	Commercial Settlement
		D.f	Institutional Areas
		D.g	Authority Areas
		D.h	Residential Areas
		D.i	Business Areas
		D.j	Service related business
		D.k	Special business
		D.I	SMME incubators
		D.m	Mixed Use Development Areas
		D.n	Cemeteries
		D.o	Sport Field & Infrastructure
		D.p	Airport and Infrastructure
		D.q	Resorts & Tourism Related Areas
		D.r	Farmsteads & outbuilding
Е	INDUSTRIAL AREAS	E.a	Agricultural Industry
		E.b	Industrial Development Zone
		E.c	Light I ndustry
		E.d	Heavy Industry
		E.f	Extensive industry

CHAPTER 8

Capital Expenditure Framework





Synopsis: This chapter is linked directly with the Sol Plaatje Municipality IDP 2022-2027 as it pronounces the Implementation plan of the Municipality and the capital expenditure framework for 2019-2023. Its addition, it seeks to achieve a long-term Capital Expenditure Framework that will talk to the development proposals

The term "Capital Expenditure Framework" (CEF) became a municipal mandate with the promulgation of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) section (21)(n). However, the concept of a Capital Investment- or Capital Expenditure Framework has been eluded to in several other preceding legislative and policy instruments.

The CEF serves as a legislated mechanism to strengthen the process currently institutionalised within the municipality, and to show how capital investment matures from planning to implementation through various stages of governance. In order to facilitate logical and rational based reporting, the 2019/2020 CEF submission will be structured at the hand of the IUDF guidelines expressed in terms of the municipal capital planning and budgeting process flow.

The objective of the Sol Plaatie Municipality CEF are as follows:

- Ensure the Sol Plaatje Municipality Spatial Development Framework achieves its long-term spatial vision and that of the Integrated Development Plan;
- 2. Identify Functional Areas (FA) and Priority Development Areas (PDAs);
- 3. Contributes towards the eradication of service delivery backlogs;
- 4. Ensure the improvement of the Municipality's existing infrastructure;
- Direct future public and private investment by aligning the capital budget requirements of departments to priority areas.
- Undertake developmental and socio-economic profiling for the municipality as a whole, as well as each functional area;
- 7. Compile a land budget for residential and commercial growth for the next ten years;

SOL PLAATJE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2022 - 2027

1:325 000 Critical Biodiversity Area Two Proposed High Impact Development Potential Potential Intensive Irrigated Agriculture Critical Biodiversity Area One Tourism Gateway To The Kalahari Kamfers Dam Conservation Area Rural Service Centre Urban Core Region Local Municipalities SAN Park Potential Expansion Benfontein Conservation Area Wanebaai Conservation Area SASSA Paypoints Ecological Support Area Sol Plaatje Local Municipality Farmer Production Support Units Railway Stations Railway Lines Other Natural Areas Urban Edges Local Nodes Central Urban Cluster Wetlands Protected Area Projects Airport Airfield Rivers TourismRiverBedA Conservation Zone Towns Farm Production Buffer Tourism Centre Agro-Industry Centre Intensive Agriculture Agricultural Industry Conservation Zone Growth Centre Biodiversity Irrigation Scheme Agricultural Zone SAN Parks Agricultural Existing Secondary Corridor Nelson Mandela & Robert Sobukwe Monuments N8 Transportation Corridor Existing Primary Corridor Macdougall Investment N12 Business Corridor Proposed High Impact Projects Industrial/Commercial Future Development Development Potential Towns Routes and Corridors RED Transmission Tourism Routes Diamond Route Proposed Corridors R31 Corridor Tourism and Economic Lerato Park Tourism River Based Corridor Corridor Corridor Tourist Attractions Diamond Mines Heritage Sites Gold Mines Quarries Nagarang Local Municipality Barkly-West PRESTA 23 CAPITAL EXPENDITURE FRAMEWORK PLAN - Homevale Upgrade 15 M1 - Landfill Site Upgrade Carters Glen Large-Scale Mixed-Use Precinct City Wide - Fleet Replacement Beaconsfield Neighbourhood Node Hole Precinct Leisure and Conference Precinct Not Mapped Styrmenma Local Municipality Not within Priority Development Area RC Elliot Galeshewe District Node DIEN Priority Development Areas Restructuring Zones Area of Riverton Inner City Node Area of Ritchie

Sol Plaatje Local Municipality | Frances Baard District Municipality

Source:

17 000 m

4250 8500

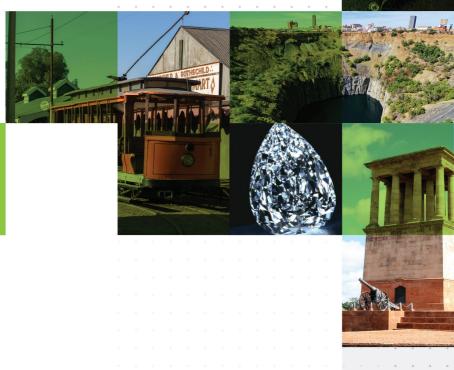
October 2021

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CHAPTER 9

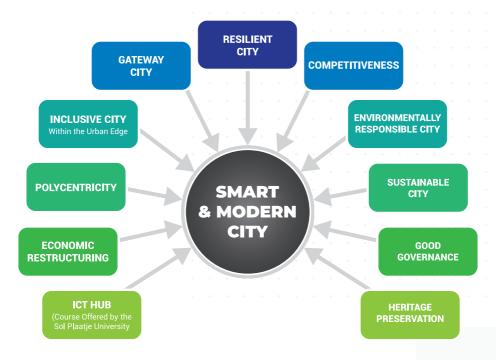
Conclusion





The Sol Plaatje Local Municipality Spatial Development Framework (SDF) sets a tone for the pragmatic approach to future developmental opportunities and challenges over the next five (05) years. Furthermore, the (SPM) MSDF desired Vision put forward is to work "Towards a Leading and Modern City" with the following overarching objectives which seeks to:

- Provide spatial transformation to achieve positive changes in the space economy of the municipal vicinity in order ensure a sustainable development and transformed social inequality and reduction of poverty in the vicinity of SPM;
- Promote the sound planning principles according to the relevant legislation i.e. IUDF.
- Promote the general well-being of its inhabitants, thereby ensuring that the most effective and
 orderly planning is achieved for an area whereby changes, needs and growth in the area can
 be managed to the benefit of its inhabitants as illustrated below:



This will enable the Sol Plaatje Local Municipality and it's surrounding to become a Smart City that will provide the quality infrastructure, energy, transportation and spatially transformed space economy that will benefit both the urban and rural areas. Therefore, it is critically important to create a sustainable, compact, competitive and resilient future for the Sol Plaatje Local Municipality.

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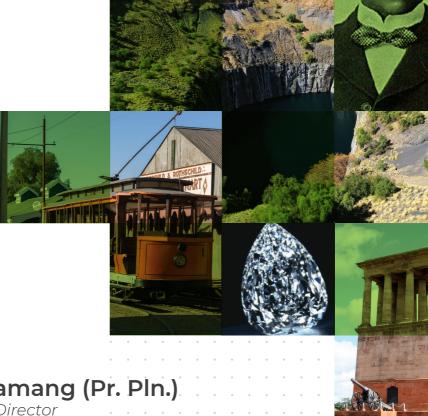
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