



# CITY OF MATLOSANA

## SPATIAL DEVELOPMENT FRAMEWORK

2021



### *Vision:*

***"Towards a Spatially Integrated Transit and Logistics - Orientated City that Delivers High Quality Services in a Sustainable Manner"***

**LOCAL AUTHORITY NOTICE 61 OF 2021**

**LOCAL AUTHORITY NOTICE 64/2021  
CITY OF MATLOSANA LOCAL MUNICIPALITY  
NOTICE OF ADOPTED SPATIAL DEVELOPMENT FRAMEWORK**

The City of Matlosana Local Municipality hereby gives notice in terms of Section 11(2) of the City of Matlosana Spatial Planning and Land Use Management Municipal By-law on Spatial Planning and Land Use Management, 2016, read together with Section 20(1) of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), that the City of Matlosana Local Municipality has adopted the City of Matlosana Spatial Development Framework, 2021, at the Mayoral Committee Meeting of 19 May 2021 (Item number: 15 PP HL&RD16-HL&RD17).

The complete document and maps of the City of Matlosana Spatial Development Framework, 2021, are filed with the Municipal Manager, City of Matlosana, corner of Bram Fischer- and O.R. Tambo Street, Klerksdorp, 2571, and are open for inspection at all reasonable times.

This Spatial Development Framework shall be known as "City of Matlosana Spatial Development Framework, 2021", and shall come into operation on date of publication of this notice.

**Municipal Manager, Mr. TSR Nkhumise, City of Matlosana, corner of Bram Fischer- and O.R. Tambo Street, Klerksdorp, 2571, P.O. Box 99, Klerksdorp, 2570, Tel: 018 487 8544. (8-6-46)**

**PLAASLIKE BESTUURSKENNISGEWING 61 VAN 2021**

**PLAASLIKE BESTUURSKENNISGEWING 64/2021  
STAD VAN MATLOSANA PLAASLIKE MUNISIPALITEIT  
KENNISGEWING VAN GOEDGEKEURDE RUIMTELIKE ONTWIKKELINGSRAAMWERK**

Die Stad van Matlosana Plaaslike Munisipaliteit gee hiermee ingevolge Artikel 11(2) van die Stad van Matlosana Ruimtelike Beplanning en Grondgebruikbestuur Munisipale Verordening oor Ruimtelike Beplanning en Grondgebruikbestuur, 2016, saamgelees met Artikel 20(1) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet Nr. 16 van 2013), kennis dat die Stad van Matlosana Plaaslike Munisipaliteit die Stad van Matlosana Ruimtelike Ontwikkelingsraamwerk, 2021, aanvaar het by die Burgemeesterskomiteevergadering van 19 Mei 2021 (Item nommer: 15 PP HL&RD16-HL&RD17).

Die volledige dokument en kaart van die Stad van Matlosana Ruimtelike Ontwikkelingsraamwerk, 2021, word in bewaring gehou deur die Munisipale Bestuurder, Stad van Matlosana, hoek van Bram Fischer- en O.R. Tambostraat, Klerksdorp, 2571, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as "City of Matlosana Spatial Development Framework, 2021" en tree in werking op datum van publikasie van hierdie kennisgewing.

**Munisipale Bestuurder, Mnr. TSR Nkhumise, Stad van Matlosana, hoek van Bram Fischer- en O.R. Tambostraat, Klerksdorp, 2571, Posbus 99, Klerksdorp, 2570, Tel: 018 487 8544. (8-6-46)**

**CITY OF MATLOSANA  
SPATIAL DEVELOPMENT FRAMEWORK 2021  
– FINAL REPORT –**



**TABLE OF CONTENTS**

EXECUTIVE SUMMARY .....	5	9.1.3. MUNICIPAL SYSTEMS ACT, 2000	15	9.2.6. INDUSTRIAL POLICY ACTION PLAN (IPAP) 2016/2017 – 2018/2019	20
A. BACKGROUND AND PURPOSE .....	8	9.1.4. NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (NEMA)	15	10. PROVINCIAL POLICY CONTEXT .....	20
1. INTRODUCTION .....	8	9.1.5. NATIONAL ENVIRONMENTAL MANAGEMENT BIODIVERSITY ACT (10 OF 2004)	15	10.1. POLICY CONTEXT .....	20
2. TERMS OF REFERENCE .....	8	9.1.6. NATIONAL HOUSING ACT, 107 OF 1997	15	10.1.1. NORTH WEST SPATIAL DEVELOPMENT FRAMEWORK	20
3. PROCESSES AND TIME FRAMES.....	8	9.1.7. SUBDIVISION OF AGRICULTURAL LAND ACT, 70 OF 1970	15	10.1.2. NORTH WEST MULTI YEAR HOUSING DEVELOPMENT PLAN (2014).....	22
4. LEGISLATIVE PRESCRIPTIONS OF SPLUMA9		9.2. POLICY CONTEXT .....	16	10.1.3. NORTH WEST BIODIVERSITY SECTOR PLAN (2015) .....	22
5. LEGAL STATUS OF MUNICIPAL SDF .....	11	9.2.1 DRAFT NATIONAL SPATIAL DEVELOPMENT FRAMEWORK, 2019	16	10.1.4. NORTH WEST PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY 2004- 2014 .....	22
6. DESCRIPTION AND ROLE OF THE SPATIAL DEVELOPMENT FRAMEWORK (SDF) AS AN INTEGRATED PART OF THE LAND USE MANAGEMENT SYSTEM OF THE CITY OF MATLOSANA.....	11	9.2.1. NATIONAL DEVELOPMENT PLAN (NDP)	18	10.1.5. NORTH WEST PROVINCIAL DEVELOPMENT PLAN (2030).....	22
7. SDF STRUCTURE .....	13	9.2.2. IUDF: A NEW DEAL FOR SOUTH OPINION CITIES AND TOWNS, 2016	18	10.1.6. NORTH WEST ENVIRONMENTAL MANAGEMENT FRAMEWORK .....	22
B. POLICY CONTEXT AND VISION DIRECTIVES	14	9.2.3. 2030 AGENDA FOR SUSTAINABLE DEVELOPMENT	19	11. MUNICIPAL AND DISTRICT POLICY CONTEXT .....	23
8. INTRODUCTION .....	14	9.2.4. NEW URBAN AGENDA 2016	19	11.1. POLICY CONTEXT .....	23
9. NATIONAL LEGISLATIVE AND POLICY CONTEXT .....	14	9.2.5. COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME (CRDP), (2009)	19	11.1.1. DR. KENNETH KAUNDA DISTRICT SPATIAL DEVELOPMENT FRAMEWORK	23
9.1. LEGISLATIVE CONTEXT .....	14				
9.1.1. THE CONSTITUTION	14				
9.1.2. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (SPLUMA)	14				

**CITY OF MATLOSANA  
SPATIAL DEVELOPMENT FRAMEWORK 2021  
– FINAL REPORT –**



11.1.2. DR. KENNETH KAUNDA DISTRICT RURAL DEVELOPMENT PLAN, 2017 (RDP) 23	15.4. HYDROLOGY 35	17.4.5 MINE VILLAGES AND ACCOMMODATION..... 62
11.1.3. DR. KENNETH KAUNDA DISTRICT INTEGRATED TRANSPORTATION PLAN (ITP), 2018 25	15.5. LAND CAPABILITY 35	17.4.6 RESIDENTIAL DEVELOPMENT IN RURAL AREAS..... 63
11.1.4. DR. KENNETH KAUNDA DISTRICT ENVIRONMENTAL MANAGEMENT FRAMEWORK (EMF), 2013 25	15.6. BIODIVERSITY 36	17.4.7 HOUSING NEEDS..... 64
11.1.5. DR. KENNETH KAUNDA DISTRICT INTEGRATED DEVELOPMENT PLAN (IDP), 2018/2019 26	16. DEMOGRAPHIC AND SOCIAL CONDITIONS .....41	17.4.8 NEW RESIDENTIAL TOWNSHIP ESTABLISHMENTS ..... 65
11.1.6. INTEGRATED DEVELOPMENT PLAN (IDP) – CITY OF MATLOSANA (2020/2021) 26	16.1. POPULATION & HOUSEHOLD 41	17.4.9 BUSINESS DEVELOPMENT (MAP 17) 65
12. GUIDING PRINCIPLES..... 28	16.2. ECONOMIC ACTIVITY 43	17.4.10 DEVELOPMENT INITIATIVES..... 67
13. VISION DIRECTIVES..... 28	16.3. LEVEL OF EMPLOYMENT 44	17.4.11 EXISTING BUSINESS STRUCTURE..... 78
C. SITUATION ANALYSIS ..... 30	16.4. HOUSEHOLD INCOME 47	17.4.12 INDUSTRIAL / COMMERCIAL DEVELOPMENT ..... 81
14. BACKGROUND ..... 30	16.5. AFFORDABILITY 49	17.4.13 SOCIAL AMENITIES..... 82
15. BIOPHYSICAL ANALYSIS ..... 31	16.6. SNAPSHOT OF THE CITY OF MATLOSANA LOCAL ECONOMY 51	17.4.14 SPORT AND RECREATION..... 84
15.1. CLIMATE 31	17. BUILT ENVIRONMENT ANALYSIS .....52	17.4.15 TRANSPORT AND MOVEMENT NETWORKS..... 86
15.2. TOPOGRAPHY 33	17.1. LAND COVER – MUNICIPAL OVERVIEW 52	17.4.16 INFRASTRUCTURE ..... 89
15.3. GEOLOGY AND GEOMORPHOLOGY 33	17.2. AGRICULTURAL DEVELOPMENT 52	17.4.17 MATLOSANA BUILT HERITAGE..... 91
	17.3. MINING 54	17.4.18 LAND OWNERSHIP ..... 92
	17.4. URBAN DEVELOPMENT 56	18. ALIGNMENT WITH ADJACENT MUNICIPALITIES..... 93
	17.4.1 HOUSING .....56	18.1. MAQUASSI HILLS LOCAL MUNICIPALITY SDF 93
	17.4.2 INFORMAL SETTLEMENTS (MAP 15) 58	
	17.4.4 SOCIAL HOUSING.....62	



**CITY OF MATLOSANA  
SPATIAL DEVELOPMENT FRAMEWORK 2021  
– FINAL REPORT –**



18.2. TSWAING LOCAL MUNICIPALITY SDF	93	20.2 SPATIAL DEVELOPMENT OBJECTIVES...	98	MIXED LAND USE DEVELOPMENT .....	128
18.3. DITSOBOTLA LOCAL MUNICIPALITY SDF	93	20.3 INFRASTRUCTURE AND URBAN MANAGEMENT PRINCIPLES.....	98	CORRIDOR DEVELOPMENT .....	129
18.4. JB MARKS LOCAL MUNICIPALITY SDF	93	21.1 SPATIAL CONCEPTS.....	100	JABULANI CORRIDOR: .....	131
18.5. NALA LOCAL MUNICIPALITY SDF	93	21.1.1 URBAN EDGE .....	100	CENTRAL / BUFFELSDOORN PRECINCT:.....	132
18.6. MOQHAKA LOCAL MUNICIPALITY SDF	93	21.1.2 NODES/ CORRIDORS.....	101	OTHER MIXED LAND USE DEVELOPMENT CORRIDORS INCLUDE:.....	133
19. SYNTHESIS .....	94	NODES& CORRIDORS.....	101	PLATAN AVENUE:.....	134
19.1. SOCIO-ECONOMIC ISSUES	94	LAND DEVELOPMENT MANAGEMENT WITHIN NODES AND CORRIDORS .....	102	RESIDENTIAL DEVELOPMENT.....	135
19.2. BIOPHYSICAL	94	21.1.3 INTEGRATED HUMAN SETTLEMENT DEVELOPMENT .....	103	PROPOSALS PER FOCUS AREA: .....	136
19.3. BUILT ENVIRONMENT	95	21.1.4 MUNICIPAL OPEN SPACE SYSTEM (MOSS).....	104	HOUSING NEEDS / DEMAND: .....	137
19.4. NODAL DEVELOPMENT	95	MOSS GUIDELINES.....	104	LAND DEVELOPMENT PROJECTS: .....	138
19.5. CORRIDOR DEVELOPMENT	95	21.1.5 MIXED LAND USE ZONES .....	106	PROPOSED NEW DEVELOPMENTS:.....	140
19.6. INFRASTRUCTURE	95	MIXED LAND USE GUIDELINES .....	106	INDUSTRIAL & COMMERCIAL DEVELOPMENTS: .....	146
19.7. SOCIAL AMENITIES	95	21.1.6 SOCIAL AMENITIES .....	106	PROPOSED DEVELOPMENT OF SOLAR FARMS .....	149
19.8. BUSINESS DEVELOPMENT	96	22. SPATIAL STRATEGIES - ALL URBAN AREAS	108	MUNICIPAL OPEN SPACE SYSTEM: .....	150
19.9. LAND USE MANAGEMENT	96	URBAN EDGE .....	108	SPATIAL INITIATIVES FOR THE DEVELOPMENT OF OPEN SPACE (PASSIVE AND ACTIVE OPEN SPACE DEVELOPMENT)	153
19.10. MINING	96	ROAD NETWORK .....	109	SOCIAL DEVELOPMENT:.....	155
D. SPATIAL PROPOSALS.....	97	CORRIDOR & NODAL DEVELOPMENT .....	110	MUNICIPAL WIDE PROPOSALS .....	156
20.1 FINAL SPATIAL VISION.....	97	NODAL DEVELOPMENT .....	113		

CITY OF MATLOSANA  
SPATIAL DEVELOPMENT FRAMEWORK 2021  
– FINAL REPORT –



MUNICIPAL NODAL AND CORRIDOR  
DEVELOPMENT..... 156  
RURAL SETTLEMENTS:..... 158  
DEVELOPMENT PROPOSALS: ..... 160  
AGRICULTURAL DEVELOPMENT:..... 161  
ENVIRONMENTAL PROTECTION: ..... 163  
DOLOMITE:..... 164  
COUNTY ESTATES, PRIVATE AND PUBLIC  
RESORTS: ..... 165  
MINING DEVELOPMENT:..... 166  
LAND USE MANAGEMENT IMPLICATIONS: . 166  
CULTURAL HERITAGE RESOURCES: ..... 168  
TRANSPORT:..... 169  
E.CAPITAL INVESTMENT MANAGEMENT  
FRAMEWORKS (CIMF) ..... 174  
F . MONITORING AND REVISION CYCLE ..... 183  
G. ABBREVIATIONS..... 184  
H. BIBLIOGRAPHY ..... 187



## EXECUTIVE SUMMARY

*The Spatial Development Framework of the City of Matlosana is the result of a comprehensive investigation and analysis of the biophysical, socio-economic and built environment of the municipal area.*

*The SDF followed the basic methodology as prescribed by the SPLUMA Guidelines for SDF's by Department of Agriculture Rural Development and Land Reform(2017) as well as the requirements of the Spatial Planning and Land Use Management Act, Act No. 16 of 2013 (SPLUMA).*

*The SDF forms an integrated part of the Land Use Management System of the municipality and consists of a medium to longer term (up to 20 years) development framework that guides decisions on land development and provides confidence for investment purposes.*

*The spatial development framework process was informed by the Visions, Objectives and Guidelines of the National Development Plan, Draft National Spatial Development Framework, Provincial Spatial Development Framework, Development Principles in*

*Chapter 2 in Spatial Planning and Land Use Management Act, 2013 (SPLUMA) as well as other relevant national policies.*

*The SDF was compiled in cooperation with local and external role players:*

- *Department of Agriculture Rural Development and Land Reform*
- *Department of Cooperative Governance, Human Settlements and Traditional Affairs*
- *SANRAL*
- *Department of Economic Development, Environment, Conservation and Tourism*
- *Dr. Kenneth Kaunda District Municipality*
- *Municipal Officials from various departments:*
  - *Planning and Human Settlements*
  - *Corporate Support*
  - *Technical and Infrastructure*
  - *Community Development*
  - *Local Economic Development*



*The SDF document is structured as follows:*

- *Section A: Background and Purpose*
- *Section B: Policy Context and Vision Directives*
- *Section C: Spatial Challenges and Opportunities*
- *Section D: Spatial Proposals*
- *Section E: Capital Investment Framework*
- *Section F: Monitoring and Revision Cycle*

*The SDF was also informed by recent spatial plans / studies:*

- *Detailed Neighbourhood Regeneration Studies for Jouberton / Alabama / Kanana / Khuma / Tigane (funded by National Treasury), 2011*
- *Precinct Plan for the Jouberton / Alabama Neighbourhood Hub (funded by National Treasury), 2015*
- *Airport development Plan (Funded by Development Bank of South Africa), 2011*
- *CBD Revitalisation Strategy for Klerksdorp CBD, 2010*
- *Roads Masterplan for the municipal area, 2013*
- *Human Settlements Spatial Transformation Plan*
- *Agri Hub, 2018*

*The SDF Proposal is to a large extent based on various challenges and opportunities that were identified as part of the spatial analysis -:*

#### Challenges

- *Matlosana is a “Distressed Mining Town” with very high unemployment rate.*
- *Urban decay and ageing / delapidated infrastructure*
- *Land invasion and informal settlement due to the lack of suitable stands.*
- *Dolomite areas between Stilfontein and Orkney, restricting residential development*

#### Opportunities

- *Location along N12 Treasure Corridor*
- *Potential for the development of a trade/ transport node, regional industrial/ commercial area as well as upgrading of the airport.*
- *Potential for the development of an Agri Hub.*
- *Potential for the development of solar energy farms – Klerksdorp is identified as part of the Renewable Energy Development Zone (REDZ).*
- *Vaal River creating recreational and tourism potential.*





### Proposals

- *Demarcation of urban edges in order to ensure sufficient land for urban development.*
- *Corridor and nodal network strategy which forms the framework for urban development.*
- *Mixed land use zones adjacent to corridors.*
- *Residential areas to cater for a variety of housing typologies.*
- *Industrial/ commercial areas.*
- *Utilising the redundant mining areas for solar energy plants.*
- *Municipal open spaces /parks for recreational and sports facilities.*
- *Rural Development Proposals concentrating on –*
  - *Protection of environmental sensitive areas*
  - *Protection of high potential agricultural land*
  - *Management of rural villages.*

*The land use proposals and strategies of the SDF must be complemented by:*

- *Infrastructure Sector Plans:*
  - *Sewer Master Plan*
  - *Water Master plan*
  - *Electricity Master Plan*
- *Dolomite Risk Management Strategy (DRMS) for areas underlain by dolomite*
- *Precinct Plans for critical intervention areas*
  - *Pick n Pay / Flamwood Walk / MCC nodes and supporting corridors in the northern urban areas of Klerksdorp*
  - *Future Industrial / Commercial / Transport Hub on the eastern Townlands to enhance the industrialisation strategy of Matlosana*
  - *The CBD areas of Stilfontein and Orkney (due to their state of degradation)*



## PROPOSED DEVELOPMENT OF SOLAR FARMS

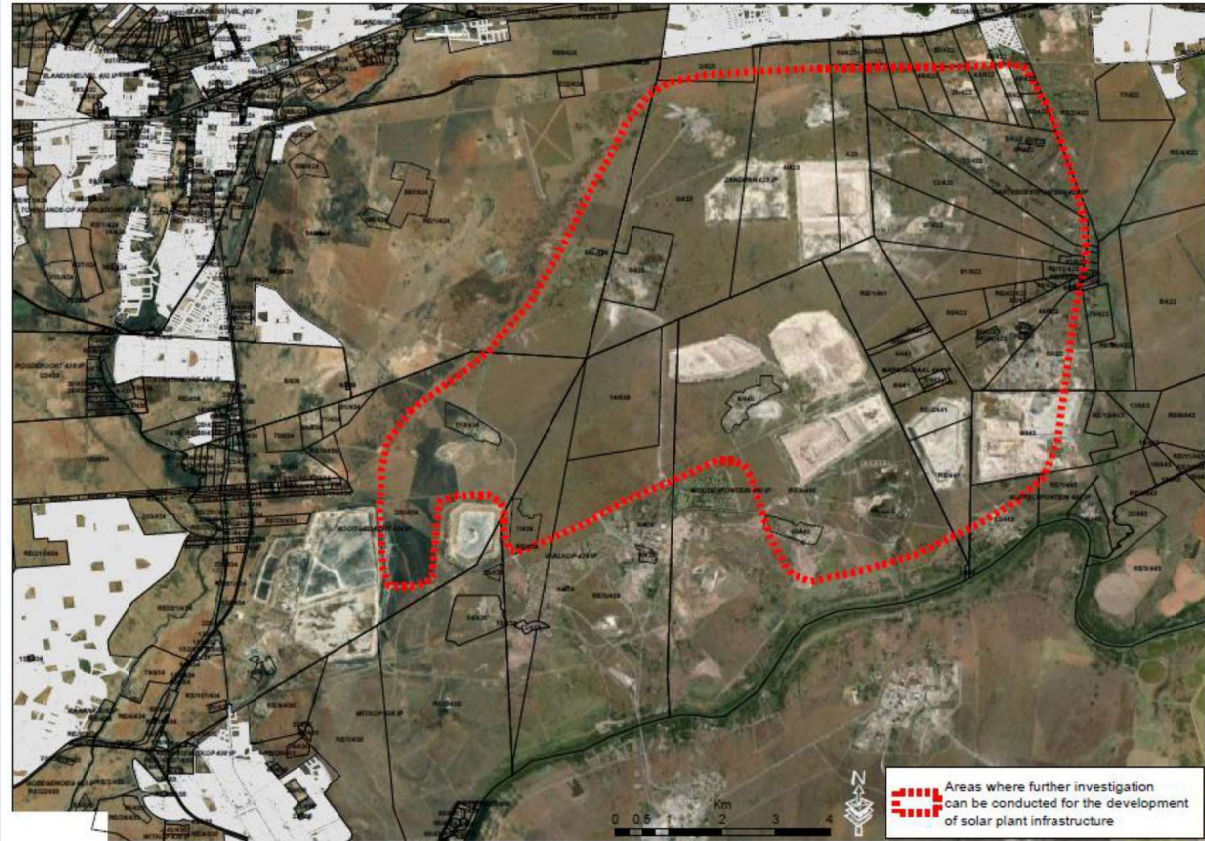
As mentioned in Section 1.5.1 Klerksdorp was identified as a new Renewable Energy Development Zone (REDZ), situated on the central transmission corridor, for the development of solar energy plants.

*“The new renewable energy projects can contribute towards the rehabilitation of previously mined areas, support job creation in the areas, especially where there may be a decline in mining and potentially make use of existing infrastructure, such as the electricity grid and roads from previous mining activities”*  
Abulele Adams (CSIR)

As indicated on the adjacent map the mining area between Stilfontein, Klerksdorp and Orkney can be considered for the development of solar plants/farms.

Factors to consider prior to developing a solar farm:

- ✓ Land availability
- ✓ Agricultural Potential
- ✓ Land Ownership
- ✓ Access to Site
- ✓ Environmental Factors
- ✓ Grid Connectivity
- ✓ Solar Irradiation






Other mining areas in the municipality such as the Dominionville area south of Hartbeesfontein, the mining area south west of Orkney as well as the mining areas in Northern Free State south of the Vaal River can also be considered for Solar farms.





**MAP 21.3  
Spatial Issues**

**(A) CHALLENGES**

-  Area underlain by Dolomite
-  Informal Settlements
-  General Decay of CBD Areas



**(B) OPPORTUNITIES**

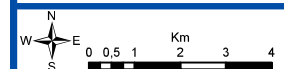
-  N12 Treasure Corridor
-  Regional Industrial / Commercial Area
-  Agri Park
-  Trade & Transport Node (Upgrading of Airport)

Large scale housing development (Priority Human Settlements and Housing Development - PHSUDA)

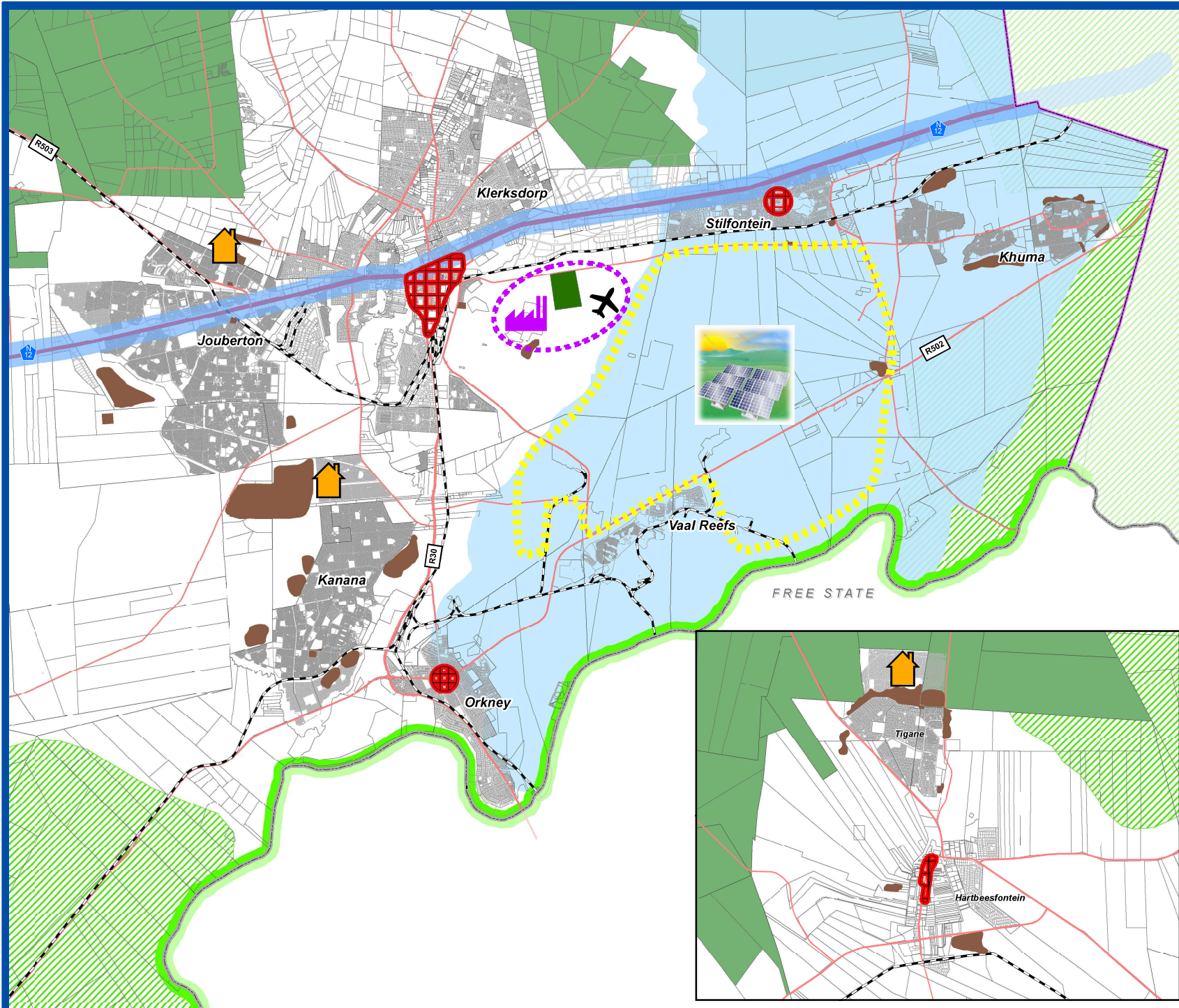
-  Matlosana Housing Catalytic Projects
-  Vaal River (Recreation & Tourism)
-  Renewable Energy Solar Farms

**(C) PROTECTED AREAS**

-  High Potential Agricultural Land
-  Core Biodiversity Areas



MAP BY:  
   
 KLERKSDORP (018) 488 6366 RUSTENBURG (014) 592 9489  
 email: info@maxim.co.za  
 DISCLAIMER: Whilst all possible care and attention has been taken in the production of this map, MAXIM cannot accept any liability what so ever for any perceived inaccuracies or misrepresentation of the information shown on this map.  
 Map Compiled By: Lorraine Swanson  
 Map Checked By: Chad Brooks & Co.  
 Copyright © 2019 Matlosana Spatial Development Framework - 2019 Map GIS/DP Proj/24

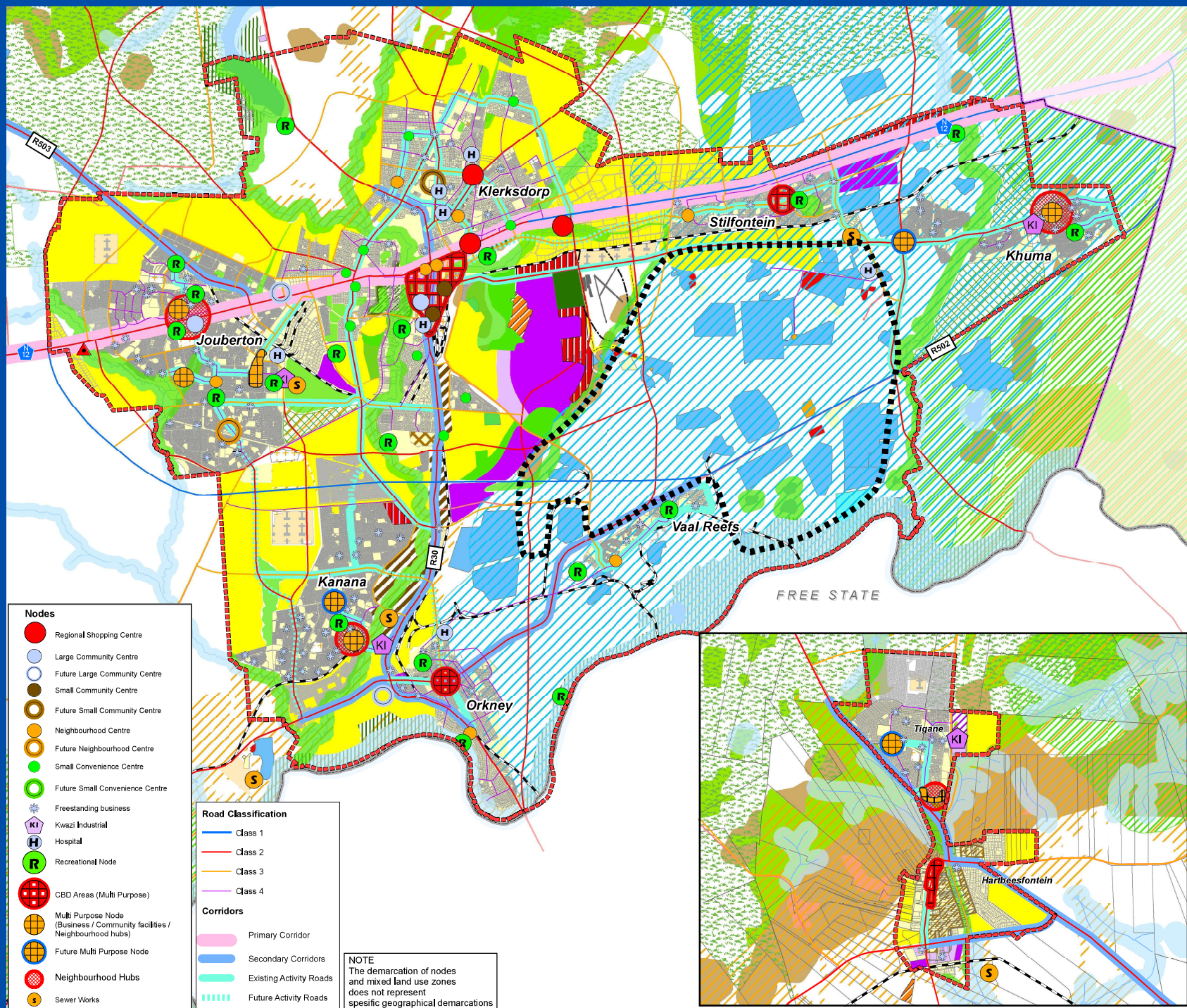




# City of Matlosana Local Municipality

## Spatial Development Framework 2021

### MAP 22 Urban Spatial Proposal Klerksdorp/Orkney/ Stilfontein

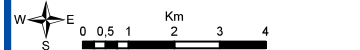


- Proposed Truck Inn
- Urban Edge
- Dokomite Area
- Built Up Areas
- Agricultural
- Airfield
- Airfield Landing Strip
- Business / Offices
- Cemetery
- Commercial / Industrial
- Future Agri Park
- Golf Course
- Government
- Hostel
- Midvaal Water
- Mining Activities
- Municipal
- Prison
- Residential
- Waste Disposal Site

- #### Proposals
- Airport Impact Zone
  - Cemetery
  - Commercial Development
  - ECO Development Corridor
  - Industrial Development
  - Mixed Land Use Zone
  - Municipal Open Space System
  - Proposed Heritage Management Zone
  - Future Residential Development
  - Urban Agriculture/Grazing Project (Anglo Gok)

- Potential Development Area for the Implementation of Renewable Energy (Solar Plants)

- High Agricultural Potential
- Private Nature Reserves
- Core Biodiversity Areas
- Kloofs
- Important Plant Habitats
- Hills & Ridges
- Wetland Clusters
- Biodiversity Corridor Nodes
- Biodiversity Corridors



- #### Nodes
- Regional Shopping Centre
  - Large Community Centre
  - Future Large Community Centre
  - Small Community Centre
  - Future Small Community Centre
  - Neighbourhood Centre
  - Future Neighbourhood Centre
  - Small Convenience Centre
  - Future Small Convenience Centre
  - Freestanding business
  - Kwazi Industrial
  - Hospital
  - Recreational Node
  - CBD Areas (Multi Purpose)
  - Multi Purpose Node (Business / Community facilities / Neighbourhood hubs)
  - Future Multi Purpose Node
  - Neighbourhood Hubs
  - Sewer Works

- #### Road Classification
- Class 1
  - Class 2
  - Class 3
  - Class 4
- #### Corridors
- Primary Corridor
  - Secondary Corridors
  - Existing Activity Roads
  - Future Activity Roads

**NOTE**  
The demarcation of nodes and mixed land use zones does not represent specific geographical demarcations

MAP BY:  
 MAXIM  
planning solutions

City of Matlosana  
KLERKSDORP (018) 468 6366  
RUSTENBURG (014) 592 9489  
e-mail: info@matlosana.gov.za

DISCLAIMER: Whilst all possible care and attention has been taken in the production of this map, MAXIM cannot accept any liability what so ever for any perceived inaccuracies or misrepresentation of the information shown on this map.

Map Compiled By: Lorraine Deane  
Map Checked By: Chad Brink  
Copyright © 2019 City of Matlosana Spatial Development Framework 2019/Map 22/SDP Prop 24