

## **ANNEXURE E**



# **RUSTENBURG** SPATIAL DEVELOPMENT FRAMEWORK REVIEW, 2025.

**FINAL SDF REVIEW: SPATIAL PROPOSALS &  
IMPLEMENTATION FRAMEWORK**

**JANUARY 2025**

# Contents

---

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Structure of the Rustenburg SDF Report .....	1
1.3	Purpose of the Report .....	2
1.4	Contents of a Spatial Development Framework .....	2
<b>2</b>	<b>SPATIAL VISION AND OBJECTIVES .....</b>	<b>3</b>
2.1	Spatial Vision.....	3
2.2	Spatial Development Objectives .....	4
<b>3</b>	<b>CONCEPTUAL FRAMEWORK .....</b>	<b>6</b>
3.1	Introduction to the Conceptual Framework .....	6
3.2	Components of the Conceptual Framework .....	6
<b>4</b>	<b>SPATIAL PROPOSALS (SPATIAL DEVELOPMENT FRAMEWORK).....</b>	<b>8</b>
4.1	Application of the Spatial Proposals .....	8
4.2	Tools for Spatial Arrangement .....	8
4.3	Rustenburg Spatial Development Framework .....	8
4.3.1	Components of the municipal Spatial Development Framework.....	8
4.3.2	Hierarchy of nodes and settlements .....	13
4.3.3	Urban Development Zone.....	14
4.3.4	Rural Development Zone .....	15
4.3.5	Development Corridors and Activity Spines .....	17
4.3.6	Public transport network .....	21
4.3.7	Activity Nodes and Special Precincts .....	23
4.3.8	Spatial Targeting Areas .....	33
4.3.9	Industrial and Mining Development Zone .....	34
4.3.10	Protection Zone .....	34
4.4	Local Spatial Development Frameworks - Proposals per focus area .....	39
4.4.1	Population growth and land use budget .....	39
4.4.2	Components of the Local Spatial Development Frameworks .....	44
4.4.3	Rustenburg/Tlhabane National Urban Node .....	46
4.4.4	Boitekong/Kanana Municipal Urban Node.....	54
4.4.5	Phokeng Municipal Urban Node .....	59
4.4.6	Marikana Municipal Urban Node .....	62
4.4.7	Thekwane/Photsaneng Rural Service Centre .....	65
4.4.8	Lethabong Rural Service Centre .....	68
4.4.9	Ga-Luka Rural Service Centre.....	71
4.4.10	Tsitsing Rural Service Centre .....	73
4.4.11	Chaneng/Robega Rural Service Centre .....	77
4.4.12	Monnakato Rural Service Centre .....	79
4.4.13	Phatsima Rural Service Centre .....	82
4.4.14	Lower order settlements (fourth and fifth order) .....	84
4.5	Land Use Guidelines.....	97
4.5.1	Introduction to land use guidelines .....	97
4.5.2	Desired patterns and types of land use .....	98
4.5.3	Desired residential densities (erven) .....	99

4.5.4	Desired subdivision (densities) of farm portions .....	100
4.5.5	Guidelines for subdivision of agricultural land in municipal area .....	100
4.5.6	Guidelines to align with biophysical attributes .....	102
4.5.7	High Potential Agricultural Areas .....	111
4.5.8	Guidelines for provision of parks and open space .....	111
<b>5</b>	<b>IMPLEMENTATION FRAMEWORK .....</b>	<b>113</b>
5.1	Introduction.....	113
5.2	Implementation plan.....	113
5.3	Alignment of existing spatial policies, strategies and sector plans .....	120
<b>6</b>	<b>SCHEDULES TO THE SDF PROPOSALS .....</b>	<b>128</b>
6.1	Schedule 1: Desired patterns of land uses .....	128
6.2	Schedule 2: Desired residential densities (erven).....	137

## Annexures

---

<b>ANNEXURE A .....</b>	<b>139</b>
Expansion of Rietvlei cemetery .....	139
<b>ANNEXURE B .....</b>	<b>141</b>
Land excluded from provisions of the Subdivision of Agricultural Land Act, 1970 (act 70 of 1970) .....	141

# List of Figures

---

Figure 1: Review of the Rustenburg SDF report structure .....	1
Figure 2: SPLUMA development principles .....	3
Figure 3: Conceptual Development Framework .....	7
Figure 4: Rustenburg Spatial Development Framework: Functional Zones .....	10
Figure 5: Rustenburg Spatial Development Framework: Focus Areas .....	11
Figure 6: Rustenburg Spatial Development Framework (SDF) composite plan .....	12
Figure 7: Rustenburg Municipality's hierarchy of nodes and settlements .....	13
Figure 8: Integrated Public Transport Network routes .....	22
Figure 9: Existing Secondary Activity Nodes (municipal area) .....	28
Figure 10: Secondary Activity Nodes (Rustenburg and central area) .....	29
Figure 11: Local SDF for the Rustenburg/Tlhabane Node .....	50
Figure 12: Local SDF for the Rustenburg/Tlhabane Node - Rustenburg core area .....	51
Figure 13: Local SDF for the Rustenburg/Tlhabane Node – Tlhabane area .....	52
Figure 14: Local SDF for the Rustenburg/Tlhabane Node – Waterval area .....	53
Figure 15: Local SDF for the Boitekong/Kanana Node - Kanana area .....	57
Figure 16: Local SDF for the Boitekong/Kanana Node - Boitekong area .....	58
Figure 17: Local SDF for the Phokeng Node .....	61
Figure 18: Local SDF for the Marikana Node .....	64
Figure 19: Local SDF for Thekwane/Photsaneng .....	67
Figure 20: Local SDF for Lethabong .....	70
Figure 21: Local SDF for Ga-Luka .....	72
Figure 22: Local SDF for the Tsitsing cluster – Tantanana and Mamerotse area .....	74
Figure 23: Local SDF for the Tsitsing cluster – Tsitsing and Tlaseng area .....	75
Figure 24: Local SDF for the Tsitsing cluster - Lesung and Mosenthal-Marubitsi area .....	76
Figure 25: Local SDF for Chaneng/Robega cluster .....	78
Figure 26: Local SDF for Monnakato .....	81
Figure 27: Local SDF for Phatsima .....	83
Figure 28: Local SDF for Bethanie .....	86
Figure 29: Local SDF for Modikwe/Berseba .....	87
Figure 30: Local SDF for Lekgalong/Maumong cluster – Lekgalong and Thabaneng area .....	88
Figure 31: Local SDF for Lekgalong/Maumong cluster – Maumong area .....	89
Figure 32: Local SDF for Maile and Diepkuil .....	90
Figure 33: Local SDF for Makolokwe .....	91
Figure 34: Local SDF for Mathopestad and Molote .....	92
Figure 35: Local SDF for Syferbult .....	93
Figure 36: Local SDF for Olifantsnek .....	94
Figure 37: Local SDF for Kroondal .....	95

Figure 38: Local SDF for Boshhoek .....	96
Figure 39: Road map for implementing general land use guidelines .....	97
Figure 40: Principle for assignment of land use categories.....	98
Figure 41: Magaliesberg Biosphere Reserve .....	102
Figure 42: Magaliesberg Protected Environment and Nature Reserves .....	104
Figure 43: Terrestrial Critical Biodiversity Areas and Ecological Support Areas.....	107
Figure 44: High Potential Agricultural Areas.....	111

# List of Tables

---

Table 1: Classification and the Hierarchy of Core Retail Facilities in South Africa .....	24
Table 2: Classification of Focus or Niche Centres .....	25
Table 3: Existing Secondary Activity Nodes .....	26
Table 4: Farm portions to be excluded from provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).....	37
Table 5: Estimated population and household growth per cluster (2022 to 2031) .....	39
Table 6: Estimated land use budget 2022 to 2031 .....	41
Table 7: Engineering infrastructure demand requirements estimated for 2022 to 2031 land use demand .....	43
Table 8: Rustenburg/Tlhabane Strategic Development Areas and land use budget, 2031 .....	46
Table 9: Engineering services requirements for Rustenburg/Tlhabane growth 2022-2031 .....	49
Table 10: Boitekong/Kanana Strategic Development Areas and land use budget, 2031 .....	55
Table 11: Engineering services requirements for Boitekong/Kanana growth 2022-2031 .....	56
Table 12: Phokeng Strategic Development Areas and land use budget, 2031 .....	59
Table 13: Engineering services requirements for Phokeng growth 2022-2031 .....	60
Table 14: Marikana Strategic Development Areas and land use budget, 2031 .....	62
Table 15: Engineering services requirements for Marikana growth 2022-2031 .....	63
Table 16: Thekwane/Photsaneng Strategic Development Areas and land use budget, 2031 .....	65
Table 17: Engineering services requirements for Thekwane/ Photshaneng growth 2022-2031 .....	65
Table 18: Lethabong Strategic Development Areas and land use budget, 2031 .....	68
Table 19: Engineering services requirements for Lethabong growth 2022-2031 .....	69
Table 20: Ga-Luka Strategic Development Areas and land use budget, 2031 .....	71
Table 21: Engineering services requirements for Ga-Luka growth 2022-2031 .....	71
Table 22: Tsitsing Strategic Development Areas and land use budget, 2031 .....	73
Table 23: Engineering services requirements for Tsitsing growth 2022-2031 .....	73
Table 24: Chaneng/Robega Rural Service Centre Strategic Development Areas and land use budget, 2031 .....	77
Table 25: Engineering services requirements for Chaneng/Robega growth 2022-2031 .....	77
Table 26: Monnakato Strategic Development Areas and land use budget, 2031 .....	79
Table 27: Engineering services requirements for Monnakato growth 2022-2031 .....	80
Table 28: Phatsima Strategic Development Areas and land use budget, 2031 .....	82
Table 29: Engineering services requirements for Phatsima growth 2022-2031 .....	82
Table 30: Lower order settlements – Summary of Strategic Development Areas .....	84
Table 31: Engineering services requirements for growth in lower order settlements 2022-2031 .....	84
Table 32: Guidelines for densities and subdivision of farm portions and agricultural holdings .....	101
Table 33: Magaliesberg Protected Environment Zone: Compatibility of land uses .....	105
Table 34: Land Management objectives and general guidelines for Critical Biodiversity Areas and Ecological Support Areas .....	108

Table 35: Heritage sites within the municipal area .....	110
Table 36: Requirements for parks (public open space) during design of townships .....	112
Table 37: Short Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF .....	115
Table 38: Medium Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF .....	116
Table 39: Long Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF .....	117
Table 40: Alignment of existing spatial policies to the Rustenburg SDF proposals .....	121
Table 41: Land use categories (general patterns) in Rustenburg Municipality .....	130
Table 42: Implementation of land use patterns per functional zone .....	132
Table 43: Guidelines for densification of multiple residential erven in formal townships .....	137

# List of Abbreviations

---

<b>AADD</b>	Average Annual Daily Demand
<b>AS</b>	Activity Spine
<b>CBD</b>	Central Business District
<b>CITP</b>	Comprehensive Integrated Transport Plan
<b>CSIR</b>	Council for Scientific and Industrial Research
<b>DALRRD</b>	Department of Agriculture Land Reform and Rural Development
<b>DC</b>	Development Corridor
<b>Dept</b>	Department
<b>du</b>	Dwelling Unit
<b>EMF</b>	Environmental Management Framework
<b>GLA</b>	Gross Leasable Area
<b>HPAA</b>	High Potential Agricultural Area
<b>HRA</b>	Housing Reform Area
<b>ha</b>	Hectare
<b>hh</b>	Household
<b>IDP</b>	Integrated Development Plan
<b>IPTN</b>	Integrated Public Transport Network
<b>kl/d</b>	Kilo liter per day
<b>kVA</b>	Kilo Volt Ampere
<b>LED</b>	Local Economic Development
<b>LSM</b>	Life Standards Measure
<b>MaB</b>	Man and the Biosphere Programme
<b>MI</b>	Mega liter
<b>MPE</b>	Magaliesberg Protected Environment
<b>MPRDA</b>	Mineral and Petroleum Resources Development Act
<b>MSA</b>	Local Government: Municipal Systems Act
<b>MPT</b>	Municipal Planning Tribunal
<b>MUA</b>	Mixed-use precinct or area
<b>NDP</b>	National Development Plan
<b>NEMA</b>	National Environmental Management Act
<b>NEMPA</b>	National Environmental Management: Protected Areas Act
<b>NEWMA</b>	National Environmental Management: Waste Act
<b>NMT</b>	Non-motorised Transport
<b>NSDF</b>	National Spatial Development Framework
<b>OA</b>	Opportunity Area
<b>P</b>	Primary Activity Node
<b>PAA</b>	Protected Agricultural Area
<b>PGM</b>	Platinum Group Metals
<b>PHSHDAs</b>	Priority Human Settlements and Housing Development Areas
<b>PS</b>	Pump station
<b>PTIG</b>	Public Transport Infrastructure Grant
<b>PTNG</b>	Public Transport Network Grant
<b>PTO</b>	Permission to Occupy
<b>PTOG</b>	Public Transport Operation Grant
<b>RAMS</b>	Road Asset Management System
<b>RRT</b>	Rustenburg Rapid Transit

<b>RW</b>	Raw water
<b>S</b>	Secondary Activity Node
<b>SACSC</b>	South African Council for Shopping Centres
<b>SALA</b>	Subdivision of Agricultural Land Act
<b>SANRAL</b>	South African National Road Agency (SOC) Limited
<b>SDA</b>	Strategic Development Area
<b>SDF</b>	Spatial Development Framework
<b>SIP</b>	Strategic Integrated Project
<b>SOC</b>	State Owned Company
<b>SOE</b>	State Owned Enterprise
<b>SPLUMA</b>	Spatial Planning and Land Use Management Act
<b>SDA</b>	Strategic Development Area
<b>TOD</b>	Transit-Oriented Development
<b>WTP</b>	Water treatment plant
<b>WWT</b>	Waste water treatment



# PART TWO

# 1 INTRODUCTION

## 1.1 Background

The Rustenburg Local Municipality is mandated in terms of Section 12(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (South African Government, 2013), hereafter referred to as SPLUMA, to prepare a spatial development framework for its area of jurisdiction. Upon its adoption, the spatial development framework must guide and inform the exercise of any discretion, or any decision taken in terms of the Act or any other law relating to land use and development of land by that sphere of government.

Spatial development frameworks are frameworks that seek to influence the overall spatial distribution of current and future land use within a municipality to give effect to the vision, goals, and objectives of the municipal Integrated Development Plan (IDP). For this reason, a municipal spatial development framework (SDF) is a core component of the municipal IDP, as provided for in Section 26(e) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).

## 1.2 Structure of the Rustenburg SDF Report

The report structure of the review of the Rustenburg SDF comprises two main parts. Part One is the Status Quo Analysis that informs Part Two, the Spatial Development Framework. The components of the two parts of the SDF report are illustrated in Figure 1.

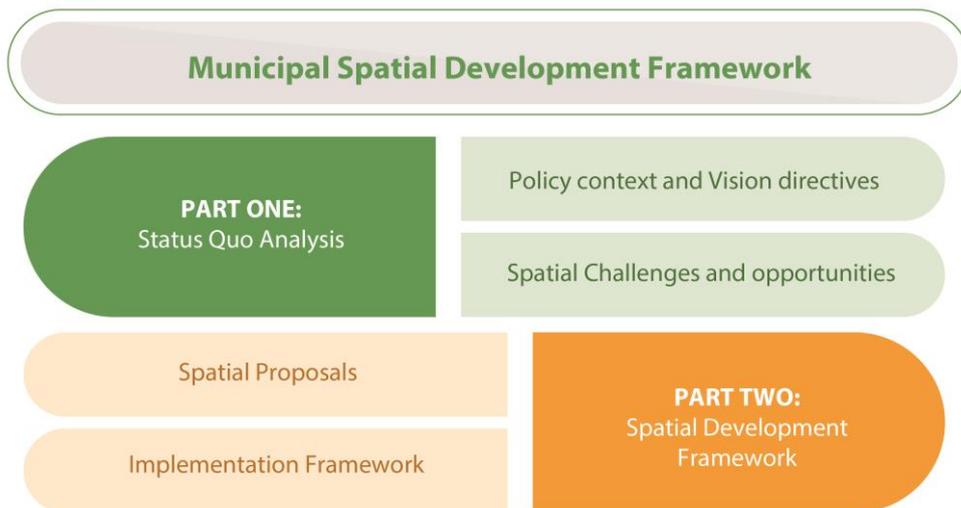


Figure 1: Review of the Rustenburg SDF report structure

## 1.3 Purpose of the Report

This report is the final of **Part Two: Spatial Development Framework** comprising of the **Spatial Proposals**.

The first draft report for the review of the Rustenburg SDF has been adopted by Council during an ordinary Council meeting on 28 November 2023. Following Council's decision, the first draft SDF report was published for public comment as required in terms of provisions of Section 20(3) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) read together with the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) and the Rustenburg Local Municipality Spatial Planning and Land Use Management By-law, 2018, for a period of 60 days from 24 January 2024. All the comments and representations received were considered. This final report accommodates the relevant public inputs and representations received within the comment period (*supra*).

This report includes the Spatial Proposals and an Implementation Framework which completes the review process of the Rustenburg Municipal SDF, 2010.

## 1.4 Contents of a Spatial Development Framework

The Local Government: Municipal Systems Act (MSA), 2000 (Act 32 of 2000) requires the compilation of municipal IDPs which are to ensure that municipalities adopt a single strategic plan guiding all decisions and funding. The municipal SDF is a legally required component of the municipal IDP in terms of Section 26(e) of the MSA.

A municipal SDF is a spatial plan which reflects the spatial vision, principles and spatial proposals for the municipal area. The spatial plan illustrates the desired spatial form of land development in the municipality to give general guidance to future land development investment, coordination and alignment, and decision making on an ongoing basis.

Section 12(1) of SPLUMA sets out the general requirements applicable to SDFs in general. This includes guidelines applicable to all three levels of government - national, provincial and municipal SDFs.

Section 20 of SPLUMA requires the Municipal Council to adopt a SDF for its area of jurisdiction whereas section 21, *inter alia* stipulates that a municipal SDF must give effect to the development principles and applicable norms and standards set out in Section 7, Chapter 2 of the Act. These development principles form the basis of spatial planning for the Rustenburg Municipal SDF and are illustrated in Figure 2.





Figure 2: SPLUMA development principles

## 2 SPATIAL VISION AND OBJECTIVES

### 2.1 Spatial Vision

The spatial vision directing the spatial development framework for Rustenburg Municipality has been informed by the municipal IDP vision, but also the provincial and district spatial development frameworks:



*“Sustainability is at the centre of the spatial future of the Rustenburg Municipality.*

*The municipality is spatially transformed through mixed land uses, integrated human settlements and transport, a diversified economy and an environmentally friendly city.*

*Rustenburg is the city where people can live, work and play.”*

## 2.2 Spatial Development Objectives

The spatial vision provided the basis for the formulation of the following spatial development objectives for the Rustenburg Municipality's SDF:

- Ensure **integrated** and a **spatially sustainable** municipality by balancing the need to protect and utilise natural resources with human settlement development by:
  - Protect the heritage, biodiversity and environmentally sensitive areas, including the Magaliesberg Biosphere Reserve, but also make use of these resources to promote eco-tourism and stimulate the local economy
  - Create an integrated municipal open space system, comprising of various habitats and ecological systems
  - Protect the agricultural areas and make use of resources to promote commercial and small-scale farming
  - Support the areas of existing and future mining and make use of these resources to promote sustainable human settlements
  - Provide sufficient opportunities for human settlements development, especially in the Urban Clusters where opportunities for land are scarce and in those areas with a comparative advantage and which is not in conflict with the biodiversity, agricultural land and mining activities
  - Supporting urban development that is in line with the recommendations of Environmental Management Frameworks
  - Promoting compact urban settlements in both Urban and Rural Clusters and through urban infill and densification, specifically within the individual settlement clusters
  - Prevent urban sprawl in order to optimise resources, to promote the sustainability of settlements and to protect valuable agricultural land, environmentally sensitive areas and to ensure the continued use of mineral resources
  - Ensure that sufficient opportunities exist in human settlements to accommodate community facilities and economic opportunities without compromising conducive living environments
  - Providing a logical hierarchy of settlements to support effective service delivery and which is aligned to the national and provincial system of nodes
  - Define an urban edge to contain urban sprawl
  - Identify and strengthen gateways to Rustenburg through appropriate urban design, landscaping and development control
  - Improve integration between social amenities, economic opportunities and places of residence
  - Increase residential densities in selected focus areas
  - Improved connectivity with Gauteng City Region and surrounding municipalities
  
- Promote the **integration of land use and transport development** that will ensure that human settlements are well **connected** and provide a high level of access by road and rail transport to nodal areas and areas targeted for investment, and further:
  - Develop transport infrastructure in accordance with the recommendations of the Rustenburg Integrated Transport Plan
  - Focus urban development along major public transportation routes to establish transport corridors
  - Implement a reliable and affordable public transport system
  - Align land use planning with the Rustenburg Rapid Transport System
  
- Ensure **spatially sustainable, transformed and integrated human settlements** development through access to housing options, economic opportunities and social facilities by:
  - Prioritising investment in integrated human settlements infrastructure towards spatial targeting areas to realise spatial transformation and security of tenure, and to consolidate investment initiatives from the public and private sectors
  - Identifying and acquiring well-located land or buildings for human settlements development
  - Promoting a greater mix of housing typologies and tenure options
  - Providing for the spatial integration of marginalised and disadvantaged communities
  - Managing and responding to informal settlements through incremental and community-based upgrading approaches

- Locating new housing development on well-located land within urban edge boundaries, aligned to the availability of public transport, engineering and community infrastructure
- Housing developments must plan for and ensure access to the full range of community facilities and sustainable livelihood environments
- Creating a conducive environment for investment by providing for future urban growth and preventing uncontrolled development.
- Creating a conducive environment for investment and retain investment through urban management, ensuring the maintenance of existing engineering and social infrastructure as well as the availability of bulk infrastructure

■ Ensure the **diversification of the economy, accelerated and shared economic growth by the creation of spatial economic opportunities** and furthermore by:

- Making provision for a wide range of specialised uses and housing typologies in the Urban Clusters
- Future urban development must take cognizance of the impact of existing and future mining operations and mining rights
- Development must be sensitive to the expected lifespan of large individual mining operations
- Integrate mining settlements with the greater Rustenburg urban structure to ensure its long term sustainability and viability after mine or shaft closures
- Create a viable business node hierarchy linked to the proposed service delivery centres
- Identify and plan for the development of industrial/ commercial area linked to strategic development corridors
- Identify and develop tourism nodes in line with the character of its surrounding environment
- Develop tourism in the Rustenburg municipal area as gateway facilities to the surrounding regional tourism destinations

■ Ensure that **sustainable rural development** are created by providing opportunities for rural development and creating sustainable livelihoods in the Rural Clusters and rural hinterland areas. Further ensure that:

- Rural development is focused around key rural settlements
- Redirect the focus of rural settlements located close to water sources on intensive agriculture to lessen their dependence on the Rustenburg core area
- Strengthen rural nodes as centres of service delivery
- Agricultural land and areas of environmental sensitivity, including water resources are protected from encroachments and urban development
- Promote the development of agriculture at rural settlements located in proximity of major water sources as a primary income base for these rural settlements
- Promote the transfer of state owned farms into private or semi-private (coops) ownership to facilitate the development of these farms into commercial farming operations
- Communities have access to resources, basic services and essential community/social facilities that are incrementally upgraded to ensure sustainable and conducive living conditions
- Communities have equal protection of their environment and negative impact of unwanted land uses
- Development is consistent with national and provincial initiatives and programmes
- Economic opportunities are created through rural development programmes

## 3 CONCEPTUAL FRAMEWORK

### 3.1 Introduction to the Conceptual Framework

The Conceptual Framework is a schematic illustration of the ideas or concepts, including spatial patterns, that will inform the spatial development framework and implementation strategies for the Rustenburg Municipality. The Conceptual Framework therefore provides the basis upon which the Rustenburg SDF, the associated strategies and the Implementation Framework will be formulated or refined to ensure that the desired spatial form and vision of the Rustenburg municipal area is realised.

The Conceptual Framework is not site specific but mere an indication of the macro spatial patterns that should give shape to the SDF proposals.

### 3.2 Components of the Conceptual Framework

The Conceptual Framework for the Rustenburg SDF as reflected in Figure 3 displays the following spatial components:

- **Access routes and corridors:** These routes are providing high access and mobility by connecting nodes within the region and municipality. The priority roads include the N4 as primary axle and Development Corridor and the secondary axles, namely the R510, R565 and R24, with the R556 as the rural connection route from the N4.
- **Nodes and settlements:** Identification of the most prominent higher order settlements or nodes consisting of the National Urban Node and the Municipal Urban Nodes, as well as lower order settlements which provide in essential social and community facilities for the larger rural region, referred to as Rural Service Centres.
- **Protection Zone:** This zone represents the protection, preservation and utilisation of natural resources.
- **Urban Development Zone:** This zone is focused on urban development and associated specialised urban activities (land uses).
- **Rural Development Zone:** This zone incorporates the rural areas, mainly located in the Traditional Authority areas, providing rural residential refuge supported by opportunities for rural livelihoods development.
- **Industrial and Mining Development Zone:** Although the focus of this zone is on the protection and development of the mineral resources, parts of the zone incorporate a wide spectrum of mixed uses including industrial, residential, agriculture, etc. In the long term, portions of the eastern part(Marikana) of the zone may potentially transform into an Urban Development Zone.

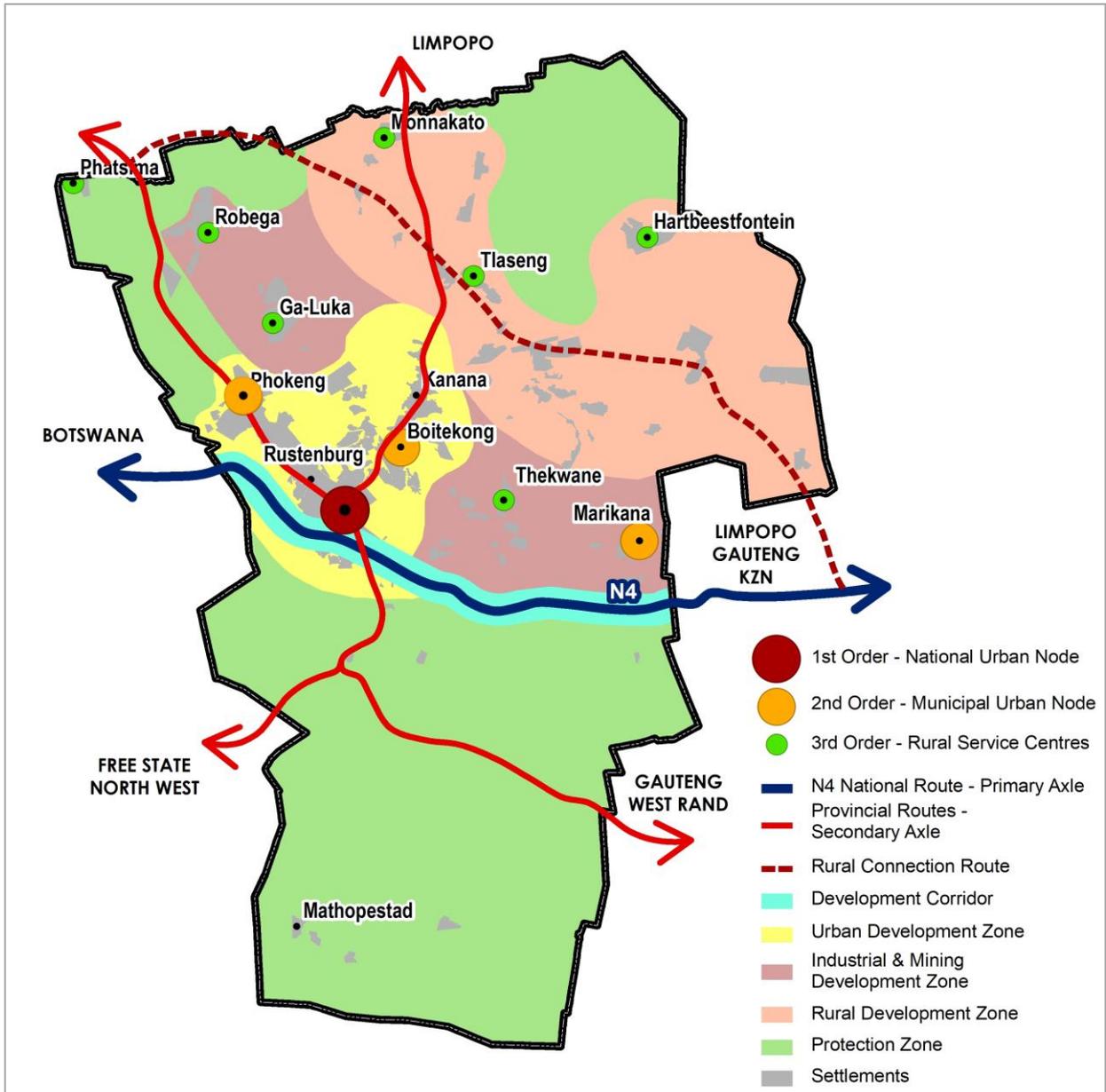


Figure 3: Conceptual Development Framework

## 4 SPATIAL PROPOSALS (SPATIAL DEVELOPMENT FRAMEWORK)

### 4.1 Application of the Spatial Proposals

The spatial proposals of the Rustenburg SDF comprise of a municipal scale Spatial Development Framework (SDF) and 27 Local Spatial Development Frameworks (Local SDFs). These municipal and local frameworks consist of three components which must be read together, namely:

- An abstract visualisation in the form of a map/s representing the spatial patterns and major components of the municipal SDF or Local SDFs
- Strategies and proposals further explaining components of the map and other aspects of the municipal SDF and Local SDFs, which may include additional maps, figures and/or tables to illustrate these components/strategies
- General land use guidelines (for land use management)

The municipal scale SDF forms the highest level of municipal wide proposals and guidelines whilst the Local SDFs complete the proposals on settlement (local) level. These two levels of plans must always be read together.

### 4.2 Tools for Spatial Arrangement

Planning tools or techniques are applied to spatially arrange the components of the SDF in such a way that they give effect to the SPLUMA development principles, the spatial development objectives of the municipality and to provide the desired spatial outcome.

To achieve the desired spatial form for Rustenburg Municipality, the following planning tools and concepts will be utilised:

- The concept of **protection areas** in which valuable natural and economic resources should be protected
- The concept of a **hierarchy of settlements**, including settlement re-structuring in order to correct distorted spatial patterns and ensure the optimal utilisation or provision of infrastructure and engineering services
- The concept of **nodes** in which higher intensities of land uses and activities are supported and provided for
- The concept of **corridors and activity spines**, which are functional links between nodes and identification of areas with increased activity along transport routes
- The concept of **spatial targeting areas**, including strategic development areas, focus areas for future growth and investment and housing reform areas
- The concept of **urban edge** which forms the boundary for urban development

### 4.3 Rustenburg Spatial Development Framework

#### 4.3.1 Components of the municipal Spatial Development Framework

Figure 4 titled the **Rustenburg Spatial Development Framework: Functional Zones**, and Figure 5 titled **Rustenburg Spatial Development Framework: Focus Areas** depict the municipality's macro-scale Spatial Development Framework. It is a refined strategy of concepts contained in the Conceptual Framework set out in section 3.2 (page 6) of this report.

Figure 6 further includes the composite Spatial Development Framework map with more detail for components within the Focus Areas and described below.

The municipal SDF therefore comprises of the following components:

- Hierarchy of settlements and nodes
- **Functional Zones** (Figure 4), which are areas with similar functions and characteristics:
  - Urban Development Zone
  - Rural Development Zone
  - Industrial and Mining Development Zone
  - Protection Zone
- Development Corridors and Activity Spines
- Public Transport Network

The Functional Zones are further described or supported by specific **Focus Areas** (Figure 5), which are areas with a specific land development purpose or development focus. These focus areas are further dealt with in respect of land use categories and earmarked spatial target areas in the **composite SDF** (Figure 6) as well as respective Local SDF plans of the settlements and include:

- Agriculture and Farming Focus Area
- Environmental Protection and Tourism Focus Area
- Industrial and Mining Focus Area
- Activity Nodes and Special Precincts:
  - Primary Activity Node
  - Secondary Activity Nodes
  - Precincts
- Mining Areas
- Industrial Areas
- Mixed-use Areas
- Opportunity Areas
- Transition Areas
- Housing Reform Areas
- Strategic Development Areas
- Open Space
- Agricultural Holdings
- Farm Portions

Some Focus Areas applies throughout the municipal area, e.g. Environmental Protection and Tourism Focus Area, whilst others are only found within the urban edge of settlements, e.g. Strategic Development Areas. For the latter, refer to the Composite SDF (see Figure 6) and Local SDF plans provided in section 4.4 of the report.

The three maps that form part of the Municipal SDF are illustrated in Figure 4 to Figure 6.

Please note that the Composite SDF map (Figure 6) in this report is a compact size map. The map is also provided in four separate A0-size maps. The map is divided into four blocks/maps for purpose of printing and better interpretation. (These maps can be obtained from the municipality).

The permitted use of land in the Functional Zones and Focus Areas is comprehensively dealt with in section 4.5 (see page 97).



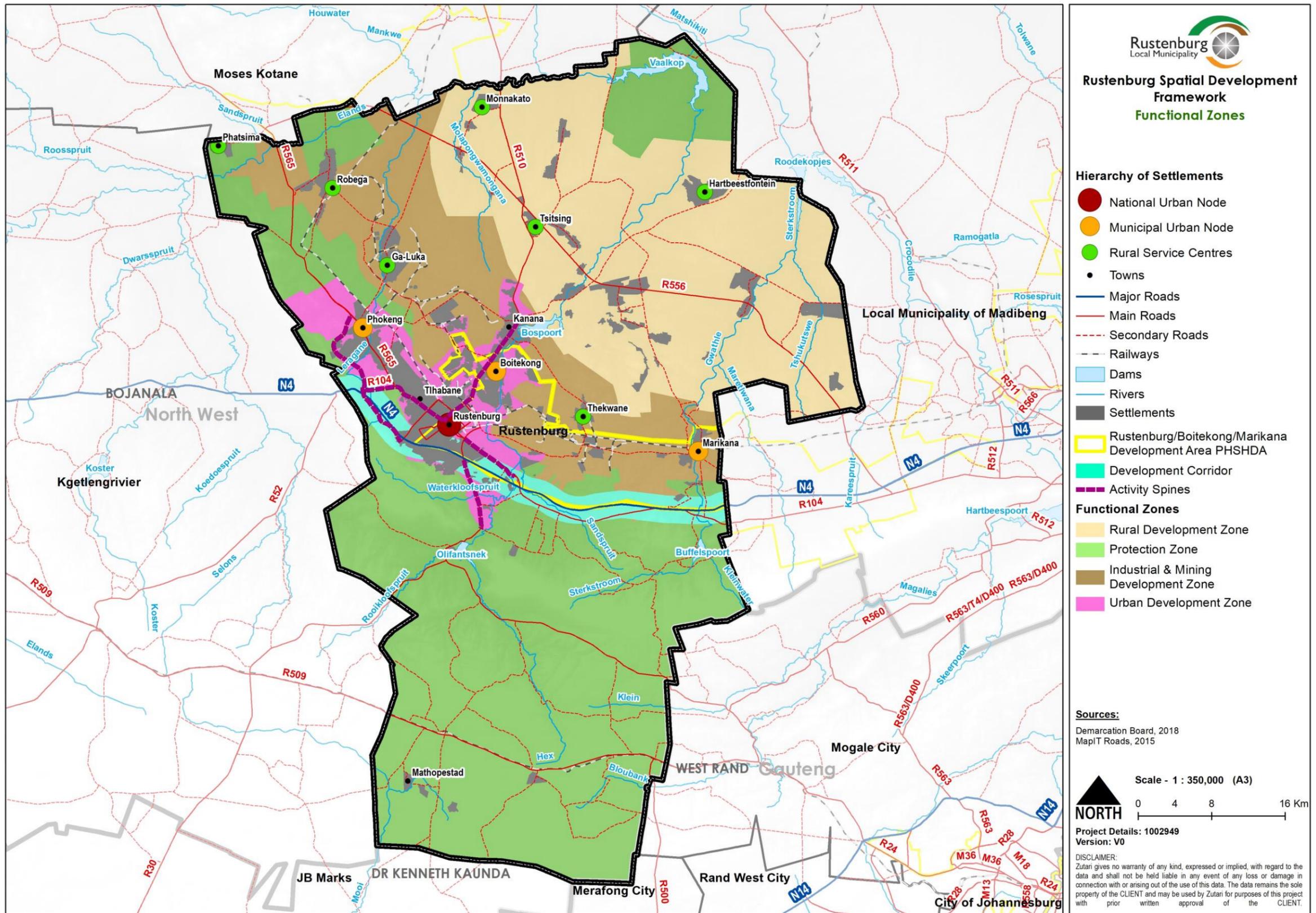


Figure 4: Rustenburg Spatial Development Framework: Functional Zones

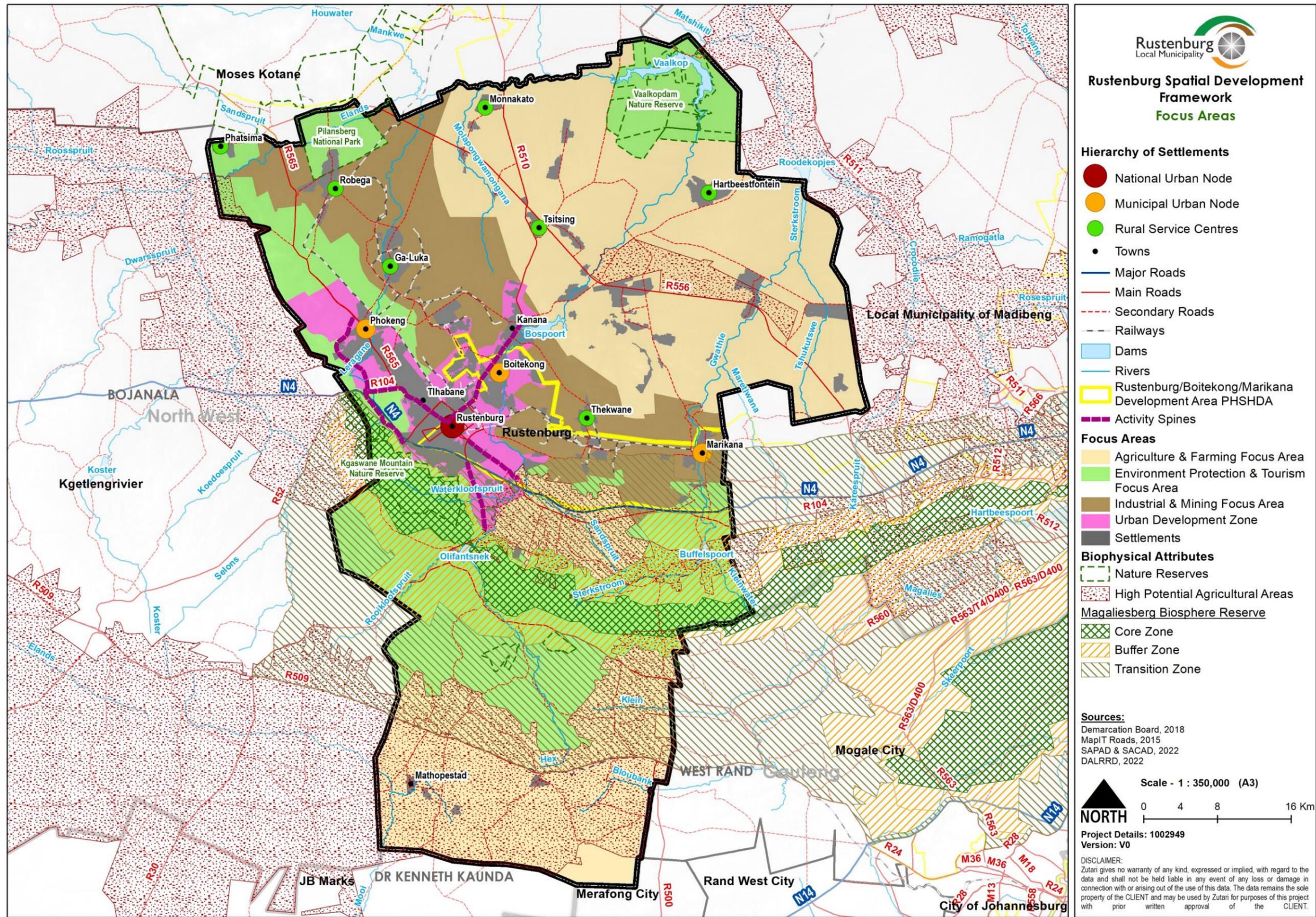


Figure 5: Rustenburg Spatial Development Framework: Focus Areas

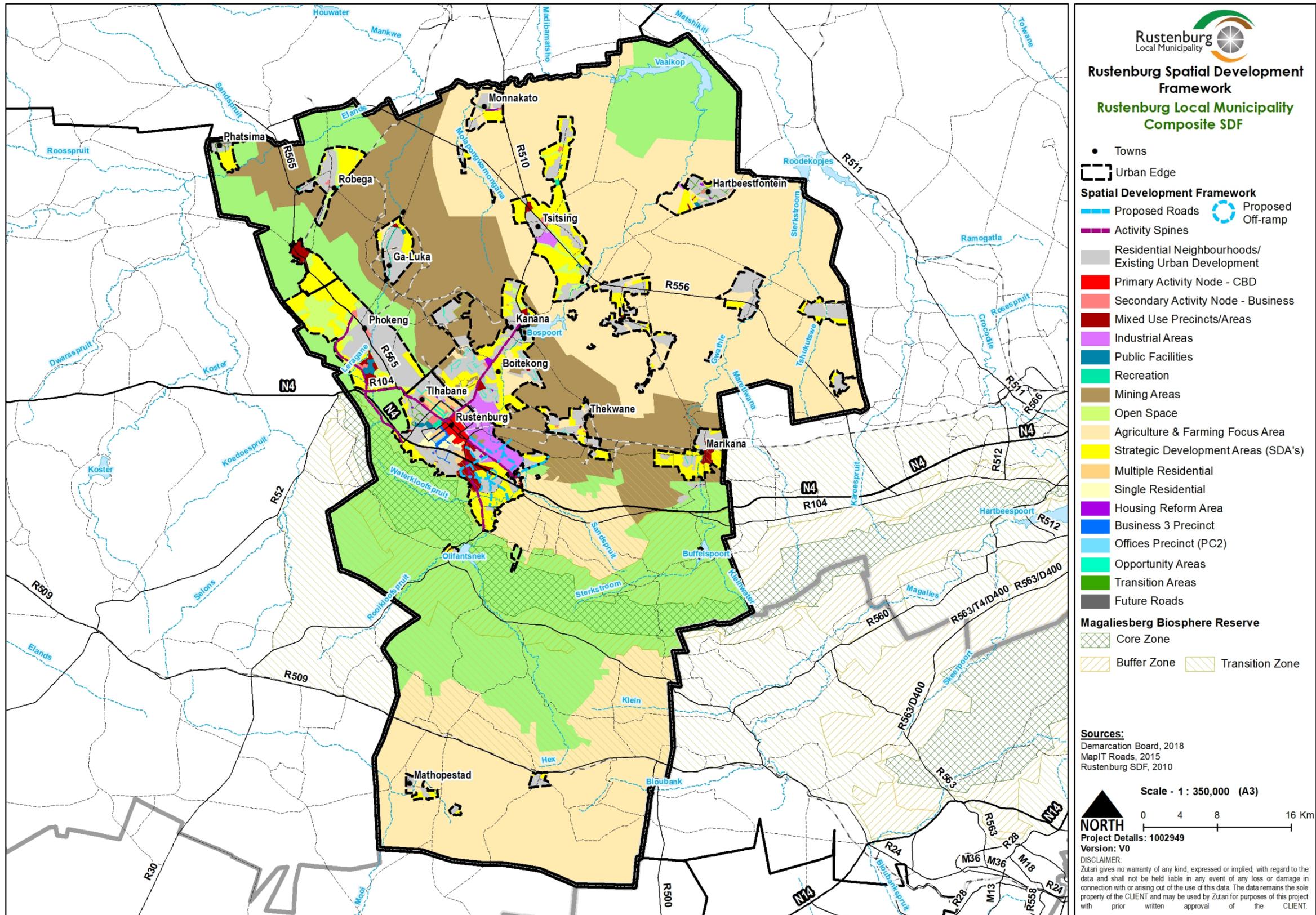


Figure 6: Rustenburg Spatial Development Framework (SDF) composite plan

## 4.3.2 Hierarchy of nodes and settlements

### 4.3.2.1 Hierarchy of settlements

The Rustenburg SDF includes a hierarchy of nodes and settlements as shown in Figure 7.

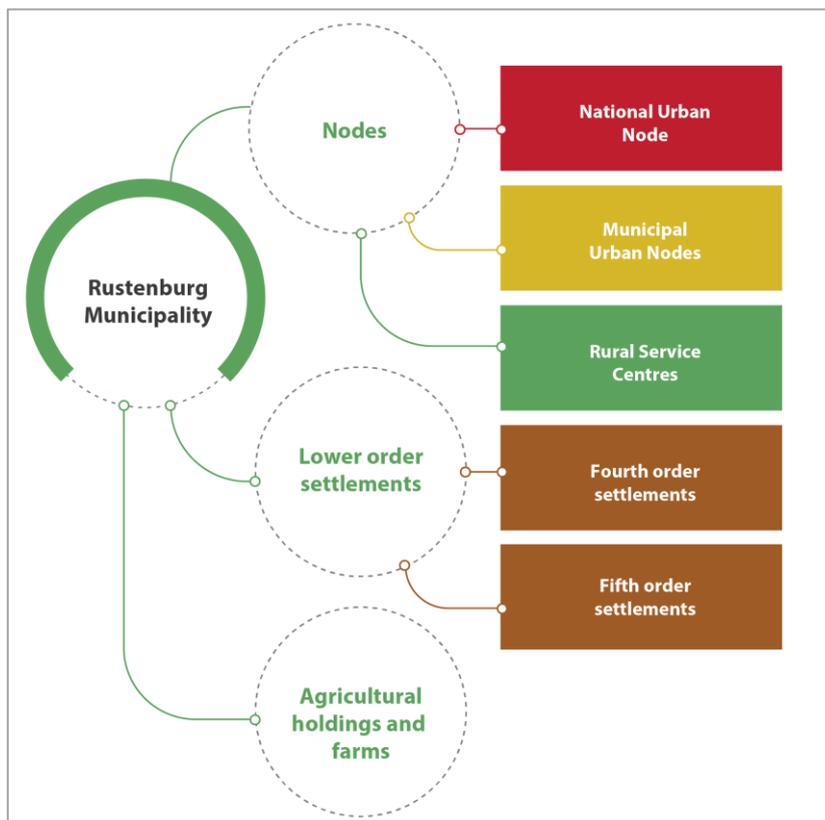


Figure 7: Rustenburg Municipality's hierarchy of nodes and settlements

### 4.3.2.2 Nodes

Nodes as defined in the National SDF (Dept. Agriculture, Land Reform and Rural Development, 2023) are “..... concentrations and clusters of mixed land-uses. Ideally, such nodes should include high-density residential land-uses and public transport and inter-modal transport facilities. ...”

The hierarchic order of nodes in the Rustenburg municipal area as shown in Figure 4 comprises of the following:

<b>National Urban Node</b> First order settlement	<b>Municipal Urban Node</b> Second order settlement	<b>Rural Service Centres</b> Third order settlement
<ul style="list-style-type: none"> <li>Rustenburg/Tlhabane</li> </ul>	Phokeng Boitekong Marikana	Chaneng/Robega Ga-Luka Thekwane/Photsaneng Tsitsing Lethabong Phatsima Monnakato

The National SDF stipulates that settlement development, both in urban and rural areas must be undertaken in such a way that it:

- Increases development density
- Reduces urban sprawl
- Prevents the unsustainable use of productive land
- Optimises investment in infrastructure networks

The reason for following a hierarchic order and system of nodal areas and rural settlements is based on the principle to provide social infrastructure where it is required and provided in accordance with the role and type of settlement within the broader national, regional and local setting and to guide investment in infrastructure and social services, and prioritisation thereof by all spheres of government.

In terms of the “Social Services Wheel” referred to in the National SDF (Dept. Agriculture, Land Reform and Rural Development, 2023), the provision of social and community services in the abovementioned nodes are the higher order services and more specialised uses.

#### **4.3.2.3 Lower order settlements**

The lower order settlements include the fourth and fifth order settlements such as Kroondal, Boshhoek, Bethanie, Kopman, Modikwe, Berseba, Makololwe, Maile, Diepkuil, Mathopestad, Molote etc.

These settlements provide for rural residential opportunities.

#### **4.3.2.4 Agricultural holdings and farm portions**

Although not classified as settlements in a similar manner as in the case with urban areas, the agricultural holdings such as Waterval, Waterglen, Syferbult and Olifantsnek, and the farm portions with its farmsteads and associated outbuildings which provides residential accommodation, form the lowest order of human settlement in the hierarchy.

### **4.3.3 Urban Development Zone**

Development within this functional zone is focused on urban development and associated specialised urban activities (land uses), which include:

- Settlements consisting of:
  - National Urban Node (Rustenburg/Tlhabane)
  - Municipal Urban Nodes (Phokeng and Boitekong)
- Agricultural holdings and farm portions

The national and municipal urban nodes provide for the highest spectrum of land uses, social and community facilities including:

- A mix of housing typologies
- All required social and community facilities
- Specialised business uses such as higher order retail and offices, medical consulting rooms etc.
- Institutional uses
- Educational uses, including tertiary educational facilities
- Industrial areas
- Tourism and outdoor recreation areas

Table 42 of section 6.1 includes the matrix of permitted land use categories per functional area within the Urban Development Zone.



## **Strategies for the Urban Development Zone**

The Urban Development Zone as illustrated in Figure 4 includes the highest order settlements in the municipality which in turn, form the strategic growth points in the municipal area. It is accepted that the highest growth and development pressure will take place in this functional zone.

The zone is the priority area for future urban development within the municipality providing the widest range of specialised uses as well as a wide spectrum of housing typologies. It is also the priority area for investment in infrastructural and community service provision in order to provide a conducive environment for investment by private sector, but also government.

The Urban Development Zone should also be the focus area for private investment in the municipal area, especially in retail, commercial and higher density housing provision. Hence the Strategic Development Areas (SDA's) as well as the Mixed-use Area respectively discussed in section 4.4.2.1 (page 44) and 4.4.2.5 (page 45) of this report, are central to the theme of sustainable and integrated development in respect of future growth and investment.

### **4.3.4 Rural Development Zone**

This functional zone is focused on the rural development areas which are mainly located in the Traditional Authority areas. However, this zone also includes rural settlement areas located outside of Traditional Authority areas, such as Monnakato and Lethabong, as well as agricultural and farming areas.

The focus in this zone is on providing rural residential refuge supported by opportunities for rural livelihoods, agri-eco-focussed enterprises, public facilities as well as commercial and subsistence farming with adequate transport linkages.

The Rural Development Zone therefore includes:

- Settlements consisting of:
  - Rural Service Centres (third order settlements)
  - Lower order settlements (fourth and fifth order settlements)
- Settlements that cater for rural residential opportunities and rudimentary social and community facilities
- Agriculture and Farming Focus Areas

Within the rural setting, the Rural Service Centres are the focus areas/nodes for provision of social services as indicated in the "Social Services Wheel" referred to in the National SDF. These nodes include:

- Chaneng/Robega
- Ga-Luka
- Thekwane/Photsaneng
- Tsitsing
- Lethabong
- Phatsima
- Monnakato

All other settlements in the municipal area forms the lower (fourth and fifth) order settlements with the focus to provide in rural residential opportunities.

In addition to the requirements for settlement development referred to above in section 4.3.2.1, the National SDF also indicates that in rural settlements, it is imperative that:

- Environmentally sensitive settlement planning is undertaken
- 'Rural design' is introduced
- Viable, new agri-eco-focused enterprises are established, and existing ones supported

The Agriculture and Farming Focus Area in this zone includes the same principles in those areas earmarked as High Potential Agricultural Areas. The difference in this zone is that there are also other agricultural areas focused on subsistence and small farming, cattle and game farming etc.

All farm portions in the Rural Development Zone are subject to provisions of the Subdivision of Agricultural Land Act (SALA), 1970 (Act 70 of 1970), unless excluded, e.g. State land or land which formed part of the former Homelands prior to 1994. However, the DALRRD is in the process to amend SALA and to replace it with the Preservation and Development of Agricultural Land Bill. All land not within a proclaimed township will resort under provisions of the proposed act, including land currently regarded as Traditional Authority Areas.

(Refer to **Annexure B** for land excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017)

Table 42 of section 6.1 includes the matrix of permitted land use categories per functional area or settlements within the Rural Development Zone. Refer also to section 4.5.6 for guidelines in respect of land use on the High Potential Agricultural Areas.



### ***Strategies for the Rural Development Zone***

For purposes of the Rustenburg SDF the development strategies and investment focus on settlements within this functional zone include the following:

- Promote and build an active citizenry to rebuild local place and the community, through collaborative government, and community action by:
  - A people-centred approach from the municipality that helps communities and individuals to generate income, improve skills, increase safety, reduce food insecurity and enhance health through improvements in social and economic infrastructure; and
  - Communities that contribute to practical problem-solving and upgrading schemes and hold municipalities accountable.
- Enhance the developmental role of the municipality and within the Rural Service Centres within this zone, with a focus on economic viability, sustaining public services, skills development, the green agenda and connecting infrastructure
- Promote the concentration of people (human settlements/housing development), service industries and infrastructure in the identified Rural Service Centres serving adjacent settlements in order to use current resources more productively
- Reduce fragmented spatial patterns and increase densities in all settlements and specifically in nodal areas, which will reduce high costs to households and infrastructure delivery
- Promote projects that will increase employment opportunities
- Ensure the proper maintenance and upgrading of roads and transportation networks that will guarantee proper linkages between urban-rural areas and between nodal areas – the key to spatial transformation
- Increase opportunities for light manufacturing/service industries and the informal economy in order to increase job opportunities
- Promote agriculture, especially in those identified agricultural potential areas, because it has the potential to increase economic vibrancy in the municipal area
- Acknowledge the importance of rural areas to the urban areas, because the wellbeing of the entire population still depends on rural goods and services – food, water, minerals, energy, biodiversity, natural and cultural experiences, labour and land – and this will become increasingly more important in future as resources become more constrained
- Use infrastructure to unlock the development potential of rural areas, especially in areas where higher densities occur and where nodal areas (Rural Service Centres) have been identified, because infrastructure investment is less cost effective in lower density areas with small economies of scale
- Prioritise agricultural production to increase job creation and local economic development, which will gradually develop a sustainable competitive industry. Programmes providing technical, marketing and

financial support would strengthen local producers, reduce vulnerability to external shocks and reduce transportation costs, while increasing local jobs and incomes

- Develop a programme to formalise informal settlements and less formal townships and by doing so also ensure that funds are channelled to provide essential community facilities, public infrastructure and housing.

### 4.3.5 Development Corridors and Activity Spines

On a macro level, the provision of access routes and corridors which are focused on providing high access and mobility by connecting nodes within the larger region and within the municipality, include:

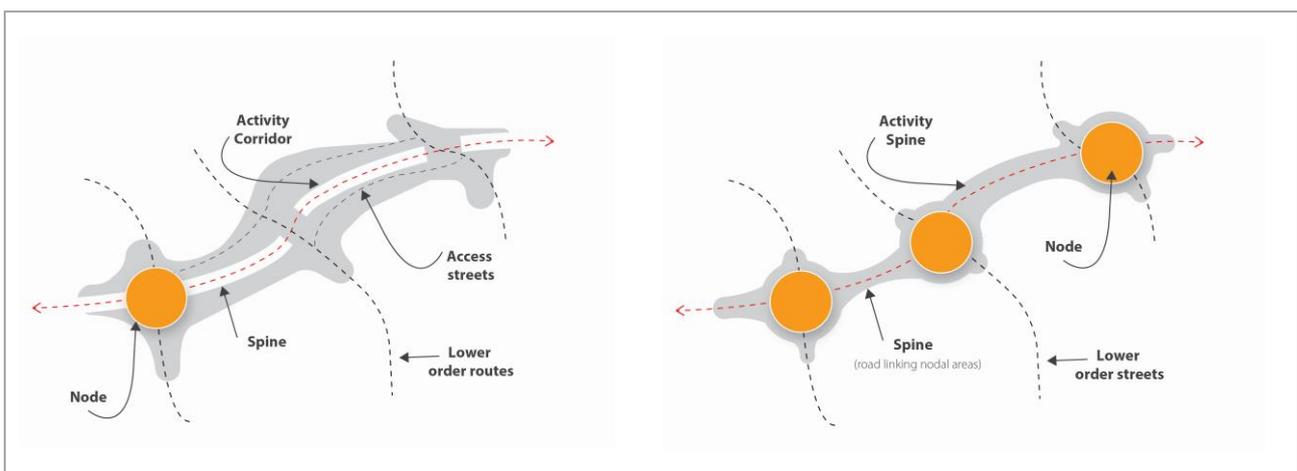
- Primary axle – the N4 national route ensuring regional connectivity and serving as a Development Corridor
- Secondary axles – the provincial routes providing high access and mobility to the urban clusters and ensuring regional connectivity (R510, R565, R24)
- Rural connection route (R556)

Apart from the higher order routes mentioned above, various lower order routes provide access to areas and settlements throughout the municipal area. Some of these routes have been identified as Development Corridors and Activity Spines.

#### Development Corridor vs Activity Spines

A **Development Corridor or Activity Corridor** provides for development with a specific theme along a higher order route or identified corridor. Development occurs in the adjacent areas via lower order routes connected to the corridor route. High levels of mobility are important and direct access to individual developments along this corridor is normally restricted/prohibited.

An **Activity Spine** is a major route between nodal areas where public transport services or high levels of private transport occur, and which provides opportunities for development along the routes or at important intersections of the routes. Activity Spines should also be developed in keeping with a theme that determines the character of land uses along the spine. Although direct access from the spine is promoted, there may be restrictions to allow direct access along these routes as well, depending on the status of the road.



#### 4.3.5.2 N4 Development Corridor

The entire N4-route as illustrated in Figure 4 is earmarked as a Development Corridor ensuring national and regional connectivity. This corridor stretches from the eastern border of the municipality south of Marikana up to the western border at Rustenburg city.

The main purpose of this corridor is to function as a mobility corridor linking regional centres. This corridor not only link Gauteng's metropolitan areas with Rustenburg city, but also ensuring connectivity to Botswana and within the municipal area.

Any development that occurs in the areas adjacent to the N4 Development Corridor, should obtain access via lower order routes connected to the N4 national road, or from the nodal areas. All proposed access and egress to this corridor should comply with SANRAL's requirements.

High levels of mobility are important and direct access to individual developments along this corridor is therefore restricted. Any access from this route is further subject to SANRAL approval and requirements.

The inland areas adjacent to this corridor provide for development with the various themes along different sections of the corridor.

The first section, starting at the eastern border of the municipality with the Madibeng Municipality (close to Marikana and the Buffelspoort/ Marikana interchange) up to where the N4 intersects with the R-104 provincial route at the Kroondal/ Buffelspoort interchange, is focused on agriculture and the rural environment, despite the occurrence of mining activity north of it in the Marikana area.

The area south of the N4 and more to the west is characterised by crop farming and recreational facilities, such as the ATKV Buffelspoort and Lekkerrus resorts. Access to these farms is obtained via the R-104 route, whilst access to the northern adjacent area is obtained via the district road between Rustenburg and Marikana and from the two interchanges from the N4, namely the Kroondal/ Buffelspoort interchange and Buffelspoort/ Marikana interchange (Marikana road).

The second stretch of approximately 6km starts at the Kroondal/ Buffelspoort interchange with the N4 and continues along the N4 up to the Krugersdorp/Rustenburg city interchange with the R24 in the vicinity of the Waterfall Mall in the city.

Inland areas along this part of the corridor should be focused on residential and mixed-use development, with the focus on residential areas to the south of the N4 in the so-called "delta area" in Waterval close to the city, and on a mixture of mining and industrial uses to the north thereof.

To serve the new residential expansions included in the Strategic Development Area in the Waterval area of the Rustenburg National Urban Node, a new interchange/off-ramp and access to the N4 between the R24 and the R104 is also proposed as shown in Figure 6 and Figure 11 (refer to section 4.4.3) . [Please note that the *circle in dotted blue lines* indicate the relative position of the off-ramp]

This proposed interchange is respectively 2.87km and 3.58km from the existing Krugersdorp/Rustenburg (R24) and Kroondal/ Buffelspoort (R104) interchanges, which is within the spacing requirements of SANRAL of 2.4 to 2.8km between interchanges on urban/rural freeways.

The last part of the corridor is going through the city itself with various access points, including access to the CBD via Helen Joseph Drive. Development on both sides along this stretch of the corridor is residential with very little opportunity for any other development.

This section of the corridor is from the city up to the western border of the municipality with the Kgetlengrivier Municipality. It follows a scenic route with overnight accommodation, recreation and places of refreshment and entertainment along the Donkerhoek road and provide access to Phokeng.

#### 4.3.5.3 Activity Spines

Unlike development corridors with limited access, an Activity Spine (AS) is a major route between nodal areas or other urban areas where public transport services or high levels of private transport occur, and which provides opportunities for development along the route or at important intersections thereof. In most instances, activity spines align with the Integrated Public Transport Network routes of the municipality.

Direct access may be allowed, but in some cases, direct access is also restricted because of requirements of roads authorities such as SANRAL.

Activity Spines should also be developed with a specific theme or objective that determines the character of land uses along such spine.

The following Activity Spines (see Figure 4) have been identified in the Rustenburg municipal area:

- Activity Spine (AS1): Waterval East-Olifantsnek Activity Spine
- Activity Spine (AS2): Rustenburg-Kroondal Activity Spine
- Activity Spine (AS3): Donkerhoek Activity Spine
- Activity Spine (AS4): Rustenburg-Boitekong Activity Spine
- Activity Spine (AS5): Rustenburg-Tlhabane Activity Spine

### ***Activity Spine (AS1): Waterval East-Olifantsnek Activity Spine***

The Waterval East-Olifantsnek Activity Spine follows the R24 route from the Waterfall Mall in the city of Rustenburg to the Olifantsnek settlement (also refer to Figure 11).

The development theme of this activity spine is to enhance local tourism, recreation and entertainment opportunities, but excluding high order retail and commercial uses.

The spine includes three sections, namely:

- The first part of 1km of this spine from the N4 up to Waterberg Avenue, is characterised by higher order retail uses such as the Waterfall Mall, Builder's Warehouse and motor show rooms
- The second section of 3km from Waterberg Avenue along the R24 from the Waterfall Mall up to Arnoldstad Road, which includes a large area for mixed-uses along the route and within the area earmarked as Mixed-use Precinct. Mixed-uses such as community facilities (schools, institutions etc), hotels, guest lodges, places of refreshment, spa's and beauty salons, as well as limited retail facilities including curio shops, art galleries etc. at intersections can be permitted, but excluding offices, any industrial or services industries, commercial uses etc.
- The third part along the spine, starting at Arnoldstad Road up to the urban edge of the Rustenburg/Tlhabane National Urban Node, should be developed for purposes of lower order uses such as overnight accommodation, guest lodges, as well as outdoor recreation

It must be noted that the proposals of this activity spine may deviate from the previous SDF proposals, because of conflict of land uses intended for the activity spine with the Buffer Zone of the Magaliesberg Biosphere Reserve between Waterval and Olifantsnek. Furthermore, although this activity spine is restricted to the Waterval area, the route forms part of a potential corridor between Rustenburg and Krugersdorp (Magaliesberg).

Land use changes or activities along the activity spine are subject to environmental authorisation and consent in terms of Act 70 of 1970 seeing that certain parts of this spine are in the biosphere, environment sensitive and protected agricultural areas.

### ***Activity Spine (AS2): Rustenburg-Kroondal Activity Spine***

The Rustenburg-Kroondal Activity Spine (AS2) follows the R104 route from the R24 route (southern border of the CBD) in a south-eastern direction to the intersection with the district road in Kroondal, running in a north-eastern direction towards Ikemeleng, as shown in Figure 4 as well as Figure 11 in section 4.4.3.

The development theme or purpose of this spine centre around mining, light industrial and commercial uses, service industries and subservient offices.

The first section from the CBD/R24 up to 1.1km of this spine, is earmarked for mixed uses and may include commercial uses and subservient offices, retail etc. where buildings are of high aesthetical quality and conciliable with the existing urban fabric of the city and CBD.

The second part of this spine up to 5<sup>th</sup> Avenue should focus more on industrial related uses, such as commercial, service industries and subservient offices. Buildings in this section should also be of high aesthetical quality and conciliable with the existing urban fabric of the city.

The development theme of the third part of the spine, from 5<sup>th</sup> Avenue up to the Urban Edge with Kroondal, is industrial and mining orientated uses and may include associated uses and uses in support of the mining, construction, and agricultural industries, including, service industries and builders' yards.

### ***Activity Spine (AS3): Donkerhoek-Phokeng Activity Spine***

The Donkerhoek-Phokeng Activity Spine starts at Dr. Moroko Drive at Rustenburg Kloof and ends at the R565 road just north of Phokeng.

The first section follows the Donkerhoek road for approximately 6.5km up the bridge with the N4. The second section starts at the N4 and follows the Ottoman highway up to the R565 north of Phokeng. (see Figure 4).

The theme of the first part of the Activity Spine relates to tourism and related recreation, associated to the environmental assets. The areas adjacent to this spine may include hotels, lodges, overnight accommodation, outdoor recreation, places of refreshment, but excludes retail, offices, any industrial or services industries, commercial uses etc.

The theme for the second part of the Activity Spine along the Ottoman highway passing west of Phokeng should focus on retail at important intersections, community facilities, public transport facilities, local economic development, increased residential densities, recreation facilities including hotels, lodges, overnight accommodation and outdoor recreation.

Any land use change or activity in this area, is however, subject to environmental authorisation and consent in terms of Act 70 of 1970, because the area is situated in sensitive environmental areas and protected agricultural land areas.

### ***Activity Spine (AS4): Rustenburg-Boitekong Activity Spine***

The Rustenburg-Boitekong Activity Spine as shown in Figure 4 is located along the R510 starting in the south from the R104 in the Rustenburg CBD towards Boitekong and ending in the north in Kanana at the round-about traffic circle where the R510 split with the road to Mosenthal and Lekgalong (also refer to Figure 15 and Figure 16 in section 4.4.4 of the report). This spine mainly aligns with the Dedicated Bus Lane route of the municipality's Integrated Public Transport Network (IPTN) routes (see Figure 8).

The development theme of this activity spine is directed to the provision of retail facilities such as the Boitekong Mall, community facilities, increased residential densities, and enablement of local economic development and public transport facilities along the entire spine. It is accepted that this spine serves the larger region and settlements to the north.

Access from R510 may be limited because of the status of the road being administered by SANRAL. However, development should be supported at important and strategic intersections.

### ***Activity Spine (AS5): Rustenburg-Tlhabane Activity Spine***

The Rustenburg-Tlhabane Activity Spine is located along the R104 starting in the south in the Rustenburg CBD and continues along the route towards Phokeng up to the N4 intersection in the vicinity of the Ottoman

highway as shown in Figure 4 and Figure 11 in section 4.4.3. This spine aligns with the Dedicated Bus Lane route of the IPTN routes (refer to Figure 8).

The theme of this activity spine is almost the same as in the case with AS4. Development should be promoted for the retail, community facilities, public transport facilities, local economic development and increased residential densities up to the urban edge of Tlhabane. From the urban edge up to the N4 the development theme changes to one like AS3 being a spine for tourism, recreation related to environmental assets. The areas adjacent to this portion of the spine may include hotels, lodges, overnight accommodation, outdoor recreation, places of refreshment, but should exclude retail, offices and noxious industries etc.

The Rietvlei cemetery is also located along this spine. The expansion of the cemetery must be investigated as it is reaching its capacity. Considering the estimated population growth up to 2031 for the Urban Development Zone (Rustenburg/Tlhabane, Phokeng and Boitekong/Kanana) it is estimated that an area of 102ha will be required for the expansion of the cemetery (refer to section 4.4.3.9 as well as Annexure A).

As in the case with the R510 route, direct access to the R104 may be limited because of the status of the road being administered by SANRAL. Development should be supported at important and strategic intersections.

### **4.3.6 Public transport network**

The Integrated Public Transport Network (IPTN) routes for the municipal area is illustrated in Figure 8. The dedicated bus lanes mainly align with Activity Spines 4 and 5 (section 4.3.5.3) and provides connectivity between the higher order nodes, i.e. Rustenburg, Tlhabane and Boitekong/Kanana.

The IPTN routes for the higher order nodes are also shown in the Local SDFs discussed in section 4.4.

It is proposed that the IPTN routes be expanded in future to include more parts of Phokeng, which is also a higher order node. The routes can be extended to link the R104, western by-pass (Ottoman Highway) and the R565.

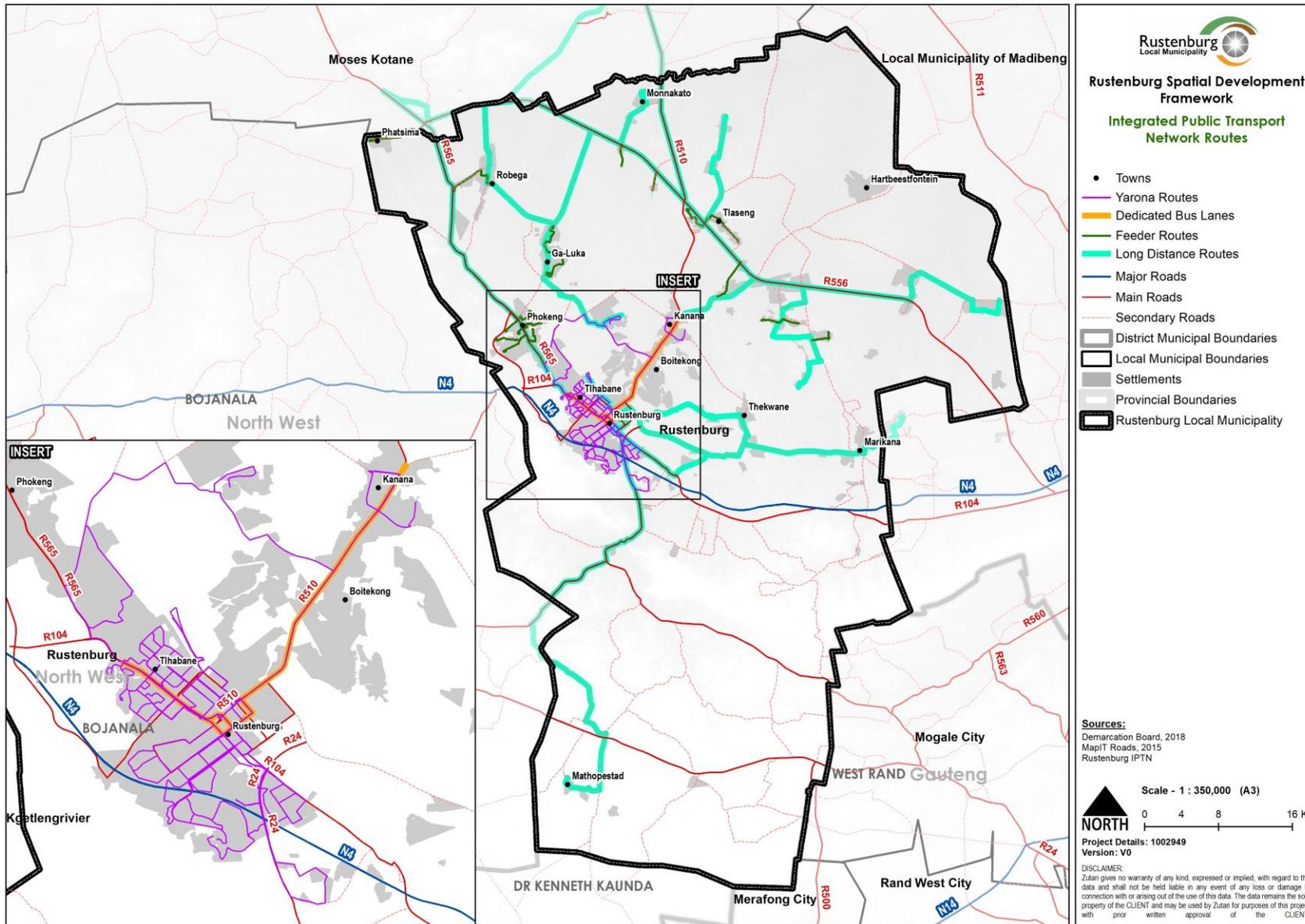


Figure 8: Integrated Public Transport Network routes

### 4.3.7 Activity Nodes and Special Precincts

The activity nodes in the municipal area consist of:

- The Primary Activity Node (P) – the Rustenburg CBD
- Secondary Activity Nodes (S) – which includes sub-urban retail facilities
- Special Precincts

#### 4.3.7.1 Primary Activity Node (P)

The Rustenburg CBD as shown in Figure 12 is the Primary Activity Node (P) of the municipal area, serving the entire community of the municipality and a larger region. The future sustainability of the CBD is therefore regarded as crucial.

The CBD is further supported by special precincts that are the core areas of specialised activities serving the municipal area (see section 4.3.7.3).

The CBD with the core area and special precincts such as offices and medical consulting rooms, are the development focus areas for all specialised goods and services within the municipal area.

#### 4.3.7.2 Secondary Activity Nodes (S)

Secondary Activity Nodes (S) are those nodes throughout the municipal area aimed at serving the different local communities and neighbourhoods according to their specific and basic needs. These nodes are further classified and provided in terms of a hierarchy of centres or specific function as provided for by the South African Council for Shopping Centres (SACSC) and set out in Table 1 and Table 2. This allows a guideline where the municipality may determine the order or hierarchy as well as development conditions of each centre in a sub-urban location.

As shown in the above-mentioned tables, the hierarchy and function of these centres may range from local convenience centres up to regional shopping centres, all depending on aspects such as service radius and population size.

Apart from the Primary Activity Node or CBD, the Rustenburg SDF allows for the establishment and recognition of Secondary Activity Nodes (S) throughout the municipal area, and specifically in the proposed Strategic Development Areas (SDAs), based on the guidelines and classification referred to above.

It must be noted that although locality for any Secondary Activity Nodes is not proposed in the SDF and particularly on the SDAs, the municipality must consider any new proposed Secondary Activity Nodes or suburban shopping centre on its own merits and according to the mentioned classification of shopping centres.

These Secondary Activity Nodes' main function should be focused on services for the suburban residents in settlements or residential areas with convenience goods and limited specialised goods and personal services, rather than to serve as a substitute for the CBD, specialised precincts or the core area surrounding the CBD. In limited circumstances and where special merits exist, it may be necessary to permit service related business at these nodes in order to serve sub-urban communities. Service industries are not supported at these nodes though. The municipality must further ensure that secondary activity nodes never threaten the sustainability of the Primary Activity Node or other Specialised Precincts and that a proper balance is maintained between the provision of Secondary Activity nodes throughout the municipal area and the sustainability of the CBD and the core area. Currently, secondary activity nodes are found all over the municipality and within suburban areas.

The existing Secondary Activity Nodes throughout the municipal area is indicated in Table 3 and depicted in Figure 9 and Figure 10. However, some proposed locations for secondary activity nodes in the future residential expansion areas have also been indicated in the composite SDF plan and the Local Spatial Development Frameworks, referred to in section 4.4 of this report.

**Table 1: Classification and the Hierarchy of Core Retail Facilities in South Africa**

Type of Centre	Size (m <sup>2</sup> ) GLFA	Trade area	Role and function	Geographic segmentation	Number of households served per Life Standards Measure (LMS)	Socio-economic segments	Trade area Avg radius (Km)	Median travel time (mins)	Main tenants
Small free standing and convenience centre	500 – 5 000 5-25 stores	Serves part of a suburb	Offers express convenience	Part of metros and city suburbs	LSM 1-5, <10 000 LSM 6-9, <5 000 LSM 10-10+ <2 000	All LSM groups	1 – 1.5	<3	Small grocery store; Few convenience stores
Neighbourhood centre	±5 000-±12 000 25-50 stores	Centrally located for a group of suburbs	Convenience and express convenience role	Part of metropolitan and city suburbs and townships	LSM 1-5, (20 000-47 000) LSM 6-9, (9 000-20 000) LSM 10-10+(3 600-8 500)	All LSM 4-10	2	4-9	Supermarket; Convenience; Some small, specialised stores
Community centre	±12 000-±25 000 50-100 stores	Strategically located to serve a suburban community	Larger variety of convenience products to more households	Metros, cities, large towns and rural areas	LSM 1-5, (44 000-102 000) LSM 6-9, (15 000-46 000) LSM 10-10+ (5 000-12 000)	All LSM 4-10	3	6-14	Large supermarket(s); Convenience; Small national clothing; Restaurants & takeaways; Services
Small regional/Large community centre	±25 000-±50 000 75-150 stores	Specific sub region of city (can be large self-contained community)	Larger community and much wider tenant mix. More a community than regional role	Metros, cities, large towns and rural areas	LSM 1-5, (90 000-209 000) LSM 6-9, (40 000-90 000) LSM 10-10+, (16 000-37 000)	All LSM 4-10	3-5	10-16	Large supermarket(s); 1 or 2 large clothing anchors; Strong national tenant comparison goods component; Boutiques; Restaurants; Entertainment; Services
Regional centre	±50 000-±100 000 150-250 stores	Large region of city/or whole city/rural towns	Large primary and secondary trade areas. Also support from tertiary trade area. Part of a business node	Metros, large cities and metro township areas	LSM 1-5, (180 000-420 000) LSM 6-9, (80 000-185 000) LSM 10-10+, (33 000-76 000)	All LSM 4-10	5-8	14-20	Large supermarkets (even 2) or hyper; 3 or more large clothing stores; Small clothing stores and boutiques; International brands; Entertainment, Restaurants; Services; Convenience
Super regional centre	>100 000 >250 stores	Large region in city and surrounding areas/Tourists	Serves whole metro, region, national and international visitors offering widest tenant mix	Metropolitan suburban	LSM 6-9, (106 000-250 000) LSM 10-10+, (44 000-101 000)	Above average LSM 5-10	10+	24-30	Same as regional but more emphasis on entertainment and variety

Source: (Prinsloo, 2016)

**Table 2: Classification of Focus or Niche Centres**

Type of Centre	Size (m <sup>2</sup> ) GLFA	Trade area	Role and function	Geographic segmentation	Number of households served	Socio-economic segments	Trade area Avg radius (Km)	Median travel time (mins)	Main tenants
Big Box Retailers	Vary from 2 000 to 15 000	Depend on type of store or centre - mostly on regional level	Large single building with one shop offering specialist products	Metros and city suburbs	LSM 6-9, (±25 000) LSM 10-10+, (±14 000)	Mainly above average LSM 7-10	5-10	10-30	Specialist traders
Entertainment/Casino	Vary from 10 000 to 50 000	Depend on type of store or centre - mostly on regional level	Offer gaming, entertainment, restaurants and retail facilities	Metros, cities and rural areas	LSM 6-9 (40 000-60 000) LSM 10-10+ (20 000+)	Average and higher LSM 5-10	5-30	10-30	Specialist traders/ entertainment and/or theme centre  Emphasis on food, restaurants & fast-food outlets
Lifestyle Centre	15 000 – 50 000 (Can be smaller or larger)	Upmarket trade areas	Upmarket shopping in relaxed atmosphere	Metropolitan suburban	LSM 6-9 (40 000-60 000) LSM 10-10+ (20 000-30 000)	Mainly LSM 9-10	3-8	6 - 15	Upscale supermarket. Book stores; Dining. Entertainment; Speciality retail (house/home/ garden); Fresh produce stores
Value Centre	10 000 – 50 000 20 – 40 stores	Next to regional sharing same trade area	Complement regional centres with stores not normally in regional centres	Metropolitan suburban and cities	LSM 6-9 (40 000-60 000) LSM 10-10+ (20 000-30 000)	Middle to above average LSM 6-10	3-6	10-15	Emphasis on big box retailers; Specialist retailers. Home improvement; Small to large groceries
Hyper Centre	15 000 – 35 000 15-20 stores	Strong correlation with regional centre	Offer groceries, hardware, appliances, clothing, furniture, household goods in large store	Metropolitan suburban and cities	LSM 10-10+ (21 400 - 50 000) LSM 6-9 (60 000– 100 000)	Middle to above average LSM 5-10	6-8	10-15	One hyper store (70% of area); Convenience line stores; Services
Motor Showrooms	500 -5 000	-	Display and sell variety of car brands and models	Metros to rural	-	Higher LSM suburbs	-	-	-
Filling Stations	30 - 600	Local & through traffic plus nearby households	Service through traffic and local households with express convenience	Metros to rural	Depend on size and location of filling station	All LSM 4-10 • convenience store	-	-	ATM; Fast food; Car wash
Airport Retail	1 000 – 20 000 10-100 stores	Size of airport will determine size of retail	Satisfy retail needs of travellers, family, collectors and workers	Metropolitan and large city airports	-	Mainly higher LSM	-	-	Mainly food curio's & souvenirs; Clothing; Exchange services

Source: (Prinsloo, 2016)

**Table 3: Existing Secondary Activity Nodes**

Map label	Retail facility	<sup>1</sup> Estimated Size	Hierarchic classification
S1	Platinum Square Shopping Centre	40,000m <sup>2</sup>	Large Community Centre or Small Regional Centre
S2	Waterfall Mall	85,000m <sup>2</sup>	Regional Centre
S3	Lifestyle Square	7,000m <sup>2</sup>	Lifestyle Centre
S4	Rustenburg Square (Spar)	5,300m <sup>2</sup>	Community Centre
S5	Safari Gardens	9000m <sup>2</sup>	Neighbourhood Centre
S6	Spar Kroondal	10,000 m <sup>2</sup>	Neighbourhood Centre
S7	Phokeng Mall	16,000m <sup>2</sup>	Large Community Centre or Small Regional Centre
S8	Tlhabane Square	3,1000 m <sup>2</sup>	Large Community Centre or Small Regional Centre
S9	Boitekong Mall	17,782m <sup>2</sup>	Large Community Centre or Small Regional Centre
S10	Sunrise Park Shopping Centre	9,000m <sup>2</sup>	Community Centre
S11	Food Town Hyper Tlabane	4,000m <sup>2</sup>	Big Box Retailer
S12	Superspar Foro	7,200m <sup>2</sup>	Neighbourhood Centre
S13	Mega Supermarket and Hyper Slaghuis	3,500m <sup>2</sup>	Small free standing and convenience centre
S14	Boshhoek Food Zone Waltloo	2,100m <sup>2</sup>	Small free standing and convenience centre
S15	Boitekong Ext 1	5,000m <sup>2</sup>	Small free standing and convenience centre
S16	SNS Supermarket	550m <sup>2</sup>	Small free standing and convenience centre
S17	Rustenburg Mall	40,000m <sup>2</sup>	Large Community Centre or Small Regional Centre
S18	Greystone Crossing	15,293m <sup>2</sup>	Community Centre
S19	Magalies View	5,200m <sup>2</sup>	Neighbourhood Centre
S20	Tuscany Crossing	2,400m <sup>2</sup>	Small free standing and convenience centre
S21	Geelhoutpark Spar	2,700m <sup>2</sup>	Small free standing and convenience centre
S22	Kloof Centre	1,800m <sup>2</sup>	Small free standing and convenience centre
S23	Kloofzicht Centre (Toledo Spur Ranch)	1,850m <sup>2</sup>	Small free standing and convenience centre
S24	Rex	1,395m <sup>2</sup>	Small free standing and convenience centre
S25	Karani's Saverite (Buffelspoort)	5,600m <sup>2</sup>	Neighbourhood Centre
S26	Hartebeestfontein Usafe	1,450m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S27	Bethanie Usafe	700m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S28	Marikana Secondary Activity Node	21,000m <sup>2</sup>	Rural retail development/ Neighbourhood centre plus free standing shops
S29	Luka Usafe	820m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre

<sup>1</sup> Please note, the estimated size of centres in the table are not based on actual approved building plans and/or land use rights granted, and just an indication of the development.

Map label	Retail facility	<sup>1</sup> Estimated Size	Hierarchic classification
S30	Olifantsnek/On the Bend Filling Station and convenience store	1,530m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S31	Wen Qin Shop & Phala filling station	1,200m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S32	Pitse shops	1,540m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S33	Thekwane Supermarket	320m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre
S34	Buzas General Dealer	366m <sup>2</sup>	Rural retail development/ Small free standing and convenience centre

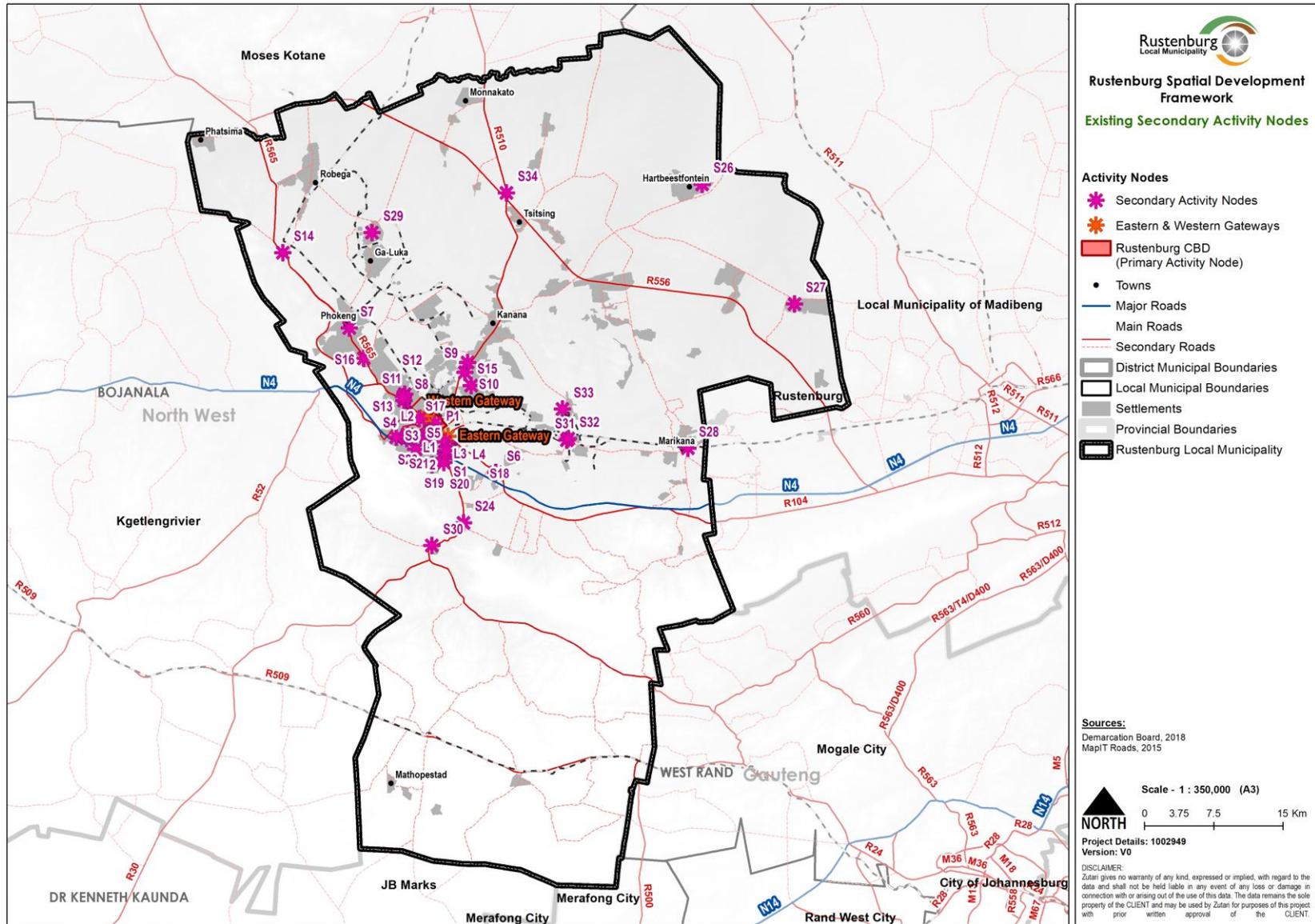


Figure 9: Existing Secondary Activity Nodes (municipal area)

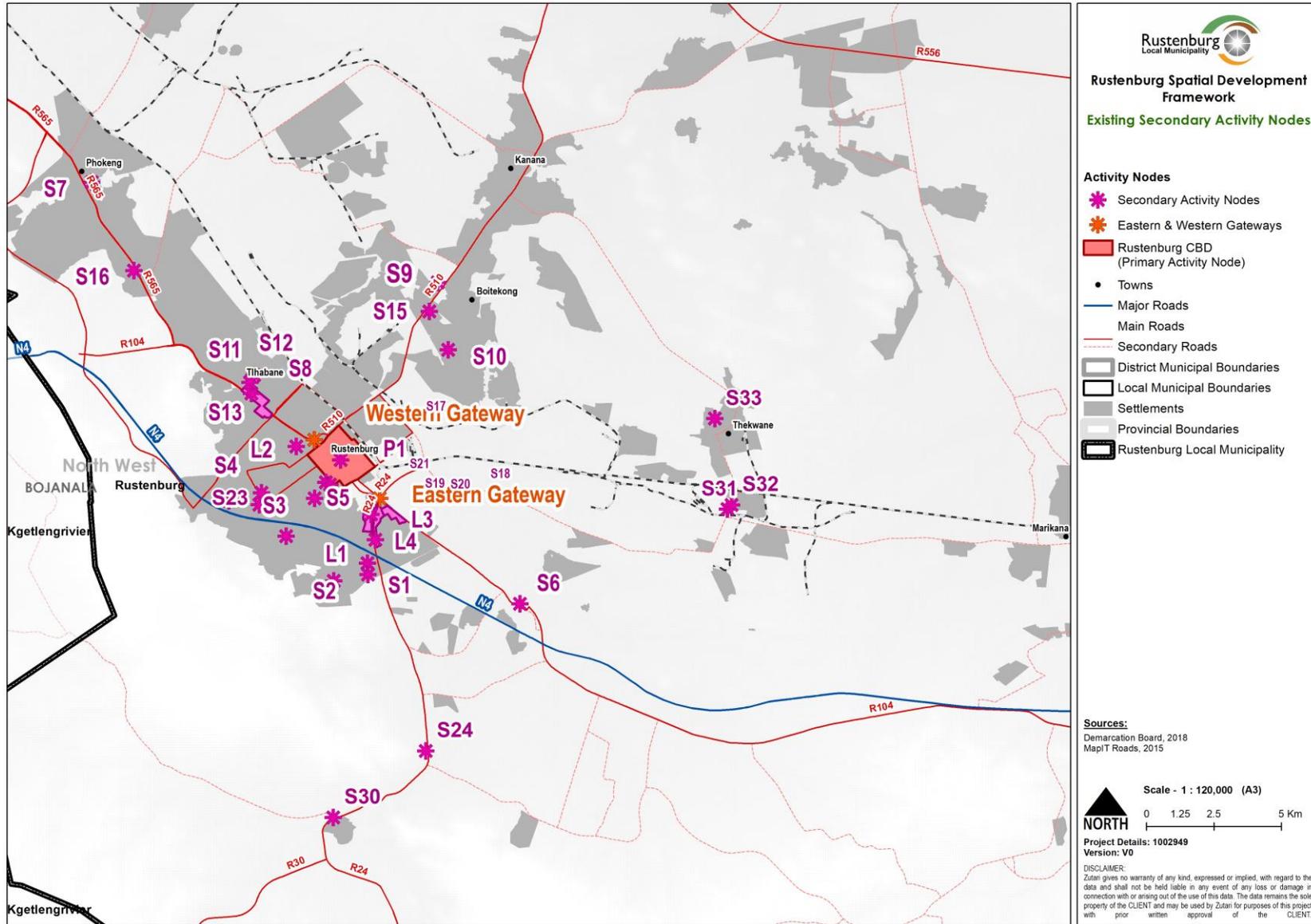


Figure 10: Secondary Activity Nodes (Rustenburg and central area)

### 4.3.7.3 Special Precincts

The special precincts in the municipality include:

- Opportunity Areas
- Transition Areas
- Mixed-use Precincts or Areas
- Offices and Medical Consulting Rooms Precincts (refer to Figure 12)

The Offices and Medical Consulting Rooms Precincts require inclusion in this part of the proposals because of the strategic support function the precincts provide to the CBD as Primary Activity Node and they serve the entire municipal area. This precinct is discussed further in section 4.4.3.3.

However, throughout the municipal area additional opportunity areas and transition areas have been identified and are included/shown in the Local SDF's in section 4.4 of the report.

#### ***Opportunity Areas***

Opportunity Area (OA) have been created in most of the settlements.

**Opportunity Areas** are areas identified by the municipality where a flexible approach will be followed with the evaluation of land use rights in support of land uses that can contribute towards creation of livelihoods and improved local economic development in an area.

Throughout the municipal area opportunity areas have been identified and are included/shown in the composite SDF and Local SDF's.

The identified Opportunity Areas are mainly located along important activity streets, streets with increased traffic and public transport movement and areas with the potential to unlock local economic opportunities.

Despite the "flexible approach" and the provisions of Table 41 and Table 42 of section 6.1, any proposed land use must be considered against the following important criteria:

- The development principles of Chapter 3 in section 7 of SPLUMA
- The need and desirability, with special attention to the desirability
- The impact of the proposed land use on the strategies contained in the SDF
- The possibility of creating a negative precedent

Furthermore, some streets may be limited in respect of direct access and may contain lines-of-no-access along them. For this purpose, applicants/owners will have to follow procedure to relax the line-of-no-access simultaneously with the application for change in land use rights.

The relaxation of the line-of-no-access may be subject to further requirements from a traffic engineering point of view and may require a traffic report or traffic impact assessment report, depending on the extent of proposed land use rights.

Because of the possible consequences of decisions (creation of precedents) related to applications in Opportunity Areas, decisions in respect of land use change applications may require submission to the Municipal Planning Tribunal (MPT).

#### ***Transition Areas***

Similar to Opportunity Areas, the Transition Areas are identified throughout the municipal area to promote local development opportunities. As in the case with Opportunity Areas, a flexible approach should be followed with the evaluation of land use rights in support of land uses that can contribute towards creation of livelihoods and improved local economic development in an area.

The identified Transition Areas are mainly located along important activity streets, streets with increased traffic and public transport movement and areas with the potential to promote local economic investment.

However, some streets may be limited in respect of direct access and may contain lines-of-no-access along them. For this purpose, applicants/owners will have to follow procedure to relax the line-of-no-access simultaneously with the application for change in land use rights. The relaxation of the line-of-no-access may be subject to further requirements from a traffic engineering point of view and may require a traffic report or traffic impact assessment report, depending on the extent of proposed land use rights.

Despite the “flexible approach” and the provisions of Table 41 and Table 42 of section 6.1, any proposed land use must be motivated and considered by the municipality against the following important criteria:

- The development principles of Chapter 3 in section 7 of SPLUMA
- The need and desirability, with special attention to the desirability and impact on traffic flow
- The impact of the proposed land use on the strategies contained in the SDF
- The possibility of creating a negative precedent

Because of the possible consequences of decisions (creation of precedents) related to applications in Opportunity Areas, decisions in respect of land use change applications may require submission to the Municipal Planning Tribunal (MPT).

### ***Mixed-use Precincts or Areas***

Throughout the municipal area mixed-use areas/precincts (MUA) have been identified and included in the composite SDF and Local SDF's.

A mixed-use precinct or areas in context of the spatial proposals include areas identified by the municipality for purposes of urban development with a mix or blend of multiple land uses, such as residential, retail, service enterprises (service related business), institutional, educational, transport or entertainment etc., into one space or delineated area.

Mixed-use development may be applied to a single building, a neighbourhood or delineated area (precinct or and transit orientated development) and may include new construction (green fields development), re-utilisation of existing buildings or area (brownfields development), or even a combination thereof.

For this purpose and to ensure the realisation of mixed-use developments, the municipality must follow a “flexible” approach towards application to its land use scheme and/or Use Zones. In instances where “standard” use zones and/or provisions of Table 41 and Table 42 of section 6.1 may not address the development needs, the municipality should consider “Special” Use Zones or an appropriate use zone. Under such circumstances approval of land use change should not be regarded as a departure from the SDF as contemplated in section 22(2) of SPLUMA.

However, because of the possible consequences of decisions where deviation from “standard” provisions in the mentioned tables occur, such decisions may require submission to the Municipal Planning Tribunal (MPT).

### ***Principles behind mixed-use areas***

The principles or reasons behind the provision of mixed-use areas or precincts are based on economic, social and environmental reasons, including:

- Mixed-use areas can provide in employment and housing opportunities in close proximity of each other
- Mixed-use areas may already be located in established and older urban areas, meaning that development of public transit systems is promoted and better utilised
- Mixed-use areas can contribute towards urban renewal and utilisation of under-utilised areas or land
- Underutilized area or land can be re-utilised and urban renewal introduced that can contribute towards increased land and property values

- Mixed-use areas may contribute to an increase in housing variety, density, and affordability through their focus on multiple residential development rather than single residential housing types
- Mixed-use development provides in the idea of “live, work, play,” and can transform neighbourhoods into multi-use entities
- Efficiency, productivity, and quality of life are also increased with regards to workplaces and social amenities in close proximity of residential areas
- Mixed-use areas promote a sense of community and improve socialisation through bringing together employees, visitors, and residents in a neighbourhood
- Mixed-use areas may create a better sense-of-place by transforming dull and un-interesting residential areas into vibrant areas and communities that can run eighteen hours a day through the addition of restaurants, places of entertainment, recreational facilities etc.
- Mixed-use areas improve the safety of neighbourhoods because an increased number of people ensures that isolated places become places where people feel safe due to the presence of other community members
- Mixed-use neighbourhoods and buildings have a strong ability to adapt to changing social and economic environments
- Mixed-use development contributes toward resiliency through their ability to attract and maintain visitors
- Mixed-use areas contribute towards sustainable transportation practices and ensure integrated land use and transportation
- Mixed-use areas where residential areas are in close proximity of social and community facilities ensures shorter traveling distances and support the use of micro-mobility such as pedestrian and bicycle movement
- Mixed-use development promotes health and wellness, as these developments often provide better access by foot or bicycle to public facilities and retail stores
- Mixed-use development contributes towards sustainable use of infrastructure due to increased density and reduced distances between housing, workplaces, retail businesses, and other amenities and destinations

### ***Offices and Medical Consulting Rooms Precinct***

The Offices and Medical Consulting Rooms Precinct in the Rustenburg core area consist of two similar but also different areas, namely:

- Precinct PC1: Business 3 Precinct
- Precinct PC2: Offices Precinct

This precinct only applies to the Rustenburg/Tlhabane National Urban node and is discussed in more detail in section 4.4.3

### 4.3.8 Spatial Targeting Areas

The spatial targeting areas are focus areas for growth and investment, as well as focus areas to respond to housing demands in the municipal area.

Spatial targeting areas for purposes of this Rustenburg SDF includes:

- Priority Human Settlement and Housing Development Area
- Strategic Development Areas
- Housing Reform Areas

The **Rustenburg-Boitekong-Marikana Priority Human Settlement and Housing Development Area** (PHSHDA) is shown in Figure 4 and includes a large area stretching from the Urban Development Zone's north-western parts from Rustenburg and Boitekong up to the eastern border of the municipality at the Marikana node.

The Rustenburg-Boitekong-Marikana PHSHDA was promulgated in 2020 with the aim to prioritise infrastructure investment in integrated human settlements, aligned to economic opportunities created in this area, and by prioritising housing intervention programmes and supporting infrastructure funding, as well as housing finance to these areas that promote inclusive residential markets. The ultimate purpose of the area is to achieve the outcomes of spatial transformation, integration, sustainability and security of tenure.

Important to note is that all farm portions in the demarcated PHSHDA are subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded, e.g. proclaimed townships such as Rustenburg, Boitekong and Marikana. (Also refer to **Annexure B** for land excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017)

In the light of the fact that the PHSHDA includes areas demarcated as High Potential Agricultural Areas, it is recommended that the National Dept. of Human Settlements review the PHSHDA in order to align with these agricultural areas.

In support of the identified PHSHDA, the municipality has identified specific Strategic Development Areas.

The **Strategic Development Areas** (SDAs) are areas identified by the municipality for urban development expansion and investment, and more specifically as development areas to respond to a wide spectrum of future urban development growth needs for inter alia residential and community facilities. The SDAs are also regarded as areas to achieve spatial restructuring, integration and sustainable human settlement.

The spatial proposals for the SDAs are presented in detail in the Local Spatial Development Frameworks in section 4.4 of the report.

The **Housing Reform Areas** (HRA's) have been identified by the municipality as urban restructuring areas with the potential for high density residential uses, including affordable rental housing, and to be considered in future as social housing restructuring zones.

It can be regarded as areas targeted for spatial reform and transformation through a wide range of developmental opportunities.

The HRA's are presented further in the Local Spatial Development Frameworks in section 4.4.

### 4.3.9 Industrial and Mining Development Zone

The main focus of the **Industrial and Mining Development Zone** as a functional zone, is on mining and quarrying, and the protection and use of mineral resources. Industrial uses proposed in this zone is regarded as providing support to the mining industry, which include mining surface infrastructure.

The eastern parts of the development zone indicated as an Industrial Focus Area, can be regarded as a transitional zone where it overlaps with the PSHDA spatial targeting area and, in the long term (12 years plus), it may transform into an Urban Development Zone.

The Industrial and Mining Development Zone comprises of the following uses and development focus areas:

- Settlements consisting of:
  - Municipal Urban Node of Marikana
  - Rural Service Centres
  - Lower order settlements (fourth and fifth order settlements)
- As in the case with the Urban Development Zone, the Marikana Municipal Urban Node should provide for the highest spectrum of land uses, social and community facilities, whilst the Rural Service Centres and lower order settlements only cater for rural residential opportunities and the provision of rudimentary social services
- Mining Focus Area, including:
  - Mining areas, as well as ancillary and subservient land uses,
  - Industrial uses associated with the mining use
- Industrial Focus Area, which includes possibilities for a wide range of possible land uses and activities that would transform the area and/or serve as transitional land uses such as:
  - Agriculture with commercial and subsistence farming
  - Residential areas
  - Tourism and recreational areas

Table 42 in section 6.1 (page 128) includes the matrix of permitted land use categories per functional area of the Industrial and Mining Development Zone.

It must be noted that all farm portions in this focus area are subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded, e.g. proclaimed townships such as Rustenburg, Tlhabane, Boitekong, Marikana and Hartebeestfontein. (Also refer to **Annexure B** for land excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017).

Also refer to section 3.0.-127182992.395.-275321358 which deals with settlements which are resource-orientated and located outside of an urban edge.

### 4.3.10 Protection Zone

The Protection Zone is one of the most important functional zones in the municipal area with the purpose to ensure the protection, preservation, and utilisation of natural resources.

This zone includes two focus areas:

- The Environmental Protection and Tourism Focus Areas
- The Agriculture and Farming Focus Area

It also includes Phatsima as Rural Service Centre for provision of social services as indicated in the “Social Services Wheel” referred to in the National SDF.

The southern parts of the municipal area, south of the N4 and Rustenburg city, contain the largest part of the Protection Zone, with smaller parts to the north and north-east of the municipality.

Apart from its “protection status”, this zone also represents an area for tourism and outdoor recreation as provided for in Table 42 of section 6.1, read together with environmental management guidelines set out in section 4.5.6.

All land use changes and activities in the Protection Zone is strictly subject to:

- Environmental authorisation in terms of the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) and the National Environmental Management: Protected Areas Act (NEMPA), 2003 (Act 57 of 2003).
- Authorisation in terms of the Subdivision of Agricultural Land Act, 1970 and the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983).
- For purposes of the SDF and spatial proposals, all potential land uses are subject to the environmental management guidelines as provided in section 4.5.6 (page 102).

However, the intention with these guidelines is not to replace or govern any environmental provisions in terms of the environmental management framework or the relevant environmental legislation, but merely to take cognisance of environmental management instruments as contemplated in section 12(1)(m) of SPLUMA, and to ensure that environmental sensitive areas and high potential agricultural land are spatially included in the SDF as required in section 21(j) of SPLUMA.

#### 4.3.10.1 Environmental Protection and Tourism Focus Areas

The Environmental Protection and Tourism Focus Area includes various environmental management attributes, namely:

- Magaliesberg Biosphere Reserve
- Nature Reserves
- Magaliesberg Protected Environment
- Terrestrial Critical Biodiversity Area 1

These environmental attributes are governed by their own frameworks, plans and land use guidelines to give further direction to the environmental impact assessment process where activities on land is envisaged.

There are also several heritage sites and buildings throughout the municipal area, some located within the Environmental Protection and Tourism Focus Area, but other outside thereof. Despite their location, these sites are subject to authorisation in terms of provisions of the National Heritage Resources Act, 1999.

It must be noted that all farm portions in this focus area are subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless such land is owned by the national, provincial government or the municipality. (Also refer to **Annexure B** for land excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017)

Refer to section 4.5.6 for guidelines in respect of biophysical attributes.

### 4.3.10.2 Agriculture and Farming Focus Area

The Agriculture and Farming Focus Area includes its own management and conservation attributes from an agriculture conservation point of view. Agricultural attributes include:

- High Potential Agricultural Areas (HPAA)
- Agricultural and farm land

The High Potential Agricultural Areas (HPAA) mostly occur in the central and southern parts of the municipal area, whilst the other agricultural and farm land occur in the northern parts of the municipal area.

#### ***Agricultural and farm land***

The land in the northern parts included as Agricultural and Farming Focus Area include agricultural and farm land earmarked and used for general farming, subsistence farming, cattle and game farming etc.

The agricultural and farm land is subject to provisions of the Subdivision of Agricultural Land Act (SALA), 1970 (Act 70 of 1970). The Act is used for the preservation of agricultural land and should be read together with the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) which provides for the control over the use of agricultural land in order to promote the conservation and the production potential of soil, water resources and vegetation and to combat weeds and invader plants

SALA defines agricultural land as:

- Any land except land situated in an area of jurisdiction of a municipal council, immediately prior to the first transitional local councils
- Land within a proclaimed township
- Land where the State is the owner
- Land excluded by the Minister by notice in the Government Gazette

Furthermore, it prescribes and prohibit the following actions to take place on agricultural land without the written consent of the Minister of Agriculture, Forestry and Fisheries:

- The subdivision of agricultural land
- The transfer and registration of shares in agricultural land
- The lease of agricultural land for 10 years or longer
- The sale of a portion of agricultural land, or the sale or transfer of a right to such portion
- The development of or inclusion of agricultural land in a development, or the publishing of a scheme relating to agricultural land.

It must be noted also that apart from farm land indicated under the Agricultural and Farming Focus Area, all farm portions under other focus areas which were not specifically excluded from the provisions of SALA, is still subject to provisions of the act, despite the fact that they are not earmarked as Agricultural and Farming Focus Area or Hight Potential Agricultural Areas.

It is recommended that DALRRD be requested by the municipality to exclude the farm portions as indicated in Table 4 from provisions of the act for the reasons set out therein. The municipality must note that specific procedures need to be adhere to for the exclusion of land from the provisions of the act. The municipality must apply formally for such exclusion.

(Also refer to **Annexure B** for land already excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017)

**Table 4: Farm portions to be excluded from provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)**

Farm portion to be excluded from provisions of the Subdivision of Agricultural Land Act, 1970	Reason for exclusion
Remainder of Ptn. 1, Remainder of Ptn 9, Ptns. 4, 11, 20 and 24 of the farm Elandsfontein 21JQ	Existing Mathopestad and Malote settlement/s located on the land and proposed Strategic Development Area
Syferbult Agricultural Holdings on the farm Vlakfontein 37 IQ and Remainder of Ptn. 23, Remainder of Ptn. 5 and a portion of Ptn. 34 of the farm Cyferfontein 35 IQ	Existing Syferbult settlement and proposed Strategic Development Area

### **Settlements for farm workers**

The organic growth of settlements such as Malote and the expansion of Syferbult in a predominantly high productive agricultural area, indicates the need for housing accommodation for farm workers in agricultural areas. However, the formalisation of settlements and/or establishment of settlements for this category of the community is challenging. These settlements can also not be regarded in a similar manner as formal townships in urban areas.

However, one should realise that provisions of the Extension of Security of Tenure Act (ESTA), 1997 (Act 62 of 1997) as amended in 2024, may have an impact on spatial forward planning proposals as contemplated in a municipal spatial development framework as well as for land use management.

Considering guidelines such as promotion of compact settlements, prevention of urban sprawl etc. vs. the provisions of ESTA, there is no clear way forward at this point in time on how to accommodate settlements associated with farm workers and include any detail proposals in this regard for this SDF.

Subsequently, it is proposed that the municipality embark on a parallel approach to deal with these unique settlements in the meanwhile, consisting of the following strategies:

- ▶ *Short term strategy: Consultation with Dept. of Agriculture in terms of provisions of the Subdivision of Agricultural Land Act, 1970*

Since most of these settlement will occur outside the urban edge and/or within the Agriculture and Farming Focus Area, it is recommended that any land owner or government institution who wish to establish or formalise a settlement to accommodate farm workers as described in this section, must as point of departure obtain the DALRRD's comment in principle in terms of provisions of the Subdivision and Agricultural Land Act, 1970 (Act 70 of 1970) and whether the Minister may be in a position to grant his/her consent.

Should the DALRRD provide a positive outcome, the municipality can be approached to consider the special merits to create or formalise such settlement. However, it must be stressed that an applicant will have to proof the special merits of such settlement. One of the most important consideration for the municipality will be to determine what impact will be on provision and maintenance of engineering and other municipal services over the long term. It is strongly recommended that any settlement outside the demarcated urban edge must be able to function intendant in terms of engineering infrastructure, including water provision and sanitation services.

Furthermore, the land owner will also need the formal consent from the Minister within the DALRRD.

- ▶ *Medium to long term strategy: Develop a policy to provide for agricultural settlements and mining towns*

Parallel to the above, it is recommended that the municipality develop a policy and strategy to provide guidelines for rural agricultural workers and/or settlements for agricultural workers.

Aspects to be considered for such strategy/policy would include:

- ▶ Such settlement must be resource-orientated and not be able to be located within an acknowledge urban edge
- ▶ Legal requirements in terms of SPLUMA and the municipality's planning by-law
- ▶ What legal framework is national government providing in this regard
- ▶ How will security in tenure be addressed for farm workers
- ▶ Identification of areas for develop well-located rural hamlets for farm workers
- ▶ What measures will prevent the creation of unsustainable rural developments and creation of "rural poverty traps"
- ▶ Emergency housing and basic services
- ▶ What subsidies are available from national government
- ▶ What impact would settlements for farm workers have on provision and maintenance of engineering and other municipal services over the long term.

Although this section mainly deals with settlements for agricultural farm workers, it may also apply to mining villages and/or mining activities which is resource-orientated.

### ***High Potential Agricultural Land***

The High Potential Agricultural Areas (HPAA) is mainly earmarked for commercial farming such as crop farming and horticulture. It is also located on agricultural and farm land but may also occur on farms in areas is earmarked for Environmental Protection and Tourism Focus Areas.

As mentioned in the status quo analysis (Part One) report, the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) provides for the control over the use of agricultural land to promote the conservation and the production potential of soil, water resources and vegetation and to combat weeds and invader plants.

The intention with the HPAA's is to protect demarcated high-potential areas from non-agricultural uses and will be gazetted in future in terms of the act (*supra*) and publishing regulations to regulate their use. Once gazetted, these areas will be called Protected Agricultural Areas (PAAs), but until then, are referred to as High Potential Agricultural Areas (HPAA's). Also refer to section 4.5 for further guidelines in respect of land use management.

It has been recommended by the Dept. of Agriculture, Land Reform and Rural Development that land parcels within the HPAA's be zoned as "Protected Agricultural Areas". In terms of alignment of the SDF proposals and the municipality's Land Use Scheme, it would therefore be required that the Land Use Scheme be amended to include the use zone and proposed Protected Agricultural Areas.

## 4.4 Local Spatial Development Frameworks - Proposals per focus area

### 4.4.1 Population growth and land use budget

#### 4.4.1.1 Population and household growth overview

According to Statistics South Africa Mid-Year Population Estimates, 2021, the municipal population is estimated at 845,207 in 2022. The municipal population is projected to increase to 1,096,577 by 2031. It represents an estimated increase of 251,370 persons or 104,738<sup>2</sup> households over the period 2022 to 2031. (Refer to Part One: Status Quo Analysis report for more information)

The settlement growth results from the status quo analysis were used to determine the estimated population growth per settlement cluster. This approach was followed due to a lack of statistical data on the population size of clusters in 2010 and 2022. The distribution of the actual physical growth per area which was captured during the status quo analysis phase from images dated 2020 to 2022, were used as baseline to determine the future need for settlement development or expansion. Table 5 provides the estimated population and household growth per settlement cluster for the period 2022 to 2031.

**Table 5: Estimated population and household growth per cluster (2022 to 2031)**

Settlement hierarchy	Settlement cluster or settlements	Percentage of total population growth	Expected population growth in numbers (2022-2031)	Expected household growth in numbers (2022-2031) @ 2.4 persons/hh
National Urban Node	Rustenburg/Tlhabane cluster	14.3%	35,856	14,944
Municipal Urban Node	Boitekong/Kanana cluster	53.3%	133,910	55,795
	Phokeng cluster	0.5%	1,343	560
	Marikana cluster	10.2%	25,624	10,677
Rural Service Centre	Thekwane/Photshaneng cluster	2.0%	4,955	2,065
	Lethabong cluster	5.4%	13,490	5,621
	Ga-Luka cluster	0.1%	260	108
	Tsitsing cluster	0.4%	1,087	453
	Chaneng/Robega cluster	0.1%	127	53
	Monnakato cluster	1.2%	2,945	1,227
	Phatsima	1.4%	3,597	1,499
Lower order settlements (fourth and fifth order)	Bethanie	1.3%	3,363	1,401
	Modikwe/Berseba	0.9%	2,187	911
	Lekgalong/Maumong cluster	6.3%	15,868	6,612
	Maile	0.1%	279	116
	Diepkuil	0.2%	409	170
	Makolokwe	0.2%	427	178
	Mathopestad cluster	1.0%	2,540	1,058
	Wigwam	0.4%	1,091	454
	Syferbult	0.8%	2,002	834
<b>TOTAL</b>			<b>251,370</b>	<b>104,738</b>

<sup>2</sup> Average household size of 2.4 was used according to StatsSA Community Survey, 2016

#### 4.4.1.2 Land use budget and engineering infrastructure requirements

The estimated land use budget calculated to provide for additional land uses associated with the projected household growth between 2022 to 2031, such as residential development and associated community facilities, is reflected in Table 6, whilst the required engineering services demand to serve the estimated land use growth, are indicated in Table 7.

However, Table 6 should be regarded as a general guideline and may deviate in the proposals included in the Local SDFs depending on practical considerations and local circumstances. It must also be noted that the table only reflects land or Gross Floor Area for uses required to address the new population growth and does not represent any backlogs which may also exist. It is recommended that as part of any application for change in land use, the necessary studies be conducted by an applicant to determine and motivate the need according to local circumstances.

The total estimated land area required for residential use from 2022 to 2031 is 2,953ha. This represents an estimated 104,738 housing opportunities, excluding housing backlogs.

A total estimated 3,859ha of land is required for urban settlement growth over the same period, inclusive of residential, public facilities, recreation (formal open space), business and light industrial uses.

In terms of Gross Leasible Floor Area (GLA) it means that an additional 2,026,745m<sup>2</sup>, 251,400m<sup>2</sup> and 250,300m<sup>2</sup> GLA building space is respectively required for Public Facilities, Business and Light Industrial uses to address the growth. (Refer to Columns 6, 8 and 9 of Table 6).

In order to determine the need for additional land, standards were used that is generally accepted and as provided by the CSIR's guidelines. (CSIR, 2012). The provision of the current land use scheme in respect of coverage was also used for calculating land requirements.

In respect of water and sanitation requirements, the total estimated water supply required by 2031 to serve the land use demand is 43,986.1 Kilo Liter per day with a storage capacity in reservoirs of 72.57 Mega Liter per day.

Sewer requirements indicate that 45.7 Mega Liter per day wastewater treatment will be required.

In terms of energy, a total of 100,289 kVA electrical load is required to serve the 2031 land use demands for future development.

**Table 6: Estimated land use budget 2022 to 2031**

Settlement hierarchy	Settlement cluster or settlements	Residential			Public Facilities <sup>1</sup>		Business		Light Industrial/ Service industries		Recreation <sup>2</sup>	Total land area required for future development (ha)
		Number of opportunities	Estimated density (dwell. unit/ha)	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	Land area required (ha)	
1	2	3	4	5	6	7	8	9	10	11	12	13
National Urban Node	Rustenburg/Tlhabane cluster	14,944	35	427	289,300	41.33	35,900	5.98	35,900	5.26	4.78	556.97
Municipal Urban Node	Boitekong/Kanana cluster	55,796	40	1,395	1080,200	154.32	133,900	22.32	133,900	19.64	17.85	1,850.38
	Phokeng cluster	560	20	28	10,800	1.55	1,300	0.22	1,300	0.20	0.18	34.66
	Marikana cluster	10677	40	267	206,700	29.53	25,600	4.27	25,600	3.76	3.42	354.07
Rural Service Centre	Thekwane/Photshane ng	2,065	30	69	40,000	5.71	5,000	0.83	5,000	0.73	0.66	88.26
	Lethabong cluster	5,621	30	187	108,800	15.55	13,500	2.25	13,500	1.98	1.80	240.28
	Ga-Luka cluster	108	30	4	2,100	0.30	300	0.04	300	0.04	0.03	4.64
	Tsitsing cluster	453	30	15	8,800	1.25	1,100	0.18	1,100	0.16	0.14	19.36
	Chaneng/Robega cluster	53	30	2	1,000	0.15	100	0.02	100	0.02	0.02	2.25
	Monnakato cluster	1,227	30	41	23,800	3.39	2,900	0.49	2,900	0.43	0.39	52.45
	Phatsima	1,499	30	50	29,000	4.15	3,600	0.60	3,600	0.53	0.48	64.07
Lower order settlements (fourth and fifth order)	Bethanie	1,401	25	56	27,100	3.87	3,400	0.56	3,400	0.49	0.45	70.63
	Modikwe/Berseba	911	25	36	17,600	2.52	2,200	0.36	220	0.32	0.29	45.93
	Lekgalong/Maumong cluster	6,612	25	264	127,900	18.27	15,900	2.64	15,900	2.33	2.12	333.30
	Maile	116	25	5	2,000	0.28	300	0.05	300	0.04	0	5.78
	Diepkuil	170	25	7	2,900	0.41	400	0.07	400	0.06	0.05	8.53
	Makolokwe	178	25	7	3,400	0.48	400	0.07	400	0.06	0.06	8.96
	Mathopestad cluster	1,058	25	42	205,000	2.92	2,500	0.42	2,500	0.37	0.34	53.34

Settlement hierarchy	Settlement cluster or settlements	Residential			Public Facilities <sup>1</sup>		Business		Light Industrial/ Service industries		Recreation <sup>2</sup>	Total land area required for future development (ha)
		Number of opportunities	Estimated density (dwell. unit/ha)	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	GLA (m <sup>2</sup> )	Land area required (ha)	Land area required (ha)	
	Wigwam	454	25	18	8,800	1.26	1,100	0.15	0		0.15	22.73
	Syferbult	834	25	33	16,100	2.30	2,000	0.33	2,000	0.29	0.27	42.05
<b>TOTAL</b>		<b>104,738</b>	<b>-</b>	<b>2,953.72</b>	<b>2,026,745</b>	<b>289.53</b>	<b>251,400</b>	<b>41.89</b>	<b>250,300</b>	<b>36.70</b>	<b>33.48</b>	<b>3,858.63</b>

Notes:

<sup>1</sup> Public Facilities GLA represent a 70% coverage; Business GLA represent a 60% coverage; Light Industrial GLA represent a 75% coverage

<sup>2</sup> Recreation refer to formal open space

**Table 7: Engineering infrastructure demand requirements estimated for 2022 to 2031 land use demand**

Settlement hierarchy	Settlement cluster or settlements	Water and sanitation				Energy
		Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
National Urban Node	Rustenburg/Tlhabane cluster	6,275.3	6.90	10.35	6.56	14,307
Municipal Urban Node	Boitekong/Kanana cluster	23,435.5	25.78	38.67	24.49	53,433
	Phokeng cluster	235.0	0.26	0.39	0.25	536
	Marikana cluster	4,484.4	4.93	7.40	4.69	10,231
Rural Service Centre	Thekwane/Photshaneng cluster	867.2	0.95	1.43	0.91	1,977
	Lethabong cluster	2,360.9	2.60	3.90	2.47	5,382
	Ga-Luka cluster	45.5	0.05	0.08	0.05	104
	Tsitsing cluster	190.2	0.21	0.31	0.20	434
	Chaneng/Robega cluster	22.2	0.02	0.04	0.02	51
	Monnakato cluster	515.4	0.57	0.85	0.54	1,175
	Phatsima	629.5	0.69	1.04	0.66	1,435
Lower order settlements (fourth and fifth order)	Bethanie	588.3	0.65	0.97	0.61	1,342
	Modikwe/Berseba	382.6	0.42	0.63	0.40	873
	Lekgalong/Maumong cluster	2,776.0	3.05	4.58	2.90	6,331
	Maile	50.0	0.06	0.08	0.05	114
	Diepkuil	69.7	0.08	0.11	0.07	160
	Makolokwe	74.2	0.47	0.70	0.44	170
	Mathopestad cluster	424.9	0.23	0.34	0.22	967
	Wigwam	208.9	0.39	0.58	0.37	470
	Syferbult	350.2	0.08	0.12	0.08	799
<b>TOTAL</b>		<b>43,986.1</b>	<b>48.38</b>	<b>72.57</b>	<b>45.96</b>	<b>100,289</b>

## 4.4.2 Components of the Local Spatial Development Frameworks

In addition to the municipal SDF components described in the afore-going section 4.3, the spatial proposals presented in the Local Spatial Development Frameworks (Local SDFs), include the following spatial components:

- Strategic Development Areas
- Housing Reform Areas
- Opportunity Areas
- Transition Areas
- Mixed-use Precincts or Areas

### 4.4.2.1 Strategic Development Areas

Within the different clusters and settlements, Strategic Development Areas (SDAs) can be regarded as spatial targeting areas or focus areas for urban residential growth and investment, as well as focus areas to respond to future housing needs and the entire range of community and shopping facilities, and more importantly, regarded as areas to achieve spatial transformation, integration and sustainable human settlements.

The provision of SDAs is within the boundaries of the Urban Edges as delineated in the Local SDF in such manner that it will:

- Ensure integration (spatial justice)
- Ensure efficiency - make optimal use of resources
- Provide in compact urban forms (sustainability)
- Prevent urban sprawl as far as possible (sustainability).

SDAs are therefore the development focus areas where urban residential development should take preference within the next 5 years, including provision of bulk engineering infrastructure. These areas should further include the necessary community facilities, amenities and the necessary shopping and retail facilities, as well as public open space associated with a residential neighbourhood.

The SDAs may include both greenfield development and infill development as well as settlement upgrading (upgrading of informal settlements). The provision and change of land uses are also provided in Table 41 and Table 42 of section 6.1, which provides for the desired land use patterns in these areas and within the particular Macro Zone where it is located.

### 4.4.2.2 Housing Reform Areas

A housing reform area in context of these proposals include areas identified by the municipality as urban restructuring areas, and to be considered in future as social housing restructuring zones.

It can be regarded as areas targeted for spatial reform and transformation through a wide range of developmental opportunities, including but not limited to:

- Areas to accommodate social housing and affordable rental housing options
- Areas for high density, mixed housing typologies
- Areas to accommodate subsidised housing interventions for a wide range of the different government programmes
- Areas targeted for infrastructure provision and support from national and provincial government in this regard

The Local SDF maps indicate the location of the proposed housing reform areas. These boundaries can in future be demarcated as “Restructuring Zones” as contemplated in government’s Social Housing Policy and the Social Housing Act, 2008 (Act 16 of 2008).

The Act defines a Restructuring Zone as “.....a geographic area which has been—

(a) identified by the municipality, with the concurrence of the provincial government, for purposes of social housing; and

(b) designated by the Minister in the Gazette for approved projects”

It further defines Social Housing as “a rental or co-operative housing option for low to medium income households at a level of scale and built form which requires institutionalised management, and which is provided by social housing institutions or other delivery agents in approved projects in designated restructuring zones with the benefit of public funding as contemplated in this Act”

The Act (*supra*) therefore aims to establish and promote a sustainable social housing environment and to define the functions of national, provincial, and local governments in respect of social housing. It further provides for:

- the establishment of the Social Housing Regulatory Authority in order to regulate all social housing institutions obtaining or having obtained public funds
- the undertaking of approved projects by other delivery agents with the benefit of public money
- statutory recognition to social housing institutions

The department (Dept. Human Settlements, 2023) further describes the Social Housing Restructuring Zones as areas characterized by:

- Spatial Restructuring by bringing lower income people into areas where there are major economic opportunities and from which they would otherwise be excluded because of the dynamics of the land market on the one hand and the effects of land use planning instruments on the other hand, etc.
- Social Restructuring by promoting a mix of race and classes
- Economic Restructuring by promoting spatial access to economic opportunity and promoting job creation

#### 4.4.2.3 Opportunity Areas

The Rustenburg SDF, 2010 included Opportunity Zones whilst the review defines an Opportunity Area (OA) as discussed in section 4.3.

#### 4.4.2.4 Transition Areas

Similar to Opportunity Areas, the Transition Areas are identified throughout the municipal area to promote local development opportunities. (Also refer to section 4.3.)

#### 4.4.2.5 Mixed-use Precincts or Areas

Throughout the municipal area mixed-use areas/precincts (MUA) have been identified and included in the Local SDF's. (Also refer to section 4.3.)

### 4.4.3 Rustenburg/Tlhabane National Urban Node

The size of the existing urban area of the Rustenburg/Tlhabane National Urban Node is estimated at 2,967ha. The spatial proposals for the Rustenburg/Tlhabane National Urban Node are shown in the Local SDF in Figure 11 with detail maps of different areas of the node in Figure 12 to Figure 14.

#### 4.4.3.1 Strategic Development Areas (SDAs)

An estimated 538ha is required to accommodate the 2031 population growth and land use development demands for Rustenburg/Tlhabane National Urban Node, as shown in Table 8. The estimated 14,944 housing opportunities in this node would require associated public facilities as follow:

- Educational facilities (schools): 28.1200ha
- Health care facilities: 2,690m<sup>2</sup>
- Social services facilities: 5,440m<sup>2</sup>

The SDA further provides for other community facilities such as business and industrial uses as follows:

- Business/retail: 3.5900ha
- Industrial/Service industries: 3.5900ha

The estimated total land size of the proposed Strategic Development Areas as presented in the Rustenburg/Tlhabane Local SDF is 883ha for the period 2022 – 2031. The demarcated SDAs propose sufficient land area to address the development demands for the node for the planning period.

There are three major development areas proposed as SDAs:

- Rustenburg - west of the N4 and the Magaliesberg mountain (see Figure 11).
- Tlhabane – western parts (see Figure 13).
- Waterval area (see Figure 14).

**Table 8: Rustenburg/Tlhabane Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	14,944	35	427	28.9300	3.5900	3.5900	4.7800	538.0400
Actual provision in SDA								3,187.1700
<b>Result</b>								Oversupply (2,649.1300)

The SDAs proposed in the western and southern part of the node are impacted by the Magaliesberg Biosphere Reserve transition zone and the farm Boschdal 309 JQ by the buffer zone. Land development proposals in these nodes need to ensure compliance to the land use guidelines applicable to the zones.

A new access/off-ramp to the N4-freeway for the Waterval Strategic Development Area is proposed in Figure 14. (Also refer to section 4.3.5.2 in respect of the N4 Development Corridor).

#### 4.4.3.2 Primary Activity Node (P) – Rustenburg CBD

The Primary Activity Node (P) is the Rustenburg CBD as illustrated in Figure 11 and Figure 12, and it covers an estimated land area of 491ha.

#### 4.4.3.3 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in this node should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

#### 4.4.3.4 Offices and Medical Consulting Rooms Precinct

The Offices and Medical Consulting Rooms Precinct in the Rustenburg core area as shown in Figure 12, includes 195ha of land and comprises of two similar but also different areas, namely:

- Precinct PC 1: Business 3 Precinct
- Precinct PC 2: Offices Precinct

Despite provisions in this section and the demarcation in the Local Spatial Development Framework for this area of the upper-town, it is realised that the development options for these areas should be reviewed in more detail in future. A detail analysis should be done in terms of impact on traffic flow, land use scheme provisions, land use rights already granted (precedents created) etc.

It is therefore further recommended that a precinct plan or local area plan be developed for the upper town area complimentary to the Rustenburg CBD Regeneration Study.

#### ***PC 1: Business 3 Precinct***

This precinct is intended to function as a transition area between the CBD and low density residential areas. The precinct should also provide for medium to high density residential development (Refer to Table 32).

#### ***PC 2: Offices Precinct***

The Offices Precinct is proposed along Joubert Street in Rustenburg. In Joubert Street it runs between Marais and Boven Streets. Refer to Figure 12.

This precinct is regarded as an extension of PC 1, but with the difference that it is only focused on providing opportunities for low density offices, for even directly facing the identified streets.

This precinct may also provide for medium to high density residential development at densities up to 60 dwelling units/ha (also refer to Table 32), as well as any land use that is consistent with provisions of the land use scheme.

#### 4.4.3.5 Mixed-Use Precincts/Areas

The Mixed-use Precincts indicated in Figure 14 include a total area of 73.14ha.

The largest mixed-use precinct is located along the Waterval East-Olifantsnek Activity Spine (AS1) on the R24.

#### 4.4.3.6 Opportunity and Transition Areas

The total erf area for the Opportunity Areas in Rustenburg/Tlhabane as shown in the Local SDF, is 175.7000ha of land. (Refer to Figure 12 and Figure 13). The Opportunity and Transition Areas proposed are primarily located in the northern part of the node.

#### **4.4.3.7 Housing Reform Area**

The Housing Reform Areas proposed in Figure 13 are located in Tlhabane in the northern part of the node along Transition Areas and Opportunity Areas. Combined, the Housing Reform Areas provides for 9.3100ha of land to be used as restructuring areas.

#### **4.4.3.8 Future Industrial Area**

The future industrial area along the Rustenburg-Kroondal Activity Spine (AS2) are indicated in Figure 11. It is a vast area intended to serve as transition area for industries and mining. It covers an estimated 194ha of land.

#### **4.4.3.9 Cemetery**

The expansion of cemetery facilities in the Urban Development Zone (Rustenburg/Tlhabane, Phokeng and Boitekong/Kanana) is currently being investigated, because the indication is that the cemetery in the Rietvley area along the N4 will soon be saturated. A possible locality of a new cemetery is approximately 3km east of the CBD in the industrial area (refer to Figure 11). However, the suitability of this cemetery site is still being investigated and the final locality and size may therefore vary from these proposals.

Considering the estimated population up to 2031 for the Urban Development Zone, it is estimated that an area of 102ha will be required for the expansion or establishment of the cemetery to cater over a period of 30 years (refer to Annexure A for calculations). This facility will therefore serve the larger Urban Development Zone, i.e., Rustenburg/Tlhabane, Phokeng and Boitekong/Kanana Nodes.

#### **4.4.3.10 Proposed university/tertiary educational precinct**

To diversify the local economy and to provide skills development opportunities for the regional population, the development of a facility of higher education such as a university is proposed as a catalytic initiative in the municipal IDP. A feasibility study and business plan are required for the initiative and should include a land use development framework for the planned institution and its impact on the surrounding urban spaces. A site for the potential tertiary educational precinct is proposed next to the Rustenburg Mall and golf course. If the development realises it will stimulate the need for associated student accommodation in the surrounding residential area as well as other uses such as recreation, entertainment and retail which will also be subservient to a university precinct.

In the light of the above, it is proposed that should the university realises within the next 5 years, the municipality take a flexible approach on allowing land uses in this area which can be associated with the purpose of the precinct, aligned to the approved land use development framework that forms part of the business plan. In the event that the facility will be developed beyond 5 years from now, and once more certainty exist about the development of a university, the SDF should be amended to accommodate development that will be associated with such a precinct in more detail.

#### **4.4.3.11 Integrated Public Transport Network routes**

With reference to section 4.3.6 and Figure 8 which deals with the IPTN routes, the Local SDF maps for this section also indicate IPTN routes in more detail and where it aligns with land use proposals. It includes the transport routes for the dedicated bus lanes, Yarona routes and feeder routes. The Local SDF map does not show the long distance routes.

#### **4.4.3.12 Engineering services requirements**

The engineering service capacities required to serve the projected growth for this node over the period 2022-2031 and land uses provided in the land use budget are indicated in Table 9.

**Table 9: Engineering services requirements for Rustenburg/Tlhabane growth 2022-2031**

Water and sanitation requirements				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
6,275.3	6.90	10.35	6.56	14,307

#### 4.4.3.13 Item 75 of Council minutes dated 28 March 2023

The Municipal Council of Rustenburg on the 28 March 2023 has approved item 75 and set out the following conditions which shall remain applicable:

- That the properties located along Molen Street (Molen street between intersection of Beneden street and Molen street; Molen street and Church Streets) be demarcated for an “Opportunity zone with an inclusion of vehicle sale lot and filling station”, at a density of 60 dwelling units per hectare.
- That the properties located along Beneden Street (Beneden street between intersection of Beneden street and Molen Street; Beneden street and Buiten Street) be demarcated for an “Opportunity zone with an inclusion of vehicle sale lot and filling station”, at a density of 60 dwelling units per hectare.
- That Erf 368 Protea Park be demarcated for uses as approved by Council when the land was acquired.
- That traffic impact study be conducted by developers and that developers will still be required to submit the site traffic assessment for each/individual properties when implementing development changes.
- The owner of the property or applicant shall submit detailed design drawings for both water and sewerage networks to the Directorate of Technical and Infrastructure Services for scrutiny and approval, before any work can commence.
- The owner of the property or applicant shall ensure that all the necessary services agreements with the Council and related contributions are finalised and settled before connections to the municipal infrastructure can be provided
- The applicant undertakes to provide the local municipality with “As built” drawings for water and sewerage networks before such services can be taken over by Council.
- That the properties along steen street be demarcated and declared a precinct for entertainment, restaurants and residential

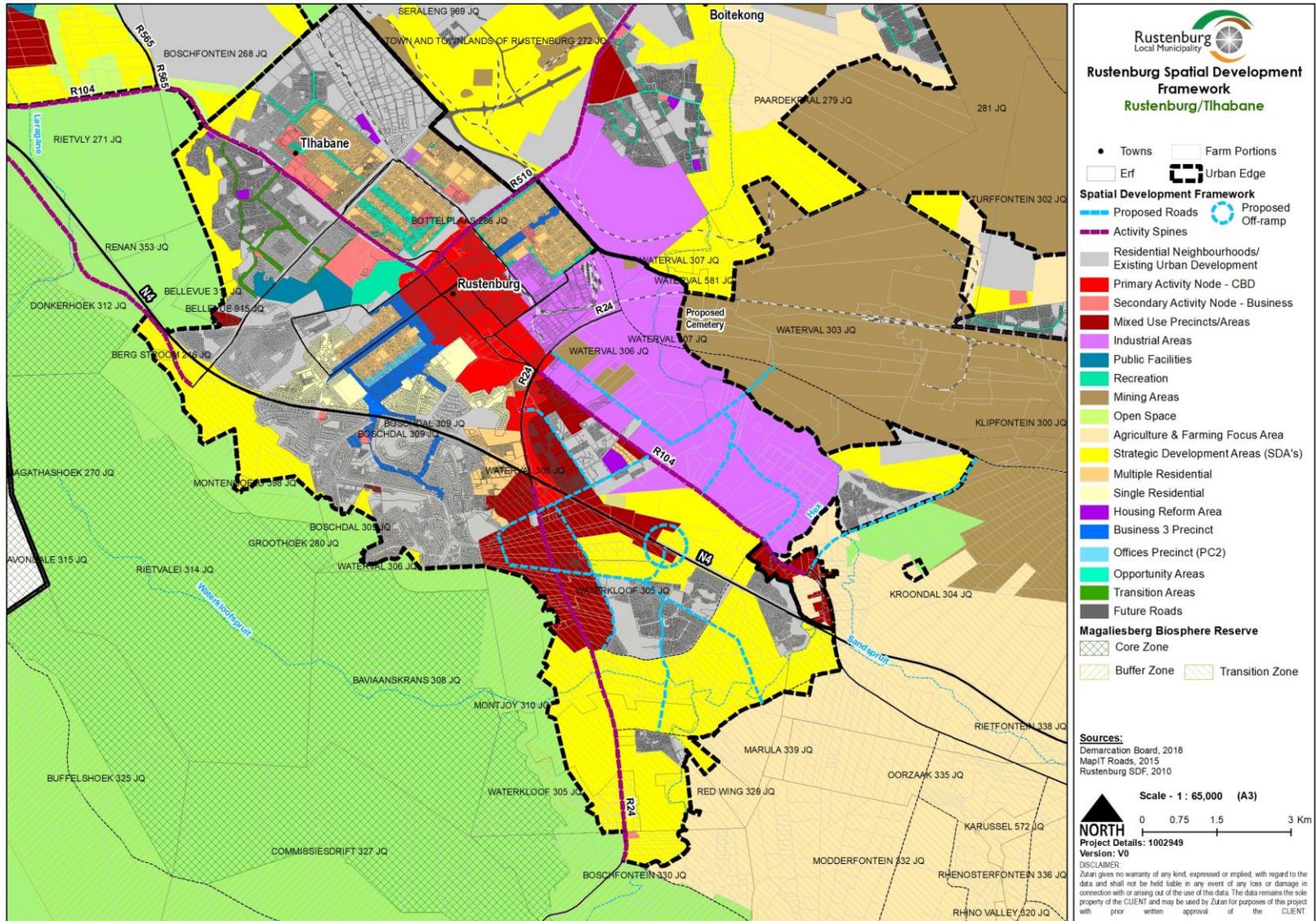


Figure 11: Local SDF for the Rustenburg/Thabane Node

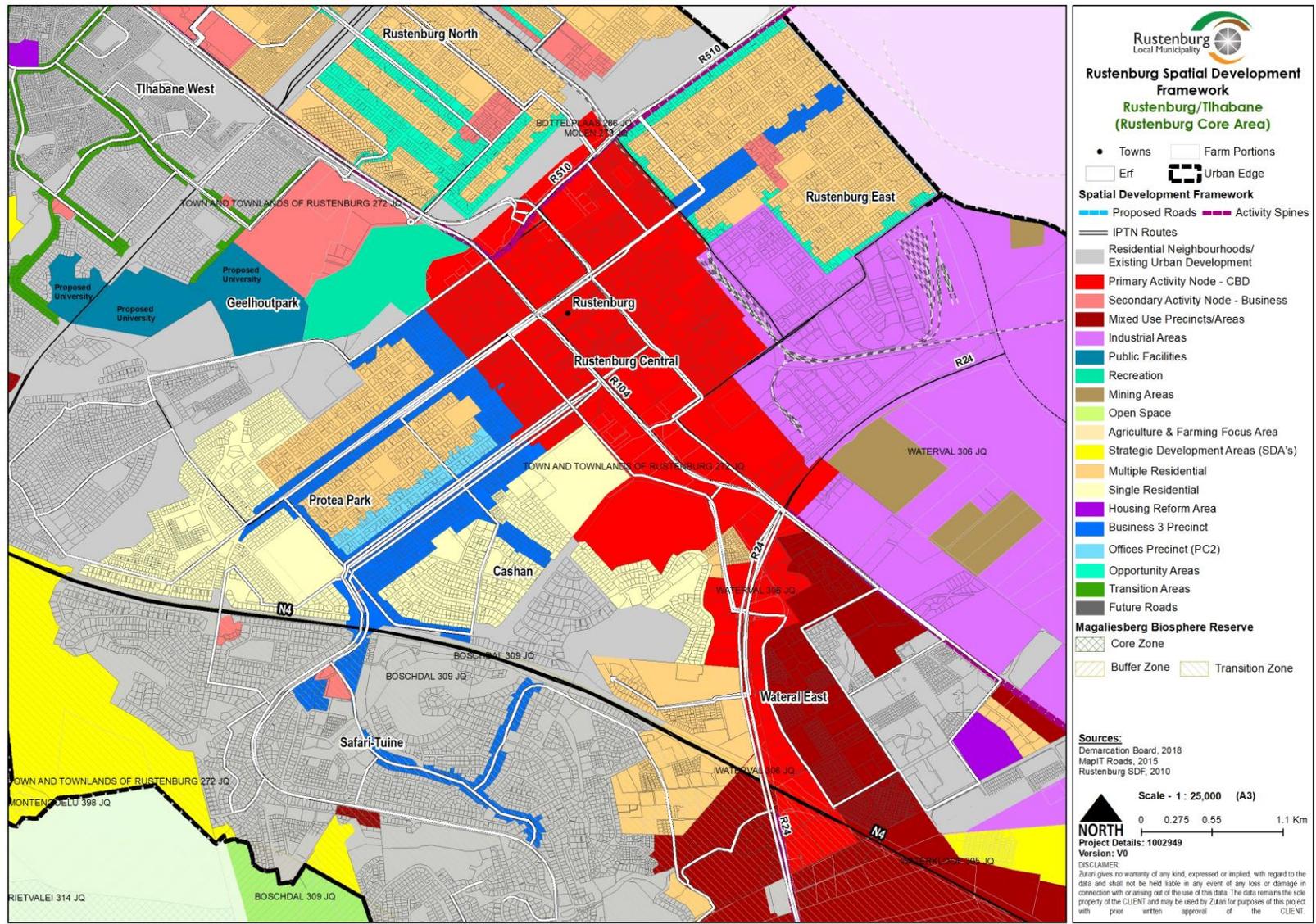


Figure 12: Local SDF for the Rustenburg/Tlhabane Node - Rustenburg core area

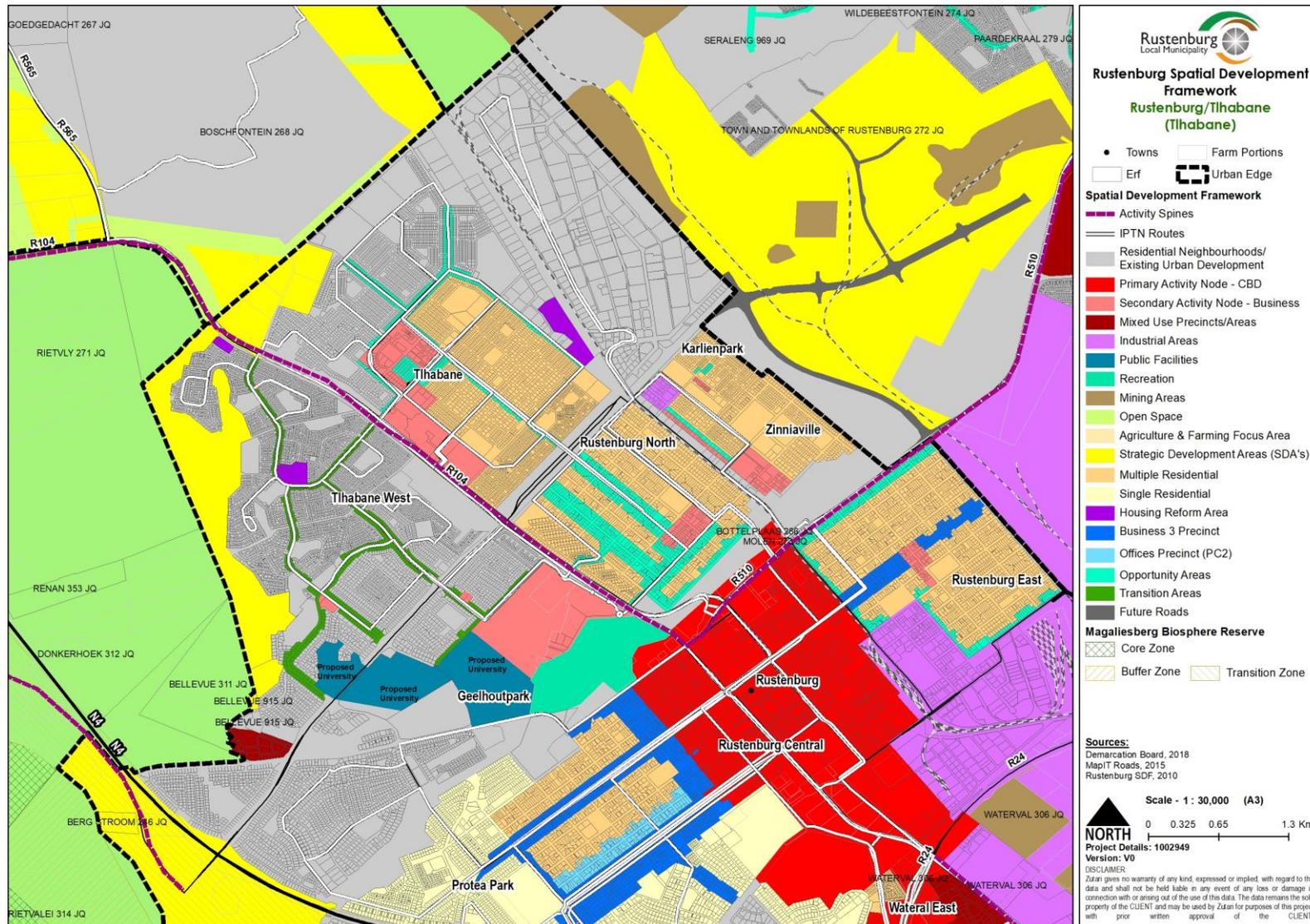


Figure 13: Local SDF for the Rustenburg/Tihabane Node – Tihabane area

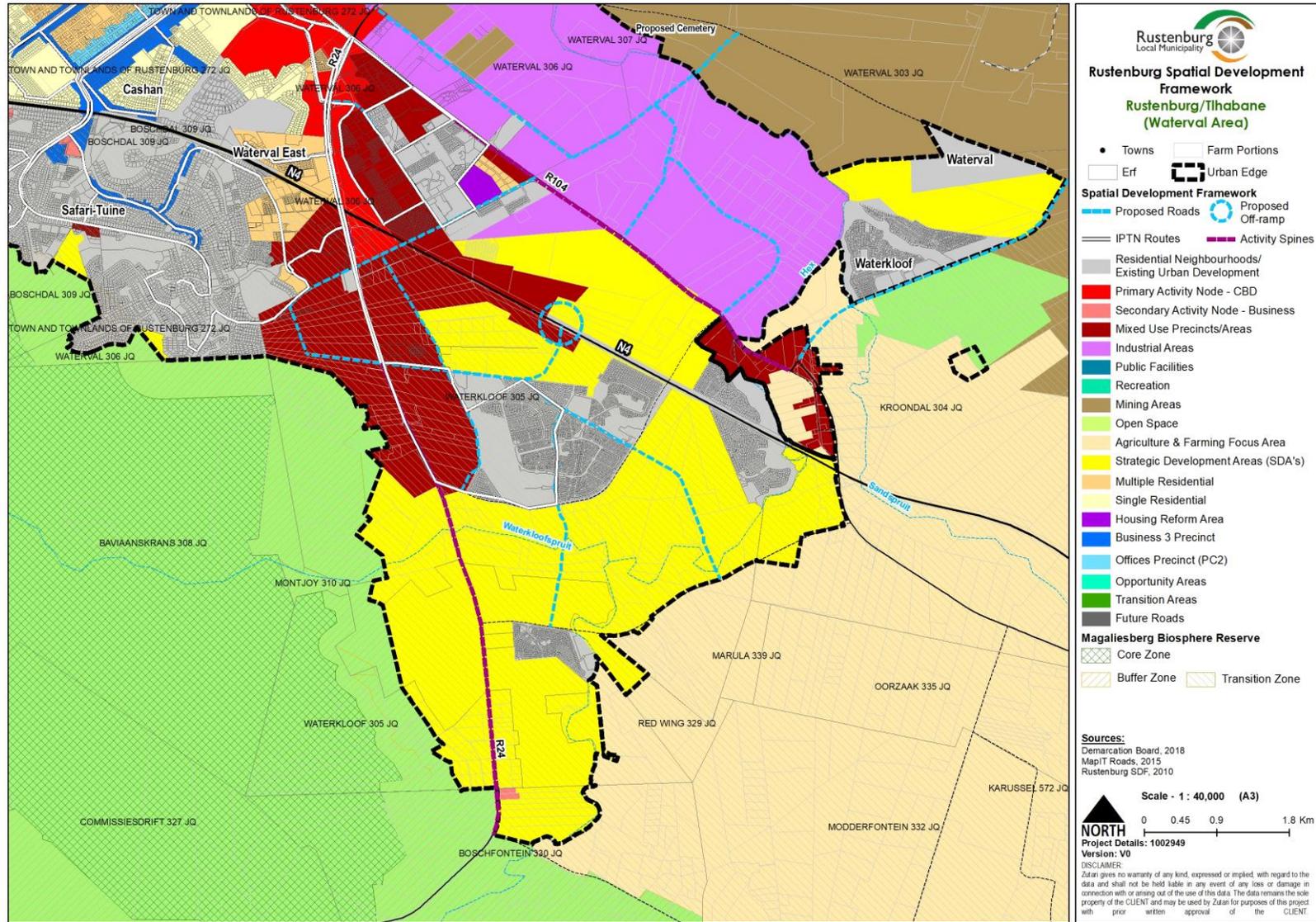


Figure 14: Local SDF for the Rustenburg/Tlhabane Node – Waterval area

#### 4.4.4 Boitekong/Kanana Municipal Urban Node

Due to the natural expansion of settlements in this node over the past years, Boitekong, Kanana, Meriting, Seraleng and Freedom Park naturally integrated into a larger municipal urban settlement area that is delineated as a Municipal Urban Node. Development planning for the node should therefore be promoted in an integrated manner.

The Boitekong/Kanana Municipal Urban Node is largely linked to the platinum mining industry, which has led to people choosing to reside in this node to obtain easy access to employment opportunities at the mines, whilst also having access to business and community opportunities in the node. The node is also strategically located along the R510. As a result, the node experienced an influx of informal occupants to vacant land, and is an area under significant urban development pressure.

Parts of the node is subjected to mining rights and include active mining operations and associated uses.

Portions of the node is spatially targeted for investment as the Rustenburg-Boitekong-Marikana Priority Human Settlements and Housing Development Area.

The size of the existing urban area is estimated at 3,593ha.

The spatial proposals for the node are captured in the Local Spatial Development Framework in Figure 15 and Figure 16.

##### 4.4.4.1 Strategic Development Areas

The node includes not only municipal and private owned land, but also State land and land under the Royal Bafokeng Administration such as Kanana and the land east of Freedom Park. As a result, the provision of areas as SDAs proposes a combination of land owned by the municipality, private, State and Royal Bafokeng Administration.

A major development constraint to the identification of SDAs for this node, is land availability. In addition, previous land parcels identified for the extension of Boitekong has been occupied informally. As indicated above, there are also areas subjected to mining rights, or undermining that impacts land availability.

The proposed SDAs for the Boitekong/Kanana node in Figure 15 and Figure 16 provide for SDAs covering an estimated 2,647.5500ha. In addition to land for residential use, the estimated 55,0000 housing opportunities for this node would require additional land for provision of public facilities as follows:

- Educational facilities (schools): 104.9900ha
- Health care facilities: 1.0000ha
- Social services facilities: 2.0300ha

Although the result of the SDA supply in Table 10 indicates an “oversupply”, the risk in realising the development of the land lies in the availability, release and suitability of the land.

The highest development pressure is in the Boitekong part of the node. This is also the part of the node with the least land available for future expansion due to the mining areas and floodlines, and lack of sufficient land owned by the municipality. The proposed SDAs in the Boitekong area include an estimated 1,832ha. Of the 1,832ha earmarked as SDAs in the Boitekong area, an estimated area of 733ha of the proposed SDAs is already occupied by informal settlements that need to be formalised/ upgraded (refer to section 4.3.6.3 and Figure 74 in the Status Quo Analysis report - Part One). This leaves an estimated 1,099ha which remains for potential future settlement development.

An estimated 680ha additional land in the Boitekong area is required to accommodate the future development needs of those preferring to reside in Boitekong, and to respond to the national directives for providing housing options with security of tenure. It is therefore critical to prevent and manage further informal occupation of the scarce land in this node.

Further, the available SDAs should provide for higher densities and mix-use options to optimally use the available land. If higher densities are not achieved, the estimated household growth will not be accommodated in the Boitekong area alone and alternative land options within the node would need to be considered and/or negotiated.

The Kanana area in the node include proposed residential areas of more than 815ha and additional residential areas are proposed east of Freedom Park, both within the area of the Royal Bafokeng Administration. The land east of Freedom Park, located on the Remainder of the farm Vlakfontein 276 JQ (T178/1989BP), is approximately 290ha and it could accommodate approximately 8,100 households. (See Figure 15). However, investigation into the suitability for development of the area, especially due to the mining activity in the surrounds, would first be necessary.

North-west of Boitekong, between Meriting and Kanana within the Royal Bafokeng Administration area, lies Portion 3 of the farm Reinkoyalskraal 278 JQ (Title Deed T373/1992BP), with the potential to be used for residential purposes and extension of the node. Approximately 215ha of land south of the small stream as indicated in Figure 15 can potentially be earmarked for future development. It has already been identified as a Strategic Development Area and would accommodate approximately 6,000 households.

These land options may not yield security of tenure opportunities provided the land is made available and released. For the interim, this area is included within the Urban Edge to enable the integrated planning and service delivery of the node. For purposes of this SDF, land development can be permitted on these land options pending further investigation and negotiations. However, it is not foreseen that development will realise within the next 5 years due to timeframes required for investigations.

**Table 10: Boitekong/Kanana Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	55,796	40	1,395	108.0200	13.3900	13.3900	17.85	1,779.6900
Actual provision in SDA								2,647.5500
<b>Result</b>								Oversupply (867.8600)

It is important for the municipality to investigate which alternatives are available for development within the Boitekong area of this node to accommodate the expected growth. This initiative can be undertaken as part of the conclusion and/or implementation of the development plan for the PSHDA.

Options to be considered are:

- The requirements for the development of the proposed SDAs in Boitekong must promote higher density and mixed-use areas and discourage low density residential developments.
- Promote high density residential options, including high density rental options during the development of Informal Settlement Upgrading Plans and Relocation responses to the informal settlements occupying scarce land in Boitekong in particular.
- Prioritise the development of the identified Housing Reform Areas and mixed-use precinct in the node.
- Encourage the release of land by the State and private sector, including underutilised buildings that can be transformed into housing opportunities.
- Encourage and incentivise private sector to develop high density housing options as well as mixed use opportunities.

#### 4.4.4.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in this node should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

#### 4.4.4.3 Mixed-Use Precincts/Areas

The Mixed-use Precincts are indicated in Figure 16.

A total area of 67.3000ha is provided for mixed uses in the Boitekong area. The most prominent Mixed Use area is located almost in the centre of the Boitekong strategically placed along the Rustenburg-Boitekong Activity Spine (AS4).

Another area of 51.0000ha for mixed uses are earmarked at the existing Kanana multi-purpose centre in the northern parts of the Kanana area. It is located at the end of Activity Spine (AS4) and at an important intersection of roads to provide ideal opportunity for the development of commercial, public, light industrial and higher density housing uses.

#### 4.4.4.4 Opportunity Areas

The total erf area for the Opportunity Areas in this Municipal Urban Node as shown in the Local SDF in Figure 15 and Figure 16, is 23.89ha. These areas were earmarked along strategically located streets within the neighbourhoods.

#### 4.4.4.5 Housing Reform Area

The Housing Reform Areas in this node are located in the Boitekong area and includes a total area of 56.9400ha of land located on strategic portions of land/erven in the Boitekong area (see Figure 16). The development of these high density residential areas should be prioritised to respond proactively to the high development pressure facing Boitekong in particular.

#### 4.4.4.6 Integrated Public Transport Network routes

Section 4.3.6 and Figure 8 deal with the IPTN routes. The Local SDF maps for this section also indicate IPTN routes in more detail and where it aligns with land use proposals.

The Local SDF also includes the routes for the dedicated bus lanes, Yarona routes and feeder routes, but not the long distance routes.

#### 4.4.4.7 Engineering services requirements

The projected development growth between 2022-2031 require the supply of the additional engineering services capacities indicated in Table 10.

**Table 11: Engineering services requirements for Boitekong/Kanana growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
23,435.5	25.78	38.67	24.49	53,433

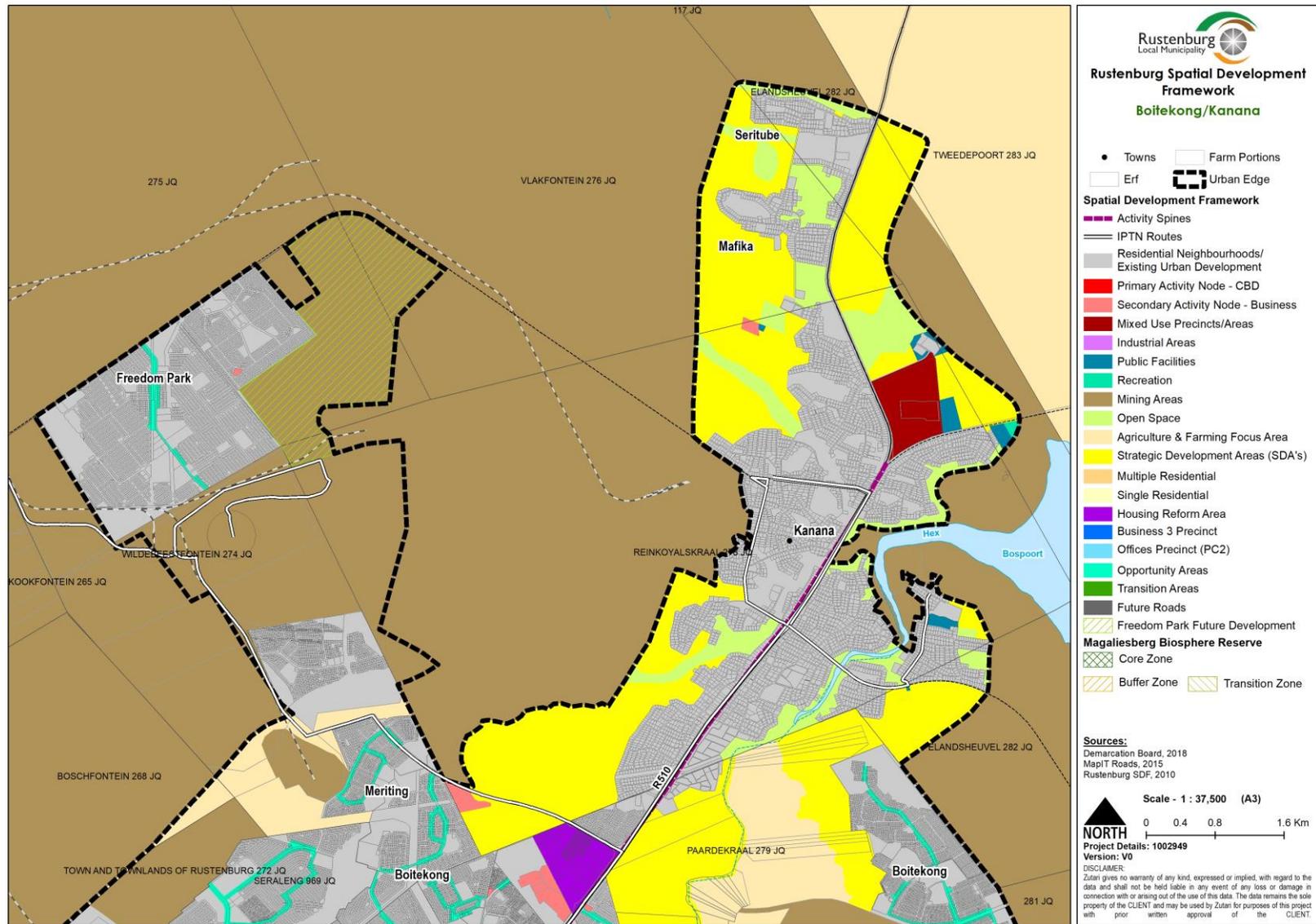


Figure 15: Local SDF for the Boitekong/Kanana Node - Kanana area

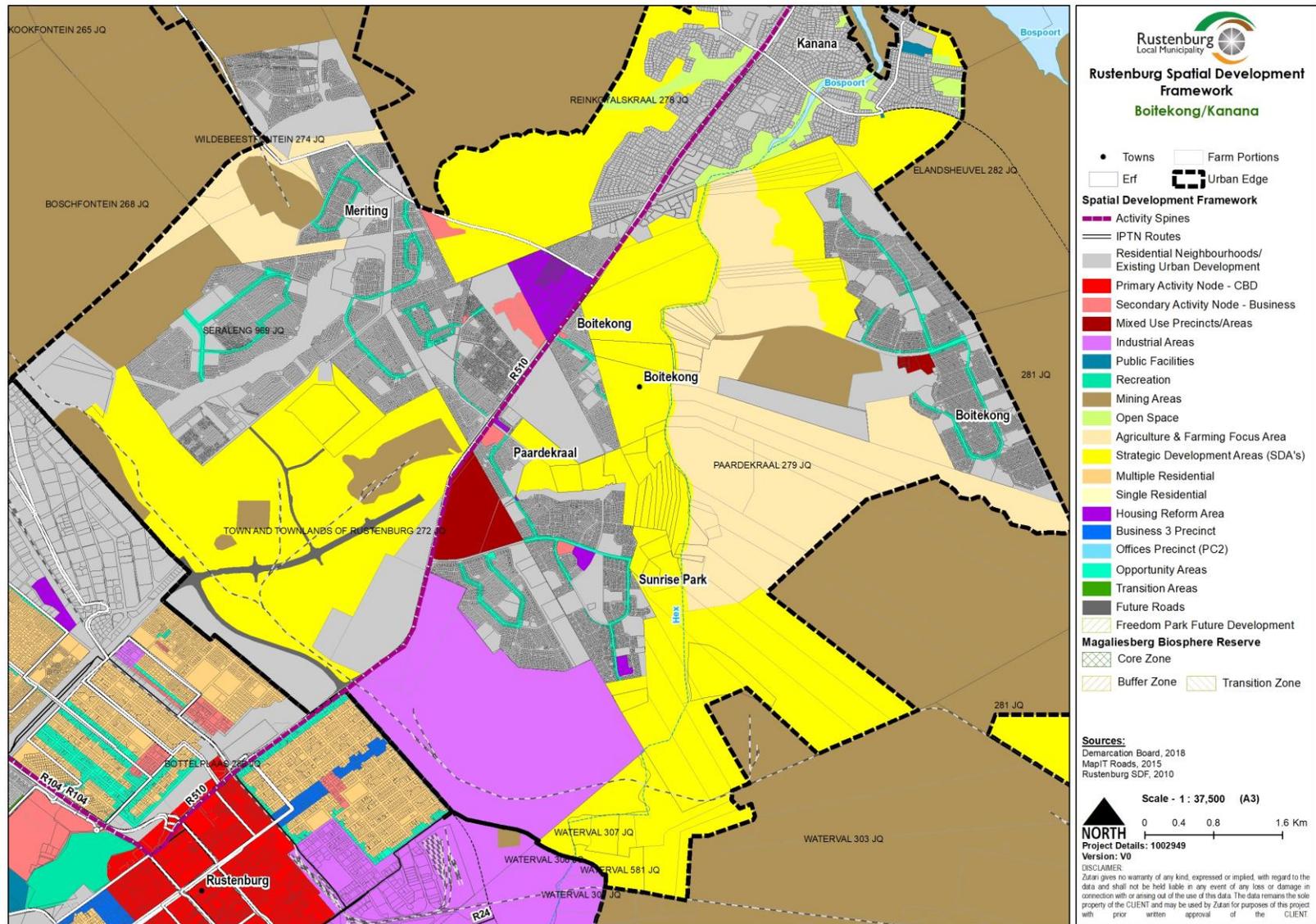


Figure 16: Local SDF for the Boitekong/Kanana Node - Boitekong area

## 4.4.5 Phokeng Municipal Urban Node

The spatial proposals for the Phokeng Municipal Urban Node are contained in the Local SDF in Figure 17.

The size of the existing urban area of Phokeng is estimated at 2,991ha.

### 4.4.5.1 Strategic Development Areas

Table 12 presents the estimated land use budget for the Phokeng Node. A land area of approximately 33ha is required to accommodate the land use budget projected for 2031.

For the estimated 560 housing opportunities, educational facilities (schools) of 1.080ha is required in the node.

Development growth in the node is low and there is an oversupply of identified SDAs. The SDAs provided for in the Rustenburg SDF of 2010 were therefore retained.

**Table 12: Phokeng Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	560	20	28	1.0800	0.1300	0.1300	0.1800	33.9500
Actual provision in SDA								2,700.2900
<b>Result</b>								<b>Oversupply (2,666.3400)</b>

### 4.4.5.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in this node should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

### 4.4.5.3 Mixed-Use Precincts/Areas

The Mixed-use Precincts proposed for Phokeng are indicated in Figure 17 and represent a total area of 204ha.

### 4.4.5.4 Opportunity Areas

Opportunity Areas are proposed in Phokeng along identified routes shown in the Local SDF (Figure 17)

### 4.4.5.5 Integrated Public Transport Network routes

Section 4.3.6 and Figure 8 deals with the IPTN routes. The Local SDF maps for this section also indicate IPTN routes in more detail and where it aligns with land use proposals.

It includes the dedicated bus lanes, Yarona routes and feeder routes as the transport routes. The maps of the Local SDF do not include the long distance routes.

#### 4.4.5.6 Engineering services requirements

The required engineering services to serve the indicated growth between 2022-2031 and land uses provided in the land use budget is indicated in Table 13.

**Table 13: Engineering services requirements for Phokeng growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
235.0	0.26	0.39	0.25	536

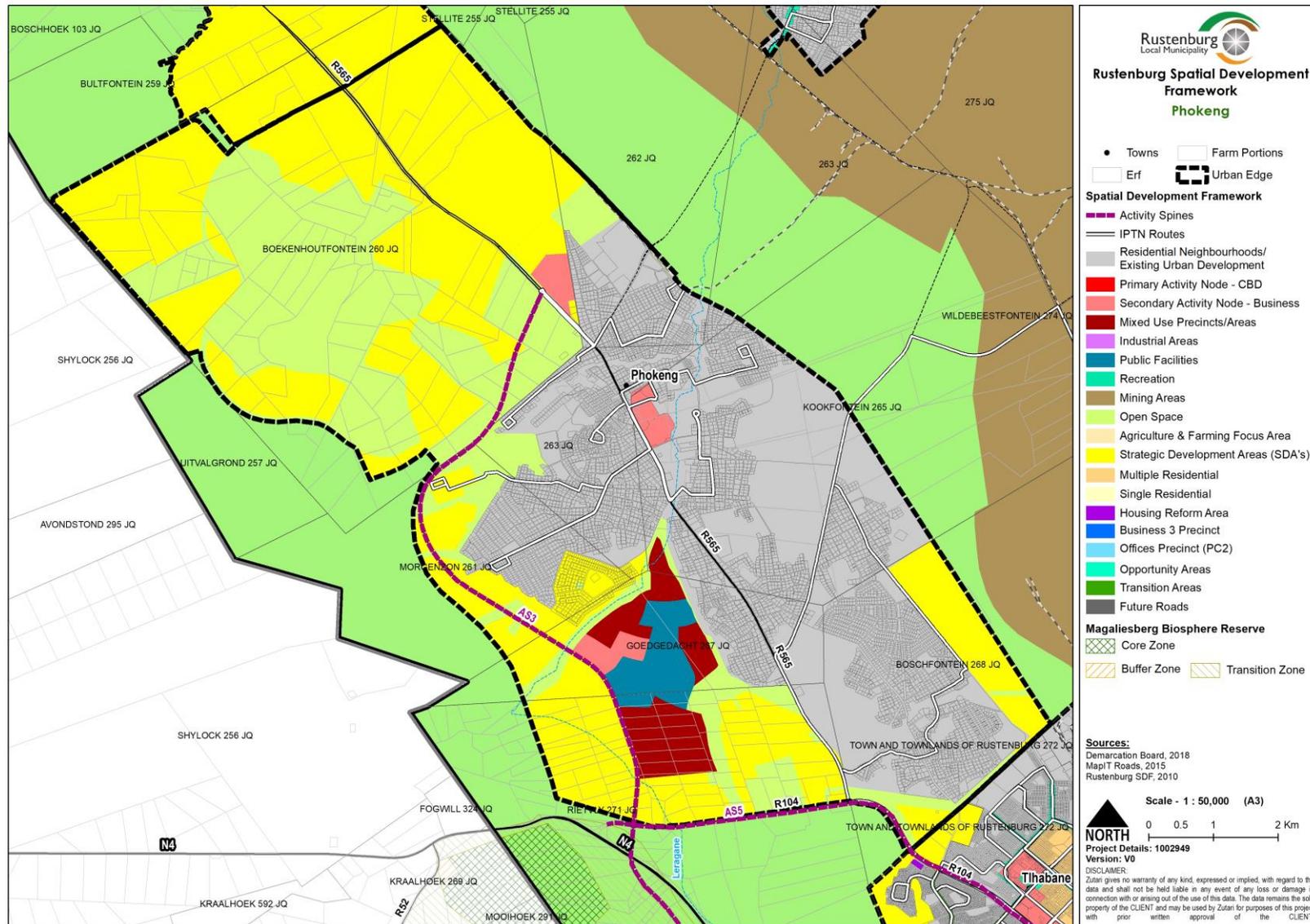


Figure 17: Local SDF for the Phokeng Node

#### 4.4.6 Marikana Municipal Urban Node

The Marikana Municipal Urban Node is spatially targeted for investment as part of the promulgated Rustenburg-Boitekong-Marikana Priority Human Settlements and Housing Development Area. It is also located on the border with the Local Municipality of Madibeng. The current settlement pattern extends further east and beyond the municipal boundary. The development responses to this node should therefore be planned in collaboration with the Local Municipality of Madibeng.

The node is also located within the platinum belt. The expansion of mining activity over the past years triggered an influx of labour and associated businesses, and contributed to the expansion of the node to its elevation in the settlement hierarchy as a Municipal Urban Node.

The existing urban area (footprint) of Marikana covers a land area of approximately 647ha.

Parts of the western, southern and eastern area of the node fall within the transition zone of the Magaliesberg Biosphere.

The spatial proposals for the node are captured in the Local Spatial Development Framework for the Marikana Municipal Urban Node in Figure 18.

##### 4.4.6.1 Marikana Strategic Development Areas

The Marikana Local Spatial Development Framework map shows the SDAs for the node. The SDAs are primarily proposed in the western, southern and eastern part of the node. The land area proposed as SDAs indicate an oversupply for the projected 2031 land use demand. It is however noted that the SDAs are impacted by potential mining rights and the Biosphere transition zone. Therefore sustainable and viable land development proposals in the SDAs should be informed by feasibility studies.

At the same time, the indiscriminate occupation of land threatens not only the land earmarked as SDAs, but also the sterilisation of minerals in the area. Dedicated stakeholder engagement, land management, land release, forward planning and servicing are required to establish Marikana as an integrated, well-planned and long term sustainable municipal urban node.

The estimated land use budget for 2031 is set out in Table 14. The weakness in the land use budget is that the projection of future land use demands can not only be based on historical growth patterns where nodes are impacted by fluctuations in investment in the mining sector, and where the profile of communities are not available. Thorough research and market analysis is required to project accurate demands.

**Table 14: Marikana Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	10677	40	267	20.6700	2.5600	2.5600	3.4200	340.5500
Actual provision in SDA								1,339.7500
<b>Result</b>								Oversupply (999.2000)

#### 4.4.6.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in this node should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

#### 4.4.6.3 Mixed-Use Precincts/Areas

The Mixed-use Precinct for the Marikana node includes the existing business area. It covers a total land area of 149ha. Due to the development potential of the area and its elevated function as a municipal urban node, the renewal of the existing business area is required to transform it into a Mixed-use Precinct that serve its function in the hierarchy.

#### 4.4.6.4 Opportunity Areas

Further to the mixed-use precinct, three Opportunity Areas have been demarcated at this node with a total erf area of 22.6600ha of land.

#### 4.4.6.5 Engineering services requirements

The engineering service capacities required to supply the projected population growth and land use demand between 2022-2031 is indicated in Table 15.

**Table 15: Engineering services requirements for Marikana growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
4,484.4	4.93	7.40	4.69	10,231

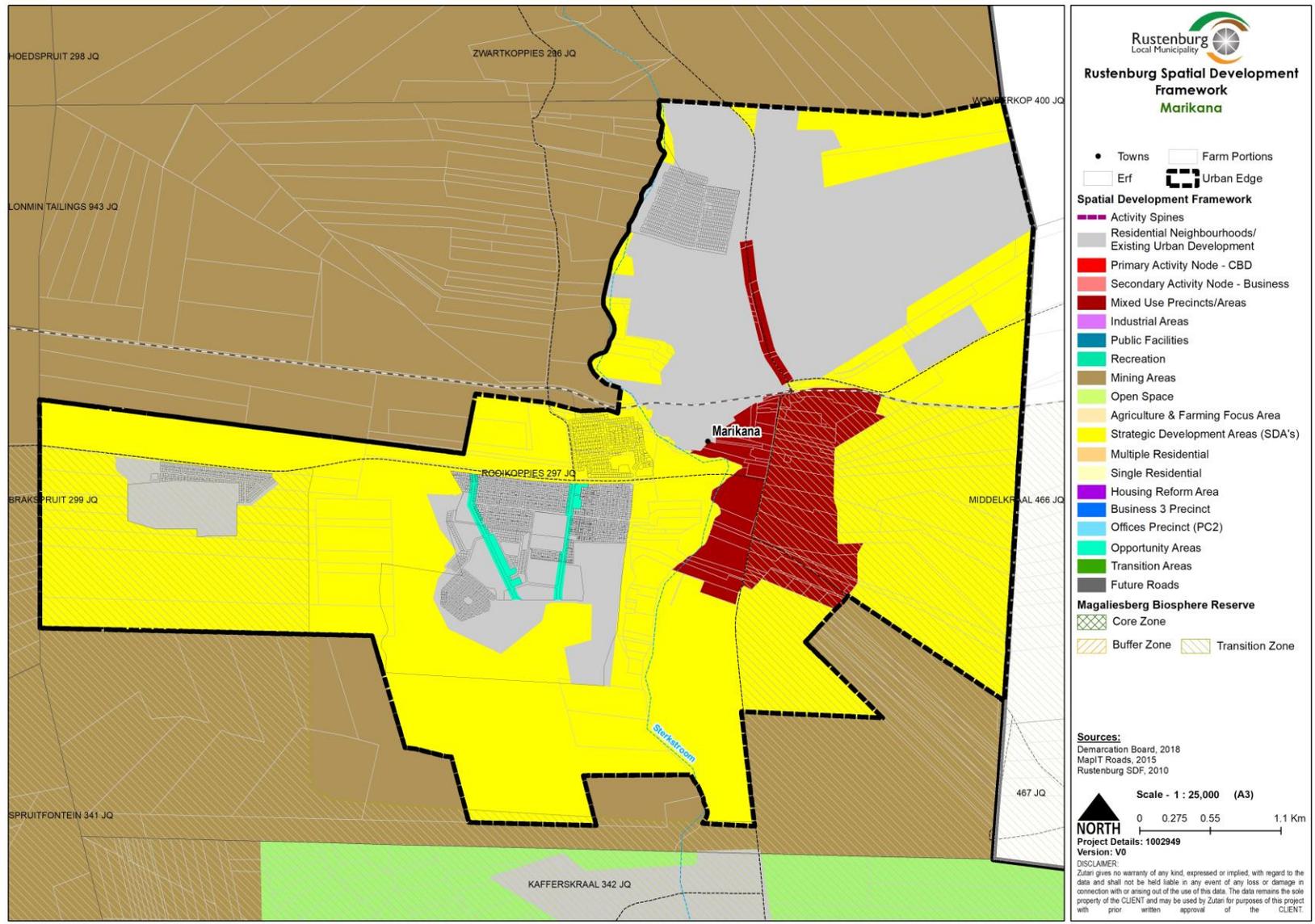


Figure 18: Local SDF for the Marikana Node

#### 4.4.7 Thekwane/Photsaneng Rural Service Centre

The Local Spatial Development Framework for the Thekwane/Photsaneng Rural Service Centre is illustrated in Figure 19.

The existing urban footprint of the node is estimated at 756ha.

##### 4.4.7.1 Strategic Development Areas

The 2031 land use development demands for the Thekwane/Photsaneng node are set out in Table 16 and the spatial representations of the development proposals in the Local SDF.

The total area proposed for the SDAs is 432.5000ha and are located at various locations within the node. The SDAs that promote infill opportunities between existing development areas, should be prioritised.

**Table 16: Thekwane/Photsaneng Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	2,065	30	69	4.0000	0.5000	0.5000	0.6600	85.6400
Actual provision in SDA								432.5400
<b>Result</b>								Oversupply (346.9000)

##### 4.4.7.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

##### 4.4.7.3 Mixed se Precinct

A Mixed Use Precinct is proposed along the Thekwane Road covering an estimated area of 10ha.

##### 4.4.7.4 Opportunity Areas

Opportunity Areas are proposed in Bokamoso along identified routes shown in the Local SDF (Figure 19Figure 17)

##### 4.4.7.5 Engineering Services Requirements

The required engineering services capacities to serve the projected population growth and land use demand between 2022-2031 is indicated in Table 17 .

**Table 17: Engineering services requirements for Thekwane/ Photshaneng growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (Kl/day)	24-hour storage (Ml/day)	36-hour storage (Ml/day)	Sewer demand (Ml/day)	Expected load (kVA)
867.2	0.95	1.43	0.91	1,977



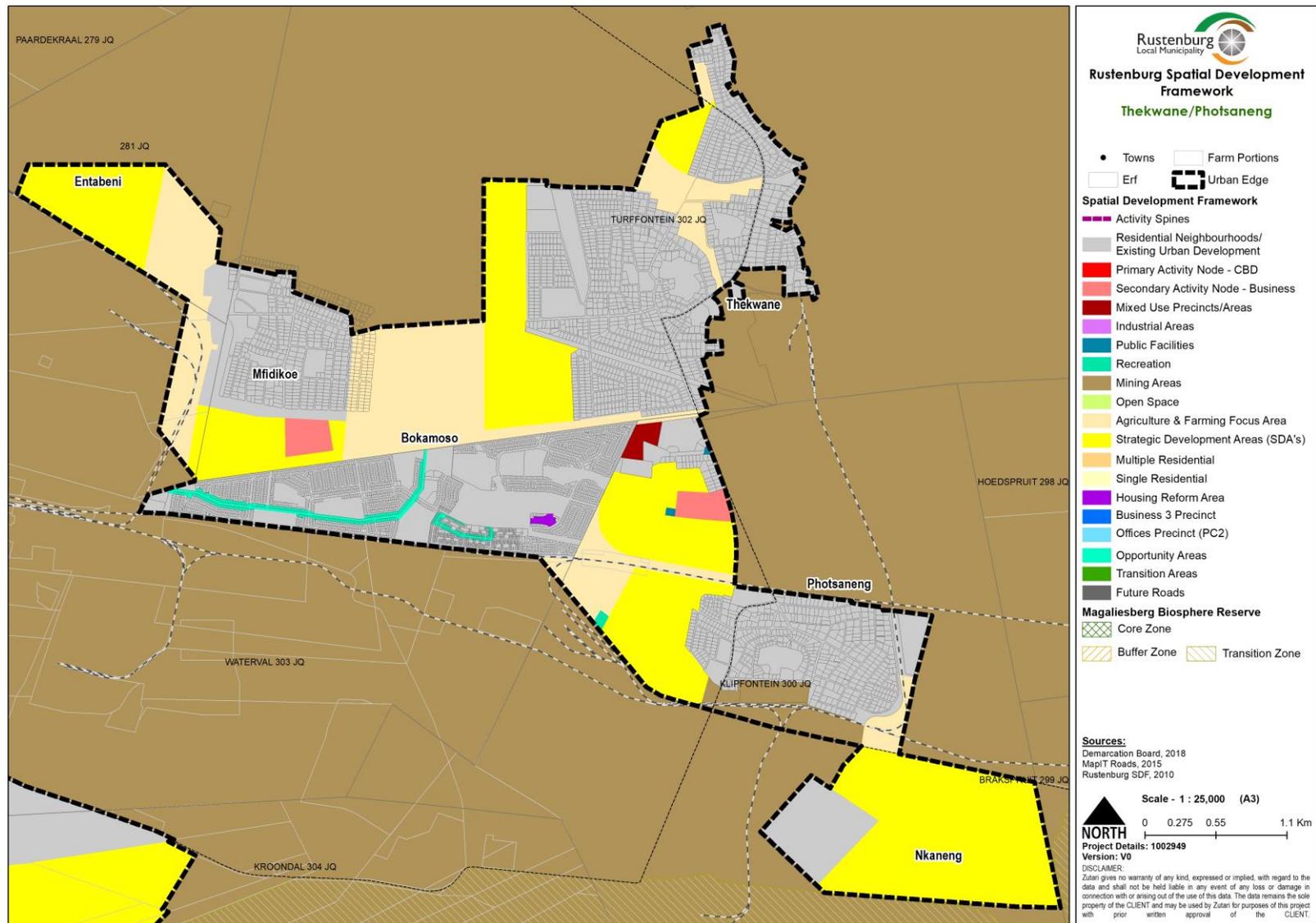


Figure 19: Local SDF for Thekwane/Photsaneng

## 4.4.8 Lethabong Rural Service Centre

Figure 20 represents the Local SDF for the Lethabong Rural Service Centre.

The existing urban footprint of this node is estimated at 751ha.

### 4.4.8.1 Strategic Development Areas

Three SDAs are proposed for the Lethabong Rural Service Centre to accommodate the estimated land use demands for 2031. The SDA make also provision for the upgrading options for the Soviet View informal settlement. A review of the Lethabong Precinct Plan is recommended to provide further integrated land use planning for the areas.

**Table 18: Lethabong Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	5,621	30	187	10.8800	1.3500	1.3500	1.8000	233.1600
Actual provision in SDA								301.6500
<b>Result</b>								Oversupply (68.4900)

### 4.4.8.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

### 4.4.8.3 Transition Areas

Various Transition Areas are proposed within the current urban footprint in support of local economic investment in the area.

### 4.4.8.4 Housing Reform Areas

Two Housing Reform Areas has been proposed in the Local SDF to provide for a range of housing options and tenure options in the area, and to support higher density housing typologies.

#### 4.4.8.5 Engineering services requirements

The projected development growth between 2022-2031 necessitate the supply of additional engineering services capacities as shown in Table 19.

**Table 19: Engineering services requirements for Lethabong growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (Kl/day)	24-hour storage (Ml/day)	36-hour storage (Ml/day)	Sewer demand (Ml/day)	Expected load (kVA)
2,360.9	2.60	3.90	2.47	5,382

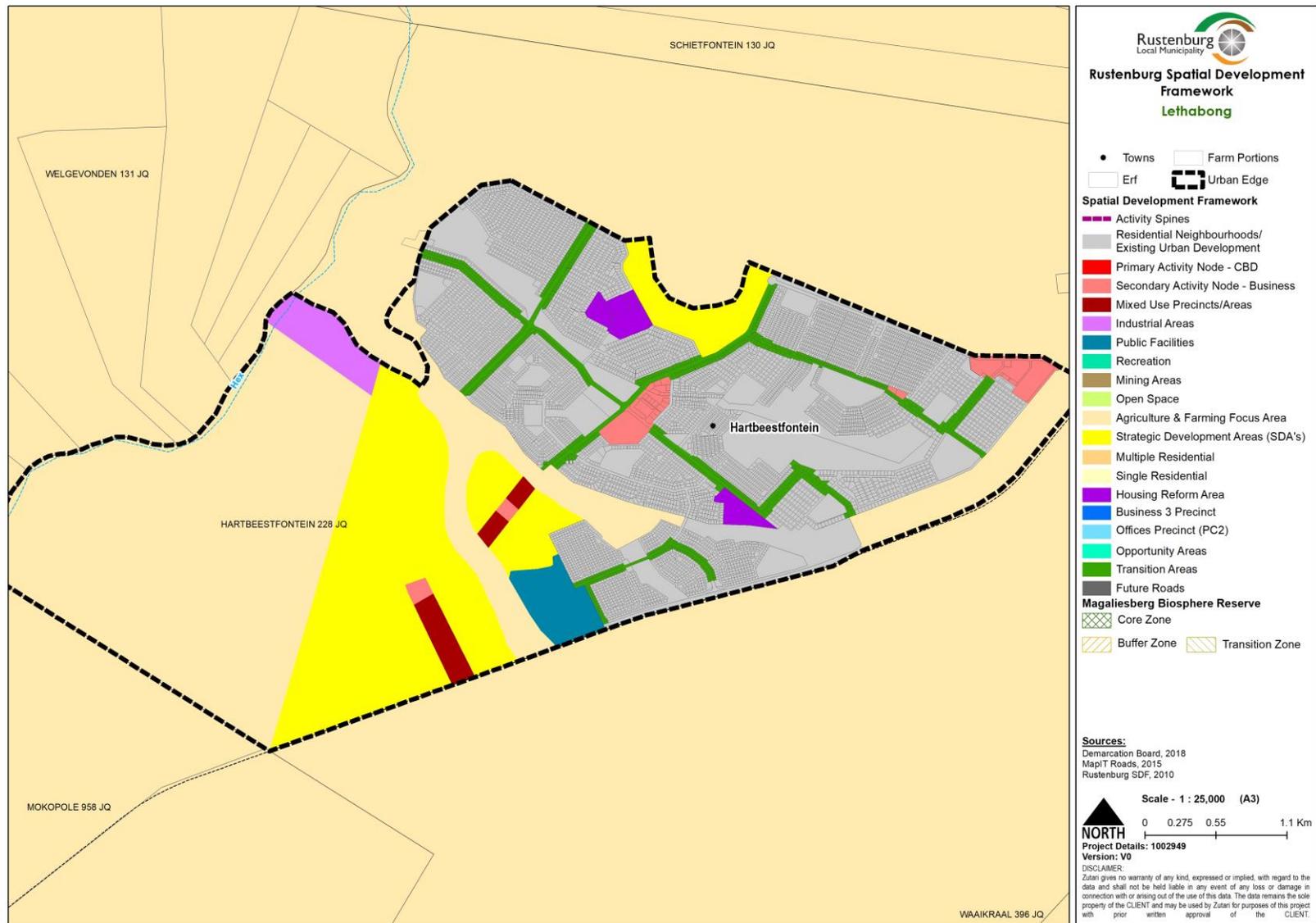


Figure 20: Local SDF for Lethabong

#### 4.4.9 Ga-Luka Rural Service Centre

The Local SDF for the Ga-Luka Rural Service Centre is presented in Figure 21.

The existing urban footprint of this node is estimated at 1,066ha.

##### 4.4.9.1 Strategic Development Areas

The significant SDA proposed along the eastern border of Ga-Luka has been proposed in the Rustenburg SDF of 2010 and retained as such. This SDA represents sufficient land for the future development needs of the service centre.

**Table 20: Ga-Luka Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	108	30	4	0.2100	0.0300	0.0300	0.0300	4.5000
Actual provision in SDA								377.5900
<b>Result</b>								Oversupply (373.0900)

##### 4.4.9.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

##### 4.4.9.3 Mixed Use Precinct

An area is provided along the main road in the northern parts of Ga-Luka. Possible development may include commercial, public, light industrial and higher density housing. However to fit in with existing development careful planning will be necessary and the positioning of this precinct and size may be different than indicated on the plan.

##### 4.4.9.4 Engineering services requirements

The population growth and land use demand projected for 2022-2031 require the supply of additional engineering service capacities as indicated in Table 21.

**Table 21: Engineering services requirements for Ga-Luka growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
45.5	0.05	0.08	0.05	104

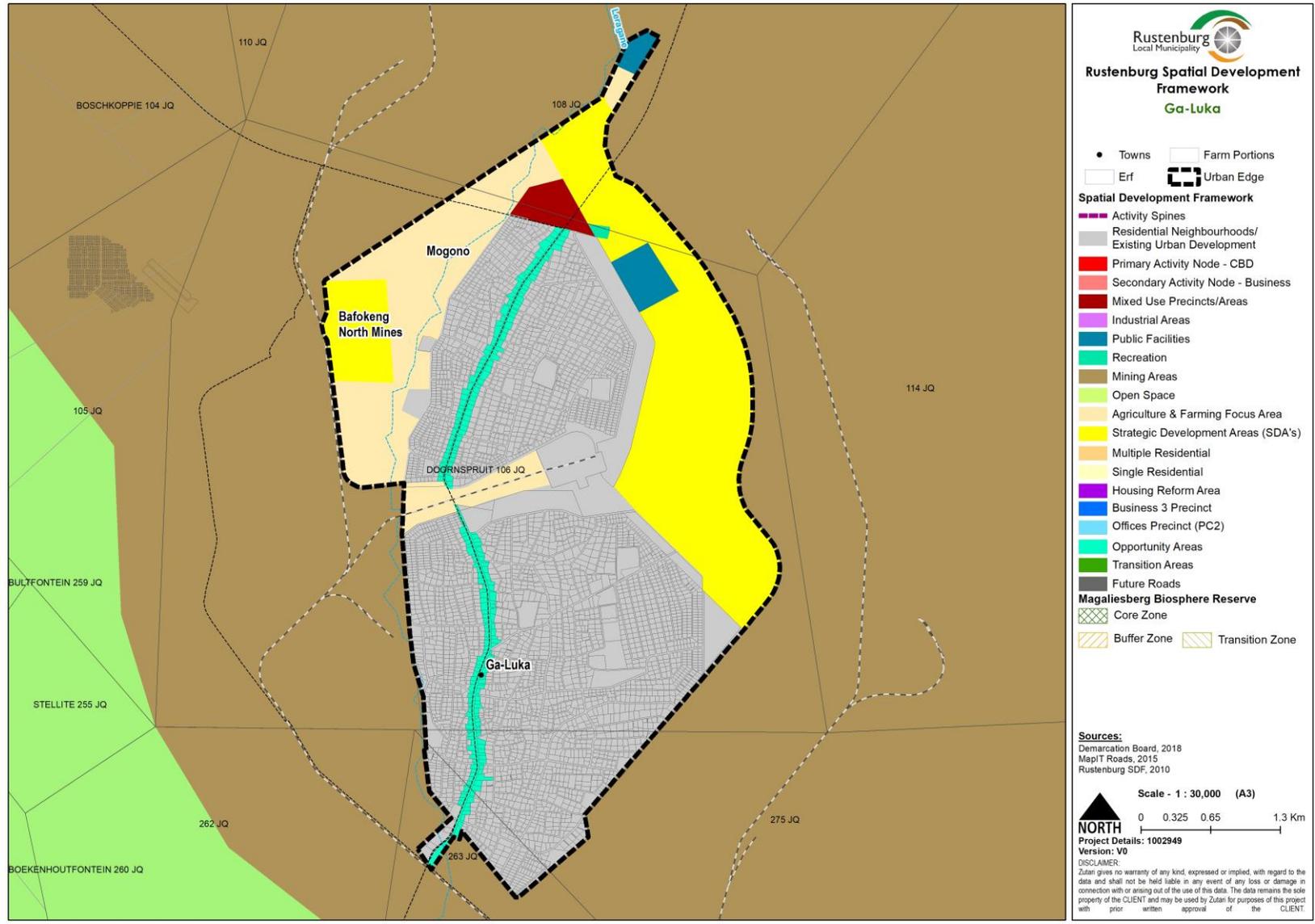


Figure 21: Local SDF for Ga-Luka

#### 4.4.10 Tsitsing Rural Service Centre

The Local Spatial Development Framework for the Tsitsing Rural Service Centre is presented in Figure 22 to Figure 24.

The existing urban footprint of the Tsitsing Rural Service Centre is estimated at 1,626ha.

##### 4.4.10.1 Strategic Development Areas

The SDAs presented in the Local SDF maps retained the spatial proposals of the SDF of 2010. The SDAs provide for a significant oversupply of development areas for the planning period. Therefore, no additional land has been proposed in the review of the SDF.

**Table 22: Tsitsing Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	453	30	15	0.8800	0.1100	0.1100	0.1400	18.7900
Actual provision in SDA								2,819.2800
<b>Result</b>								Oversupply (2,800.4900)

##### 4.4.10.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

##### 4.4.10.3 Mixed Use Precinct

An area for mixed uses is provided at the intersection of the R510 and R565 roads at Tsitsing. Possible development may include commercial, public, light industrial and higher density housing.

##### 4.4.10.4 Engineering services requirements

The projected development growth between 2022-2031 require the supply of the additional engineering services capacities indicated in Table 23.

**Table 23: Engineering services requirements for Tsitsing growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
190.2	0.21	0.31	0.20	434

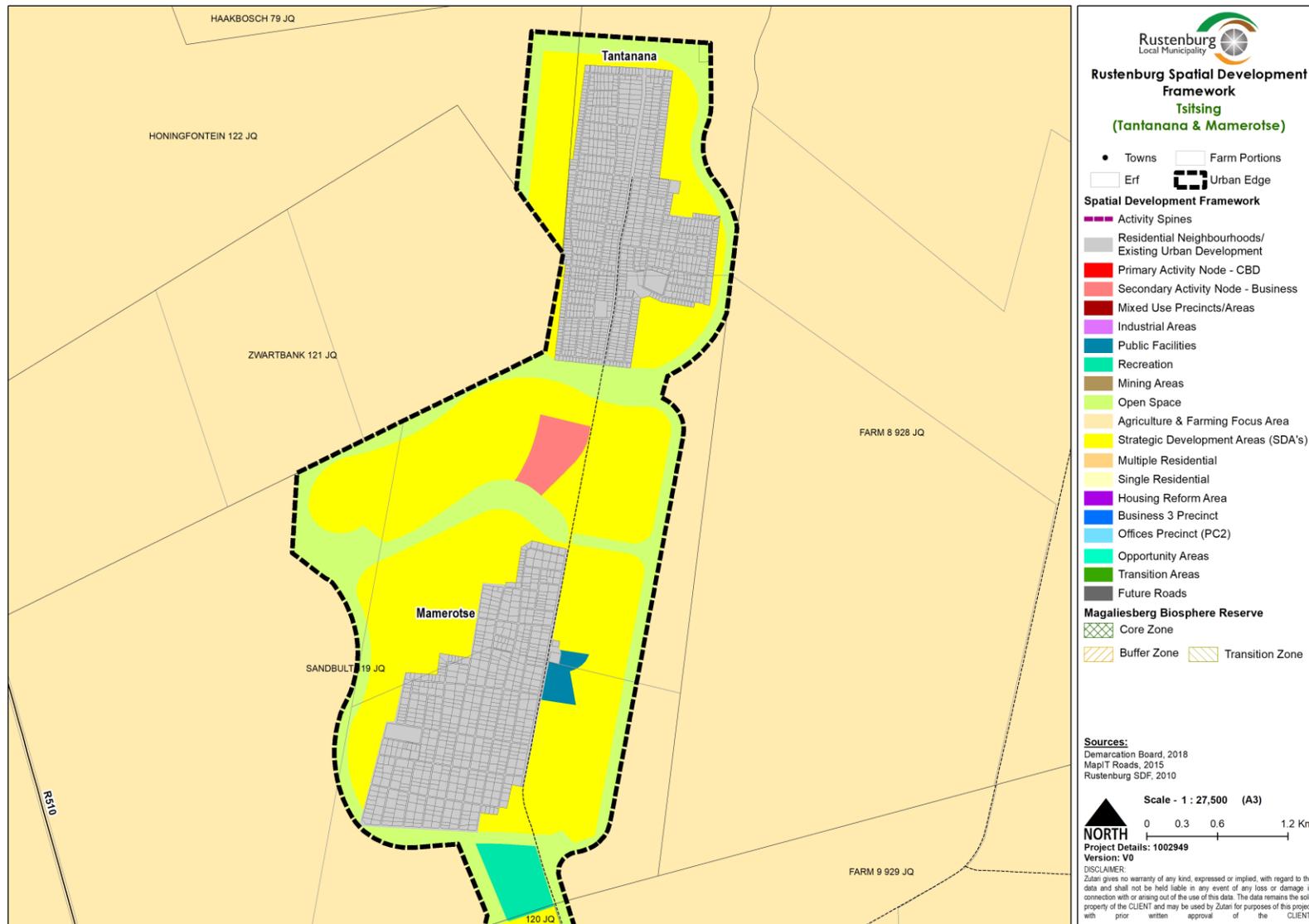


Figure 22: Local SDF for the Tsitsing cluster – Tantanana and Mamerotse area

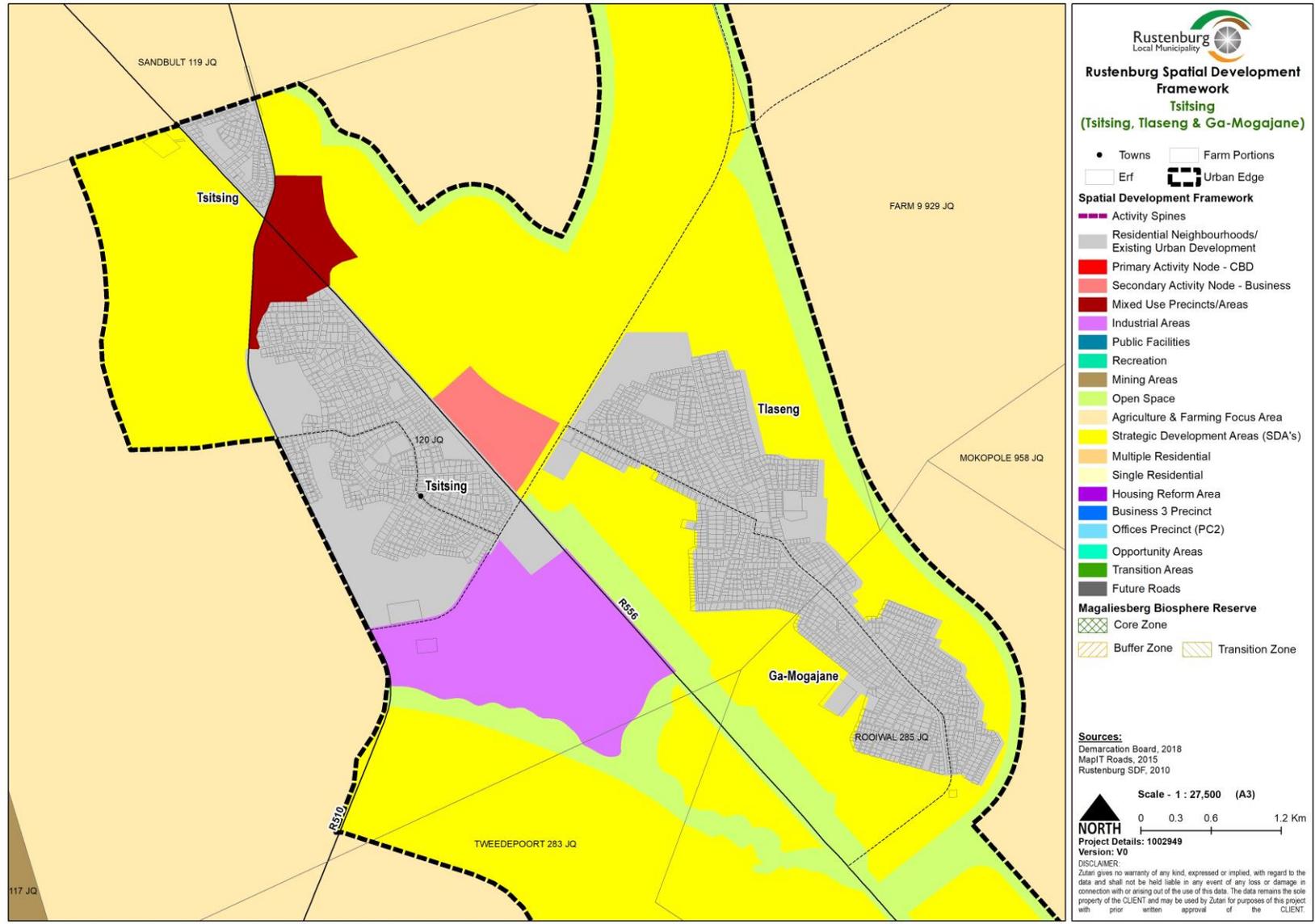


Figure 23: Local SDF for the Tsitsing cluster – Tsitsing and Tlaseng area

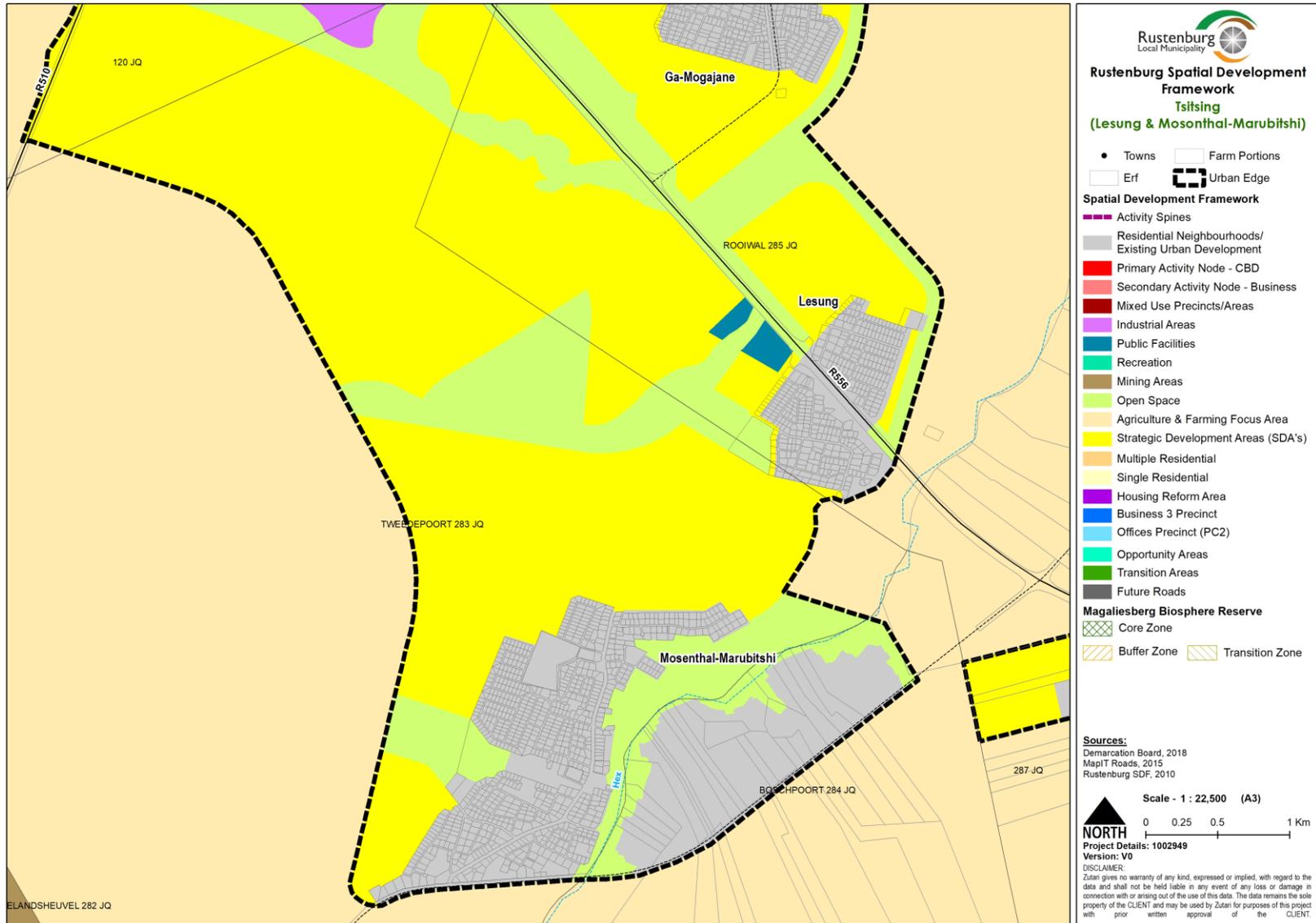


Figure 24: Local SDF for the Tsitsing cluster - Lesung and Mosenthal-Marubitshi area

#### 4.4.11 Chaneng/Robega Rural Service Centre

Figure 25 represents the Local SDF for the Chaneng/Robega Rural Service Centre.

The existing urban footprint of this service centre is estimated at 869ha. It excludes the Boshhoek area that is discussed as a lower order settlement in 4.4.14.

##### 4.4.11.1 Strategic Development Areas

The 2031 land development needs for the Chaneng/Robega Rural Service Centre are spatially represented in the Local SDF and further set out in Table 24. The SDA proposed is located in the north-eastern part of the node and is sufficient in size to accommodate the demand.

**Table 24: Chaneng/Robega Rural Service Centre Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	53	30	2	0.1000	0.0100	0.0100	0.0200	2.1900
Actual provision in SDA								662.2200
<b>Result</b>								Oversupply (662.03)

##### 4.4.11.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

##### 4.4.11.3 Mixed Use Precinct

An area for mixed uses is provided in the existing settlement of Robega. Possible development may include commercial, public, light industrial and higher density housing.

##### 4.4.11.4 Engineering services requirements

The population growth and land use demand projected for 2022-2031 necessitate the supply of additional engineering service capacities as indicated in Table 25.

**Table 25: Engineering services requirements for Chaneng/Robega growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
22.2	0.02	0.04	0.02	51

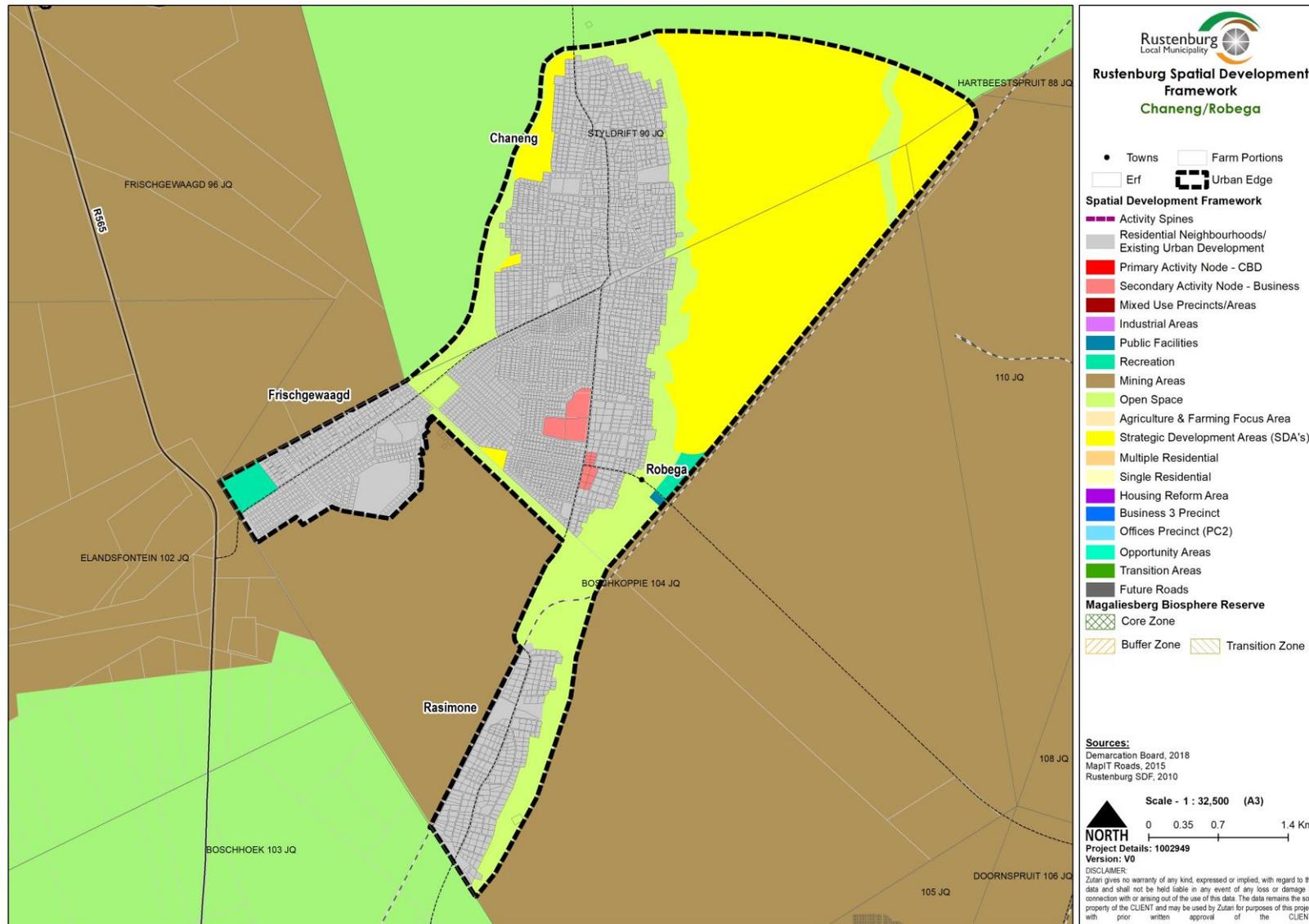


Figure 25: Local SDF for Chaneng/Robega cluster

## 4.4.12 Monnakato Rural Service Centre

The Local Spatial Development Framework for the Monnakato Rural Service Centre is shown in Figure 26.

The existing urban footprint of this node is estimated at 473ha.

### 4.4.12.1 Strategic Development Areas

Three SDAs are proposed for Monnakato of which the largest area is located in the south-eastern part of the rural service centre. The SDAs provide sufficient land for the expected 2031 development needs of the node.

**Table 26: Monnakato Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/Service industries	Recreation (formal)	Total area for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	1,227	30	41	2.3800	0.2900	0.2900	0.3900	50.8900
Actual provision in SDA								252.0500
<b>Result</b>								Oversupply (201.1600)

A review of the Monnakato Precinct Plan is recommended for the long term to provide detail planning of the SDAs.

### 4.4.12.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

### 4.4.12.3 Transition Areas

Two Transition Areas are proposed within the current urban footprint of Monnakato to support local economic investment opportunities.

### 4.4.12.4 Housing Reform Areas

A Housing Reform Area is proposed along the southern border of the existing urban footprint to provide future opportunities for higher density housing typologies.

### 4.4.12.5 Engineering services requirements

The required engineering services to serve the indicated growth between 2022-2031 and land uses provided in the land use budget is indicated in Table 27.

**Table 27: Engineering services requirements for Monnakato growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
515.4	0.57	0.85	0.54	1,175

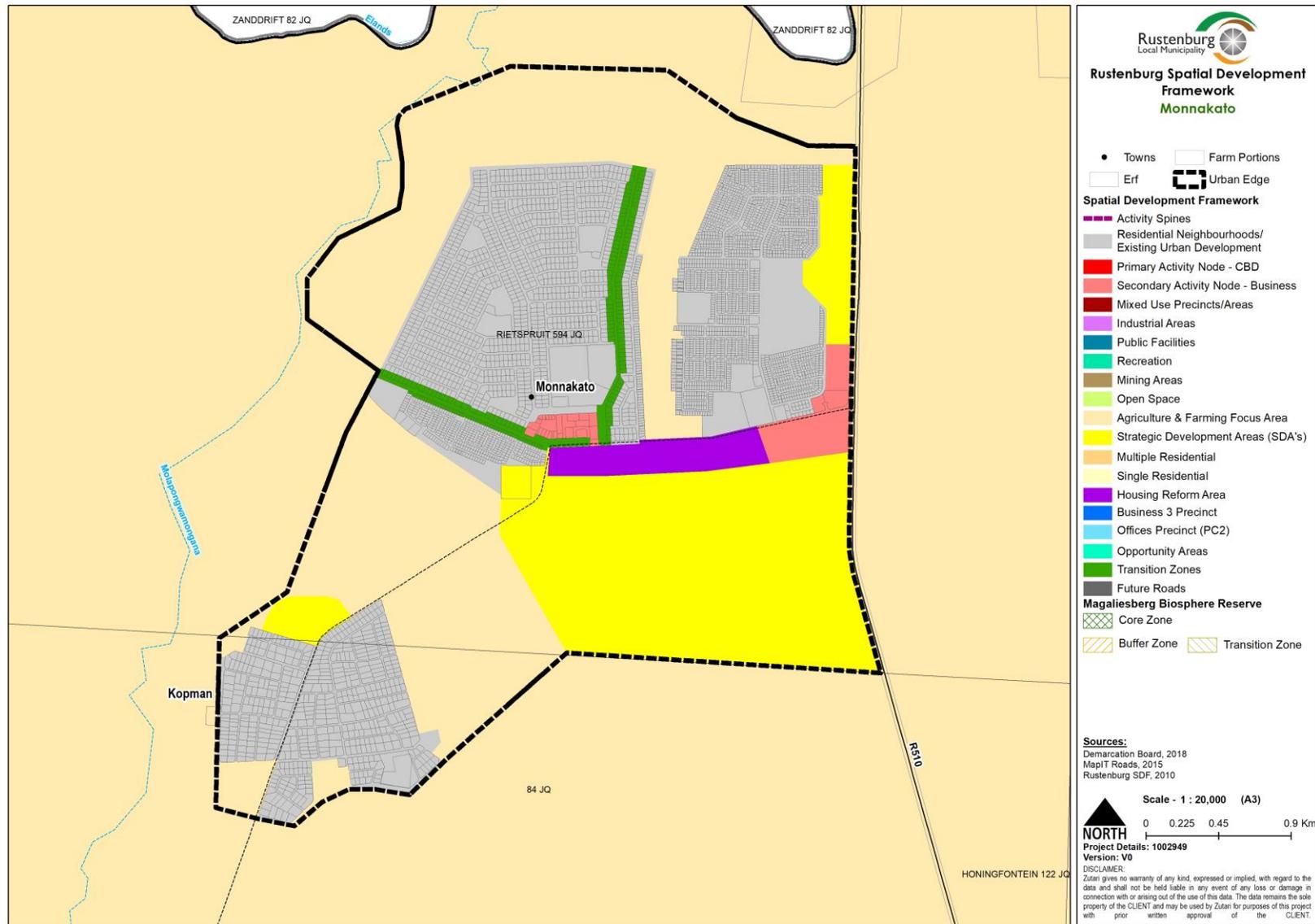


Figure 26: Local SDF for Monnakato

### 4.4.13 Phatsima Rural Service Centre

The Local Spatial Development Framework for the Phatsima Rural Service Centre is depicted in Figure 27.

The existing urban footprint of this node is estimated at 247ha.

#### 4.4.13.1 Strategic Development Areas

A SDA of approximately 421.8ha is proposed for Phatsima Rural Service Centre. The SDA is proposed towards the southern and eastern part of the node. The land area is sufficient for the 2031 demand and represents a significant oversupply in land for the planning period, as noted in Table 28.

**Table 28: Phatsima Strategic Development Areas and land use budget, 2031**

Provision	Residential			Public Facilities	Business	Light Industrial/ Service industries	Recreation (formal)	Total area required for future settlement development (ha)
	No. opportunities	Density (dwelling unit/ha)	Area required (ha)	(Area in ha)	(Area in ha)	(Area in ha)	(Area in ha)	
Land use budget	1,499	30	50	2.9000	0.3600	0.3600	0.4800	62.1800
Actual provision in SDA								421.8000
<b>Result</b>								<b>Oversupply (359.6200)</b>

#### 4.4.13.2 Secondary Activity Nodes

Although the SDF acknowledges most of the existing Secondary Activity Nodes or suburban shopping centres, it does not propose the locality of future Secondary Activity Nodes or suburban shopping centres.

The development of future suburban shopping centres in service centre should therefore be considered on its own merits according to the hierarchic system provided in section 4.3.7.2 and Table 1 hereof.

#### 4.4.13.3 Transition Areas

Various Transition Areas are proposed within the existing urban area of Phatsima to support opportunities for local economic investment and associated uses.

#### 4.4.13.4 Engineering services requirements

The projected development growth between 2022-2031 require the supply of the additional engineering services capacities shown in Table 29.

**Table 29: Engineering services requirements for Phatsima growth 2022-2031**

Water and sanitation				Energy
Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
629.5	0.69	1.04	0.66	1,435

A review of the Precinct Plan for Phatsima, 2012 is recommended as a project for the long term.

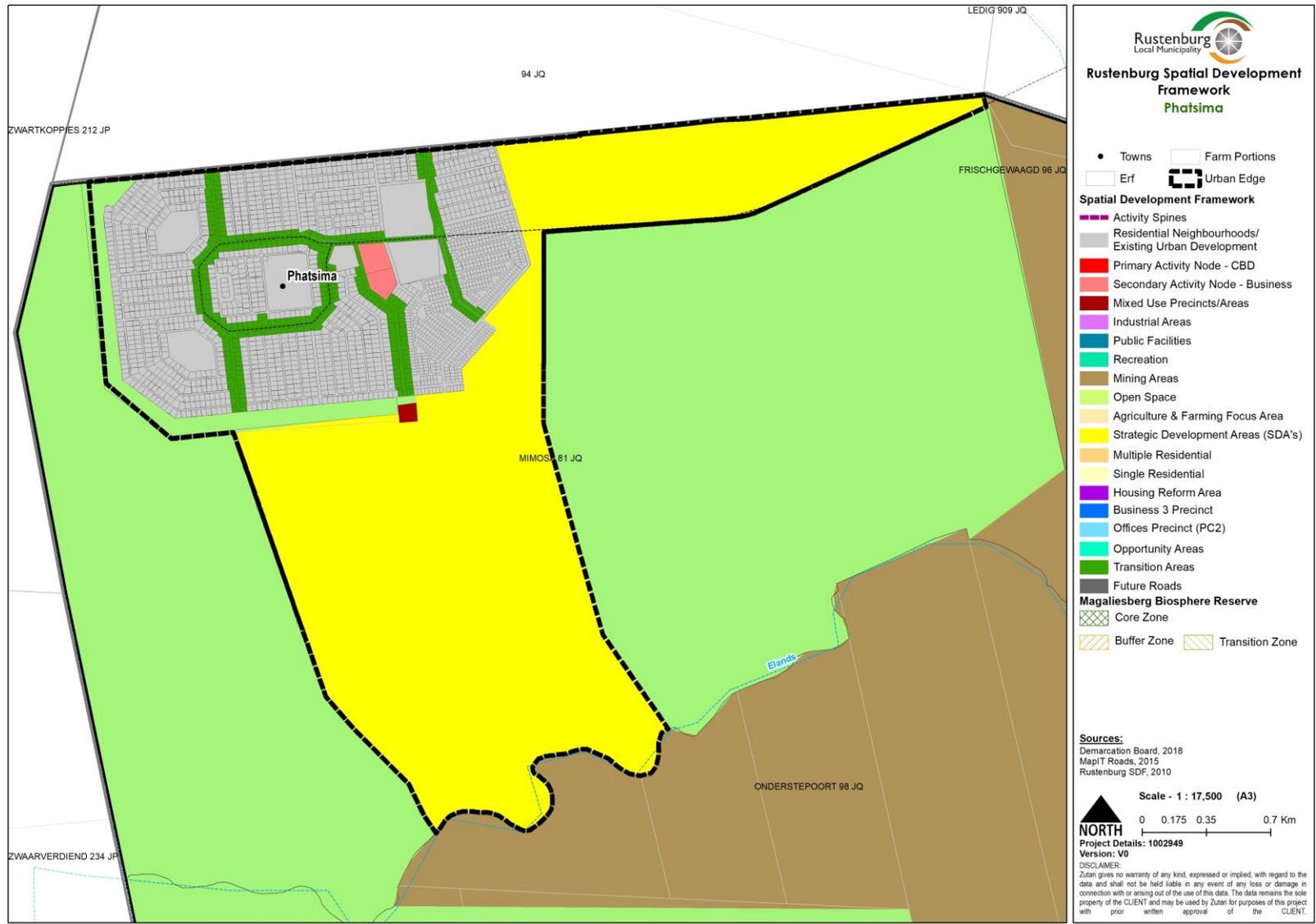


Figure 27: Local SDF for Phatsima

#### 4.4.14 Lower order settlements (fourth and fifth order)

The spatial proposals for the lower order settlements are represented in the respective Local SDF in Figure 28 to Figure 38. A summary of the Strategic Development Areas and its associated land requirements are contained in Table 30.

**Table 30: Lower order settlements – Summary of Strategic Development Areas**

Settlement	Local SDF map reference	Total area required for settlement development (ha)		Result
		Land use budget (ha)	Actual provision in SDA (ha)	
Bethanie	Figure 28	68.8500	276.2700	Oversupply (207.42ha)
Modikwe/Berseba	Figure 29	44.7800	143.0500	Oversupply (98.27ha)
Lekgalong/Maumong cluster	Figure 30, Figure 31	324.9300	534.8000	Oversupply (209.87ha)
Maile	Figure 32	5.5600	49.8400	Oversupply (44.28ha)
Diepkuil	Figure 32	8.3300	34.1300	Oversupply (25.80ha)
Makolokwe	Figure 33	8.6900	68.8300	Oversupply (60.14ha)
Mathopestad cluster	Figure 34	52.0100	139.7100	Oversupply (87.70ha)
Wigwam	-	22.2100	0	-
Syferbult	Figure 35	40.7600	45.0900	Oversupply (4.33ha)
Olifantsnek	Figure 36	0	51.4400	Supply 51.44ha
Kroondal	Figure 37	-	-	-
Boshoek	Figure 38	-	450ha	Supply 450ha

##### 4.4.14.1 Engineering services requirements

The required engineering services capacities to serve the projected population growth between 2022-2031 and land uses provided in the land use budget are indicated in Table 31.

**Table 31: Engineering services requirements for growth in lower order settlements 2022-2031**

Settlement	Water and sanitation				Energy
	Water demand AADD (KI/day)	24-hour storage (MI/day)	36-hour storage (MI/day)	Sewer demand (MI/day)	Expected load (kVA)
Bethanie	588.3	0.65	0.97	0.61	1,342
Modikwe/Berseba	382.6	0.42	0.63	0.40	873
Lekgalong/Maumong cluster	2,776.0	3.05	4.58	2.90	6,331
Maile	50.0	0.06	0.08	0.05	114
Diepkuil	69.7	0.08	0.11	0.07	160
Makolokwe	74.2	0.47	0.70	0.44	170
Mathopestad cluster	424.9	0.23	0.34	0.22	967
Wigwam	208.9	0.39	0.58	0.37	470
Syferbult	350.2	0.08	0.12	0.08	799

Settlement	Water and sanitation				Energy
	Water demand AADD (Kl/day)	24-hour storage (Ml/day)	36-hour storage (Ml/day)	Sewer demand (Ml/day)	Expected load (kVA)
Olifantsnek	-	-	-	-	-
Boshoek	-	-	-	-	-
Kroondal	-	-	-	-	-

The settlement areas of Modikwe/Berseba, Mathopestad, Molote and the Syferbult Agricultural Holdings are impacted by land proposed as High Potential Agricultural Areas. The use of land in these areas should be planned and implemented in compliance with the policies and guidelines of the Department of Agriculture, Land Reform and Rural Development in terms of Act 70 of 1970.

Olifantshoek is also located within the Magaliesberg Biosphere. Land development in these areas should comply with land use guidelines for the respective biosphere zones, as well as related environmental regulations.

Kroondal is proposed as a mixed-use precinct to provide for the need for associated uses to the surrounding mining and industrial activities in the area.

Similarly, Boshoek is expected to experience increased development pressure due to its proximity to mining and surface mining activities. There is an occurrence of informal occupation of land that need to be prevented with pro-active planning and servicing of land in the node. This includes the development of the land acquired for human settlements purposes.

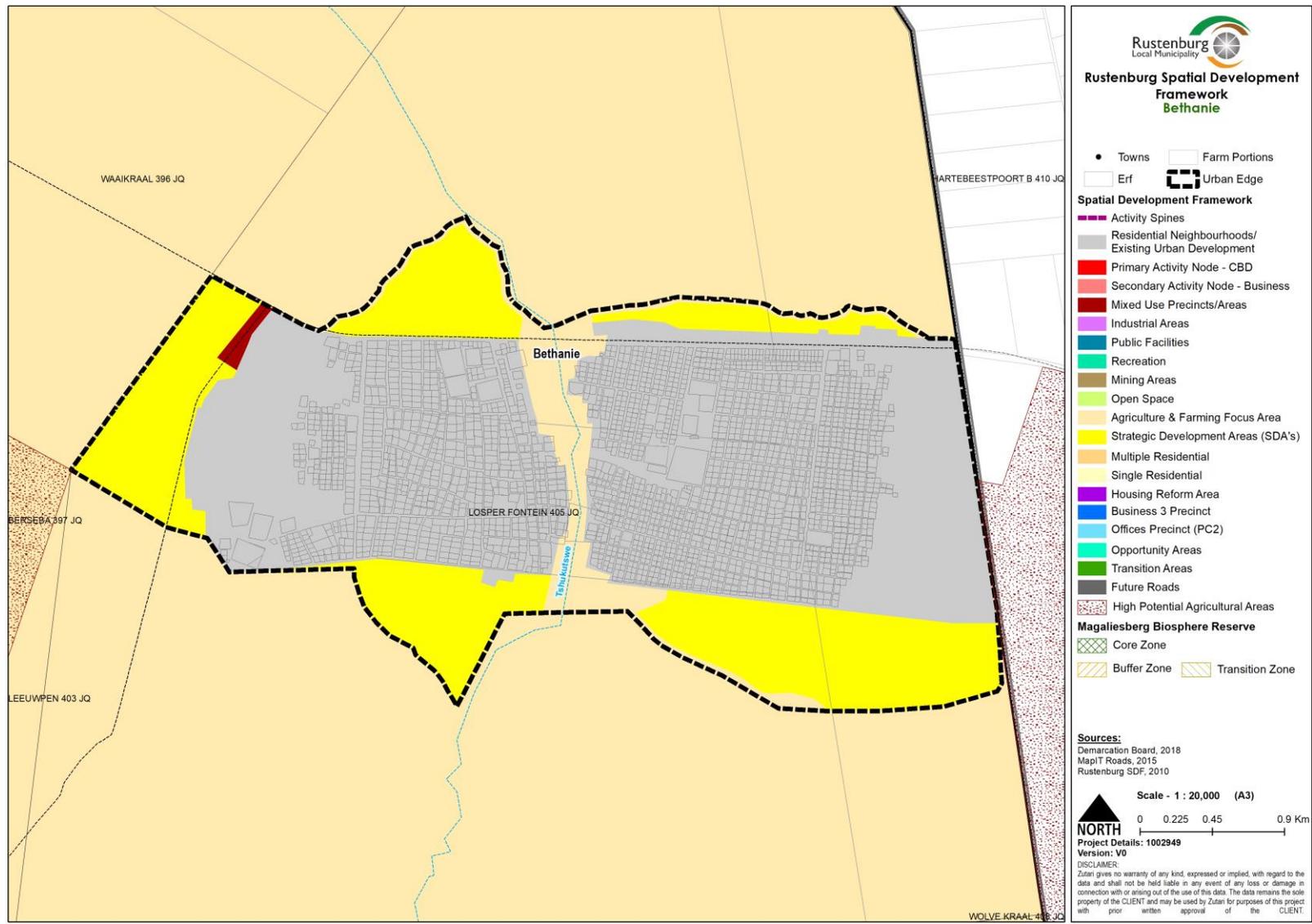


Figure 28: Local SDF for Bethanie

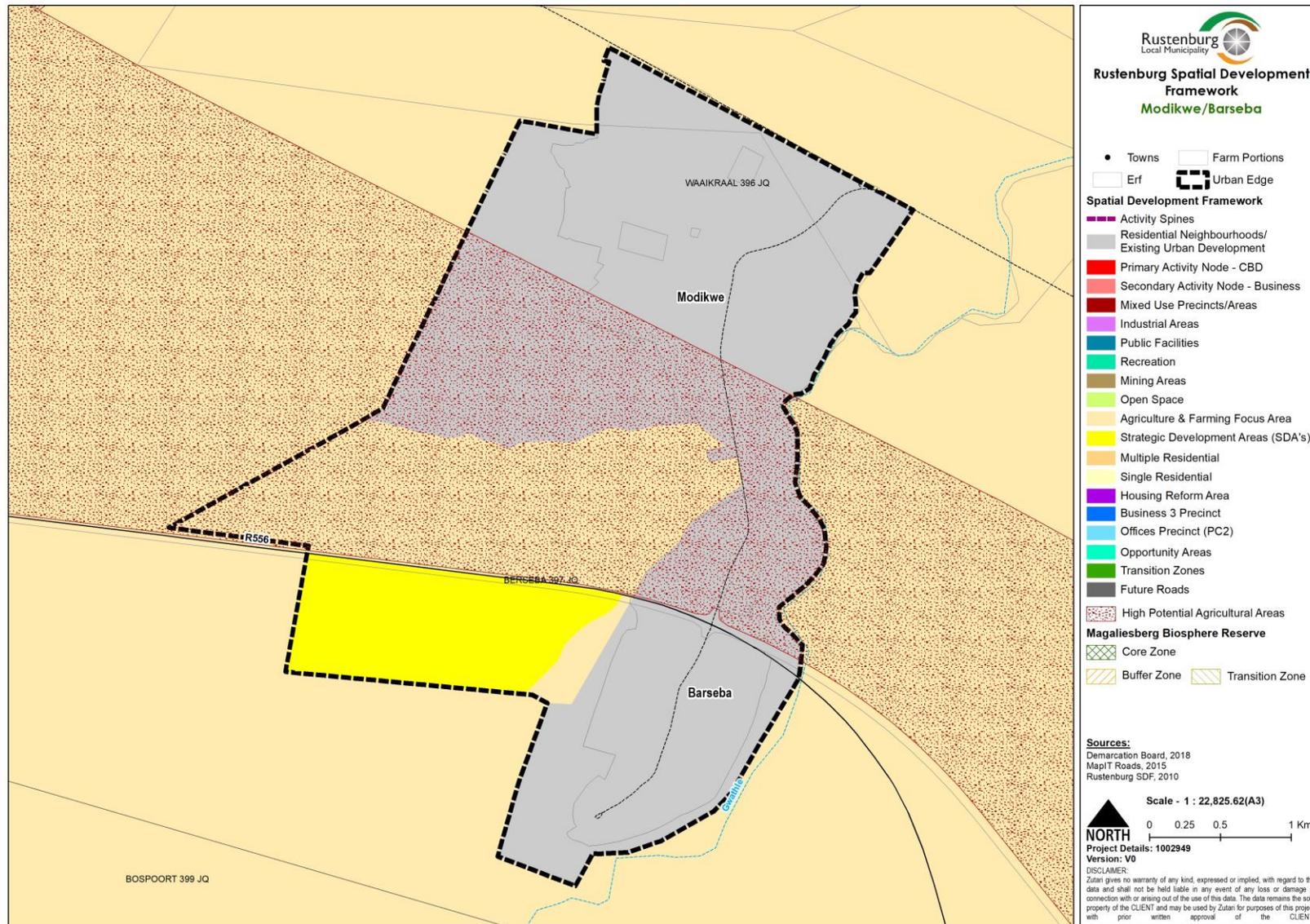


Figure 29: Local SDF for Modikwe/Berseba

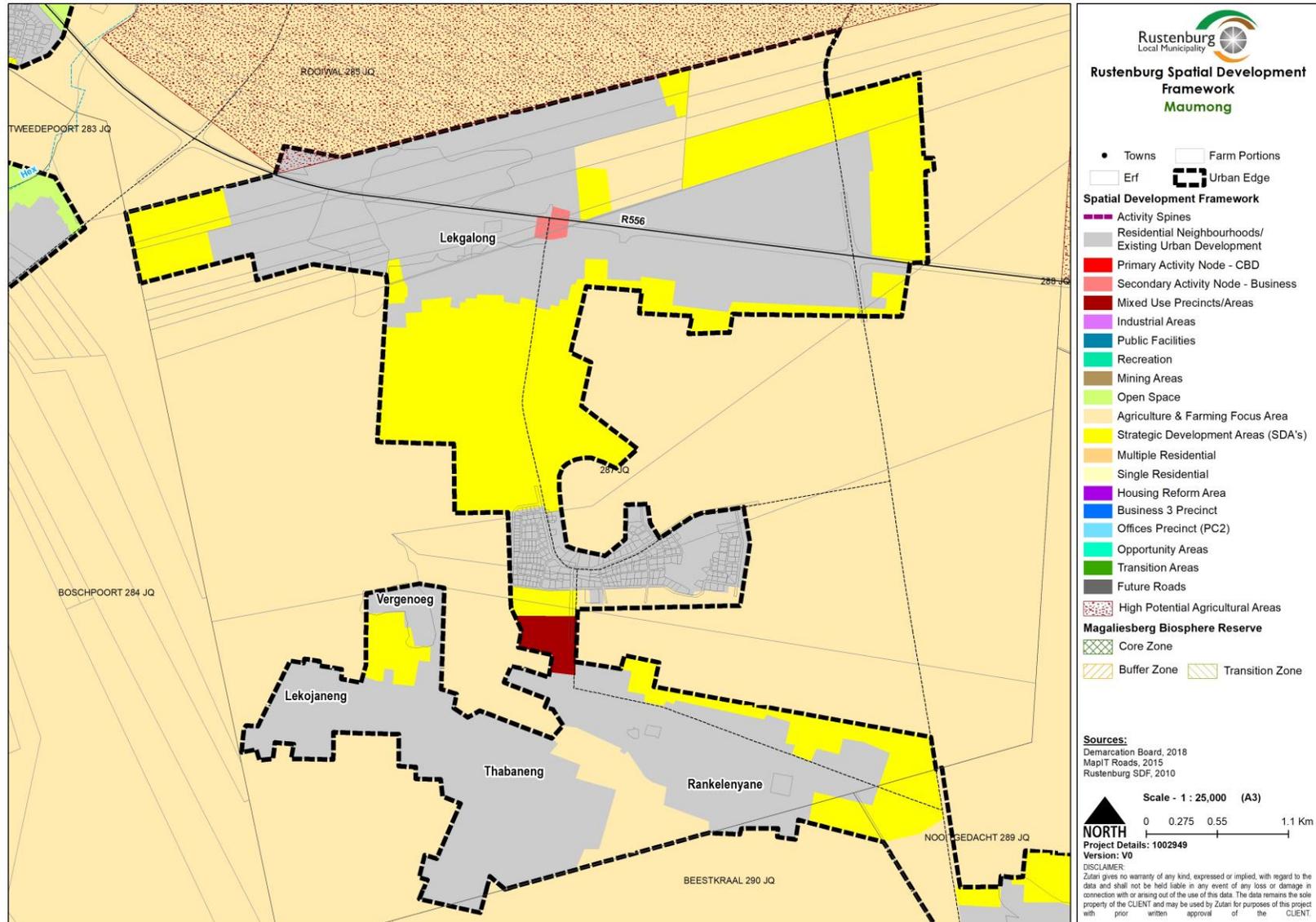


Figure 30: Local SDF for Lekgalong/Maumong cluster – Lekgalong and Thabaneng area

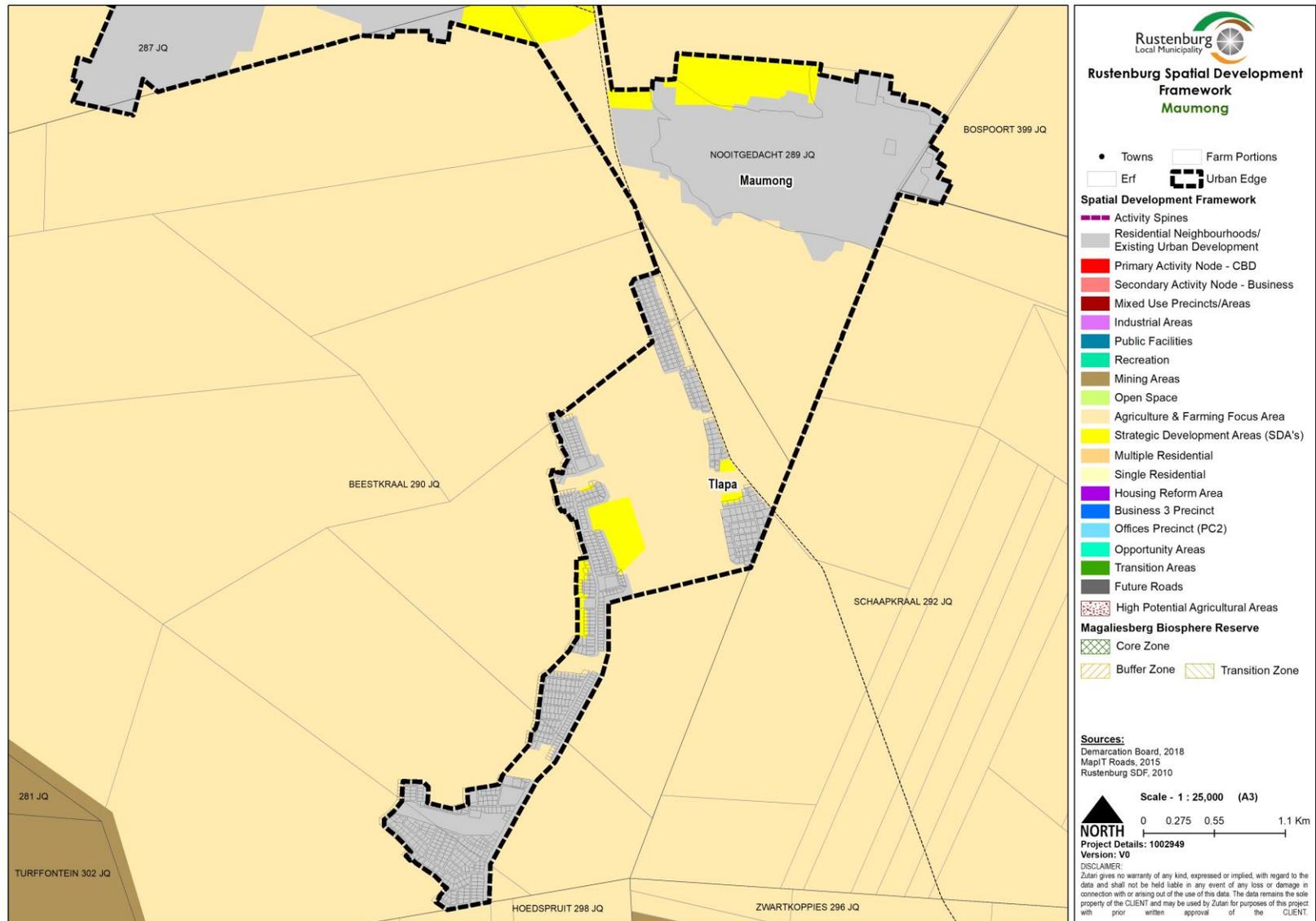


Figure 31: Local SDF for Lekgalong/Maumong cluster – Maumong area

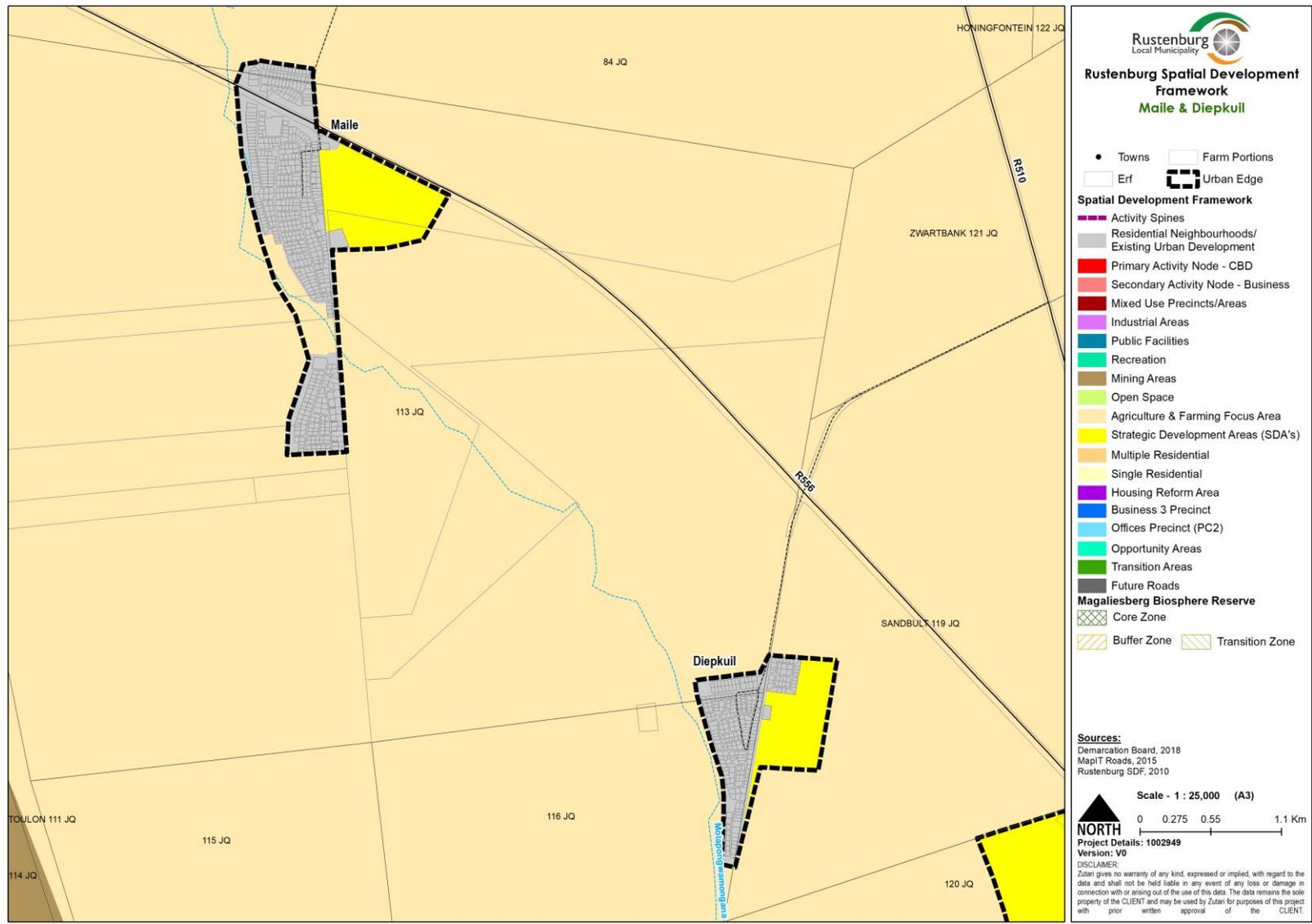


Figure 32: Local SDF for Maile and Diepkuil

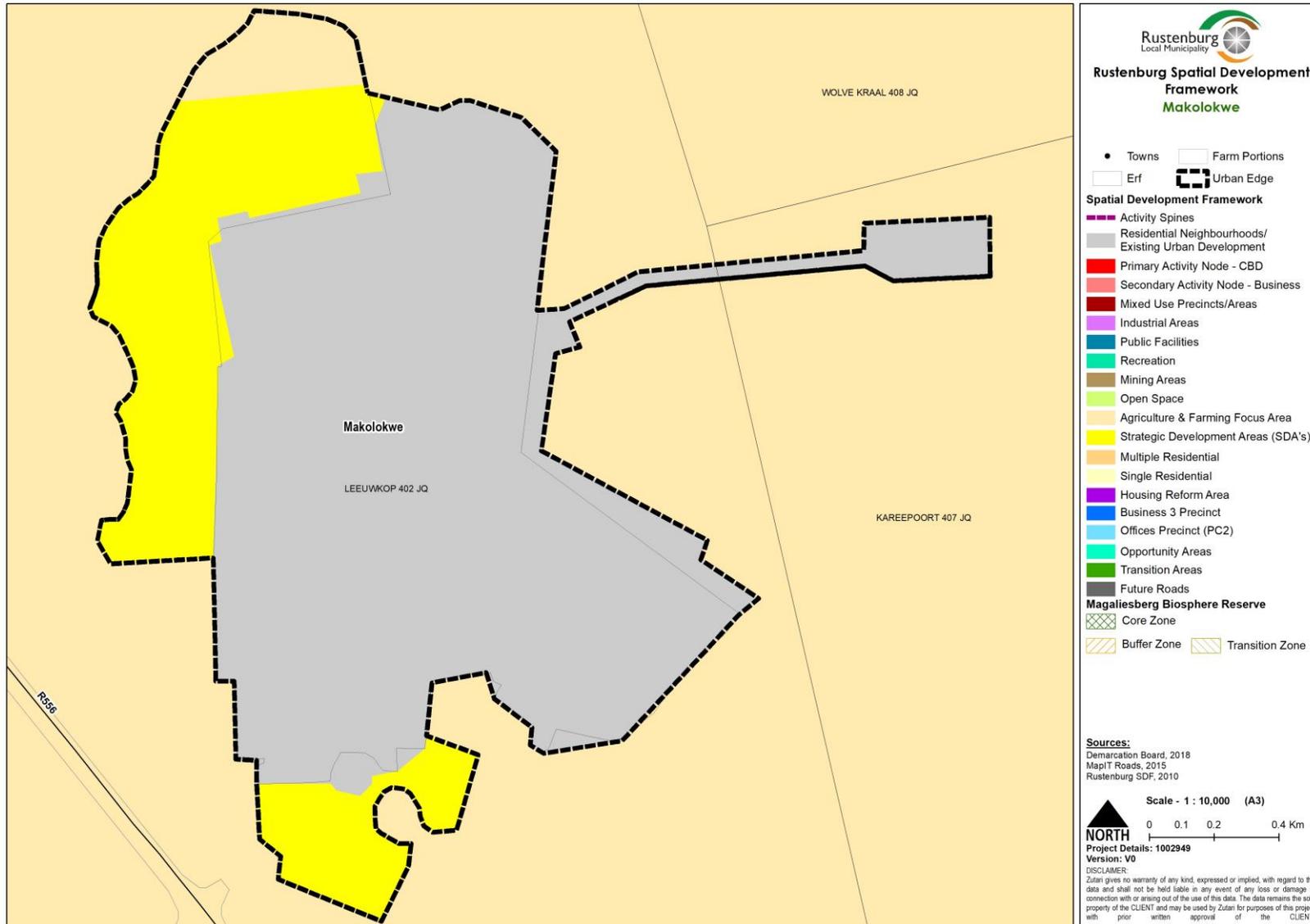


Figure 33: Local SDF for Makolokwe

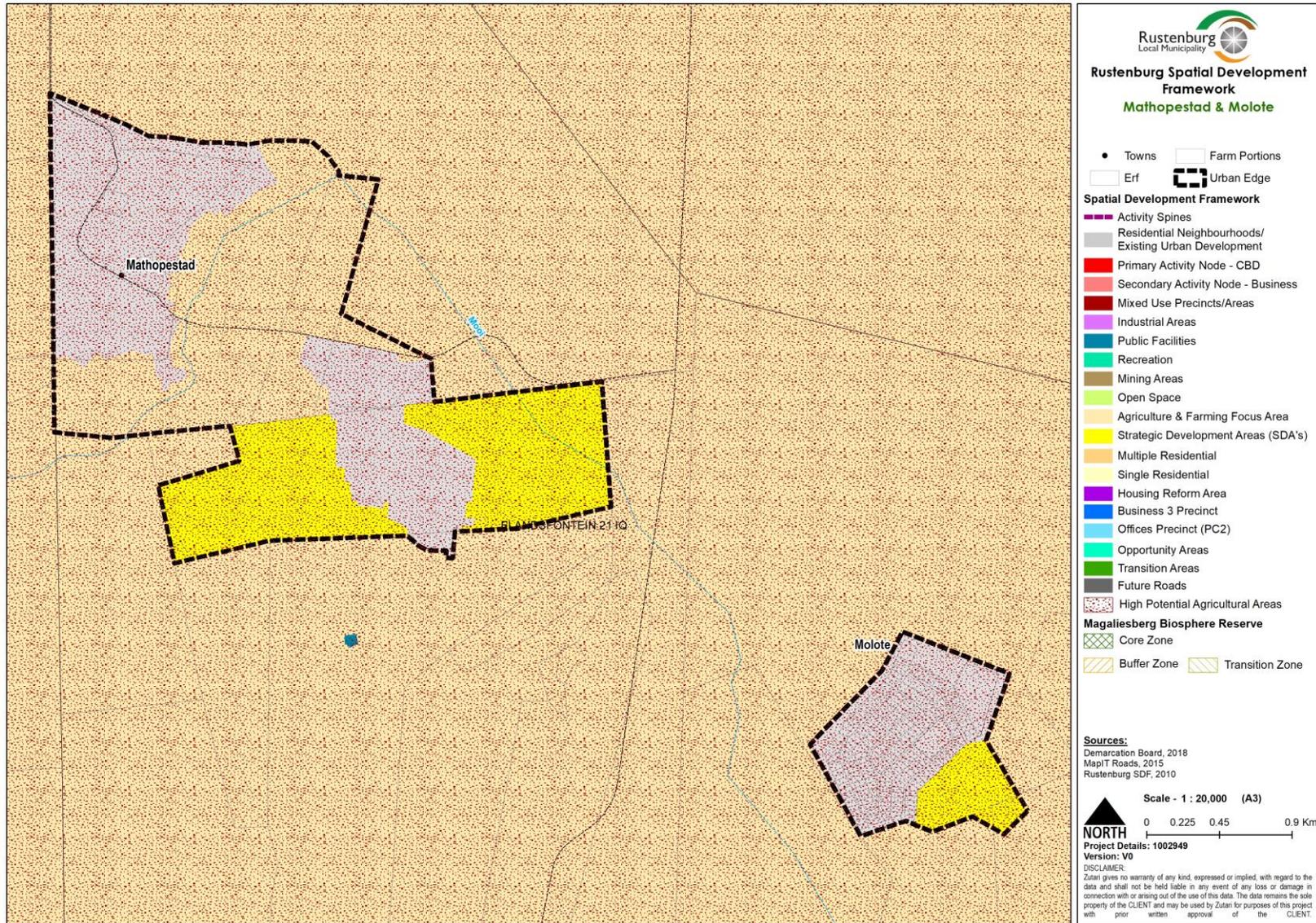


Figure 34: Local SDF for Mathopestad and Molote

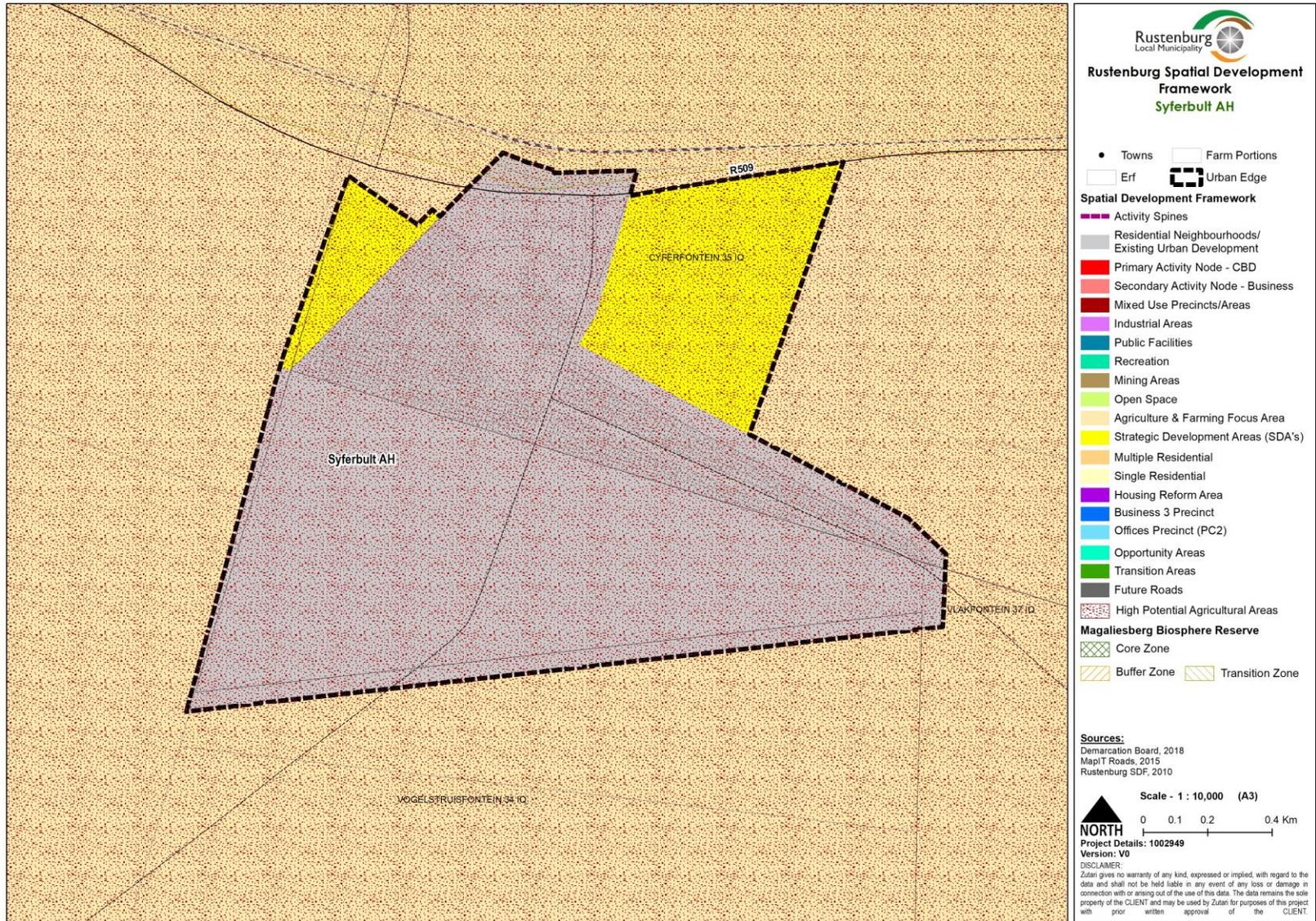


Figure 35: Local SDF for Syferbult

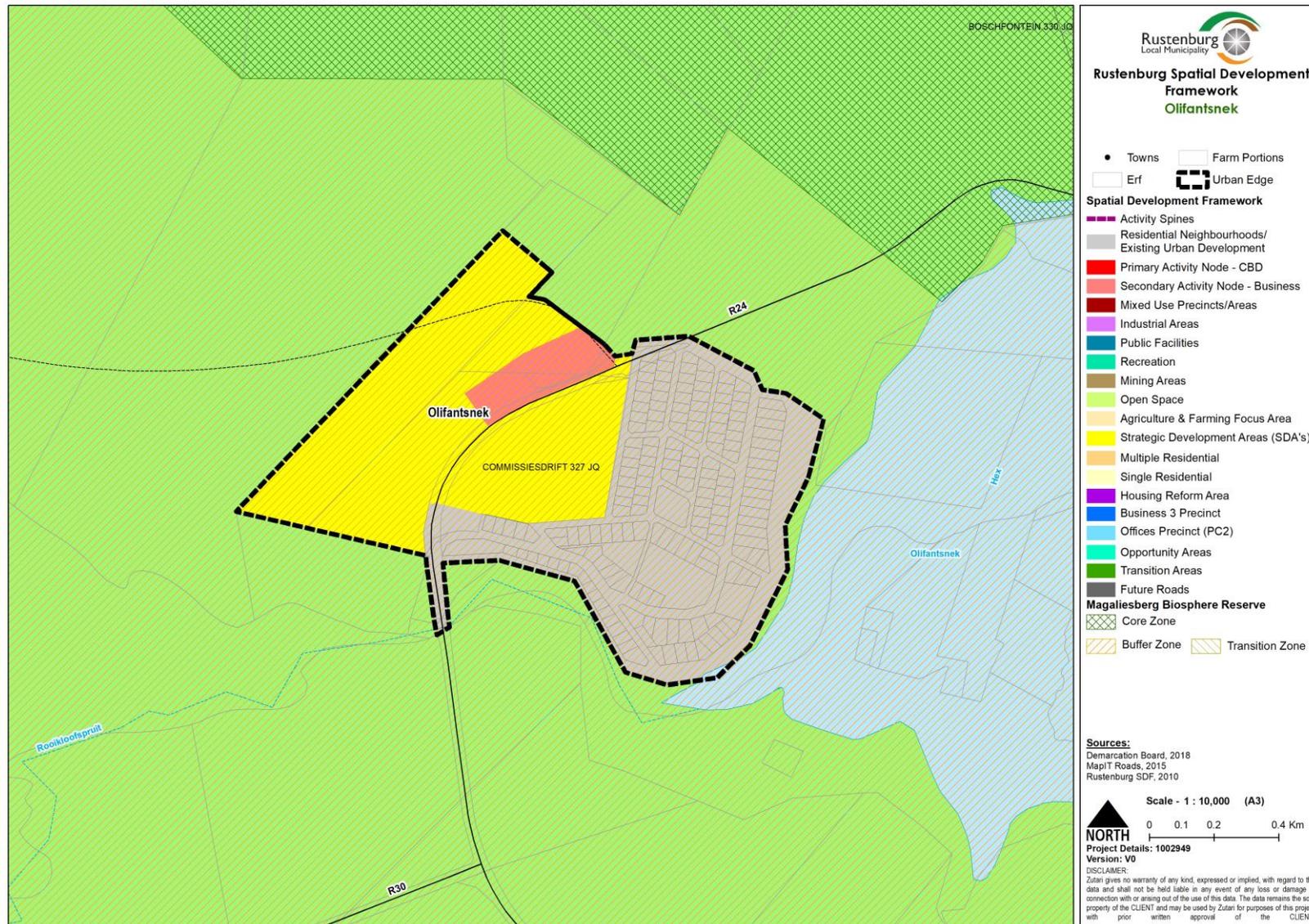


Figure 36: Local SDF for Olifantsnek

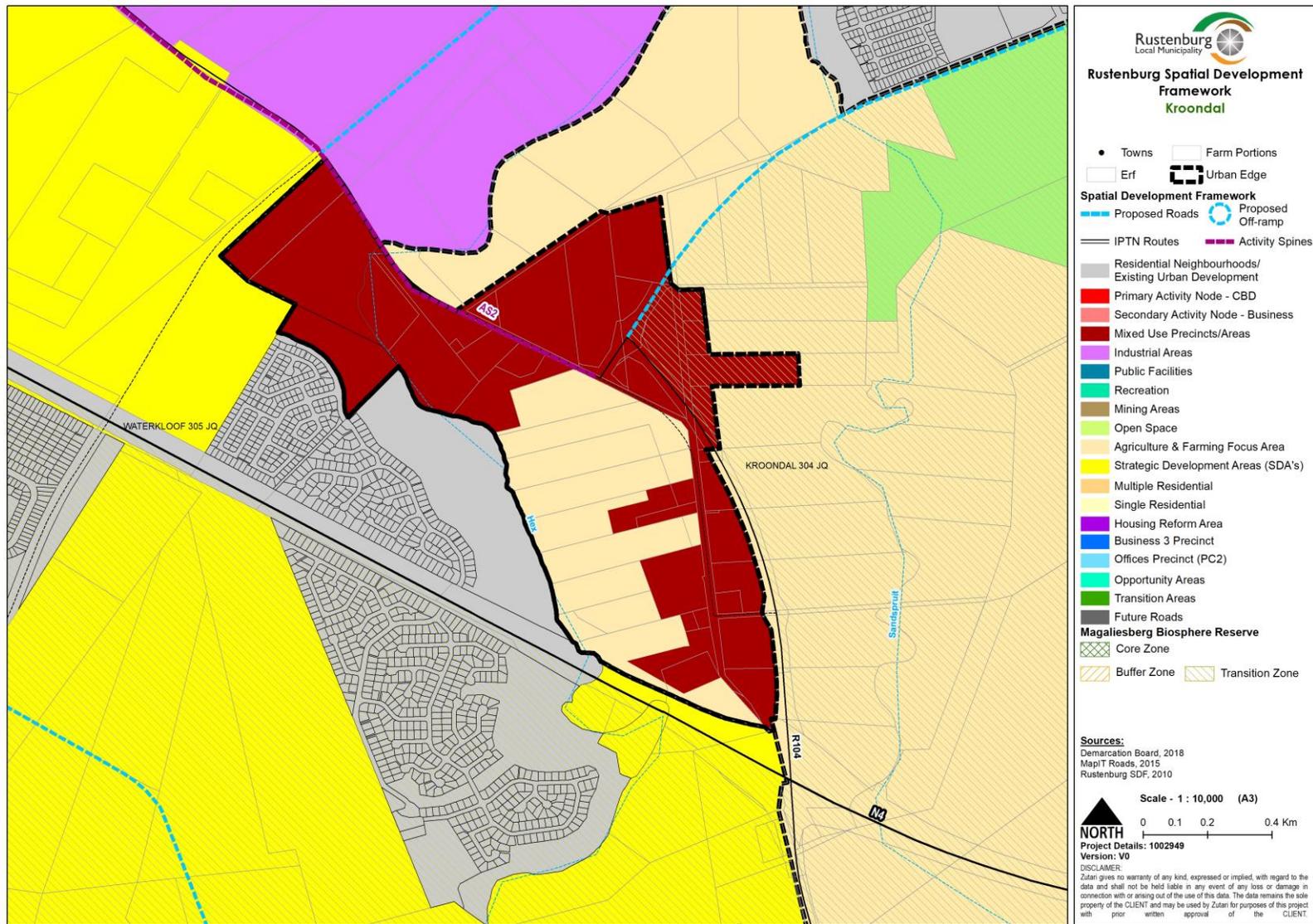


Figure 37: Local SDF for Kroondal

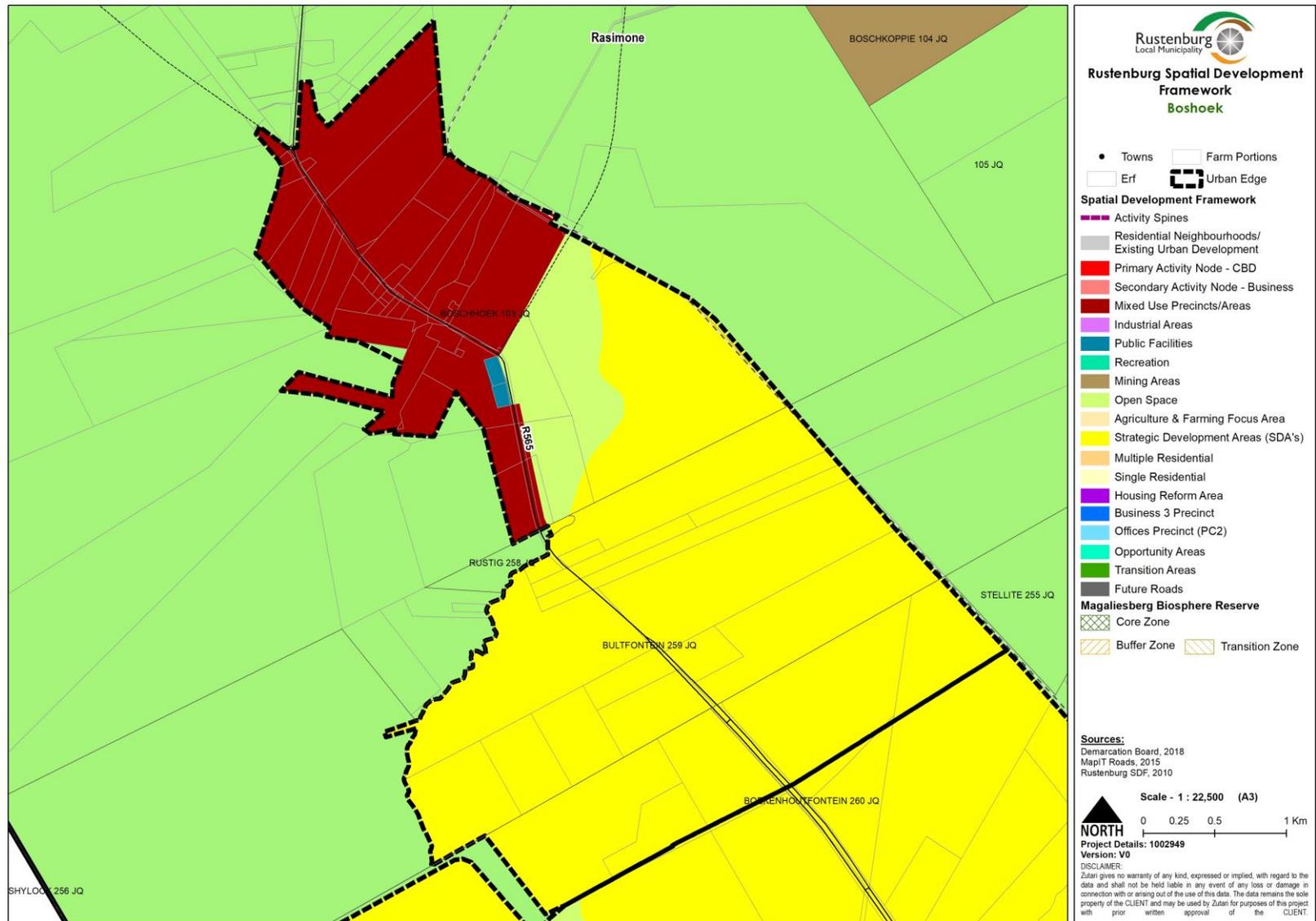


Figure 38: Local SDF for Boshhoek

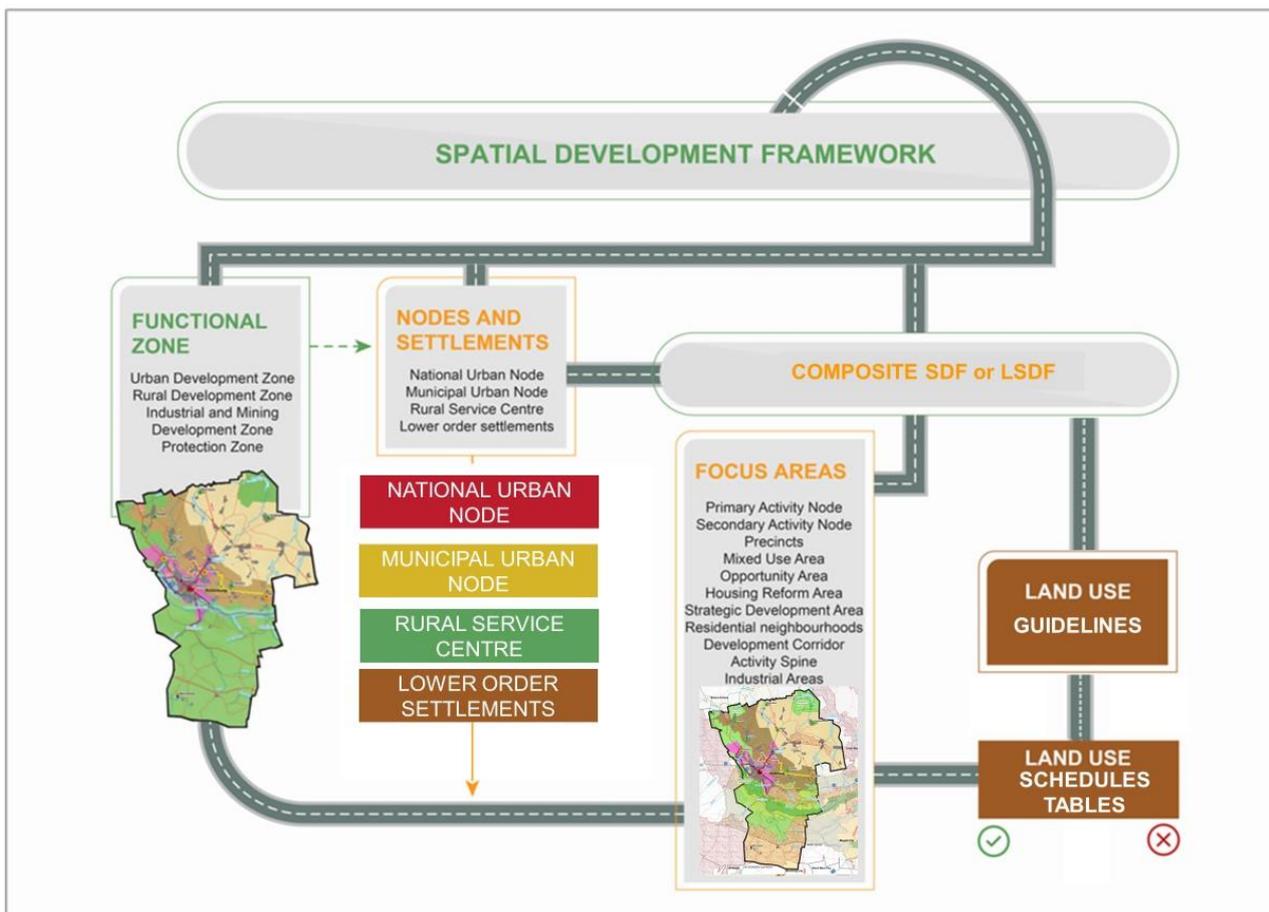
## 4.5 Land Use Guidelines

### 4.5.1 Introduction to land use guidelines

This section includes the general land use guidelines for the implementation of the Rustenburg SDF spatial proposals from a land use management point of view. The land use guidelines comprise of the following:

- Desired patterns and types of land use
- Desired residential densities (erven)
- Desired subdivision (densities) of farm portions
- Guidelines for the subdivision of agricultural land in the municipal area
- Guidelines to align with biophysical attributes
- High Potential Agricultural Areas
- Guidelines for the provision of parks and open space

A schematic illustration on how the general guidelines should be applied, is illustrated in Figure 39. It can be used as guideline for the evaluation of applications for land use change or township establishment by the municipality.



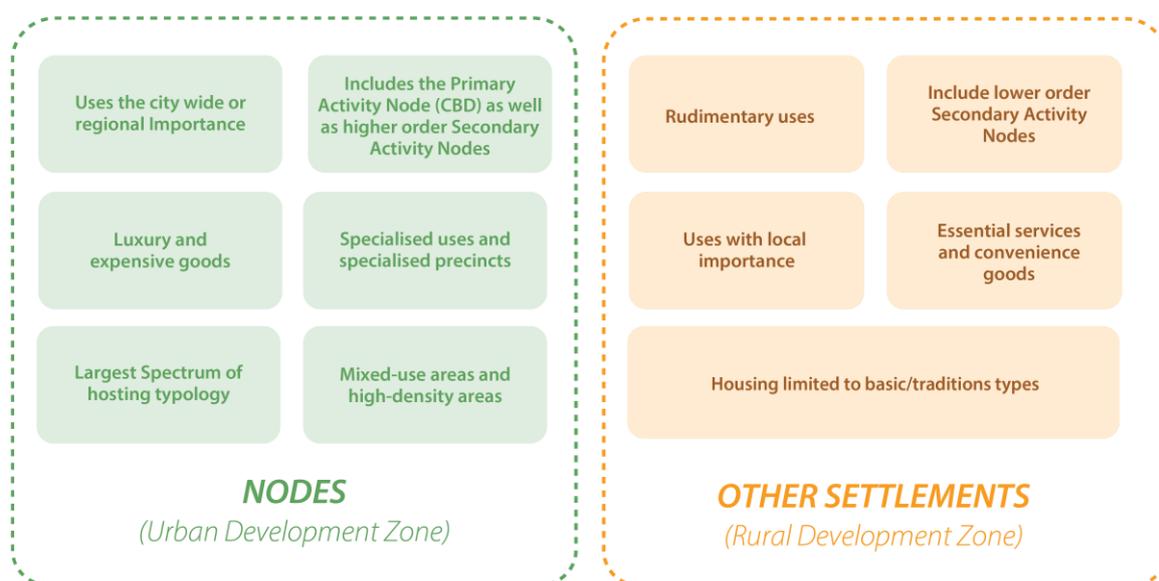
**Figure 39: Road map for implementing general land use guidelines**

As a point of departure for all areas, general land use guidelines to describe desired land use patterns and densities are provided in this section. These guidelines should form the basis of macro spatial patterns followed by more detail proposals for each area or zone (refer to section 4.3 that includes the macro or composite SDF whilst section 4.4 deals with the Local SDFs).

## 4.5.2 Desired patterns and types of land use

This section of the SDF includes a set of general guidelines or preferred patterns of land use which prescribes the nature and extent of land uses which may be permitted, or which may be desirable, within the different zones and functional areas in the municipality.

It therefore distinguishes between land uses for the different zones/functional areas and hierarchic order of settlement depending on their suitability/desirability in a specific area. The objective is to promote specialised land uses in the nodal areas where agglomeration benefits exist and where it has a competitive advantage which can benefit the larger region. The principle as shown in the illustration in Figure 40 is to ensure that the most specialised land uses with the intention to serve the entire municipal area or the larger region, be located in the nodes and Urban Development Zone, whilst the rudimentary land uses and those necessary to serve a local market, locate in those settlements or farm areas at the lower end of the hierarchy. This approach is also consistent with the Services Wheel referred to in the National SDF.



**Figure 40: Principle for assignment of land use categories**

The desired spatial patterns and land uses which find use for implementation of the SDF is reflected in Schedule 1 to the SDF.

It should be noted that the desired patterns of land uses and **Schedule 1** (Section 6.1 herein), should serve as general guidelines to allow for the consideration of the desirability or compatibility of uses in different focus areas only. It should not be interpreted as a “hard and fast rule” and be informed in such a manner that it does not allow for unique circumstances to be considered by the municipality.

It is further acknowledged that circumstances, council and national government policies and provision in the Land Use Scheme may change which requires re-alignment of the desired patterns of land use.

### Stipulation:

For these reason, provision is herewith made in the SDF that **Schedule 1** may be amended from time-to, without the review or amendment of the entire SDF as contemplated in Section 20 of SPLUMA.

It is however required that any amendment of Schedule 1 be approved by Council as policy maker.

It is further provided that Council should determine whether any public participation is required when such amendment to Schedule 1 is considered.

### 4.5.3 Desired residential densities (erven)

The increasing housing needs in the country, increasing scarcity of land specifically in the in Rustenburg Municipality, requirements of sustainability and integration, the promotion of compact cities and provision of infrastructure and services, necessitates a strategy to increase residential densities in the municipal area.

The following areas were identified as potential areas in the municipality where increased densities should be considered/ promoted:

- The National and Municipal Urban Nodes followed by Rural Service Centres should be the primary focus areas for increased densities
- The core area close to the Rustenburg CBD including the Offices and Medical Consulting Rooms Precinct which ideally situated in respect of its proximity to community facilities, job opportunities, public transport etc.
- Identified Housing Reform Areas to promote social housing and affordable high density residential developments
- Along Activity Spines and Opportunity Areas where public transport is available
- Mixed-use precincts/areas where higher densities are more acceptable/desirable because of the increased intensity/occurrence of other non-residential uses
- Areas/neighbourhoods where limited opportunities are available for expansion, e.g., Boitekong
- Newly identified Strategic Development Areas and newly planned townships/neighbourhoods where modern architectural design and layout planning design can ensure sustainable and integrated urban environments

It is however essential that densification should not prejudice the character and general amenity of existing neighbourhoods. To ensure the long-term sustainability of these neighbourhoods the following approach is followed:

- Incremental increase of densities based on the current situation and character of the different areas/neighbourhoods, and availability of bulk infrastructure
- Ensure that densification also contributes towards urban renewal in areas where it may be required, e.g. older neighbourhoods in the core area
- Provide minimum erf sizes to ensure desirability and prevent prejudice of the character of existing areas/neighbourhoods
- Increase the minimum size on multiple residential erven as the density increases to ensure a proper balance and contributes towards the desirability in an area

**Schedule 2** (Section hereto provides the guidelines for densification in respect of multiple (medium and high density) residential uses applicable to formal townships in the municipal area (proclaimed and to be proclaimed).

For single residential erven ("Residential 1"), the provisions of the land use scheme in terms of densities and erf sizes shall apply.

As in the case with the patterns of land use, this Schedule 2 should serve as general guidelines to allow for the consideration of the desirability or compatibility of uses. It should not be interpreted as a "hard and fast rule" and be informed in such a manner that it does not allow for unique circumstances to be considered by the municipality.

It is further acknowledged that circumstances, council and national government policies and provision in the Land Use Scheme may change which requires re-alignment of the desired patterns of land use.

**Stipulation:**

For these reason, provision is herewith made in the SDF that **Schedule 2** may be amended from time-to-time, without the review or amendment of the entire SDF as contemplated in Section 20 of SPLUMA.

It is however required that any amendment of Schedule 2 be approved by Council as policy maker.

It is further provided that Council should determine whether any public participation is required when such amendment to Schedule 2 is considered.

#### 4.5.4 Desired subdivision (densities) of farm portions

##### 4.5.4.1 General understanding and requirements

As a point of departure and despite the provisions of the municipal planning by-law, the subdivision of farm portions shall comply with provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) as well as the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983), which have the objective to protect commercial farmland in general and prime and unique agricultural development from changes in land use. It regulates subdivision to prevent the subdivision of agricultural land that will result in uneconomical or unviable production entities.

In areas where land has been excised from provisions of Act 70 of 1970, the guidelines provided in this section and for the subdivision of farm portions still applies, with the exception that the consent from the Minister of Agriculture, Land Reform and Rural Development in terms of the act would not be required. The onus is however on the applicant or landowner to proof to the municipality that land has been excluded from provisions of the act. (Also refer to **Annexure B** for land excluded from provisions of Act 70 of 1970 – Notice No. 1096 of Government Gazette No. 41178 of 13 October 2017)

Agricultural Holdings established in terms of the Agricultural Holdings Registration Act, 1919 (Act 22 of 1919) shall comply with provisions contained in the Title Deeds of such property and if excised from the holdings, in which case shall revert as an agricultural farm portion, comply with the subdivision guidelines herein.

Any application for subdivision where mining is involved and where mining permits have been granted, the onus is on the applicant/landowner to obtain the comments from the Department of Mineral Resources and Energy and submit such comments to the municipality.

##### 4.5.5 Guidelines for subdivision of agricultural land in municipal area

Like residential densities applicable to erven in townships, Table 32 provides a guideline for the regulation and subdivision of agricultural land – i.e., farm portions and agricultural holdings - in the municipal area.

Despite the table, the subdivision of agricultural land use subject to provisions of the Subdivision of Agricultural land Act, 1970 (Act 70 of 1970), unless the land has been excluded from the provisions of the act.

However, it must be noted that the guidelines in the table only deals with subdivision of farm portions, and minimum sizes thereof where the use will remain “Agricultural”. The application of this table is excluded in the case where township establishment will take place providing erven, which will obviously lead to higher densities than provided below.

**Table 32: Guidelines for densities and subdivision of farm portions and agricultural holdings**

Focus Area	Farm portions and Agricultural Holding complexes		
	Area/activity	Minimum size of any subdivided portion	Application of control
Urban Development Zone	Farms	4ha	✓
	Agricultural Holdings	1ha	✓
	Farm portions or Agricultural Holdings within the core or buffer zone of the Magaliesberg Biosphere Reserve [Note 1] – refer to section 4.5.6	-	✗
	Multiple land uses/rezoning purposes – farm portions or agricultural holdings [Note 2]	-	✗
	Mining purposes (where permits were granted)	1ha	✓
Rural Development Zone	Other farms (outside Urban Edge), including live stock/grazing and game farms	8ha	✓
	Other farms (inside Urban Edge)	4ha	✓
	Agricultural Holdings	1ha	✓
	Farm portions or Agricultural Holdings within the core or buffer zone of the Magaliesberg Biosphere Reserve [Note 1] – refer to section 4.5.6	-	✗
	Multiple land uses/rezoning purposes – farm portions or agricultural holdings	-	✗
	Mining purposes (where permits were granted)	4ha	🔍
Industrial and Mining Development Zone	Agricultural Holdings	1ha	✓
	Farm portions or Agricultural Holdings within the core or buffer zone of the Magaliesberg Biosphere Reserve – refer to section 4.5.6	-	✗
	Multiple land uses/rezoning purposes – farm portions or agricultural holdings	-	✗
	Mining purposes (where permits were granted)	1ha	✓
Protection Zone	Farm portions or Agricultural Holdings within the core or buffer zone of the Magaliesberg Biosphere Reserve – refer to section 4.5.6	-	✗
	Multiple land uses/rezoning purposes – farm portions or agricultural holdings	-	✗
	Mining purposes	-	✗
<b>Key:</b>	✓	Permitted subdivision	
	🔍	Subdivision permitted on merits and with special motivation and submission of the comments from the relevant government departments	
	✗	Not permitted/subdivision prohibited	
<b>Further conditions applicable to all subdivision and applications for subdivision:</b>	Subdivision will be permitted under circumstances where the subdivided portion is consolidated with another portion to create larger portions or form partnerships (refer to section 4.5.6). Where multiple land uses, or more than one land use is proposed on a farm portion or agricultural holding with an application for rezoning, subdivision will not be permitted, and it is required that a formal township establishment process be undertaken by the owner. Such township establishment shall be subject to other provisions of the SDF.		

## 4.5.6 Guidelines to align with biophysical attributes

The guidelines in this section is to ensure that land use activities and land use changes are conducted as a parallel process to environmental management and environmental authorisation as envisaged in the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998).

The intention of the SDF is not to replace or govern any environmental provisions in terms of environmental framework, plan or the relevant environmental legislation. It is merely to:

- "...take cognisance of any environmental management instrument adopted by the relevant management authority" as required in section 12(1)(m) of SPLUMA
- ensure that environmental sensitive areas and high potential agricultural land is spatially included in the SDF, as required in section 21(j) of SPLUMA.

Furthermore, it should be realised that even the guidelines set out in the respective frameworks and plans referred to in this section, is only aimed at providing guidelines on how the Environmental Impact Assessment (EIA) process should be managed and does not replace any environmental authorisation.

### 4.5.6.1 Magaliesberg Biosphere Reserve

Any development or change in land use within the Magaliesberg Biosphere Reserve as depicted in Figure 41 below and Figure 5 (page 11), shall comply with the requirements of the Magaliesberg Biosphere, proclaimed as an international biosphere reserve by UNESCO in 2015. It should therefore also with environmental authorisation as contemplated in the NEMA, 1998.

Notwithstanding this and to assist with land use planning, the general guidelines for the biosphere are set out this section.

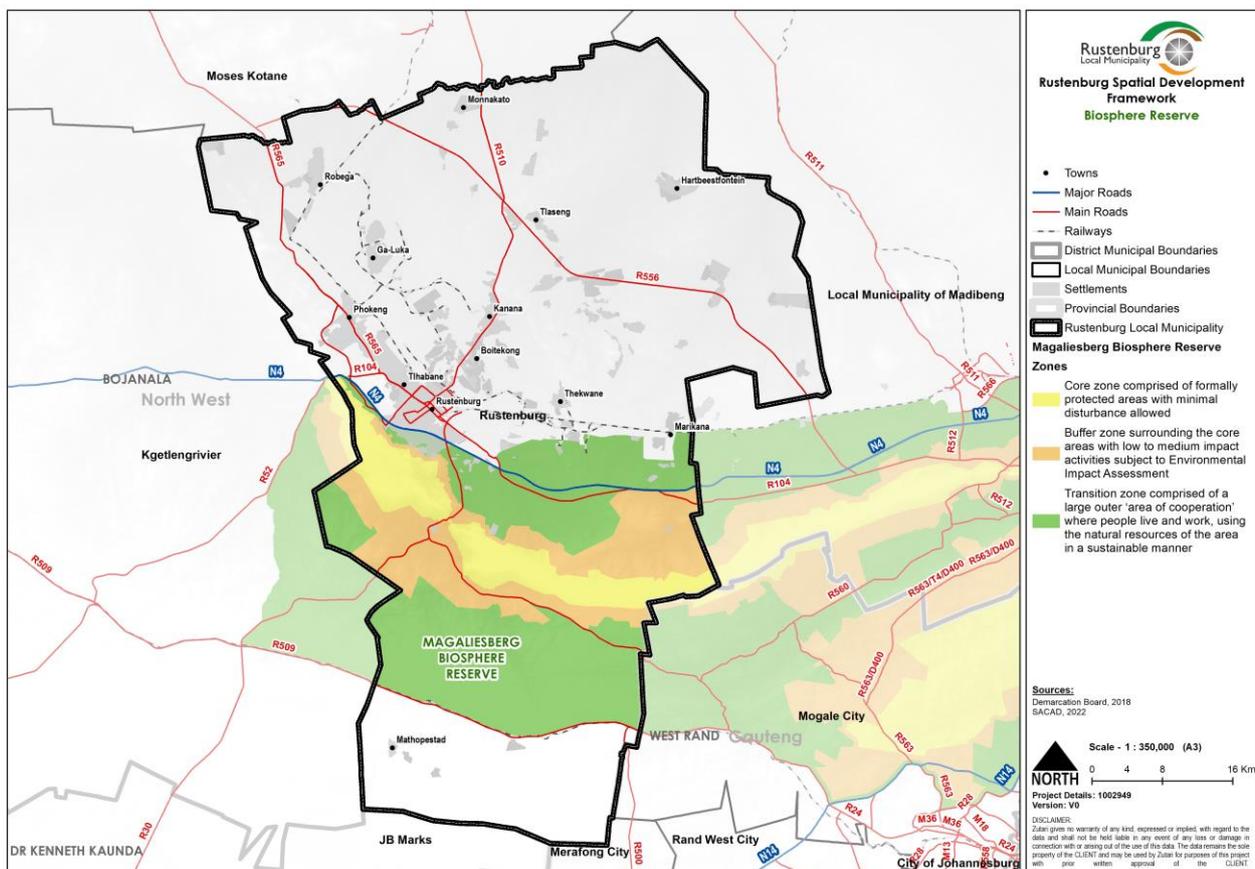


Figure 41: Magaliesberg Biosphere Reserve

### ***Development within the core zone***

The core zone consists of formally protected areas (such as the Magaliesberg Protected Environment). For further guidelines in this regard, please refer section 4.5.6.2 below.

It is reserved for conservation, research, and limited nature-based eco-tourism activities. The Magaliesberg Protected Environment (MPE) is further governed by an EMF, which also includes a 2.5km buffer around the MPE to manage “edge effects”.

### ***Development within the buffer zone***

The buffer zone contains relatively undisturbed areas that are worthy of protection, and that support the core areas of the biosphere.

Compatible land uses include conservation, research, conservation-based education, tourism, and recreation. It can also include existing agricultural and other legal land uses.

Sub-division of land within the buffer zone should not be favoured, but consolidation or partnerships should be encouraged.

### ***Development within the transitional zone***

The transitional zone can comprise a variety of land-uses, but where the aim is to promote sustainable development and stakeholder co-operation with the biosphere.

The scope of land use options is typically constrained by municipal or other land use guidelines (for example as set out in Table 42), but cognisance must be taken of the compatibility of the proposed land uses with the objectives of the biosphere.

## **4.5.6.2 Magaliesberg Protected Environment**

The Magaliesberg Protected Environment (MPE) is governed by an Environmental Management Framework (EMF) gazetted on 17 March 2009. (North West Provincial Government Dept. Agriculture, Conservation and Environment, 2009).

The MPE is a formal protected area in terms of the National Environmental Management: Protected Areas Act, 2003 (NEMPA) (Act 57 of 2003).

The EMF aims to promote the integration of the principles of environmental management into all decision which may have a significant impact on the environment and finds its origin and legal status from the NEMA, 1998.

### ***Magaliesberg Protected Environment Zone***

The Magaliesberg Protected Environment (MPE) as shown in Figure 42 (below), contains three zones or areas of significance, namely:

- Exceptional Conservation value zone
- Highly sensitive zone
- Sensitive zone

There are large correlations but also small differences between the MPE-zones mentioned above and the zones included in the Magaliesberg Biosphere Reserve (refer to section 4.5.6.1). It should be mentioned at this point in time that no area of the MPE-zones was included in the Urban Edge of Rustenburg/Tlhabane National Urban Node (refer to section 4.4.3 [page 46] and Figure 11). However, some of the buffer zone areas of the Magaliesberg Biosphere were included within the Urban Edge.

Any development or change in land use within the Magaliesberg Protected Environment (MPE) as illustrated in Figure 42 (below) and Figure 5 (page 11), shall comply with the requirements of the Bojanala Platinum District Municipality Environmental Management Framework read together with the Magaliesberg Protected Areas: Environmental Management Framework and Plan.

This area is regarded as formally protected area in terms of NEMPA. Any activity or land use change in this zone is subject to environment authorisation and/or exemption in terms of NEMA.

Table 33 provides the general environmental management guidelines which applies to potential land uses within the MPE. It isn't expected that any of these areas are located within the Urban Edge and should most probably be located in a "rural setting".

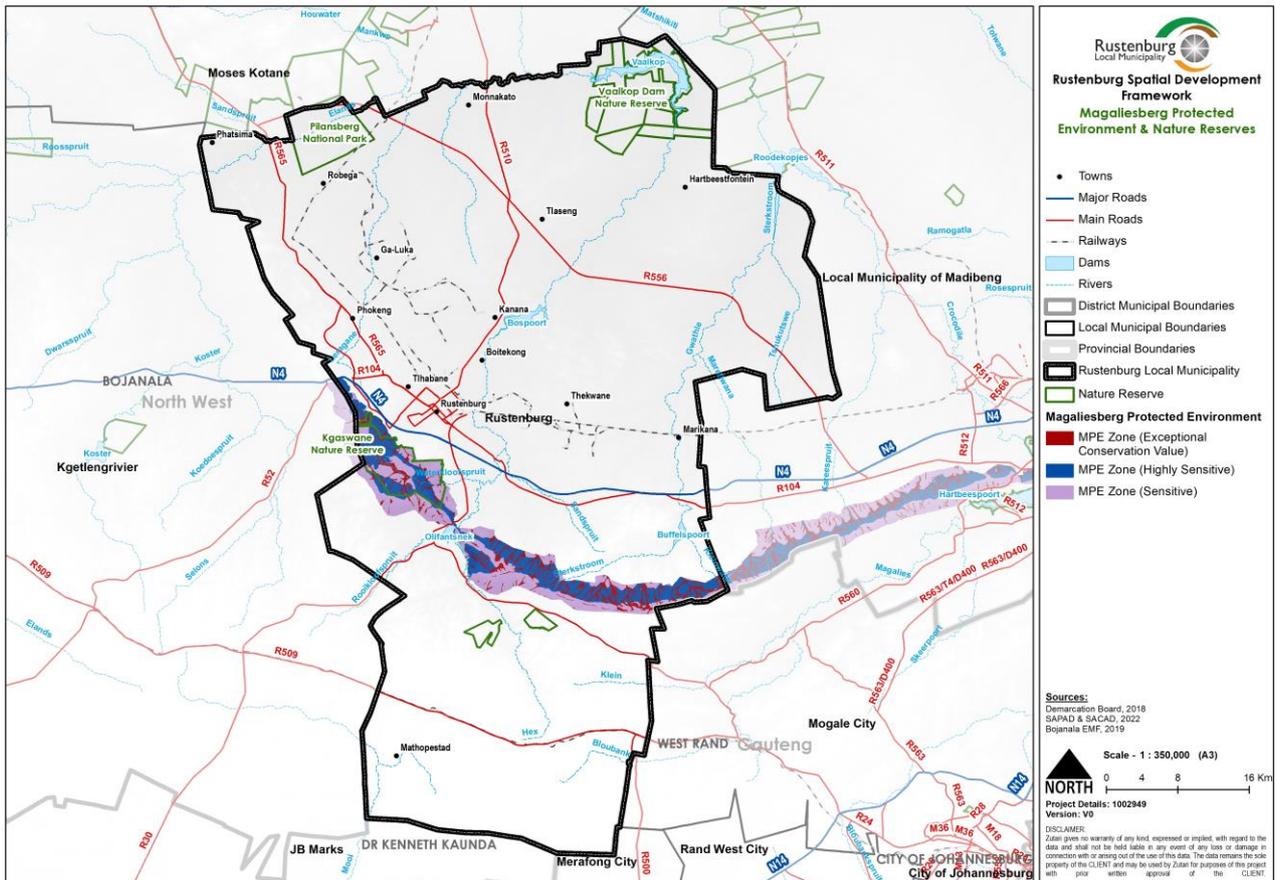


Figure 42: Magaliesberg Protected Environment and Nature Reserves

**Table 33: Magaliesberg Protected Environment Zone: Compatibility of land uses**

Category of land use compatibility	Exceptional conservation value zone	Highly sensitive zone	Sensitive zone
<p>Compatible land uses</p> 	<p>Establishment of bioregions, conservancies, cultural heritage sites and nature reserves; protected areas; conservation, heritage conservation; hiking trails; home enterprises.</p>	<p>Establishment of bioregions, conservancies, cultural heritage sites and nature reserves; protected areas; conservation, heritage conservation; hiking trails; home enterprises.</p>	<p>Establishment of bioregions, conservancies, cultural heritage sites and nature reserves; protected areas; conservation, heritage conservation; farm settlement; hiking trails; home enterprises, place of refreshment, tea garden; accommodation enterprises, guest houses, guest lodge, hiking trails; home enterprise; private and public open space; recreation; mining; wildlife rehabilitation; nursery.</p>
<p>Potentially compatible land uses</p> 	<p>Farm settlements; livestock and game farming; recreation</p>	<p>Farm settlements; livestock and game farming; recreation, camping; private and public open space; guest house</p>	<p>Camping</p>
<p>Incompatible land uses</p> 	<p>Country and golf estates; informal and semi-formal rural settlements; accommodation enterprises, guest houses, guest lodge, conference facility; hotel, restaurant, drive-through restaurant; gymnasium, social hall; public and private resorts, public garage, filling station; public worship; camping, caravan park; mining, wholesale trade, shop; wildlife rehabilitation centres; abattoir agri-industries; factories, industry, light industries; scrapyard, panel beating; kennels; aerodrome, bakery; crematorium; government purposes, place of instruction; nursery; waste disposal; transport uses, railway purposes; taxi rank, holding and parking areas; telecommunication.</p>	<p>Country and golf estates; informal and semi-formal rural settlements; accommodation enterprises, guest houses, guest lodge, conference facility; hotel, restaurant, drive-through restaurant; place of refreshment, tavern, tea garden; gymnasium, social hall; public and private resorts, public garage, filling station; place of amusement, public worship; camping, caravan park; mining, wholesale trade, shop; wildlife rehabilitation centres; abattoir agri-industries; factories, industry, light industries; scrapyard, panel beating; kennels; aerodrome, bakery; crematorium; drive-through restaurant; government purposes, place of instruction; nursery; waste disposal; transport uses; taxi rank, holding and parking areas; telecommunication.</p>	<p>Country and golf estates; informal and semi-formal rural settlements; hotel, restaurant, drive-through restaurant; tavern, conference facility; public garage; public worship, place of amusement, social hall; wholesale trade, shop; mining; abattoir agri-industries; factories, industry, light industries; scrapyard, panel beating; kennels; aerodrome; transport uses; railway purposes; bakery; caravan park; cemetery, crematorium; filling station; government purposes, place of instruction; waste disposal; taxi rank, holding and parking areas; telecommunication.</p>

Source: (North West Dept. of Rural, Environment and Agricultural Development, 2019)

### 4.5.6.3 Nature Reserves

Nature Reserves are also formally protected areas and governed in terms of the National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003).

The Nature Reserves as shown in Figure 42 includes:

- Pilansberg National Park (Please note: Only a small part of the park is within the municipal area. The largest part of the park is within the Moses Kotane Municipality's area of jurisdiction)
- The larger Vaalkop Dam Nature Reserve consisting of:
  - Vaalkop Dam Nature Reserve
  - Klipplaat Private Nature Reserve
  - Dawie Pieterse Private Nature Reserve
- Nature Reserves within the Magaliesberg Biosphere Reserve including:
  - Kgaswane Nature Reserve
  - Flintbeck Private Nature Reserve
  - Arabos Private Nature Reserve
  - Elangeni Private Nature Reserve

Because these areas are regarded as formally protected areas in terms of NEMPA, any activity or land use change in these areas is subject to environment authorisation and/or exemption in terms of NEMA.

### 4.5.6.4 Critical Biodiversity Areas

The North West Biodiversity Sector Plan (NWREAD, 2015), is the province's primary layer on biodiversity and identifies a province-wide network of Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESA) for land and water. The aim of the Biodiversity Sector Plan is to provide a forward planning tool that allows environmental considerations to be incorporated into development planning by identifying the minimum area to conserve and maintain biodiversity and major ecological infrastructure in the province (NWREAD, 2015).

A key outcome of the Biodiversity Sector Plan is the delineation of CBA and ESA areas as shown in Figure 43 herein. Land management guidelines from an environmental point of view associated with each of these areas are further set out in Table 34. For a comprehensive understanding of the plan and guidelines please refer to the plan itself.

For guidelines on compatible activities from an environmental management point of view in respect of the different control areas (i.e. Protected Areas, Critical Biodiversity Areas and Ecological Support Areas), the Biodiversity Sector Plan should be consulted. (Please note: Terms and land use categories used in the Biodiversity Sector Plan (NWREAD, 2015) does not necessarily represent land use categories referred to in the Focus Area of the SDF proposals in this document)

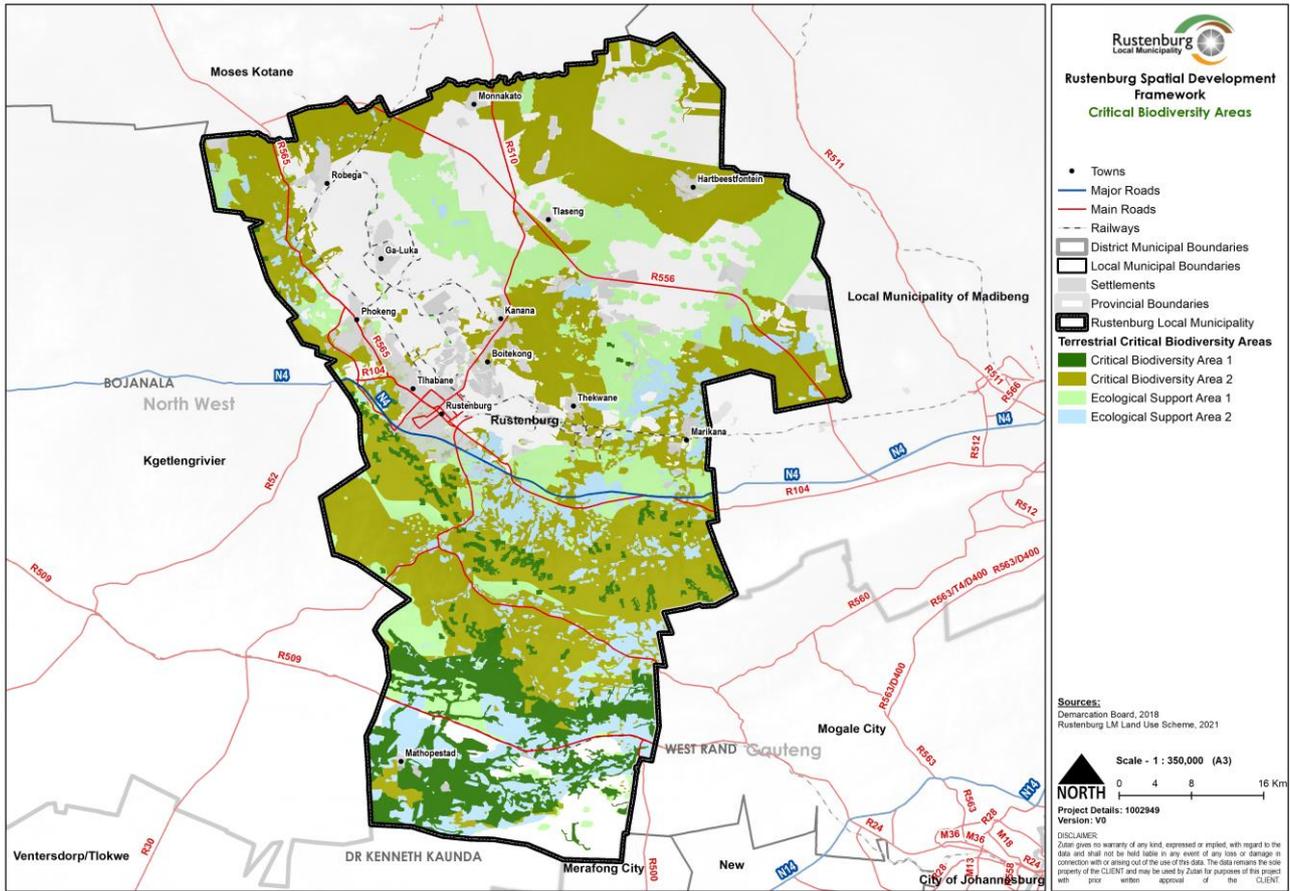


Figure 43: Terrestrial Critical Biodiversity Areas and Ecological Support Areas

**Table 34: Land Management objectives and general guidelines for Critical Biodiversity Areas and Ecological Support Areas**

CBA category	Land Management Objective	General land management guidelines
Protected area	As per protected area management plan	As per protected area management plan
Critical Biodiversity Area (CBA) 1	<p>Maintain in a natural or near-natural state that maximises the retention of biodiversity pattern and ecological process:</p> <ul style="list-style-type: none"> <li>■ Ecosystems and species fully or largely intact and undisturbed</li> <li>■ These are areas with high irreplaceability or low flexibility in terms of meeting biodiversity targets. If the biodiversity features targeted in these areas are lost, then targets will not be met.</li> <li>■ These are biodiversity features or parts of landscapes that are at or past their limits of acceptable ecological change.</li> </ul>	<p><u>Managing loss of natural habitat in CBAs:</u></p> <ul style="list-style-type: none"> <li>■ Further loss of natural habitat should be avoided in CBA 1, whereas loss should be minimised in CBA 2 i.e. land in these two categories should be maintained as natural vegetation cover as far as possible.</li> <li>■ CBA 1s and CBA 2s not formally protected should be rezoned where possible to conservation or an appropriate zoning, and where possible declared in terms of the Protected Areas Act.</li> <li>■ CBA 1 and CBA 2 can act as possible biodiversity offset receiving areas.</li> <li>■ The provincial biodiversity stewardship programme may wish to prioritise privately owned properties in CBA 1s and CBA 2s to be incorporated into the protected area network through biodiversity stewardship agreements. The provincial protected area expansion strategy to use the CBA Map in prioritising these areas.</li> <li>■ Degraded or disturbed CBA 1s and CBA 2s should be prioritised for rehabilitation through programmes such as Working for Water and Working for Wetlands. An invasive alien species eradication programme should be implemented. If threatened species are identified as being present, rehabilitation programs should explicitly consider these species in the development of restoration programs. Rehabilitation activities should be undertaken in such a way that does not negatively impact on the survival of threatened species</li> </ul>
Critical Biodiversity Area (CBA) 2	<p>Maintain in a natural or near-natural state that maximises the retention of biodiversity pattern and ecological process:</p> <ul style="list-style-type: none"> <li>■ Ecosystems and species fully or largely intact and undisturbed.</li> <li>■ Features with some flexibility in terms of where in the landscape biodiversity targets can be met. There are options for the loss of some components of biodiversity in these landscapes without compromising the ability to achieve biodiversity targets, although the loss of these sites would require alternative sites to be added to the portfolio of CBAs.</li> <li>■ These are biodiversity features or parts of landscapes that are approaching but have not past their limits of acceptable ecological change.</li> </ul>	<p><u>Managing loss of ecological functionality in ESAs:</u></p> <ul style="list-style-type: none"> <li>■ In ESA 1s, maintain in a functional state, avoid intensification of existing land uses (e.g. intensive agriculture including game breeding, settlement and mining/industry are not desired), and rehabilitate to a natural or near-natural state, where possible.</li> <li>■ In ESA 2s, additional impacts on ecological processes should be avoided.</li> <li>■ Maintain connectivity between CBAs, continue ecosystem functioning within the CBA corridors and prevent the degradation of adjacent CBAs.</li> </ul> <p><u>General management guidelines for CBAs and ESAs:</u></p> <ul style="list-style-type: none"> <li>■ An Environmental Management Plan/Programme (EMP) should be compiled where required in CBA 1, CBA 2 and ESA 1. The EMP should for example address issues of invasive alien species control, fire management, prevention of overgrazing and any other measures relating to the effective environmental management of the CBAs and ESAs. Fire management is especially important and should be appropriately managed for the particular vegetation type(s) on site.</li> </ul>
Ecological Support Area (ESA) 1	Maintain in at least a fair ecological condition as ecologically functional landscapes that retain basic natural attributes:	

CBA category	Land Management Objective	General land management guidelines
	<ul style="list-style-type: none"> <li>■ Ecosystem still in a natural, near-natural or semi-natural state, and has not been previously developed.</li> <li>■ Ecosystems moderately to significantly disturbed but still able to maintain basic functionality.</li> <li>■ Individual species or other biodiversity indicators may be severely disturbed or reduced.</li> <li>■ These are areas with low irreplaceability with respect to biodiversity pattern targets only.</li> </ul>	<ul style="list-style-type: none"> <li>■ Control of illegal activities, such as hunting and dumping, which may impact on biodiversity, should be prioritised in CBA 1s, then CBA 2s then ESA 1s.</li> <li>■ CBA 1s should be prioritised over CBA 2s and ESA 1s as far as possible for appropriate conservation related projects, for example Working for Water, Working for Wetlands, LandCare and beneficial green economy projects (e.g. alien clearing, rehabilitation etc.). NGOs are encouraged to direct their conservation projects, programmes and activities in i) CBA 1s, ii) CBA 2s and iii) ESA 1s. In some cases, considerations for such projects might be warranted in ESA 2s.</li> <li>■ The introduction and breeding of alien species should not be permitted in CBAs and ESAs.</li> <li>■ The restriction of animal movement (e.g. cheetah, African wild dog) due to impenetrable fences should be discouraged.</li> </ul>
Ecological Support Area (ESA) 2	<p>Maintain as much ecological functionality as possible (generally these areas have been substantially modified):</p> <ul style="list-style-type: none"> <li>■ Ecosystem NOT in a natural, near-natural or semi-natural state, and has been previously developed (e.g. ploughed).</li> <li>■ Ecosystems significantly disturbed but still able to maintain some ecological functionality.</li> <li>■ Individual species or other biodiversity indicators are severely disturbed, reduced or absent.</li> <li>■ These are areas with low irreplaceability with respect to biodiversity pattern targets only. These areas are required to maintain ecological processes especially landscape connectivity.</li> </ul>	<ul style="list-style-type: none"> <li>■ Rezoning of properties in CBA 1s and CBA 2s, to afford additional land use rights that will result in increased biodiversity loss, should not be granted (i.e. permission to increase the permitted number of units per erf or per hectare should not be granted).</li> <li>■ Rezoning of properties in ESA 1s, to afford additional land use rights that will result in increased impacts on ecological processes, should not be granted, unless significant net conservation gains can be achieved, ecosystem functioning and connectivity of ESAs will not be compromised, and biodiversity impacts with regard to species and habitats are of an acceptable significance and mitigated where possible.</li> <li>■ In highly modified ESA 2s that are still important for supporting ecological processes, current land uses should either be maintained or less intensive land uses permitted (e.g. game farming, game reserves, eco-tourism facilities, low density rural residential), intensification of land use should be avoided (e.g. a transition from extensive agriculture to urban or mining). If cultivation is no longer viable then these areas should be targeted for ecological restoration.</li> </ul>
Other Natural Areas	Production landscapes: manage land to optimise the sustainable utilisation of natural areas.	

Source: (NWREAD, 2015)

#### 4.5.6.5 Heritage sites

There are several heritage sites in the municipal area, with some declared heritage sites and officially registered by the South African Heritage Resources Agency (SAHRA), and others undeclared.

The heritage sites in the municipal area are listed in Table 35 and any development and/or land use that may impact on these sites is subject to authorisation in terms of provisions of the National Heritage Resources Act, 1999, despite of their current heritage status.

**Table 35: Heritage sites within the municipal area**

Site name	Heritage site type	Declaration status	SAHRA declaration type
Dutch Reformed Church, Plein Street, Rustenburg	Building – Cultural heritage	Declared site	Provincial Heritage Site
Old Lutheran School (Library), Kroondal, Rustenburg District	Building - Cultural heritage	Declared site	Provincial Heritage Site
Schoch House, Boschdal, Rustenburg District	Building - Cultural heritage	Declared site	Provincial Heritage Site
Boekenhoutfontein, Rustenburg District	Building - Cultural heritage	Declared site	Provincial Heritage Site
Old Lutheran Church, Kroondal, Rustenburg District	Building - Cultural heritage	Declared site	Provincial Heritage Site
Old Anglican Church, Kommando Road, Rustenburg	Building - Cultural heritage	Declared site	Provincial Heritage Site
Syringa Tree Monument, Church Street, Rustenburg	Monuments	Declared site	Provincial Heritage Site
Kruger Cave, Olifantsnek dam	Archaeological heritage	Undeclared	
Battle of Olifantsnek, Olifantsnek	Military history	Undeclared	
Kgaswane Mountain Reserve (Sable Antelope)	Natural heritage	Undeclared	
Boer mass grave from the Battle of Nooitgedacht	Military history	Undeclared	
Ebenhaezer Monument	Military history	Undeclared	
Battle of Buffelspoort	Military history	Undeclared	
Blue plaque for the Battle of Nooitgedacht	Military history	Undeclared	
Syenite	Geological heritage	Undeclared	
Damhoek 1914 rebellion	Military history	Undeclared	
Rock engravings	Archaeological heritage	Undeclared	
Moedwil Battlefield cemetery	Military history	Undeclared	
Emily Back monument	Military history	Undeclared	
Grave of Kgosi Mokgatle	Cultural heritage	Undeclared	
Bethanie Mission	Cultural heritage	Undeclared	

Sources: (South African National Heritage Resources Agency, 2023); (NPC, 2024)

## 4.5.7 High Potential Agricultural Areas

The High Potential Agricultural Areas (HPAAs) are administered by the Department of Agriculture, Land Reform and Rural Development in terms of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) read together with the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) and provides for the control over the use of agricultural land to promote the conservation and the production potential of soil for agricultural purposes and food security in the country.

All development in the HPPAs as depicted in Figure 44 and Figure 5 (page 11) shall comply with the department's guidelines and is subject to the Minister's consent.

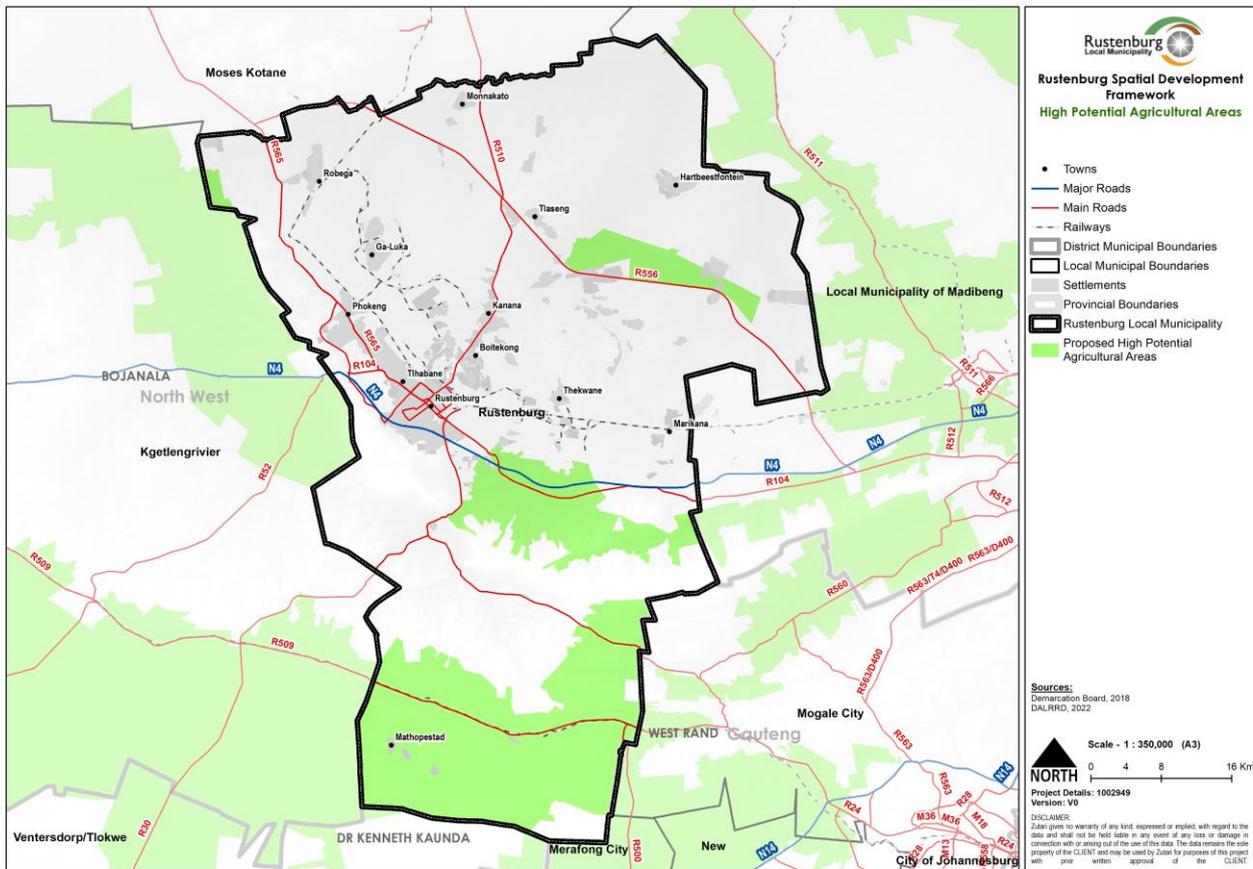


Figure 44: High Potential Agricultural Areas

## 4.5.8 Guidelines for provision of parks and open space

### 4.5.8.1 Township establishment

It is recommended that the Dept. of Human Settlements' Neighbourhood Planning and Design Guide (Dept. Human Settlements, 2019), also known as the "red book" be used as general guideline for the provision of parks as one type of public open space during design of new townships, especially with reference to the Strategic Development Areas as contemplated in section 4.3.8 herein.

The (Dept. Human Settlements, 2019) describe a park as "...an area of open space (in a settlement) used for recreational purposes. Parks are usually owned and maintained by municipalities. Parks typically consist of lawns, trees and gardens, but may also have buildings, playground structures, ponds, fountains, monuments, etc."

During the design or approval of Layout Plans for new townships, the estimated area to be provided for parks (public open space) within the township and/or neighbourhood shall be calculated as provided in Table 36 herein.

It is further recommended that the provisions of Regional or District Parks and open space for sport fields (stadia, fields, pools, courts etc.) should remain the obligation of the Municipality and not be required to be provided by private developers to provide land to serve the larger municipal area. However, private developers should not be prevented in providing private or public recreational facilities/open space should they wish to do so.

**Table 36: Requirements for parks (public open space) during design of townships**

Type of park	Description and requirements	Ideal minimum provision of open space	Ideal access distance
General provision	-	0.4 ha /1000 persons	-
Neighbourhood park	Small (optimum size of between 1 ha and 1.5 ha) landscaped open space serving the immediate local community/neighbourhood (within walking distance). These parks usually cater for informal recreation and often include play equipment.	0.3 ha /1000 persons	1.5km or 20 minute walking distance
Community park	Larger than the neighbourhood park (optimum size of 3.5 ha), this landscaped open space serves several surrounding local communities or suburbs. These parks generally cater for a wider range of activities	0.3 ha /1000 persons	2-3km or 30 minute walking distance
Regional/District park	Large, multi-functional parks (minimum site size of 2 ha) that meet the wide-ranging needs of the district/regional community. These parks often preserve unique and extensive landscapes (an example is a botanical garden).	0.1 ha /1000 persons	10km or 15 minute's travel by public transport

Source: (Dept. Human Settlements, 2019)

The Municipality should however also consider the following factors when provision of public open spaces is considered form new townships, namely:

- The availability and capacity of existing public open spaces – the availability of open space in the larger area and adjacent neighbourhoods must be considered
- The demographic profile of the residents – different groupings (e.g. retired people vs young families) may need/use open spaces for different purposes
- The needs of the community – communities to participate in planning process to reflect their needs for open spaces
- Sites for urban agriculture may be included in a township but shall not be considered as a replacement for parks for recreational purposes as required in Table 36.

#### 4.5.8.2 Change in land use (rezoning or consent use)

In the case of existing erven, the provisions of Schedule 18 of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-law, 2018 in respect of contributions payable and provision of land for open space and parks, shall apply in respect of any application for land use change by means of a rezoning or consent use.

## 5 IMPLEMENTATION FRAMEWORK

### 5.1 Introduction

The implementation framework provides for a prioritised list of projects, interventions and policies to be developed to implement the spatial proposals set forth in the Rustenburg SDF. Some of the projects are championed and funded by the municipality, whilst others will be facilitated by the municipality for funding and/or implementation by other spheres of government. Collectively, all stakeholders contribute through their project support to the new spatial outlook envisaged for the municipality.

Further, it remains prudent to continue to align planning both horizontally and vertically and in this respect, the alignment of sector plans with the reviewed municipal SDF, as well as other policy documents, are described in the implementation framework.

### 5.2 Implementation plan

The implementation plan identifies new spatial policies to be developed, projects or other actions to be undertaken over the short, medium and long term to realise the spatial proposals and the implementation of the SDF proposals. Details of the implementation plan is contained in Table 37 to Table 39.

A summary of the high priority projects or actions for the short and medium term are:

<b>Short term</b>	<ul style="list-style-type: none"><li>▶ Investigation into land availability for the expansion of Boitekong/Kanana node. Acquire land or promote development of the land according to the SDA proposals</li><li>▶ Develop a strategy and policy that provide guidelines for settlements on agricultural land outside of the urban edge to accommodate rural agricultural and/or other resource related communities</li><li>▶ Lodge request to Minister of Agriculture, Forestry and Fisheries of DALRRD for the excision of land from provisions of the Subdivision of Agricultural Land Act, 1970 in respect of:<ul style="list-style-type: none"><li>• land within the urban edges</li><li>• the following farm portions:<ul style="list-style-type: none"><li>– Remainder of Ptn. 1, Remainder of Ptn 9, Ptns. 4, 11, 20 and 24 of the farm Elandsfontein 21JQ</li><li>– Syferbult Agricultural Holdings on the farm Vlakfontein 37 IQ and Remainder of Ptn. 23, Remainder of Ptn. 5 and a portion of Ptn. 34 of the farm Cyferfontein 35 IQ</li></ul></li></ul></li><li>▶ Develop a system/s for the integration of the municipal GIS and the Land Use Scheme</li></ul>
-------------------	---

- ▶ Review of the Precinct Plan for the Waterval SDA
- ▶ Develop a Precinct Plan or local area plan within the identified Housing Reform Areas for the Boitekong area of the Boitekong/ Kanana Municipal Urban Node.
- ▶ Develop a feasibility study and business plan for the planned tertiary educational facility, including a land use development framework for the educational precinct area to pro-actively plan for student accommodation and ancillary uses.
- ▶ Develop a Road Master Plan for the municipal area
- ▶ Review of the Rustenburg Local Municipality Land Use Scheme, 2021 to accommodate increased densities that compare with national trends and to include a use zone for the proposed Protected Agricultural Areas
- ▶ Facilitate the development of a cross-border Local Area/Precinct Plan for the Marikana Node
- ▶ Develop a Precinct Plan for Boshhoek
- ▶ Acquire land in Boshhoek area for human settlement purposes, aligned with SDF proposals, e.g. SDA
- ▶ Finalise the feasibility study for the locality and size of a Regional Cemetery

**Table 37: Short Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF**

Project	Spatial area	SDF strategy or component	Project intervention or implementation action	Key stakeholders (other than municipality)	Financial source	Priority
1	Boitekong/Kanana Municipal Urban Node	Investigations and negotiations to acquire land for SDA development in Boitekong/Kanana node	Investigation into land availability for the expansion of Boitekong/Kanana node. Acquire land or promote development of the land according to the SDA proposals	COGHSTA; DALRRD; HDA; Land owners; Land rights holders	Municipality	High
2	Municipal wide - all areas	The pressure on expansion of rural settlements in agricultural areas together with provisions of ESTA, requires a strategy and policy to provide guidelines for rural agricultural workers.	Develop a strategy and policy that provide guidelines for settlements on agricultural land outside of the urban edge to accommodate rural agricultural and/or other resource related communities.	DALRRD	Municipality	High
3	Municipal wide - all areas	Excision of farm portions from provisions of the Subdivision of Agricultural Land Act, 1970 in new areas/urban edge	Lodge request to Minister of Agriculture, Forestry and Fisheries of the Dept. Agriculture, Land Reform and Rural Development for the excision of land from provisions of the Subdivision of Agricultural Land Act, 1970 in respect of the following: <ul style="list-style-type: none"> <li>■ land within the urban edges</li> <li>■ the following farm portions: <ul style="list-style-type: none"> <li>○ Remainder of Ptn. 1, Remainder of Ptn 9, Ptns. 4, 11, 20 and 24 of the farm Elandsfontein 21 JQ</li> <li>○ Syferbult Agricultural Holdings on the farm Viakfontein 37 IQ and Remainder of Ptn. 23, Remainder of Ptn. 5 and a portion of Ptn. 34 of the farm Cyferfontein 35 IQ</li> </ul> </li> </ul>	DALRRD	Municipality	Medium
4	Municipal wide - all areas	Land Use Management	Develop a system/s for the integration of the municipal GIS and the Land Use Scheme	All spheres of government	Municipality	High

**Table 38: Medium Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF**

Project	Spatial area	SDF strategy or component	Project intervention or implementation action	Key stakeholders (other than municipality)	Financial Source	Priority
1	Rustenburg/ Tlhabane National Urban Node	The Rustenburg SDA proposed in the western and southern part of the node are impacted by the Magaliesberg Biosphere Reserve transition zone and by a buffer zone. Land development proposals in these nodes need to ensure compliance to the land use guidelines applicable to the zones.	Review of the Precinct Plan for the Waterval SDA	DEDECT; DALRRD	Municipality	High
2	Boitekong/Kanana Municipal Urban Node	The highest development pressure is in the Boitekong part of the node. Boitekong has the least land available for future expansion due to the mining areas and floodlines, and lack of sufficient land owned by the municipality. An estimated 680ha additional land in the Boitekong area is required to accommodate the future development needs. It is also critical to prevent and manage further informal occupation of the scarce land in this node.	Develop a Precinct Plan or local area plan within the identified Housing Reform Areas for the Boitekong area of the Boitekong/ Kanana Municipal Urban Node.	COGHSTA; DALRRD; HDA	Municipality	High
		The development of high density residential areas (Housing Reform Areas and mixed-use precinct) should be prioritised to respond proactively to the high development pressure facing Boitekong.				
3	Municipal wide - all areas	Improve connectivity with Gauteng City region and surrounding municipalities and in general promote the integration of land use and transport development that will ensure that human settlements are well connected and provide a high level of access to nodal areas and areas targeted for investment	Develop a Road Master Plan for the municipal area	All road authorities	Municipality	High
4	Rustenburg/Tlhabane National Urban Node	The development of a facility of higher education such as a university is proposed as a catalytic initiative in the municipal IDP.	Develop a feasibility study and business plan for the planned tertiary educational facility, including a land use development framework for the educational precinct area to pro-actively plan for student accommodation and ancillary uses.	Dept. of Higher Education; Bojanala Platinum District Municipality	Municipality	High
5	Municipal wide - all areas; Agricultural Focus Area/High Potential Agricultural; Areas	Areas identified for densification to address increased housing needs and scarcity of land. It has been recommended by the Dept. of Agriculture, Land Reform and Rural Development that land parcels within the HPAA's be zoned as "Protected Agricultural Areas". In terms of alignment of the SDF proposals and the	Review of the Rustenburg Local Municipality Land Use Scheme, 2021 to: <ul style="list-style-type: none"> <li>■ accommodate increased densities that compare with national trends ; and</li> <li>■ include a use zone for the proposed Protected Agricultural Areas</li> </ul>	DALRRD; NW COGHSTA	Municipality	High

Project	Spatial area	SDF strategy or component	Project intervention or implementation action	Key stakeholders (other than municipality)	Financial Source	Priority
		municipality's Land Use Scheme, it would therefore be required that the Land Use Scheme be amended to include the use zone and proposed Protected Agricultural Areas				
6	Marikana Municipal Urban Node	Development responses for Marikana node to be planned in collaboration with Madibeng Municipality and the human settlements interventions underway in the node.	Facilitate the development of a cross-border Local Area/Precinct Plan for the Marikana Node	NW COGHSTA; HDA; BPDM, Madibeng Local Municipality, mining houses	NW COGHSTA; BPDM	Medium
7	Lower order settlements	Boshoek is expected to experience increased development pressure due to its proximity to mining and surface mining activities, and its tourism potential. Pro-active planning and bulk servicing of land in the node is required. This includes the development of the land acquired for human settlements purposes.	Develop a Precinct Plan for Boshoek	NW COGHSTA; HDA	Municipality; NW COGHSTA	Medium
			Acquire land in Boshoek area for human settlement purposes, aligned with SDF and Precinct Plan proposals, e.g. SDA	NW COGHSTA; HDA	NW COGHSTA	Medium
8	Rustenburg/Tlhabane National Urban Node	The suitability and locality of a cemetery site is still being investigated to serve the larger Urban Development Zone, i.e., Rustenburg/Tlhabane, Phokeng and Boitekong/Kanana Nodes.	Finalise the feasibility study for the locality and size of a Regional Cemetery	Bojanala Platinum District Municipality	Municipality	Medium

**Table 39: Long Term: Spatial policies to be developed, interventions or actions to be undertaken in implementing the SDF**

Project	Spatial area	SDF strategy or component	Intervention or implementation action	Key stakeholders (other than municipality)	Financial Source	Priority
1	Municipal wide - all areas, but priority to PSHDA	Develop a programme to formalise informal settlements and less formal townships.	Develop a programme to formalise informal settlements and less formal townships	Department of Human Settlements; NW COGHSTA; HDA	Revitalisation of Distressed Mining Communities Informal settlements Upgrading Partnership Grant	High
2	Municipal wide - all areas	The municipal population is projected to increase to 1,096,577 by 2031. It represents an estimated increase of 251,370 persons or 104,738 households over the period 2022 to 2031	Review engineering services master plans and ensure bulk infrastructure services roll-out with the focus on the nodes where highest growth is expected	DWS; Eskom; Magalies Water	Municipal; Infrastructure grants	High

Project	Spatial area	SDF strategy or component	Intervention or implementation action	Key stakeholders (other than municipality)	Financial Source	Priority
3	Rustenburg/Tlhabane National Urban Node	Development options for the Offices and Medical Consulting Rooms Precincts (PC1 and PC 2) be reviewed in more detail in future complimentary to the Rustenburg CBD Regeneration Study.	Undertake a precinct or local area plan for the Rustenburg upper-town or land use policy to review the development options in the area, which specific reference to PC1 and PC2 and the Multiple Residential areas	-	Municipality	Medium
4	Rustenburg/ Tlhabane National Urban Node	New interchange/off ramp from N4 between R24 and R104 to serve Waterval Strategic Development Area	Undertake a pre-feasibility study for the proposed new N4 off-ramp and lodge request to SANRAL	SANRAL	Municipality	Low
5	Rustenburg/Tlhabane National Urban Node	The Rustenburg CBD is the Primary Activity Node of the municipal area, serving the entire community of the municipality and a larger region. The future sustainability of the CBD is therefore regarded as crucial. Previously the Rustenburg CBD Regeneration Study was done and should be reviewed.	Develop a CBD Urban Restructuring and Renewal Strategy	DCoG	Municipality	Low
6	Rustenburg/Tlhabane National Urban Node; Boitekong/Kanana Municipal Urban Node; Phokeng Municipal Urban Node	The Urban Development Zone includes the highest order settlements in the municipality which in turn, form the strategic growth points in the municipal area. It is accepted that the highest growth and development pressure will take place in this functional zone.	Undertake smart readiness assessment with recommendations for resilience and smart governance for the Urban Development Zone including Rustenburg/Tlhabane; Boitekong/Kanana and Phokeng areas.	DCoG	Municipality/ IUDF	Low
7	Rustenburg/Tlhabane National Urban Node	The Rustenburg/Tlhabane National Urban Node is of national and provincial importance. The node is the priority area for future urban development within the municipality providing the widest range of specialised uses as well as a wide spectrum of housing typologies. It is also the priority area for investment in infrastructural and community service provision in order to provide a conducive environment for investment by private sector, but also government.	Review of the Rustenburg City Development Strategy (CDS), 2006	Provincial Government	Municipality	Low
8	Agricultural Focus Area	The use of land in Modikwe/Barseba to be planned and implemented in compliance with the Dept Agriculture's policies and guidelines iro HPAA	Develop a Precinct Plan for Modikwe/Barseba	DALRRD	Municipality	Low
9	Agricultural Focus Area	The use of land in Mothopestad and Molote to be planned and implemented in compliance with the Dept Agriculture's policies and guidelines iro HPAA ( <i>subject to the outcome of Project 19</i> ).	Develop a Precinct Plan for Mathopestad and Molote	DALRRD	Municipality	Low
10	Agricultural Focus Area	The use of land in Syferbult to be planned and implemented in compliance with the Dept Agriculture's	Develop a Precinct Plan for Syferbult	DALRRD	Municipality	Low

Project	Spatial area	SDF strategy or component	Intervention or implementation action	Key stakeholders (other than municipality)	Financial Source	Priority
		policies and guidelines iro HPAA ( <i>subject to the outcome of Project 19</i> ).				
11	Environmental Protection and Tourism Focus Area	The use of land in Olifantsnek to be planned and implemented in compliance with Magaliesberg Biosphere guidelines	Develop a Precinct Plan for Olifantsnek	DEDECT	Municipality	Low
12	Rustenburg/Tlhabane National Urban Node (East End)	A review of the Rustenburg East End; North and Zinniaville Precinct Plans are required to accommodate the development growth and trends.	Review of the Rustenburg East End Precinct Plan;	DALRRD	Municipality	Low
13	Rustenburg/Tlhabane National Urban Node (North)	A review of the Rustenburg East End; North and Zinniaville Precinct Plans are required to accommodate the development growth and trends.	Review of the Rustenburg North Precinct Plan	DALRRD	Municipality	Low
14	Zinniaville Rural Service Centre	A review of the Rustenburg East End; North and Zinniaville Precinct Plans are required to accommodate the development growth and trends.	Review of the Zinniaville Precinct Plan	DALRRD	Municipality	Low
15	Monnakato Rural Service Centre	A revision of the Monnakato Precinct Plan with specific focus to the detail land use planning of the SDAs.	Review of the Precinct Plan: Monnakato Rural Service Centre	DALRRD	Municipality	Low
16	Lethabong Rural Service Centre	A review of the Lethabong Precinct Plan to provide detail land use planning for the SDAs in the Lethabong Rural Service Centre.	Review of the Precinct Plan: Lethabong Rural Service Centre	DALRRD	Municipality	Low
17	Phatsima Rural Service Centre	A review of the Precinct Plan for Phatsima, 2012 is recommended as a project for the long term.	Review of the Precinct Plan: Phatsima Rural Service Centre	DALRRD	Municipality	Low

### **5.3 Alignment of existing spatial policies, strategies and sector plans**

This section deals with the identification of policies or programmes in all government spheres, that will ensure or strengthen the implementation of the SDF.

Table 40 identifies the existing spatial policies and sector plans that are aligned to the Rustenburg SDF and those which need a review or amendment to ensure alignment and implementation of the SDF proposals.

**Table 40: Alignment of existing spatial policies to the Rustenburg SDF proposals**

Policy	Objective	Relevance to SDF	Status	Comment
<b>National level</b>				
National Development Plan (NDP) (National Planning Commission, 2012)	Aims to eliminate poverty and reduce inequality by 2030 and to transform South Africa. It defines the national development vision and identifies the role different sectors of society need to play in realising the vision. It further creates a standard for strategic development planning across all tiers of government to ensure that development is inclusive and promotes sustainable development.	Transforming human settlements through: <ul style="list-style-type: none"> <li>Strong and efficient spatial planning system, well integrated across the spheres of government</li> <li>Upgrade all informal settlements on suitable, well-located land by 2030</li> <li>More people living closer to their places of work</li> <li>Better quality public transport</li> <li>More jobs in or close to dense urban townships</li> </ul>	Aligned	Reviewed Municipal SDF aligned vertically with the National SDF, which is based on NDP principles
National Spatial Development Framework (NSDF) (Dept. Agriculture, Land Reform and Rural Development, 2023)	Seeks to decisively and radically change the rationale and rules by which planning, budgeting, infrastructure investment and development spending in national space is done. The framework presents a set of short-term, strategic spatial development catalysts known as National Spatial Action Areas (NSAAs), which are a series of interconnected sub-national regions that are crucial in bringing about spatial transformation as well as managing and mitigating rising national risks	Rustenburg Municipality falls within the Central Innovation Belt (CIB)-NSAA. Rustenburg has been identified as a key national urban node within the CIB-NSAA	Aligned	Reviewed Municipal SDF aligned vertically with the National SDF. Participate in the implementation of the NSAA Implementation Plan.
Integrated Urban Development Framework (IUDF) (Dept. of Cooperative Governance and Traditional Affairs, 2016)	Seeks to foster a shared understanding across government and society about how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions for our people. This policy framework guides the development of inclusive, resilient, and liveable urban settlements while addressing the challenges encountered by South African cities and towns.	The IUDF Implementation Plan 2020-2025 by Department of Co-Operative Governance (DCoG), supports the Intermediate City Municipality (ICM) programme with Rustenburg. Specific focus is on mining. Notably the neighbouring municipalities of Madibeng, Merafong and Rand West are also prioritised.	Alignment required	The municipality may still benefit from the Integrated Urban Development Grant, especially in respect of: <ul style="list-style-type: none"> <li>Integrated urban planning and management;</li> <li>Integrated sustainable human settlements</li> <li>Integrated urban infrastructure;</li> <li>Efficient land governance and management;</li> <li>Inclusive economic development</li> </ul>
National Infrastructure Plan 2050 (NIP 2050) (Dept. of Public Works and Infrastructure, 2022). Phase 2 draft of the NIP prepared in 2022.	Aims to promote dynamism in infrastructure delivery, address institutional blockages and weaknesses that hinder success over the longer term, as well as serve as a guiding tool to build stronger institutions that can deliver on NDP aspirations. It further identifies the most critical actions that are needed for sustained improvement in public infrastructure delivery and that will have an impact in the short term but with the longer-term imperatives in view.	The Strategic Integrated Projects (SIP) most relevant to Rustenburg Municipality emerging from this programme include: <ul style="list-style-type: none"> <li>SIP4: Unlocking economic opportunities in the North West: Acceleration of identified investments in roads, rail, bulk water and water treatment and transmission infrastructure; further development of the mining, agriculture, and tourism sectors in the province. SIP4 is coordinated by the South African National Roads Agency</li> </ul>	Alignment required	Infrastructure projects may require further alignment in the Municipal IDP

Policy	Objective	Relevance to SDF	Status	Comment
		<ul style="list-style-type: none"> <li>SIP19: Ecological Infrastructure for Water Security. The SIP19 water project priority list will include reconciliation strategies for the four major water systems at risk and that are serving large populations, namely the Vaal, Orange, and Crocodile West Rivers. The Crocodile West River system applies also to Rustenburg Municipality. The proposed strategy should therefore be considered in the SDF as a national priority</li> </ul>		
National Transport Master Plan (NATMAP) (Dept. of Transport, Republic of South Africa, 2016)	The plan emphasises the importance of interregional connectivity with Southern African Development Community (SADC) regions via the Platinum corridor which passes through the Rustenburg municipal areas	The N4 has been identified as the key Development Corridor in the SDF.	Aligned	-
Agriculture and Agro-processing Master Plan, 2022 (AAMP) (Dept. Agriculture, Land Reform and Rural Development, 2022)	<p>Agriculture has been identified as key economic sector that plays an essential part in economic reconstruction and recovery post the Covid-19 pandemic.</p> <p>The Master Plan intends to provide an enormous impact on the agricultural sector in alignment with chapter six (Inclusive Rural Economy) of the National Development Plan. The Plan will promote transformation within the agriculture and agro-processing sectors, the plan seeks to increase food security within the country at large, accelerate the opening of key markets and better access conditions, promote the enhancement of competitiveness and entrepreneurial opportunities using technological innovations, infrastructure development and digitalization within the agriculture sector.</p>	This plan can contribute towards the rural economy and agriculture in the municipal area.	Alignment required	To be aligned with Municipality's LED strategy
South African Smart Cities Framework (SCF) (Dept. of Cooperative Governance, 2021)	<p>The SCF provides a decision-making framework to allow municipalities to assess their smart readiness. The smart readiness assessment is structured into the following two categories:</p> <ul style="list-style-type: none"> <li>Pre-conditions for becoming smarter.</li> <li>Enablers for implementing smart city.</li> </ul> <p>The framework emphasises that smart cities in South Africa should be based on inclusivity and further provides guiding principles for creating inclusive smart cities in South Africa:</p> <ul style="list-style-type: none"> <li>An inclusive smart city is smart for all.</li> <li>An inclusive smart city uses technology as an enabler rather than a driver.</li> <li>An inclusive smart city is shaped by and responds to, the local context.</li> <li>An inclusive smart city is informed by the real needs of the community.</li> </ul>	The programme can guide decision-making and provide the role players with a structured approach to identifying, planning, and implementing smart city initiatives that are appropriate to the local context in Rustenburg.	Alignment optional	To be aligned. Undertake smart readiness assessment for the municipality for the Urban Development Zone.

Policy	Objective	Relevance to SDF	Status	Comment
	<ul style="list-style-type: none"> <li>An inclusive smart city embraces innovation, partnerships, and collaboration.</li> <li>An inclusive smart city is sustainable, resilient, and safe. technologies.</li> </ul>			
Neighbourhood Development Partnership (NDP) Programme	The NDP programme, led by National Treasury, supports, and facilitates the planning and development of neighbourhood development programmes and projects that provide catalytic infrastructure to leverage public and private sector development towards improving the quality of life of residents in targeted underserved neighbourhoods, linked to the urban network strategy.	Rustenburg Municipality is a beneficiary of the NDP programme, aligned to the Rustenburg Rapid Transport in the identified underserved neighbourhoods such as Marikana.	Alignment required	Implementation of the NDP programme to align to the reviewed Rustenburg SDF.
Revitalisation of Distressed Mining Communities	The Revitalisation of Distressed Mining Communities Programme was established following the Marikana massacre, to address the socio-economic challenges in mining municipalities and provide a credible platform through which the programme funding can be streamlined. The strategic thrusts of the programme are investment in land assembly, bulk infrastructure, informal settlements upgrading and integrated human settlements.	Rustenburg Municipality is a prioritised Municipality under the programme. The focus is on investment in land assembly, informal settlements upgrading and infrastructure development for mining affected communities.	Alignment required	Refer to project no. 2 in Table 37 for the proposed new strategy.
Priority Human Settlements and Housing Development Areas, 2020 (PHSHDA's)	The declaration of PHSHDAs is a national directive to influence the macro spatial outlook towards spatial transformation. The PHSHDAs require specific programmatic interventions to advance the principles of spatial transformation and consolidation. For this purpose, the Human Settlements Framework for Spatial Transformation and Consolidation, 2019 stipulates that the IDPs, SDFs and land use management schemes of local municipalities will have to be amended to incorporate the national directive related to the PHSHDAs. By doing so, these priority development areas can support municipalities to prioritise housing development applications in terms of SPLUMA, thus directing housing finance to areas that promote inclusive residential markets.	The Rustenburg/ Boitekong/ Marikana PHSHDA was promulgated in 2020. The spatial prioritisation of infrastructure investment in integrated human settlements, with the focus on the prioritised intervention programmes and supporting infrastructure grants, should be directed to this delineated PHSHDA. Alignment to the PHSHDAs in neighbouring municipalities of Moses Kotane and Madibeng is recommended.	Alignment required	Review of the Development Plan for Rustenburg/Boitekong/ Marikana Priority Human Settlement Housing Development Area (July 2022) by the Housing development Agency required in order to align with SDF, and specifically to align with HPAAAs.
<b>Provincial and District level</b>				
North West Provincial SDF, 2017 (Office of the Premier, North West Provincial Government, 2017)	The strategic development objectives to support the desired spatial development concept of the North West Province include: <ul style="list-style-type: none"> <li>Focus on regional connectivity and mobility.</li> <li>Protection of biodiversity, water, and agricultural resources.</li> <li>Infrastructure investment and the maintenance and upgrading of ageing infrastructure.</li> </ul>	According to the North West Provincial SDF, 2017, Rustenburg is a primary activity node located along the Platinum Development Corridor, which is the main regional development corridor in the province. The Platinum Corridor presents the western portion of the N4 corridor that links Maputo with Walvis Bay.	Aligned	Reviewed Municipal SDF aligned vertically with the existing Provincial SDF, 2017 Infrastructure projects may require further alignment.

Policy	Objective	Relevance to SDF	Status	Comment
	<ul style="list-style-type: none"> <li>■ Balance urbanisation and rural development</li> </ul>	<p>The PSDF further outlines the following development guidelines together with implementation plans and programmes for the Rustenburg Municipality:</p> <ul style="list-style-type: none"> <li>■ Spatial development <ul style="list-style-type: none"> <li>○ Promote infill development that is cognisant of the spatial expansion requirements of the Greater Rustenburg Local Municipality and aims to minimise urban sprawl.</li> <li>○ Intensify development around the N4 Development Corridor and increase the efficiency of the transport network and enhance connectivity.</li> </ul> </li> <li>■ Infrastructure investment <ul style="list-style-type: none"> <li>○ Capital investment in the municipality must focus on existing infrastructure and the provision of basic services. Infrastructure development should also attract private sector investment in the core Rustenburg area.</li> <li>○ Kickstart development in Boitekong and Phokeng to establish new potential growth nodes.</li> </ul> </li> <li>■ Economic development <ul style="list-style-type: none"> <li>○ Intensify development in areas with high development potential or economic growth and create favourable business environments to promote the establishment of new industries.</li> <li>○ Develop agro industries supporting the provision of an Agrihub and Agricultural Co-operative within Rustenburg.</li> <li>○ Create economic hubs in Phokeng and Boitekong and accommodate SMMEs within these economic nodes and Rustenburg.</li> </ul> </li> <li>■ Human settlements development <ul style="list-style-type: none"> <li>○ Residential densification in the larger nodes closer to where people live.</li> <li>○ Formalisation and upgrading of informal settlements.</li> <li>○ Ensure adequate housing in Rustenburg for the people migrating from the rural areas.</li> </ul> </li> <li>■ Skills development and training <ul style="list-style-type: none"> <li>○ Focus on skills development in the mining, trade, and business sectors to diversify the economy.</li> </ul> </li> <li>■ Environment and tourism <ul style="list-style-type: none"> <li>○ Protect high-value agriculture land.</li> <li>○ Identify and develop priority biodiversity areas and develop the eco-tourism sector.</li> <li>○ Develop and promote the tourism areas of Vaalkop Nature Reserve, the Kgaswane Nature Reserve, the Magaliesburg Protected Environment, and other critical biodiversity areas.</li> </ul> </li> </ul>		

Policy	Objective	Relevance to SDF	Status	Comment
Bojanala Platinum District Municipality Development One Plan in terms of the District Development Model (DDM) (Dept. of Cooperative Governance and Traditional Affairs, Republic of South Africa, 2019)	<p>The vision includes six DDM transformation focal areas, which are as follow:</p> <ul style="list-style-type: none"> <li>■ Ensure good access to facilities and utilities.</li> <li>■ Facilitate investment, economic growth, and job creation.</li> <li>■ Achieve spatial transformation and efficient government land use management processes.</li> <li>■ Facilitate coherent infrastructure planning, development, and management.</li> <li>■ Integrated service provisioning.</li> <li>■ Intergovernmental collaboration, organisation and management framework that bridges the administrative functional disjoint.</li> </ul>	The District Development One Plan has further identified two (2) catalytic projects within the Rustenburg Municipality which must be taken into consideration in the Rustenburg SDF	Alignment required	Infrastructure projects may require further alignment
Bojanala Platinum District Municipality Environmental Management Framework (EMF) (North West Dept. of Rural, Environment and Agricultural Development, 2019)	The EMF aims to facilitate a consolidated and inclusive approach to the management of the district. This EMF further incorporates the existing Rustenburg EMF and the Magaliesberg Protected Environment (MPE) EMF and is therefore an all-encompassing updated, district wide EMF.	<p>The EMF outlines strategic objectives and further provides environmental management zones to guide strategic level thinking on the management of the area from an environmental perspective.</p> <p>The Rustenburg SDF included the environmental zones as set out in the District EMF</p>	Aligned	Reviewed Municipal SDF aligned with various environmental management plans
<b>Municipal level</b>				
Rustenburg City Development Strategy (CDS), 2006	<p>The Rustenburg City Development Strategy is a long-term plan for the development of Rustenburg which provides six key components of the long-term vision with accompanying strategic actions to achieve the vision.</p> <p>The CDS further aims to integrate and streamline the municipal development plans such as the Integrated Development Plan, Strategic Environmental Assessment, Spatial Development Framework, Housing Strategy, and LED Plan, to complement each other towards a common long-term development vision. It must be noted that the IDP, Housing Plan and EMF have since been reviewed.</p>	<p>The realisation of the long-term vision and successful future growth for Rustenburg depends on all six of the vision components listed below being successfully pursued:</p> <ul style="list-style-type: none"> <li>■ A city with a diversified and resilient economy.</li> <li>■ A city with a logical and well-planned spatial structure supported and sustained by high-quality infrastructure.</li> <li>■ A city with an appropriately skilled labour force.</li> <li>■ A city where citizens enjoy a high quality of life.</li> <li>■ A city renowned for its sustainable use and effective management of natural resources.</li> <li>■ A city which is well governed by a municipal administration providing decisive leadership</li> </ul>	Alignment required	Alignment of different sector plans with the SDF and CDS now required as part of alignment with the Municipal IDP
Rustenburg Integrated Master Plan 2040 (2015)	<p>The Integrated Master Plan is a long-term strategic framework which aims to guide future development up to 2040, in a manner that creates sustainable growth well in line with the existing planning initiatives.</p> <p>The Master Plan took guidance from the Rustenburg Spatial Development Framework, 2010.</p>	<p>The Master Plan proposes the following:</p> <ul style="list-style-type: none"> <li>■ Integration of Rustenburg, Phokeng and Boitekong to form the urban area and the centre of business and finance.</li> <li>■ Employment distribution which will direct growth outside Rustenburg City into four new satellite towns as secondary employment centres.</li> <li>■ Densification around the transit corridor in the main urban areas to develop good public transport systems.</li> <li>■ Preservation of the natural and agricultural environment by ensuring minimum impact from urban development. Develop</li> </ul>	Aligned	Integrated Master Plan has been incorporated into the Reviewed Municipal SDF

Policy	Objective	Relevance to SDF	Status	Comment
		a regional recreation system that integrates the environmental conservation areas as indicated in the EMF.		
Integrated Waste Management Plan, 2017	The primary objective of integrated waste management (IWM) planning is to integrate, improve and optimise waste management in order to maximise efficiency by providing an adequate service to residents and businesses and, minimise the associated environmental impacts and financial costs to improve quality of life.	The most relevant objectives of the IWMP to the spatial proposals are listed below: <ul style="list-style-type: none"> <li>Identify and plan for future waste management needs and requirements of the RLM.</li> <li>Ensure that adequate and equitable waste services are provided to all residing in the RLM.</li> <li>To incorporate the principles of the internationally acceptable waste management hierarchy into daily, as well as short to long-term, waste activities and planning.</li> <li>To aim at successfully reducing the amount of waste that is disposed of at landfill by the continual support of private and community waste minimization and recycling projects and initiatives, and the development of municipal projects.</li> <li>Minimise adverse social and environmental impacts related to waste management and thereby improve the quality of life for the communities of Rustenburg.</li> </ul>	Alignment required	Align with SDF proposals
Rustenburg Local Municipality LED Strategy, 2011	The relevant objectives of the strategy are to: <ul style="list-style-type: none"> <li>Align the LED Strategy with all government policies and plan including those of the district municipality,</li> </ul>	Align LED strategies with proposals and strategy of the SDF in order to have a shared vision of local development initiatives	Alignment required	Align with SDF proposals
Rustenburg Integrated Transport Plan (CITP) - 2020	The Integrated Transport Plan (ITP) is a statutory plan required by the National Land Transport Act, 2009 (Act 5 of 2009). The following are the applicable goals of the CITP: <ul style="list-style-type: none"> <li>Enhance the quality of life for all citizens;</li> <li>Create a sustainable transportation system;</li> <li>Provide a safe and reliable integrated transportation system; and</li> </ul>	Land use planning and the transport system should be aligned, since they have an impact on each other	Aligned	Reviewed Municipal SDF aligned with CITP
Rustenburg CBD Regeneration Study, 2004	The development plan guides the development of the CBD towards an environment responsive to current needs and pressures, but with an image rendering it sustainable in the long term.	The CBD development plan is crucial to ensure the sustainability of the CBD as Primary Activity Node of the municipality as set out in the SDF.	Alignment required	Plan should be reviewed with a focus on revitalisation and regeneration keeping proposals of the reviewed SDF and Rustenburg CDS in mind.
Housing Sector Plan for the Rustenburg Local Municipality, 2012	The housing sector plans guides human settlements development	The plan is crucial to ensure sustainable human settlement development, curb unwanted and illegal settlement expansion and to guide housing development in those areas where most development pressure exist. Develop an updated pipeline of informal settlements and less formal townships, and a programme to formalise, upgrade or relocate informal settlements and less formal townships.	Alignment required	Review Housing Sector Plan to align with SDF proposals

Policy	Objective	Relevance to SDF	Status	Comment
Draft Gauteng Spatial Development Framework, 2022	Developing within economic proximity; Manage sustainable human settlements; Reinforcing economic networks; Promoting Urban Support Zone; and Urban resilience and sustainability agenda.	The Gauteng SDF proposes a freight and logistics strategy which aligns with the Transnet Ring Rail concept. This concept proposes freight rail extending from Rustenburg into Gauteng.	Alignment required	Cross-border planning and alignment required
Kgetlengrivier Local Municipality, IDP, 2021/22	-	The Kgetlengrivier Local Municipality IDP identifies Rustenburg as a higher-order node near Kgetlengrivier Municipality as a result an outflow of buying power to Rustenburg for specialised goods has been noted. The growth and development of urban nodes within Kgetlengrivier Municipality will seek to complement Rustenburg as node, rather than compete with these nodes.	No further alignment required	-
Madibeng Local Municipality Draft SDF, 2015	-	The urban and corridor linkage between Madibeng and Rustenburg Municipalities is inevitably the N4 Platinum corridor along the platinum mining belt, and the settlement expansion along the corridor at Marikana, and to its east and south.  The Rooikoppies Dam crosses the border between Madibeng Municipality and Rustenburg Municipality. The Madibeng SDF indicates that areas along the Rooikoppies Dam should be demarcated as public areas before consideration being given to private development initiatives. This strategic directive should be considered for the cross-border alignment of the Rooikoppies Dam	Alignment required	Cross-border planning and alignment required
Moses Kotane SDF 2020-2025	-	The Moses Kotane SDF identifies several provincial road links between tourism nodes and industrial nodes in Moses Kotane Municipality with Rustenburg Municipality, such as the R510 traversing Moses Kotane from north to south linking Mogwase with Rustenburg in the south and Thabazimbi in the north as one of the development corridors. This corridor has been prioritised for the establishment of public transport to allow increased mobility within the rural areas of the Municipality. A potential biodiversity corridor is proposed along the northern border of Rustenburg Municipality.	Alignment required	Cross-border planning and alignment required

## 6 SCHEDULES TO THE SDF PROPOSALS

Schedules to the SDF may be amended from time-to-time, without the review or amendment of the entire SDF as contemplated in Section 20 of SPLUMA, 2013.

It is however required that any amendment of these schedules be approved by Council as policy maker.

It is further provided that Council should determine whether any public participation is required when any amendment to the schedules is considered.

### 6.1 Schedule 1: Desired patterns of land uses

The desired spatial patterns and land uses which is referred to in Section 4.5.2, is reflected Table 41 and Table 42. These two tables should be read in conjunction with each other.

Table 41 includes land use categories to describe the general land use types with an indication of typical land uses and possible use zones in terms of the Rustenburg Land Use Scheme, 2021, which can be applied for to obtain the desired development outcome and land use patterns in the municipal area. It provides for broad land use categories, namely:

- Residential
- Agriculture and Farming
- Conservation and Open Space

These categories are further divided into focused sub-categories, each with a description and purpose.

It is important to note that these patterns of land use should only serve as general guideline in those cases/ areas where no other guideline exist.

The second table (Table 42) provides for the application or desired land use categories and land uses per functional and focus area of the municipal SDF. The table recommends areas where land use categories -

- can be permitted with a change in land use (rezoning or consent use) or township establishment; or
- should not be permitted or is prohibited.

The application of each sub-category per functional area in the table is indicated using the following symbols (please note they appear in same order as were described above):



Please note that columns 4 and 5 of the Table 40 include possible use zones and land uses which can be implemented for each sub-category.

Column 4 provides a wide range and examples of possible uses and may not be a complete list. The column also relates to provisions of the applicable Schedules in the land use scheme which includes the different land uses which can be permitted (primary rights) or those secondary rights which can be permitted with consent of the municipality (Special and Written Consents).

Column 5 of the table also include recommended Use Zones as provided for in the Rustenburg Land Use Scheme, 2021, but deviation is possible to suit specific circumstances.

Although the table provides the desired land use patterns, the municipality must still during evaluation of each application, consider the merits - need and desirability - normally applied during consideration of an application.

In respect of Category 4: Residential, section 6.2 herein also provides for desired densities and further requirements in addition to provisions of Table 42.

### ***Land Use Management***

This section briefly explains how the above mentioned Table 41 and Table 42 should be applied in respect of land use management.

The following processes therefore applies:

	<p><u>Land uses permitted with change in land use (rezoning or consent use) or township establishment</u></p> <p>Where land uses under this category correlates with the functional area, it means that it is consistent with policy and desired outcomes of land uses as envisaged in the SDF and within a specific area.</p>
	<p><u>Land uses not permitted or is prohibited</u></p> <p>Land uses in specific functional areas under this category means that it is in-consistent with the desired outcome as envisaged in the SDF or is not regarded as desirable in a specific functional area where it is proposed, and should therefore not be permitted or is a prohibited use.</p> <p>A decision on an application in this category is required by the Municipal Planning Tribunal (MPT).</p>

**Table 41: Land use categories (general patterns) in Rustenburg Municipality**

Land Use category	Land use sub-category	Purpose and description	Typical land use types and land uses permitted or permitted with consent	Recommended Use Zones permitted
Column 1	Column 2	Column 3	Column 4	Column 5
1. Business and retail	As provided for in the Land Use Scheme			
2. Industrial and mining	As provided for in the Land Use Scheme			
3. Public facilities	As provided for in the Land Use Scheme			
4. Residential	4(a) Single residential (urban township)	To provide in single residential erven with Freehold Title tenure	Erven within formal township (Land uses as specified in Schedule A of the Rustenburg Land Use Scheme, 2021). Densities are further subject to the guidelines specified in section 0 hereof.	"Residential 1"
	4(b) Single residential (rural settlement and customary tenure)	To provide in residential sites on communal land and customary tenure; or to provide in single residential erven with Freehold Title tenure (including Sectional Title).	Erven in formal township and/or sites in less formal townships. (Land uses as specified in Schedule A of the Rustenburg Land Use Scheme, 2021). Densities are further subject to the guidelines specified in section 0 hereof.	"Residential 1"
	4(c) Multiple (medium to high density) residential	To provide in multiple (medium to high density) residential erven with Freehold Title tenure	Erven within formal township. (Land uses as specified in Schedules B, C and D of the Rustenburg Land Use Scheme, 2021). Densities are further subject to the guidelines specified in section 0 hereof.	"Residential 2" (multiple residential)
	4(d) Agricultural holdings and farmsteads	To permit the necessary dwelling unit and subservient housing accommodation for employees on farms on agricultural land	Farmstead (dwelling unit and ancillary and subservient outbuildings)	"Agriculture"
5. Agriculture and farming	5(a) Farming	To allow productive and subsistence farming and agricultural uses such as crop growing, grazing, stock farm, game farm, fish breeding, equestrian centre and schools, vegetable gardens and forest plantations, etc., including necessary farm dwelling unit/s and outbuildings as well as farm stall for selling of goods produced on the farm.	Agriculture, dwelling unit, commonage, community garden (urban agriculture), conservancy, conservation purposes, game reserve, nature serve, protected areas. (As specified in Schedule N of the Rustenburg Land Use Scheme, 2021).	"Agriculture"
	5(b) Agro-business	To allow agro-business directly associated with farming products produced on a productive or subsistence farm or in the immediate area	Butchery, agri-tourism facility, farm stall, nursery, garden centre, fresh produce market, an animal facility. (As specified in Schedule N of the Rustenburg Land Use Scheme, 2021).	"Agriculture"; "Special"
	5(c) Agro-industrial	To allow agro-industrial uses directly associated with farming products produced on a productive or subsistence farm or in the immediate area	Abattoirs, agricultural industry, nursery, dairy, chicken hatchery, sawmill, canners, processing plants for	"Agriculture"; "Special"

Land Use category	Land use sub-category	Purpose and description	Typical land use types and land uses permitted or permitted with consent	Recommended Use Zones permitted
Column 1	Column 2	Column 3	Column 4	Column 5
			agricultural products. (As specified in Schedule N of the Rustenburg Land Use Scheme, 2021).	
	5(d) Urban agriculture (community garden)	To allow the use of community food gardens for the cultivation of crops, fruit trees and vineyards, horticulture within settlements or urban areas.	Agriculture, community garden	"Agriculture"; "Municipal"; "Public Open Space"; "Private Open Space"; "Educational"; "Special"
6. Conservation and Open Space	6(a) Nature conservation	To ensure protection of natural resources and the environment deemed for conservation purposes and to ensure that such resources are maintained to attract visitors and tourists.	Proclaimed Nature conservation areas and nature reserves, private nature conservation areas, and open spaces. (As specified in Schedule O, P and R of the Rustenburg Land Use Scheme, 2021).	"Conservation"; "Public Open Space"; "Private Open Space"
	6(b) Outdoor recreation and tourism	To provide for active outdoor recreation and as well as passive enjoyment of natural resources and heritage sites	Hiking trails, mountain climbing, cycling trails, fishing sites, bush camps, 4x4 routes, game farms, hunting farms, recreation, heritage sites, historical places, museums, cultural historical sites and attractions, nature sceneries, botanical gardens, (As specified in Schedule O, P, R and U of the Rustenburg Land Use Scheme, 2021).	"Conservation"; "Recreation"; "Public Open Space"; "Private Open Space"
	6(c) Tourism accommodation	To provide for overnight accommodation facilities and places of refreshment for visitors and tourists to nature conservation areas and areas of adventure tourism.	Hotel, accommodation enterprise, guest lodge, overnight accommodation, guest lodges, resort including caravan parks and tent camps, game lodges, hunting lodges etc. and may include the subservient and associated uses such as tea garden/coffee shop and a place of refreshment.	"Special"
	6(d) Open Space and recreation	To provide for active and passive recreation within formal townships and less-formal townships.	Gardens, parks, sport fields, sport grounds, playgrounds, squares. (As specified in Schedules M, O and P of the Rustenburg Land Use Scheme, 2021).	"Public Open Space"; "Private Open Space"; "Municipal"

Note: The land use scheme referred to in this table refers to the Rustenburg Land Use Scheme, 2021

**Table 42: Implementation of land use patterns per functional zone**

Functional Zone	Settlement hierarchy (where applicable)	Focus Areas and other earmarked areas (incl. Activity Nodes, Precincts; Spatial Targeting Areas, Corridors; Activity Spines or other areas/land use categories)	Category 1: Business and retail			Category 2: Industrial and mining				Category 3: Public facilities				Category 4: Residential				Category 5: Agriculture and farming					Category 6: Conservation and Open Space			
			Business 1	Business 2	Business 3	Industrial 1	Industrial & Commercial	Service industry	Mining & resource orientated industry	Educational	Institutional	Place of Public Worship	Community facilities	4(a) Single residential (urban)	4(b) Single residential (rural)	4(c) Multiple residential	4(d) Agric. holdings & farmsteads	5(a) Farming	5(b) Agro-business	5(c) Agro-industrial	5(d) Urban agriculture (community)	6(a) Nature conservation	6(b) Outdoor recreation and tourism	6(c) Tourism accommodation	6(d) Open Space and recreation	
Urban Development Zone	National Urban Node <i>[Rustenburg/ Tlhabane]</i>	Primary Activity Node (P) – CBD	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✓	✓	✓	
		Secondary Activity Node (S). [Note 1]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	
		PC 1 : Business 3 Precinct	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	
		PC 2: Offices Precinct	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✓	
		Development Corridors [Note 8]	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Activity Spine - AS1 (Rustenburg-Olifantsnek) [Note 8]	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Activity Spine – AS2 (Rustenburg - Kroondal)[Note 8]	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓	✗	✓	✗	✓	
		Activity Spine – AS3 (Donkerhoek) [Note 8]	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Activity Spine – AS4 (Rustenburg-Boitekong)	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✓	✗	✗	✓	✓	✓	✗	✓	
		Activity Spine – AS5 (Rustenburg-Tlhabane)	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✓	✓	✗	✓	
		Mixed-use precincts/ areas	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Opportunity Areas [Note4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✗	✓	
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓	
		Industrial areas (within townships)	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	
		Residential neighbourhoods/ Existing urban development (townships)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓	
	Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																								
Housing Reform Area	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓			
Municipal Urban Node <i>[Phokeng; Boitekong]</i>	Secondary Activity Node (S) . [Note 1] & [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓			
	Activity Spine – AS4 (Rustenburg-Boitekong)	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✓	✗	✗	✓	✗	✓	✓			

Functional Zone	Settlement hierarchy (where applicable)	Focus Areas and other earmarked areas (incl. Activity Nodes, Precincts; Spatial Targeting Areas, Corridors; Activity Spines or other areas/land use categories)	Category 1: Business and retail			Category 2: Industrial and mining				Category 3: Public facilities				Category 4: Residential			Category 5: Agriculture and farming					Category 6: Conservation and Open Space			
			Business 1	Business 2	Business 3	Industrial 1	Industrial & Commercial	Service industry	Mining & resource orientated industry	Educational	Institutional	Place of Public Worship	Community facilities	4(a) Single residential (urban)	4(b) Single residential (rural)	4(c) Multiple residential	4(d) Agric. holdings & farmsteads	5(a) Farming	5(b) Agro-business	5(c) Agro-industrial	5(d) Urban agriculture (community)	6(a) Nature conservation	6(b) Outdoor recreation and tourism	6(c) Tourism accommodation	6(d) Open Space and recreation
		Mixed-use precincts/ areas [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✗	✓	✓	✓	✓	
		Opportunity Areas [Note4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✗	✓	
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✓	✓	✓	✗	✓	
		Industrial areas (within townships)	✗	✗	✗	✓	✓	✓	✓	✗	✓	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✓	✗	✓	
		Residential neighbourhoods/ Existing urban development (townships)	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	
		Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																						
		Housing Reform Area	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓	
Rural Development Zone	Rural Service Centre  [Monnakato; Tsitsing; Lethabong]	Secondary Activity Node (S). [Note 1]	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	
		Activity Spines [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Mixed-use precincts/ areas [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	✓	
		Opportunity Areas [Note 4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Industrial areas (within townships or villages)	✗	✗	✗	✗	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓
		Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓
		Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																						
		Housing Reform Area	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓	
		Lower order settlements  [Fourth and Fifth order]	Secondary Activity Node (S) . [Note 1]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✓	✓	
	Mixed-use precincts/ areas [Note 7]		✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	
	Opportunity Areas [Note 4] & [Note 7]		✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	

Functional Zone	Settlement hierarchy (where applicable)	Focus Areas and other earmarked areas (incl. Activity Nodes, Precincts; Spatial Targeting Areas, Corridors; Activity Spines or other areas/land use categories)	Category 1: Business and retail			Category 2: Industrial and mining				Category 3: Public facilities				Category 4: Residential			Category 5: Agriculture and farming					Category 6: Conservation and Open Space			
			Business 1	Business 2	Business 3	Industrial 1	Industrial & Commercial	Service industry	Mining & resource orientated industry	Educational	Institutional	Place of Public Worship	Community facilities	4(a) Single residential (urban)	4(b) Single residential (rural)	4(c) Multiple residential	4(d) Agric. holdings & farmsteads	5(a) Farming	5(b) Agro-business	5(c) Agro-industrial	5(d) Urban agriculture (community)	6(a) Nature conservation	6(b) Outdoor recreation and tourism	6(c) Tourism accommodation	6(d) Open Space and recreation
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	
		Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																						
Industrial and Mining Development Zone	-	Industrial & Mining Focus Area	The focus area shall promote mining related activities or industrial activities that are subservient to mining. Furthermore, the provision of Schedule N of the Land Use Scheme shall be applicable																						
	Municipal Urban Node <i>[Marikana]</i>	Secondary Activity Node (S). [Note 1] & [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✗	✗	✗	✗	✓	
		Mixed-use precincts/ areas [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✗	✓	✓	✓	
		Opportunity Areas [Note 4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✓	✓	✓	✗	✓	
		Industrial areas (within Urban Edge)	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✗	✓	✓	✓	✓	✓	✗	✓	
		Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓
		Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																						
	Rural Service Centre <i>[Chaneng/Robe-ga; Ga-Luka; Thekwane/Phot-shaneng]</i>	Secondary Activity Node (S). [Note 1]	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	
		Mixed-use precincts/ areas [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	✓	
Opportunity Areas [Note 4] & [Note 7]		✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓		
Transition Areas [Note 4]		✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓		
Industrial areas (within townships)		✗	✗	✗	✗	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓		
Residential neighbourhoods/ Existing urban development (townships and villages)		✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	
	Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																							
	Lower order settlements	Secondary Activity Node (S). [Note 1]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✓	✗	✗	✗	✓	✓	

Functional Zone	Settlement hierarchy (where applicable)	Focus Areas and other earmarked areas (incl. Activity Nodes, Precincts; Spatial Targeting Areas, Corridors; Activity Spines or other areas/land use categories)	Category 1: Business and retail			Category 2: Industrial and mining				Category 3: Public facilities				Category 4: Residential			Category 5: Agriculture and farming					Category 6: Conservation and Open Space			
			Business 1	Business 2	Business 3	Industrial 1	Industrial & Commercial	Service industry	Mining & resource orientated industry	Educational	Institutional	Place of Public Worship	Community facilities	4(a) Single residential (urban)	4(b) Single residential (rural)	4(c) Multiple residential	4(d) Agric. holdings & farmsteads	5(a) Farming	5(b) Agro-business	5(c) Agro-industrial	5(d) Urban agriculture (community)	6(a) Nature conservation	6(b) Outdoor recreation and tourism	6(c) Tourism accommodation	6(d) Open Space and recreation
	[Fourth and Fifth order]	Mixed-use precincts/ areas [Note 7]	✗	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓
		Opportunity Areas [Note 4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓
		Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓
		Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																						
Protection Zone	Rural Service Centre [Phatsima]	Secondary Activity Node (S). [Note 1]	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✓	✓
		Mixed-use precincts/ areas [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	✓
		Opportunity Areas [Note 4] & [Note 7]	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓
		Transition Areas [Note4]	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	✓	✓	✓	✓	✓
		Industrial areas (within townships)	✗	✗	✓	✗	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓
		Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓
	Proposed Strategic Development Areas (SDAs) or residential expansion areas	The focus area shall promote specialised urban development activities, subject to feasibility study (i.e. environmental authorisation, services report and traffic impact assessment).																							
Lower order settlements [Fourth and Fifth order]	Residential neighbourhoods/ Existing urban development (townships and villages)	✗	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓		
Farm portion/s and Agricultural Holdings	Environmental Protection and Tourism Focus Area (EPTFA) [Note 5]	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✓	✓	✓	✓	
	Agriculture and Farming Focus Area (AFFA) excluding High Potential Agric. Areas [Note 6]	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	High Potential Agric. Areas within the Agriculture and Farming Focus Area (AFFA) [Note 6]	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✓	✓	✓	
	Activity Spine - AS1 Rustenburg-Olifantsnek)	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	

Functional Zone	Settlement hierarchy (where applicable)	Focus Areas and other earmarked areas (incl. Activity Nodes, Precincts; Spatial Targeting Areas, Corridors; Activity Spines or other areas/land use categories)	Category 1: Business and retail			Category 2: Industrial and mining				Category 3: Public facilities				Category 4: Residential			Category 5: Agriculture and farming					Category 6: Conservation and Open Space			
			Business 1	Business 2	Business 3	Industrial 1	Industrial & Commercial	Service industry	Mining & resource orientated industry	Educational	Institutional	Place of Public Worship	Community facilities	4(a) Single residential (urban)	4(b) Single residential (rural)	4(c) Multiple residential	4(d) Agric. holdings & farmsteads	5(a) Farming	5(b) Agro-business	5(c) Agro-industrial	5(d) Urban agriculture (community)	6(a) Nature conservation	6(b) Outdoor recreation and tourism	6(c) Tourism accommodation	6(d) Open Space and recreation
		Activity Spine – AS3 (Donkerhoek)	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Activity Spine – AS5 (Rustenburg-Tlhabane)	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	
<b>Key:</b>	✓	Permitted with change in land use (rezoning or consent use) or township establishment.																							
	✗	Not permitted/prohibited use																							
<b>Further notes and conditions:</b>		<u>Note 1:</u> The application – locality and type of centre – of the Secondary Activity Nodes are subject to the merits and evaluation of the proposed centre based on the tables in respect of the hierarchy of core retail facilities in South Africa, and classification of niche centres as endorsed by the South African Council for Shopping Centres (SACSC). Refer to Table 1 and Table 2 of this report.																							
		<u>Note 2:</u> Mixed-use areas may include the use of property for a specific purpose or theme and may be subject to further conditions imposed by the Municipality, depending on the location and/or specific area. Refer to section 1.1.																							
		<u>Note 3:</u> In the Industrial Focus Area within the Industrial and Mining Development Zone, only a single use is permitted on a farm portion. Two or more uses proposed on a single farm portion will require that an industrial township be established.																							
		<u>Note 4:</u> The change in land use in Opportunity and Transition Areas may be subject to relaxation of a line-of-no-access and traffic engineering requirements																							
		<u>Note 5:</u> Any proposed land use in this Focus Area is subject to environmental authorisation in terms of the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) and the National Environmental Management: Protected Areas Act (NEMPA), 2003 (Act 57 of 2003).																							
		<u>Note 6:</u> Any proposed land use in this Focus Area is subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) and the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)																							
		<u>Note 7:</u> In this area, any Service Industry permitted under Category 2(c) excludes any noxious uses such as gates makers, minor scratch and dent repairs																							
		<u>Note 8:</u> Consistent with proposals of the SDF's Focus Areas																							
		The land use scheme referred to in this table refers to the Rustenburg Land Use Scheme, 2021.																							

## 6.2 Schedule 2: Desired residential densities (erven)

Table 43 provides the guidelines for densification in respect of multiple (medium and high density) residential uses applicable to formal townships in the municipal area (proclaimed and to be proclaimed).

For single residential erven ("Residential 1"), the provisions of the land use scheme in terms of densities and erf sizes shall apply.

**Table 43: Guidelines for densification of multiple residential erven in formal townships**

Settlement hierarchy	Formal township and/or functional area	Multiple residential erven in formal township ("Residential 2, 3 & 4")	
		Max. density permitted	Cases where additional density permitted subject to a minimum erf size
National Urban Node	<b><u>Rustenburg/Tlhabane cluster:</u></b>		
	Primary Activity Node (P) – CBD (as delineation in Local SDF)	>80du/ha	N/a
	PC 1 and PC 2 in Rustenburg proper (as delineation in Local SDF, but excluding Safari Tuine area)	60du/ha	80du/ha if minimum erf size is 2,500m <sup>2</sup>
	PC 1 in Safari Tuine, along Landros Street, Hantam avenue in Cashan Ext. 28 between Boven and Raasblaar Streets (as delineation in Local SDF)	In line with Land Use Scheme	N/a
	Rustenburg proper, rest of the upper-town area, Rustenburg East End, Zinniaville, Karlien Park, Rustenburg North, Tlhabane, Tlhabane Unit 1	60du/ha	80du/ha if minimum erf size is 2,500m <sup>2</sup>
	Geelhoutpark, Protea Park, Safari Tuine, Cashan, Tlhabane West	In line with Land Use Scheme	
	Rustenburg Ext. 8, Azalea Park	30du/ha	N/a
	Waterval East, Waterval/Kroondal	40du/ha	41du/ha - 60du/ha if minimum erf size is 2,250m <sup>2</sup>
Municipal Urban Node	<b><u>Boitekong/Kanana cluster:</u></b>		
	Boitekong and extensions existing urban areas	80du/ha	N/a
	Seraleng existing urban areas		
	Boitekong Strategic Development Areas		
	<b><u>Marikana cluster:</u></b>		
	Existing urban areas	40du/ha	N/a
	Marikana Strategic Development Areas	60du/ha	N/a
Rural Service Centre	Lethabong cluster	40du/ha	N/a
	Monnakato cluster		
	Phatsima		
General	Strategic Development Areas (if not provided for elsewhere in this table)	60du/ha	N/a
	Housing Reform Areas (all areas)	80du/ha	>80du/ha if minimum erf size is 2,500m <sup>2</sup>
	Opportunity Areas	60du/ha	80du/ha if minimum erf size is 2,500m <sup>2</sup>
	Along Activity Spines for those erven directly facing the identified route/street	40du/ha	41du/ha - 60du/ha if minimum erf size is 2,250m <sup>2</sup>



# ANNEXURES

# Annexure A

---

## Expansion of Rietvlei cemetery

### **Determination of size of a cemetery for the Urban Development Zone:**

Population planned for: Assumed that 68.1% of the 2031 estimated population of 1,096,577 persons lives in the Rustenburg/Tlhabane, Phokeng and Boitekong urban areas, which means that the population planned for is 746,769 persons. It is accepted that other areas such as Rural Development Zone caters for its own cemeteries.

Planning period: Cemeteries are normally planned for a period of 30 years.

#### Step 1:

e=Total number of deaths per annum in respect of planning population  **$e = a/1 \times b/1000$**

Where:

a= total population planned for (estimated to be 746,769 persons)

b=11 deaths/1000 of population

Thus:

$$\begin{aligned} e &= a/1 \times b/1000 \\ &= 746,769 / 1 \times 11/1000 \\ &= \mathbf{8,214 \text{ total deaths per annum}} \end{aligned}$$

#### Step 2:

X=Area required for children deaths  **$X = b1 \times c \times d1$**

Where:

b1 = 40% of total deaths (e) is children, thus =3,286 persons

d1 = 2,37m<sup>2</sup> gross area/grave for a child

c = 30 years

Thus:

$$\begin{aligned} X &= 1 \times c \times d1 \times e \\ &= 3,286 \text{ children deaths} \times 30\text{years} \times 2,37\text{m}^2 \times 5,5 \\ &= 233,635\text{m}^2 \\ &= 23\text{ha} \end{aligned}$$

#### Step 3:

Y=Area required for adult deaths  **$Y = b2 \times c \times d2$**

Where:

b2 =60% of total deaths (e) is adults, thus = 4,928 persons

d2 = 5,33m<sup>2</sup> gross area/grave for a child

c = 30 years

Thus:

$$\begin{aligned} Y &= b2 \times c \times d2 \times e \\ &= 4,928 \text{ adult deaths} \times 30\text{years} \times 5,33\text{m}^2 \\ &= 787,987\text{m}^2 \\ &= 79\text{ha} \end{aligned}$$

#### Step 4:

Z=Total area required for cemetery  **$Z = X + Y$**

Thus:

$$\begin{aligned} Z &= X + Y \\ &= 23\text{ha} + 79\text{ha} \\ &= 102\text{ha} \end{aligned}$$

**Total area required for cemetery over 30 years is 102ha**

# Annexure B

---

**Land excluded from provisions of the Subdivision of  
Agricultural Land Act, 1970 (act 70 of 1970)**

## DEPARTMENT OF AGRICULTURE, FORESTRY AND FISHERIES

NO. 1096

13 OCTOBER 2017

## EXCLUSION OF CERTAIN PROPERTIES FROM THE PROVISIONS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970 IN THE RUSTENBURG LOCAL MUNICIPALITY, NORTH WEST PROVINCE.

## NOTICE FOR PUBLIC

I, Senzeni Zokwana, Minister of Agriculture, Forestry and Fisheries hereby give notice to all interested institutions, organizations and individuals on the exclusion of certain properties from the provisions of the Subdivision of Agricultural Land Act, Act no 70 of 1970 in the Rustenburg Local Municipality, North West Province.

**The properties to be included in the town planning scheme are:**

Remainder of portion 1, Portions 2, 3, and 4, all of the farm Beerfontein 263 JQ  
Remainder, Remains of Portions 1 and 9, Portions 4, 8, 11, 12 and 15, all of the farm Beestkraal 290 JQ  
Remainder, Portions 2, 3 and 4, all of the Berseba 397 JQ  
Portions 67, 69 and 75, all of the farm Boekenhoutfontein 260 JQ  
Remainder, Portions 1, 2 and 4, all of the Boschfontein 268 JQ  
Remainder, Portions 1 and 7, all of the farm Boschkoppies 104 JQ,  
Buffelsfontein 344 JQ  
Portions 53, 95 and 96, all of the farm Buffelspoort 343 JQ  
Remainder, Remainder of Portion 2, Portions 3, 6 to 12, all of the farm Bultfontein 120 JQ  
Portion 44 of the farm Commissiesdriefft 327 JQ  
Remainder of Portion 1 of the farm Diepkuil 116 JQ  
Remainders of portions 2, 12, 17 to 20, 22, 31, 32 and 33, Portions 25, 26, 44, 45, 49 to 60, 62, 68 and 69, all of the farm Donkerhoek 312 JQ  
Remainder, Portions 1 and 3, all of the farm Doornspruit 84 JQ  
Remainder, Portions 2 and 8 to 12, all of the farm Doornspruit 106 JQ  
Remainders of Portions 1 and 29, all of the farm Elandsfontein 21 IQ  
Remainder, Remains of Portions 1 and 5, Portions 3, 4, 6 and 7, all of the farm Elandsheugel 282 JQ  
Remainders of Portions 1 and 2, Portions 5 and 6, all of the farm Goedgedacht 267 JQ  
Remainder of the farm Hartebeesfontein 228 JQ  
Remainders of Portions 2 and 3, Portions 7 and 8, all of the farm Klipfontein 300 JQ  
Farm Klippgat 281 JQ  
Remainders of Portions 1, 3, 7 and 8, Portions 2, 4, 5, 6, 9 to 30, all of the farm Kookfontein 265 JQ  
Remainders of Portions 21, 53, 76, 122, 164, 158 and 185, Portions 53, 85, 99, 129, 132, 142, 145, 157, 158, 184, 220, 225, 250 and 272, all of the farm Kroondal 304 JQ  
Remainder of the farm Leeuwkop 402 JQ  
Remainders of Portions 1 and 2, Portions 3, 5 to 10 and 12, all of the farm Losperfontein 405 JQ,  
Remainder and Portion 1, all of the farm Mimosa 81 JQ  
Remainder of Portion 176, Portions 28, 31, 151, 156, 160, 176 and 271, all of the farm Modderfontein 332 JQ  
Remainder of the farm Morgenzon 287 JQ  
Remainders of Portions 2, 7, 8, 9, 11 and 289, Portions 26 to 29, 31, 34 and 36 to 39, all of the farm Nooitgedacht 287 JQ,

This gazette is also available free online at [www.gpwonline.co.za](http://www.gpwonline.co.za)

Remainder, Portions 1 and 2, all of the farm Nooitgedacht 289 JQ  
Remainder of Portion 71 of the farm Paardekraal 279 JQ  
Remainder, Remainder of Portion 3, Portions 1, 2 and 4 to 12, all of the farm Reinkoyalskraal 278 JQ  
Remainder and Portion 1, all of the farm Renan 353 JQ  
Remainder and Portion 4, all of the farm Rietspruit 594 JQ  
Remainders of Portions 1, 18, 20, 22, 25, 26, 27, 65, 81, 87, 109, 110, 114, 115, 121, 124, 125, 138, 139, 147, 167, 174, 175, 176, 181, 182, 198, 199 and 200, Portions 4, 7, 15, 19, 21, 23, 28 to 30, 35, 36, 40 to 48, 61, 62, 64, 66 to 72, 75, 78, 79, 80, 82, 83, 86, 88, 102, 104 to 108, 116, 117, 130, 131, 134 to 137, 148, 160, 161, 166, 172, to 174, 177, 184, 185, 190 to 193, 195 to 197, 203 to 210, 212 to 216, 218, 219, , 238, all of the farm Rietvly 271 JQ  
Remainders of Portions 6 and 9, Portions 10, 15, 16 and 17, all of the farm Roodekraalspruit 113 JQ  
Remainders of Portions 33, 49, 50, 52, 55, 88, 184, 229, 317, 322, 354, 400 and 415, Portions 7 to 11, 20, 26, 28, 29, 45, 46, 53, 55, 61, 66, 67, 69 to 73, 80, 106, 111, 113, 144, 173, 176, 184, 190, 209, 230 to 232, 234, 236 to 239, 253, 260, 261, 269, 273 to 275, 281 to 283, 323 326, 328, 329, 345, 350, 351, 356, 385, 389, 394, 419, , all of the farm Rooikoppies 297 JQ  
Remainder of Portion 1, Portions 14 to 17, all of the farm Rooiwal 285 JQ  
Remainders of Portions 1, 2 and 3, Portions 6, 8 to 10, all of the farm Sandbult 119 JQ  
Portion 6 of the farm Schaapkraal 292 JQ  
Remainder, Portions 5 and 6, all of the farm Strydrift 90 JQ  
Remainder of Portion 239, Portions 135 to 138 and 141, all of the farm Town & Townlands 272 JQ  
Remainder, Portions 1 and 3, all of the farm Turffontein 262 JQ  
Remainder, Portions 2 and 3, all of the farm Turffontein 302 JQ  
Remainder of Portion 5, Portions 6, 8, 9 and 10, all of the farm Tweedepoort 283 JQ  
Farm Vaalkop 275 JQ  
Remainder, Portions 1, 2 and 3, all of the farm Vlakfontein 276 JQ  
Remainder of Portion 6, Portions 3, 12, 13 and 14, all of the farm Waaikraal 276 JQ  
Remainders of Portions 2, 4, 16, 21, 50, 52, 55, 60, 91, 92, 97, 107, 109, 112, 142, 145, 146, 149, 164, 166, 168, 183, 191, 195, 231, 232, 234, 248, 250, 254, 257, 263, 285, 296, 331, 336, 338, 341, 345, 347, 365, 367, 377, 390, 393, 394, 398, 399, 408, 474, 496, and 529, Portions 5, 8, 9, 11, 12, 15, 18 to 20, 22, 24, 25, 27 to 30, 34, 37 to 40, 44, 47, 48, 51, 53, 54, 60, 69, 71 to 73, 75 to 78, 80 to 83, 85 to 88, 93, 94, 98, 99, 113, 114, 126, 134 to 138, 144, 155, 156, 162, 173, 174, 176 to 179, 183, 184, 186, 187, 188, 195, 199, 200, 203, 206 to 209, 212 to 219, 226, 227, 228, 230, 233, 235, 236, 53, 255, 257, 260, 262, 264, 265, 268, 269, 270, 277, 278, 279, 281, 282, 284, 285, 288, 289, 290, 294, 295, 298, 300, 317, 319, 331, 337, 345, 350, 355, 356, 357, 360, 361, 362, 363, 364, 368, 371, 378, 379, 384, 388, 389, 391, 394, 395, 396, 397, 400, 401, 402, 409 to 414, 418, 419, 421, 426 to 430, 433, 442, 443, 446, 447, 449 to 453, 459, 462, 463, 472, 473, 475 to 477, 495, 497, 498, 511 to 514, 515, 517, 524, 525, 529, 531 to 533, 538, 539, 541, 555, 556, 570, 577, 581, 585, 586, 590, 591, 592, 596, 599, 600, 607, all of the farm Waterkloof 305 JQ  
Remainder of Portion 5, Portions 18, 50 and 61, all of the farm Waterval 303 JQ  
Remainders of Portions 32, 81, 82 and 116, Portions 2, 24, 30 to 41, 53, 57, 75, 76, 81, 116, 307, 311 to 315 and 321, all of the farm Watervaal 306 JQ  
Remainders of Portions 1 and 10, Portions 7, 8 11 and 12, all of the farm Watervaal 307 JQ  
Remainder of Portion 9, Portions 3 to 10 and 21, all of the farm Wildebeestfontein 274 JQ

Enquiries: [MashuduMa@daff.gov.za](mailto:MashuduMa@daff.gov.za), (012) 319 7619 or alternatively Private Bag X120, PRETORIA, 0001



# References

---

- Afri Forum. (2023). *Electricity supply in Rustenburg*. Retrieved from <https://afirforum.co.za/en/electricity-supply-in-rustenburg/>
- African Union. (2015). *Agenda 2063: The Africa We Want*. African Union.
- Birdlife South Africa. (2018). *Cape vulture and wind farms: guidelines for impact assessment, monitoring and mitigation*. Available at <https://birdlife.org.za/wp-content/uploads/2020/03/BLSA-Guidelines-Cape-Vulture.pdf>.
- Budget Office. (2020/21). *Performance on Transport Conditional Grants*. Pretoria: Parliament of South Africa.
- Council for Geoscience. (2011). *Sinkholes and subsidence in South Africa*. Cape Town: Council for Geoscience. Available at <https://www.geoscience.org.za/images/geohazard/Sinkholes.pdf>.
- CSIR. (2019). *Greenbook: adapting South African settlements to climate change*. Retrieved from <https://greenbook.co.za/>
- CSIR. (2023). *Greenbook: Municipal risk profiles*. Retrieved from <https://riskprofiles.greenbook.co.za/>
- DEDECT. (2021). *North West Climate Risk and Vulnerability Assessment*. Compiled by UrbanEarth.
- Department Of Cooperative Governance And Traditional Affairs (COGTA). (2023). *Municipal Infrastructure Grant*. Retrieved August 4, 2023, from <https://www.cogta.gov.za/index.php/municipal-infrastructure-grant-mig/#:~:text=The%20MIG%20aims%20to%20eradicate,sanitation%2C%20roads%20and%20community%20lighting>.
- Department of Mineral Resources & Energy. (2023). *Operating mines*. Retrieved from <https://www.dmr.gov.za/mineral-policy-promotion/operating-mines>
- Dept. Agriculture, Land Reform and Rural Development. (2022). *Agriculture and Agro-processing Master Plan*. Dept. Agriculture, Land Reform and Rural Development.
- Dept. Agriculture, Land Reform and Rural Development. (2023). *National Spatial Development Framework*. Minister of Agriculture, Land Reform and Rural Development.
- Dept. Human Settlements. (2019). *The neighbourhood planning and design guide - Section G*.
- Dept. Human Settlements. (2023). *What is social housing*. Retrieved from [https://www.dhs.gov.za/sites/default/files/documents/publications/Social\\_Housing.pdf](https://www.dhs.gov.za/sites/default/files/documents/publications/Social_Housing.pdf)
- Dept. of Cooperative Governance. (2021). *South African Smart Cities Framework*. Dept. of Cooperative Governance.
- Dept. of Cooperative Governance and Traditional Affairs. (2016). *Integrated Urban Development Framework*. Pretoria: South African Government.
- Dept. of Cooperative Governance and Traditional Affairs, Republic of South Africa. (2019). *District Development Model*. Pretoria: Dept. of Cooperative Governance and Traditional Affairs, Republic of South Africa.
- Dept. of Economic Development, Environment, Conservation and Tourism. (2014). *North West Provincial Growth and Development Strategy*. North West Province.

- Dept. of Mineral Resources, Republic of South Africa. (2009). *Housing and Living Conditions Standards for the South African Minerals Industry*. Department of Mineral Resources, Republic of South Africa.
- Dept. of Public Works and Infrastructure. (2022). *National Infrastructure Plan 2050*. Government Publishers: South African Government.
- Dept. of Rural Development and Land Reform. (2017). *Guidelines for the Development of Provincial, Regional and Municipal Spatial Development Frameworks and Precinct Plans*.
- Dept. of Transport, Republic of South Africa. (2016). *National Transport Master Plan 2050*. Government Publishers: Dept. of Transport, Republic of South Africa.
- Dept. Water and Sanitation. (2018). Bulk water infrastructure.
- DWS. (2023). *DWS weekly state of dams*. Retrieved from <https://www.dws.gov.za/Hydrology/Weekly/MunDistricts.aspx?dist=DC37>
- ESKOM. (2019). Electrical infrastructure.
- ESKOM. (2022). *Eskom Transmission Development Plan, 2022 - 2031*.
- Housing Development Agency. (2022, July). *PHSHDA Development Plan for Rustenburg/Boitekong/Marikana*.
- National Government. (2017, October 13). Notice 1096 of Government Gazette No 41178. *Department of Agriculture, Forestry and Fisheries*. RSA: National Government.
- National Planning Commission. (2012). *National Development Plan 2030: Our Future – Make It Work*. National Planning Commission, South Africa.
- National Treasury. (2014). Neighbourhood Development Partnership Grant (NDPG) Brochure. National Treasury.
- National Treasury. (2021). Public Transport Network Grant Framework 2020-21. <https://vulekamali.gov.za/datasets/frameworks-for-conditional-grants-to-municipalities/2020-21-public-transport-network-grant-framework>: National Treasury.
- National Treasury. (2023). Financial Management Grant. National Treasury.
- NATMAP 2050. (2016). *NATIONAL TRANSPORT MASTER PLAN 2050*. Pretoria: National Department of Transport.
- Nicholas Kassier, S. W. (2019, March 15). *Go Legal*. Retrieved from <https://www.golegal.co.za/pto-rural-land-occupation/>
- North West Dept. of Rural, Environment and Agricultural Development. (2019). *Bojanala Platinum District Municipality Environmental Management Framework*. North West Dept. of Rural, Environment and Agricultural Development.
- North West Development Corporation. (2023). *Economic Data Report Quarter 1 of 2022/2023*.
- North West Provincial Government Dept. Agriculture, Conservation and Environment. (2009). *Magaliesberg Protected Areas: environmental Management Framework and Plan*.
- NPC, M. B. (n.d.). *Magaliesberg Heritage Map*. Retrieved from Magaliesberg Biosphere NPC: <https://experience.arcgis.com/experience/69362b6452d346098de38140310cd666/page/Map/>
- NWREAD. (2015). *North West Biodiversity Sector Plan*. Dept of Rural, Environment and Agricultural Development.

- NWREAD. (2018). *Bojanala Platinum District Environmental Management Framework*. North West Department of Rural, Environmental and Agricultural Development (NWREAD).
- Office of the Premier, North West Provincial Government. (2017). *North West Provincial Spatial Development Framework*.
- Prinsloo, D. D. (2016). *Major retail types, classification and the hierarchy of retail facilities in South Africa*. South African Council for Shopping Centres.
- Rustenburg Local Municipality. (2011). *Rustenburg Spatial Development Framework (2010 Review)*. Rustenburg.
- Rustenburg Local Municipality. (2015). *Comprehensive Integrated Transport Plan (CITP) 2017 - 2022*.
- Rustenburg Local Municipality. (2016). *Comprehensive Integrated Transport Plan (CITP) 2017- 2022*. Rustenburg : Rustenburg Local Municipality.
- Rustenburg Local Municipality. (2018). *Rustenburg Spatial Planning and Land Use Management By-laws*. Rustenburg: Rustenburg Local Municipality.
- Rustenburg Local Municipality. (2022). *5 Year Integrated Development Planning 2022-2027*.
- Rustenburg Local Municipality. (2022). *Rustenburg Local Municipality 5 Year IDP, 2022/2027*.
- Rustenburg Local Municipality. (2023). *Rustenburg Local Municipality Integrated Development Programme (IDP) 2023-2024*. Rustenburg Local Municipality.
- Rustenburg Municipality. (2004). *Rustenburg CBD Revitalisation*. Rustenburg.
- Rustenburg Municipality. (2020). *Master Plan: Water and Sanitation*.
- Rustenburg Municipality. (2021). *Rustenburg Land Use Scheme 2021*.
- SA News. (2023). Retrieved from SA News: <https://www.sanews.govt-commits-resolve-rustenburg-water-sanitation-woes>
- SANBI. (2019). *Pressures on biodiversity: Provincial level extracts from the National Biodiversity Assessment 2018*. Pretoria: South African National Biodiversity Institute (SANBI).
- South African Cities Network. (2021). *Profiling Intermediate Cities in South Africa*. Johannesburg: South African Cities Network.
- South African Government. (2000). *Local Government: Municipal Systems Act (Act No. 32 of 2000)*. Pretoria: Government Printers.
- South African Government. (2002). *Mineral and Petroleum Resources Development Act (Act 28 of 2002)*. South African government.
- South African Government. (2013). *Spatial Planning and Land Use Management Act (Act No. 16 of 2013)*. Pretoria: Government Printers.
- South African Government. (2019). *South Africa Sustainable Development Goals Country Report 2019*. Government Printers.
- South African National Heritage Resources Agency. (2023, 07 31). *South African Heritage Resources Information System*. Retrieved from <https://sahris.sahra.org.za/>
- Statistics South Africa. (2016). *Provincial Profile North West Community Survey 2016*. Statistics South Africa.
- Statistics South Africa. (2022). *Mid-year Population Estimates*. StatsSA.

- Statistics South Africa. (2022). *National Household Travel Survey – North West Transport Profile*. Pretoria: Statistics South Africa.
- StatsSA. (2023). *Mid-Year Population Estimates*.
- Transnet. (2021). *Transnet Freight Rail 2021*. Johannesburg: Transnet.
- Tripartite Transport & Transit Facilitation Programme. (2022). *Trans-Kalahari corridor*. Retrieved from <https://tttftp.org/corridors/trans-kalahari-corridor-2/>
- United Nations. (2015). *Transforming our world: the 2030 Agenda for Sustainable Development*. United Nations.
- United Nations. (2017). *New Urban Agenda*. United Nations.
- van Huyssteen et.al. (2018). *South African Functional Town Typology (CSIR 2018 v2)*. Tshwane: Council for Scientific and Industrial Research.
- Van Huysstenn et. al. . (2015). *Updated CSIR/SACN South African Settlement Typology* . Tshwane: Council for Scientific and Industrial Research.
- WWF. (2013). *Defining South Africa's Water Source Areas*. Cape Town: World Wide Fund for Nature (WWF). Report prepared by Jeanne Nel, Christine Colvin, David Le Maitre and Janis Smith, Imelda Haines for WWF.

