

**STRATEGIC PLANNING SESSION  
PRESENTATION 17 MARCH 2022.**

**REVIEW OF THE THABAZIMBI  
SPATIAL DEVELOPMENT FRAMEWORK  
(SDF) &  
LAND USE SCHEME (LUS)**

**COMPILED BY**



**DEVELOPMENT PLANNING  
CONSULTANTS**



# THIS PRESENTATION

- Detailed video presentations on the SDF and LUS were circulated to all Councillors and hosted on [www.kipd.co.za](http://www.kipd.co.za)
- This presentation is an executive summary of the detailed presentations



# AIM OF REVIEWING THE SDF & LUS

1. Outdated SDF & LUS must be updated and CONFORM to SPLUMA thus promoting the achievement of the SPLUMA development principles being the promotion of:
  - Spatial Justice
  - Spatial Sustainability
  - Spatial Efficiency
  - Spatial Resilience
  - Good Administration



# AIM OF REVIEWING THE SDF & LUS

2. To facilitate, structure, regulate and promote land development effectively and efficiently
3. Ensuring that the LUS and SDF work in harmony with one another:
  - **SDF promotes and steers development to achieve a sustainable land development vision for sustained economic growth**
  - **LUS governs and regulate land development as to achieve the development principles promoted by the SDF**



# THABAZIMBI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (SDF) 2022

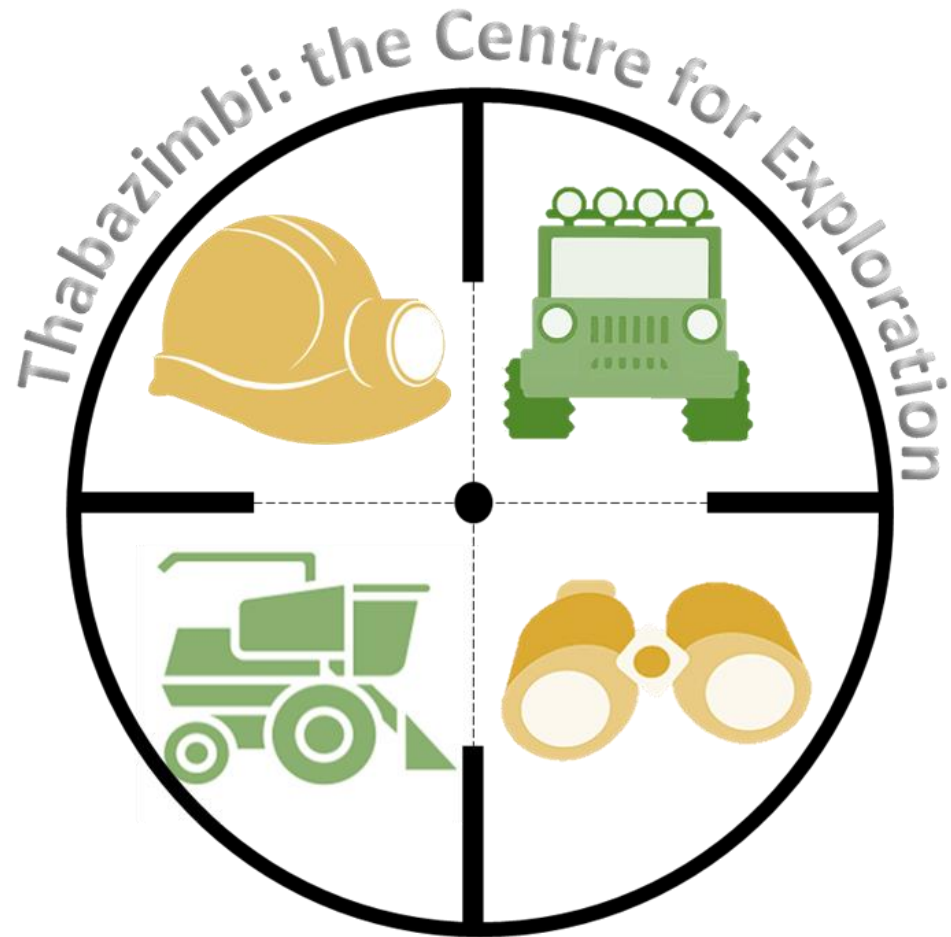


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# SPATIAL DEVELOPMENT VISION

- The three major sectors that should be **explored** in the municipality are:
  - Mining – exploration of minerals
  - Agriculture – exploration of agricultural opportunities
  - Tourism (specifically hunting and game/nature reserves) – exploration as an experience
- Provides the Local Municipality with a **branding and management tool to promote** sustainable economic growth



# DEVELOPMENT PRINCIPLES AND FUNDAMENTALS

## SPATIAL JUSTICE

- **Consolidate the urban structure** of the Municipality around **activity nodes** of **infill development**
- Provide a full range of **social services** at all the identified **activity nodes**.

## SPATIAL SUSTAINABILITY

- Actively **protect, enhance and manage** the **natural environmental** resources of the Municipality.
- Promote commercial **agriculture** as well as game and cattle farming activities throughout the municipal area.
- Enhance **business activities** (formal and informal) in the identified **nodal points** in the Municipality.

# DEVELOPMENT PRINCIPLES AND FUNDAMENTALS

## EFFICIENCY

- Establish a **functional hierarchy** of **nodal points** in the Thabazimbi municipal area to **optimise the delivery of social and engineering infrastructure/ services**,
- **Promote local economic development**, and **protect valuable agricultural land**.
- To **optimally develop the mining potential** within the Municipality in such a way that a **sustainable balance** is maintained between **mining, agriculture and the natural environment**.

## SPATIAL RESILIENCE

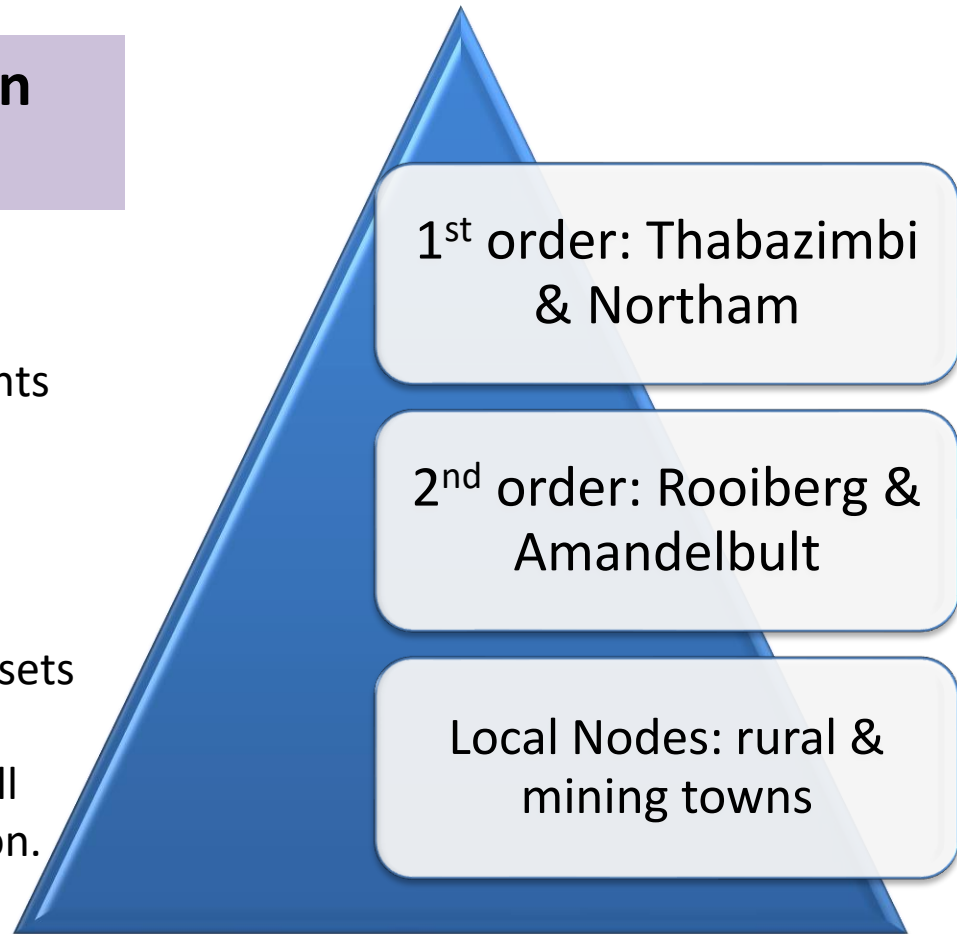
- **Functionally link all towns** and settlements to one another and to surrounding regions, including Botswana.
- To encourage **resource-based value adding economic activities** throughout the municipal area.
- Ensure that all areas are at least provided with the **constitutionally mandated minimum level of services**.
- To brand Thabazimbi as the **Centre for Exploration** to optimize the mining, agriculture and local tourism potential.



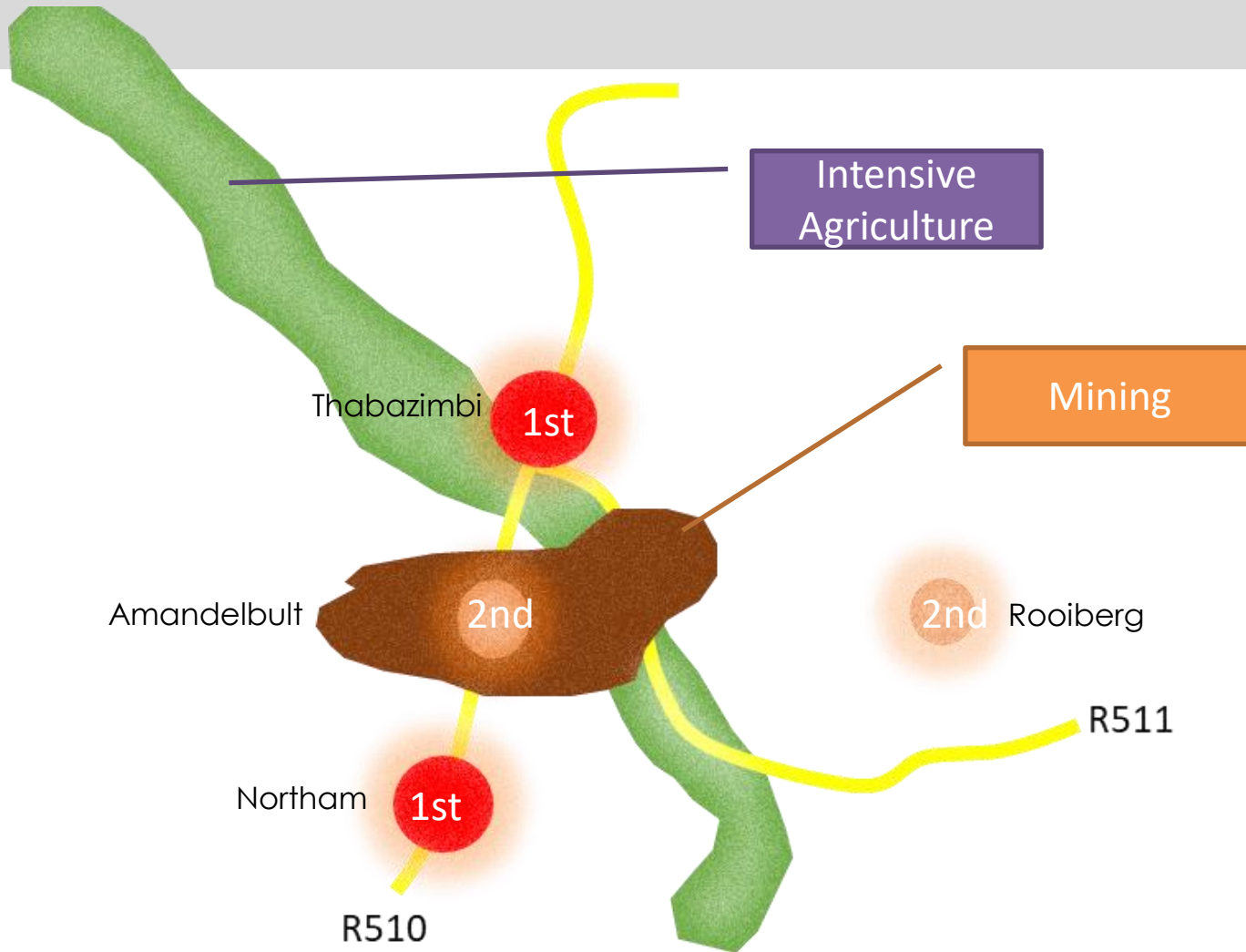
# DEVELOPMENT CONCEPT

- **Infill and consolidation**
- **Nodal Structure**

- Thus ringfencing the mining towns and the rural settlements
  - with adequate social facilities
  - limiting growth and expansion
- The existing infrastructural assets between Thabazimbi T and Northam T lends itself for infill development and densification.



# DEVELOPMENT CONCEPT



# NODAL CLASSIFICATION

Town Name	Function	Nodal Status	Development Thrusts
<b>Thabazimbi Town &amp; Regorogile</b>	Main administrative centre and provincial growth point	<b>1st order node</b>	Business, mixed density residential, promotion of industry and higher order enterprises
<b>Northam</b>	Regional admin centre and regional Growth point. Support centre for settlements with 15-20 km radius	<b>1st order node</b>	Business, mixed density residential, promotion of industry and higher order enterprises



# NODAL CLASSIFICATION

Town Name	Function	Nodal Status	Development Thrusts
<b>Amandelbult</b>	Mining Industry Business & residential support	<b>2nd order node</b>	Emerging industrial node Business & residential support for farming and mining community
<b>Rooiberg</b>	Rehabilitation of old mining areas, conversion from mining town to tourism support (closest town to a number of game reserves/lodges)	<b>2nd order node</b>	Tourism development and support, business development, restrict urban sprawl



# NODAL CLASSIFICATION

Town Name	Function	Nodal Status	Development Thrusts
Dwaalboom	Mining Residential support	<b>Local Node</b>	Farming & mining Support Restrict urban sprawl
Swartklip	Mining Residential support	<b>Local Node</b>	Mining support Restrict urban sprawl
Setaria	Mining Residential support	<b>Local Node</b>	Mining support Restrict urban sprawl
Koedoeskop	Agricultural support	<b>Local Node</b>	Local education and farming and mining support
Leeupoort	Residential and tourism	<b>Local Node</b>	Tourism oriented development Restrict urban sprawl
Sentrum/ Skierlik	Farming Residential support	<b>Local Node</b>	Farming Support Restrict urban sprawl



# SPATIAL STRUCTURE

## RESIDENTIAL

### Character

- Existing residential townships are generally low density, with single dwellings per erf.
- There is a distinction between the urban towns and rural towns which is basically reduced to support services and economic opportunities, where urban towns have higher access to such services.
- The housing backlog and demand has been fueled by the expansion of informal settlements and in migration.

### Focus to be :

#### **Promotion of**

Higher density development within the 1<sup>st</sup> and 2<sup>nd</sup> order nodal areas (Thabazimbi town, Amandelbult and Northam) **subject to the availability of engineering services**

#### **Retain**

Residential character and amenity in local nodes



# SPATIAL STRUCTURE

## GENERAL BUSINESS

### Character

- Retail, commercial and office development mainly in –Northam T and Thabazimbi T
- Many small businesses operate within residential areas from the homes of the business owners, such as beauticians, home industries, therapists, professional offices, spaza shops, taverns and the like.

### Focus to be

#### **Municipal Area**

- **Support and promote**
  - Home Enterprises
  - Hospitality Industry
  - Mining
  - Agriculture

#### **1st & 2nd Order Nodes**

- **Support and promote**
  - General Business
  - Manufacturing & Processing
  - Mining Beneficiation

#### **Local Nodes**

- **Restrict to**
  - residential and social support

# SPATIAL STRUCTURE

## AGRICULTURE

### Character

- The majority of land within the TLM is used for agricultural purposes in different forms.
- Intensive agriculture must be prioritised along the water courses and dry land farming further inland.
- Agricultural processing should be encouraged, and value add services should be explored within this industry, - Amandelbult.

### Focus to be

- **Promotion of**
  - General Agriculture in all its forms
  - Intensive Agriculture along major watercourses
  - Agricultural processing and value adding





# SPATIAL STRUCTURE

## MINING

### Character

- Haphazard and environmentally unfriendly
- Huge impact on municipal support services – do not contribute
- Mine closure- source of concern as Municipality not part no input on the rehabilitation of the land & plan for the mining settlements for when the mines close.
- Very little to no Mining beneficiation

### Focus to be

- **Promotion of**
  - Sustainable mining practices
  - Rehabilitation of land to allow pre-identified and approved land uses
  - Mine closure and rehabilitation plan to be approved by Municipality
  - Settlement and transport to be approved by municipality
  - Mining beneficiation at Amandelbult



# SPATIAL STRUCTURE

## TOURISM

### Character

- Tourism, specifically eco tourism is one of the emerging economic sectors within the TLM area and should be encouraged. Nationally, there is a strong tendency towards eco-linked tourism and eco-linked tourist destinations within South Africa.
- Thabazimbi is in a unique position offering game reserves, hunting as well as conservation areas and protected species of animals and birds thus offering a exclusive tourist experience.
- Varied tourism accommodation on offer in TLM














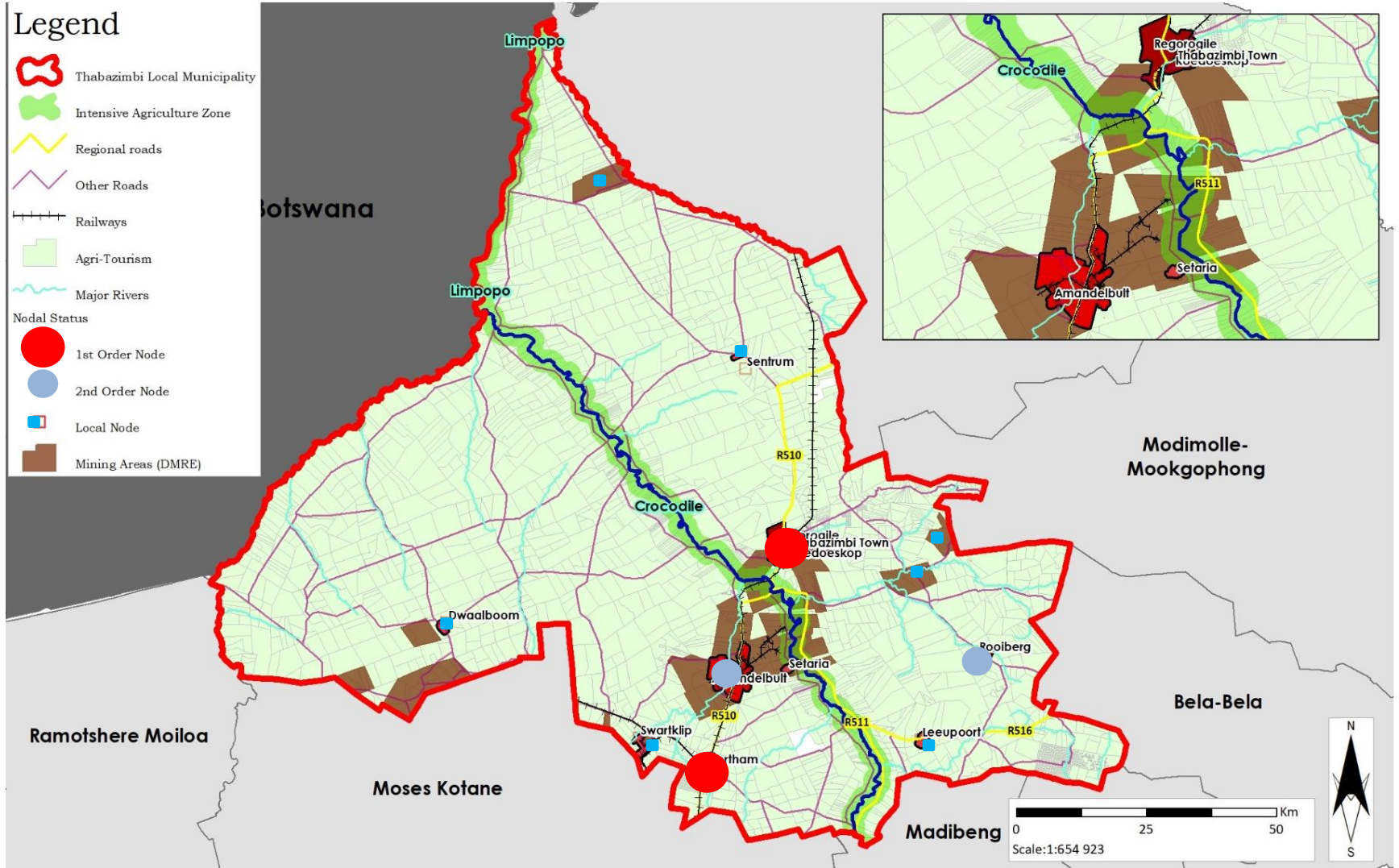
### Focus to be

- **Promotion of**
  - Sustainable tourism
  - Hunting
  - Conservation
  - Tourism Industry

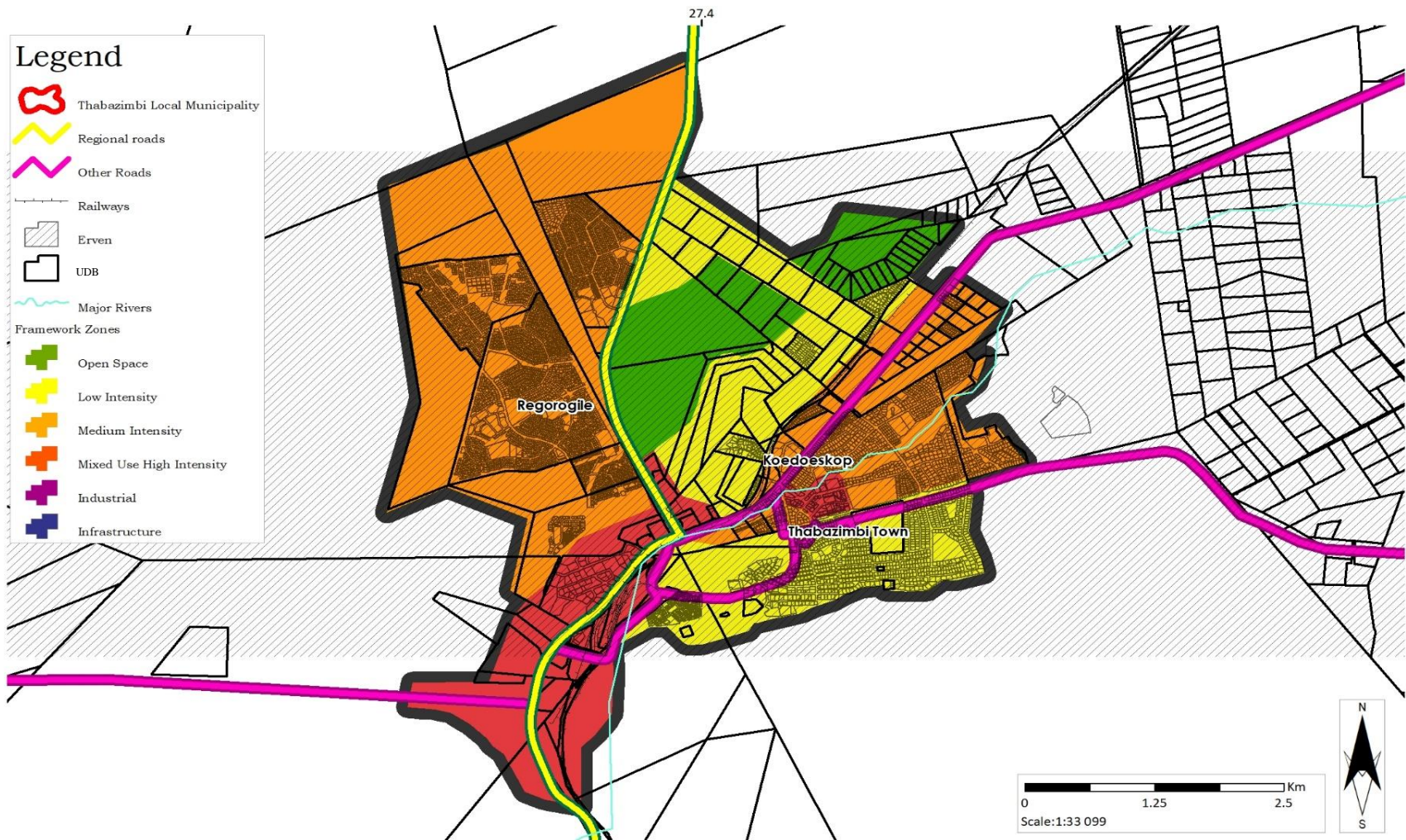
# MUNICIPAL SDF

## Legend

-  Thabazimbi Local Municipality
-  Intensive Agriculture Zone
-  Regional roads
-  Other Roads
-  Railways
-  Agri-Tourism
-  Major Rivers
- Nodal Status**
-  1st Order Node
-  2nd Order Node
-  Local Node
-  Mining Areas (DMRE)

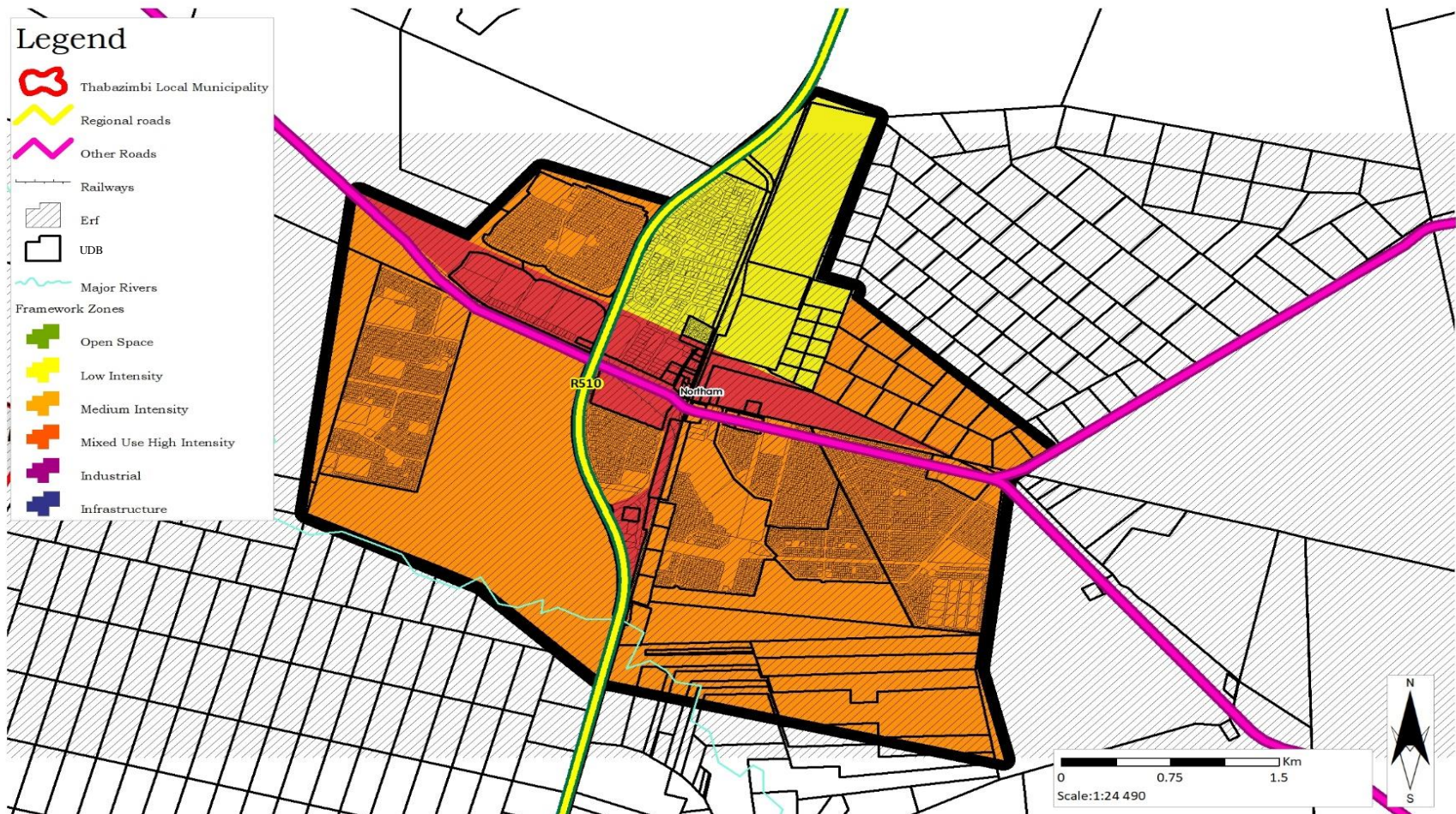


# IST ORDER NODE - THABAZIMBI SDF



**Objective:** create economic opportunities in terms of business and industry and allow for residential densification & expansion.

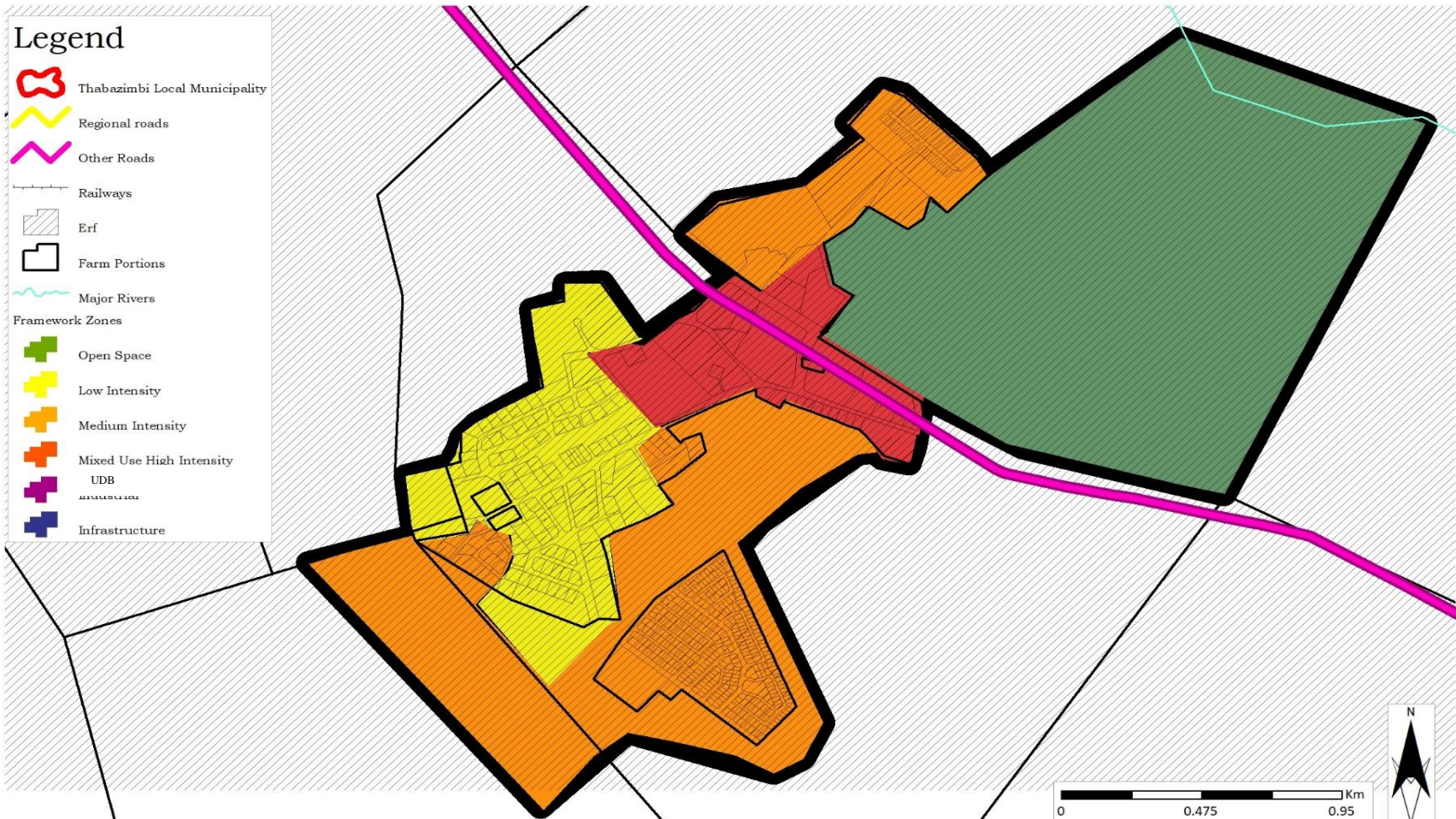
# IST ORDER NODE - NORTHAM SDF



**Objective:** create economic opportunities in terms of business and industry and allow for residential expansion.



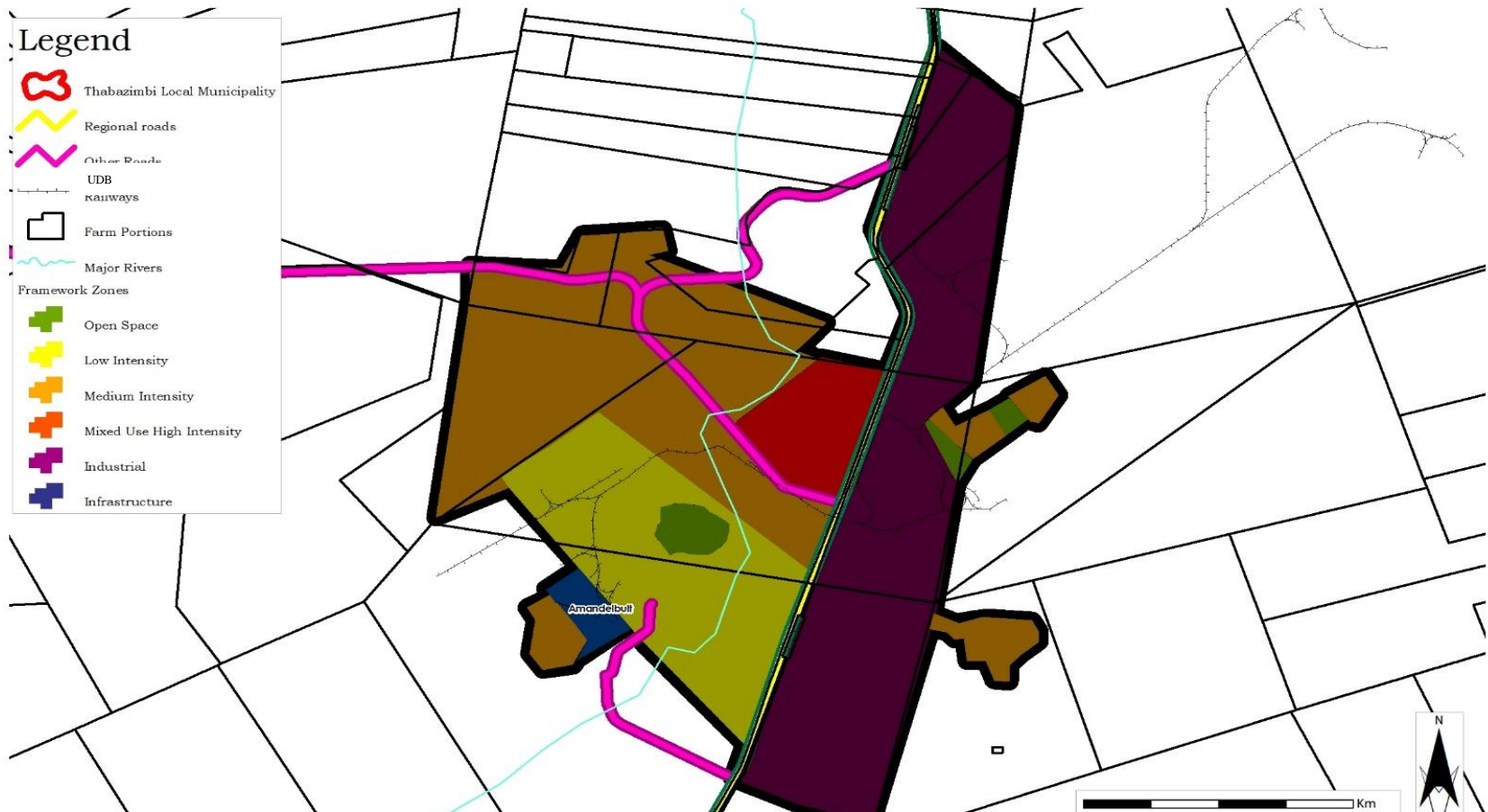
# 2ND ORDER NODE – ROOIBERG SDF



**Objective:** encourage economic opportunities in terms of business and industry and allow for residential expansion. Subject to geotechnical and environmental approval.
















# 2ND ORDER NODE – AMANDELBULT SDF

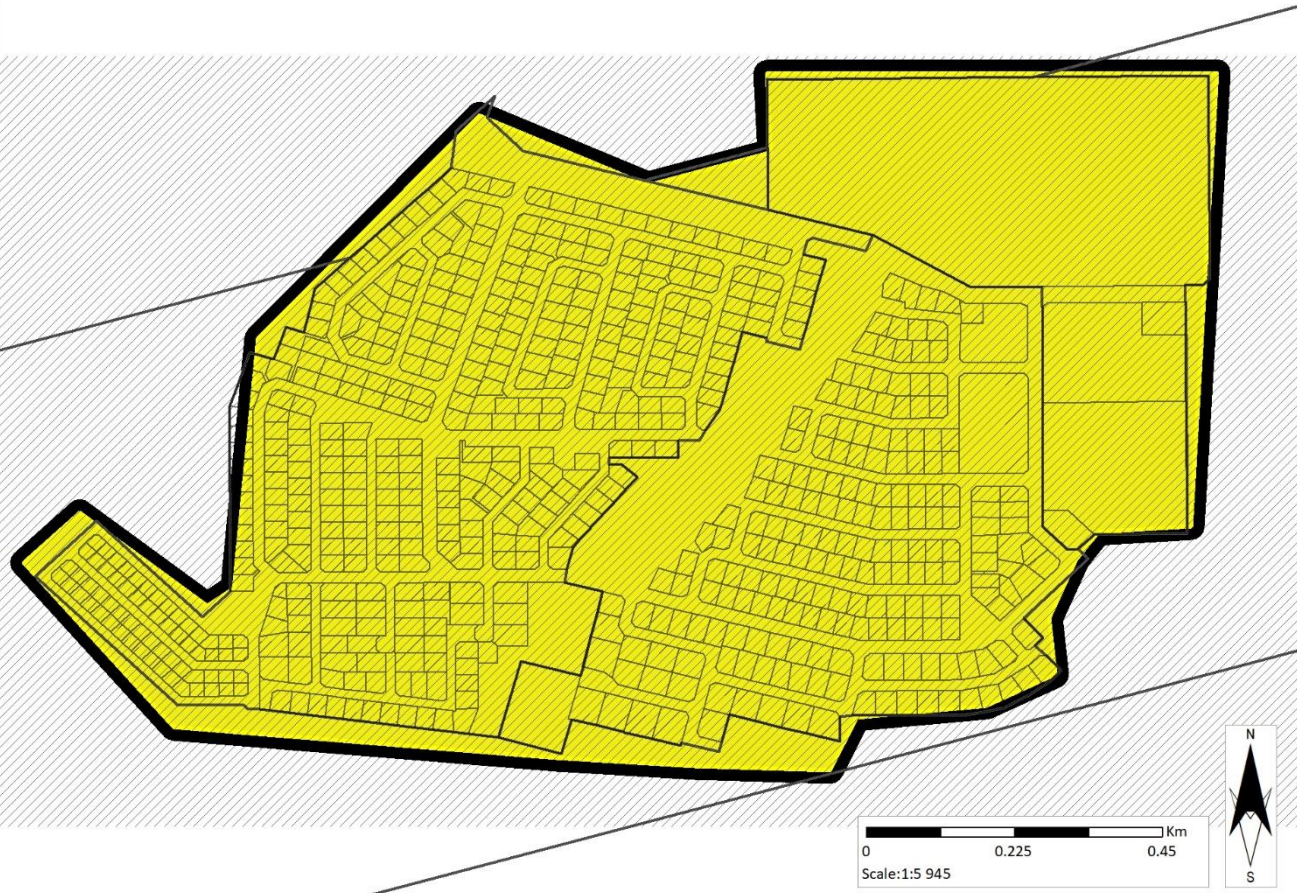


**Objective:** Create economic opportunities in terms of business and industry (including noxious industry) and allow for some residential expansion. Limit urban sprawl in Setaria

# ALL OTHER LOCAL NODES – SETARIA SDF

## Legend

-  Thabazimbi Local Municipality
-  Regional roads
-  Other Roads
-  Railways
-  UDB
-  Erf
-  Major Rivers
- Framework Zones**
  -  Open Space
  -  Low Intensity
  -  Medium Intensity
  -  Mixed Use High Intensity
  -  Industrial
  -  Infrastructure



**Objective: Limit Urban Sprawl**





# THABAZIMBI LOCAL MUNICIPALITY LAND USE MANAGEMENT (LUS) 2022



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# CONTENT OF LUS

**COMPRISES OF**

**A. SET OF REGULATIONS (SCHEME CLAUSES)**


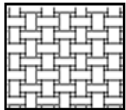
**B. SET OF ZONING MAPS**



# A – SCHEME CLAUSES

## 1. Define Land Use Zones which in turn define:

TABLE 2 – LAND USE ZONING

ZONE	(1) USE ZONE	(2) NOTATION	(3) USES PERMITTED	(4) USES PERMITTED WITH SPECIAL CONSENT OF THE MUNICIPALITY	(5) USES NOT PERMITTED
1	RESIDENTIAL 1		Dwelling house	Social hall, institution, place of instruction, religious purposes, guest house, commune, special use, tavern and boarding house.	Uses not permitted in columns (3) and (4)
2	RESIDENTIAL 2		Dwelling unit, retirement home.	Social hall, institution, place of instruction, religious purposes, guest house, commune, mobile dwelling units, special use and boarding house.	Uses not permitted in columns (3) and (4)



# A - SCHEME CLAUSES

2. General Conditions governing Land Developments and Land Use PROMOTING AND FACILITATING THE IMPLEMENTATION OF THE SDF
3. Specific regulations regarding:
  1. Height of Buildings
  2. Coverage
  3. Floor Area Ratio
  4. Provision of parking
4. Specific conditions pertaining to specific land uses such as
  1. Taverns, Spaza shops and shebeens
  2. Additional dwelling houses
  3. Operation of a home enterprise (WORKING FROM HOME)
  4. Public Garages/Filling Stations



# A - SCHEME CLAUSES

5. The protection of **existing legal land uses** (legal in terms of the previous LUS) which in terms of the revision of the LUS
  1. May not be permitted in a use zone
  2. Which is subject to further/additional regulations
  3. Is subject to a lesser development intensity than what was previously permitted



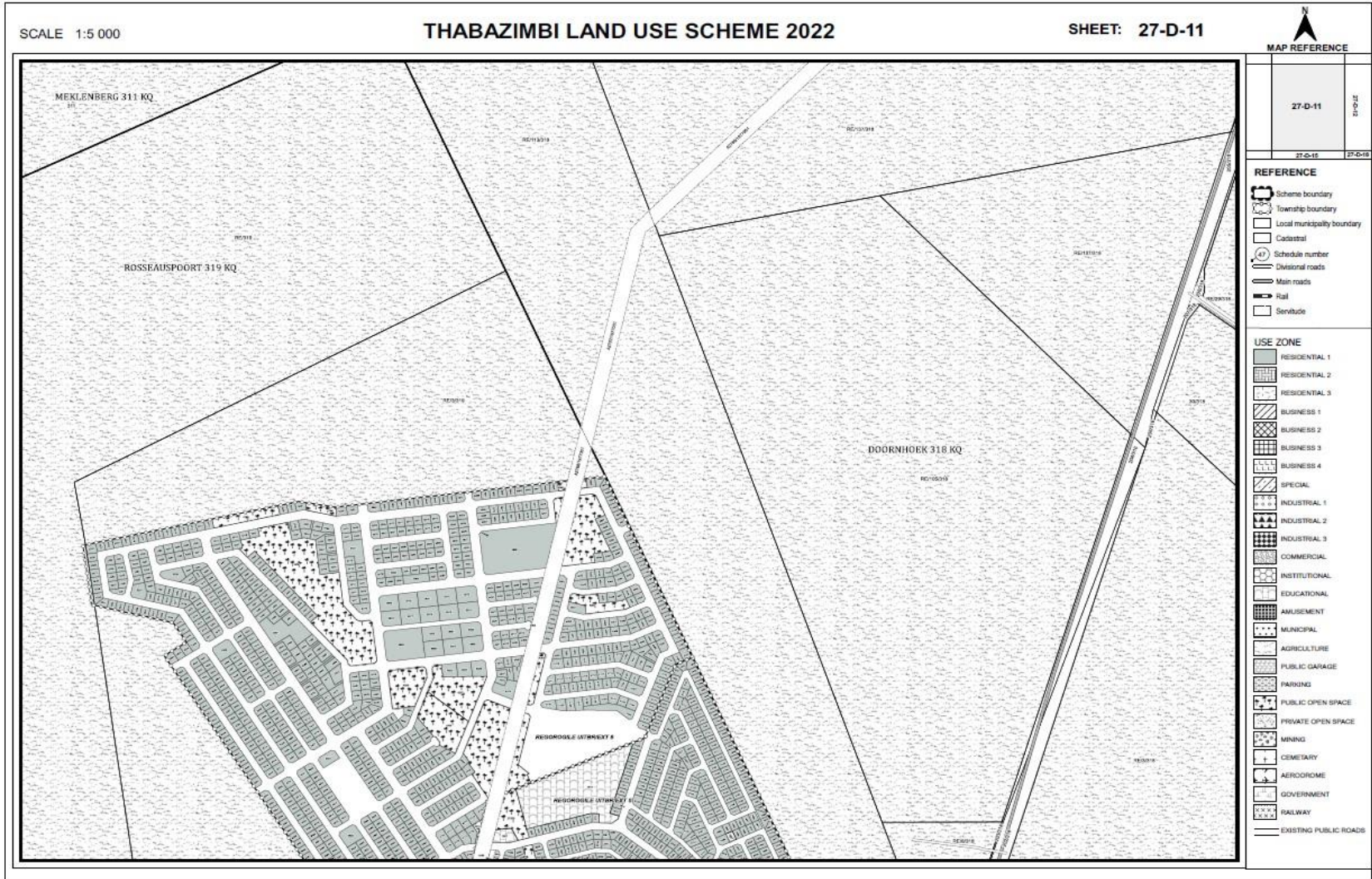
# **B – ZONING MAPS**

**SET OF MAPS ALLOCATING A USE ZONE TO A  
LAND PARCEL SITUATED WITHIN THE LOCAL  
MUNICIPALITY**

**Monochrome notation to ease printing and duplicating**



# B – ZONING MAPS



# EXAMPLE – HOME ENTERPRISE

Permitted to conduct the following from a dwelling house/unit	Restrictions	Prohibitions
The practice by any permanent occupant of a dwelling house / unit of a <b>profession or occupation or operating an enterprise</b>	<ul style="list-style-type: none"><li>• 20% of Dwelling House/units <math>\leq 250 \text{ m}^2</math></li><li>• Max of <math>50 \text{ m}^2</math> per Dwelling House/units <math>\geq 250 \text{ m}^2</math></li><li>• 4 staff plus household</li></ul>	Public garage, motor sales, motor workshop,, car wash, industrial/commercial purposes, spaza shop, shebeen, restaurant, coffee shop, tea garden, place of amusement, place of instruction, institution, guest house, boarding house, commune, hotel, funeral parlour, undertaker, pet salon





# THE WAY FORWARD

- **Council to approved Draft SDF and LUS for Public Interaction**
- **Public Interaction Process (1 April to 30 May 2022)**
  - Placement of Notice in Provincial Gazette and Local News Papers calling for comments and objections within 60 days of publication of notice
  - Hosting of this Presentation on the KiPD website with link to Municipal Website
  - Placing of printed copy of SDF & LUS and presentation at the Municipal Libraries
  - Assess comment and objections submitted and make recommendations to SC and TWG
  - SC recommendation to Council for sanctioning
- **Update and finalisation of SDF & LUS**
  - Amend SDF & LUS to accommodate approved amendments
  - Council to approve SDF & LUS and authorise promulgation.
  - Promulgation in Provincial Gazette

