

GAMAGARA LOCAL MUNICIPALITY

Municipal Spatial Development Framework Review 2024

Phase 1: Project Inception Report



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Phase 1: Project inception

Phase 2: Status quo analysis, policy context and spatial vision

Phase 3: Spatial and sectoral analysis and stakeholder consultation

Phase 4: Spatial proposals

Phase 5: Implementation framework and CEF

Phase 6: Final comprehensive SDF

Document control sheet

Project:	Review and amendment of the Gamagara Local Municipal Spatial Development Framework
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Report title:	Phase 1: Project Inception Report
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Submission date:	July 2024
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Document prepared by:	Department: Development and Town Planning Gamagara Local Municipality PO Box 1001 Kathu 8446
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Capability support from:	Municipal Capability Partnership Programme (MCPPE), with the CSIR as implementing agent
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Record of revision:

Version No.	Status	Description	Date
1	Draft	Phase 1: Project Inception Report	14 April 2024
2	Final	Phase 1: Project Inception Report	12 July 2024

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Acronyms

CAMA	Certified Asset Management Assessor
CEF	Capital Expenditure Framework
CIGFARO	Chartered Institute of Government Finance Audit and Risk Officers
COGHSTA	Northern Cape Cooperative Governance, Human Settlements and Traditional Affairs
CMRP	Certified Maintenance and Reliability Professional
CPD	Continuous Development Points
CSAM	Certified Senior Principal in Asset Management
CSIR	Council for Scientific and Industrial Research
DALRRD	Department of Agricultural, Land Reform and Rural Development
DCOG	Department of Cooperative Governance
ECSA	Engineering Council of South Africa
GIS	Geographic Information System
GLM	Gamagara Local Municipality
GVA	Gross Value Added

I&APs	Interested and Affected Parties
IDP	Integrated Development Plan
IP	Implementation Plan (Section in MSDF)
ISA	Infrastructure South Africa
JTGDM	John Taolo Gaetsewe District Municipality
KIP	Kathu Industrial Park
MCPPP	Municipal Capability Partnership Programme
MSDF	Municipal Spatial Development Framework
PD	Planning Department (of GLM)
Pr.Eng	Registered Professional Engineer
Pr.Pl	Registered Professional Planner
PMT	Project Management Team
PSC	Project Steering Committee
PWG	Project Working Group
RGVA	Regional Gross Value Added

SACPLAN	South African Council for Planners
SIOC CDT	Sishen Iron Ore Company Community Development Trust
SIP	Strategic Infrastructure Project
SLP	Social Labour Plan
SPLUMA	Spatial Planning and Land Use Management Act
SWOT	Strengths, Weaknesses, Opportunities and Weaknesses (Analysis)

1. Introduction

The Gamagara Local Municipality (GLM) is entering a period of profound transition. As one of South Africa's leading mining municipalities, its settlements, economy and infrastructure have been profoundly shaped by the iron ore industry over the past five decades. Yet the approaching mine closures, rapid housing growth, expanding industrial projects such as the Kathu Industrial Park, and the pressing challenges of climate change are reshaping the local development landscape.

The revision of the Municipal Spatial Development Framework (MSDF) is therefore not a routine compliance exercise, but a **strategic intervention to secure a diversified, resilient and future-fit spatial economy** for Gamagara and its communities. The MSDF provides the municipality with its primary long-term spatial planning instrument. In line with the Spatial Planning and Land Use Management Act (SPLUMA, Act 16 of 2013), the MSDF must not only guide day-to-day land use management decisions, but also enable transformative change, address spatial inequality, and position Gamagara within broader regional, provincial and national spatial frameworks.

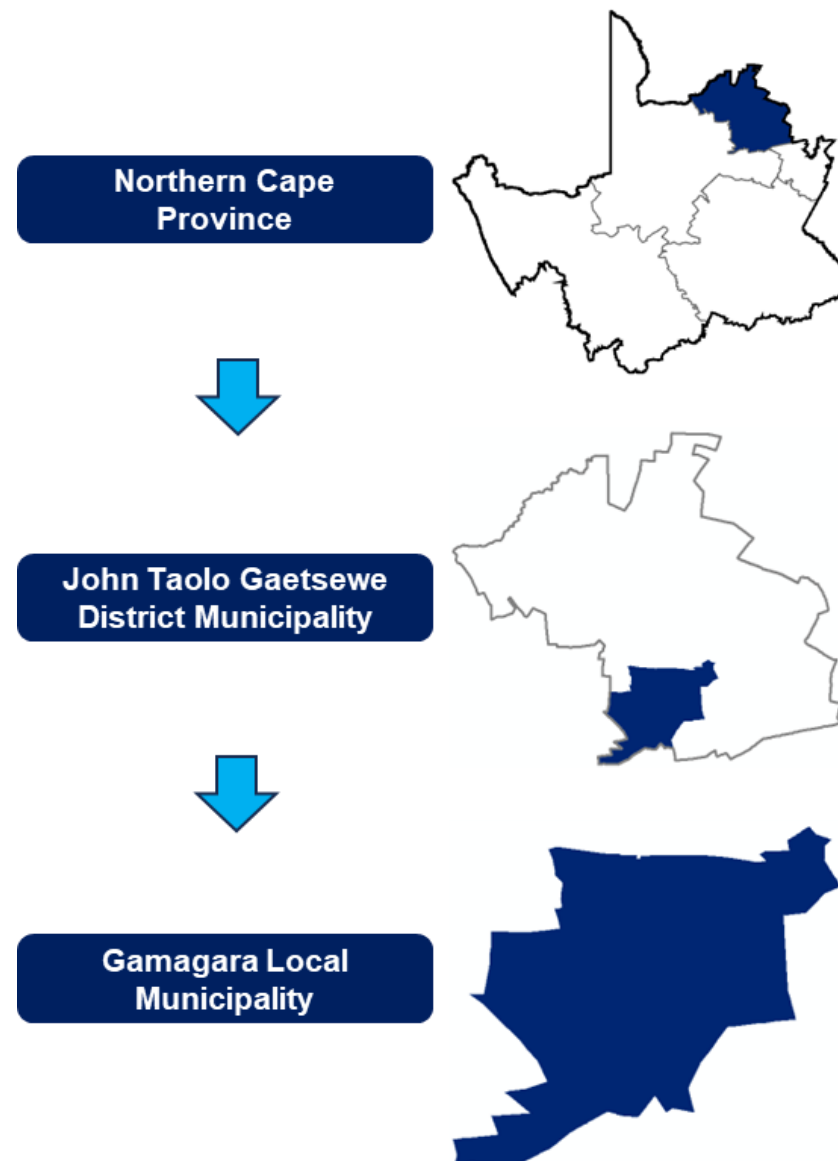
This review is being undertaken internally by the Gamagara Local Municipality, in line with Council's resolution of February 2023 to revise the MSDF. The Municipality is, however, receiving targeted capability development and technical support from the Municipal Capability Partnership Programme (MCP), mandated by the Department of Cooperative Governance (DCoG), implemented by the CSIR, and supported by Anglo American. This arrangement ensures that while the Municipality retains ownership and leadership of the process, it also benefits from specialised expertise and skills transfer to strengthen long-term planning capacity.

1.1 Introducing the Gamagara Local Municipality

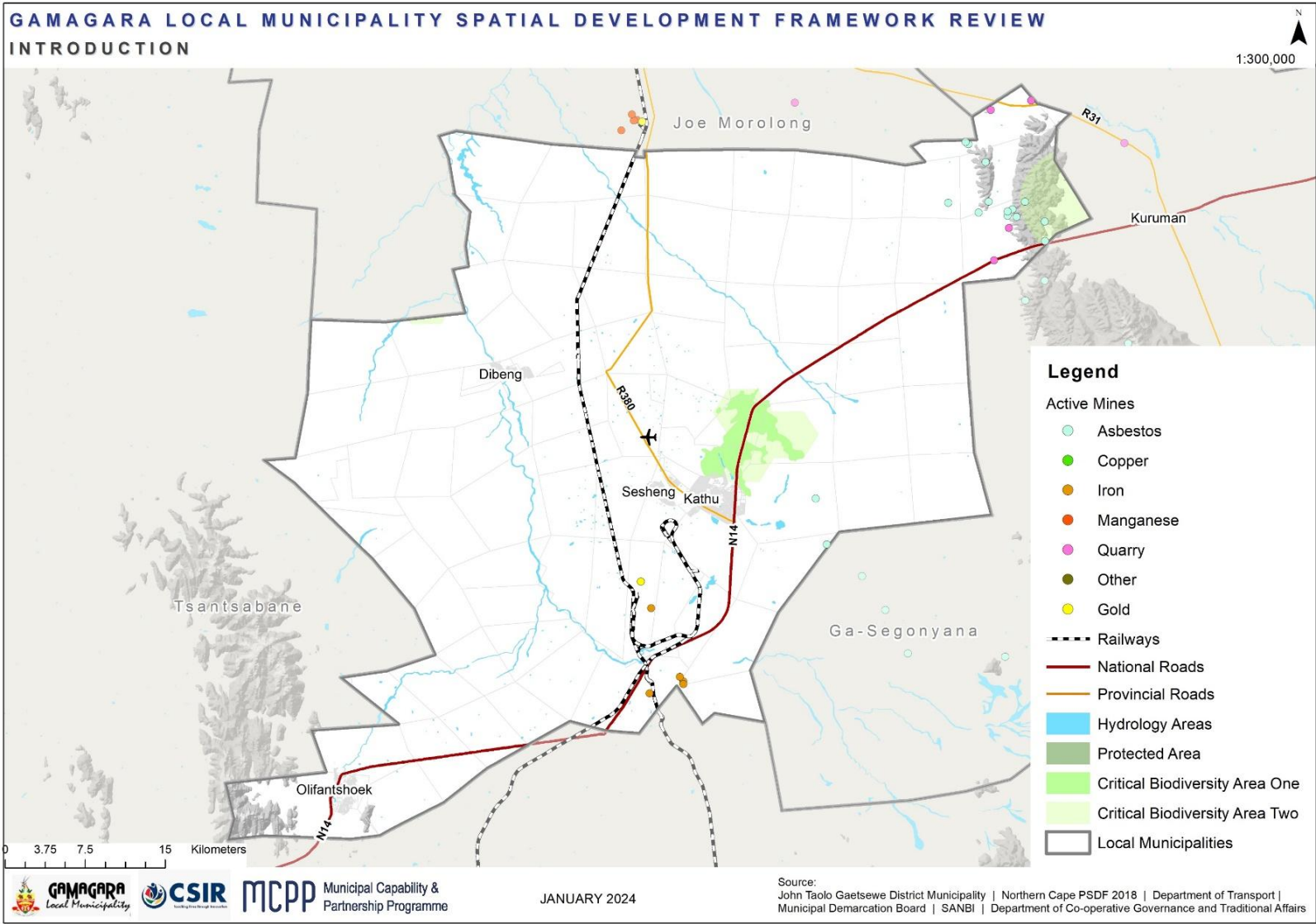
The Gamagara Local Municipality (GLM) is a Category B municipality (NC453). It is located in the John Taolo Gaetsewe District Municipality (JTGDM) within the Northern Cape Province of South Africa (see Figure 1). The Municipality covers an area of approximately 2 689 km², including the towns of Kathu, Sesheng, Olifantshoek and Dibeng. A fifth town, Dingleton, has been relocated to Kathu to accommodate planned mining activity.

Kathu Town consists of the settlements of Kathu and Sesheng (see Map 1). Kathu is the administrative centre of the municipality and is located at the intersection of N14 and R380.

FIGURE 1: LOCATING GLM IN THE NORTHERN CAPE PROVINCE



MAP 1: INTRODUCING GAMAGARA



The Sishen Airport is located just northwest of Kathu, offering daily flights to and from Johannesburg. Kathu is nestled against an endemic camel thorn tree forest that enjoys national heritage status. The Kathu area also hosts one of the world's largest single-pit, open-cast iron ore mines, which marks the start of the Sishen–Saldanha railway line. Kathu is connected by rail (Dingleton Station) via Kimberley and by road to Johannesburg, Bloemfontein, Windhoek, and Cape Town.

Sesheng, once considered a town, is a suburb located west of Kathu. It was initially planned as a high-density residential area for mine workers without families or any social structure. It consists of group housing units belonging to the mine in the west, with small pockets of other houses.

Dibeng is located on the banks of the Gamagara River, approximately 28 km northwest of Kathu alongside the R380 road, and consists of two suburbs, Deben and Haakbosdraai. It started as a small settlement dependent on river water, but now predominantly relies on borehole water for supply.

Olifantshoek, located approximately 62 km southwest of Kathu, was amalgamated into the Gamagara Local Municipality in 2006. It is currently a low/medium-density residential area, but ongoing developments will increase density in future.

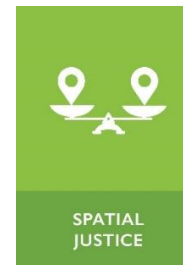
The municipality is situated within the region commonly referred to as the Gamagara Mining Corridor.

1.2 SPLUMA requirements

The Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) provides a uniform, effective, comprehensive system for spatial planning and land use management in South Africa. This system ensures that spatial planning and land use management redresses past imbalances, promotes social and economic inclusion, and provides for the sustainable and efficient use of land and cooperative government and intergovernmental relations. SPLUMA established the following five development principles applicable to spatial planning, land development and land use management at all scales:



Land development must optimise the use of existing resources and the accompanying infrastructure. In contrast, development application procedures and timeframes must be efficient and streamlined to promote growth and employment.



Past spatial and other development imbalances must be redressed through improved land access to and use by disadvantaged communities and persons.



Spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability by encouraging the protection of prime and unique agricultural land, promoting land development in locations that are sustainable and limiting urban sprawl, considering all current and future costs to all parties involved in the provision of infrastructure and social services to ensure for the creation of viable communities.



Securing communities and livelihoods from spatial dimensions of socio-economic and environmental shocks through mitigation and adaptability accommodated by flexibility in spatial plans, policies, and land use management systems.



All levels of government must coordinate land use and development. Departments should follow prescribed requirements when preparing SDFs. This principle is central to achieving the spatial planning vision and objectives. Suitable governance mechanisms, including meaningful consultations, are required for effective coordination between planning spheres and domains.

SPLUMA requires the preparation of spatial development frameworks at national, provincial, regional, and municipal levels and requires alignment between these frameworks and with applicable plans and policies. A MSDF must (Section 21, SPLUMA):

- Give effect to the SPLUMA development principles.
- Include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality.
- Include a longer-term (10-20 years) spatial development vision statement for the municipal area that indicates the desired spatial growth and development pattern for the municipal area.
- Identify current and future significant structuring and restructuring elements comprising the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated.
- Include population growth estimates over the next five years.
- Include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments.
- Include estimates of economic activity, employment trends, and locations in the municipal area over the next five years.
- Identify, quantify, and provide location requirements of engineering infrastructure and services provision for existing and future development needs over the next five years.
- Include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities and high-potential agricultural land.
- Identify the designation of areas in which:
 - More detailed local plans must be prepared, and

- Where shortened land use development procedures may be applicable, and land use schemes may be so amended.
- Provide the spatial expression of the coordination, alignment, and integration of sectoral policies of all municipal departments.
- Determine a capital expenditure framework for the municipality's development programmes, depicted spatially.
- Determine the purpose, desired impact, and structure of the land use management scheme to apply in that municipal area.
- Include an implementation plan comprising:
 - Sectoral requirements, including budgets and resources for implementation;
 - Necessary amendments to a land use scheme;
 - Specification of institutional arrangements necessary for implementation;
 - Specification of implementation targets, including dates and monitoring indicators; and
 - Specification, where necessary, arrangements for partnerships in the implementation process.

1.3 Approval to review and amend the GLM MSDF

The Gamagara Municipal Council resolved to revise the MSDF in February 2023 (Council resolution number 20230202/8.7, 09 February 2023, see [Appendix A](#)). Resourcing challenges coupled with a clear understanding of the challenges and opportunities that informed the above review objectives led to some delays in commencing with the MSDF review. The review is now fully underway, and Council was informed by way of a memorandum tabled at its March 2024 meeting.

1.4 Review objectives

The review of the Gamagara Municipal Spatial Development Framework (MSDF) is driven by the need to position the municipality for a sustainable, inclusive and resilient future. While the current MSDF (2021) provided a strong foundation, several new dynamics — including infrastructure-intensive mega-projects, looming mining transitions, demographic shifts, and the escalating impacts of climate change — require that the framework be updated and sharpened.

The objectives of the review are therefore to:

1. **Guide spatial transformation and land use management**
 - Provide the statutory foundation for updating and applying the Gamagara Land Use Management Scheme (2021).
 - Address the spatial legacies of inequality while enabling compact, efficient and resilient settlement development.
2. **Align with regional, provincial and national frameworks**
 - Achieve full alignment with the planning instruments of the John Taolo Gaetsewe District Municipality, including its Spatial Development Framework, District One Plan and Rural Plan.
 - Ensure consistency with the Northern Cape Provincial Spatial Development Framework (PSDF) and position Gamagara within the National Spatial Development Framework (NSDF) corridors and nodes.
3. **Match housing supply with demand**
 - Right-size and phase housing developments — including catalytic projects such as the Kathu West Mixed Housing Development (Kathu 5700) — to protect the functioning of the land market, ensure affordability across income groups, and optimise the use of bulk infrastructure.
4. **Prepare for mining transitions and diversify the economy**
 - Update municipal forecasts and spatial strategies to account for impending mine closures in the Gamagara Mining Corridor.
 - Integrate proposed economic diversification initiatives into the spatial framework to secure new growth pathways, stimulate investment, and broaden the economic base.
5. **Plan for climate change and environmental resilience**
 - Mainstream climate change considerations into spatial planning, including adaptation, resource efficiency, and biodiversity protection.
 - Safeguard prime agricultural land, critical water resources and heritage assets such as the Kathu Camel Thorn Forest.
6. **Strengthen infrastructure and investment planning**
 - Provide a credible evidence base for infrastructure planning and capital investment prioritisation, ensuring alignment with the Capital Expenditure Framework (CEF).
 - Link spatial priorities to funding opportunities, including municipal budgets, national and provincial grants, and private-sector partnerships.

2. Project team

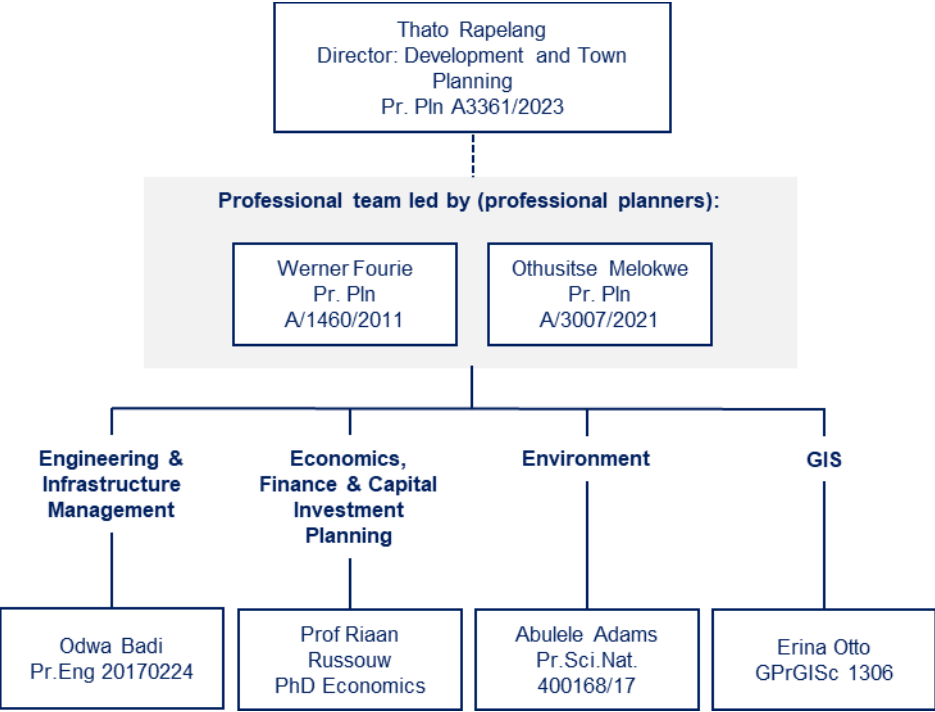
The successful review of the Gamagara MSDF depends not only on a sound methodology, but also on a capable and multidisciplinary project team. Given the complexity of the municipality’s spatial, economic and environmental challenges, the team has been deliberately structured to combine internal municipal leadership with specialist technical support from the Municipal Capability Partnership Programme (MCPP). This ensures that the process remains municipally owned, while benefitting from targeted expertise in planning, engineering, infrastructure management, economics, environment, and geographic information systems.

Section 2 introduces the professionals and institutions involved, highlighting their qualifications, experience and roles in supporting the Gamagara Local Municipality to deliver a credible, future-oriented MSDF.

2.1 Planning

- **Thato Rapelang.** Thato is the Director: Development and Town Planning at the Gamagara Local Municipality. She holds a Master’s Degree in Urban and Regional Planning and is a registered Professional Planner (Pr. Pln A3361/2023).
- **Project co-lead and lead co-town planner: Werner Fourie.** Werner holds a Master of Science Degree in Urban and Regional Planning and is a registered Professional Planner with 26 years’ professional experience (A/1460/2011). He led several projects for the Department of Rural Development and Land Reform to implement SPLUMA, including authoring the first South African Land Use Classification System (2015) and the Land Use Scheme Guidelines (2017), and piloting the implementation of SPLUMA-aligned MSDFs. Werner provided training on behalf of SAPI on the implementation of SPLUMA, is also a guest lecturer at the Northwest University, and a lecturer at the University of Pretoria. Werner forms part of the MCPP Planning Team in Gamagara and Tsantsabane.
- **Project co-lead and lead co-town planner: Othusitse Melokwe.** Othusitse is the Acting Town Planning Manager at the Gamagara Local Municipality. He is a registered Professional Planner (Pr. Pln A/3007/2021).

FIGURE 2: LEAD PROFESSIONALS



Planning support:

- **Professor Mark Oranje.** Prof Oranje, a Senior Lecturer in Town and Regional Planning at the University of Pretoria has over 30 years’ experience in providing spatial planning consultancy services as well as training and capacity building development in spatial planning, in addition to his academic credentials, his vast experience in leading large scale, multi-disciplinary spatial planning projects, including being part of the service provider team appointed to assist in (1) compiling the Draft National Spatial Development Framework (NSDF), (2) reviewing the Gauteng Spatial Development Framework, and (3) preparing the Karoo Regional Spatial Development Framework (KRSDf) and (4) the preparation of a number of Municipal SDFs throughout the country. Prof Oranje is registered as a Professional Planner with

SACPLAN and has 33 years of planning experience. Prof Oranje is also the MCPP Programme Technical Lead: Planning.

- **Louis Boshoff.** Louis holds a Master of Science in Urban and Regional Planning and is a PhD Candidate in Town and Regional Planning at the University of Pretoria, where he also lectures on regional planning. Amongst other, Louis developed the Spatial Targeting, Precinct Planning, Catalytic Programme Development and Urban Management Toolkit for the Cities Support Programme that was endorsed by the National Planning Alignment Task Team for application in metropolitan municipalities. Louis is deployed by the MCPP as Technical Lead to the Gamagara Local Municipality.

2.2 Engineering and infrastructure asset management

- **Lead engineer. Odwa Badi** holds B.Eng Civil Engineering and a B.Eng Honours Civil Engineering. He is registered with ECSA as a Professional Engineer (Pr.Eng 20170224). He is a Senior Researcher at the CSIR, deployed to the MCPP, and has 12 years' civil engineering experience across a range of multi-disciplinary high-profile projects.
- **Infrastructure management support: Louis Boshoff** is a Certified Senior Principal in Asset Management (CSAM 1806004), a Certified Maintenance and Reliability Professional (SMRP 158451), a Certified Asset Management Assessor (WPIAM 144) and a Project Management Professional (PMI 1504194). He is a multiple award-winning infrastructure management practitioner. He lectures at postgraduate level on infrastructure management at the Civil Engineering Department at the University of Cape Town and at the Department of Construction Economics at the University of Witwatersrand. He authored local government infrastructure management guidelines for COGTA (Local Government Infrastructure Asset Management Guidelines, 2006) and for the National Treasury (Cities Infrastructure Delivery and Management System Toolkit, 2018), as well as developing national standards and guidelines on behalf of the Department of Public Works and Infrastructure and the CIDB. Louis is the MCPP Programme Technical Lead: Infrastructure.

2.3 Economics, finance and capital investment planning:

- **Economist: Prof Riaan Russouw.** Riaan holds a Ph.D. (Economics) and is an Extraordinary Professor, Trade and Development (TRADE) Research Focus Area, NWU. He is also a research affiliate at AEXI - Advanced Export Intelligence (the

Netherlands and Germany). Riaan has and remains active in multiple projects in the Northern Cape, including for the Impact Catalyst.

- **Support: Louis Boshoff** is a registered Affiliate Finance Practitioner (CIGFARO 2358) and a registered PPP Professional (CP3P-F, APMG 2000955554). Louis performed extensive municipal finance and investment modelling and analysis for the National Treasury, the World Bank, the Financial and Fiscal Commission and SALGA. As part of the National Treasury's CIDMS Toolkit, Louis developed a module for municipal infrastructure investment planning supported by a multi-criteria analysis investment appraisal tool. He also developed a SACPLAN CPD-accredited training programme for Capital Investment Framework development that was rolled out by both SAICE under contract to MISA as well as the MCPP. He developed capital investment frameworks and infrastructure investment plans for Rand Water and multiple municipalities.

2.4 Environment

- **Abulele Adams.** Abulele holds a BSc Environmental Science, a BSc Hons Geographic Information Systems and a MSc Geography. Abulele is a registered environmental scientist (Pr.Sci.Nat. Environmental Science – Reg 400168/17). Abulele is employed at the CSIR and deployed by the MCPP to provide capability development support to the Gamagara Local Municipality.

2.5 Geographic Information Systems (GIS) and planning assistance

- **Lead GIS practitioner: Erina Otto** holds a B.Arch and a MSc in Real Estate Management and has over 20 years' professional experience. She is registered as a Geomatics Professional with the South African Geomatics Council (GPrGISc 1306).
- **Support: Rebhone Komane** holds BSc and BSc(Hons) degrees in Geoinformatics and a Master's degree in Urban and Regional Planning. Rebhone is registered as a Geomatics Professional with the South African Geomatics Council (GPrGISc 1556). Rebhone is employed at the CSIR and deployed by the MCPP to provide capability development support to the Gamagara Local Municipality.

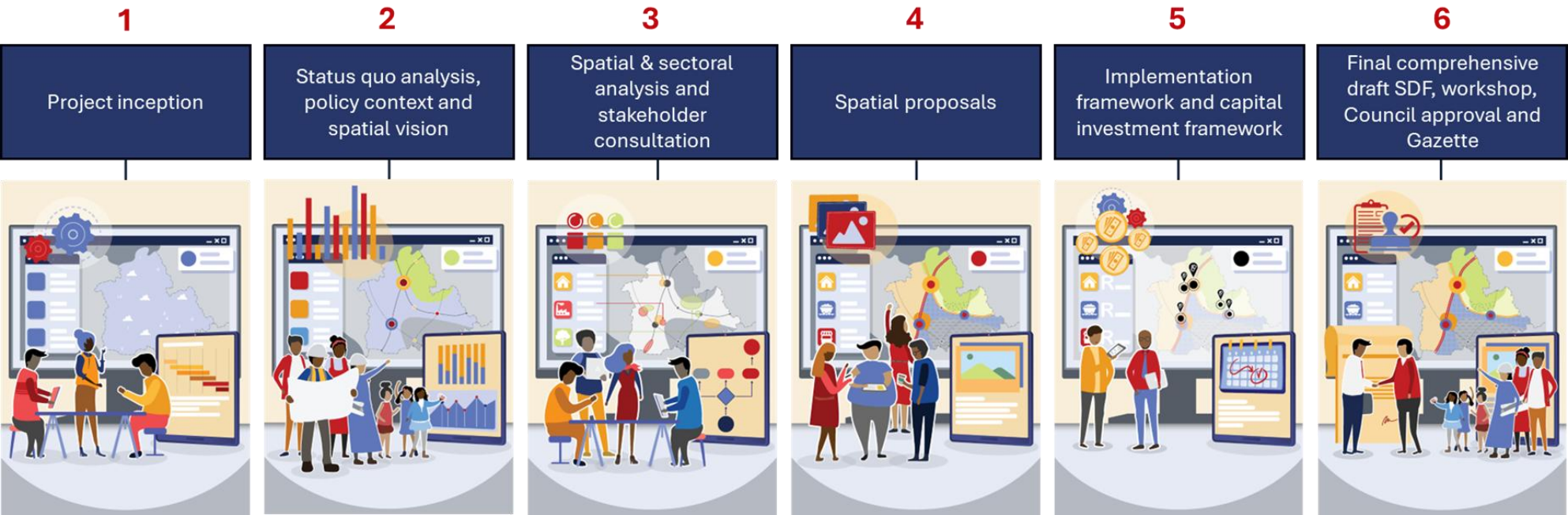
3. Project methodology

A credible MSDF review requires a structured, phased process that balances compliance with SPLUMA requirements, responsiveness to local realities, and meaningful stakeholder engagement. The methodology adopted for Gamagara builds on national best practice while tailoring activities to the municipality’s unique context. Section 3 outlines the phased methodology, showing how analysis, consultation and design will culminate in a comprehensive MSDF that is both technically robust and implementable.

3.1 Process to develop or review a SDF

An MSDF is prepared or reviewed along six phases, as shown in Figure 3 below.

FIGURE 3: MSDF PROCESS PLAN



3.2 Phase 1: Inception

3.2.1 Activities

The following will be completed within the Phase:

- Finalisation of the project methodology
- Identify and finalise the project stakeholder list
- Identify members of the Project Steering Committee (PSC), Project Management Team (PMT) and Project Working Group (PWG)
- Identify key focus groups
- Outline of stakeholder consultation
- Invite Interested and Affected Parties (I&APs) to register
- Determine the project timeframes and finalise the project plan
- Send an invitation to the PSC together with the Phase 1: Project Inception Report

3.2.2 Phase deliverables

The phase deliverables are as follows:

- Council resolution to review and amend the GLM 2021 MSDF
- Phase 1 Inception Report
- Detailed work plan (Gantt Chart)
- Notices for invitations to register as I&APs
- Project Steering Committee Meeting 1
- Meeting Minutes

Note: The Gamagara Local Municipality has decided to internally review and amend its MSDF (Municipal Spatial Development Framework) with the help of specialist support from the Municipal Capability Partnership Programme (MCPPE). The MCPPE programme is operated under the banner of the Department of Cooperative Governance (DCOG) and implemented by the CSIR, with funding support from Anglo American. The MCPPE is a multi-year programme that started supporting the Gamagara Local Municipality and others in late 2019. The support offered by the programme includes water and sanitation, strategic planning, and infrastructure management. As such, this project does not have a consulting Service Level Agreement (SLA) or budget.

3.2.3 Timeframe

Four (4) months / sixteen (16) weeks, from the date of the first meeting of the PMT.

3.3 Phase 2: Status quo analysis, policy context and spatial vision

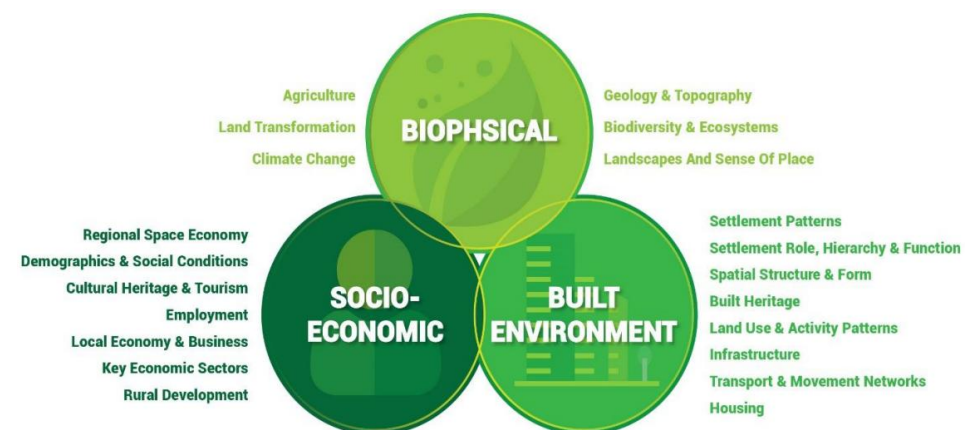
3.3.1 Activities

The following activities will be completed within the Phase:

- Detailed analysis of policies, legislation, programmes, and trends at international level (Sustainable Development Goals) national, district and local level
- Status quo analysis of the biophysical, socio-economic, and built environments
- Identification of key issues, including the preparation of a SWOT analysis
- Formulate a draft spatial vision and spatial objectives

The status quo analysis is multi-dimensional and will include the following dimensions and items:

FIGURE 4: SCOPE OF MSDF STATUS QUO ANALYSIS



The spatial analysis phase will be enabled through, amongst other, the following activities:

- Desktop review
- Site visits and walkthroughs
- Focus group sessions
- Extensive GIS mapping and analysis
- As per the guidelines of the National Treasury's Cities Infrastructure Delivery and Management System Toolkit and the DCOG Capital Investment Guidelines, a municipal customer profile will be developed based on the main land use categories.

The 2021 municipal spatial vision and spatial objectives will be reviewed against the provincial and district visions, the Gamagara vision and strategic objectives as per its IDP, and the key issues identified in the policy context and status quo analysis.

3.3.2 Communications

The phase communications include:

- Project Management Team
- Project Working Group
- Commencement with focus group meetings
- Project Steering Committee

3.3.3 Phase deliverables

The phase deliverables are as follows:

- Policy context
- Consolidated status quo analysis report
- Minutes of the consultation sessions
- Draft spatial vision and objectives

The above outcomes will be consolidated into the Phase 2 Report.

3.3.4 Timeframe

Four (4) months / Sixteen (16) weeks.

3.4 Phase 3: Spatial and sectoral analysis and stakeholder consultation

3.4.1 Activities

The following will be completed within the Phase:

- Consulting with stakeholders, including focus groups, sectoral sessions, and one-on-one meetings
- A visioning exercise will be conducted. This will involve developing scenarios, selecting the most feasible scenario (that is both favourable and achievable) and projecting the implications of that scenario
- Ensuring cross-border alignment, including assessment of the strategic and spatial plans of neighbouring municipalities, and actively engaging with them
- Formulating the development perspective that comprises the following components:
 - Conceptual framework
 - Scenario planning
 - Spatial design guidelines
 - Spatial structuring elements
 - Goals and objectives

3.4.2 Communications

The phase communications include:

- Workshops
- Focus group sessions
- Graphics and poster designs
- Project steering committee
- Social media update

3.4.3 Phase deliverables

The phase deliverables are as follows:

- Cross border alignment

- Workshops and focus group sessions
- Final key issues
- Final draft vision
- Development perspective
- Communication posters

The outcomes of this phase will be presented in a consolidated Phase 3 report.

3.4.4 Timeframe

Five (5) months / Twenty (20) weeks, noting that some elements of the spatial analysis, such as spatial accessibility analysis, already commenced in the previous phase.

3.5 Phase 4: Spatial proposals

3.5.1 Activities

The following will be completed in this Phase:

- Spatial proposals that are responsive to the key issues identified and which may include:
 - Human settlement design, housing typologies and township development prioritisation
 - Proposals/guidelines on how to integrate informal settlements in the area and the providing details regarding their future development and expansion potential
 - Tools to facilitate urbanisation or migration onto strategic development
 - Proposal on strategic to facilitate the linkage between urban and rural areas
 - Proposal on strategies to link areas with economic potential to those of high household poverty
 - Proposals on corridor and nodal development
 - Guidelines for climate change adaptation
 - Proposals for tourism development
- Land use management guidelines
- Preparing the draft MSDF report
- Securing Council approval to proceed to advertising and public consultation

Spatial proposals will focus on the built environment, socio-economic and biophysical frameworks as shown in Table 1.

TABLE 1: FRAMEWORKS TO BE DEVELOPED

Built environment framework	Socio-economic framework	Biophysical framework
• Nodes and settlements • Urban edge • Settlement edges • Activity corridors • Transition areas • Environmental areas • Integration zones • Infrastructure framework	• Local economic development • Economic framework • Tourism framework • Social facility proposals • Rural development framework • Governance and institutional framework	• Critical biodiversity areas • Environmental and ecological corridors • Open space corridor • Agriculture framework

3.5.2 Communications

The phase communications include:

- Technical working committee meeting
- Stakeholder meetings
- Project steering committee meeting

3.5.3 Phase deliverables

The phase deliverables are:

- Draft SDF Report including spatial proposals
- Minutes of the participation
- Council resolution to proceed to advertising the draft MSDF report and proceed to public consultation
- Government Gazette Notice, advertisement, and public notices

3.5.4 Timeframe

Five (5) months / Twenty (20) weeks.

3.6 Implementation framework and CEF

3.6.1 Activities

The following will be completed within the phase:

- Public consultation sessions
- Recording sectoral requirements, identifying, and describing projects, including:
 - Project title/name
 - Project summary and main characteristics
 - Project objectives
 - Location of the project
 - Implementing agent
 - Spatial/infrastructure and resource requirements
 - Budget requirements
- Indicating funding availability and source of funding
- Describing necessary amendments to the land use scheme
- Specifying institutional arrangements necessary for implementation
- Specifying implementation targets, including dates and monitoring indicators
- Specifying, where necessary, arrangements for partnerships in the implementation process
- Preparing the draft marketing brochure

3.6.2 Communications

The phase communications include:

- Public consultation sessions
- Technical working committee meeting
- Engagements with other funding stakeholders as relevant, e.g. mines on coordinating Social Labour Plan (SLP) investments
- Draft marketing brochure
- Social media update

3.6.3 Phase deliverables

The phase deliverables are:

- Capital investment framework
- Implementation plan
- Final draft SDF report
- Minutes of participation

3.6.4 Timeframe

Four (4) months / Sixteen (16) weeks

3.7 Phase 6: Final comprehensive SDF and close out

3.7.1 Activities

The following activities will be undertaken in this phase:

- Undertake stakeholder engagements and workshops
- Hold sessions with ward councillors and ward committees
- Prepare the consolidated stakeholder engagement and consultation report
- Hold project steering committee
- Present the Gamagara final MSDF report to Council for approval
- Publish a notice in the Provincial Gazette of Council approval of the MSDF
- Send electronic copies of the amended Gamagara MSDF to registered I&APs
- Publish the approved MSDF on the municipality's website
- Place copies of the approved MSDF in municipal libraries
- Attend to all matters relating to project close-out, including
 - Final packaging of all project deliverables, and distribution thereof within the municipality as appropriate
 - Briefing sessions with municipal departments on the interpretation and application of the amended MSDF, including:
 - Amendments to the land use scheme (a concurrent municipal project)
 - IDP and budget alignment
 - Sectoral application

3.7.2 Communications

The phase communications include:

- Stakeholder engagement/workshop
- Ward councillor and ward committee sessions
- Project steering committee meeting
- Presentation to Council
- Gazette
- Technical working committee meeting
- Land use management project meetings
- Social media update
- Publishing the MSDF in municipal libraries

3.7.3 Phase deliverables

The phase deliverables are:

- Minutes of participation
- Consolidated stakeholder engagement and consultation report
- Final amended SDF
- Council resolution adopting the amended SDF
- Government Gazette notice
- Copies of the amended SDF in municipal libraries
- Final handover

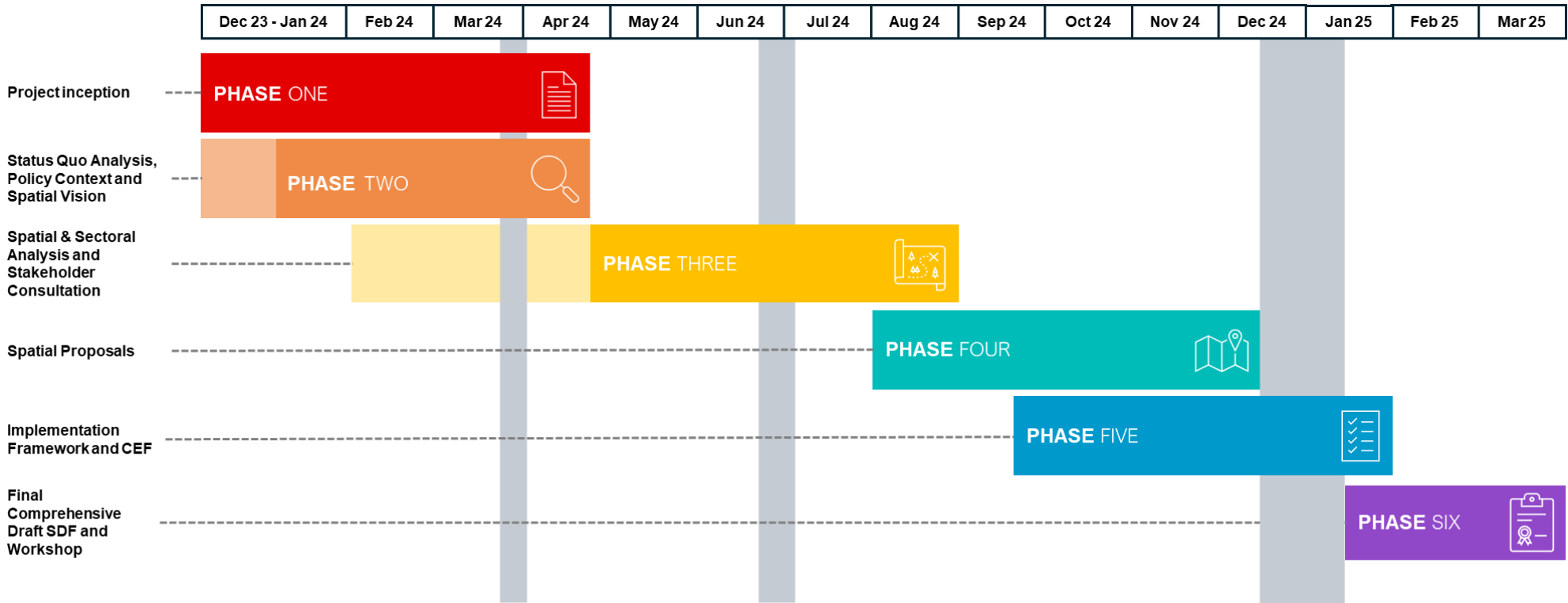
3.7.4 Timeframe

Three (3) months / twelve (12) weeks.

4. Project timeframe

The MSDF review is being undertaken within clear timeframes to ensure that statutory obligations are met and that Council, communities and stakeholders can plan with confidence. The project plan aligns with provincial guidelines, incorporates public and school holidays to enable broad participation, and sequences activities logically across phases.

It is important to note, however, that the timeframe is ambitious. Should circumstances warrant extensions to specific phases — in order to safeguard the robustness, credibility and quality of the outputs — the timelines will be adjusted as necessary. Any such adjustments will be communicated timeously to all stakeholders to maintain transparency and accountability.



Nr	Phase/activity	Responsible	Start	End	2023			2024												2025		
					Feb	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1	Project inception		01/02/2023	18/04/2024																		
1.1	Obtain Council resolution to commence with MSDF review	GLM Planning Director	01/02/2023	28/02/2023																		
1.2	Identify and finalise project stakeholder list	GLM PD, MCPP	17/12/2023	13/02/2024																		
1.3	Identify key focus groups	GLM PD, MCPP	15/01/2024	08/02/2024																		
1.4	Finalise inception report	GLM PD, MCPP	21/12/2023	16/02/2024																		
1.5	Notify Council of the updated MSDF revision (memo)	GLM Planning Director	08/02/2024	29/02/2024																		
1.6	Send invitations to the GLM MSDF PSC together inception report	GLM PD, MCPP	29/02/2024	29/02/2024																		
1.7	Invite Interested & Affected Parties (I&APs) to register	GLM PD, MCPP	19/02/2024	18/04/2024																		
2.	Status quo analysis, policy context and spatial vision		17/11/2023	18/04/2024																		
2.1	Policy context analysis and documentation	GLM PD, MCPP	17/11/2023	12/01/2024																		
2.2	Status quo analysis report	GLM PD, MCPP	17/11/2023	30/01/2024																		
2.3	SWOT analysis	GLM PD & depts, MCPP	17/11/2023	30/01/2024																		
2.4	Draft vision and visioning workshop	GLM PD & depts, MCPP	06/02/2024	19/03/2024																		
2.5	Focus group meetings	GLM, MCPP, focus group memt	20/02/2024	19/03/2024																		
2.6	Consolidated situational analysis report	GLM PD, MCPP	20/03/2024	29/03/2024																		
2.6	PSC meeting 1	GLM PD, MCPP, PSC	18/04/2024	18/04/2024																		
3.	Spatial & sectoral analysis and stakeholder consultation		17/11/2023	29/08/2024																		
3.1	Spatial & stakeholder consultation sessions	GLM PD, MCPP, stakeholders	17/11/2023	28/08/2024																		
3.2	Final draft vision, development perspective & cross border alignment	GLM PD, other depts, MCPP	02/06/2024	20/08/2024																		
3.3	PSC meeting 2	GLM PD, MCPP, PSC	29/08/2024	29/08/2024																		
4.	Spatial proposals		28/08/2024	06/12/2024																		
4.1	Draft MSDF report including spatial proposals	GLM PD, other depts, MCPP	28/08/2024	27/09/2024																		
4.2	Council approval to proceed to advertising and public consultation	GLM Planning Director	27/09/2024	27/09/2024																		
4.3	Gazette draft MSDF for 60 days for comments	GLM PD	07/10/2024	06/12/2024																		
4.4	Stakeholder meetings	GLM PD, other depts, MCPP	07/10/2024	06/12/2024																		
5.	Implementation framework and capital expenditure framework		27/09/2024	2024/12/22																		
5.1	Analysis of stakeholder inputs, preparation work on IF & CEF	GLM PD, other depts, MCPP	27/09/2024	06/12/2024																		
5.2	Workshop on project prioritisation, CEF & implementation plan	GLM PD, other depts, MCPP	2024/12/06	2024/12/13																		
5.3	Final SDF report	GLM PD, MCPP	2024/12/06	2024/12/22																		
6.	Final comprehensive draft SDF and workshop		13/01/2025	14/03/2025																		
6.1	Stakeholder engagements and workshops	GLM PD, MCPP	13/01/2025	23/01/2025																		
6.2	Sessions with ward councillors and ward committees	GLM PD, MCPP	13/01/2025	23/01/2025																		
6.3	PSC meeting 3	GLM PD, MCPP, PSC	05/02/2025	05/02/2025																		
6.4	Council approval	GLM PD	28/02/2025	28/02/2025																		
6.5	Packaging of all project deliverables, project close-out report	GLM PD, MCPP	28/02/2025	14/03/2025																		

4.1 Project plan summary

The Gant chart on the previous page aligns with provincial guidelines for an SDF process (Figure 2). The project plan also considered the following:

- Work already done, including the status quo analysis, policy context and some spatial and sectoral analysis elements.
- The stipulated timeframes for notices and advertisements for registration as I&APs and for publishing the draft MSDF for consultation.
- No PSC meetings have been scheduled on public and school holidays (see Appendix F).

4.2 Phase timeframes

The start and end dates for the project phases are presented below:

TABLE 2: PHASE START AND END DATES

Project phases			Phase starts	Phase ends
1		Inception	17/11/2023	18/04/2024
2		Status Quo Analysis, Policy Context and Spatial Vision	17/11/2023	18/04/2024
3		Spatial & Sectoral Analysis and Stakeholder Consultation	17/11/2023	29/08/2024
4		Spatial Proposals	28/08/2024	06/12/2024
5		Implementation Framework and CEF	27/09/2024	2024/12/22
6		Final Comprehensive Draft SDF and Workshop	13/01/2025	14/03/2025

4.3 School holidays and public holidays

School holidays and public holidays have been considered based on known engagements, such as PSC meeting. The following tables must be consulted before setting up public engagements such as open house sessions.

TABLE 3: SCHOOL HOLIDAYS

Term	Holiday starts (last day of school)	Holiday ends (day before school starts)
1	20/03/2024	02/04/2024
2	14/06/2024	08/07/2024
3	20/09/2024	30/09/2024
4	11/12/2024	

TABLE 4: PUBLIC HOLIDAYS

Date	Public holiday
1 January	New Year's Day
21 March	Human Rights Day
29 March	Good Friday
1 April	Family Day
27 April	Freedom Day
1 May	Workers' Day
16 June	Youth Day
17 June	Public holiday
9 August	National Women's Day
24 September	Heritage Day
16 December	Day of Reconciliation
25 December	Christmas Day
26 December	Day of Goodwill

5. Project coordination and delivery

Beyond technical work, the success of the MSDF review depends on strong governance and effective coordination. Gamagara has therefore established a multi-layered institutional arrangement, with clear roles for the Project Steering Committee, Project Management Team and Project Working Group, supported by thematic focus groups. These mechanisms ensure that the review is participatory, transparent and well-aligned across sectors and spheres of government.

While the governance structures are designed to keep the process on track, it is recognised that robust consultation and coordination may occasionally require more time than initially planned. In such cases, the schedule will be adapted to allow thorough engagement and deliberation, with the understanding that quality and credibility take precedence over strict adherence to timelines.

5.1 Resourcing

The Gamagara Municipal Planning Department has been tasked to revise the Gamagara MSDF, following a resolution passed by the Council. The department is led by Ms. Thato Rapelang, who is the Director. She holds a Master's degree in Urban and Regional Planning and is registered as a Professional Planner with the South African Council for Planners (SACPLAN) (Pr. Pln A3361/2023).

The Department additionally boasts five (5) registered planners. Some constraints limit the ability of the department to undertake the MSDF revision without support. The lack of in-house Geographic Information System (GIS) capability is one constraint. The Department desires to fully develop its internal capabilities to prepare and update its SDF, meaningfully advocate for its implementation, apply its policies and guidelines in development management, and lobby at investor conferences and other forums.

The Municipal Capability Partnership Programme (MCP) operates under mandate from the Department of Cooperative Governance in mining towns across several provinces. In the Northern Cape, the MCP programme has been collaborating with the Gamagara and Tsantsabane Municipalities for some time now to develop resilient capabilities in mining towns. In both these towns, the Programme provides in-service training, coaching, and technical support in water and sanitation, strategic planning, and infrastructure asset management.

The MCPP will assist the Gamagara Planning Department in enhancing its spatial (and other strategic) planning capabilities in this context.

5.2 Project delivery and governance arrangements

The project comprises three primary mechanisms including a Project Steering Committee (PSC), Project Management Team (PMT) and Project Working Group (PWG), as follows:

TABLE 5: GAMAGARA SDF PROJECT MECHANISMS AND ARRANGEMENTS

Mechanism	Composition	Roles and responsibilities
PSC	Refer to Appendix B for a detailed composition: - Northern Cape Office of the Premier - Sector departments - John Taolo Gaetsewe District Municipality - Gamagara Local Municipality - MCP	- Project governance - Guidance - Sectoral coordination
PMT	Refer to Table 6 for a detailed composition: - GLM Planning Department - MCP	- Preparation, monitoring, and execution of the MSDF review plan; - Dealing with all matters relating to spatial planning; - Maintaining all project records, information, and artefacts; - Planning and facilitating all internal and external engagements; - Coordinating inputs and actions across multiple disciplines and sectors; and - All required spatial analysis and presentation (the MCP team will perform this function).

Mechanism	Composition	Roles and responsibilities
PWG	Refer to Appendix C for the detailed composition, but will include in its core: - All members of the PMT - Representatives Technical Services, Community Services, Corporate Services and Finance in GLM - Additionally, as required, the John Taolo Gaetsewe District Municipality and sector department representatives are to be invited to particular matters as necessary	- Sectoral analysis and contributions - Visioning - Development of solutions - Involvement in prioritisation

The members of the PMT are:

TABLE 6: PMT MEMBERS

Member	Entity	Position	Contact	
Thato Rapelang	GLM	Director: Development and Town Planning	Cell:	063 431 5996
			Email:	rapelangt@gamagara.gov.za
Othusitse Melokwe	GLM	Acting Town Planning Manager	Cell:	053 723 6000
			Email:	Melokweo@gamagara.gov.za
Nametsegang Selao	GLM	Land Use Officer	Cell:	
			Email:	Seloan@gmagara.gov.za
Edward Smith	GLM		Cell:	
			Email:	smithe@gamagara.gov.za
Nthabiseng Moitse	GLM	IDP Manager	Cell:	
			Email:	moitsen@gamagara.gov.za

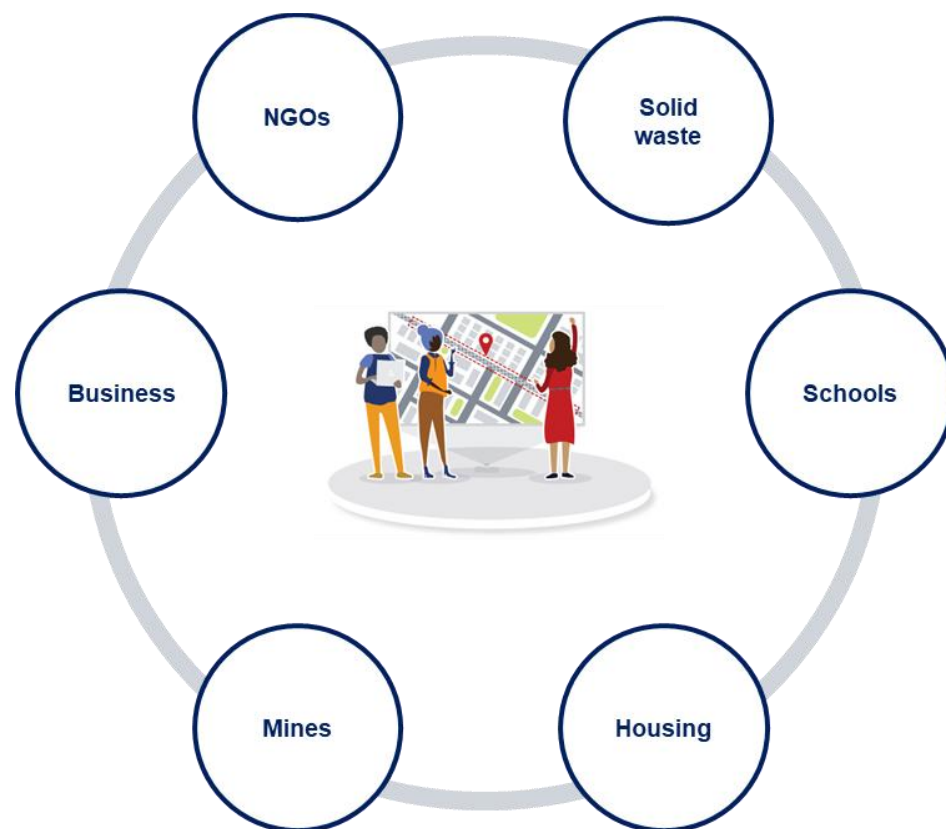
Marco Marks	GLM	LED Manager	Cell:	082 894 3556
			Email:	marksm@gamagara.gov.za
Louis Boshoff	MCP	Municipal Technical Lead	Cell:	082 788 9132
			Email:	louis@iatconsulting.co.za
Rebone Komane	MCP	Municipal Planning & GIS support	Cell:	060 652 3082
			Email:	RKomane@csir.co.za

5.3 Focus groups

Several focus groups will be established to enrich the spatial analysis, visioning, and solution development. The need has been identified for the following six focus groups:

- Non-Governmental Organisations (NGOs).** Various NGOs are active in Gamagara and make positive contributions to, amongst others, social upliftment, capital building, and infrastructure development. They also interact directly with communities and understand the needs of their target communities. This focus group should include the following:
 - GLM Planning Department
 - MCP
 - Sishen Iron Ore Company Community Development Trust (SIOC CDT)
 - John Taolo Development Trust
 - Gamagara Trust
- Solid waste.** High levels of solid waste volumes are generated in Gamagara, and various initiatives that can contribute to economic development, employment creation, and a circular economy have been identified. The Deben landfill site will close within the next seven years and means to recycle waste can reduce the costs of future landfill capacity requirements. This focus group should include the following participants:
 - GLM Planning Department
 - The GLM Community Services Department (Pierre Burger, Environmental Management)
 - MCP

FIGURE 5: SDF FOCUS GROUPS



- The John Taolo Gaetsewe District Municipality
- The Impact Catalyst
- Other parties, as jointly identified by the above role players
- **Business.** A focus group will be established for businesses in Gamagara, and its composition will be informed by the responses to the GLM advertisement to register as I&APs.
- **Mines.** Mines are the backbone of the local economy. Their activities and investments continue to powerfully shape Gamagara's environmental, socio-economic, and built

environment dimensions. Moreover, mining closures are expected within the 20-30 year planning horizon of the MSDF. This focus group should include:

- GLM Planning Department
- MCPP
- Sishen Iron Ore Mine
- Assmang
- Afrimat
- Any other local mines
- The Impact Catalyst

- **Housing.** There are indications of a possible oversupply of residential land in Gamagara. Furthermore, the bulk infrastructure capacity is insufficient to service all residential township developments underway. The largest of the mixed housing developments is Kathu 5700, which forms part of the Strategic Infrastructure Project (SIP) 5. Infrastructure South Africa (ISA) is leading the bulk funding for infrastructure applications for this project. This focus group should include (arrangements to be made in consultation with Dorette Loggenberg, ISA Northern Cape Lead):
 - GLM Planning Department
 - MCPP
 - ISA
 - DCOG
 - Department of Human Settlements
 - The Housing Development Agency
 - The Northern Cape Department of Cooperative Governance, Human Settlements and Traditional Affairs (COGHSTA)
 - The Northern Cape Provincial Treasury
- **Schools (primary, secondary, and combined schools).** The John Taolo Gaetsewe District SDF identified the need for eight (8) schools to be built in Gamagara. This focus group intends to consider the location of these new schools, the class of schools required and the needs and possibilities for sharing infrastructure. This focus group should include the following:
 - GLM Planning Department
 - MCPP
 - The John Taolo Gaetsewe District Municipality (Gerrie van der Westhuizen)
 - Department of Education (Dane Buttner)
 - Heads of local schools as per Table 7 below:

TABLE 7: SCHOOLS OPERATING IN THE GAMAGARA MUNICIPAL AREA

School name	Type	Town
Olifantshoek CVO Combined	Combined	Olifantshoek
Langberg Olifantsfontein High	Secondary	Olifantshoek
Maikaelelo Combined	Combined	Olifantshoek
Noord-Kaap Primary	Primary	Olifantshoek
Gamagara Secondary	Secondary	Dibeng
Deben Primary	Primary	Dibeng
Sishen Mine Intermediate	Intermediate	Kathu
Kathu Primary	Primary	Kathu
Kathu High	Secondary	Kathu
Curro Kathu Combined	Combined	Kathu
CVO Kalahari High	Secondary	Olifantshoek

Other focus groups may be established as appropriate.

5.4 General approach and spirit

The Gamagara economy contributes 12,66% of the Provincial GVA (Quantec, RGVA, 29/01/2024). Spatial planning decisions in Gamagara affect the district, the region, and the province. Accordingly, the general approach centres around collaboration between the local municipality, the district, and the province in reviewing and amending the Gamagara SDF.

5.5 Communication arrangements

The GLM Planning Department will be responsible for all formal communications relating to the MSDF revision, including:

- Communications with the Gamagara Municipal Council;
- Advertising and publishing of notices as well as the draft MSDF and final MSDF;
- Issuing of invitations for the PSC, PWG, focus group sessions, community and other stakeholder meetings, and sessions with ward councillors and ward committees;
- Preparing and issuing of agendas and minutes of all formal engagements; and
- Posting or otherwise distributing posters, brochures, and social media messages.

Agendas and reports for consideration at PSC meetings will be distributed at least ten (10) days in advance, and minutes will be distributed within fourteen (14) following each meeting.

5.6 Management of data and information

The MCPP will be responsible for the following aspects of data and information:

- Collating and publishing geospatial information;
- Collecting, analysing, and presenting numerical data, noting that economic data will be sourced from Quantec;
- Preparing a spatially based customer database that differentiates customers based on main land use categories per the customer segmentation methodology of the National Treasury, as presented in the Cities Infrastructure Delivery and Management System Toolkit;
- Generating forecasts for population/household/municipal customer unit growth or decline, land use, and community facilities;
- Assisting with the formulation of the spatial vision and the publishing of the spatial vision in GIS format;
- Keeping record of all external reports and plans sourced and used in the MSDF; and
- Packaging and hand-over of all data and information mentioned above at project close-out.

Linked to the above, the MCPP will conduct spatial accessibility analyses of all significant social amenity types in Gamagara and plot levels of service (LOS) provided in Gamagara. To provide a more nuanced and informed view of access to municipal community facilities, the functional state of community facilities will also be considered.

5.7 Land use assessment

Land use in Gamagara will be assessed to determine the current status, to develop a land use budget, and to ensure conformance of land use to the revised zoning definitions (2024). Land use will be assessed on a sample basis, and will include the following:

1. Land uses affected by the revised 2024 zoning definitions.
2. In Kathu:
 - a. Corridor developments along the R380 and N14.
 - b. Areas around the Kathu Village Mall and Aha Hotel.
 - c. Portion of Sesheng.
 - d. Residential areas where other land uses have been identified.
3. Dibeng: Full land use assessment
4. Olifantshoek: Non-residential land use

Physical land use assessments will be conducted by a joint team of MCPP members and the Gamagara Town Planning Department. The MCPP will support the municipality by providing GIS mapping support and quantifying land use by category into the land use budget.

5.8 Conclusion

In sum, the coordination and governance arrangements outlined above provide the institutional backbone of the MSDF review. They ensure that the process remains municipally led, technically sound, and broadly consultative. Yet good structures are not enough on their own — they must be complemented by capable people and lasting institutional strength. For this reason, the review is also explicitly designed as a capability development process, ensuring that Gamagara's Planning Department and related functions emerge from the exercise with enhanced skills, systems and confidence. Section 6 turns to this critical dimension of the project.

6. Capability development (incl. skills transfer)

One of the central aims of undertaking the MSDF review internally, with MCPP support, is to strengthen Gamagara's own planning and management capabilities. The review is therefore not only about producing a statutory framework, but also about building long-term institutional resilience. Section 6 highlights the structured programme of in-service training, coaching and maturity assessments that will leave the municipality better equipped to maintain, update and implement its MSDF in years to come.

The MCPP has and continues to develop the Gamagara Municipality's capabilities, including its Planning Department. Some foundational capability development was done in 2023, including:

1. A Capital Investment Framework training programme accredited for Continuous Development Points (CPDs) with the South African Council for Planners (SACPLAN).
2. An Infrastructure Asset Management training programme accredited by the Engineering Council of South Africa (ECSA).
3. Land audit training.

The MCPP will provide further in-service training and coaching across all phases of the MSDF process. Additionally, a structured maturity assessment will be undertaken in 2024 to assess capabilities in the Planning Department and formulate a capability improvement programme that will be factored into the MSDF Implementation Plan. The scope of this maturity assessment will cover all main processes in development planning and management, as shown in Figure 6.

The capability development activities embedded in the MSDF review will leave a lasting legacy beyond the immediate outputs of this project. By combining internal leadership with targeted technical support, Gamagara is strengthening its ability to prepare, update and implement its own spatial frameworks in future, while building confidence to engage with investors, communities and higher spheres of government on equal footing. With governance arrangements in place, methodologies agreed, and capacity-building commitments secured, the municipality is well-positioned to take the MSDF review process forward. The appendices that follow provide supporting documentation, including the Council resolution, membership of the Project Steering Committee and Project Working Group, which together underpin the credibility and legitimacy of this initiative.

FIGURE 6: SCOPE OF DEVELOPMENT PLANNING AND MANAGEMENT CAPABILITY ASSESSMENT



Appendix A: Council resolution

Council resolution number 20230202/8.7, as communicated on 09 February 2023, titled “Review of Gamagara Land Use Management Scheme of 2021 and Spatial Development Framework, 2021 in accordance with Spatial Planning and Land Use Management (Act No. 16 of 2013).



TO WHOM IT MAY CONCERN

RE: THE REVIEW OF GAMAGARA LAND USE MANAGEMENT SCHEME OF 2021 AND SPATIAL DEVELOPMENT FRAMEWORK, 2021 IN ACCORDANCE WITH SPATIAL PLANNING AND LAND USE MANAGEMENT (ACT NO. 16 OF 2013):

This letter serves as council resolution number (20230202/8.7) for the review of Gamagara Land Use Management Scheme of 2021 and Spatial Development Framework, 2021 in accordance with Spatial Planning and Land Use Management (Act No. 16 of 2013)

PURPOSE

The purpose of the item is to obtain approval from Council to internally Review Gamagara Local Municipality Land Use Management Scheme of 2021 and Spatial Development Framework in terms of Section 28(4) of Spatial Planning and Land Use Management Act no 16 of 2013.

BACKGROUND

Following promulgation of Spatial Planning and Land Use Management Act in 2013, all municipalities across the country were required to adopt a SPLUMA compliant SDF and LUMS for their jurisdictional areas. The Act provided a period of five years for the municipalities to Review their SDFs and LUMS. In 2019 Gamagara Local Municipality acquired financial

assistance from Sishen Iron Ore Company (SIOC) to review the SDF and LUMS. A Memorandum of Understanding was signed between the Municipality and SIOC, outlining the services and tasks to be performed by each party in implementing the process successfully.

The tender to review the two documents was issued by SIOC and the procurement process was conducted in terms of Sishen Iron Ore Company Procurement policy. After the process, Sishen Iron Ore appointed a service provider (Maxim Planning Solutions) for development of a Wall-to-Wall Land Use scheme (LUS) and Spatial Development Framework (SDF) together with a comprehensive Land Use Audit and Soil Capability Study in 2019.

The appointed service provider worked closely with the Municipality to review the LUS and SDF. The review process came to an end in 2021 and the council adopted both the LUS and SDF.

During the implementation of the approved SDF and LUMS it was discovered that some zonings have completely deviated from old Gamagara Scheme Regulation, 2003. The current challenges include other property owners gaining more land use rights from the current LUS than they used to have in terms of old Gamagara Land Use Scheme, 2003. Other property owners are unfairly restricted by the proposed development restrictions that came with the new zonings.

The other challenge is that the SDF does not indicate the future spatial developmental proposal on other areas. In terms of Section 22 (1) of Spatial Planning and land use management Act, 2013, A Municipal Planning Tribunal or any other authority is required or mandated to make a land development decision in terms of this act, or any other law related to land development, may not take a decision which is inconsistent with a municipal spatial development framework. An SDF is a framework that seeks to guide, overall spatial distribution of current and desirable land uses within a municipal area to give effect to the vision, goals, and objectives of the municipal IDP.

LEGAL IMPLICATIONS

Municipal Planning is mandatory as contained in Chapter 7 of the Constitution and Chapter 5 of the Spatial Planning and Land Use Management Act. Section 24 & 12 of SPLUMA provides for the adoption of a land use scheme and spatial development framework that covers the whole municipal area.

Furthermore, the act enables the municipalities to make amendments or review their LUS and SDF to ensure consistency between the two documents. The misalignment between the SDF and the LUS, and the point that the new LUS negatively impacted on the land use rights of the property owners can come with legal implications that may result in litigation against the institution.

1. LEGISLATIVE REQUIREMENTS

Compliance to the following pieces of legislation.

- Constitution of the republic of south Africa, 1996
- Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013).
- Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 (hereafter "the Regulations").
- Gamagara System Delegation, 2016
- Municipal Systems Act, 2000 (Act No. 32 of 2000).
- Municipal Finance Management Act 56 of 2003.

2. FINANCIAL IMPLICATIONS

There will be no cost incurred by the municipality. The review/amendment of the LUMS will be done internally by the Municipal Town Planning Unit personnel in conjunction with Anglo-Municipal capacity and Partnership Programme team (MCPPT).

3. ADMINISTRATIVE IMPLICATIONS

The three Municipal town planners will ensure the smooth running of the review/amendment process. The town planning manager will oversee the entire process and report to the departmental Director, who will continuously update the Municipal council with the progress.

COUNCIL RESOLUTIONS

- a) That Council approves Intent to review Gamagara Land Use Scheme of 2021.
- b) That council approves the review of Gamagara Spatial Development Framework of 2021.
- c) That council approves that the amendments be done internally by Municipal town planning unit with the assistance from Anglo-Municipal Capacity and Partnership Programme team.

Yours faithfully


MR. LEBOGANG SEETILE
MUNICIPAL MANAGER

Appendix B: Gamagara SDF PSC members

Name and Surname	Organisation	Contact Nr	Email	Designation
Thato Rapelang	Gamagara Local Municipality	063 431 5996	rapelangt@gamagara.gov.za	Director: Development and Town Planning
Ntsieleni Nkhanedzeni	Gamagara Local Municipality	071 973 1796	nkhanedzenin@gamagara.gov.za	Manager: Town Planning
Othusitse Melokwe	Gamagara Local Municipality		Melokweo@gamagara.gov.za	Senior Town Planner
Nametsegang Selao	Gamagara Local Municipality		Seloan@gamagara.gov.za	Land Use Officer
Gregory Kannemeyer	Gamagara Local Municipality		kannemeyerg@gamagara.gov.za	Acting Director: Technical Services
Louis Boshoff	MCP	082 788 9132	louis@iatconsulting.co.za	Municipal Lead
Rebone Komane	MCP	060 652 3082	RKomane@csir.co.za	Development Planning – Support
Gerrie van der Westhuizen	John Taolo Gaetsewe District Municipality	082 459 9254	vanderwesthuizeng@taologaetsewe.gov.za gerrie.jtgdm@gmail.com	Manager: Strategic Planning and Organisational Performance Management
Bennie Viljoen	Department of Water and Sanitation	072 448 0331	viljoenb@dws.gov.za	GISc
Dane Buttner	Northern Cape Department of Education	073 933 4073	ncdoe.dane@gmail.com	Candidate Planner
Dr. Gerrit Botha	NC Office of the Premier	060 742 1575	gbothaotp1@gmail.com	Chief Town and Regional Planner
Ontebile Dube	John Taolo Gaetsewe District Municipality	081 737 6194	dubeo@taologaetsewe.gov.za	Town Planning Intern
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Appendix C: Project working group

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Additionally, the project working group may engage with members of the PSC and the following district officials on a case-to-case basis:

Additional district officials who may contribute to specific issues

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