Executive Summary:

Land uses, current land use management systems and zoning schemes are closely linked. Therefore, local municipalities must fully understand the land uses found on the ground, including the prevalence of different types of land use and distribution, patterns, and trends, to manage their land and its use effectively and successfully.

As a result, the LUA aims to match land uses to individual parcels (as described by the SG cadastral) using specified land use categories.
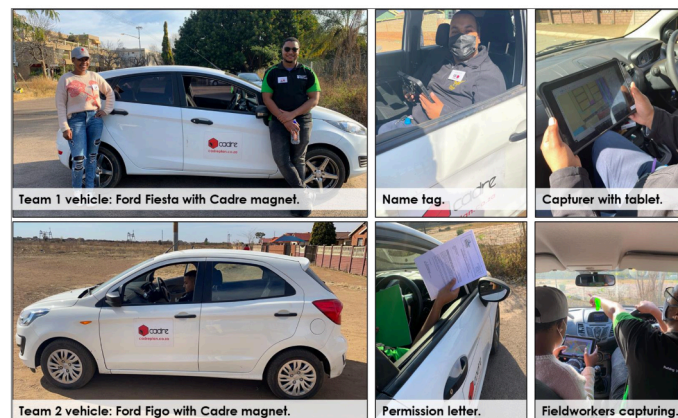
OUTCOMES:

- Enable updated LUMS

- Provide a GIS database to support LUMS

- Unlock land for optimum land utilisation

- Monitor the performance of spatial tools

- Improve the accuracy of the current valuation roll

- Enable an increase in revenue

- Contribute to the property market

OBJECTIVES:

- Compare and verify existing land uses

- Identify state, municipal and privately owned land

- Identify illegal land uses

- Distinguish between vacant and occupied land

- Establish the status of transportation routes

- Register protected areas

- Provide updated information datasets

- Put a system in place for continual updating

Field verification commenced at the start of May 2021 and ended in August 2021. The team consisted of four fieldworkers (two per vehicle), as illustrated below.

Team 1 vehicle: Ford Fiesta with Cadre magnet. | Name tag. | Capturer with tablet.
Team 2 vehicle: Ford Figo with Cadre magnet. | Permission letter. | Fieldworkers capturing.

LUA BASELINE CONCLUSIONS:

- The primary land use is residential, followed by vacant parcels (16,687).

- Agricultural and business activities are prevalent.

- There are 4,816 (12%) parcels out of the 57,931 with additional uses, most of which are erven.

- 67% of all erven are residential, followed by vacant at 29%, with all other uses (including business) falling in the remaining 4%.

- Holdings are primarily rural residential, characterised by related outbuildings, ancillary subsistence farming activity (68%), vacancy (22%), "commercially active" agriculture (7%), additional agricultural activity (45%), residential uses (33%) and commercial activity (9%).

- Larger farms are under-utilised as indicated by vacancies (37%), rural residential uses (12%), mining (8%) and agricultural activity (19%).

- Public spaces are mostly vacant (79%) but also accommodate utilities (71%) and a combination of other additional uses.

The following figures represent examples of land use assessment and recording. Some properties proved straightforward, whereas others were much more challenging.

The West Rand District Municipality, comprising Mogale City, Rand West City, and Merafong City local municipalities, covers an area of 408,980 hectares of land and includes 174,063 land parcels (Figure 1).

As indicated by Figure 17, the land parcels received a predominant land use classification in a three-tier format, namely, primary (with 17 potential categories), secondary (with 57 potential categories), and tertiary (with 274 possible categories).

LAND PARCELS PER LM

Merafong, 45,775 , 29%
Mogale, 61,703 , 38%
Rand West, 52,626 , 33%

PARCEL TYPES

Holdings , 4,165 , 2%
Public spaces, 1,018 , 1%
Farms, 8,776 , 5%
Erven, 160,104 , 92%

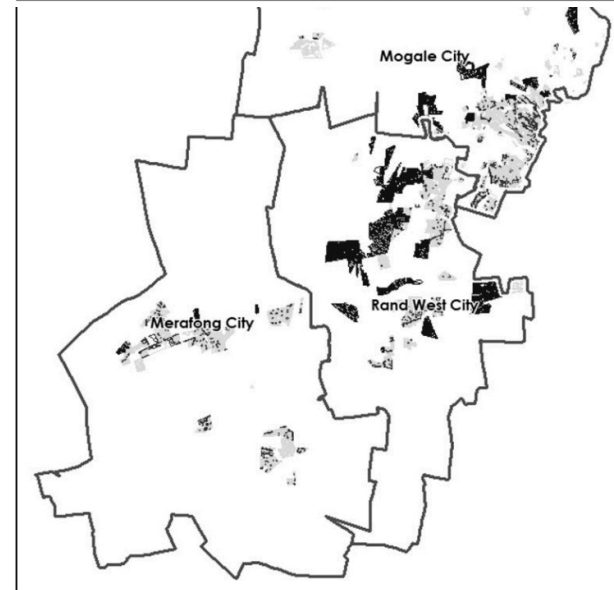| Type	Mogale	Rand West	Merafong	West Rand
Erven	61 703	52 626	45 775	160 104
Farms	4 980	1 937	1 859	8 776
Holdings	911	3 112	142	4 165
Public spaces	447	281	290	1 018
	68 041	57 956	48 066	174 063

TABLE 4: LAND PARCELS PER TYPE WITHIN EACH MUNICIPALITY

Figure 1: West Rand DM Cadastre

Figure 9: Example of identification of a predominant use on an erf
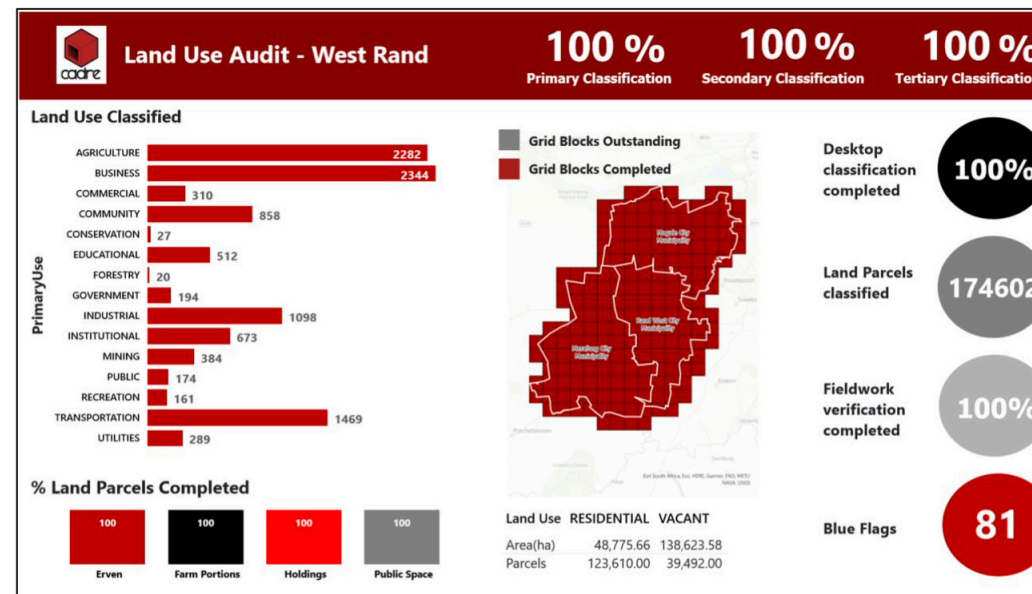
Figure 17: Dashboard indicating completion of LUA survey