

Executive Summary:

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:

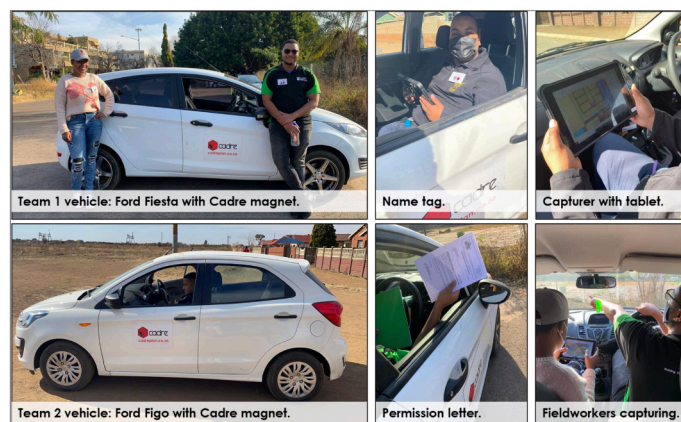
- Enable updated LUMS
- Provide a GIS database to support LUMS
- Unlock land for optimum land utilisation
- Monitor the performance of spatial tools
- Improve the accuracy of the current valuation roll

- Enable an increase in revenue
- Contribute to the property market

OBJECTIVES:

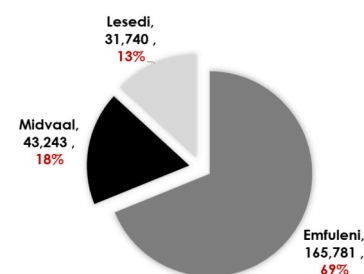
- Compare and verify existing land uses
- Identify state, municipal and privately owned land
- Identify illegal land uses
- Distinguish between vacant and occupied land
- Establish the status of transportation routes
- Register protected areas
- Provide updated information datasets
- Put a system in 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.



The Sedibeng District Municipality, including the Emfuleni, Midvaal and Lesedi local municipalities, covers an area of 508,708 hectares of land and accommodates 240,756 land parcels, as outlined in Figure 2.

Figure 3 LAND PARCELS PER LM



PARCEL TYPES

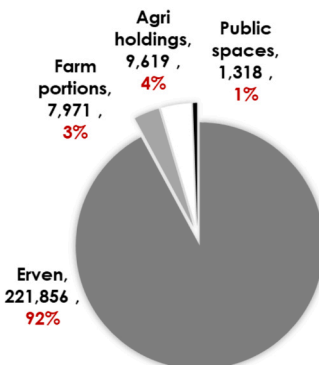


Figure 9 provides an example of land use assessment and recording. Some properties proved straightforward, whereas others were much more challenging.

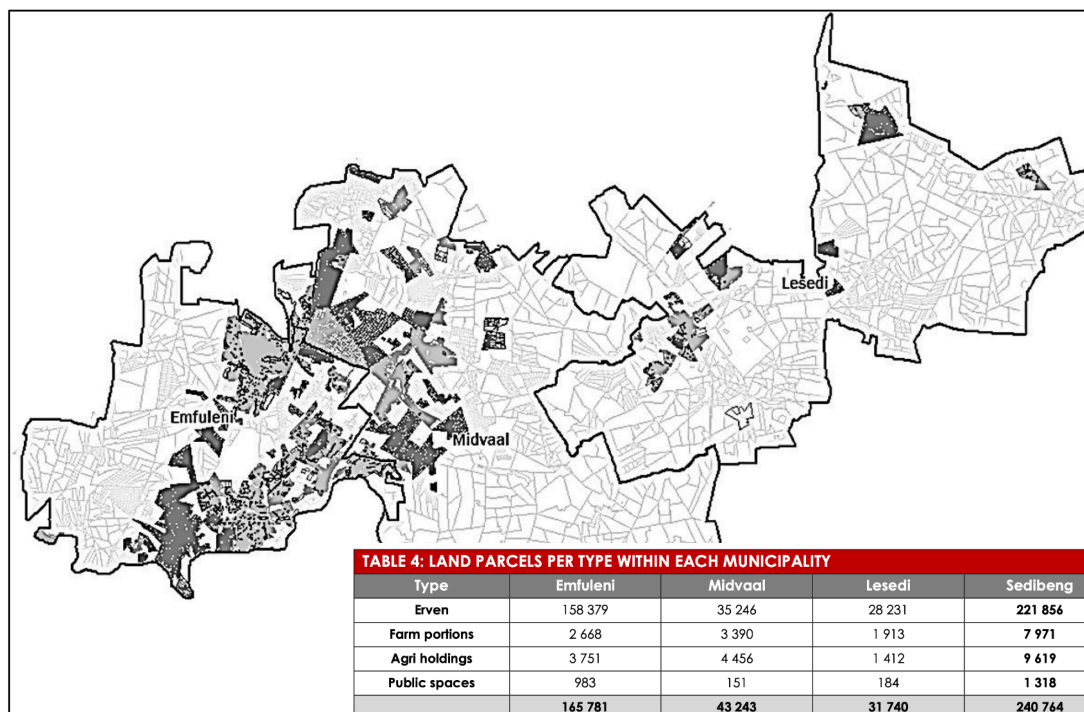


Figure 2: Sedibeng DM Cadastre



Figure 9: Example of identification of a predominant use on an erf

The vertical bar chart indicates the following percentages of land parcels:

- Farm portions:100%
- Public space:100%
- Agricultural holdings:100%
- Erven:100%

Across Sedibeng, over 240 000 land parcels received a land use classification in a three-tier format, namely, primary (with 17 potential categories), secondary (with 57 possible categories), and tertiary (with 274 potential categories).

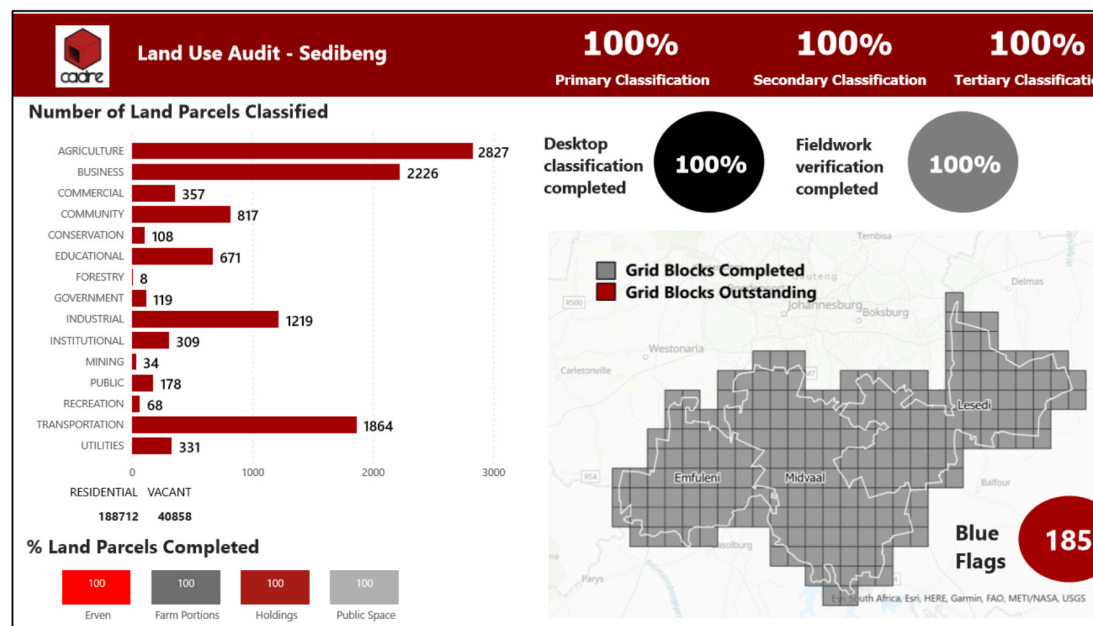


Figure 18: Dashboard indicating completion of LUA survey

Land use audit for Sedibeng District Municipality

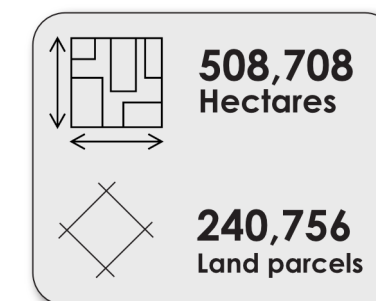
May 2022

Key Information:

The Gauteng Department of Cooperative Government and Traditional Affairs (GCOGTA) appointed Cadre Connect (Pty) Ltd to conduct a land use audit (LUA) within the Sedibeng District Municipality (SDM) to promote more credible land use schemes which comply with the requirements of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA). The project commenced in December 2020 and ended in March 2022.

The report included the details presented to the PSC relating to:

- The assignment, project approach and the LUA process, which led to the LUA outcomes.
- The comparative analysis of the LUA outcomes, and the various local municipal Land Use Management Schemes (LUMS), to identify potential illegal and legal land uses.



Project Details:

Location: Gauteng
Time-frame: 6 months
Project lead: Reinier Minny
Key Support: Riana de Wet, Terisha Pillay, Phillip Moyo, Melissa Taleni, Tshepo Tsotetsi, Alwyn Esterhuizen
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Project Sponsor: Gauteng Province: Co-Operative Governance and Traditional Affairs

Intergovernmental steering committee:

