

# Executive Summary:

Midvaal Local Municipality (LM) is strengthening its reputation as the best-performing local government in Gauteng and is continuing to meet its vision to achieve excellence in service delivery.

A defining element to continue to drive this vision is the Spatial Development Framework (SDF) which will steer the municipality towards the future, promote areas which attract economic activity, and confirm the Midvaal LM as a place of stability.

The 2022-2027 Midvaal SDF aims to address the spatial disparities, uneven and uncoordinated economic and spatial development, and the threats of climate change and environmental degradation through implementable strategies that will enable Midvaal LM to shape the future development trajectory.

The information contained within the 2022-2027 Midvaal SDF will form the basis for decision-making on spatial issues within Midvaal LM.

The spatial analysis captures the realities on the ground by examining the population projections for the area and determining where growth pressures are most prominently felt. It assesses the municipal area through different lenses, including the bio-physical, socio-economic and built-environment, the movement network, the predominant business, industrial and commercial land uses, the availability of community, health and government facilities and engineering services. This analysis provided an understanding on where best to accommodate these growth pressures sustainably.

## SPATIAL PROPOSALS

Embracing the project of meaningful transformation requires a shift from conventional regulatory planning towards active planning. Active planning employs long-term visioning to promote growth and development that is sustainable, inclusive and productive. Visions are expressions of spatial values or images that demonstrate possible and alternative futures.

These visions must represent an agreement between spatial partners (including elected representatives) the facts of the past, the current realities, and the path to be taken for the future.

Since 2014, it has been the province's vision to alleviate economic pressure – and the subsequent spatial pressure – in Johannesburg as the centre of economic activity. A decentralised economy across the three metros and the two districts is envisioned. Different parts of the province are directed to create growth opportunities, especially in the West Rand and Sedibeng districts.

The Sedibeng district embraced the provincial directive to become the next growth point as the southern development corridor of Gauteng. The diversification of the economy is geared to exploit the economic potential of the Vaal River. The achievement of the economic diversification and 'metropolitising' the district relies heavily on the cooperation and support from the adjoining Fezile Dabi district in the Free State. Preliminary and advanced investment stages for the Vaal River Special Economic

Zone, aerotropolis, freight, and revitalised steel manufacturing are noted to inform MLMs future.

MLM is a largely rural municipality, but it is important to note the inevitable pressure of housing development and new economies which the municipality faces. In tabling the development vision of the MLM it is important to strike a balance between identity, food security, social cohesion, growth, ecological sustainability, and urbanisation.

## SPATIAL AREAS AND UNIQUE PLACES

Contextualising the current development footprint and socio-economic character of the municipality highlighted the current pockets where social, residential, and economic activities are focused. This resulted in the identification of areas where infill-development, densification and intensification can take place to

1. promote ecological sustainability,
2. bring households closer to the centre of opportunity,
3. protect prime agricultural land, and
4. promote public transport viability.

Additional activities were observed to be gradually developing between these activity centres – therefore necessitating an increase in bulk infrastructure to support growth and development. These areas include:

- Meyerton CBD to De Deur
- De Deur to Savanna City
- Lakeside to Walkerville
- The Waterval - Sky City area

Figures 42, 43, and 44 on the right indicate the composite maps of the spatial development framework that indicate the spatial proposals. The SDF map structure is divided into two areas portrayed in figure 35 below.

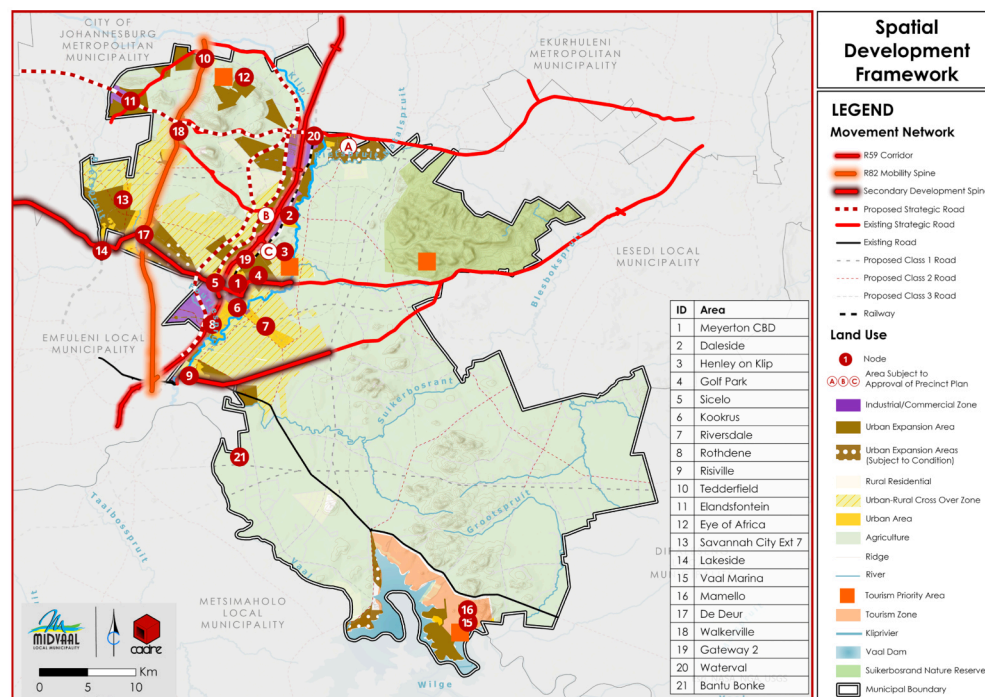
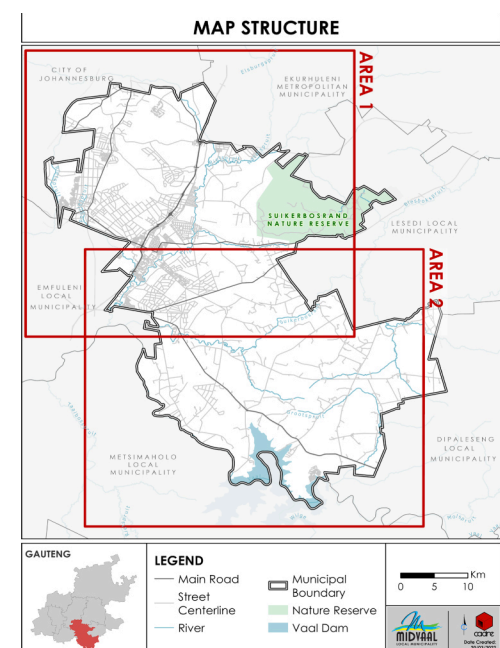


Figure 42: Spatial Development Framework

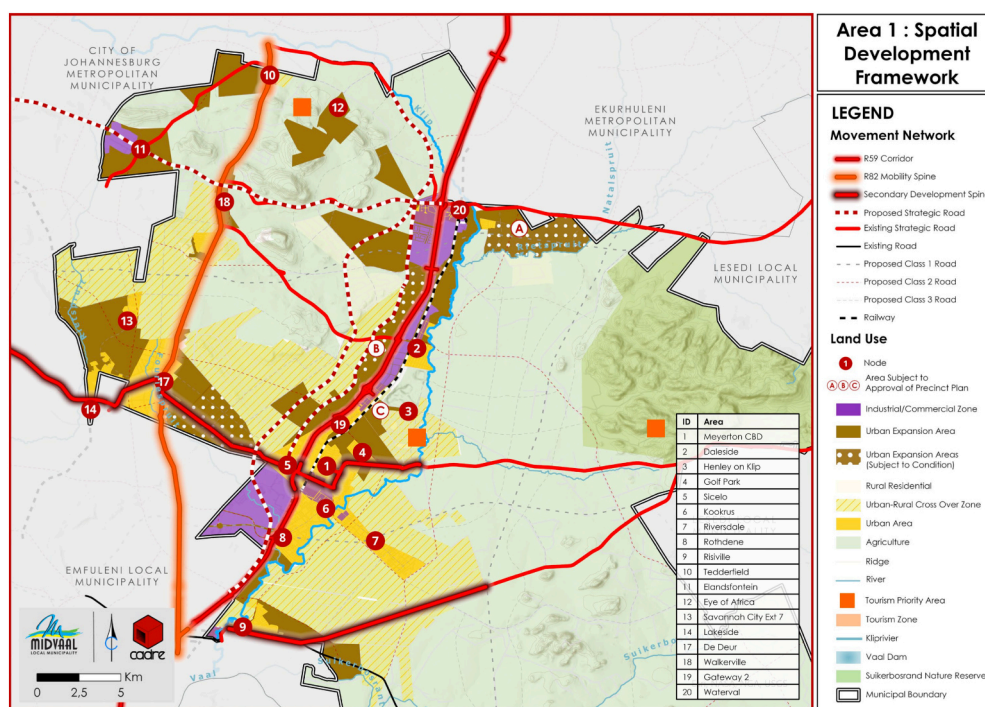


Figure 43: Area 1: Spatial development framework

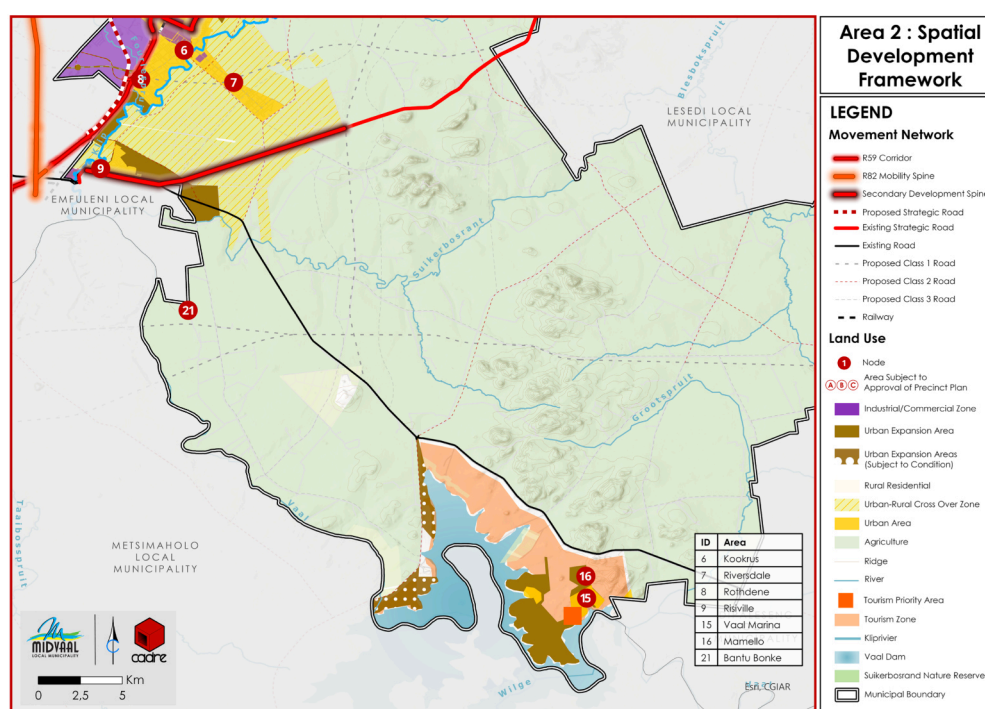


Figure 44: Area 2: Spatial development framework

# Municipal Spatial Development Framework (SDF) for Midvaal Local Municipality

September 2022

## Key Information:

The 2022-2027 Midvaal SDF is a critical tool to accelerate robust spatial transformation and enable the Midvaal LM to realise its developmental vision. The framework and development drivers have major implications for the future trajectory of the Midvaal LM.

The development drivers formulated to support this vision include:

1. Strive towards consolidated compact urban areas.
2. Pursue alternative clean energy and reduce the cost to industrial and commercial consumers.
3. Implement and manage corridor and spine development initiatives.
4. Encourage agricultural production and processing.
5. Stimulate tourism.
6. Foster walkable nodes and transit-oriented development.
7. Ensure connectivity through a considered movement network.
8. Support quality human settlement development.
9. Prioritise environmental management.
10. Streamline targeted engineering infrastructure investment
11. Implement local area plans (precinct plans)

### SPATIAL VISION

*"The Midvaal Local Municipality offers a unique spatial composition of urban and rural development located along strategic economic corridors and spines. The rural character is protected by means of consolidated and well-designed urban areas and managed urban-rural cross-over zones. Urban expansion is consolidated along the R59 Corridor and R82 mobility spine, with east-west spines becoming more prominent."*

**"Achieve excellence in service delivery"**

## Project Details:

- Location:** Midvaal Local Municipality
- Time-frame:** 6 months
- Project lead:** Reinier Minny
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