

**MERAFONG CITY MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORK 2019**

ANNEXURE A

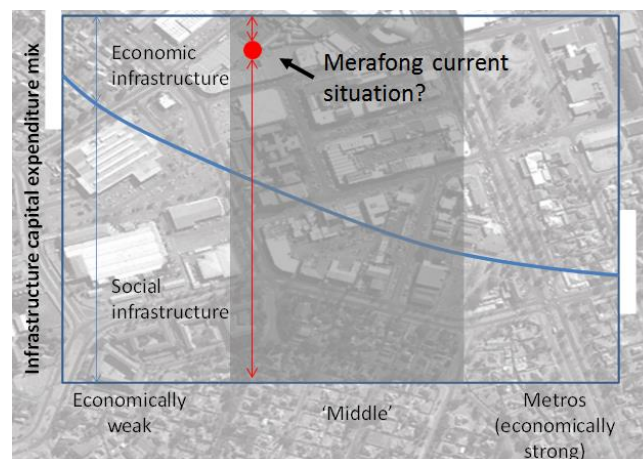
IMPLEMENTATION PLAN

CAPITAL INVESTMENT FRAMEWORK

The Capital Expenditure Framework (CEF) as a component of the Municipal Spatial Development Framework (MSDF) is a requirement in terms of Section 21(n) of the Spatial Planning and Land Use Management Act, 2013. The intention of the Capital Investment Framework (CIF) is to close the gap between the spatial strategy and implementation on the ground. This is to be achieved using the spatial strategy and the detail provided in the Municipal Spatial Development Framework as the basis upon which other sector plans can be built, thus ensuring integration through a shared platform. A Capital Expenditure Framework has 4 key components namely spatial alignment, quantification of growth, technical assessment and financial alignment. This is the first attempt at an improved Capital Expenditure Framework and whilst the spatial component has been completed satisfactorily, the financial and infrastructure components are not at a satisfactory level. The municipality strives to adopt the new Integrated Urban Development Grant (IUDG) and as such the infrastructure and financial components will have to be added in coming years. This attempt is seen as a base to start from and expand upon. Many of the calculations and information available has not been included and some of it, such as the human settlement calculations are included in other parts of the MSDF.

The municipality has a very difficult task of balancing its budget between the needs of social development, economic development and urban efficiency. The needs of the present must also be weighed against sustainability and viability in the future. These different areas of focus are not mutually exclusive and in many instances investment in one focus area can have positive effects on many other areas.

The figure below depicts an ideal capital investment scenario for Merafong. Merafong is generally underspending on the maintenance of its infrastructure in and is rapidly expanding its social infrastructure such as basic water provision due to the existing backlogs and needs of the community. This expansion is occurring at the expense of investment in economic infrastructure such as serviced industrial land. The municipality has to increase its investment in economic infrastructure in order to enable economic development away from mining whilst the 'window of opportunity' remains open.



SPATIAL ALIGNMENT

The following spatial principles are of critical importance in capital investment decision making in Merafong and all capital expenditure decisions should be in line with these:

- Spatial consolidation of infrastructure. The scattered pattern of development in Merafong has led to a completely unsustainable network of infrastructure. As unsustainable and unviable mining areas are rehabilitated, infrastructure development should be consolidated to the core development areas.
- Compaction and densification
- Nodal and corridor network strengthening
- Spatial targeting within Township Hubs
- Spatial and functional integration
- Municipal revenue enhancement
- Economic zone enablement

In order to enable the prioritisation of projects, the Spatial Development Framework with its focus areas (priority development areas) must be divided into functional areas that cover the whole municipal area from wall-to-wall. The purpose for this wall-to-wall coverage is to ensure that the entire municipal area is included and to avoid a situation where certain parts are excluded in terms of allocating the municipality's financial resources.

A functional area is an area with similar characteristics from a developmental and service demand perspective. The MSDF divides the municipality into 4 functional areas each with its own sub-areas:

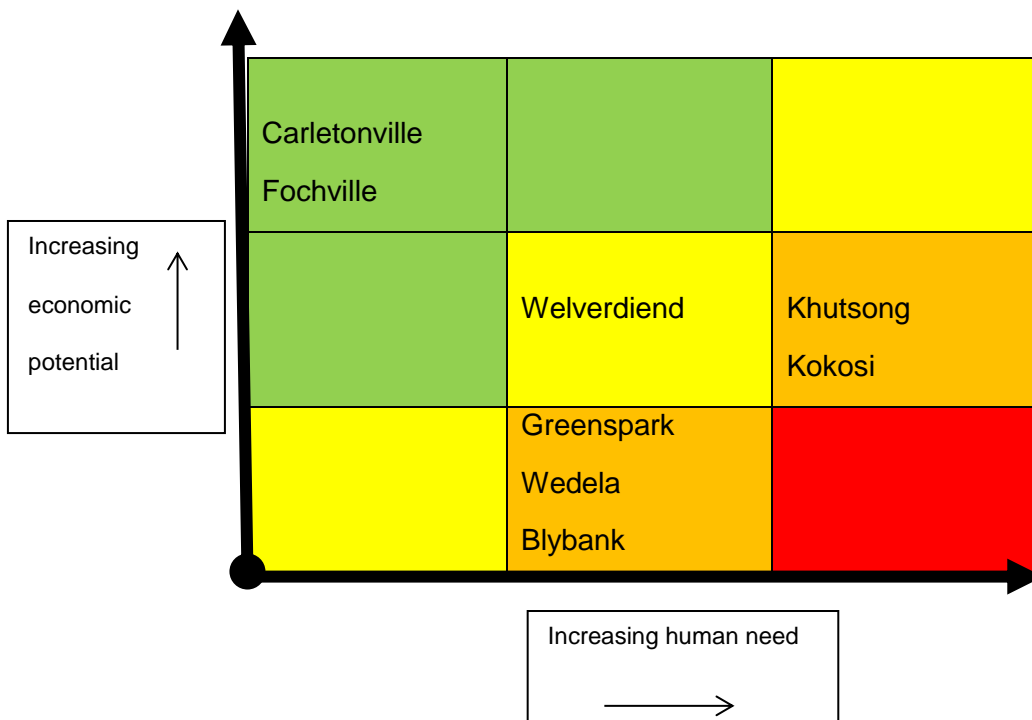
1. Northern Urban Area
 - a) Elijah Barayi- Welverdiend
 - b) Khutsong North
 - c) Khutsong South
 - d) Carletonville
 - e) Blybank
2. Central Mining Belt
 - a) Wedela
 - b) Other mining areas to be defined through precinct plan development
3. Southern Urban Area
 - a) Kokosi
 - b) Fochville
 - c) Greenspark
4. Rural Area (Non-urban)

The first figure below gives a synopsis of the spatial development logic for Merafong. It divides the various towns within Merafong City into fields, indicating the investment priority based on economic potential vs. social development (human need). This is the most important basis for formulating spatial development proposals for the municipality. Settlements in FIELD 1 (indicated in the green block) should receive public investment priority with broad based, as well as targeted economic development. Settlements in FIELD 2 (indicated in the pink block) should receive broad based social as well as economic development. Settlements in FIELD 3 (indicated in the orange block) are not feasible for

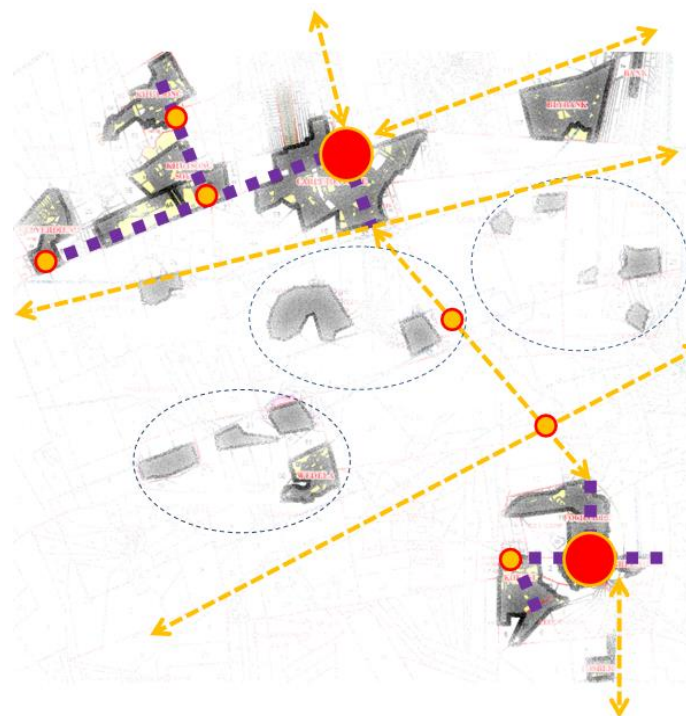
public economic investment, and should therefore be the of focus investment in social development.

It is of great importance that the 3 main urban areas (Northern Urban Area, Central Mining Belt and Southern Mining Area) are integrated with each other and in order to achieve the desired growth characteristics a hierarchical network of nodes and corridors will be utilised as the main structuring tool. The network will be dominated by the primary development corridor that connects all 3 urban areas. It will also form the backbone of future public transport. As such all major economic, institutional and residential developments will take place along this corridor. The corridor will form the spine of development and Public Transport in future with primary Public Transport node localities located along the corridor. Transit Oriented Development and Universal Access principles are focused on these nodes. The main development corridor links all the most important nodes and all major/strategic future nodes are also connected by the corridor. Secondary corridors branch out to connect areas currently removed from the main development axis. The restructuring of Merafong's settlements into the proposed future form will greatly improve the efficiency of urban systems to perform their functions in sustaining the livelihoods of citizens. Planning decisions have to take into account the spatial vision of a unified future city built from what is today the Primary Development Corridor (PDC). No actions should undermine the development objective of the PDC.

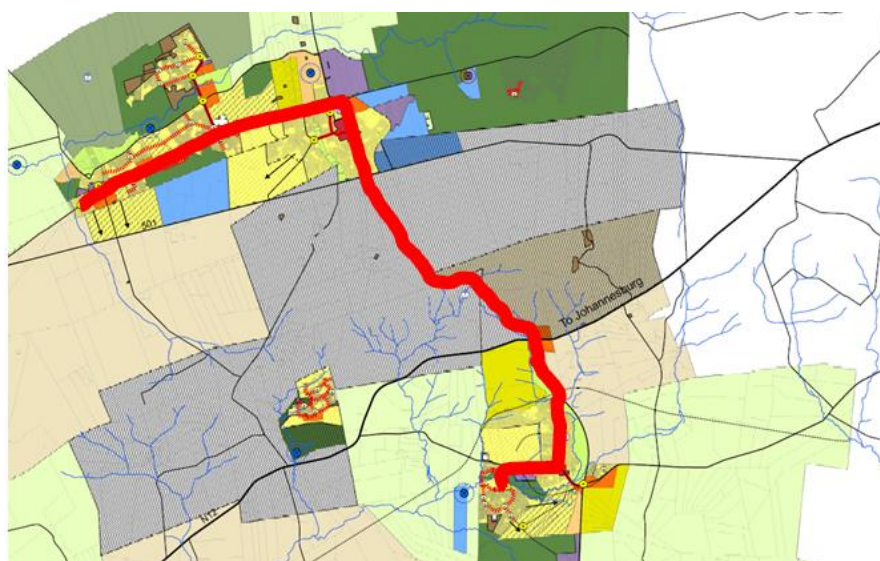
The basic spatial logic of the Merafong MSDF



A basic representation of the spatial synthesis within the Merafong space economy:



The Primary Development Corridor, derived from the spatial logic and synthesis of the spatial analysis.



For more information on the Primary Development Corridor refer to Section 5.

Priority development areas

The following area types are important from an investment perspective. Recommendations from the Municipal Spatial Development Framework have to be adhered to.

- Nodes and corridors
- Industrial development areas
- Human settlement priority areas
- Township hubs
- Game Changer project localities

QUANTIFICATION OF GROWTH

From available information the expected growth per area has been calculated. The housing needs assessment is based on this information.

Proclaimed	2019	2024	Change	Migration movements internal + external	% Change per annum from 2019			Total
Carletonville	26 950	28 298	1 348	▪ Planned increase Gap + BNG Cltv. Ext 17-22 – 2 200 units total (Beyond 2024)	1%			
				▪ Organic backyard growth from mining belt, rural, foreigners,		Res Low	23	6 508
				▪ Marginal increase from newly created erven, e.g. Ext 16, Green Olive, etc.		Res Medium	44	12 452
						Res High	33	9 338
						Non-Res		
Elijah Barayi-Welverdiend	4 001	2 801	46	▪ BNG + Gap from Khutsong North and surrounds - Elijah	1%			
				▪ Marginal organic growth mostly undeveloped erven – Welverdiend		Res Low		
				▪		Res Medium		
						Res High		
						Non-Res		
Khutsong (North)	37 630	31 400	-6 230	Informal dwellers move to Elijah Barayi 400 (BNG + Gap), Khutsong South 2 092 (BNG) and Carletonville (Mostly Gap and BNG) total = 2 492 @ HH size of ±2.5 = 6 230	-1%			
				▪ Marginal increase from deep rural areas, mining belt and foreigners		Res Low	76	24 953
						Res Medium	21	6 895

						Res High	3	985
						Non-Res		
Khutsong South	21 907	26 703	4796	<ul style="list-style-type: none"> ▪ Planned growth – Ext 5 = 2092 Res; 22 Non-Res – mostly from Khutsong ▪ Marginal organic growth in backyards 	0			
						Res Low	85	22 697
						Res Medium	12	3 204
						Res High	3	801
						Non-Res		
Blybank	4 750	4 512		Illegal backyard dwellers move to Carletonville = BNG + Gap -1 000				
						Res Low	50	2 256
						Res Medium	40	1 804
						Res High	10	451
						Non-Res		
Fochville	9 837	10 328	491	<ul style="list-style-type: none"> ▪ Planned growth Fochv. Ext 8 = 2 400 units ▪ Organic second dwelling + undeveloped erven growth 	1%			
						Res Low	23	2 375
						Res Medium	30	3 098
						Res High	47	4 854
						Non-Res		
Kokosi	26 400	26 070	-330	<ul style="list-style-type: none"> ▪ Gap market movement to Fochville Ext 8 ▪ Marginal increase from deep rural areas, mining belt and foreigners 	-0,50%			
						Res Low	71	18 509
						Res Medium	25	6 517
						Res High	4	1 043
						Non-Res		
Greenspark	3 312	3 312	0	<ul style="list-style-type: none"> ▪ Marginal increase in informal settlement and backyards 	0			
						Res Low	70	2 318
						Res Medium	25	828
						Res High	5	166
						Non-Res		
Wedela	18 245	17 332	-913	<ul style="list-style-type: none"> ▪ Decrease due to actual and expected lay-offs at Kusasaletu and Western Deep Levels 	-1%			
						Res Low	50	8 666
						Res Medium	40	6 933
						Res High	10	1 733
						Non-Res		
Losberg	0	0		<ul style="list-style-type: none"> ▪ Expected growth in uptake of vacant erven 	0	Non-Res		
PROCLAIMED URBAN TOTAL	153 390	153 659			x			

NON-URBAN	4 860	4 131			x			
MINING BELT TOTAL	26 721	22 044			x			
GRAND TOTAL	185 240	179 659						

Population projections per functional area:

POPULATION PROJECTION		Population 2011	2019 Projection	2024 Projection
NORTHERN URBAN AREA	Carletonville	26 486	26 950	29 800
	Wolverdam	2 706	2 801	2 901
	Blybank	1 889	4 750	3 250
	Khutsong (North)	62 457	37 630	28 519
	Khutsong South		21 907	26 317
	Elijah Barayi	0	1200	4 953
	Northern Total	93 538	95 238	95 740
SOUTHERN URBAN AREA	Fochville	9 504	9 837	10 811
	Kokosi	26 400	26 400	25 576
	Greenspark	2 586	3 312	3 362
	Wedela	17 931	18 245	17 995
	Losberg	0	0	0
	Southern Total	56 421	57 794	57 744
MINING BELT	Mining Belt Total	40 341	26 721	22 044
PROCLAIMED URBAN TOTAL		149 970	153 390	153 659
NON-URBAN		7 220	4 860	4 131
GRAND TOTAL		197 520	185 240	179 659

INFRASTRUCTURE ASSESSMENT

An infrastructure assessment needed for compliance with the IUDG are not currently available. The following will be required from infrastructure sections of the municipality going forward in order to ensure receipt of the IUD grant:

- Bulk requirements per sector per functional area (distinguished between new/additional capacity and replacing/refurbishing existing infrastructure)
- Reticulation/distribution network requirements per sector per functional area (distinguish between new/additional capacity and replacing/refurbishing existing infrastructure)
- Public transport requirements
- Social infrastructure requirements. For a summary of available facilities and deficits per town, refer to the local level assessment. The following estimates were calculated using the CSIR Guidelines for Human Settlement and Design and the CSIR Summary Guidelines and Standards for the Planning of Social Facilities and Recreational Spaces in Metropolitan Areas.

	URGENCY		
	HIGH	MEDIUM	LOW
Elijah Barayi-Welverdiend	<u>New Taxi Rank</u>	<u>Informal Market</u> <u>Community Hall</u> <u>Secondary School</u> <u>Primary School</u> <u>Community Sports Facilities</u>	<u>Waste Disposal + Recycling</u>
Khutsong South	Secondary School Primary School New Taxi Rank Informal Market	District Park Waste Disposal + Recycling	Post Office Home Affairs
Khutsong North	<u>Waste Disposal + Recycling</u> <u>Informal Market</u>	<u>Community Hall</u> <u>Taxi Rank upgrade</u>	Secondary School Primary School
Carletonville	Waste Disposal + Recycling Primary School Taxi Rank upgrade	Secondary School	Informal Market
Blybank	Informal Market		
Fochville	Informal Market		
Kokosi	<u>Police Station</u> <u>Post Office</u> <u>ECD Resource Hub</u> <u>Community Sports Facilities</u> <u>Informal Market</u> <u>New Taxi Rank</u>	<u>Community Hall</u>	
Greenspark		Waste Disposal + Recycling Neighbourhood Sports Facilities Informal market	
Wedela	Informal market	Secondary School	

PROJECTS ASSESSMENT

Capital projects are assessed in terms of their spatial alignment. An overview of projects is given and priorities are stated. Thereafter proposals are made for re-directing to obtain more viable and sustainable outcomes. Projects highlighted in red are not capital projects however they have a bearing on capital projects from a strategic perspective.

ROADS & STORM WATER

Project Description	Budget	19/20	20/21	21/22	Source of Funding:
1. Resealing of Agnew Street, Carletonville	15 000,000		15 000,000		Municipal Revenue
2. Resealing of Onyx Drive, Carletonville	10,000,000		5 000 000	5 000 000	Municipal Revenue
3. Resealing of Ada Street Carletonville	10 000 000		10 000 000		Municipal Revenue
4. Patchwork portions of internal roads, Fochville (Disa, Annemoon, Gars)	20 000 000		20 000 000		Municipal Revenue
5. Resealing of Potchefstroom street, Fochville	10 000 000		10 000 000		Municipal Revenue
6. Construction of stormwater inlet Serobatse Street, Old Kokosi	1,000 000		1,000 000		Municipal Revenue
7. Upgrade Stormwater Inlet in Kokosi Extension 2	3,000 000		3,000 000		Municipal Revenue
8. Patchwork on Kaolin Street, Carletonville	5 000 000		5 000 000		Municipal Revenue
9. Roads and Stormwater Master Plan	3 000 000	3 000 000			Municipal Revenue
10. Upgrading of Stormwater Culvert in Khutsong (Police station) and resealing of the road.	3 000 000	3 000 000			Municipal Revenue
11. Construction of pedestrian bridge in A Lembede Drive in Kokosi	3 500 000	3 500 000			Municipal Revenue
12. Resealing of Kraalkop street, Fochville	8 000 000		8 000 000		Municipal Revenue
13. Upgrading and Expansion of Jakaranda street, Fochville	13 000 000		13 000 000		Municipal Revenue
14. Upgrading of Zeolite street, Carletonville	5 000 000		5 000 000		Municipal Revenue
15. Resealing of portion of Lang street, Carletonville	6 000 000		6 000 000		Municipal Revenue
16. Replacement of manhole covers for stormwater inlets in Carletonville	1 500 000	750 000	7 500 000		Municipal Revenue
17. Replacement of manhole covers for stormwater inlets in Fochville	500 000	500 000			Municipal Revenue
18. Construction of stormwater inlet at Khutsong extension 3 (Corner Swelinkomo and Leon Mgolodela Drive)	350 000	350 000			Municipal Revenue
19. Upgrading of portion of Grundling street Carletonville	400 000		400 000		Municipal Revenue
20. Upgrading and Resealing of Coronation street Carletonville	600 000		600 000		Municipal Revenue
21. Upgrading of Nxumalo Drive in Khutsong	1 500 000		1 500 000		Municipal Revenue
22. Resealing of portions of Sompane drive	1 000 000		1000 000		Municipal Revenue
23. Construction of new road in Carletonville	17 000 000			17 000 000	Human Settlement
SUBTOTAL	R138 350 000	R17 850 000	R 103 500 000	R22 000 000	

Overview

- Most projects are focussed on maintenance and repair of roads, new storm water culverts and upgrading of roads.
- A Roads & Storm Water master plan is proposed
- Very few funds are currently available for maintenance and upgrades.
- Across many areas of Merafong and especially in the majority of areas of Carletonville the roads have been designed and constructed for a much higher level of traffic flows than what is currently experienced. On the one hand this means that road deterioration will occur slower, however this also means that a larger area of paved surfaces have to be maintained, which, from a maintenance cost perspective overshadows the benefit of slower deterioration. Fortunately the densification drive initiated will in time bring usage up to par with the level of service of roads.

Prioritisation

- The Roads & Storm Water master plan must receive top priority. Although it is not a capital budget item it was still included in the list due to its importance and relevance to capital budgeting. It will guide maintenance and expenditure decisions in future.
- Higher order roads should receive preference in terms of upgrading as well as maintenance.
- No municipal revenue should be spent on road upgrades in areas that are generating a nett income loss. National and provincial grants should be utilised in these areas.
- Storm water in dolomitic areas is of critical importance to prevent the ponding and subsequent ingress of water. As such storm water management in dolomitic areas should be prioritised.

Proposals

- As is the case with many municipalities, Merafong is focussing on building new roads whilst it is neglecting the maintenance of existing roads. In the long run this will lead to much higher costs when maintenance becomes impossible and roads will have to be resealed/reconstructed.
- Lower order roads should receive a fog spray on pre-determined intervals to stave off deterioration. This will greatly reduce maintenance costs in the long run.
- Higher order roads should receive sprays and resealing in accordance with a pavement management system in order to reduce maintenance costs.
- As a general rule the ingress of water into the sub-base of a road is the cause of most problems. Therefore light sprays will greatly reduce the rate of pothole formation.
- The Merafong Integrated Transport Plan indicates that rural roads are on average in a poor condition. The municipality is experiencing a high number of break-downs with its yellow plant fleet which has led to the roads deteriorating. Grant funding is available to support the operational aspects, planning and budgeting for rural roads.
- Storm water maintenance is lagging behind and is causing small scale urban flooding, even during moderate storm events. Equipment for cleaning storm water culverts and pipes should be prioritised and if labour shortages exist labourers from the Expanded Public Works Program should be utilised. They will acquire new skills whilst helping Merafong with its infrastructure maintenance.
- New roads are proposed in Carletonville (CBD- Extension 7-Industria link), Kokosi (Extension 7-CBD link) and Proposed Khutsong South Ext 8 (Carletonville Mall

Station link to Oberholzer and to Khutsong North). Carletonville Extension 7 will be needed first.

WATER & SANITATION

Projects	Budget	19/20	20/21	21/22	Source of Funding
1. WUL Applications (Obz, Wedela)	1 760 000	880 000	880 000		Municipal Revenue
2. Perimeter Fencing (Obz, Wed, Ksong, Kok, Wdiend)	4 872 000	3 192 000	1 608 000	72 000	Municipal Revenue
3. Biomonitoring of upstream and downstream (Obz, Ksong, Kokosi)	1 350 000	450 000	450 000	450 000	Municipal Revenue
4. Broken Equipment repair (Obz, Wed, Ksong, Kok, Wdiend)	5 225 600	5 225 600			Municipal Revenue
5. 5 Ride on lawnmowers	625 000	625 000			Municipal Revenue
6. Laboratory analytical equipment upgrade	550 000		550 000		Municipal Revenue
7. Repair of Electrical Panels and Cables, Wedela WWTW	15 000 000	15 000 000			WSIG (Unsecured)
8. Safety and information signage	176 000	176 000			Municipal Revenue (Unsecured)
9. Repair and refurbish Sludge Digester No.1-4 and methane gas system	3 500 000		2 000 000	1 500 000	Municipal Revenue
10. Concrete pad and bunding for dry sludge storage (Obz, Ksong, Kokosi WWTW)	3 000 000		1 500 000	1 500 000	MIG (Unsecured)
11. Supply and installation of two new blowers – Khutsong WWTW	200 000		200 000		Municipal Revenue
12. Standby Generator – Oberholzer WWTW	2 420 000			2 420 000	Municipal Revenue (Unsecured)
13. Standby Generator – Khutsong WWTW	2 420 000		2 420 000		Municipal Revenue (Unsecured)
14. Standby Generator and Room – Wedela WWTW	2 420 000	2 420 000			Municipal Revenue (Unsecured)
15. Sealing of contact channel, TF launders, Obz WWTW	500 000		500 000		Municipal Revenue (Unsecured)
16. Repair of TF No.4 and No.5 sidewall expansion joints, Obz WWTW	1 500 000		750 000	750 000	MIG (Unsecured)
17. Construction of Balancing Dam, Obz WWTW	19 360 000			19 360 000	MIG (Unsecured)
18. Trickling Filter No.2 new media, Obz WWTW	100 000		100 000		Municipal Revenue

					(Unsecured)
19. Construction of storage garage, Obz WWTW	193 600	193 600			Municipal Revenue (Unsecured)
20. Refurbishment of PST and HT, Obz WWTW	2 394 000	1 197 000	1 197 000		Municipal Revenue (Unsecured)
21. Resurfacing of access road, Obz WWTW	2 200 000		2 200 000		Municipal Revenue
22. Completion of bubble aeration system and A-recycle pump station in old BNR, Ksong WWTW	2 600 000		1 250 000	1 250 000	MIG (Unsecured)
23. Fencing for Khutsong Maturation Ponds	1 380 000		1 380 000		Municipal Revenue (Unsecured)
24. Roof to cover A-recycle , digester mixing pumps, blowers, and bobcat, Ksong WWTW	60 000		150 000		Municipal Revenue (Unsecured)
25. Mechanical Rake Fine Screen upstream PST, Ksong WWTW	250 000	250 000			Municipal Revenue (Unsecured)
26. Upgrading of Welverdiend PS, fencing, pumps, sump, screening	3 300 000		1 650 000	1 650 000	MIG (Unsecured)
27. New TF Effluent Pump, 2x Sludge Pumps, 2x Settled Sewerage Pumps, Oberholzer WWTW	750 000		750 000		Municipal Revenue (Unsecured)
28. Bobcat – supply and deliver, Wedela WWTW	400 000			400 000	Asset (new)
29. Roof for Bobcat, Vehicles, Inlet Works, Fermenter Mixing Pumps, Kokosi WWTW	180 000		180 000		Asset (replacement)
30. Installation of scum baffle plates, BNR Kokosi WWTW	66 000		66 000		Operational
31. Installation of outflow pipe to Loopspruit, 240m, 750mm diameter, Kokosi WWTW	600 000		600 000		Operational (Unsecured)
32. New drain pump at screened sewerage pump station and at chlorine contact channel, Kokosi WWTW	660 000			660 000	Operational (Unsecured)
33. Upgrade of Kokosi WWTW from 7.5MI/d to 15 MI/d with development of Kokosi X6 and X7	101 250 000		33 750 000	33 750 000	MIG (Unsecured)
34. Roof for Bobcat, Vehicles, Inlet Works, Fermenter Mixing Pumps, Kokosi WWTW	180 000		180 000		Asset (replacement)
35. Installation of scum baffle plates, BNR Kokosi WWTW	66 000		66 000		Operational
36. Installation of outflow pipe to Loopspruit, 240m, 750mm diameter, Kokosi WWTW	600 000		600 000		Operational (Unsecured)
37. New drain pump at screened sewerage pump station and at chlorine contact channel, Kokosi WWTW	660 000			660 000	Operational (Unsecured)
38. Upgrade of Kokosi WWTW from 7.5MI/d to 15 MI/d with development of Kokosi X6 and X7	101 250 000		33 750 000	33 750 000	MIG (Unsecured)
TOTAL	181 262 200	29 609 200	54 106 000	63 762 000	

Overview

Almost all spending is focused on repairing and maintaining existing equipment. Numerous sewer spillages are occurring. Sanitation maintenance has been falling behind for years and is now starting to catch up rapidly. The new manager is rationalizing operations and changing methods to suit the municipality's needs. A good example of this is the conversion of smaller Waste Water treatment Works (WWTW) from activated sludge processes to oxidation dams which will bring about a massive cost reduction in maintenance and new capital costs.

Prioritisation

- In general water and sanitation projects should receive priority due to their importance and the severity of consequences when operational performance fails.
- Less important spending such as a surfaced road to a WWTW should be kept back until capital projects of great importance and/or urgency have been funded.
- In future infrastructure that will unlock economic development must be prioritised.

Proposals

- Over the long term the possibility of reducing the number of WWTWs and converting the smaller plants (e.g. Wedela) to the oxidation dam process permanently, should be investigated.
- Currently there are 3 WWTW that serve the Northern Urban Area of Merafong. It should be investigated whether reducing these 3 plants into 1 regional plant would save costs and reduce risks. A feasibility study is needed. The Gauteng Infrastructure Financing Agency or a similar body could be approached for funding and facilitation.
- The Central-Eastern outfall sewer line in Carletonville will have to be upgraded to accommodate human settlement development as well as incremental densification as directed by the Growth Management Zones.
- Khutsong North will be partially de-populated due to bad dolomitic conditions and relocation of informal dwellers to more suitable localities (Khutsong South Ext 8 and Carletonville). No major new infrastructure projects are required in the north.
- The existing 120 ML Rand Water reservoir has enough capacity and is positioned to fulfil the future water storage needs of all proclaimed urban areas in Merafong indefinitely. Due to downsizing at the mining areas it was constructed for, the capacity is available for municipal use. The reservoir is located about 120 meters above the Carletonville and 200 meters above the Fochville reservoirs respectively. A new pipeline would be required between the subject reservoir and that of Carletonville and is estimated to be between 6 and 8 km in length. The Water & Sanitation Section should start the process by applying to Rand Water for the use of their reservoir. It is a win-win for the municipality and Rand Water. Therefore no new reservoirs should be needed for decades.

SOLID WASTE MANAGEMENT

No.	Project Description	Budget	2019/2020	2020/2021	2021/2022	Source of Funding
1.	Removal of Illegal Dumping in the entire Merafong (3yrs)	R10 200 000	R3 400 000	R3 400 000	R3 400 000	Municipal Revenue
2.	Procurement of 240L Wheelie	R3 000 000	R3 000 000			

	Bins for New Developments (3 000 Bins)					Municipal Revenue
3.	Office Furniture for New Carletonville Waste Management Depot	R3 500 000	R3 500 000			Municipal Revenue
4.	Expansion of Carletonville Landfill Site	R30 000 000	R15 000 000	R15 000 000		MIG
5.	Pavement of Access Road to Carletonville Landfill Site	R5 239 938	R5 239 938			MIG
6.	Roll-out of Street litter bins to broader Merafong (2000 Bins)	R9 000 000	R5 000 000	R4 000 000		Municipal Revenue
7.	Signage/Information Boards (Landfill Directions, No littering and No Dumping Signs)	R4 500 000	R3 000 000	R1 500 000		Municipal Revenue
8.	Waste Collection Service in the Informal Areas (Multi Year 2018 – 2021)	R35 000 000	R11 700 000	R11 700 000	R11 600 000	Municipal Revenue
9.	IT Equipment	R 600 000	R 600 000			Municipal Revenue
10.	Operation and Maintenance of Carletonville Landfill Site	R12 000 000	R4 000 000	R4 000 000	R4 000 000	Municipal Revenue
11.	Procurement of Recycling Wheelie Bins (200)	R 400 000	R 400 000			Municipal Revenue
12.	Develop Waste Information System	R 450 000	R 450 000			Municipal Revenue
13.	Construction of Drop-Off Facility in Kokosi	R 9 000 000		R 9 000 000		MIG
14.	Construction of Drop-Off Facility in Khutsong	R 10 000 000		R 10 000 000		MIG
15.	Construction of Drop-Off Facility in Khutsong South	R 9 500 000		R 9 500 000		MIG
TOTAL		R142 389 938	R55 289 938	R68 100 000	R 19 000 000	

Overview

Service delivery in solid waste management has lagged behind. This, coupled with the long distance to the solid waste landfill site has led to an increase in illegal dumping across many areas in Merafong. The new wheelie bin system has some efficiency and operational cost problems and a system such as this may be more suited to a metropolitan municipality that does not have a scattered settlement pattern. Fortunately the shift towards compaction and densification will benefit the efficiency and cost effectiveness of the service in the long run.

Prioritisation

- Capital projects that will lead to improved service delivery as well as waste transfer/drop-off facilities must be prioritised.
- The unsurfaced road to the Rooipoort landfill site can be maintained by Roads & Storm Water and an upgrade is not required within the current context.

Proposals

- The proposed Regional Recycling Cluster Project will potentially address many waste management problems through recycling and bioenergy to turn wastes into new

intermediate industrial products. Some waste management functions could be outsourced to companies related to the cluster at a lower cost than the municipality can render the service.

- Waste transfer stations are required in Khutsong Extension 5 (Industrial area) and Carletonville Industria as soon as possible with consideration in other areas.
- If service delivery improves, fewer transfer stations may be needed, e.g. in places such as Khutsong South where people are aggregating waste and burning it because of a lack of service delivery.
- Waste recycler nodes aimed at scavengers should be considered at transfer stations, especially ones with larger volumes, e.g. Fochville and Carletonville (proposed).

FACILITY MANAGEMENT

Project Description	Budget	2019/2020	2020/2021	2021/2022	Source Of Funding
1. Upgrading and Maintenance of Carletonville civic Centre	R318 360	R100 000	106 000	112 360	Municipal Revenue
2. Upgrading of Khutsong Community Hall	R318 360	R100 000	106 000	112 360	Municipal Revenue
3. Upgrading of Fochville Civic Centre	R318 360	R100 000	106 000	112 360	Municipal Revenue
4. Upgrading of Kokosi Community Hall	R318 360	R100 000	106 000	112 360	Municipal Revenue
5. Upgrading & Maintenance of Carletonville Lapa	R254 688	R80 000	84 800	89 888	Municipal Revenue
6. Upgrading and extension of Greenspark Community hall	R318 360	R100 000	106 000	112 360	Municipal Revenue
7. Rehabilitation of Fochville Lapa	R955 080	R300 000	318 000	337 080	Municipal Revenue
8. Upgrading and Maintenance of Merafong Swimming Pools	R318 360	R100 000	106 000	112 360	Municipal Revenue
9. Upgrading of Wedela Community hall	R318 360	R100 000	106 000	112 360	Municipal Revenue
10. Upgrading of Carletonville Sports Complex	R382 032	R120 000	R127 200	134 832	Municipal Revenue
TOTAL	R3,820,320	R1,200,000	R1,272,000	R1,348,320	

Overview

The projects are all related to upgrading of existing facilities with some maintenance added. It is mostly in relation to community centres and sports facilities.

Prioritisation

- Within the context of severely constrained municipal finances, unnecessary upgrading of community halls, civic centres and sports complexes must receive a lower prioritisation with the exception where grant funding specific to facilities are available. It is recognised that facility upgrades may be required, however it should also be recognised that some other capital projects are of a more critical nature.
- New facilities shall be concentrated in Township Hubs

Proposals

- The Kokosi Community Hall is located badly. The possibility of selling the facility to a church should be explored. If sold a new adequately sized facility should be built at the new Kokosi Hub which will be accessible to the whole community.

PUBLIC WORKS

Project Description	Budget	19/20	20/21	21/22	Source of Funding
1. Additions and Alterations to Existing Building Traffic Department of Carletonville Upgrading of Carletonville (completion)	1 000 000	1 000,000			Municipal Revenue
2. Re-plastering of the external wall in Fochville Civic Centre	6 500 000		6,500,000		Municipal Revenue
3. Upgrading and Renovation of the main office building	7 000 000	500 000	3 000 000	3 500 000	Municipal Revenue
4. Refurbishment and Renovation of Gert Van Rensburg sports complex (buildings)	10 000 000		3 000 000	7 000 000	Municipal Revenue
5. Refurbishment and renovation of ablution facilities Fochville depot (roads and stormwater, electrical)	600 000		600 000		Municipal Revenue
TOTAL	R25 100 000	R1 500 000	R19 100 000	R10 500 000	

Overview

All projects are maintenance related and in most cases caused by vandalism, theft and a lack of maintenance. Many areas where maintenance is needed has not been included because it is known that there is a lack of funding from internal revenue. Extensive maintenance on municipal buildings across the municipality is required.

Prioritisation

Service delivery and safety should be prioritised. Projects that will avert massive future increases in expenditure and avoid safety hazards must be prioritised.

Proposals

- A comprehensive report on the maintenance needs and backlogs for municipal buildings are required. From this document maintenance can be prioritised and local contractors can be appointed at competitive rates to systematically fix problems as soon as internal finance becomes available.
- All new design, construction and repairs should focus on reducing future maintenance

SPORTS

Project Description	BUDGET	2019/2020	2020/2021	2021/2022	Source of Funding
1 .Refurbishments and Upgrading of Merafong Sports Fields (Carletonville, Wedela, Kokosi, Khutsong & Fochville).	R3 183 600	1 000 000	1 060 000	1 123 600	Municipal Revenue
TOTAL	R3 183 600	R1 000 000	1 060 000	1 123 600	

Prioritisation

- Within the context of severely constrained municipal finances, upgrading of sports facilities must receive a lower prioritisation. It is recognised that facility upgrades may be required, however it should also be recognised that some other capital projects are of a more critical nature. Notably, if grant funding is available it should be utilised.

Proposals

- All new sports facilities must be located in facility clusters such as the proposed new Urban Hubs.
- In future, a program needs to be broken up into different projects.

TRAFFIC CONTROL AND LICENCING

Project Description:	Budget	2019/20	2020/21	2021/22	Source Of Funding
1. Merafong vehicle registration centre upgrades	R3 000 000	R1 000 000	R1 000 000	R1 000 000	Municipal Revenue
2. Carletonville vehicle testing station	R950 000	R750 000	R100 000	R100 000	Municipal Revenue
3. Carletonville drivers licensing building	R1 100 000	R1 000 000	R100 000	0	Municipal Revenue
4. Disaster management (response trailer, emergency equipment and housing)	R1 000 000	R 400 000	R 400 000	R 200 000	Municipal Revenue
5. Traffic law enforcement management systems (TMT speed camera and back office)	R10 800 000	R3 600 000	R3 600 000	R3 600 000	Municipal Revenue
6. AARTO readiness implementation	R300 000	R100 000	R100 000	R100 000	Municipal Revenue
7. Emergency radio control room and radio communication	R1 000 000	R400 000	R400 000	R200 000	Municipal Revenue
8. Road markings and signs	R3 000 000	R3 000 000	R3 000 000	R3 000 000	Municipal Revenue
9. Electronic security systems (CCTV, alarm systems & biometrix)	R9 000 000	R3 000 000	R3 000 000	R3 000 000	Municipal Revenue
10. Contracted security services (Fidelity Security)	R36 000 000	R12 000 000	R12 000 000	R12 000 000	Municipal Revenue
11. CSF Programs	R300 000	R100 000	R100 000	R100 000	Municipal Revenue
12. SPCA	R1 151 880	R348 000	R382 800	R421 080	Municipal Revenue
TOTALS	R67 601 880	R25 698 000	R24 182 800	R23 721 080	

Overview

Projects are aimed at maintaining and improving service delivery in the section. Some functions are very important such as the radio-control room.

Prioritisation

Municipal finances are severely constrained currently and as such the most important projects have to be completed first.

Proposals

Consideration should be given to closing down facilities that are not functioning well and consolidating all licensing and traffic functions at the Oberholzer facility. Residents in Fochville have a licensing office, however many other residents such as those in Khutsong, Welverdiend Wedela and Blybank do not. The traveling distance would be entirely acceptable from anywhere in Merafong. The municipality is wasting too much money on unviable and unsustainable facilities and infrastructure.

TRANSPORT

Project Description	Budget	2019/2020	2020/2021	2021/2022	Source of Funding
Carletonville Taxi Rank	Unknown	Unknown	Unknown	Unknown	Unknown
Carletonville CBD-Industria Link	Unknown	Unknown	Unknown	Unknown	Unknown
R559 Upgrade (Elijah Barayi)	Unknown	Unknown	Unknown	Unknown	Unknown
NMT: Elijah Barayi-Carletonville link	Unknown	Unknown	Unknown	Unknown	Unknown
Elijah Barayi Taxi Rank	Unknown	Unknown	Unknown	Unknown	Unknown
Planned K211 Links Carletonville with N14	Unknown	Unknown	Unknown	Unknown	Unknown
Reconstruction of D762 (Link road to Carletonville)	Unknown	Unknown	Unknown	Unknown	Unknown
Re-opening of freight rail siding at Carletonville Industria	Unknown	Unknown	Unknown	Unknown	Unknown
Upgrade of Access road to Carletonville Landfill Site	Unknown	Unknown	Unknown	Unknown	Unknown
Planned K213 Links Carletonville with Fochville	Unknown	Unknown	Unknown	Unknown	Unknown
GFTS TAXI RANK	Unknown	Unknown	Unknown	Unknown	Unknown
Khutsong 1,2,3 Construction of new road	Unknown	Unknown	Unknown	Unknown	Unknown
Khutsong Roads and Storm water	Unknown	Unknown	Unknown	Unknown	Unknown
Khutsong South Extension 2	Unknown	Unknown	Unknown	Unknown	Unknown
NMT: Khutsong North-South link	Unknown	Unknown	Unknown	Unknown	Unknown
Rehabilitation of current services in old Khutsong Ext2 and 3. Loading zones along taxi routes	Unknown	Unknown	Unknown	Unknown	Unknown
Upgrade PRASA Station: Khutsong South & Welverdiend	Unknown	Unknown	Unknown	Unknown	Unknown
Access Road to Kokosi new WWTP	Unknown	Unknown	Unknown	Unknown	Unknown
Construction of new taxi rank: Kokosi	Unknown	Unknown	Unknown	Unknown	Unknown
Kokosi Ext 6 Construction of Roads	Unknown	Unknown	Unknown	Unknown	Unknown

Kokosi Roads and Storm water	Unknown	Unknown	Unknown	Unknown	Unknown
NMT: Kokosi-Fochville link	Unknown	Unknown	Unknown	Unknown	Unknown
Construction of roads (Losberg Area)	Unknown	Unknown	Unknown	Unknown	Unknown
New siding for Losberg Industria	Unknown	Unknown	Unknown	Unknown	Unknown
Pedestrianisation of CBDs and major development nodes	Unknown	Unknown	Unknown	Unknown	Unknown
Pedestrianisation of CBDs and major development nodes	Unknown	Unknown	Unknown	Unknown	Unknown
Taxi Stops along major corridors	Unknown	Unknown	Unknown	Unknown	Unknown
Oberholzer Taxi Rank	Unknown	Unknown	Unknown	Unknown	Unknown
MPONENG TAXI RANK	Unknown	Unknown	Unknown	Unknown	Unknown
SKOPAS TAXI RANK	Unknown	Unknown	Unknown	Unknown	Unknown
Wedela Ext 3 Roads and Storm water	Unknown	Unknown	Unknown	Unknown	Unknown
Upgrade PRASA Station: Welverdiend	Unknown	Unknown	Unknown	Unknown	Unknown
Planned K140 links MCLM with to the east of Merafong LM	Unknown	Unknown	Unknown	Unknown	Unknown
Planned PWV18 links Merafong city LM with North West and the City of Johannesburg	Unknown	Unknown	Unknown	Unknown	Unknown
NMT walkways near Khutsong South Taxi Rank (1050m) along Moleleki Road from Dan Ndzeke Street	Unknown	Unknown	Unknown	Unknown	Unknown
NMT walkways towards Khutsong Extension 3 Clinic (953m) along Nzwanzwa Street from Khutsong Road	Unknown	Unknown	Unknown	Unknown	Unknown
NMT walkways near Kokosi Primary School (995m) along Ben Shiburi Street between Nkoala Street and Tswagong Avenue	Unknown	Unknown	Unknown	Unknown	Unknown
NMT walkways connecting township to the Kokosi Hub	Unknown	Unknown	Unknown	Unknown	Unknown

PARKS & CEMETERIES

Project Description	Budget	2019/2020	2020/2021	2021/2022	Source of Funding
1. Fencing of Wedela cemetery.	R 1 000 000	R1 000 000			MIG
2. Construction of Ablution facilities at Wedela cemetery	R 200 000	R200 000			MIG
3. Construction of ablution facilities at Greenspark cemetery	R 200 000	R200 000			MIG
4. Construction of ablution facilities at Fochville cemetery	R 200 000	R200 000			MIG
5. Construction of ablution facilities at West Wits cemetery (Carletonville)	R 200 000	R200 000			MIG
6. Construction of road leading to the West Wits cemetery	R2 000 000	R2 000 000			MIG
7. Eradication of alien vegetation at	R300 000	R300 000			MIG

Piet Viljoen Dam					
TOTAL	R 5 100 000	R5 100 000			

Overview

All capital projects are related to maintenance and upgrading of cemeteries.

Prioritisation

There is a project overlap between Parks and Environmental management on the eradication of invasive alien plants. These sections need to work together more closely.

Proposals

- Ablution facilities at Greenspark cemetery may not be necessary given its small size and the fact that the remaining time for new funerals is limited by the remaining space of the facility.
- New burials should be consolidated to 3 cemeteries namely:
 - Carletonville (West Wits), which has spaces to accommodate different religious practices.
 - Fochville-Kokosi
 - Khutsong South
- The road to West Wits cemetery should be constructed from bricks to reduce costs as traffic volumes are low.
- In order to reduce long term costs cremation should be promoted and graves should be spaced closer together. Space wastage, presumably caused primarily by a lack of proper measurement of grave spacing is causing the cemetery space to fill up at a faster rate than planned.
- Green infrastructure should be upgraded, especially in previously disadvantaged areas, in order to improve ecosystem services. Greening should start at Township Hubs and parks. Crime Prevention Trough Environmental Design Principles have to be taken into account in the design of parks and landscaping.
- Tree planting needs to be 'ramped-up' as a mitigation measure against the impacts of climate change, most notably for cooling purposes.

RECREATION FACILITIES & LIBRARY MAINTENANCE

Project Description:	Budget	2019/2020	2020/2021	2021/2022	Source of Funding
1. Kokosi X4 Library R15 m	R15m	✓			Gauteng Province
2. Batswaneng study facility (expansion of modular library)stand 2898	R1 300 000.00	✓			Gauteng Province Grant
3. Study Facility Carletonville Library	All cost estimations to be done by Province		✓		Gauteng Province

4. Study facility Khutsong Stand 4	All cost estimations to be done by Province		✓		Gauteng Province
5. Study facility Blybank Library	All cost estimations to be done by Province		✓		Gauteng Province
TOTAL BUDGET	R16,300,000				

Project Description:	Budget	2019/2020	2020/2021	2021/2022	Source of Funding:
1. Replacement of fluorescent lights	R40 000	R40 000			Gauteng Province
2. Book repair material	R30 000	R30 000			Gauteng Province
3. Paint entrance Carletonville library	R11 000	R11 000			Gauteng Province
4. Maintenance Book check security systems	R190 000	R190 000			Gauteng Province
5. Carport for 2 cars Kokosi library and barbed wire at the back	R40 518	R40 518			Gauteng Province
6. Ceramic tiles Carletonville library computer section and passage	R70 000	R70 000			Gauteng Province
7. Palisade around JoJo Khutsong Modular	R 6 000	R 6 000			Gauteng Province
8. Painting Blybank Library outside	R70 000	R70 000			Gauteng Province
9. Replace Carport Wedela X3 and burglar bars study facility	R60 000	R60 000			Gauteng Province
10. Blinds Khutsong Modular	R15 000	R15 000			Gauteng Province
11. Fix roof leak Wedela X3	R35 000	R35 000			Gauteng Province
12. Clean water supply Batswaneng JOJO	R6 000	R6 000			Gauteng Province
13. JoJo Khutsong X2 and clean water tap	R31 000	R31 000			Gauteng Province
14. Daily maintenance	R50 000	R50 000			Gauteng Province
TOTAL	R708 518	R708 518			

Overview

All libraries related capital projects are funded by Gauteng Province. Upkeep and expansion of libraries is taking place at a rapid pace. Libraries are also Merafong's best run facilities.

Prioritisation

All projects are externally funded and confirmed, therefore prioritisation is not necessary.

Proposals

Education and information access is of great importance, however care should be taken not to develop too many libraries and expand on scattered facilities too much. A fewer number of better equipped libraries that offer a higher level of service is most desirable. Merafong currently has 19 libraries, most of which are operated by the municipality. The maintenance and staffing costs are escalating at a rapid pace and if funding from the province for maintenance is reduced it will place a heavy burden on the municipality.

HOUSING

Project	Budget	19/20 Unsecured	20/21	21/22	Source of Funding:
1. Review of the Merafong Housing Sector Plan	R 1 000 000	R0	R1 000 000	N/A	Gauteng Dept. of human settlement-not confirmed
2. Construction of 1320 Serviced stands in Khutsong South Ext. 5	R65 631 245	R0	R65 631 245	N/A	Gauteng Dept. of human settlement-not confirmed
3. Construction of 500 Top Structures in Khutsong Ext. 5	R58 433 500	R58 433 500	N/A	N/A	Gauteng Dept. of human settlement
4. Construction of phase 2 of Elijah Barayi Mixed Development Housing Project	TBA	TBA	TBA	TBA	Gauteng Dept. of human settlement/ Housing Dev Agency/PVT Developer
5. Construction of 3120 Top Structures in Kokosi Ext. 7	R364 625 040	R	R182 312 520	R182 312 520	Gauteng Dept. of human settlement/ not confirmed
7. Upgrading of Khutsong Hostel	R94 000 000	R4 000 000	R90 000 000	N/A	
Total	R583 689 785	R62 433 500	R338 943 765	R182 312 520	

Overview

New housing stock in Merafong is being rolled out in many areas within the spatial parameters of the MSDF.

Prioritisation

Future projects should be located primarily within Carletonville Extension 7, Fochville Extension 8, Kokosi Extension 7 and Khutsong South Extension 8.

Proposals

- The Khutsong hostel should not be upgraded and the people should be moved to Carletonville which is a much more sustainable locality.
- No further human settlement development should take place in Blybank and Wedela as these localities will become unviable after mine closures within 5 to 15 years.
- Higher densities in human settlement developments are not optional. The municipality's financial survival will be dependent on higher densities.
- Funding for maintenance and building insurance with walk-up BNG buildings have to be addressed.

LOCAL ECONOMIC DEVELOPMENT, TOURISM & RURAL DEVELOPMENT

Project Name	Budget	2019/2020	2020/2021	2021/2022	Source of Funding
1. Upgrading of Khutsong Metsing Dam to a recreational facility	R18 000	R9 000 000	R9 000 000	N/A	SLP-Harmony Mine- not confirmed
2. Upgrading of Piet Viljoen Dam to a recreational facility	R10 000 000	R0	R10 000 000	N/A	GDED-not confirmed
3. Trading facilities Fochville Taxi rank (Erf 663)	R10 000 000	R10 000 000	N/A	N/A	MCLM-not confirmed?
4. Construction of an Industrial Hive – Wedela Phase II	R10 500 000	R0	R10 500 000	R0	MCLM-not confirmed
5. Upgrading of Khutsong South Industrial Hives	R500 000	R 500 000	N/A	N/A	Corobrick-not confirmed
6. Installation of prepaid meters at Khutsong Hives	R2 500 000	R2 500 000	N/A	N/A	WRDA-not confirmed
7. (upgrading) Installation of water meters at Carletonville Informal Trading Areas	R500 000	R500 000	N/A	N/A	Corobrick-not confirmed
8. Farmer support: Upgrading of Nooitgedacht Commonage Farm – Provision of stock handling facilities, fencing and water per camp	R200 000	R0	R200 000	N/A	MCLM-not confirmed
9. Upgrading of Khutsong Commonage farm	R5 000 000	R0	R2 000 000	R3 000 000	DRDLR-not confirmed

Overview

Capital projects are mostly related to the support of the informal sector and the reduction of water and electricity losses associated with informal markets and industrial hives.

Prioritisation

- Economic growth and job creation is in the long term by far the biggest problem the municipality faces. The municipality will become financially unviable and Merafong will be turned into a ghost town if economic diversification away from mining does not take place. Economic development and the development of economic infrastructure needs to be put much higher on the agenda.
- All projects that address the loss of municipal revenue must be prioritised in order to help stabilise municipal financial losses.
- Trading facilities at the Fochville Taxi Rank could be built at a greatly reduced rate by refurbishing shipping containers. This practice has become a global trend and can look visually appealing if planned properly.
- Funding is required for subdivisions and servicing of stands in order to release vacant municipal owned land, especially in previously disadvantaged areas.

Proposals

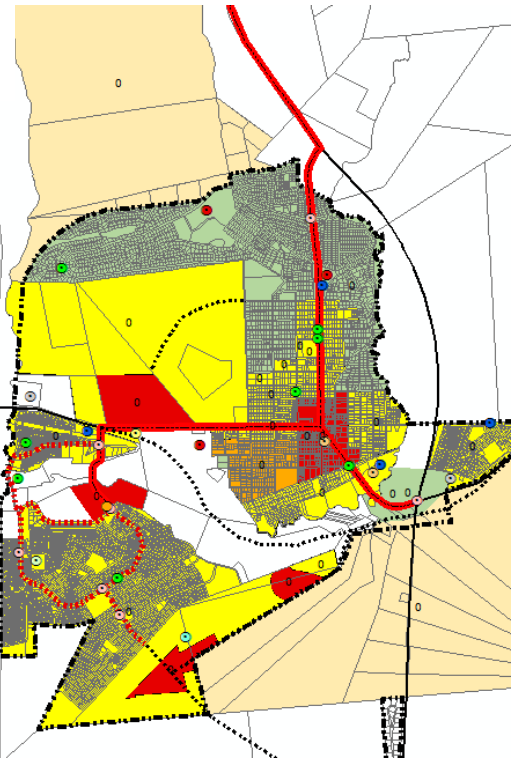
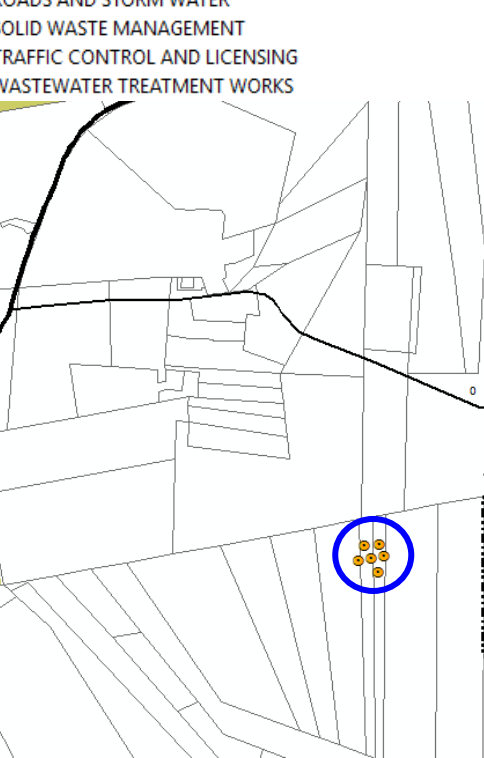
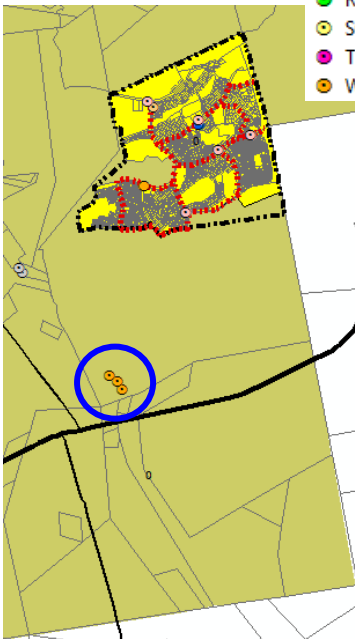
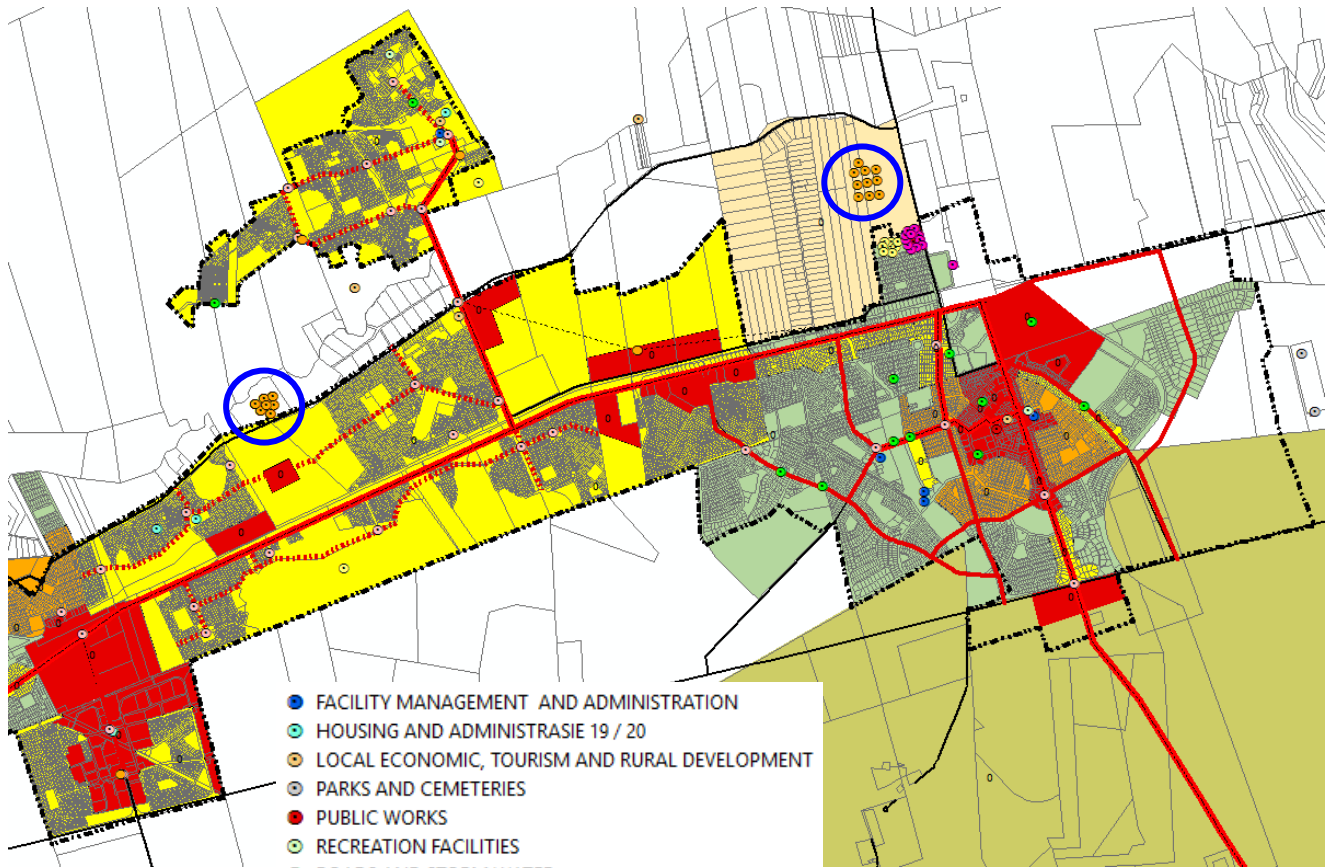
- Merafong needs to create an environment that is conducive to economic development. As proposed by the Growth and Development Strategy and the Municipal Spatial Development Framework more attention should be given to diversifying the economy away from mining. Currently no capital projects are supporting this goal.
- It is of critical importance that tradable sectors (Economic base) in the economy be developed to replace mining. As such the municipality should focus strongly on developing game changer projects to restructure the economy. The bulk of SLP funding should be allocated to economic development and more specifically to game changer projects. This will maximise job creation. Refer to Section 6.3.2 of the MSDF. Currently most SLP projects lean more to the social side and will not create a high number of sustainable jobs.
- Emerging farmer development and land reform is happening too slowly in Merafong. Most of these projects have failed repeatedly and such losses cannot be sustained. Emerging farmer projects should be assimilated into the Bokamoso Ba Rona program in order to improve viability and sustainability.

General overview and directives

When all policy directives are broken down to a fundamental level the following core principles apply:

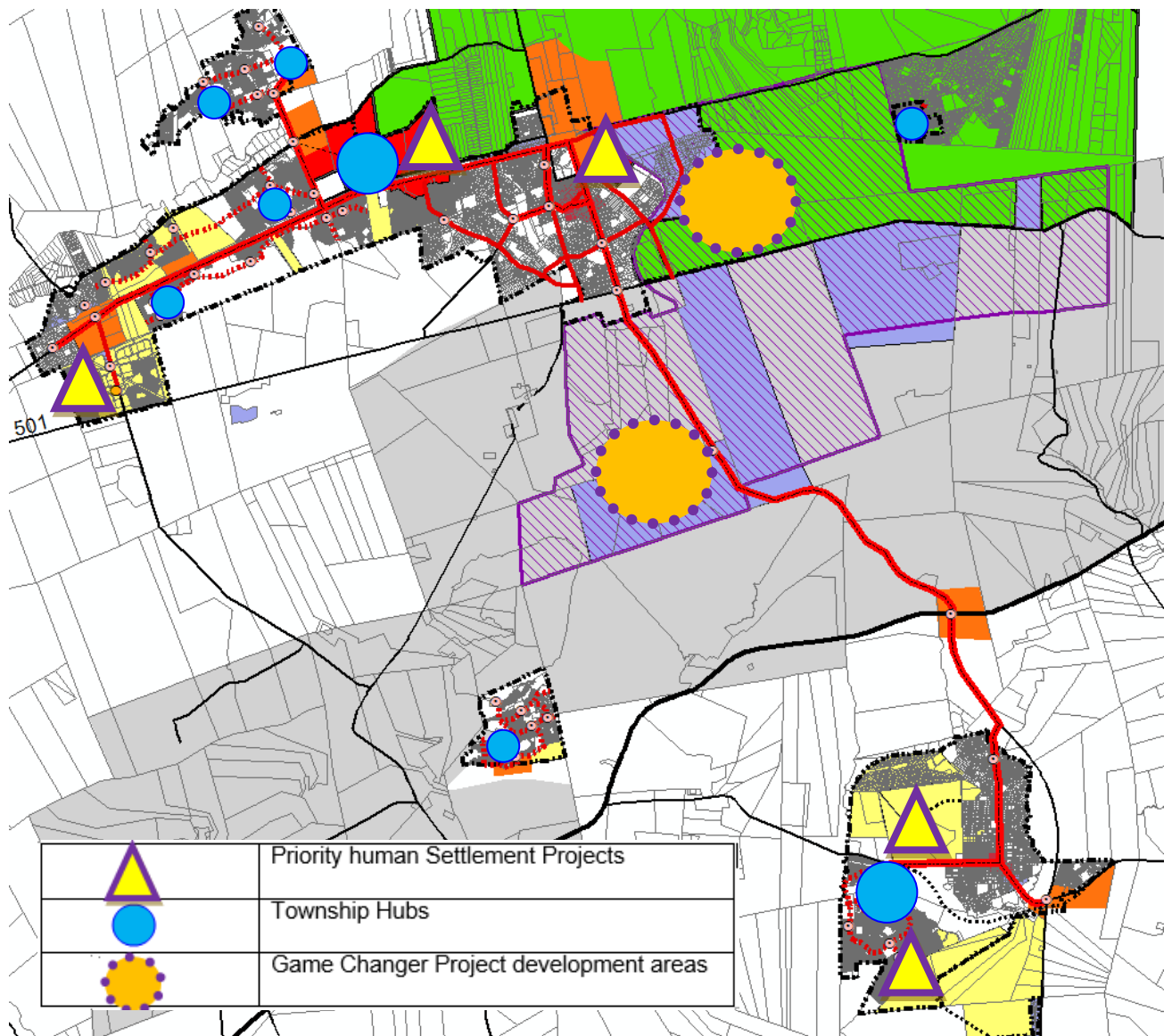
- Densification and compaction must not only be enabled, but also become the only way development is facilitated. This does not imply that only high density development must take place.
- Engineering infrastructure development must be focused on the core network within the Urban Edge. All future master planning shall embrace this as a fundamental concept.
- Economic infrastructure is of critical importance in enabling an economic turn-around
- Facilities must be clustered at pre-determined nodes in order to maximise their efficiency

- Municipal financial viability and sustainability must be a key consideration in capital expenditure planning.
- Capital expenditure planning and implementation must conform to the planning principles of the MSDF.
- The bulk of capital is being spent to catch up on service delivery backlogs. Especially Waste Water Treatment Works and road resurfacing.
- Many projects are not funded yet and will await grant funding.
- The current pattern of project localities takes on a scattered form, mostly across urban areas.
- Once the prioritisation is applied to grant funds the project localities will change to become more concentrated in specific localities (Refer to the Future Capital Projects prioritisation map).
- Maintenance backlogs will continue to be reduced in various localities, however prioritisation will be given to nodes and corridors of high importance.



FUTURE CAPITAL PROJECTS PRIORITISATION

In addition to prioritisation and proposals made for each municipal section the following generalized proposals should be adhered to. Projects should be divided up into 3 strategic areas namely Human Settlement Development, Social Development and Economic Development. The figure above depicts future priority areas for capital investment in economic game changer projects, social development in Township Hubs and Priority Human Settlement Areas.



Future projects/programs of strategic importance:

Economic Development

- a) Special Economic Zone

1. Bioenergy Agro-Industrial Park including a greenhouse cluster.
 2. UNISA Experimental farm and training centre
 3. Manufacturing hub including the Gauteng Mining Industrial Park.
 4. Gauteng Recycling Cluster/Industrial Park
 5. Bioenergy Phytoremediation of mine impacted land
 6. Circular Economy
- b) Tourism & Urban Renewal
1. Integrated tourism package
 - 1.1 Karst tourism
 - 1.2 Water recreation areas
 - 1.3 Abe Bailey expansion
 - 1.4 Johannesburg Skydiving Club
 - 1.5 Township tourism
 2. Merafong Heritage Precinct

Social Development

- a) Township Hubs
1. Kokosi
 2. Khutsong East
 3. Khutsong West (Neighbourhood node)
 4. Khutsong South
 5. Elijah Barayi
 6. Wedela (Neighbourhood node)
 7. Blybank (Neighbourhood node)

Human Settlement Development

- a) Carletonville
- b) Fochville Extension 8
- c) Khutsong South Extension 8
- d) Kokosi Extension 7
- e) Elijah Barayi

Numerous projects will flow from these priorities and project charters should ensure that these projects are spatially and temporally aligned to the MSDF.

POLICY DEVELOPMENT

With the changes brought about by the new SPLUMA system of planning and management it has become necessary to produce new and amend old policies related to land use management. The following proposals must be taken up into policies:

a) Sale of alcohol

From extensive participation on ground level as well as through forums set up by the province it has come to light that people in all township areas do not have reservations about alcohol being sold in their neighbourhoods, however they have serious problems with on-consumption establishments that cause problems with noise, fighting, crime, congestion, etc. Therefore the following should be included in policy:

- Relax restrictions on off-consumption and increase restriction on on-consumption. Weigh-up against reducing the availability of alcohol.
- Off- consumption could be included as a type of spaza
- On-consumption requires a rezoning along designated nodes and corridors

b) Accommodation

- Include boarding houses
- Align policy with the Growth Management Zones in the MSDF

c) Crèches

- Written consent up to 29 children.
- Rezoning from 40 upwards
- Site Development Plan required

d) Spaza shops

- Written consent
- Site Development Plan required
- Size up to 36m²

More detailed spatial plans are required for the following areas:

- All Township Hubs
- Both CBD areas.
- West Wits-Driefontein
- Mine villages
- The Special Economic Zone and for industrial development in general.

Recommendations for and alignment with the Merafong Land Use Scheme and the Merafong Land Use Management Bylaw

Alignment between the MSDF, Land Use Scheme and bylaw has been done with the process of developing the MSDF with new features such as Overlay Zones from the MSDF included. Potential future problems should be identified and monitored in order to make informed decisions on possible amendments. Current and future potential issues thus far identified include:

- Overlay zones. This is an entirely new instrument and it can be anticipated that some problems may occur.
- Churches. A number of small issues are relevant such as churches in vacant industrial buildings.
- As far as possible and practical, adaptive reuse of vacant buildings should be promoted
- Inclusionary housing
- The municipal revenue system is unsustainable and consideration has to be given to this. One of the first weak spots that will become vulnerable to change is the revenue derived from electricity. Within 10 years most households and businesses will have the ability to generate their own electricity cheaper than the municipality can supply. This is not only due to escalating electricity generation costs at ESKOM but also due to rapid technological development in renewable electricity generation and storage that bring down costs.
- Consideration should be given to making development easier beyond what has already been implemented in the MSDF and LUS. One possibility is to allow a rezoning without utilising the additional land use rights and charging the engineering service levy until a building plan is approved. This would make property development more flexible.

Addendums to the MSDF

It is proposed that implementation policies be developed to facilitate development in Merafong. If more information on what is required to invest in Merafong is available it will make investment decision making easier.