

METSIMAHOLO SPATIAL DEVELOPMENT FRAMEWORK PLAN



2012/2013 REVIEWED DOCUMENT



DRAFT DOCUMENT 15 MARCH 2012



MASS
Municipal Asset Management System

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Section 0: EXECUTIVE SUMMARY

The Spatial Development Framework for Metsimaholo is reviewed in terms of relevant laws and the Municipal Performance Regulations. In meeting with the SDF aims to do the following:

- give effect to the Chapter 1 development principles of the Development Facilitation Act (Act 67 of 1995);
- set out objectives that reflect the desired spatial form of the City;
- contain strategies and policies regarding the manner in which to achieve the spatial objectives;
- set out basic guidelines for a land use management system;
- set out a capital Investment Framework for the municipality's development programs;
- contain a strategic assessment of the environmental impact of the Spatial Development Framework;
- identify programs and projects for the development of land within the municipality;
- provide a visual representation of the desired spatial form of the municipality;
- and the identification of where public and private land development and infrastructure investment should take place;
- delineate an urban development edge and develop key guidelines that determine development beyond the urban edge;
- Identify strategic interventions and priority spending areas.

In reviewing the SDF for 2010/2012 localised plans are developed for each of the major settlements in the municipality and development directions are also determined.

It is reality currently evident in the municipality that there are large tracks of land within the current major settlement areas that need to be rationalised for new development and maintained s public open spaces.

In developing this rationalisation Consolidation areas are identified in the major settlements that will serve as medium to high density infill development opportunities and as alternative accommodation opportunities for facilities such as orphanages and old age home facilities.

The open spaces are rationalised to maintain the current green lungs and provide recreation facilities within communities.

Within the current settlements of Metsimaholo the following are determined as major settlements:

- Sasolburg,
- Vaal Park,
- Zamdela,
- Deneysville,
- Refengkgotso,
- Oranjeville
- and Metsimaholo.

Consolidation areas are also identified in the village areas beyond the owned by various mine houses and major company compounds.

All areas identified for consolidation requires that high density residential developments be developed as part of the consolidation effort and where possible mix income and use developments be promoted.

Residential Income Distribution: Residential income distribution and mixing in the municipality is an absolute necessity if the income fragmentation of localities is to be addressed.

The reality of our current space distribution is that race segregation has been replaced by income separation.

This reality is making it very difficult for municipalities to realise economic opportunities within all communities as the poorer communities remain not able to sustain meaningful economic activities due to low income thresholds.

This lack of sufficient thresholds to sustain income generating opportunities is resulting in these settlements remaining in dormitory state identified for them by apartheid planners.

To address the income fragmentation problem the Breaking New Ground policy of the National Department of Housing has determined a distribution to be implemented in promoting income mixing in communities.

To align the municipality's intention for integrated communities with that of National Housing the SDF proposes that all developments proposed in the municipality consider:

- including 20 % affordable housing (RDP),
- 10% credit linked and 20 % affordable rental options,
- The remaining 50% can be distributed in a development as per the developer's requirements.

The 50% low income housing required in all developments shall be provided as an option in all developments in the identified consolidation areas only.

All housing opportunities determined in the Housing Act as being governments responsibility for provision and participation in their provision shall be made available to on offer to participate in their provision as first right of refusal.

Only if government fail to commit in writing to take up such an offer can developers proceed to develop their schemes 100% as per their plans.

Because Provincial Government is responsible for committing to such determinations it is a provincial guarantee that municipalities must source. Such a

guarantee must be sourced within a reasonable time frame and such time frame shall be determined by the developer in consultation with the municipality.

Within the consolidation areas development containment and the promotion of infill development must be considered critical through the consideration of densification alternatives as opposed to development spreading.

Industrial Proposals: Industrial Development areas are proposed in Sasolburg and in the Vaal Park area and a new industrial development area is proposed in the Deneysville.

Industrial development is a critical growth determinant in municipalities, provincial and national economies. Sasolburg is currently the heart of South Africa's petro chemical industry and associated beneficiation options must be looked at in the municipality.

The availability of skills and industries associated with petro chemical industries have provided Sasolburg with an advantage over other areas. This advantage must be exploited to the provinces and municipalities benefit within the national context.

New Opportunity Areas: In opportunity areas are areas considered critical for future large scale development in the municipality. In these new opportunities new industrial, central area developments and higher densities are being considered.

The densification proposals must be considered within the context of the available bulk infrastructure.

To accommodate new developments that cannot be carried by current bulk infrastructure the infrastructure master plans of the municipality must consider the required bulk services and plan for such services delivery to ensure that such development are realised.

Development Consolidation and New Development Direction:

Sasolburg is currently constrained for future growth by the undermined areas and by future mining prospecting opportunities located in and around the town.

This containment is resulting in the municipality having to explore new growth opportunities in the Deneysville area for the coming 20 to 50 years.

Deneysville is considered opportune as new growth area due to its proximity to the Gauteng Province, Mpumalanga Province, Limpopo Province and as a result of the available in and around the area.

The natural beauty of the locality and the presence of the Vaal Dam also add to the ideal consideration of the area as the future of the municipality.

To capitalize on the development opportunities provided by Deneysville a new growth development area is proposed to the north of the current town in which a new Municipal CBD and industrial development area should be explored for the municipality.

There exist in Deneysville large portions of land that will need to be secured for future growth opportunities. In order to provide for affordable housing within this new proposed development area the Municipality must seek to acquire land and keep this land by banking it for such development. All land acquired and banked should not be allowed to be alienated by any new Council for any other reason.

This land for future growth opportunities must be set aside through Land Banking. In Oranjeville a development area is also identified on land located south of Lizard Park, on the entrance of Metsimaholo. This area is identified as an integration area to link Metsimaholo, Lizard Park, and Orangeville.

In this integration area of Oranjeville a Regional Centre is proposed. This area is identified as the location in which a casino should be built.

There are land opportunities identified in Oranjeville that should be considered for Land Banking.

In summary the development direction determined for Metsimaholo is summarized as follows:

- Nodal development framework in which all the major centers should first begin by consolidating all available land parcels to intensify all infill development in the area;
- Consolidation of major land areas by promoting high density developments in those areas;
- Development containment by introducing an urban development edge to ensure consolidation of development in all major areas and in the villages;
- The discouragement of development outside the urban edge by not allowing rezoning in the municipal open space areas. All developments promoted in these areas must be for set determined time frame and shall provide for the development of an EIA and a rehabilitation plan;

In order to ensure that the future spatial structure is reinforced and economic opportunities are promoted in identified area catalytic projects are proposed and a regeneration program is determined for the municipality.

Section 1 : INTRODUCTION

1.1 A spatial development framework Plan is intended to guide decisions relating to the location and the nature of physical development while ensuring the protection of the natural environment.

1.2 Spatial Development planning is necessary to ensure that:

- better forward planning is determined,
- a better forward outlook on the physical future of a municipality is ensured, and
- promote sustainable development and environmentally responsible development

1.3 Spatial Planning is therefore critical in ensuring that:

- a) current physical disparities, as a result of decentralisation of activities,
- b) inadequate settlement patterns are re-organised to inform the future in a way that will ensure efficient, effective and equitable settlement patterns,
- c) ensuring that economic opportunities are distributed fairly for all citizens in the municipality to experience, and
- d) ensuring that the preservation of natural resources/environment resources for future generations is protected.

1.4 Positive¹ spatial re-organisation can only be certain if Spatial Planning carries development guidelines/strategies that are clear and direct in their intentions.

1.5 This Spatial Framework review for the 2012-2013 financial years intends to build on the approved SDF for 2010-2011 plan.

1.6 The intention of the SDF review is to consider those areas in the current spatial order that need reconsideration and to detail those areas that require detailing to ensure clarity to communities and investors.

1.7 To achieve the intended direction this document will provide clear development guidelines at the municipal scale and at local² scale and identify catalytic projects that can be detailed for implementation.

1.8 This review also intends to:

- *Indicate where growth and development should occur and where it should be discouraged;*
- *Indicate the most desirable urban form and structure of future growth and development;*
- *Identify where public and private investments must be encouraged to achieve the desired urban form and structure for the Municipality; and*
- *Encourage the implementation of key catalytic projects that will seek to regenerate depressed areas in the Municipality.*

1.9 In order for the correct and proper physical development future to be determined it is critical that all planning be based on reality while at the same time being inspirational.

1.10 For this SDF to be based on reality aspects impacting on the population, economy and infrastructure will be explored under **section 2** to give an understanding of what should be provided to ensure proper development in the Municipality.

1.11 It must be indicated here that changes that will happen in the early years of the plan (first five to ten years) can be planned for with some certainty,

¹ As posed to "negative spatial reorganisation which promotes separation and the exploitation of natural resources and the environment.

² Local scale is the suburb and township scale.

but beyond this period changes should be considered as part of future planning.

1.12 Considering that there are limits to achieving change, there are however many choices from which the desired physical direction can be chosen from. In determining the growth direction of the Municipality the choice shall be informed by the current and future vision of the Municipality.

1.13 This choice will be informed by the spatial informants that will be presented under **section 3** of the document. It is critical to explore the nature of the development we would like to promote at a municipal and local level.

1.14 The instruments that we will explore here is whether we are looking at a nodal³ or corridor⁴ development approach at the municipal level and at local level how the chosen approach is integrated to the movement, entertainment, leisure, education and sport facilities in hierarchical form.

1.15 As indicated previously the vision of the municipality will be critical in determining the development direction that will be chosen.

1.16 Currently the vision of the municipality is ***“striving to be a leading municipality in delivering effective, affordable and sustainable quality services to communities”***.

1.17 In realising this vision the municipality intends to:

- *Create a vibrant Municipality in which people are drawn to live, work, entertain and educate themselves,*
- *Retain the distinct character of the municipality by protecting its environmental resources,*

- *Provide a range of housing types and opportunities for accommodation in proximity to working opportunities,*
- *Protect the unique attractive setting of the municipality which is framed by the blue backdrop of the Vaal River and Dam,*
- *Protect the distant views to the natural landscape and the adjoining areas of extensive agricultural lands, and*
- *Improve Town Centre functionality in the various areas of the municipality.*

1.18 It is important to note that the SDF review is part of legal compliance requirements and therefore shall be informed by the different laws of the land that dictate physical development.

1.19 Under section 2 these laws are presented in summary and their impact is explored in section 3 as they affect each area assessed.

1.20 Legal Implications:

1.20.1 The Spatial Development Framework Planning Review process is undertaken as a result of a legally prescribed process and as a necessity to obtain an efficient spatial form for municipal physical development.

1.20.2 The Municipal Systems Act, (Act 32, 2000) obligates all municipalities to prepare an Integrated Development Plan (IDP) as the primary and overriding management tool and as part of the IDP the SDF have to be prepared and approved by the municipality.

1.20.3 As an integral component of the IDP, the SDF must also adhere to the requirements of Local Government: Municipal Planning and Performance Management Regulations, 2001 (Government Notice 22605, 24 August 2001). In summary, the SDF must:

- give effect to the Chapter 1 development principles of the Development Facilitation Act (Act 67 of 1995)

³ Nodal Development is the concentration/agglomeration of commercial and other activities.

⁴ Corridor development pattern is development focused along activity corridors.

- set out objectives that reflect the desired spatial form of the City,
- contain strategies and policies regarding the manner in which to achieve the objectives,
- set out basic guidelines for a land use management system,
- set out a capital Investment Framework for the municipality's development programs,
- contain a strategic assessment of the environmental impact of the Spatial Development Framework,
- identify programs and projects for the development of land within the municipality,
- provide a visual representation of the desired spatial form of the municipality, including:
 - identification of where public and private land development and infrastructure investment should take place,
 - delineation of the urban edge if feasible strategic interventions, and
 - priority spending areas

1.20.4 The legal context within which the SDF is developed is the following:

- Constitution Act 108 of 1996: As per the Constitution specifically under Chapter 2: Bill of Rights all planning is impacted directly by some other provision in the bill.
- the bill of Rights require that people have reasonable access to water, sanitation and housing.
- physical Planning deals with properties that are held in public and private title, for those rights held in private hands the Constitution allows planning to set restrictive conditions on use and development bulk (volume).

1.20.5 Our constitution also determine the need for environmental rights to protect the health of others and prevent environmental degradation in order to protect our environment for future generations⁵.

1.20.6 The right to housing is also a constitutional provision that requires Municipalities to plan for the provision⁶.

1.20.7 Section 152 of the Constitution determine the objects of Municipalities as being the following:

- provide accountable government for communities;
- provide services in a sustainable manner;
- promote social and economic development; and
- promote a safe and healthy environment

1.20.8 Aiming to realise the constitutional provisions there are a number of laws related to housing, basic services and transportation that have been instituted by government these inform the provision of these services and must be taken into consideration.

1.20.9 The SDF as indicated above is a legal document and is enforced through the land use management policies of the municipality and can restrict development of properties either private or public owned.

1.20.10 The guidelines and development directions determined in this document as required by law are enforced through the same laws and shall be adhered to by all developers in the municipality and by government.

⁵ Jeannie van Wyk: Planning Law

⁶ Jeannie van Wyk: Planning Law

2.1 POPULATION



FIGURE 1: DISTRICT MUNICIPALITIES IN PROVINCIAL CONTEXT

2.1.1 Metsimaholo is situated within the Free State Province (see Figure 2) and in the Free State it is located within the Fezile Dabi District Municipality (see Figure 2).

2.1.2 The Free State Province covers an area of 129821⁷ square kilometres and consists of 2,957,077⁸ million people.

2.1.3 The total population of the Free State Province makes up 6.2 % of the total population of the Republic of South Africa.

2.1.4 The population of Fezile Dabi make up 16% (474,089) of the total population of the Province while the population of Metsimaholo Local Municipality make up 33% of the total population in the Fezile Dabi District Municipality (2007 STATSSA).

2.1.5 The demographic profile of the population by group in the rural area of the municipality is similar to that in the province (see Table 1). As per STATSSA, there is currently a majority African population (77%) followed by a White population (21%) living in the Municipality.

2.1.6 Migration into the municipality is focused towards Sasolburg, Deneyville and Oranjeville areas due the existing mining activities and the proximity of these areas to retail, factory, and industrial work opportunities better than those in the rural areas.

2.1.7 This in migration is largely from the unemployed seeking work opportunities and secures tenure in the municipality and is from rural areas in the municipality and neighbouring municipalities. People are also moving from smaller towns in the district into Sasolburg.

Population Group	Urban		Rural	
	Number	Share %	Number	Share %
African	171,410	77	11,067	85
Colored	4,452	2	643	5
White	46,748	21	1,287	10
Sub-Total:	222,610	100	12,967	100
TOTAL:	235,577			

Table 1: Population Grouped - Urban and Rural
Source: E. Jacobs, C punt and S Phaladi (2009); Provide Project

⁷ Municipal demarcation Board 2009

⁸ Municipal demarcation Board 2009

2.1.8 The migration of families into the largely African urban settlement areas is as a result of the seasonal nature of employment in rural areas, the opportunity to gain property ownership in these areas as a result of the current housing policy and the slow pace in which the land restitution process is also resulting in the migration.

2.1.9 The population profile of Metsimaholo has changed significantly since 1996. In 2012 the profile of the population consists of a much younger demographic (see Table 2), low skilled with a majority Black population.

2.1.10 The male to female distribution has changed from a male dominated demographic to an equal distribution with females increasing to a soon dominating group in the population ((47%) male to female (53%)).

Residential Area	Population
Zamdela (Township)	126,172
Sasolburg (suburb)	52,411
Sub total	178,583
Oranjeville (suburb)	3,193
Metsimaholo (Township)	5193
Sub total	8,386
Deneysville (suburb)	10,482
Refengkgotso (Township)	25,157
Sub total	35,639
Rural Population	12'967
TOTAL	235,577

Table 2: Population by Residential Area

Source: 2009 SDF Metsimaholo extrapolated with 1% growth for 2012

2.1.11 The spatial distribution of the population indicates that there are more people staying in urban areas than rural areas and the majority is located in urban townships⁹ and suburbs¹⁰(see Table 2).

2.1.12 On a town based distribution the majority of people in the municipality are staying in Sasolburg (including Vaal Park and Zamdela), followed by those staying in Deneysville (including Refengkgotso) and Oranjeville (including Metsimaholo) (see Table 2).

The population projections indicate that the population in the municipality is growing by 1% annually¹¹. Considering the current population in the Municipality (see Table 1 and 2) it is estimated that by 2020 there will be 255,095 people living in the municipality.

2.1.13 Skill levels in the municipality indicate that there is a population with very low skilled levels among the majority (Black) and a relatively high skilled minority (White).

2.1.14 The current stats indicate that there are very limited numbers of people entering the 12th grade and tertiary education among the majority.

2.1.15 In terms of the income distribution per household about 68% of the households in the municipality have a combined household income less than 1600 and a further 24% have a combined income greater than 3200 and less than 6000. This is a clear indication that the majority of people in the municipality are poor.

2.1.16 According to STATSSA the municipality has a dependency ration of 3 to 1, meaning that 3 people rely on 1 person to service their basic needs. If this ratio is considered in relation to the age figures indicated in figure 3 it can be concluded that the bulk of the dependants are young school going or young unemployed adults, who depend on households with a very limited disposable income.

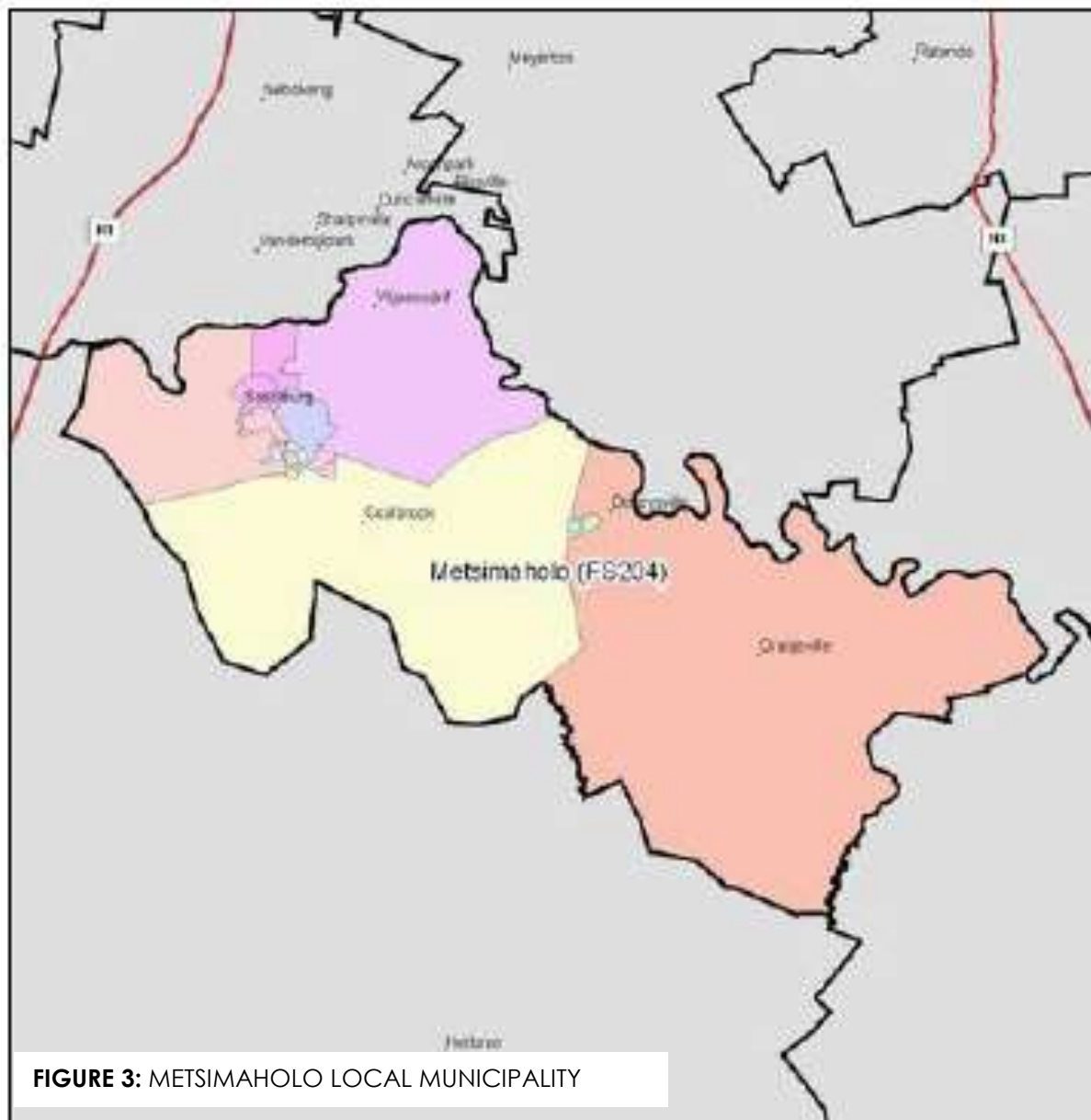
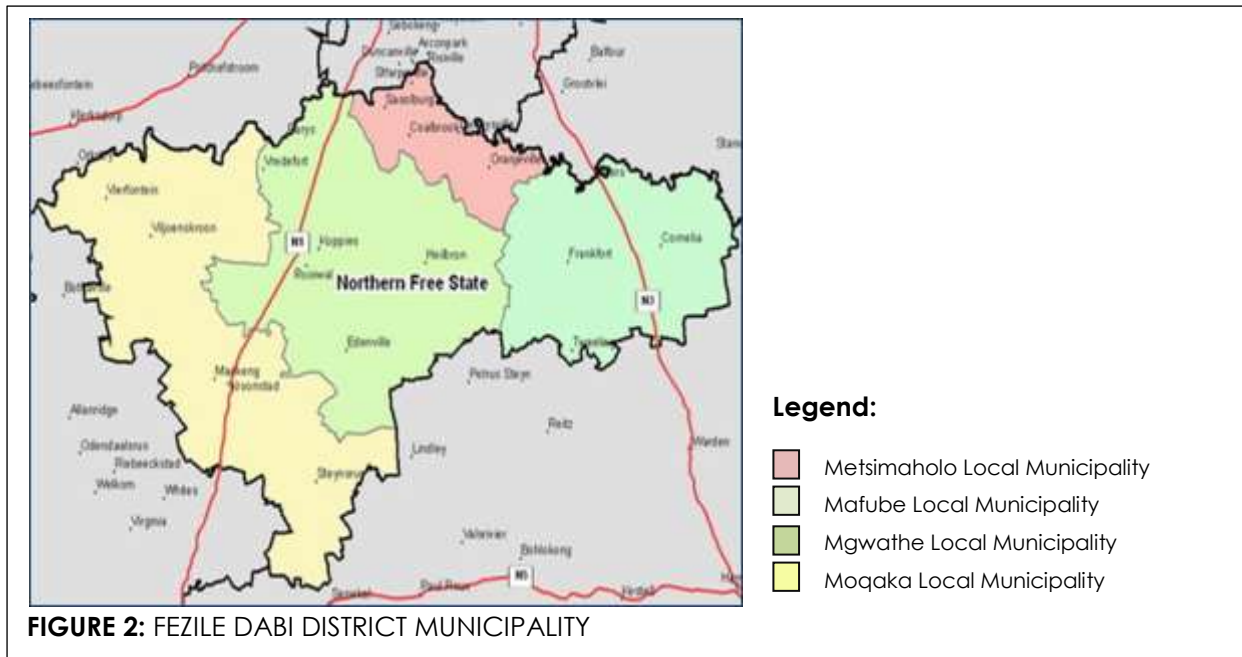
2.1.17 The unemployment rate in the municipality is (33%) as per the official definition and has an employment rate of 77%.

2.1.18 A large number of people are paid very low wages as indicated in figure 4 or rely on grants and a larger group of people are not seeking any work and therefore as per the unofficial stats there is a larger group of people work having any income in the municipality.

⁹ Townships

¹⁰

¹¹ STATSSA 2001 and Community Survey 2007



2.1.19 National government through its grant system currently caters for 53% of the Free States population (592 443). A large number of people in the municipality rely on grants as a form of income. These grants consist of child care, care dependency, disability, foster and old age grants.

2.1.20 Due to the legacy of the apartheid spatial distributions people in are distributed by race predominance in the various settlements.

2.1.21 In line with this logic black people are predominantly located in the townships and white people in the suburbs.

2.1.22 It should however be indicated here that since 1989 there has been a considerable number of people that have moved into the suburbs, and that currently migration between the areas is determined by affordability rather than race, this will be indicated in the housing section in more detail as mono income disparities in locations is becoming the most important spatial disparities of the post-apartheid South African urban landscape.

2.2 ECONOMY:

2.2.1 Fezile Dabi is the second largest contributor to the Provincial GGP (31%) and Motheo District the largest (35%)¹² contributor. The economy of Fezile Dabi (4%) has been the largest growing economy in the province followed by Motheo District Municipality (3%).

2.2.2 The economy of the Free State Province has been restructuring from a primary sector economy to a tertiary economy. This shift has been happening also on the economy of Metsimaholo. The shift of the economy from a primary to a tertiary economy is resulting in a large number of jobs losses and the mining sector is identified as suffering the largest losses.

2.2.3 Although the municipality has a much lower unemployment rate (33%) as per the official definition, there is a large number of people not looking for work and rely on those who are working. This is reflected in the dependency ration (3 people relying on 1) of the municipality.

2.2.4 Migration as indicated in the District is focused towards Sasolburg, Deneysville and Oranjeville areas. This is due to the existing job opportunities provided in these areas and their proximity to other economic opportunity areas such as Vereeniging and Vanderbijlpark and Johannesburg.

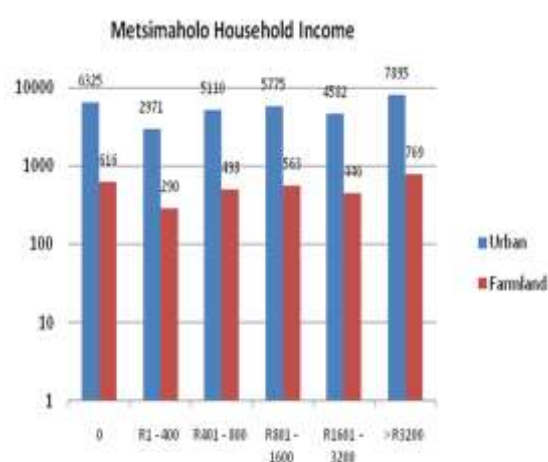


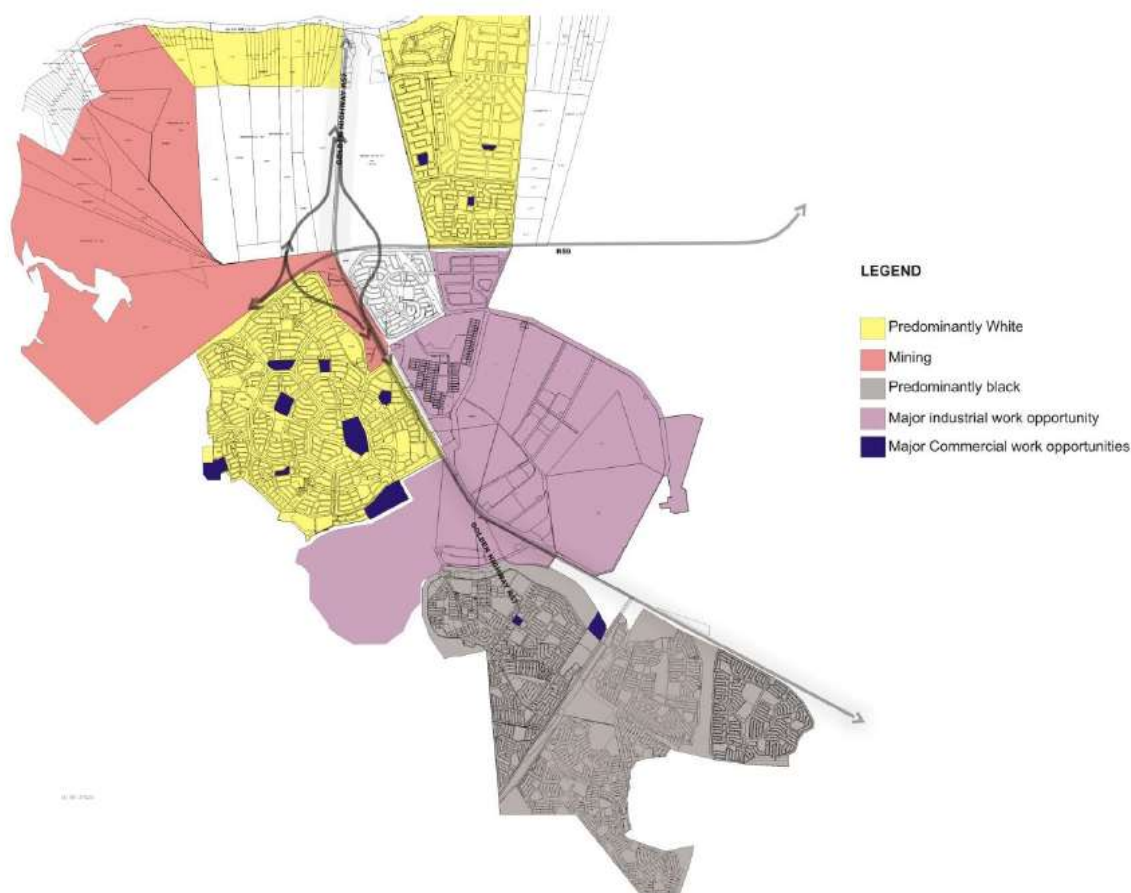
FIGURE 4: HOUSEHOLD INCOME

2.2.5 Metsimaholo has been earmarked as a developmental nodal point for the coming 20 years. This status is important as it marks the development vision determined by the provincial administration.

2.2.6 The sectors that are growing in the municipality are located within the wealthier areas of the municipality such as Sasolburg, Vaal Park and in the Deneysville and Oranjeville town centres.

2.2.7 These sectors are identified as manufacturing, retail and community services. Others that present opportunities for growth are residential real estate and tourism, these opportunities are also located in the areas identified above.

¹² Global Insight 2009



Project:
METSIMAHOLO LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK PLAN
Drawing:
MUNICIPAL COMMUNITY AND ECONOMY OPPORTUNITY DISTRIBUTION



date:
February 2011
scale: Not to scale

FIGURE 5: POPULATION AND MAJOR EMPLOYMENT OPPORTUNITY DISTRIBUTIONS

2.2.8 The sectors that are growing in the municipality unlike those in decline (mining and agriculture) require high levels of skilled employment.

2.2.9 If the skills are not developed this may lead to a structural difficulty as many of the unemployed in the municipality are very low skilled individuals and may have to re-skilled to ensure their employment that will allow for future growth in these growing sectors.

2.2.10 A spatial assessment of the location of most economic activity in the municipality indicate that all major concentrations of opportunities are located within the suburbs and very limited opportunities are within the townships(see Figures 5 Map).

2.2.11 Sasolburg (includes Vaal Park) enjoys the majority of the opportunities followed by Deneysville and then Orangeville. The bulk of manufacturing is located in Sasolburg, Vaal Park and in Zamdela. The Sasolburg industrial campus is located between Sasolburg and Zamdela along Eric Louw road. Other industries are located between Sasolburg and Vaal Park, Inanda and "Chem City".

2.2.12 This distribution of economic activity represent a spatial order that makes Zamdela the most strategic located of Refengkgotso and Metsimaholo as it is located closer to Sasolburg the major node ¹³ in the municipality and the rest of the

¹³ Nodes are defined as areas with major economic opportunities or strategically located areas for future economic opportunity location.

opportunity areas that are situated in the Gauteng Province.

2.2.13 Mining in the Municipality although in decline is showing prospects of growing as there are new prospecting opportunities that are being considered by mining houses (see Figure 5) . Future employment opportunities in this sector may not be as significant as it was in the past due to mechanisation and new improved techniques of managing shifts.

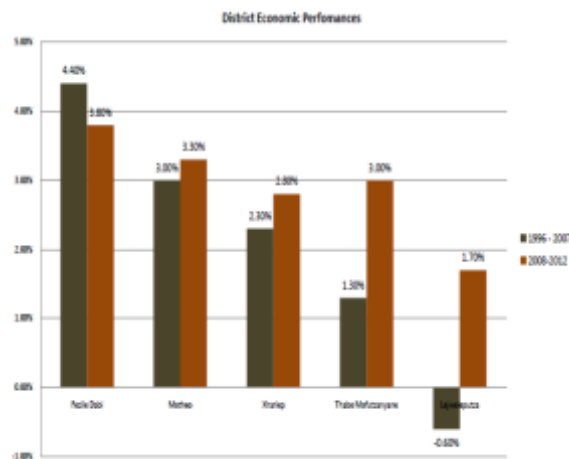


FIGURE 6: DISTRICT ECONOMIC PERFORMANCE

2.2.14 These very asserts for tourism are critical in the real estate market as they provide an opportunity for a variety of choices for prospective investors from areas like Gauteng.

2.2.15 Transportation is experiencing an increase in its comparative advantage in the Province. Agriculture in the Municipality is constrained by the demand for mining land and as a result only 3% (2 814 ha) of land currently available in the Sasolburg area can be used for agriculture.

2.2.16 At a district context the Provincial reality is reflected especially in the mining sector, however in the municipal context the restructuring to a tertiary sector economy is driven largely by the growth that is experienced in manufacturing, trade and financial services sectors.

2.2.17 Metsimaholo currently is the largest manufacturing area in the Free State Province. Within the Fzile Dabi District

Municipality context it is a major water and electricity provider for the area.

2.2.18 Spatial assessments of where these opportunities are currently concentrated indicate that Sasolburg which is in proximity to Gauteng along the Vaal River provides great opportunities for tourism and real estate development.

2.2.19 Deneysville and Oranjeville provide better opportunities for tourism and real estate due to the large water bodies' ideal for water recreation and sports, located in these areas and the relative cheaper available well located land in relation to the river.

2.2.20 Retail opportunities are also concentrated in Sasolburg proper and in the Vaal Park area with very limited retail concentrated elsewhere.

2.2.21 In Deneysville and Oranjeville there is very little manufacturing happening and the economies of these area are mainly focused on retail which is directed at the local community and tourists.

2.2.22 Zamdela has recently being growing in retail developments especially related to the building industry and retail. On the periphery of Zamdela there is manufacturing activity related to mining or the petrochemical industry of Sasolburg.

2.2.23 The bulk of economic activity within the townships is un-regulated informal retail activity related to grocery, liquor and other subsistence based activities related to recycling and construction.

2.2.24 Metsimaholo and Refengkgotso present a similar economic activity base to Zamdela, except that the retail activity in Metsimaholo and Refengkgotso is dominated by little neighborhood shops and informal retail activity.

2.2.25 In all these areas commercial and manufacturing activity are located in line with the layout planning ideologies on which they are developed along major routes.

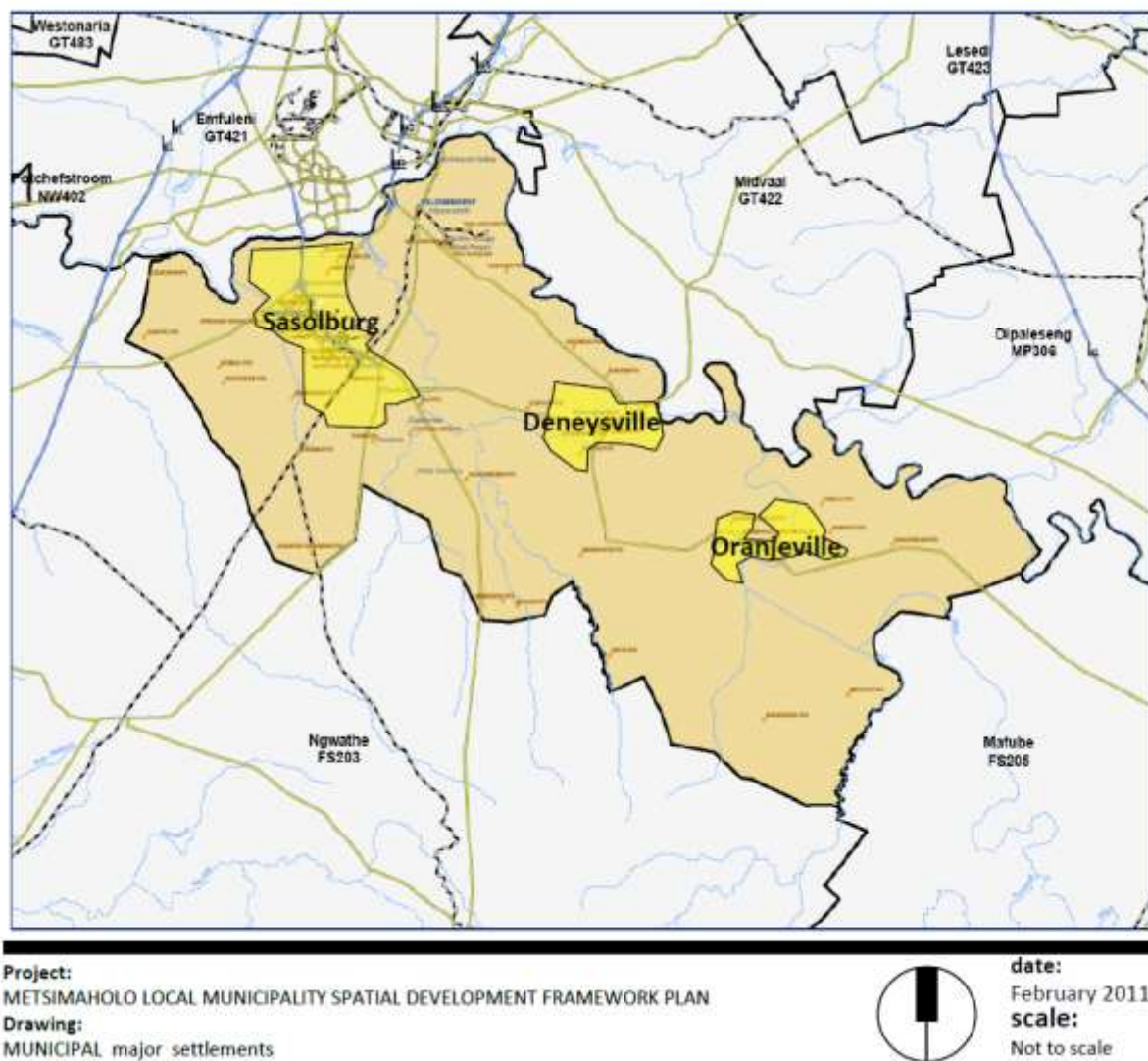


FIGURE 7: MUNICIPAL BOUNDARY AND MAJOR SETTLEMENTS

2.2.26 Sasolburg which is developed on a neighborhood area model with Garden City characteristics has all major retail activity located at major inter Section of different neighborhood cells (typical of a neighborhood model) and has manufacturing developed on its periphery (typical of a garden City concept).

2.2.27 Vaal Park on the other hand has all of its retail activity focus within the cellular environmental areas. This explains the dispersed retail trading activity in the suburb.

2.2.24 Deneysville and Oranjeville have the bulk of their retail and service industry opportunities located along higher order

roads, typical to the grid open road concept model of layout development.

2.2.25 Zamdela, Refengkgotso and Metsimaholo have most of its retail land located along major roads and developed on some of these parcels. This is representative of the Facility and Amenity Provision concept of the apartheid and apartheid township planning.

2.2.26 However unlike Sasolburg and Vaal Park there is very limited development of some of the retail land parcels provided in the townships and as a result many of the people from these areas (to a limited extent from Zamdela due to current developments) do most of

their shopping in Sasolburg and other retail areas located in suburbs.

2.2.27 The resulting spatial order at a municipal level is one that separates all economic and work opportunities from the poor including major government services as these services are concentrated currently in Sasolburg, Vaal Park, Deneysville and Orangeville.

2.2.28 Unlike in many major South African cities the distance of the townships from the suburbs is not significant (2 km on average). Therefore integrating these areas can be achieved successfully with relative ease.

2.2.29 As indicated before there are no significant retail developments in the townships despite the large number of people staying there. This is largely due to old apartheid policies and a result of the limited presence of significant purchasing thresholds in these areas due to low and non-existence of incomes in these areas.

2.2.30 Key Issues Identified: Population and Economy:

- There is a large number of poor people living in the townships. The community profile among the majority is low skilled, young and unemployed youth,
- The majority of the municipal population are staying in townships with lower skill levels. The minority on the other hand stay in the suburbs with much higher education and skill levels,
- Migration in the municipality is happening from rural areas and smaller towns in the district to Sasolburg,
- Household incomes in the municipality are below the poverty line ¹⁴ and households have to take care of 3 people who are not unemployed,

- There is a large grant reliant population in the municipality or school going and unemployed youth people,
- The economy of the municipality is restructuring from a primary to a tertiary economy,
- This restructuring is resulting in a structural problem that will make it difficult for the economy to absorb the large unemployed youth who do not have the necessary skills to take up the new job opportunities, and
- The location of economic opportunities in the municipality is located in the suburbs while only small consumption related activities are in the townships.

2.3 INFRASTRUCTURE

2.3.1 Roads:

2.3.1.1 Metsimaholo is linked to the north and south by the N1, N3, N5, R28, R42, R59, R82, R87, R551, R553, R549 and the R 716. Sasolburg is directly linked in the north by the N1, N3 and R 59.

2.3.1.2 From the N1 Sasolburg can be accessed from the north by connecting to the R551, R553 or R 28. From the N3 connection is gained from the R550, R42, R549 and R 54 in the south east.

2.3.1.3 From the N3 Sasolburg is connected through the R550, R42, R551 and R557 and also through the R549.

2.3.1.4 Deneysville and Oranjeville are connected to the rest of the municipality through the R549 and the R716.

2.3.1.5 At a local level the municipality is connected by a series of tertiary and secondary roads.

2.3.1.6 Sasolburg is designed on the Garden City concept fused with the neighbourhood concept.

¹⁴ The poverty line as determined by the Republic of South Africa is a combined income for a household below R 1800 a month or less than R 86,400 annual income.

2.3.1.7 The intension was to fuse good city attributes with those of the country side as indicated in many documents. Sasolburg however resembles a neighbourhood unit concept in the following way:

- Open road geometry linking clearly identified, independent social units,
- Large expenses of open space, and localised public facilities,
- The size of the neighbourhood unit was determined on the bases of supporting the public facilities and schools,
- The schools where placed within the neighbourhoods to avoid conflict between school children and through traffic,
- The neighbourhood unit has a fairly open road network, characterised by curvilinear street pattern, and enclosing arterial routes,
- The road layout is designed to protect public facilities from heavy traffic, by confirming through traffic to the arterial routes on the periphery of the unit,
- The geometry of the arterial roads are designed to carry and discourage through traffic from entering the unit and by smaller internal roads with curvilinear alignments,
- Public facilities are located within the unit grouped around a central open space,
- Commercial activity is located at traffic intersection adjacent to other units to be supported by residents from more than one unit.

2.3.1.8 The road network servicing Sasolburg resembles that of a neighbourhood unit concept in that JG Strydom, DF Malan, and Christian de Wet, Eric Louw, Klasie Haveng, Pres Brand, Jan Hook, Pichler and Carl Bosch roads service the function of arterial roads described in the model.

2.3.1.9 Vaal Park a recently developed suburb of Sasolburg is developed on the environmental areas concept. The concept is designed on a traffic management model that intends to manage traffic from the 'inside out' in order to avoid increased congestion and increase pedestrian safety by arranging road networks. The following are the characteristics of the concept:

- The various neighbourhoods of the town are divided into cellular environmental areas,
- Traffic is managed first within the individual cellular cells and then through the larger area,
- The cells are made for people to live, work and shop in avoiding the hazards of vehicular traffic, and
- A complementary grid of interlocking highways enabled the rapid distribution of traffic between the cells.

2.3.1.10 The road network servicing Vaal Park resembles that of an environmental areas concept in that:

- the R59 and N1 act as primary distributors in and out of the area,
- while Minnar, Paardeweg, Opperman Street and Oliviershoet and Bloukrans avenue act as district distributors,
- the local distributors are Keeromberg, Komiesberg street, Karas avenue, Hottentos Holland street, Limbo avenue, Pres Brand
- and Simonsberg street and Metroosberg, Gamsberg, Koeberg and Nuwekloof street.

2.3.1.11 Zamdela, Refengkgotso and Metsimaholo are developed on the facilities and amenity provision concept of layout planning.

2.3.1.12 This layout planning concept has central to the design the idea of finding developing spatially defined communities (originated from the

neighbourhood unit concept). In line with policies of developing separated areas for racial groups this concept provided a way in to justify past separated amenities policies.

2.3.1.13 The following are key characteristics of the concept:

- Public amenities are located for convenient access by local households,
- Residential access roads serve as open spaces,
- Public facilities are located centrally in cellular residential areas, through traffic is limited on residential access roads,
- Schools and Community halls are located in centre of neighbourhoods or along district and local collector roads,
- Major commercial and traffic generating activities are located along primary collectors (tertiary roads) or other higher order roads and at entrances to community areas, and
- Linear developments along major roads are discouraged and focal point developments at major intersection are encouraged.

2.3.1.14 Characteristics of the layout concepts on which townships are developed on are evident in the following:

- The primary distributor connecting Zamdela to the rest of the municipality is Eric Louw Street. The only district distributor is Bell Street. The primary distributors and local distributors are distributed all over the neighbourhood.
- The primary distributor connecting Refengkgotso is the R716 and Orange Vill Street.

2.3.1.15 The road geometry in Deneysville and Oranjeville represent the grid open road layout concept. This layout is normally necessitated by the ease with

which land can be divided or surveyed into many portions for sale.

2.3.1.16 The characteristics of these layouts are the following:

- Open road network,
- A clear defined hierarchy of through routes,
- The layout is designed to maximise ease of traffic and pedestrian movement,
- The roads are long with various intersections at intensive movement points,
- Public facilities are located along intensive movement routes and correspond with vehicular and public transportation routes,
- Commercial and retail opportunities and industrial activity are located along intensive routes, and
- Commercial and public activity is mainly focussed as linear activities along major and intensive routes.

Deneysville and Oranjeville display these characteristics as can be seen in the diagrams presented below. Most important is that all major economic activity in Oranjeville is located along Scot Street which at as the primary distributor and in Deneysville all major economic activity is located along Main Street and Voortrekker Street.

2.3.1.17 Integral to road development matters in the municipality is storm water management. Storm water management of roads is linked to the surfacing of roads.

2.3.1.18 In Metsimaholo there is currently 216 km of surfaced roads and 300 km of dirt roads.

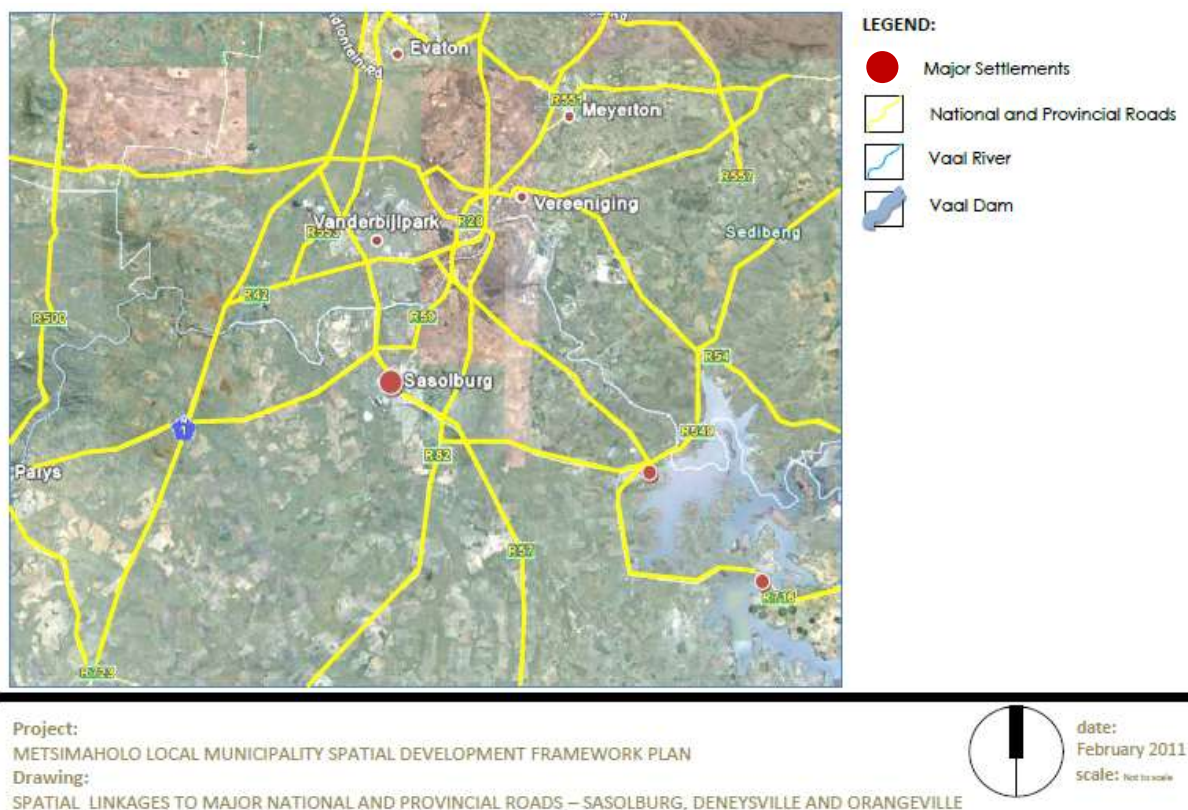


FIGURE 8: MAJOR ROADS

2.3.1.19 Storm water in all the formally developed areas is channelled on the sides of the roads and disposed through channels into retention ponds or rivers and dams.

2.3.1.20 On all surfaced roads the municipality require that storm water channels be constructed which are linked to the required system in order to alleviate the increase damages caused by storm water runoff.

2.3.1.21 Dirt roads and poorly maintained and developed surfaced roads are a serious cause for increase storm water runoff and cause road and property damages in the municipality.

2.3.2 Water:

2.3.2.1 The Province is ranked the third highest in relation to making sure that people have access to piped water.

2.3.2.2 About 96% of the people in the Province have access to piped water compared to the 85% nationally.

2.3.2.4 The majority of people in the Province have water in their yards in proximity to their household activities.

2.3.2.5 The Vaal Dam is South Africa's largest dam by area and carries the third largest volume of water in the country. The dam is fed fresh water from the Lesotho High Lands to supply the Gauteng and surrounding areas with fresh water.

2.3.2.6 In Metsimaholo currently there exists a water backlog (bulk) of 35 ml a day. In term of the millennium goals the municipality will have to provide access to needy families of about 5000 connections annually to reach to the 2015 goal.

2.3.2.7 Water is currently provided in the municipality as piped water, borehole water. The following are the bulk provisions in the municipality:

- Sasolburg which has a current capacity of 40 ml a day, services the rest of Zamdela and Vaal Park.

- Oranjeville which has current capacity of 1 ml a day, services Metsimaholo as well, and
- Deneysville which has a bulk capacity of 2.6 ml a day services Refengkgotso as well. A new reservoir with a capacity of 5.2 ml a day is planned for Deneysville and this is to accommodate the new developments within the town and in Mooiplass.
- Moidraai has a dedicated reservoir that has capacity of 5 ml a day.

2.3.2.5 Any new developments and density increases must consider the impact such proposals will have on the current bulk capacities in the municipality and appropriate upgrades must be done accordingly.

2.3.2.6 Detail for required new capacity for new developments is to be detailed in the water services plan. In this report under the housing section we will indicate the need for new public housing and the coming development is market related housing to provide bases on which future demand will be determined.

2.3.2.7 All industrial and mining areas in the municipality are supplied water directly by Randwater and maintain their own infrastructure.

2.3.3 Sanitation:

2.3.3.1 The Province has the second well serviced record for sanitation systems either than the bucket system. About 70% of the households in the province are serviced with sanitation systems better than the backed system which is still used by 21% of the households. Forty three percent (43%) of the households use flush toilets while only 10% of the population have to access to proper sanitation systems at all.

2.3.3.2 In Metsimaholo currently the predominant sanitation systems used is water borne, septic tanks in temporary establishments and long drops.

2.3.3.3 In Deneysville and Oranjeville in the old town areas septic tanks are used due to the hard underlying rock structure in these areas. On site infrastructure is provided by individual property owners and the Municipality is responsible for emptying the septic tanks.

2.3.3.4 The new developments within Deneysville such as new areas of the suburb and the township are all supplied with waterborne sewage.

2.3.3.5 In the informal areas temporary long drops or septic tanks are provided to families to use as a community.

2.3.3.6 To accommodate new developments such as Mooiplaas in Deneysville a new sewer plant with a capacity of 5.2 ml a day is planned to service the area. The village areas in the municipality are serviced privately.

2.3.4 Energy:

2.3.4.1 The energy sources used by people in the province are electricity (47%), Coal (5%), paraffin (3%), wood (8%), gas (3%), animal dung (2%), SOLAR (3%), candles (0%), and other sources of heating, cooking and lighting.

2.3.4.2 It is clear from that more people in the province use paraffin and coal as sources of heating, cooking and lighting and electricity. The increase in the use of electricity is a clear indication that many households in the province enjoy the benefits of electrification.

2.3.4.3 In Metsimaholo the same energy sources are used and electricity is provided by Eskom and the Municipality.

2.3.4.4 All new developments in the municipality are provided with electricity and people are encouraged to save electricity by using alternative means.

2.3.4.5 Like in the rest of the country there is need to save electricity as bulk provision is diminishing due to limited supply. A new power station to provide industries and domestic consumption with power is under consideration.

2.3.5 Waste disposal

2.3.5.1 There are three categories of waste services currently used. These can be summarised as follows:

- Refuse Removal: Residential, Commercial, Industrial, Garden, Building rubble, and Medical waste;
- Street and ablution cleaning; and
- Landfill sites, transfer stations and bulk containers.

2.3.5.2 Metsimaholo currently services 40 000 households and 800 businesses. All waste service in the Municipality is coordinated from Sasolburg.

2.3.5.3 Regular waste collections on weekly bases are undertaken in the residential and commercial properties by the municipality.

2.3.5.4 Industrial waste is collected by private service providers and disposed by these service providers.

2.3.5.5 There are no regular waste collections from farms and small holdings. These residences are required to dispose and collect their own waste.

2.3.5.6 Water disposal in the municipality is done at all municipal waste disposal sites and toxic waste collected by the municipality and the private service providers is disposed in the class H landfill¹⁵ site in Gauteng.

2.3.5.7 Business waste disposal is done on the following frequencies:

Area	Frequency of Service
Sasolburg	6 days a week
Deneysville	2 days a week
Townships	1 day a week

2.3.5.8 The cleaning of streets is done in Sasolburg 5 days a week and 2 days a week in Vaal Park. There is no street cleaning in the townships and in the other areas.

¹⁵H Class landfill site is a site that is allowed to dispose toxic waste in terms of the law and is built to the requirements as determined by the departments of water and environment for toxic waste disposal.

2.3.5.9 There are a number of new developments coming up in the municipality for which removal and disposal services will have to be provided.

2.3.5.10 There are 3 land fill sites in Metsimaholo; these are Sasolburg, Deneysville, and Oranjeville landfill. These sites are all managed by the municipality.

2.3.5.11 The Sasolburg landfill site does not have a proper permit and should be regularised in terms of Section 20 (1) of the Environmental Amendments Act 50 of 2003. The sites are 5 hectors in size.

2.3.5.12 The expected life span of the site is 3 years. There should be operated for closure and a new permit for a new site is sourced from the department of environmental affairs.

2.3.5.13 The Oranjeville site is also illegal and is 1.5 hectors in size. The expected life span of the site is 10 years. The regularisation of the permit for the site should be obtained and proper management introduced on the site.

2.3.5.14 The Deneysville site is also not legal and is 1.5 hectors in size and has an expected lifespan of 5 years. Proper management should be introduced on the site and the site should be regularised as per the law.

2.3.5.15 There is one transfer station in the municipality and it is located in Vaal Park and is for the disposal of garden waste.

2.3.5.16 Key Issues:

- There are no plans to reduce waste production in the municipality through recycling;
- All new developments must be considered in waste plans and budgets;
- All land fill sites should be regularised to comply with the law,
- A new landfill site should be identified for Sasolburg, and

- Toxic waste management strategy should be prepared to comply with SANS 0228.

2.3.6 Housing

2.3.6.1 The Free State like many South African Provinces has various dwelling types through which its residence provide for their accommodation, these are classified as formal¹⁶, informal¹⁷ and traditional¹⁸ housing.

2.3.6.2 In comparison with national figures: Free State Province recorded 63% formal dwellings as opposed to the 64% recorded nationally, 26% informal dwellings as opposed to the 17% recorded nationally, 5% traditional dwellings as opposed to the 4% recorded nationally.

2.3.6.3 The provision of housing in the municipality is done by the private sector through the market¹⁹ and by the public sector through the national housing scheme.

2.3.6.4 The national housing scheme caters for those households who do not have any income and those who have a combined household income of up to R 3500 per month.

2.3.6.5 South Africans National Housing Policy is being undertaken in terms of seven key strategies, namely:

- stabilizing the housing environment by ensuring good quality houses or in assisting households that have defaulted on their loans, to resume payment, rightsizing programs where properties have been repossessed, etc (Servcon Housing Solutions);

- mobilizing housing credit, bridging finance (Nurcha offers guarantees);
- providing subsidy assistance, such as project linked subsidies, consolidation subsidies, re-location assistance subsidy and rural subsidies, discount benefit schemes, public sector hostel re-development programs, etc;
- supporting the peoples housing process of home building by individuals, families and communities;
- facilitating speedy release and servicing of land; and
- co-ordinating government investment in development

2.3.6.6 Slow and complex land identification, allocation and development processes resulted in insufficient land for housing development purposes.

2.3.6.7 Infrastructure, service and housing standards were inappropriate to the needs of the low-income market, resulting in difficulties in providing affordable housing products.

2.3.6.8 There are major differences between the housing needs experienced by the different provinces, for example housing backlogs in urban areas or rural areas.

2.3.6.9 The demographic trends in South Africa clearly demonstrate that woman is generally poorer with less access to resources than other groups. Census data confirmed that 26% of female heads of households earn less than R800 per month, compared to 13% of male heads of households and woman need special attention in terms of housing provision.

2.3.6.10 Because of former legislation many people have never bought or rented a house, or know how to get access to it and fall prey to operators who steal their money.

2.3.6.11 The Housing Sector has the potential to increase employment, individual wealth, encourage households to save and encourage home ownership.

¹⁶ Formal housing is housing constructed in line with the requirements of the national building regulations and is condoned by the SABS.

¹⁷ Informal housing this is housing not in line with the National Building Regulations and to SABS standards.

¹⁸ Traditional housing this is housing contracted in accordance with old practises in the area and is made up most commonly of mud and sticks housing. This housing is not in line with national regulations or SABS standards.

¹⁹ Market related housing is housing provided through bank loans and is in line with SABS standards.

2.3.6.12 There exists in the municipality an informal sector that provides housing through the illegal invasion of private and public property.

2.3.6.13 The private provision of housing is concentrated in the upper (1million and above), middle (900 thousand to 600 thousand) and lower middle income household (500 thousand to 300 thousand) communities in the municipality.

2.3.6.14 As per the valuation records of the municipality the following suburbs: Sasolburg, Vaal Park, Deneysville and Oranjeville can be classified as the areas which have a very high concentration of housing provided for the upper, middle and lower middle income households under paragraph e) above:

2.3.6.15 These houses are provided through development schemes which provide fully developed houses or land options with plans. These houses are provided in the both the townships and in the suburbs.

2.3.6.16 The upper and middle income houses combined with the first segment (500 to 350 thousand rands) of the lower middle income housing segment are provided predominantly in the within the areas identified in paragraph f).

2.3.6.17 Because this housing is provided by the private sector as part of the property market ²⁰ demand is determined by the availability of buyers (credit or cash).

2.3.6.18 Since we have just experienced a recession (mid 2007 to late 2010) are still feeling the effects it is very difficult to determine this demand and its backlog as there are many developments that are waiting to realise their development stock.

2.3.6.19 To date public housing in the municipality has been provided for those families who according to the Housing Code are defined as poor households²¹.

2.3.6.20 The areas in which this housing is concentrated according to the municipal valuation role are Zamdela, Refengkgotso and Metsimaholo (not that there are areas within these townships that have some concentration of middle and lower middle income housing).

2.3.6.21 In line with the Act and the "Breaking New Ground " or "BNG" the provision of housing to these households is accompanied by the provision of portable all basic services (as determined by the constitution) and providing improved quality of housing and housing environments by integrating communities and settlements(as determined by the "BNG" policy).

2.3.6.22 To date the municipality has provided 8000 houses by developing new peripheral settlements or by infill developments in existing townships.

2.3.6.23 Despite the efforts of the municipality to meet the current backlog for housing which is estimated at 40 000²² which is also growing by 3000 units annually (in line with the population growth presented under section 1.1).

2.3.6.24 The demand for housing in poor households is increasing as a result of large numbers of people migrating from the 391 farms in the area to the townships of the suburbs because of the perceived opportunity for gaining secure tenure in these areas.

2.3.6.25 In Zamdela which includes Harry Gwala and Walter Sisulu there is an estimated poor household need for housing of 15 000 units, in Refengkgotso there is an estimated need of 10 000 units and in Metsimaholo 5000 units. On the

²⁰ The Property Market is defined as the coming together of to fix a price at which land and a house can be exchanged (Jack Harvey – 1992).

²¹ Poor Households as per National Housing Code and Act, Act 107 of 1997 as

²² The Backlog of 40 000 considered the current backlog provided by the municipality and the current backyard dwellers.

farms there is an estimated need for security of tenure and housing of about 1000 units.

2.3.6.26 In response to the housing provision backlog many people often are drawn to settle illegally on private or public property and provide themselves with inadequate, informal and illegal housing²³ on informal or illegal settlements.

2.3.6.27 In other cases these people are provided for during the waiting period for government housing by the municipality on formal or informal settlements with illegal housing or by family members and leasing landlords in backyard formal or informal structures.

2.3.6.28 The municipality is obligated by legislation to provide housing for those who cannot afford housing and to take accommodation responsibility for those who are settling illegally on land or are being evicted.

2.3.6.29 This legal obligation places all informally located areas and evicted families into the responsibility of the municipality.

2.3.6.30 The increased population growth and in migration from rural areas make it difficult for official planning to predict growth accurately as unplanned events allow for pick increases that make planning stay behind need.

2.3.6.31 There are some peripheral settlements in the municipality which developed in response to servicing labour accommodation needs for mines and major infrastructure providers. These developments are on informal settlements²⁴ provided with formal housing of about 2300.

2.3.6.32 Despite being informal settlements these peripheral settlements are well serviced with water, sanitation and electricity and with some public infrastructure such as schools and

community halls. These are areas such as Kragbron, Clydesdale, Coalbrook, Viljoensdrift, Betha Village, Wolwehoek, ESKOM Vaal Village, White City, Hunter Village, New Vaal Village, Goenpunt Correctional Services and Richmond.

2.3.6.33 Some of these peripheral settlements are currently in limbo as they no longer provide labour to mines or companies which establish them due to relocation or closer of the institutions that established them.

2.3.6.34 The future of these areas and the infrastructure currently provided need to be determined by the municipality in partnership with the owners of the properties.

2.3.6.35 There is clear spatial separation between what is considered to be areas of high upper and middle income household housing and those with poor household housing (see Figure 8). It is coincidental that these separations coincide with the spatial distribution of population groups in the municipality.

2.3.6.36 In line with pre 1994 government spatial separation of groups²⁵ the poor households tended to concentrate in the townships due to political separation and as a result of targeted economic and education disadvantaging, Black African communities are the majority poor and emerging very slowly from this disadvantaging.

2.3.6.37 Residential Land:

a) Land in the municipality is held in either private or public titles. There is no communal land in the municipality. There has been no successful land claim in the area indicating that there is no land belonging to a Community Property Association (CPA) as established by the Land Claims Commission.

b) There about 1800 farms in the municipality of which none is owned by the public sector. There are about 391 small holdings in the municipality of

²³ Illegal Housing is housing build not according to the National Building Act and Regulations and is not according to the SABS standards approved.

²⁴ Informal Settlements are illegal townships/settlements not properly established as per the Free State Ordinance.

²⁵ The Group Areas Act,

which none is owned by the public sector.

- c) Land ownership in the municipality is predominantly owned by private individuals and companies. Of the population groups about 10% of the land in the municipality is owned by Black African people and 90% is owned by White people.
- d) The land needed to meet the housing backlog (40 000 units) for poor households in the municipality is estimated to be 1790 hectares²⁶ (which include schools, police stations and other services and roads).
- e) The land currently available for development and is in public ownership constitute about 200 hectares. A further 1590 hectares will be required to meet the backlog and growing.
- f) To date government has provided 150 of its total land available for residential township development and has provided 8000 poor households with housing. This housing is provided currently within the existing townships and in the periphery of these townships.
- g) Spatially government is slow on delivering initiatives in line with the "BNG" policy aimed at providing mix income housing opportunities in proximity or within upper and middle income household areas. This has tended to reinforce the spatial population group separation constructed by the pre 1994 government.
- h) The municipality has on its plans the Welgelegen Development which is intended to provide a mix income housing scheme.
- i) Land currently in private ownership and in the process of providing for

housing is focused on market driven housing for the upper and middle income households due to profits derived from such schemes.

- j) Considering the approved applications and those currently being processed in the system there is indication that a total stock of 5000 upper and middle income housing will be available for development.
- k) As indicated under paragraph (e) there are peripheral settlements in the municipality which are not fully occupied but are fully serviced, these could be used for infill housing.

2.3.3.1 Commerce and Business Land:

- a) There are five major commercial activity centres in the municipality. These are the Sasolburg Central business area, Vaal Park Commercial Centre, the Deneysville Central Business area and the Oranjeville Central Business areas.
- b) The Sasolburg CBD represents the largest concentration of business and commercial activity in the municipality followed by the Vaal Park Centre. These centres together reinforce the importance of Sasolburg as the trading centre of the municipality.
- c) Deneysville and Oranjeville are much smaller concentrations of commercial activities and are servicing the mediate communities.
- d) There are even smaller centres located within the various suburbs and in the townships, these centres service the immediate communities and are used as obedience centres.
- e) Despite the centralised location of commercial activities, there are some activities that are concentrated along major roads these areas provide opportunities and tend to link up with other linear developments.

²⁶ The land required is derived by using the 250m² as an accepted erf size for poor housing provision then multiplied by the backlog 31 000 units the sum then divided by 10 000 to get the hectares. The total erf demand is then multiplied by 25% for roads and open spaces which give us a sum converted to hectares of 1194 hectares adding 46 hectares that will be required for schools and other social and sport facilities.

- f) Industrial activity in the municipality is concentrated in the Sasolburg area, within town and on the borders of the Vaal Park area and expanding to the east of the municipality.
- g) Due to the short distances between the industrial and commercial activities the concentration of these activities in Sasolburg reinforces the provincial significance of this node.
- h) The land parcels available for commercial development in the townships are not fully developed. Schemes should be introduced to fully develop these areas.

2.3.4 Community Services:

2.3.4.1 Health:

2.3.4.1.2 The Free State has a very well developed and serviced health infrastructure. The province is currently serviced by 58 ambulance service providing services (excluding the vehicles), 3 AIDS information training centers, 3 blood banks, 23 community health centers, 332 fixed clinics, 9 private clinics, 2 academic hospitals, 27 district hospitals, 27, 1 military hospital, 12 private hospitals, 5 regional hospitals, 4 specialised hospitals, 1 TB hospital, 9 laboratories and 145 mobile clinics.

2.3.4.1.2 Considering the district provided health care facilities in total there are 4 499 non-fixed clinics, 259 fixed-clinics, 11 community health centers and 28 district hospitals located in the province.

2.3.4.1.3 The province has the third largest health care professional to patient ratio in the country with 2.4 doctors and 32.5 nurses per 10 000 of the population, compared to the national average of 2.9 and 32.4 respectively.

2.3.4.1.4 In the presence of the health facilities and health staff the province performs as follows on critical health related matters:

- Infant Mortality Rate (IMR) in the Free State is estimated at around 36.8;
- deaths per 1000 infants ranking the province fourth in South Africa;
- In terms of tuberculosis (TB) the Free State is ranked sixth in the country;
- accounting for about 6.2% (i.e. 9 414) of reported cases;
- The province had a 30% HIV and AIDS reported rate;
- Emergency Medical Services are fully operational in all district municipalities;
- Average response times currently range from 45 to 60 minutes in urban areas and 60 to 90 minutes in rural areas;
- Planned Patient Transport for non-emergency cases is implemented in all districts with dedicated staff separate from pre-hospital;
- There are eight hundred personnel employed in various categories;
- Thirteen Advance Life Support professionals are being trained to improve the quality of care of pre-hospital emergency services;
- The province has only four Advance Life Support professionals;
- In partnership with Department of Local Government an emergency services control room has been built in Bloemfontein for emergency medical services and disaster management;
- The PMTCT (Prevention of Mother to Child Transmission of HIV) program was launched in 4 research sites in the Free State; and
- The implementation of the ARV portion of the Comprehensive Care and Treatment of HIV and AIDS program is also active in the province.

2.3.4.1.5 In the rural area of Metsimaholo health facilities are provided with mobile clinics and for major health services people are required to go to the clinics that are in Deneysville, Oranjeville and Sasolburg.

2.3.4.1.6 There are no public hospitals in the area, there is only one major private hospital in the area and it is in Sasolburg (Vaal Park hospital). As indicated before there is one public hospital in the District that is located in Kroonstad and services the Municipality.

2.3.4.1.7 The health facilities in the province provide varying levels of services, with some clinics being served by nurses only; others have doctors visiting at specified intervals, other services render a full package of services.

2.3.4.1.8 District health plans do not provide for each clinic to deliver the full package of services as required by National Standards. The referral system however ensures that all patients are treated at the appropriate level of care.

2.3.4.1.9 As per the District Health Plan all people in the districts live within a 5 km radius of a clinic. Emergency services are fully operational in all districts.

2.3.4.2 Education:

2.3.4.2.2 The University of the Free State is the only University in the province and a number of other tertiary facilities.

2.3.4.2.3 The province has 1760 primary schools and 392 secondary schools. At a district level the distribution of schools is skewed with The Thabo Mofutsanyane district having an over-supply of classrooms whilst the challenge of overcrowding and platooning is experienced in Fezile Dabi, Motheo and Lejweleputswa.

2.3.4.2.4 Infrastructure provision in many of the schools is very limited with some schools operating in unsafe structures, others without any water, sanitation and electricity. In the Municipality there are currently 35 schools with a total number of 29403 learners.

2.4 THE ENVIRONMENT:

2.4.1 Natural Environment: Geological and Soil

2.4.1.1 The Sasolburg area is situated within the Highveld and lies about 1 400 m above the sea level. The landscape is undulated with broken terrain in the higher lying northern sections.

2.4.1.2 The Municipality lies entirely within the Vaal River catchment area. The older rock formations in the area are those of the Witwatersrand Super Group of which outcrops are found in the Deneysville area.

2.4.1.3 The rock formations consist mainly of quartz with grit stone, slate and conglomerate. There are outcrops of andesitic lava north of the Vaal Dam.

2.4.1.4 The soil conditions to the south of the Vaal River and the east are sandy soils. The northern part of the municipality is hilly and with new agricultural technologies has been made suitable for agriculture.

2.4.1.5 The dolomite areas of the municipality are prone to sinking and may result in dangerous conditions. Heavy clay occurrence in other areas of the municipality makes it very difficult for urban development.

2.4.1.6 Vegetation: The natural vegetation consists mainly of pure grassland types. The unsuitability of some of the grassland areas for farming have resulted in these areas being maintained as natural areas.

2.4.1.7 The river banks are covered by a variety of indigenous vegetation. Exotic plants which were introduced into the areas have established themselves.

2.4.1.8 Climate: The prevailing day and night temperatures are typical of those of the Highveld which are between 27°C in summer and below freezing point in winter. Frost occurs generally from May to September. The area is subject to showers and thunderstorms, which occur mainly in October to March with a precipitation rate of about 650 mm occurring in the same period.

2.4.2 Open Spaces:

2.4.2.1 The open spaces are classified as inactive and active open spaces. Inactive open spaces are those spaces that are used as veld and conservation land.

2.4.2.2 Active open spaces are those land parcels that are used for agriculture, recreation and conservation spaces of regional significance and localised spaces such as parks.

2.4.2.3 Metsimaholo, Abrahamsrust, Vaal Dam nature reserves are regional active open spaces.

2.4.2.4 In all the concepts on which suburbs are designed there are green spaces on the periphery and within neighbourhood's cells. These spaces are intended as active open spaces for recreation.

2.4.2.5 In Sasolburg and Vaal Park the open spaces are framed by community facilities and schools as per the design concepts on which they are based. These spaces are designed as active open spaces that would be framed by community facilities.

3.1 DEVELOPMENT STRATEGIES



3.1.1 Municipal Nodal Restructuring:

3.1.1.1 Metsimaholo is structured on a nodal framework with Sasolburg acting as the major regional and provincial node and Deneysville and Oranjeville acting as small service centres and the rural towns acting as rural development centres.

3.1.1.2 In regional strategic urban development models, the nodes are referred to as activity nodes²⁷. Within the hierarchy of these activity nodes, Sasolburg is of a higher order followed by Deneysville and Oranjeville .

3.1.1.2 Linking these nodes is a series of high mobility roads intended to distribute traffic at high volumes between the nodes. There exist in the municipality no activity corridors²⁸ at a municipal scale, linking the nodes with active continuous commercial or residential developments.

3.1.1.3 The current intensity of the development in the smaller nodes is too limited to provide for such corridor development links at the municipal scale.

3.1.1.4 It is important to note that in terms of the Vaal River Complex Guide Plan, development is intended to be promoted along major transport routes in corridors to allow for the intensive use of public transportation in future.

3.1.1.5 To date this has been achieved at a local level but not at a municipal level, as Zamdela, Sasolburg and Vaal Park are linked by the R 87 transport activity corridor.

In Deneysville this is also achieved at a local level as is the case in Orangeville.

3.1.1.6 Sasolburg Regional Nodes:

In order to develop a clear hierarchy of nodal distributions in the municipality, the following is the hierarchy proposed:

- Sasolburg is here clarified as a regional node²⁹;
- A new regional node is proposed in Deneysville;

²⁷ Activity Nodes are centres of intense activity (commercial, residential, service industrial etc).

²⁸ Activity corridors are a metropolitan or urban linear zone of intense mixed land use development.

²⁹ Regional Node is a node of high significance in terms of scale, location, impact, diversity and agglomeration of functions.

- Orangeville, Zamdela CBD, and
- All major commercial centres proposed in Refengkgotso, Metsimaholo are classified as municipal nodes³⁰.

In order to place all strategic proposals within their localised context it is important that we examine all the major proposals made in each respective area.

For this reason the following are all the proposals made within the major settlement areas by area. This information is presented as follows:

- All proposals for Sasolburg Proper are presented here bellow and shown on the attached MAP 1 under Annexure A;
- All proposals for the Vaal Park area are presented here bellow and shown on the attached MAP 2 under Annexure B;
- All proposals for Zamdela are presented here bellow and shown on the attached MAP 3 under Annexure C;
- All proposals for Deneysville and Refengkgotoso are presented here bellow and shown on the attached MAP 4 under Annexure D;
- All proposals for Oranjeville and Metsimaholo are presented here bellow and shown on the attached MAP 5 under Annexure E; and
- All proposals made for areas outside of the Urban Development Edge are presented in the Municipal Framework under MAP 6 Annexure F.

³⁰ Municipal nodes are high significant on a municipal level in terms of scale, location, impact and diversity in the provision of municipal related services and work opportunities.

3.1.1.7 SASOLBURG PROPER (Annexure A – MAP 1):

The original town layout of **Sasolburg Proper** was proclaimed in 1954 and the structure of the town is based on the Modern Garden City Concept fused with a Neighbourhood settlement plan elements (SDF 2010).

The Garden City concept is one of the New Town Concepts introduced after the Coke Town ³¹ experiences in the 1800's as a result of the Industrial Revolution. The principle of the Garden City is to combine some of the best attributes of cities and country life.

The concept of the Garden City Town was based on the self – contained satellite towns, with low density residential areas surrounded by a green belt³². In an attempt to depart from the Coke Town squalor, high polluted housing in proximity to polluting industries, the Garden City attempted to:

- develop open road networks suitable for public transportation;
- public transport facilities located long major public amenities;
- activities such as public buildings and major transportation hubs such as train stations;
- residential densities are low and erven are big;
- there is a clear separation of incompatible land uses; and
- green spaces surrounding residential areas

Sasolburg proper was established as a town to house the workers for Sasol 1 which was developed as a pilot aimed at refining oil from coal. The town has developed over the years and extended to include other areas. Sasolburg proper

³¹ Overpopulation mixed with polluted housing conditions that existed in London during the industrial revolution – A concept coined by Charles Dickens in his novel Coke Town.

³² Roger Behrens and Vanessa Watson (1996): Making Urban Places

has developed in the Free State Province to become the core industrial and commercial area and has a diverse mix of land uses. Sasolburg Proper which is the original Sasolburg Town and surroundings is where the main Central Business District of the Municipality is located within some of the major commercial and industrial activities in the Municipality.

The area is characterised by very low residential densities and bigger single residential erven. Industrial uses are placed on the periphery of the town and major green spaces are also on the periphery linked to minor green spaces that meander through the area.

The design principles that guided the Sasolburg garden city are established in the land use management controls for the area (Zoning scheme).

In terms of the zoning requirements all residential enclaves are protected and cater for associated uses only (e.g schools and churches).

More recently in areas abutting the Central Business District and major connecting routes other land uses are allowed in anticipation of the expansion of the CBD and creating to current business and commercial pressures prevalent in these areas.

The CBD: The CBD of Sasolburg is separated into three very distinct precincts³³, the first precinct is referred to here as the Civic Precinct, the second the Central Business District Precinct, the third and the fourth consist of the two residential areas is the CBD.

The **Civic Precinct** is referred to as such because this area of the CBD has a high concentration of public buildings with associated soft and hard open spaces (parking and green spaces). This area is made up of erf 49,48,47,18,17,16,15,14,13,12,10/Rest,10/1,5 328/1,5329,8/1,9,8/Rest,1,2,3,5,6,7 and 5328/Rest.

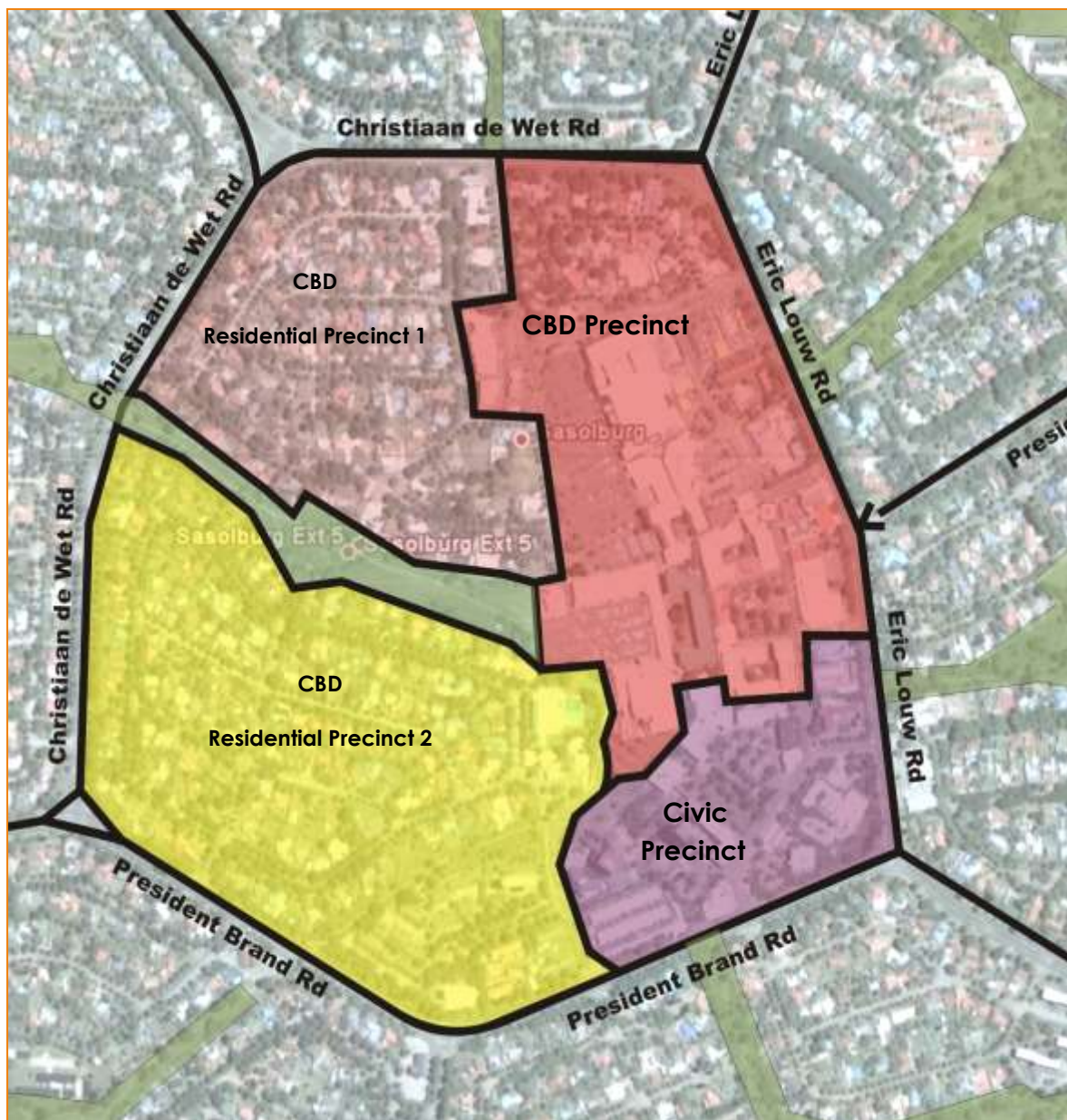
The **CBD Precinct** makes up the bulk of the CBD area of Sasolburg. This area is made up of the following properties: 41,42,47, 48, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,31,32,36,37,38,55,23784,5337,5338,5339,5 339,5340,5332/Rest,5348,534maintenance of the building stock in the area and the landscape.

This precinct is critical in determining the identity of the Municipality and as a result it must be considered critical in the regeneration efforts of the Municipality.

The decline that needs to be addressed in a regeneration programme must focus on addressing the physical decline of the public environment in this area and the residential stock that is located within this area.

In this precinct specifically the decline of the environment around the Municipal building, Theatre, Library and the International Swimming Centre must be addressed urgently. Besides the normal cleaning operations that will be required to address the decline there are design issues relating to movement within the precinct and the relationship of the various buildings to each other. A brief assessment of the environment reveals that:

- pedestrian circulation in and around the area can be facilitated better if some of the hard boundaries can be addressed;
- pedestrians are required to move through spaces that have no proper surveillance and are currently security risks; there are areas with dark corners which poses serious security risks and can with design be improved.
- To address these issues raised and other that may come out of an Urban Design Framework analysis it is proposed that as part of an Urban Regeneration Programme an Urban Design Framework be prepared for this precinct. This framework will seek to detail the following projects that will need to be under taken in the precinct:



THE CBD IS STRUCTURED INTO THE CIVIC, CBD AND 2 RESIDENTIAL PRECINCTS. SPECIFIC DEVELOPMENT DIRECTIONS ARE INDICATED FOR EACH AREA IN THE CONTENT OF THE DOCUMENT.

FIGURE 8: MAJOR ROADS

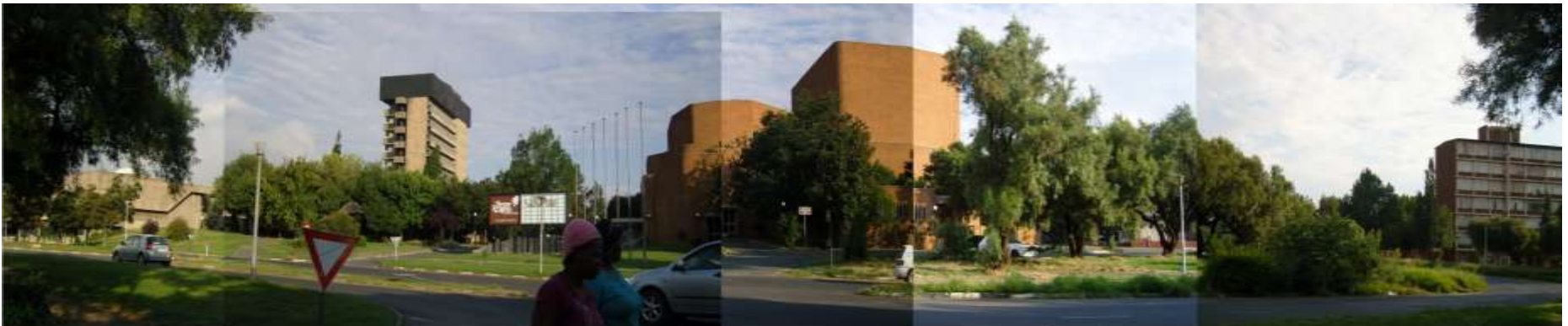
- Urban space redesign and development;
- The creation of a regional Town Square in the Civic Precinct area; and
- The connection of the various buildings in the area at ground level.

The Civic Precinct interfaces with Sasolburg Extension 2 along President Brand road. Due to the high mobility road's function and geometric design, there exist a clear separation between Extension 2 and the Civic Precinct, as a result of this separation there has been no major land use changes along the edges of Ext 2 that interface with the Civic Precinct.

ELEMENTS OF THE CIVIC PRECINCT



THE LIBRARY IS A CRITICAL ELEMENT IN THE CIVIC PRECINCT. THE BUILDINGS ARCHITECTURE AND HISTORIC IMPORTANCE IN THE AREA IS VERY SIGNIFICANT.



As part of the CBD the Civic Precinct is also home to some office and commercial uses, these uses are extended over into the Extension 3 interface in the eastern edge of the Precinct.

Although this edge has a similar class of road along Eric Louw Road as President Brand Road, here commercial and office activities are extending over due to the overall impact the CBD has on the interface area. The proposals made to welcome the impact of the CBD on interfacing Extensions as proposed in the 2009 review are supported and are here proposed to be for office use only.

The Central Business District Precinct interfaces with the residential precincts along Erick Louw road and along J.B le Roux Street. Due to the magnitude of the Core Commercial area its impact on all abutting areas is felt and as a result many of the properties along these areas are experiencing changes in land use and seek to conform to the CBD

In considering this area as part of the CBD land use area, all uses relating to CBD must be promoted in the area and residential densities that will allow for the development of high raised flats must be promoted in this area.

The Central Business District Precinct is proposed for extension toward the northern area of extension 5 this area will allow for the CBD to be extended westwards to incorporate the area identified as CBD Residential Precinct 1 and identified in the 2009 reviewed SDF as area B1. The incorporation of this area into the SDF will bring a considerable number of residential properties within the CBD and will ensure that future development of the CBD is possible.

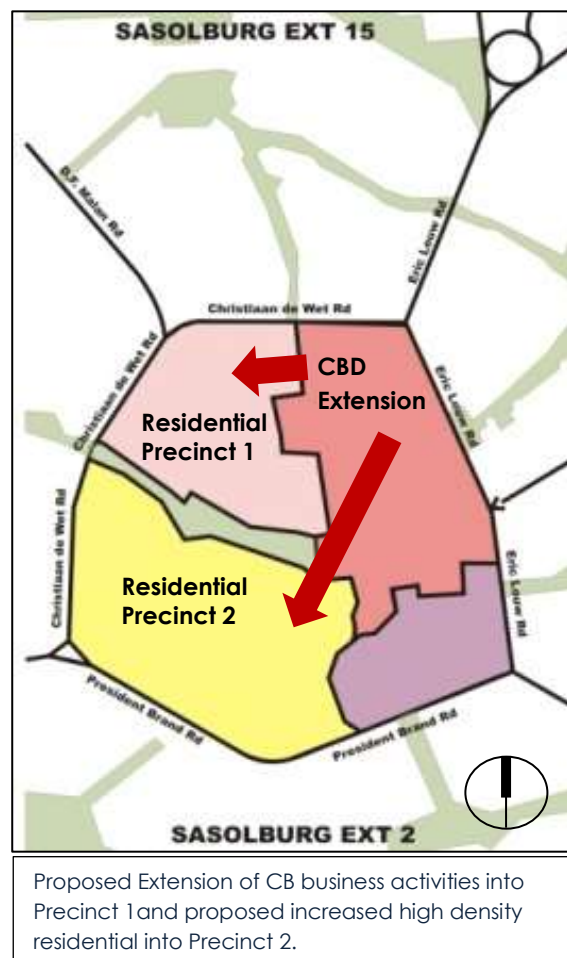
Frichard Street in this precinct is a major activity street while Eric Louw acts as a municipal wide connector and Activity Corridor. Prichard represents the central urban activity street as there is relative ease of crossing the street from one business area to another. Commercial and Business activities along this street are also geared towards serving people

who interact with the different sides of the street. Eric Louw on the other hand is a much higher order road and caters for mobility, this make it very difficult for pedestrians to interface with either sides of the road easily, but connects the area to the rest of the town and Municipality with ease.

Proposals: The following proposals are made with regard to land use consideration in the Sasolburg proper area (see Annexure A):

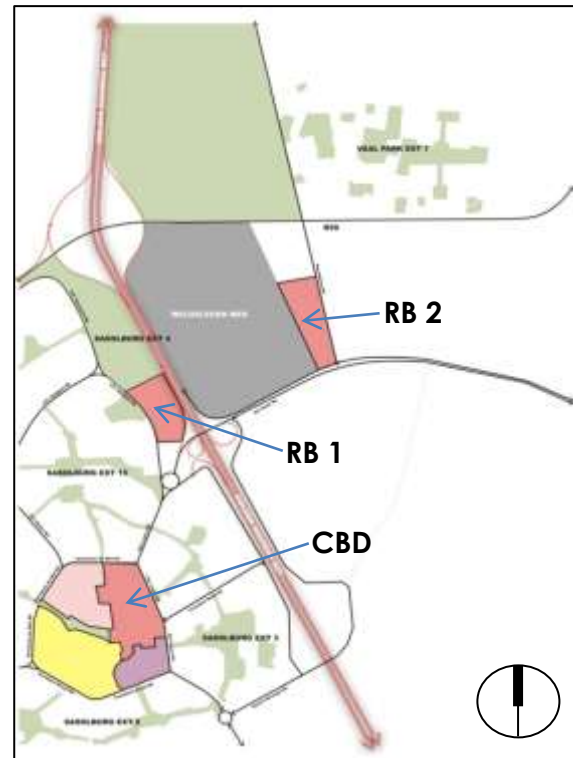
a) Business: The CBD is proposed to be extended westwards (see CBD Residential area 1) to incorporate some of the residential properties butting the current CBD.

The extension of the CBD in the north western direction is proposed for consideration of all CBD related land uses while the extension on the south western side is proposed for high density residential use(see CBD Residential area 2).

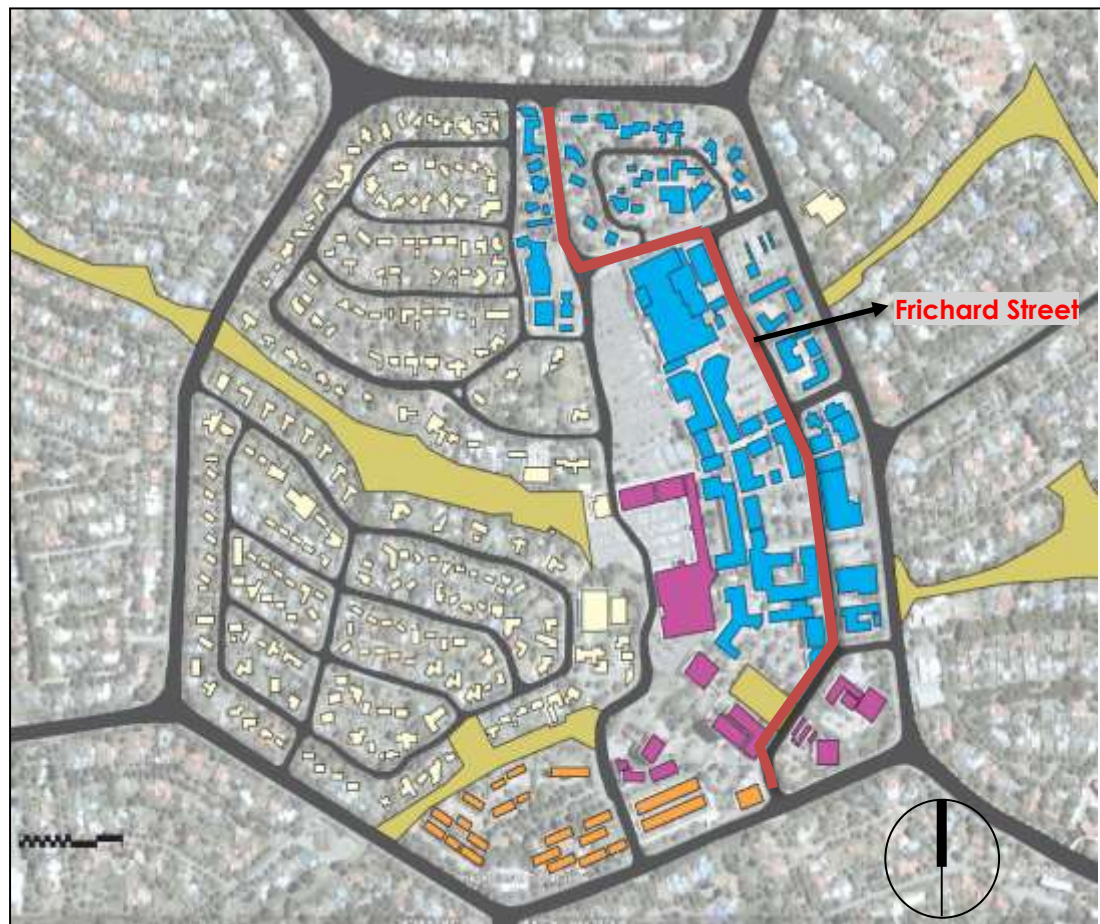


New commercial and business developments are encouraged:

- **Regional Business 4 (RB 4):** adjacent to Road Vereeniging, Vaal River, across Wonder water mine;
- **Regional Business 2 (RB 2):** and a business node is proposed at the entrance Van Riebeeck Road to Welgelegen West from Paardeberg Road.
- **Regional Business 1 (RB 1):** The area across the J.G Strijdom road in front of the Sport Stadium.
- **Regional Business 3 (RB 3):** The area that is identified as the area in which the should be extended to is also considered for commercial and business related developments that are CBD related, these proposals from the 2010 SDF review and are maintained in this SDF review because of the logical nature of the proposals.



Introduction of New Regional Business Opportunities in the Sasolburg Area.



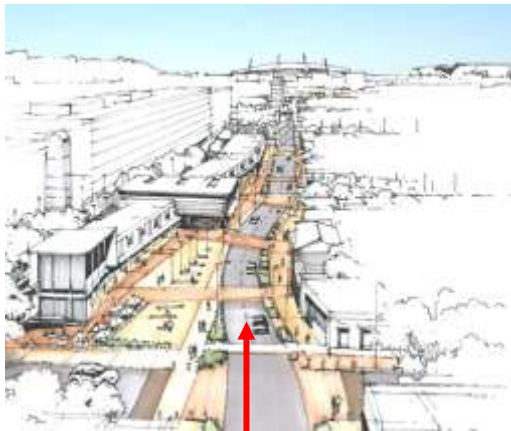
CBD PRECINCT

PANORAMIC VIEW OF A SECTION OF FRICHARD STREET: **The Current Reality of Frichard Street**



Large parking spaces tend to create
dale and unsafe environments.

Street furniture that blocks
pedestrian movement is not
encouraged at it creates obstacles
for pedestrian movement.



Clarity in the Frichard street is
required to ensure that pedestrian
and vehicular movement in the area
is facilitated without conflict.



Clarity in pedestrian movement is
important to ensure that people enjoy
the street scape.



Prominence in buildings and clarity in
street definition create a sense of
space in the environment.



Street furniture and a clear street
definition create great environments.

b) Light Industrial:

The current light industrial area in extension 6, 27,34 and 54 [Li3] is currently proposed to be retained as a mix use commercial area in which warehousing and direct wholesale and retail supported.

This area should be retained as such and must be investigated as a precinct in which large retail opportunities can be located.

- **Light Industrial 1 (Li1):** The Naledi industrial (Li 1) area is proposed to be extended further east to buffer the heavy industrial area of Chem.
- **Light Industrial 2 (Li2):** Naledi industrial area north-east of Welgelegen and south of Vaal Park and Chem.

Commercial and Business activities along this street are also geared towards serving people who interact with the different sides of the street.

c) Heavy Industrial Development:

The heavy industrial development in the Municipality is currently proposed to grow towards the Val River to the north-east of the Municipality.

This extension of the heavy industries is discouraged and heavy industrial development is proposed to develop to leap over Zamdela to establish south of Kragbron and to grow south-east towards the provincial road.

The promotion of heavy industries closer to the Val River may affect the current quality of the water in the river thus creating problems for the dam and those areas that are supplied with water from the dam.

- d) **Residential:** As part of the consolidations it is proposed that residential infill proposals be promoted in the area and special housing be proposed.

The northern areas of extension 1,2,3,4,5 and 12 must be considered for higher densities in order to allow for

new accommodation opportunities to the developed in this area. The opportunities for greenfields development exist in Welgelegen and on the western edge of Sasolburg.

These areas must be considered very carefully in the context of the new mix use developments intended to be developed as part of the Sustainable Human Settlements.

The Welgelegen residential area provides the opportunity for mixed use development in the form of low and high density housing opportunities and the Boschanbank area should be considered for future residential expansion. All new areas identified for residential expansion must be considered for mix densities and to accommodate a variety of income groups.

The following are proposed for accommodation:

- **High Density (HD):** High density residential is proposed in the following areas:

The Welgelegen Township the north of the township should be considered for amendment and higher densities should be introduced.

- There are significant high density infill opportunities in the Sasolburg area these are proposed as part if the rationalisation of the different erven in the area and on the western edge of the area.
- **Guest Houses:** Guest houses can be developed within all residential areas; however a development radius of 3 kilometres is proposed to be introduced with all new applications from the area of an existing guest house.

In an area where there exist more than one guest house all new applications will be considered by using the distance of the guest house

closest to the application area to determine the radius.

Where guest houses are proposed in buildings considered being of heritage significance the 3 kilometre radius restrictions shall not apply.

This is to ensure that these buildings are used so as to ensure their preservations, however all renovations and alterations shall be approved by the South African Heritage Council or any other authority designated to consider such applications by law.

- **Lodges:** Lodges should be discouraged within residential areas except in the areas that are proposed for high density infill through increased densities these are the northern areas of extensions 1, 2, 3,4,15 and 12.

e) Infrastructure:

e.1) Cemeteries: There is currently sufficient capacity in the Sasolburg proper cemetery; however the acquisition of land for a new cemetery must be initiated urgently by Council to ensure that future capacities are maintained and that the area does not run out for land in this regard.

e.2) Landfill Site: The proposed developments necessitate that development of a regional landfill site to accommodate the disposal of waste is considered urgently.

The investigation of the new landfill site must consider the current trends in the recycling of waste in order to extend its life beyond the planned developments and to create opportunities for cooperatives to benefit from the recycling process.

To be able to introduce a landfill site that accommodate recycling the Municipality must introduce the separation of waste from the source, this will require a change in the way in which waste is currently prepared in residential, business and industrial sources for disposal.

To achieve this source separation the Municipality must also introduce

information and education campaigns linked to the introduction of the new waste assembly and collection method.

e.3) Road and Rail Freight and Public Transport Facilities:

The road network linking Sasolburg proper to the rest of the municipality is well established although some areas of the road network are in a very poor state of maintenance which affects mobility and have a negative impact of travelling times.

The R57 (Goldern Highway) connects Sasolburg to the Gauteng Province in the north via Vanderbelpark and Johannesburg, while the R59 connect via Vereeniging to Gautengnd the rest of the Northern Provinces.

To the south connecting Sasolburg to Parys, the capital of the Province Bloemfontein and the rest of the southern Provinces is the R57.

At a Municipal level the Goldern Highway become Eric Louw Stree and this connects Sasolburg proper to Zamdela in the south and to Denisville and Oranjeville further south.

Connecting to these roads is a series of connector roads of higher order that ensure that the rest of the Municipality is penetrable at the level of the local areas. Due to the intensive use of the internal roads by heavy vehicles and by the increasing vehicular traffic in the area the following remain critical areas to be improved in the Municipality:

- As a result of access requirements to mines and industries local traffic conflict at the inter-Section of Sasolburg road;
- A Section of the road serve at the intersection along Erick Louw intersection be upgraded to improve flow of traffic;
- The inter-Section of Minaar road is critical to facilitate traffic going to Vereeniging and coming from there

through the area and distribute it fairly thus relieving pressure from the R59;

- Access on this road is being improved to facilitate the Naledi Industrial areas demand;
- A connecting road is being planned that will connect the R59 Along the eastern boundary of Naledi industrial area to Jan Haak Street;
- To improve access into Naledi Industrial area Jan Haak Street is proposed to be extended along AECI northern boundary to link up along Erick Louw along the railline going towards Vereeniging along the R 26;
- The extension of the R 59 along the Vaal River to Viljoendrif is proposed to be scrapped due to environmental linked to the river;

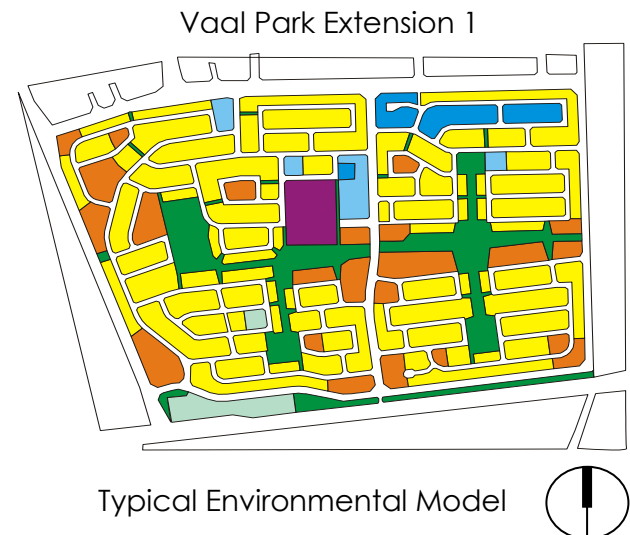
3.1.1.8 ROODIA AND VAAL PARK **(Annexure B – MAP 2):**

The Roodia and Vaal Park area form one of the middle income residential areas in Sasolburg and are designed on an Environmental Areas model.

The model is structured on a traffic model which seeks to address the traffic problem from the “inside out”. The idea of the model is to:

- divide areas into cellular areas;
- manage traffic within the individual cells first;
- manage traffic through the broader urban area;
- allow people to work and live in the individual cells without the hassles of traffic;
- connect the cells with a complementary grid of highways to distribute rapidly vehicular traffic between the cells;
- develop a hierarchy of roads;
- the area has limited access to major roads through “back design”;

- different areas are supposed to take different forms with different land uses; and
- within the various urban area there is concern for street aesthetics, noise and air pollution over the traffic flow.



Rooda and Vaal Park has developed into the affluent residential area that has a mix use character, with hospitality accommodation, offices and service retail outlets to serve the community.

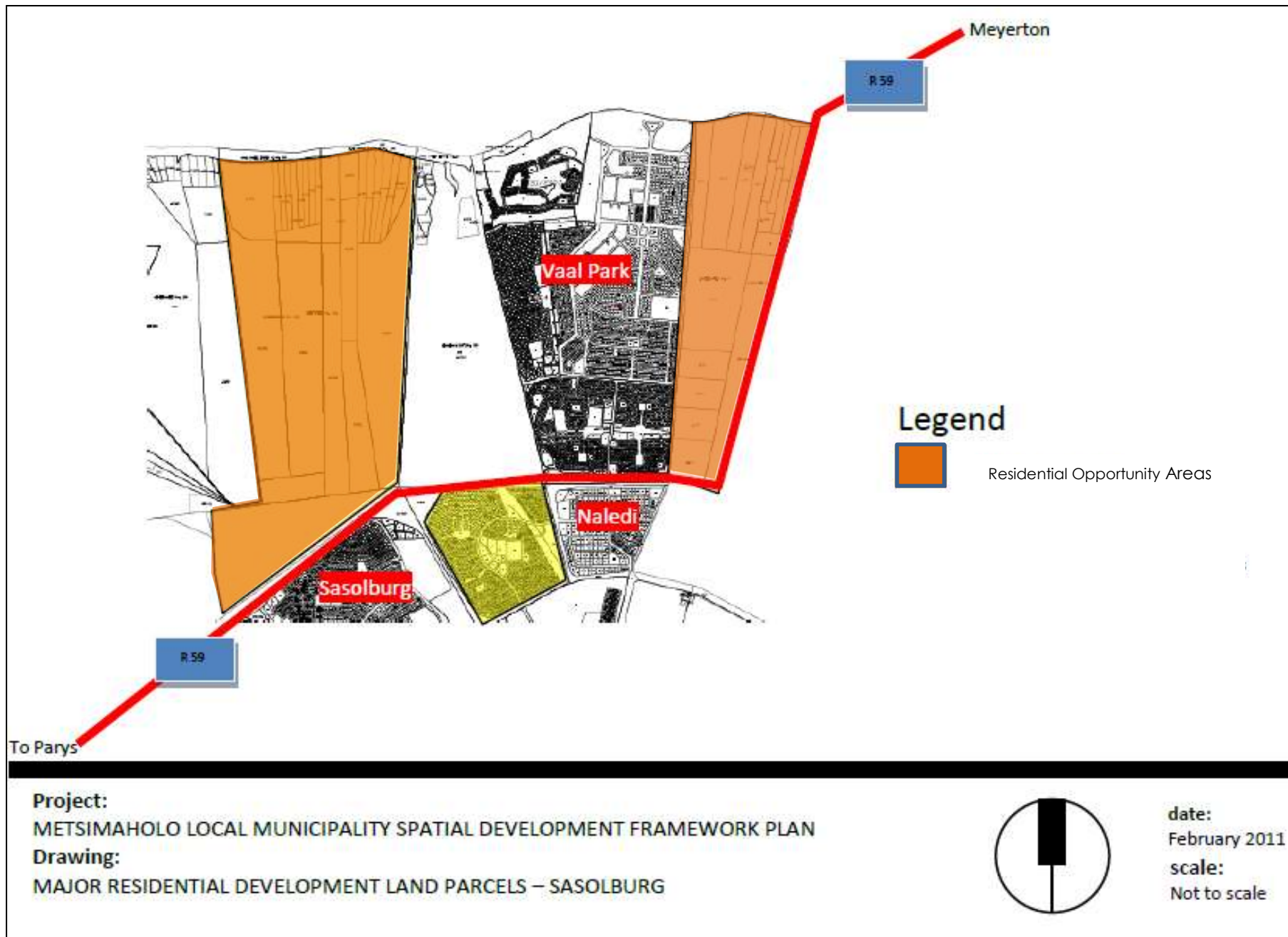
The bulk of the residence use private vehicular transportation as the dominate mode of transportation.

The proposals for the area are as follows:

- Business: Proposals are made along major activity routes in the area and these are aimed at very restrictive bucienss activities.
- Higher order business opportunities are prosposed at specific nodal areas to reinforce these areas.
- **Residential extension:** The extension of Vaal Park onto the farm Lauterwater 77 and Voorspoed 361(R2) as proposed items of the reviewed SDF 2009 is retained and supported in this report. The extension of the Millionaire bend areas onto the property east of the Wonderwater Strip Mine is

promoted and densities of 10 dwelling units per heater are promoted in the area.

- There are specific conservation concerns in the area and these are protected by very specific proposals.



3.1.1.9 ZAMDELA (Annexure C – MAP 3):

Layout developed as an informal residential area for people who lived in the area and those who came to search for work in Sasolburg.

The locality of Zambela in relation to Sasolburg is as a result of the apartheid spatial policy of racial locality separation. The formal areas of Zamdela first developed within the old SASOL 1 residential area and latter grew to occupy the area currently referred to as Zamdela.

The layout on which Zamdela is developed is the Environmental Areas model principles similar to those of Vaal Park and therefore displays the same model structuring elements.

Zamdela has grown to include other newly established and developed areas and is also experiencing pressures of informal development within and on the periphery of the township.

The areas that have recently developed as part of Zamdela are Walter Sisulu and Harry Gwala and Amelia areas.

The township is a dormitory area with very limited retail and commercial opportunities that can provide work for the residence as a result, many of the residence commute to Sasolburg proper, Vaal Park and to the adjoining Gauteng industries for work opportunities in public transportation.

The area however have a number of family established small retail activities that are convenient for local residence to acquire basic commodities, these need to grow and established in the formally located business localities in the township.

In order to restructure the current dormitory township and to develop the township into a settlement that is sustainable for human habitat the following proposals are presented as part of the review:

a) Business and Transport Modal Nodes: From a spatial restructuring perspective a number of business areas are proposed in the township. There is a hierarchy to the proposed business areas and these are as follows:

a.1) Zamdela Gateway Transport Modal Retail Nodes – T2 and T3-: The Zamdela Taxi Rank (T2) act as the gateway into the area and this area is located along the entrance of the township along Bel Street.

The opportunity exists for the redevelopment of this area to cater for small trading outlets that will relate to the taxi rank activities and to servicing people in the area.

Service industrial opportunities relating to the fixing of electrical appliances and other related smaller service industrial activities can also be accommodated in the area.

ZAMDELA GATEWAY TRANSPORT NODE CONCEPTUAL REPRESENTATION





With improvements the transport node can become a critical retail and transportation node. The aesthetic that improvements that can be achieved in regenerating major transportation nodes can create pleasant and acceptable environmental which are safe and pleasant to experience.



a.2) Harry Gwala Transport Modal Retail Node – T3-: The Harry Gwala proposed taxi rank (T3) area is aimed at developing a centre that will aim to integrate a modal interchange aimed at accommodating taxis and facilitating the development of retail facilities that area related to the taxi industry and servicing the residential area.

It is proposed in this review that the taxi facility be promoted for development with a service station and trading stalls aimed at servicing the commuters and providing other services that are convenient to commuters.

a.3) Zamdela Business Centres – RB and B -
: The CBD of Zamdela (B) is currently identified in the central area of the township and is easily accessed through the major road network in the area.

The CBD is not properly structured and therefore does not present the clarity required to guide development and to incrementally take up development over the years.

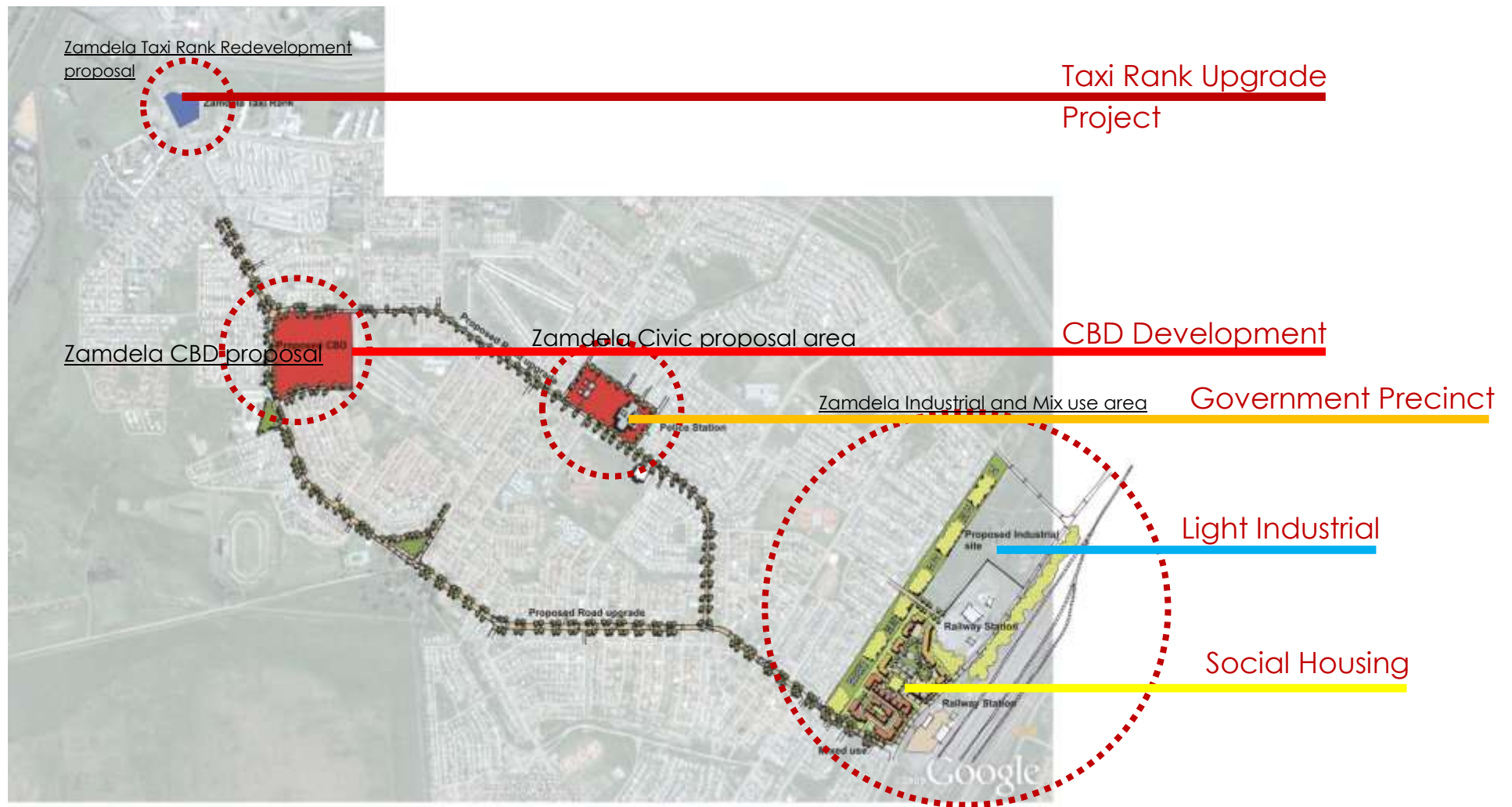
In all the identified business centres in Zamdela frameworks must be developed for these areas and this will inform the development of these areas.

These frameworks will seek to identify different land parcels in the centres that can be subdivided into parcels that can be taken up by the current market with associated development controls that will ensure that the anticipated environments are realised.

a.4) Chris Hani, Harry Gwala and Amelia nodes: These sites provide opportunities for retail development in proximity to where people are staying. This development is proposed to be a neighbourhood node for convenient shopping.

a.5) The Amelia and Mooidraai Business Centres are well located and should be subdivided as proposed in order to encourage the development of these land parcels in stages according to well defined development guidelines.

Improvements that can be done in Central Business areas are critical to ensure that local and other shoppers are attracted to the area and shop in these areas. Appropriate design and development are critical to improve the desirability of retail in large scales in the townships.

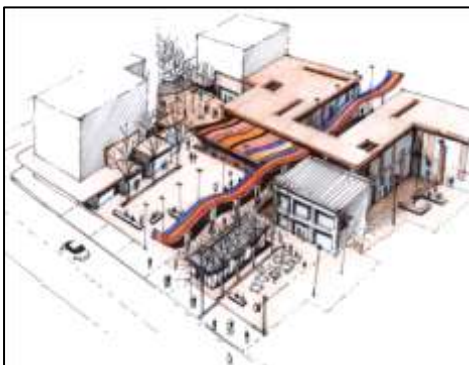


ZAMDELA SPATIAL DEVELOPMENT INITIATIVES

ZAMDELA SPATIAL INITIATIVES



ZAMDELA CBD



IT IS IMPORTANT TO STRUCTURE PROMINENT BUSINESS AREAS IN ZAMDELA AND HARRY GWALA THAT WILL PROVIDE QUALITY SHOPPING AND ENTERTAINMENT ENVIRONMENTS

b) Industrial Development: To restructure the dormitory nature of the townships it is critical that job opportunities are created in these areas.

Such opportunities will ensure that employment opportunities are created in proximity to the poor. Allowing people in these areas to work and live in the same areas.

It is accepted that these area will take time to develop and as such these land parcels should be protected and land banking must be done considerably for these reasons.

It is also accepted that these areas will not develop quickly without any concerted public sector involvement. Areas proposed in Zamdela in which light industries can be developed are:

b.1) Zamdela Industrial – Li -: Light industrial development along the rail line between Zamdela Extension 2 and Walter Sisulu is proposed.

b.2) Zamdela Tylor Park-Li: A new light industrial area is also proposed along the railing on the side of Zamdela Tylor Park. This industrial location is chosen due to its logistic accessibility to the main roads in and out of the area.

b.3) Zamdela Industrial – Li: A light industrial development is proposed on the northern edge of Zamdela abutting the Concrete Highway extending from the current cemetery towards the railing in the Harry Gwala extension.

In order to achieve this the current cemetery has to be limited to a confined area and future accommodation for the expansion the cemetery has to be made in the Mooidraai area abutting Harry Gwala.

b.4) Zamdela Industrial – Hi: The extension of the current heavy industrial area is also proposed north of Eric Louw road in the north of Zamdela onto the farm Valbank 219 and 238 and the Remainder of Amelia 518. This development is proposed to have a commercial and retail interface.

c) Residential: Residential intensification within the Zamdela Township is critical to ensure that different housing forms are provided and more people are accommodated in the area to ensure that the necessary economic thresholds are created to sustain the proposed economic opportunities in the area.

Currently the dominant housing typologies in the area are standalone developments at very low densities.

The following infill residential developments are proposed:

c.1) High Density Infill Development- HD: The rationalisation of the current school sites in the Zamdela area is critical in order to determine the appropriate number of sites required for school development.

The remaining school sites must be considered for much higher residential developments built in the form of flats. This is critical to provide entrance housing for those who are not in a position to own property in the area but are willing to rent.

The redevelopment of the hostels in the township must also be considered and the type of development to be promoted there shall be high density developments in the form of flats.

c.2) New Residential Extension: The extension of the township is critical due to the high housing backlogs that exist in the area. To achieve this, the Mooidraai area is identified as a critical area for future expansion.

The densities that must be promoted in this area must be much higher and be determined by the Municipality.



AFFORDABLE HIGH DENSITY ALTERNATIVE THAT CAN BE USED TO ENSURE CHOICE FOR THOSE ARE NOT IN A POSITION TO OWN OR WHO DO NOT WANT TO LIVE IN SINGLE RESIDENTIAL ERVEN DEVELOPMENTS.

d) Sports Facilities and Public Open Spaces: One of the critical challenges facing dormitory townships is the undeveloped nature of the public open spaces and sport fields, it is also the poor condition in which the road pavements and street furniture is in.

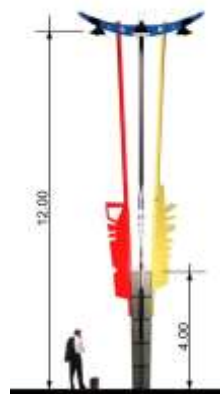
This reality result in spaces that are in some cases very dangerous and not very aesthetically pleasing resulting in many of the people moving out of these areas to the suburbs to look for recreation opportunities.

In order to develop settlements that are acceptable as sustainable human settlements it is proposed that:

d.1) Major Street Upgrading: The landscaping of major streets/public spaces in the townships and the maintenance of these as well managed public spaces must be considered critical as imitative aimed at improving the condition of townships.

The installation of public furniture in these areas such as streetlights and other that is aimed at improving the aesthetics of these area is critical to ensuring that people develop a sense of pride in the areas and start investing in these areas either financially or by caring for their environments.

In Zambezi it is proposed that the extension of the proposed Jan Haak Street that is to link up with Erick Louw would be upgraded along Jan Haak to link up to



STREET UPGRADE IS CRITICAL TO IMPROVE THE AESTHETIC OF A PLACE.



STREET UPGRADE IS CRITICAL TO IMPROVE THE AESTHETIC OF A PLACE.

MAJOR STREETS ARE CRITICAL TO LINK MAJOR NODES TO CREATE SPECIAL PLACES.

PUBLIC SPACE UPGRADES IMPROVE THE SPATIAL AND ENVIRONMENTAL QUALITY OF AN AREA AND DRAWS INVESTMENT INTO AN AREA FROM PUBLIC AND PUBLIC INVESTORS.

c) Sports Facilities and Active Recreation Parks: The nature of public space identification in the design of layout plans has become a secondary activity in township development.

The preoccupation of design in these areas is with achieving the number of erven required to meet the backlogs in housing and less with achieving places in which people can enjoy some recreational benefits out of public open spaces.

This result in public open spaces being mainly identified in areas where it is geotechnical difficult to develop or where they are necessary to serve other servicing needs.

To deal with the constrain current public open spaces in townships that are strategically located and are accessible should not be allowed to be rezoned to other use areas not should they be left and developed as public open spaces.

Initiatives must be promoted to ensure at least each neighbourhood has access to a developed park. Similarly each area must at least have access to a developed local sports field. The Stadium in Zamdela must be developed in relation to the school sport activities and to other activities relevant to the community.

d) Cemeteries – GY 2: There is currently sufficient land in Zamdela for the extension of the cemetery. The proposed cemetery extension as per the 2009 SDF is supported up to an extent and the relocation of the cemetery is proposed in Moodraai as a regional cemetery.

KRAGBRON AND CLYDESDALE: These are established in the periphery of Zamdela, the planned development future for these areas is to ensure that they do not grow and that infill development is done within these areas for high density developments.

3.1.1.10 Deneysville and Oranjeville Municipal Nodes:

DENESVILLE and REFENGKGOTSO (see MAP 4 Annexure D) and ORANJEVILLE and METSIMAHOLO (see MAP 5 Annexure E):

Deneysville unlike Sasolburg, Zamdela and Vaal Park is developing on a medieval model, this along the main road and the river and through the subdivisions of the small holdings.

The layout follow a grid that conforms to the natural setting as a result of the natural constrains. Because the town is still developing the opportunity exist in these towns for the restructuring of these towns to link them properly to the townships.

In order to restructure these areas the following proposals are made:

a) Business: Business opportunities are proposed along the main access road and along miner roads that of significance to the settlements. In both areas at the entrance of the areas new nodes are proposed to restructure the areas.

b) Industrial: Industrial development are only proposed as service industrial areas related to the boating industry and other activities that will be seen as appropriate for the areas.

c) Residential extensions: Residential extensions are proposed in both areas for infill development and expansion. This is because these areas are seen as tourism destinations and high end residential.

It should be indicated here that due to development constraints as a result of land shortages coursed by undermined land and prospecting mining land, Sasolburg will in the next 20 years reach capacity and a new regional node must be considered in Deneysville.

It is for this reason that Deneysville is proposed as a new regional node (see Annexure D).

The different nodes in Metsimaholo are linked by public transportation which is entirely road based and is in the form of mini bus taxis and busses. At the Municipal scale this transportation is focused along the R 28, R42, R57, R59, R82, R549, R551 and R 716.

The public transportation frequency operates throughout the day, however it is most intense during morning (5 am to 9 am) and afternoon pick hours (3 pm to 7 pm).

In restructuring the spatial order of Metsimaholo, the model considered here is the secondary city model (Richardson (1981) and Porter (1985). This model is a nodal model that promotes secondary nodes, each with a specific function.

This model allow for the development of other major nodes that complement the services provided by the current major activity node. In Metsimaholo Deneysville is promoted as the second regional node to Sasolburg.

Sasolburg's inability to grow further does not mean that there are no development opportunities currently available within the existing area, the available opportunities should be considered for much higher density development were possible infill opportunities should be maximised by considering these higher density models.

New development opportunities in Sasolburg exist for residential development in the Welgelegen, Lauterwater portions 3, 4, 5, 6, 7, 9, 10, 11 of portion 77 and on the remainder of portion 77; Voerspoed portions 3, 4, 9,10,11,12 of portion 361 and the remainder of portion 361.

These opportunities also exist in Rietfontein portions 2,5,7,8,9,10,11,12,13,14,15 of portion 251 and on Wonderfontein portions 1,3,4,5,6,7,8,9 and 10 of portion 350 located on the western side of Vaal Park.

In Zamdela opportunities for new residential developments are identified in Moodraai and Amelia.

c.1) Housing Restructuring:

A comparison of the population in the Sasolburg area (including Zamdela and Vaal Park) indicate that the population in the area is growing. Sasolburg will generate the largest increase in

population growth in the municipality hence the need for housing.

From the municipalities population structure the following are the key issues critical for spatial development:

- The population is young and there is a large group that are at the age requiring housing to start families;
- The number of elderly is increasing in the municipality. The number of older people taking care of families is also increasing due to HIV and AIDS and other deaths, and
- The mono income spatial distribution of the population is likely to persist as integration is determined by affordability.

The municipality prescribes to National Governments Housing policies, the aim of these policies are:

- Allocate land for new housing opportunities for non-affording families in locations where they can find work and are closer to other amenities;
- Improving the existing housing stock;
- Protect and enhance residential environments through appropriate development controls.

The scale of future new housing developments in the municipality must take into consideration the following assumptions- the increase in new households, in-migration, the existing informal housing in the area. The SDF considers the current backlog to be 30 000 units.

In order for the municipality to achieve the millennium goal for shelter the municipality should be able to build 6000 units annually.

The municipality is committed currently to building the following affordable units:

- 3300 informal erven at Amelia;
- 500 informal erven at Mooidaai,
- Building of 70 rental units at Hostel 2,
- 200 CRU rental units Hostel 4,
- Redevelopment of hostel 3 into 1000 CRU rental stock,
- 3000 units in Zamdela Ext 11 and 15, and
- 2000 units in Amelia.

Total: 10 070 units

In building these units the municipality would be closer to alleviating the estimated 15 000 unit backlog in required in Zamdela to meet the affordable housing target.

In order to provide housing for the poor in strategically located areas. The municipality would require imposing a mix income housing requirement on the developments intended for Welgelegen, Lauterwater, Voerspoed, Rietfontein and Wonderfont portions and in the townships.

To achieve the mix income objective the municipality requires that all developments planned in Welgelegen, Lauterwater, Voerspoed and Rietfontein cater for 20% affordable housing, 10 credit linked and 20% affordable rental options.

Despite the available new residential development opportunities in the identified properties there exist within Sasolburg, Vaal Park and Zamdela smaller parcels of land in which high density residential infill opportunities can be achieved. In all these areas the municipality will allow for much higher densities.

c.2 In Deneysville and Oranjeville the municipality is committed currently to building the following affordable units:

1500 additional housing in Refengkgotso,
3000 informal areas with housing in Mooiplaats

Total: 4500 units

In building these units the municipality would still have to provide a further 6500 houses in Refengkgotso and 5000 units in Metsimaholo.

The plans of the Municipality currently in relation to Refengkgotso are putting the municipality in line with achieving its millennium goals.

Deneysville as indicated in the nodal examination above is considered as a new regional node. In order to reinforce this status new residential, commercial and industrial development opportunities should be made available in the area.

In Deneysville on a municipal scale opportunities exist for new developments to provide new housing including housing for the poor in strategically located areas. The municipality would require imposing a mix income housing requirement on all new developments the developments intended for Welgelegen, Lauterwater, Voerspoed, Rietfontein and Wonderfont portions.

To achieve the mix income objective the municipality requires that all developments planned in on the Lake Deneys Small Holdings (on portions of portion 94 Knopiesfontein), portion 1528 Diesfontain, Portion 1245 Esparanza, portion 587 of Pandam, portion 763 Annies Rust, portion 3 of portion 94 Knoppiesfontein, portion 1547 Honningkrans, the remainder of portion 587 Pandam and the Vaal Bank Small Holdings.

The applicable conisation should be 20% affordable housing, 10 credit linked and 20% affordable rental options.

c.3) Oranjeville opportunities exist for new developments in the west of the town below Lizard Park and Metsimaholo.

This area is proposed for the development a new Community Regional Centre with a focus on leisure tourism and theme shopping.

c.4) Despite the available new residential development opportunities in the identified properties there exist within Deneysville and Oranjeville smaller parcels of land in which high density residential infill opportunities can be achieved.

In all these areas the municipality will allow for much higher densities as per the density table below.

To reinforce the function and the importance of nodes in the Municipality key transport corridors have to be identified and major public transport infrastructure must be provided along these routes to reinforce their role as transport corridors.

It is important to note that nodal development models at a municipal scale refer to a hierarchy of primary and secondary nodes in the Municipality. These are classified here as level 1 (CBD), level 2 (Community Centres) nodes and Level 3 nodes.

As indicated before due to the contained nature of Sasolburg, and the growth opportunities that exist in Deneysville, Deneysville is identified as a new Level 1 node. This node is to be developed along the R 549 and growth northwards along the R 716 towards Vereeniging.

Oranjeville is considered to be a level 2 node (Community Regional Centre), this is due to the current low levels of development activity in the area and the significance of the of the area in the municipality and for its surroundings as a centre for retail and leisure activities.

Critical for connecting the nodes is the major transport corridors of the R 28, R57, R59, R 549, R551 and R716. These roads must be considered as high public transportation routes linking the areas at a regional scale.



DENEYSVILLE DEVELOPMENT INITIATIVES



REFENGKGOTSO DEVELOPMENT INITIATIVES

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

**Sasolburg, Roodia and Vaal Park, Zamdela (Harry Gwala,
Walter Sisulu and Amelia) and Deneysville and R**

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

These Tables are to be read with Annexure A Map

RESIDENTIAL PROPOSALS:

Sasolburg: Sasolburg currently has a number of vacant properties that the municipality is disposing. There other larger properties which are proposed to be considered as high density infill developments. Social Housing is proposed in all the larger vacant portions within Sasolburg.

Vaal Park: There are a number of smaller residential erven in the Vaal Park, these the municipality is also in the process of selling, however the larger portions should be considered for higher residential densities and as infill opportunities that are aimed at providing residential accommodation for poor people closer to higher income areas.

Zamdela, Harry Gwala, Walter Sisulu and Amelia: In these areas currently develops are considered in which to house low income families this is intended to deal with the housing backlog of the municipality. However in all new development areas in the township social housing and middle income housing opportunities should be explored to ensure that mix incomes are developed in this community that will sustain future economic activity in the township.

HD: Refers to high density residential this is identified in the Sasolburg area, Welgelegen West extension of Sasolburg. Densification, especially a mixed density with mixed uses, is motivated in view of the limited land available for residential development (current erf sizes are on average 600m² at a density of 16 du/ha) and an endeavour by council to provide an integrated precinct comprising of various densities and uses.

MD: The extension of Vaal Park to the north and all land areas directly abutting the Vaal River. The average densities considered for this areas is 10 du/ha.

SHA 1 Areas: Social housing initiative areas are areas in which the municipality must seek to promote rental housing stock and develop units for sale on a high density model for those families that are not able to enter the give way housing schemes but do earn an income sufficient to pay of a low income housing bond.

Villages

The vast number of smaller villages dispersed through the Municipality's area of jurisdiction, must be incorporated as residential precincts of the Sasolburg/ Zamdela urban area. The current uncertainty regarding the management of the areas should be resolved and all the villages should be managed by the Municipality. Densities of 16 du/ha should be promoted in these villages and an income mix with other associated used should be introduced in these villages.

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

BUSINESS PROPOSALS:

Sasolburg, Vaal Park and Zamdela: Sasolburg is proposed as the major regional node in the municipality. The development of the current CBD need to be reinforced through the development of a proper development plan and an Urban Design Framework that details the identified precincts. The growth of Sasolburg requires the development of other more localised commercial centres and as a result it is proposed that a major commercial centre be developed in the area of the current Stadium and in Welgelegen.

Map Reference	Property Description(s)	Applicable Uses and Use Descriptions
RB 1	Land Adjacent to the D P De Villiers Stadium (S1) – a portion of subdivision 52 of the Farm Hereward 409.	<ul style="list-style-type: none"> This area is considered for the development of a Regional Centre. High end retail should be promoted in this area as it is strategically located from the neighbouring areas of Gauteng. A possible linked should be considered between this area and the Welgelen area across the highway so as to ensure pedestrian integration in future.
RB 2	Erf 24679 Sasolburg Extension 58 – commonly known as Welgelegen.	<ul style="list-style-type: none"> This area is identified for mix use development and is largely a residential area. The strategic location of this area in proximity to Vaal Park, Naledi and Sasolburg and Emfuleni Local Municipality provides an ideal opportunity for high end residential servicing retail with district focused food and restaurant outlets. This area is ideal for family weekend out touring visitors in and around the municipality.
Sasolburg CBD	This is the current CBD of the Municipality consisting of the following precincts:	
	Civic Precinct: is made up of the following properties 49,48,47,18,17,16,15,14,13,12,10/Rest,10/1,5328/1,5329,8/1,9,8/Rest,1,2,3,5,6,7 and 5328/Rest.	<ul style="list-style-type: none"> The uses to be promoted in this are institutional uses with retail and food outlets. Entertainment related uses are also to be supported in this area as long as they are related to the Arts.
	CBD Precinct: consist of the following erven - 41,42,47, 48, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,31,32,36,37,38,55,23784,5337,5338,5339,5339,5340,5332/Rest,5348,534maintenance of the building stock in the area and the landscape.	<ul style="list-style-type: none"> The uses to be permitted in this area are all commercial uses related to a Central Business District. An Urban Design Framework should guide all developments in this area and a Central District Management Agency should be considered to manage the development and up keep of the area.

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

BUSINESS PROPOSALS: Sasolburg, Roodia and Vaal Park and Zamdela:

Map Reference	Property Description(s)	Applicable Uses and Use Descriptions
RB 3	This is the area bordered Christian De Wet Rd north and west, Riemlands Street in the East and Collins Crest in the south.	<ul style="list-style-type: none"> This area is currently predominantly residential and on the areas bordering the CBD there is clear indication of commercial introductions. This area is considered the area in which the CBD should be growing and CBD related developments should be promoted in the area.
B 1	Erven 1 to 4, 100 to 108 and 180 to 186 of the Township Roodia along Hantam Street.	<ul style="list-style-type: none"> Where possible and practical as applied for the right for business can be granted by the municipality. The municipality seek to promote small scale home based businesses in the area that are service and professional related excluding any sale of retail related products, food and alcohol.
B 2	This includes the current commercial centre along Opperman street costing of the following properties: erven: 1/15, 15, 16, 660, 1/660, 1/11, 11, 1375 to 1379 of the township Roodia.	<ul style="list-style-type: none"> This area is currently a community convenience shopping area. Uses to be promoted in this area in relation to convenience shopping servicing the local community. However due to the accessibility of the area on demand higher order uses should be considered in the area that may result in it developing into a future regional centre. A proper transport facility should be considered in this area in a properly located portion.
B 3	President Swart Weg: 182, 183, 1282 and 1283, 255 – 278, 231-254. Other properties that should be considered is erven: 1/1861, 1862, 1863, 1864, and 1865, 1499, 1/1499, 2229 – 2240 in Roodia and Vaalpark	Development Corridors: <ul style="list-style-type: none"> These streets have the design and the director to develop into major development corridors in the area. Business development and offices must be promoted along these streets.
B 4	Minaar Street: erven 83 to 99, 25955, 2/2496, 2496,3/2496, 4/2496 Roodia and 36 to 42/2489, erf 458,462,463, portion 1 to 3 of 2490, Portion 1 of 463, erf 428, 304 Vaalpark	
B5	Opperman Street: 1192, 1193, 1194, 1195, 1200, 1202, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1919 and 1920. Other properties that should be considered is erven: 1/1861, 1862, 1863, 1864, and 1865, 1499, 1/1499, 2229 – 2240.	

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

BUSINESS PROPOSALS: Sasolburg, Vaal Park and Zamdela:

Map Reference	Property Description(s)	Applicable Uses and Use Descriptions
B 6	Erven 182, 183, 1282 and 1283, 231 to 256 Vaalpark	<ul style="list-style-type: none"> Allow for the development of a localised commercial are on these properties by allowing for business rights on the properties.
B 7	Erven 834 – 838, 2495, 842 – 851, 1/1292	<ul style="list-style-type: none"> This area is suitably located for a local area service retail facility that can accommodate shop, medical and dental facilities and other community related services.
B 8	Erven 1916,1919 and 1920 Vaalpark	
B 9		
B10/T1	Erven 894 – 8303, 8293	<ul style="list-style-type: none"> This is a major taxi interchange in Zamdela. The property currently has a small SMME development initiative associated with it and should be developed into a major interchange with associated retail and trading facilities. This also the major gateway into the township and significant development should be promoted in this area.
B11	and 2325, 1/13158 and 2/13158 Zamdela	<ul style="list-style-type: none"> Currently this area is use as a business incubation centre and need to be developed and maintained as such. Associated office development and retail should be promoted on these properties linked to B 10.
B12	13158, 4/13158 Zamdela	<ul style="list-style-type: none"> The location of this property is very strategic into, out and passing Zamdela similar to B10. This area should be considered for commercial development and be retained as a future transport interchange should the current B10 be overgrown by the need in the community.
Zamdela CBD	Zamdela CBD	<ul style="list-style-type: none"> The Zamdela CBD is considered a major local area node and must be developed through a private public partnership with the transport interchange. The area is not yet developed but through direct public intervention development can be promoted in the CBD. A number of business sites are well distributed within Zamdela and mainly serve as small convenient stores. The following are other business localities that are being promoted.

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

BUSINESS PROPOSALS: Sasolburg, Vaal Park and Zamdela:

Map Reference	Property Description(s)	Applicable Uses and Use Descriptions
B13	erven 11711, 12745, 11823, 10714 Harry Gwala	<ul style="list-style-type: none"> Local commercial centre is proposed to service the local community. Retail and commercial land uses should be promoted on these properties.
CH – B14	Erf 10714 Harry Gwala	<ul style="list-style-type: none"> A Community Hive is proposed. This is developments that seek to provide communities access to government services and proximity to retail and other commercial opportunities.
B 15/T3	Erf 11571 Harry Gwala	<ul style="list-style-type: none"> This erf is strategically located along the R 57 and is proposed for a transport interchange. Other uses encouraged are retail, filling station and associated commercial uses.
B 16	erven 16064, 15158 to 15167, 16891 – 16897 Walter Sisulu	<ul style="list-style-type: none"> Are proposed for business development and related commercial uses.
B 17	erven 21083 to 21091 Amelia	<ul style="list-style-type: none"> Are proposed for business development and related commercial uses.

FUTURE SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

INDUSTRIAL PROPOSALS: Sasolburg, Vaal Park and Zamdela:

Map Reference	Property Description(s)	Applicable Uses and Use Descriptions
Li 1	Current Sasol Industrial Area which include Chem City	<ul style="list-style-type: none"> The current Sasol Industrial area is proposed to be developed north east growing towards the Vaal River. This extension is supported to an extent as a result the proposed new road alignment that will connect Zamdela past the north of the Industrial to Vaal Park is proposed as the buffer to this development. Another residential buffer is proposed between the industrial area and the river. This is to ensure that industrial pollution does not affect the river which serves as a major source of drinking water. The Sasolburg Industrial area is also proposed to grow south east to the area just above Amelia. Further expansion of this area south east is happened by the mining prospecting and the valuable agricultural land in that area that needs to be protected and use for food production.
Li 2	Naledi Industrial Area	<ul style="list-style-type: none"> Is proposed to develop in south easterly direction more south than north. The growth of this industry will remain south of the proposed R 59 along Jahn Haak Avenue. This are will be mainly for light industrial and heavy industrial developments.
Li 3	Sasolburg extensions 6, 27, 34, 54	<ul style="list-style-type: none"> Is an existing light industrial area, already comprising of mixed uses. This area should be considered for business development related warehousing and other manufacturing quaternary related activities. Retail should also be encouraged in this area
IEA 1 and IEA 2	Area to the north, south east of the current Sasol Compus	<ul style="list-style-type: none"> This is the industrial expansion are of the current Sasolburg compus. This growth are is to kept south of the R 59 away from the Vaal River.
IEA 3	14/923, Re/1799 Zamdela	<ul style="list-style-type: none"> Future are for industrial development in Zamdela

DEVELOPMENT FRAMEWORK GUIDELINES

GUIDELIENS FOR CONSIDERING OF DEVELOPMENT PROPOSALS

These guidelines are there to ensure that the municipality achieves its development objectives as set out in the Spatial Development Framework Plan(s) and intergrate other guidelines as determined by national and provincial strategies and plans in its SDF.

Notwithstanding the detailed guidelines provided in the Town Planning Scheme, developments proposed in any area of the municipality shall consider the following strategic guidelines:

Permeability and Accessibility:

- All developments shall be linked into one municipal development grid informed by the bulk infrastructure and the intention to ensure that all areas are linked to sure that all people have access to all areas.
- Developments shall have more than one entry and access points
- Walling off of infill developments shall be discouraged
- Cluster community facilities and public open spaces to create activity centers that are accessible
- All natural public amenities shall be visible and where possible accessible to the community

Integration:

- All developments shall seek to accommodate different residential densities and income groups,
- The street networks of new developments shall connect to those of existing developments,
- Place high density developments in proximity to arterial roads and commercial centers

General Character:

- Promote and protect the natural environment and residential character of areas
- Develop an area based on natural environmental beauty and pedestrian friendly principles

- Promote appropriate aesthetic improvements

Servicing:

- All developments shall be promoted within the context of available services and capital for the provision of services.
- Higher concentrations of services result in the efficient use of engineering services and reduce maintenance costs.

3.3.1 SUBDIVISION GUIDELINES:

Objective: Encourage attractive and integrated areas with distinctive residential; characters.

Development Plan Assessments: The Municipality considers development applications in the form of sub divisional plans and site development plans. These plans determine the elements through which the future form of the municipality is determined. The proper assessment of these elements on development proposal submissions is critical to ensure that the objectives set in the SDF's are achieved.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
All residential areas within the jurisdiction of the Municipality including private townships.	<p>OPEN SPACES/LAND RESERVATION</p> <p><u>Access</u>- allows residents the opportunity to see and have access to open spaces and natural amenities of the municipality.</p> <p>Preserve views of open spaces by using transparent fencing such as steel /concrete palisade or other, to fence off open spaces and natural areas.</p> <p>Provide ease of access to these open spaces- by providing walkways and walking trails.</p> <p>Avoid the development of higher buildings or other infrastructure that may affect natural viewpoints and significant heritage views.</p> <p><u>Activity centers</u> - connect activity centers like parks, clubhouses, and/or schools with natural areas through walkways.</p> <p><u>Pockets</u>- minimise isolated and hidden open space surrounded by houses within neighborhoods.</p> <p><u>Land reservation</u> - in the examination of all township applications/Subdivision plans the local municipality shall require and request were necessary the reservation of land for the provision of necessary community facilities. This is necessary to ensure that new neighborhoods are able to accommodate community facilities, schools, cemeteries and public/private open spaces within proximity.</p> <p>The local municipality shall also require developments to set back from identified areas in order to develop the desired aesthetic or for nature conservation, purposes or other as the municipality may determine necessary.</p>	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS - Fezile Dabi IDP and SDF

SUBDIVISION GUIDELINES:

Objective: Encourage attractive and integrated areas with distinctive residential; characters.

Development Plan Assessments: The Municipality considers development applications in the form of sub divisional plans and site development plans. These plans determine the elements through which the future form of the municipality is determined. The proper assessment of these elements on development proposal submissions is critical to ensure that the objectives set in the SDF's are achieved.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
All residential developments within the jurisdiction of the Municipality including private townships.	<p><u>Community facility land reservation:</u> This is necessary to create sustainable communities with the opportunity to allow people to have the necessary facilities within proximity to their places of residence. For this reason the following land reservations shall be considered necessary:</p> <ul style="list-style-type: none"> - <u>Passive open spaces</u> – 8 m² be provided per erf. - <u>Active recreation</u> – 5 m² per person (excluding golf course) and 7 m² per person including golf course. - <u>Schools</u> – 1 primary school site must be provided for every 1000 residential erven and 1 secondary school for every 3 primary schools. - <u>Crèches</u> – 1 for every 1000 residential sites. <p><i>N.B: In the assessment of all development applications, the municipality must avoid developing dormitory townships. This is possible only if the municipality insist on the reservation of the appropriate land parcels.</i></p> <ul style="list-style-type: none"> - <u>Flood lines</u> – areas that are being traversed by water courses shall at all times respect the flood lines or the servitudes determined. The preservation of flood lines is in line with protecting natural cyclical water courses and is necessary to avoid future disasters. - <u>Rural road setbacks and building lines</u> – A 30 meter or as prescribed by the scheme set back from the boundary of a road in respect of which no building line is determined by any other legal measure must be maintained and 5 meter setback from any other boundary of the farm must also be maintained. 	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS - Fezile Dabi IDP and SDF

ILLUSTRATION A: INDICATING ACCESS – VISUAL AND PHYSICAL ACCESS TO NATURAL AREAS, OPEN SPACES AND PUBLIC FACILITIES

ACCESS: **MAKE PUBLIC SPACES VISIBLE AND ACCESSIBLE TO ALL NEIGHBOURHOODS**



STREET GUIDELINES: These guidelines address the design of street networks, which includes: major *Arterial Streets* that connect the rest of the neighbourhoods, *Collector roads* that interconnect neighborhoods and carry limited through traffic in and out of the neighborhoods ,and *Access roads* which provide direct access to the individual properties.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
Sasolburg, Zamdela, Vaalpark, Deneysville Refenkgotso, Oranjeville and Metsimaholo and new Land Development areas.	<p><u>Street frontage landscaping:</u> Incorporate a parkway strip, sidewalk, and second strip of landscaping at least 1.5 meters wide between the path and the street curb.</p> <ul style="list-style-type: none"> - <u>Landscaping between the wall and the sidewalk</u> shall be at least 1.8 meters deep and shall include a row of streets at spaces no less than 7 meters apart, foundation shrubs, live ground cover and ornamental planting at street entrance or pedestrian gateway. - <u>Sidewalks shall at least be 1.8 meters,</u> where an arterial provides a direct connection to a school or shopping center, sidewalks should be 3 meters wide and designated as a multi-use path. - <u>Bicycle Lanes</u> – In this increasing period of people using bicycles for training and as a mode of transport, it is important to consider bicycle lanes along arterials and collectors. - <u>Frontage Land Uses</u> – More intensive land uses such as high schools, churches, major parks, community centers and high density housing should be placed along arterials. <p><u>Guidelines for Access roads (Local streets):</u></p> <ul style="list-style-type: none"> - <u>Street with</u> - Local Street widths should not exceed 5 meters from curb to curb. - <u>Bicycle lanes</u> – Bicycle lanes are not required in local streets traffic volumes are acceptable for people to cycle within road carriage way, but where heavy through traffic is anticipated bicycle lanes must be provided. - <u>Sidewalks</u> – separate sidewalks must be provided on through streets. - <u>Street trees</u> – All residential streets shall incorporate street trees. <ul style="list-style-type: none"> o Select shade trees suitable for the municipal areas climate. o Provide trees at appropriate distances - <u>Streetlights and utilities</u> must be placed to minimize impact on street trees - <u>Connecting walkways</u> – Connect curl-de-sacks with walkways to adjoining streets to reduce walking/bicycle distances. This is to improve internal circulation and not for connecting with arterials. 	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS <p>Fezile Dabi IDP and SDF</p>

ILLUSTRATION B: SHOWING HOW TO CONNECT A NEW DEVELOPMENT WITH AN EXISTING DEVELOPMENT

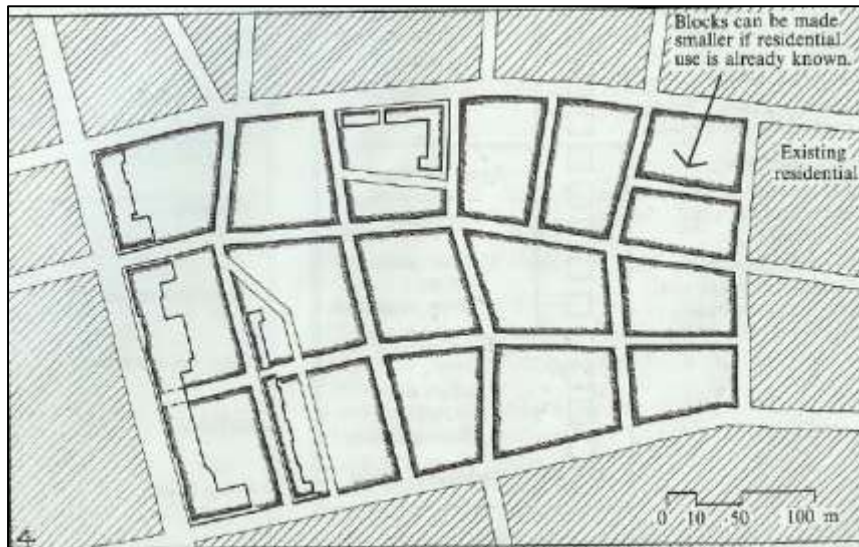
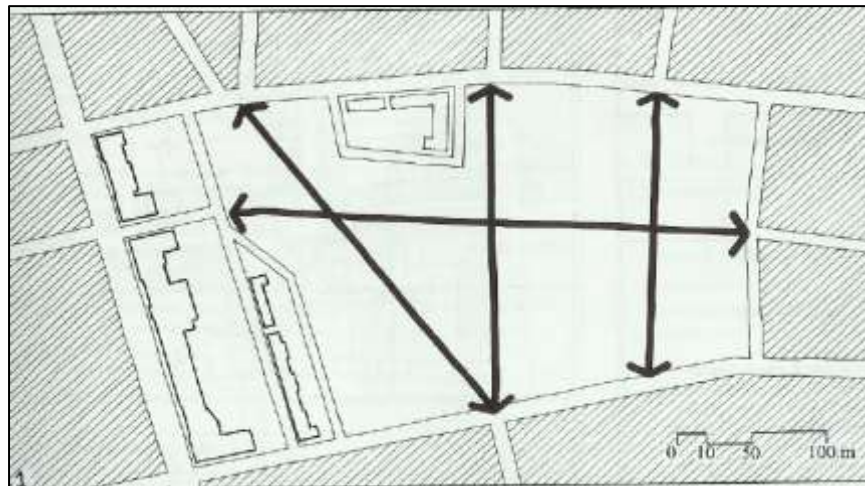


ILLUSTRATION D: SHOWING LANDSCAPING ALONG ARTERIAL AND WITH A PEDESTRIAN WALKWAY



ILLUSTRATION I C: PROVIDE BICYCLE LANES ALONG ARTERIAL AND

LANDSCAPING AND APPROPRIATELY PLACED SIDEWALKS ALONG WALLS SOFTEN WALLS

3.3.4 LAND USE GUIDELINES: RESIDENTIAL LAND USE GUIDELINES

Objective: Create integrated safe, comfortable and attractive living environments that complement existing neighbourhoods.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
All residential developments within the jurisdiction of the Municipality including private townships.	<p>Specific Integration Commentary on Residential land uses:</p> <p><u>Sasolburg:</u> Being a relative old mining and petrochemical town with unique characteristics and distinct architectural character should seek to protect that architectural character. The town original layout must be reinforced and encouraged by being connected to all new developments in the area.</p> <p>There exists a clear historical distinction between what were formerly black areas and white areas. This distinction in Sasolburg is reinforced by physical barriers (a conscious separation). There are areas in the development of the town where this separation will need to be preserved for historic reasons and there are others where its integration is paramount.</p> <p>The current separation reinforces income segregation. A conscious integration decision must be made with regard to income mixing in the area hence the proposal for social and high density housing in the town area.</p> <p><u>Zamdela, Refenkgotso and Metsimaholo.</u> The only integration that should be promoted in these area is to allow for upper middle to high income developments to be promoted in proximity or within this area. Low income developments should be discouraged in the vicinity of this neighborhood and encouraged closer to Sasolburg and Vaalpark.</p> <p><u>Deneysville and Orangeville:</u> Deneysville and Oranjeville are the smaller towns in the municipality with very limited economic opportunities currently. Deneysville present significant advantages for future development hence the need to promote income mixed developments in this area. There are currently very few opportunities for the poor to stay in proximity to or in the town. Measures aimed at redefining the town, must consider an income integration model that will serve to be sustainable.</p>	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS <p>Fezile Dabi IDP and SDF</p>

3.3.5 RESIDENTIAL DENSITY GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
All new Land Development areas and infill developments.	<ul style="list-style-type: none"> - All new developments in these areas should consider providing for the following dwelling mixes: <ul style="list-style-type: none"> o Single dwellings: 60% of the development; o Multiple units (i.e. duplex/cluster/group housing): 30% of the total development; and o Duette houses: 10% of the total development. - The following design guidelines are proposed with respect to a single erf density increase development: <ul style="list-style-type: none"> o Erven of 175m² to 250m²: 70% of the erven; o Erven of 600m² to 800m²: 20% of the erven; and o Erven larger than 800m² in extent: 10% of the erven. - For high density residential developments a maximum of 110 du/ha are recommended for "Residential 2" and "Residential 3". - High density design guidelines: All high density developments must comply with the following guidelines: <ul style="list-style-type: none"> o <u>Access:</u> High density developments should not be walled-off enclaves; they should be integrated to the surrounding neighbourhoods. o <u>Location:</u> Locate high density development along arterial and collector roads and in proximity to commercial centres and Activity centres. o <u>Street Patterns:</u> connect neighbourhood streets; design development driveways were necessary with character of public "streets" (sidewalks, on-street parking and street trees) o <u>Pedestrian Connections:</u> Link the high density developments to activity centres. o <u>Open developments:</u> Maintain an "open" appearance. Fences should be minimised and open in design. Buildings shall have windows and doors visible to the street. o <u>Parking:</u> The visual impact of high density development on adjoining neighbourhoods must be minimised o <u>Parking areas:</u> parking areas should be broken up into fewer bays by spreading them through the development, as a whole. 	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS - Fezile Dabi IDP and SDF

RESIDENTIAL DENSITY GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
	<p><u>Parking location:</u> locate parking to avoid its obvious visibility. Avoid placing parking lots on the perimeter, especially next to a street. Should parking be required along a street it is recommended that it be screened by a hedge or low wall.</p> <p><u>Rural Fringe and Rural areas:</u> The rural character of these areas should be accommodated and as such lower densities are considered in these areas. The areas are defined as the areas indicated in the SDF as village townships.</p> <p>The densities considered for these areas is a maximum of 40 du/ha. Considering the principle of planning gain, in situations where because of environmental constraints as determined by the municipality and the department of Environment an area of the property need to be preserved to protect the environment a density of 2 dwelling unit per 5000 m² can be considered on farmlands.</p> <p>This condition only apply in areas considered by the Municipality in conjunction with the Provincial Department of Agriculture, Conservation and Environment as necessary for conservation and protection, and shall not apply to areas that cannot be developed because of geotechnical reasons and other reasons not specified by the Department of Environment. This density condition shall also not apply to areas considered environmentally sensitive, but they are in extant less than 2500 m² extant.</p> <p><u>Income Integration:</u> The density distribution indicated under the urban densification guidelines does not reflect income integration. Income integration should be considered critical and be promoted in relation to the density breakdowns indicated above. It is recommended that lower income communities be considered as part of the higher density options as it is currently financially viable to develop higher density low income schemes.</p>	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS <p>Fezile Dabi IDP and SDF</p>

3.3.6 SPECIFIC LAND USE DEFINITIONS AND GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
All areas.	<ul style="list-style-type: none"> - Tourism Accommodation: Tourism accommodation refers to the accommodation of visitors overnight in conservation areas or in the urban areas. The facilities provided for tourism accommodation shall not be permanently occupied by visitors. These facilities include: <ul style="list-style-type: none"> o Public resorts o Private resorts o Hotels o Guest houses, o Bed and breakfast establishments and Because of the nature of these activities, different guidelines apply to each area: <ul style="list-style-type: none"> ▪ Resort (Public and Private) – shall mean a place of rest, holiday place, Caravan Park, camping place and picnic place, but does not include a “Private Open Space”. ▪ Density requirements – within the rural and the urban fringe as a general guideline a density of 2 accommodation units per hectare is recommended (thus allowing a family 5000 m² for relaxation). ▪ For caravans 4 caravans are allowed per 0.5 hectares (Allowing for each caravan to occupy an area of at least 1000 m²). ▪ Accommodation space – a maximum of 200 m² per single unit is recommended as a guideline. ▪ Hotel – shall mean a place that provides more than 10 rooms, catering for its tenants and other related services for payment at a standard rate acceptable to the municipality. And such a place shall be registered as a Hotel in terms of Section 1 of the Hotels Act, 1965 (Act 70 of 1965). ▪ <i>Density requirements</i> – Within the rural and the urban fringe as a general guideline, a density of 10 rooms per hectare is recommended with a maximum of 50 rooms. Within the urban areas, the rooms are determined in terms of the land use scheme and the development rights applicable on the property and as per the Act. ▪ <i>Accommodation space</i> – accommodation space must be motivated by the submission of a site development plan for the location of the facility and a room layout indicating the size of the rooms. 	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS - Fezile Dabi IDP and SDF

SPECIFIC LAND USE DEFINITIONS AND GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>All areas.</p>	<ul style="list-style-type: none"> - Tourism Accommodation: Tourism accommodation refers to the accommodation of visitors overnight in conservation areas or in the urban areas. The facilities provided for tourism accommodation shall not be permanently occupied by visitors. These facilities include: <ul style="list-style-type: none"> o Public resorts o Private resorts o Hotels o Guest houses, o Bed and breakfast establishments and Because of the nature of these activities, different guidelines apply to each area: - Parking – one parking bay must be provided per room. - Bed and breakfast – the hosting of people in a formal family residential accommodation and includes only the provision of a separate room for a guest(s) to sleep in, washing facilities and breakfast (no permanent accommodation is allowed). - Density requirements – the rooms that can be provided are as per the land use rights determined by the zoning of the property by the relevant town planning scheme and shall only be one room per person or per couple (couple meaning two individuals of legal age) - Accommodation space – the accommodation space will be the rooms that are part of the house and are provided as per the coverage allowed. The facilities shall be the same facilities used by the family who live in the house or owner of the house. - Parking – one parking bay must be provided per room allocated for quests. 	<ul style="list-style-type: none"> - Town Planning scheme - National Housing Regulations - National Housing Policy - National Spatial Perspective - Free State Spatial Development Perspective - Free State GDS - Fezile Dabi IDP and SDF

SPECIFIC LAND USE DEFINITIONS AND GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
	<ul style="list-style-type: none"> ▪ Second dwelling – mean the second dwelling built on the property together with an existing dwelling house. The coverage of the second dwelling shall in addition to that of the first dwelling not exceed the overall coverage allowed for the property by the relevant town planning scheme. ▪ Location – the second dwelling unit shall not be attached in any way to the first unit. Should the second dwelling unit be attached to the first unit and form part of the floor area as stipulated by the relevant town planning scheme that unit is not considered as a second unit, but an extension of the first unit and shall therefore not be permitted the rights of a second dwelling. ▪ Space – the second dwelling unit by guidelines must be self-sufficient from the first unit in that it must have a kitchen, bathroom, and toilet and must be an approved building in terms of the municipality. The building must be built to accommodate a single family. ▪ Use – The use of the second building shall be residential and in no way associated to the first dwelling. Meaning that this unit could be rented out or sold depending on the density requirements in the area it is located. ▪ OUTBUILDING – means a building required on a property with a dwelling house already developed and approved by the municipality. The unit must be proved to be necessary by the municipality for the activities of the dwelling house. This building shall not be the main dwelling house on the property and shall have an entrance separate to that of the dwelling house. ▪ Workers accommodation – There two types of worker accommodation provided for in these guidelines. ▪ <u>Worker accommodation</u> - means a building built as a dwelling unit for use by persons classified in terms of Section 83 A of the Basic Conditions of Employment Act and Section 200 A of the Labour Relations Act as a worker/employee. The dwelling must be built to service a use related to the land on which the accommodation is being provided. The municipality can determine the period of occupation of the accommodation after which time the activity shall be discontinued. ▪ <u>Temporary worker accommodation</u>: means accommodation built temporarily with material classified as such by the municipality, for a period determined by the municipality for use by persons classified in terms of Section 83 A of the Basic Conditions of Employment Act and Section 200 A of the Labour Relations Act as a worker/employee. The accommodation must be provided in relation to a service currently being undertaken within 5 km radius of the accommodation provided. 	

SPECIFIC LAND USE DEFINITIONS AND GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
	<p>COMMUNITY ACTIVITY CENTRE:</p> <ul style="list-style-type: none"> ▪ Parks: parks should be linked to open spaces, walkways, schools and shopping centers to create community centers. ▪ Neighborhood commercial areas - Shopping centers are focus areas for neighborhoods, these centers should be small in scale, pedestrian friendly, and include community spaces and facilities. Even when the neighborhood does not have, a shopping center, links to restaurants and convenience shops should be connected to create an atmosphere of a center. ▪ Public and Community Buildings – Public and community buildings, such as multipurpose centers, recreation centers, and churches, should be considered as focal points for communities. 	

3.3.7 COMMERCIAL LAND USE GUIDELINES: The guidelines in this section apply to all new commercial areas and the upgrading of existing commercial areas in the municipality. They also apply to the hierarchy of commercial centers identified in the SDF's.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg Regional Node and Oranjeville and Deneysville Municipal Nodes</p>	<p>General Higher Order Nodal Guidelines: The objective of these development guidelines is to maintain and strengthen the character of existing higher order nodes and to encourage mixed use development in these nodes.</p> <p>Site development:</p> <ul style="list-style-type: none"> - Parking: All commercial buildings along major arterials and collectors within these nodes shall set back as per the requirements of the national road agency, but can develop parking bays in front of their commercial activities on the identified set back area and on other land as per the parking requirements determined by the necessary town planning scheme. On street parking can be accommodated on the access roads in the commercial area and all other parking shall be provided behind buildings. - Pedestrian circulation: provide clear and safe pedestrian circulation between parking bays and building entrances. - Next to residential areas: where a node is situated next to a residential area, provide residential connections (sidewalks) between the neighborhood and the commercial area. - Aesthetics: The Oranjeville and Deneysville commercial areas are reasonably new developments and as a result, a clear aesthetic code will have to be developed for the area by developing an urban design framework for the area. Sasolburg on the other hand has a clear architectural character that shall be maintained and preserved in order to enhance the tourist importance of the area. <p>General aesthetic guidelines:</p> <ul style="list-style-type: none"> - All new buildings shall consider their location and shall seek to carry a common architectural language with those in their vicinity (as determined by the municipality). - The general appearance of a new building shall carry through the quality of the existing buildings - All building perimeter walls shall be transparent and landscaping shall be as determined by the municipality. - Use materials, forms, and colours appropriate for the architectural style. For additions, match existing wall materials, windows and colours with existing structure. - Corner buildings – make corner buildings a landmark. - Centre all attention of the anchor store area and gathering spaces - Use strongly defined elements such as archways and towers at entrances - The building scale should reflect the neighbourhood character 	

COMMERCIAL LAND USE GUIDELINES: The guidelines in this section apply to all new commercial areas and the upgrading of existing commercial areas in the municipality. They also apply to the hierarchy of commercial centers identified in the SDF's.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg Regional Node and Oranjeville and Deneysville Municipal Nodes</p>	<p>General Higher Order Nodal Guidelines:</p> <ul style="list-style-type: none"> - Site development: <ul style="list-style-type: none"> o Access and circulation: The shopping center illustration (Illustration M) shows clear links to the public street and defined pedestrian walkways. o Create main streets – design driveways as “streets” with sidewalks. o Provide clear pedestrian connections – connect all storefronts with public walkways. o Public transportation – locate bus drop of points near main store entrances or link them with pedestrian walkways to main entrances. o Vehicle circulation: Provide a clear travel path between street and main anchor store(s) o <i>Mark all entries and exits clearly</i> o Building Placement – Building should be placed in such a ways that they frame the street thus creating attractive outdoor atmosphere. <i>Place buildings next to street</i> <i>Anchors store should be visible from the street</i> <i>P.O.S – group buildings to create sheltered public plaza.</i> <i>Corner buildings – orient corner buildings towards intersections</i> <i>Provide clear pedestrian connections – connect</i> o Parking bays: <i>Break up parking bays with landscaping, cobblestones, pavers or bricks used as raised pedestrian walkways, internal streets or driveways.</i> o <i>Where possible locate parking to the side or rear of buildings. Limit front parking to that needed for convenience.</i> o <i>Anchors store should be visible from the street</i> o <i>P.O.S – group building to create sheltered public plaza</i> - Landscaping – Landscaping is critical in helping commercial developments link to residential neighborhoods as well as creating attractive commercial areas. <ul style="list-style-type: none"> o <i>Landscape center entrances</i> o <i>Landscape medial islands</i> o <i>Use decorative fencing and walls to defines spaces</i> o <i>Use monumental signage at center entrances</i> o <i>Use ornamental landscaping at major intersections</i> o <i>With properties that have shallow setbacks use decorative transparent fencing, low walls to define property (see illustration? below.</i> 	

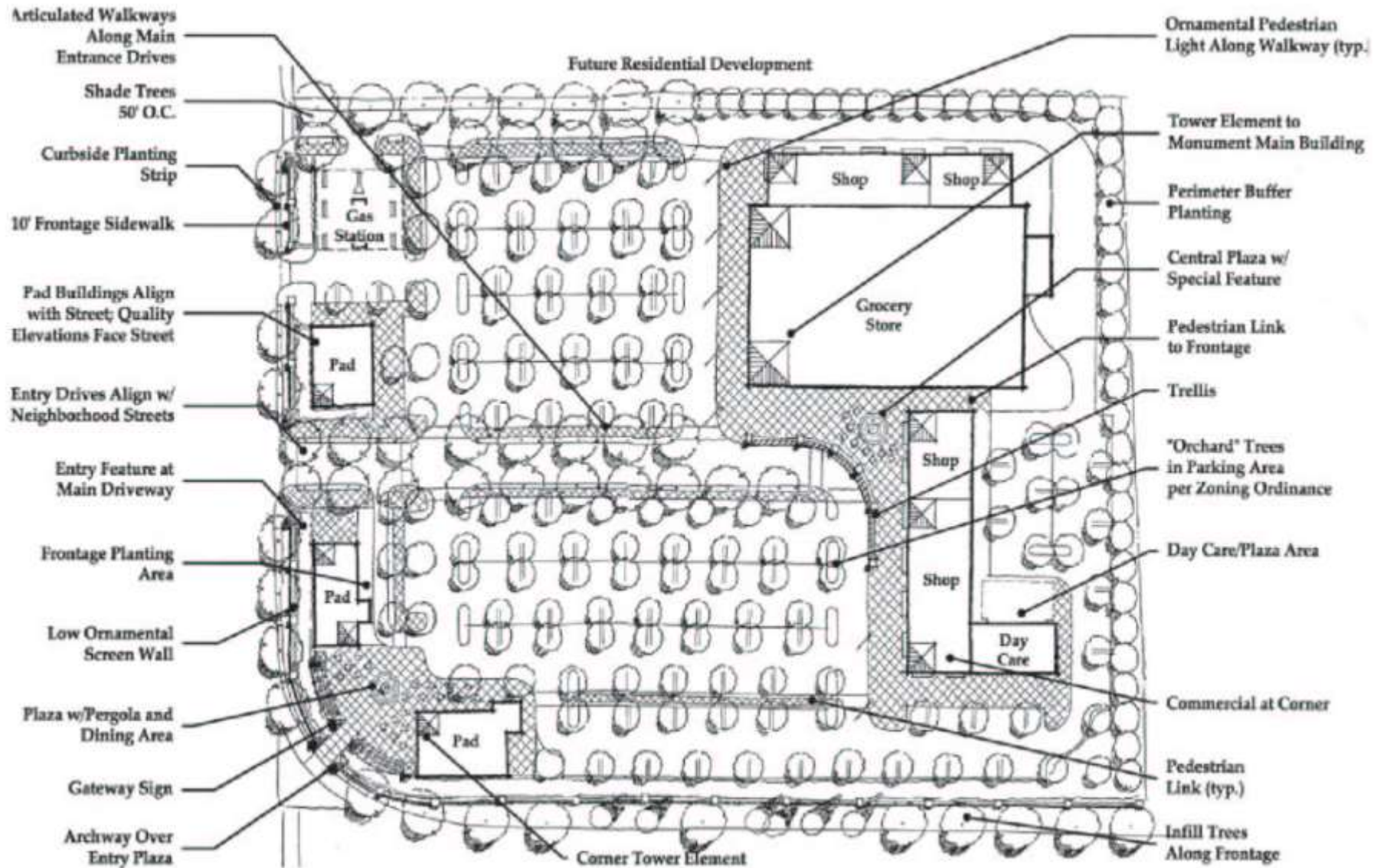


ILLUSTRATION E: ILLUSTRATING TYPICAL SHOPPING CENTRE

COMMERCIAL LAND USE GUIDELINES: The guidelines in this section apply to all new commercial areas and the upgrading of existing commercial areas in the municipality. They also apply to the hierarchy of commercial centers identified in the SDF's.

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg Regional Node and Oranjeville and Deneysville Municipal Nodes</p>	<p>General Higher Order Nodal Guidelines:</p> <ul style="list-style-type: none"> - Site development: <ul style="list-style-type: none"> o <i>Provide at 1.5 meters of landscaping along the internal property lines.</i> o <i>Where commercial properties abutt residential land uses, provide solid screening walls 2. 5 meters high along the property line. The foot of the walls should be landscaped at least 1.5 meters wide.</i> o <i>Along buildings visible from public pubic walkways, provide 1.5 meter wide landscaping.</i> o <i>Provide shade trees at required distances (recommended 3 meters apart) along parking bays.</i> o <i>Loading bays and outdoor storage – locate outdoor storage and loading bays at the back of commercial activities were possible. Were not possible screen loading bays and outdoor storage areas from public areas.</i> - Restricted Retail uses – <ul style="list-style-type: none"> o Spaza shop (Home undertaking A) – Spaza shops are retail activities done at home in a defined area serving the purpose of supplementing the families income. <ul style="list-style-type: none"> ▪ Location – Family subsistence shops can only the run from the actual residential floor area as approved by the municipality. The area in which the activity can be undertaken should not take up 50 % of the residential floor area. ▪ Uses – The space identified can be used for retail and determined by the municipality. o General Dealer – <ul style="list-style-type: none"> ▪ Location – The property in which this activity is to be undertaken must be clearly defined and located in an accessible location for the general public. The total floor is for the facility can vary from 50 to a maximum of 300 m². ▪ Parking – six parking bays shall be provided per 100 m². And the parking shall be placed in front of the entrance of the facility. Parking in these activates do not need to be screened off as the activity must be clearly visible from the street. 	

3.3.8 INDUSTRIAL AND OFFICE LAND USE GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg, Vaalpark, Zamdela and Deneysville:</p>	<ul style="list-style-type: none"> ▪ Signage – Signage of the activity must clearly indicate the nature of the activity and must be visible from the street. ▪ Uses – The uses to which the facility can be put is retail use, which excludes wholesale. <p>- These guidelines deal with the development of industrial and office parks. Most of the industrial land uses in the municipality are in the Rayton area. There are no significant office park developments in the municipal area.</p> <ul style="list-style-type: none"> ○ Objective: Encourage the development of versatile, attractive industrial and office parks that can attract quality employment tenants. ○ Site Development: <ul style="list-style-type: none"> ▪ Parking – locate parking to the side or rear of buildings where possible. Screen parking visible from street with a low hedge or wall. ▪ Equipment, loading and storage areas: <ul style="list-style-type: none"> - Location/Screening – locate loading bays and storage yards to the rear of industrial areas. Screen off-loading bays and storage yards that cannot be located in the rear. - Painting – outdoor facilities that cannot be screened shall be painted to match buildings. - Rooflines – screen rooftop mechanical equipment from view. - Additions – additions should complement the existing building ▪ Landscaping <ul style="list-style-type: none"> - Business and office parks should use landscaping as a way of connecting different areas of the park. - Use common landscaping themes - Provide clear and safe pedestrian circulation between parking bays and building entrances - Where business parks abutt residential areas, provide pedestrian connections (sidewalks) between the neighborhoods and the business park. 	

INDUSTRIAL AND OFFICE LAND USE GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg, Vaalpark, Zamdela and Deneysville:</p>	<ul style="list-style-type: none"> - These guidelines deal with the development of industrial and office parks. Most of the industrial land uses in the municipality. There are no significant office park developments in the municipal area. <ul style="list-style-type: none"> o Objective: Encourage the development of versatile, attractive industrial and office parks that can attract quality employment tenants. - Low Bulk Offices – Some of the development framework and land use schemes in the municipality allows for the development of low bulk offices. <ul style="list-style-type: none"> o Objective – Low Bulk Offices are there to service the localized community. o Site development plan: <ul style="list-style-type: none"> ▪ Location – low bulk offices should be located in areas that are easily accessible. They are to conform to the character of the environment in which they are established and in no way are to take primacy in scale over their context. ▪ The nature and scale of low bulk office buildings must conform to a residential character and not to an office building format. ▪ Signage – the office shall be known by one name and that name shall be displayed in terms of the requirements and satisfaction of the municipality on the property. ▪ Floor area – All activities taking place on the property shall be under one floor area. The floor area shall be determined by the municipality as per need and importance of service provided to the local community and impact on the broader character of the area. ▪ Parking – All parking provided on the property shall be behind the building and not be visible from the street. All parking that cannot be avoided from being visible from the street shall be screened of with landscaping or a wall to the satisfaction of the local municipality. All parking shall be provided on the property in which the service is being provided and four parking bays per 100 m² will be provided. ▪ Uses permitted and restricted – the uses that are encouraged in low bulk setting are residential, office related to the service that is being provided, medical suits and other professional services determined by the municipality as required and in demanded within the locality of the proposed establishment. 	

INDUSTRIAL AND OFFICE LAND USE GUIDELINES:

APPLICABLE AREA	DEVELOPMENT GUIDELINES	COMPLIANCE
<p>Sasolburg, Vaalpark, Zamdela and Deneysville:</p>	<ul style="list-style-type: none"> ▪ Consent for low bulk offices can be granted by the municipality on submission of a consent application from as per the requirements determined in the application guidelines. ▪ Home Undertakings – Home undertakings mean the practice of an occupation from a dwelling house with the objective of getting an income from the practiced activity. <ul style="list-style-type: none"> ○ Location – Home undertaking can be considered on a dwelling house with one bona fide occupant being registered as practicing an occupation from the dwelling house. With the consent of the municipality, two bona fide occupants can be given consent to practice in the dwelling house. ○ Space – the home undertaking may occupy only 30 % of the floor area of the dwelling with a maximum of 125 m². The municipality shall grant consent on the maximum space to be used for the activity based on health and safety considerations and other as the municipality may see satisfactory to grant such consent. ○ Signage – Considering that, the activity would be undertaken in a residential context no signage except the residential address may be displayed on the property. ○ Storage – All storage of goods for the home undertaking function shall happen within the space designated for the activity. ○ Display – no goods or services indicators shall be displayed on any are of the property that is visible to the street or from the adjoining properties. The character of the space as residential shall take precedence in all aesthetic and landscaping preferences. <ul style="list-style-type: none"> ▪ By-law compliance – All activities that are to be undertaken in the dwelling house shall respect the residential character of the environment in which the activity is being undertaken and shall be considered secondary to the residential function of the area (meaning that the municipality can reconsider the consent granted should it be proven that it affects negatively the residential function of the area). All activities practiced in the dwelling house shall comply with all municipal by-laws. 	

4.1 DEVELOPMENT THEMES:

Metsimaholo Municipality is experiencing a continuing need for more houses, jobs and other facilities. It is also a municipality with a limited supply of land available for new development and a municipality with a conscious attempt to improve its environment and air quality.

The Spatial Development Framework Plan and the associated Local Plans seek to reconcile these conflicting demands for land by pursuing a strategy of balance-promoting new development where necessary, encouraging the regeneration of old areas and protecting and enhancing the best features of the municipal environment.

The following policy summarises the thinking behind the SDF Plan:

Strategic Area 1:

The Municipality, in meeting the needs of tackling its environmental, economic and social challenges, will pursue a planning strategy which:

- Protects and improves the environment and encourages high quality design.
- relate the development of land to a fair and effective distribution of resources.
- Achieves sustainable and less energy intensive forms of development.
- Attempts to secure economic diversification.
- Sustains and enhances the role of the Town Centres for commercial and leisure purposes and a place to live.
- Fosters regeneration and redevelopment in the municipality's disadvantaged areas and the town centres currently facing decay as a result of decentralisation of economic activities on the edges of the municipal area (the Gauteng bordering areas).
- Encourages development in the growth areas to ensure the fair distribution of economic activities within the municipality.
- The protection of major open spaces within the urban and rural settlements from inappropriate development.

Underlying Theme:

The underlying theme of the strategy is to ensure that the historic and organic settlement development patterns in the municipality in the form of land and buildings are safe guarded, that new developments are of a high standard and that improvements are made to the environment wherever possible.

The Municipality attaches considerable importance to "green" issues including for example energy conservation, the protection of its blue corridors, the retention of the green wedges and other areas of open space and heritage significance.

The fundamental idea guiding this protection attitude is that these areas bring a much higher quality of life to the Municipality and seek to retain and attract investment in the area for job creation.

Key Strategic guiding Issues:

- It is important to ensure the most effective use of land in the municipality and to foster a strategy which reflects as far as possible the need for equality of opportunity to all residence.
- This means that the development of land should not disadvantage any particular group of people and that existing resources are effectively used by all residence.
- The Municipal Town Centres as the points of maximum accessibility particularly for public transportation (for those who are not they must become accessible) users should act as the commercial drivers of the municipality at varying hierarchies.
- New commercial centres should be developed in line with restructuring the urban form of the Municipality to ensure access to those areas developed away from the current established centres thus promoting spatial equality.
- Many disadvantaged people live on the periphery of the Town Centres where consideration for new economic opportunities for job creation, housing and social facilities are critical.

- Sasolburg, Deneysville and Oranjeville are three of the major urban centres in the Municipality at various scales. These areas are also the major areas within which development opportunities exist and should be concentrated for higher density development.
- The development of these areas is therefore critical for job creation and new housing development. A number of other smaller areas located outside of these urban centres are also identified for new development or redevelopment.
- The development of these areas must be in line with the intention of providing job opportunities and minimising travelling for the poor to benefit from these opportunities.
- In line with all the development potential areas that will be identified, the municipality must seek to develop a public transportation plan aimed at ensuring that the poor have access to all development opportunities in the Municipality.
- This transportation strategy must have central the intention to complement land use policies and strategies.

Strategic Area 1: Built Environment And Housing

Introduction:

The quality of the environment contributes immensely to the well-being of the people and the prosperity of an area. Maintaining and improving this quality requires vigilance and a positive approach in the management and actions taken by the municipality and key stakeholders.

Sound management is important to ensure that the best of the existing built and green environment in the municipality is achieved. It is also important to ensure that all people in the municipality live, work and play in attractive surroundings. This is achieved by making sure that the environment in the municipality is improved and maintained in the approved state. There is a well-established link between the quality of the environment and investment protection and promotion in a community. This link is the bases for which there is an economic reason as to why investing in the quality of the surroundings is critical.

It is a reality that investment is targeted through specific attraction efforts to make the most of scarce resources, improving the image of the municipality as a whole is the long term objective. The history of the municipality expressed in its natural resources and various heritage resources must be recognised and protected.

The environment of the municipality is constantly changing and its quality can be improved through development control procedures. Environmental considerations must be considered an integral part to policy considerations at a municipal wide level as well as at a local level. These considerations must be critical in application during the consideration of planning applications. Environmental policies must consider first the strategic issues, so that these can provide a framework for the development of more detailed of site specific policies.

Objectives:

- Spatial Integration
- Environmental protection
- Spatial Economic diversification
- Nodal (Centre)based spatial order
- Urban regeneration in under developed areas
- Growth areas to encourage economic growth
- Major open space protection
- All water resource protection

Intended Results:

- To improve and protect the quality of the built and green environment in the municipality;
- To incorporate energy conservation measures in all forms of development;
- To improve the image of the municipality as a whole;
- To improve the quality of spaces between buildings and other open spaces;
- To protect and preserve all forms of heritage of the municipality;
- To be responsive to the diverse characteristics of the various parts of the municipality.

Strategic Design Policies:

- In considering any development in the municipality, note must be taken of the general characteristics of each area in the municipality, its form and history.
- **Metsimaholo Town Centres (Nodes):** The Sasolburg Town Centre is characterised by its bigger street pattern, Oranjeville is characterised by grid street patten and so is Deneysville. Any development in these

Town Centres must consider its surroundings.

- **In most cases development should follow the discipline imposed by the established pattern of development in the area.**
 - a) In **Sasolburg** the dominant pattern is the "street" corner commercial centres,
 - b) in **Deneysville and Oranjeville** the dominant pattern is also the linear street commercial activity.
- The **importance of "the street" has to be recognised.** Traditionally **movement routes are the focus of development.** This should continue to be the case in future.
- Developments in certain locations can be **designed to depart deliberately from the established built form where it is appropriate to create a landmark,** to signify the approach to a distinct area, or to reinforce or create a focal point in the street scene.
- Large scale **car parking or service areas, or unsightly structures should not be located so as to be visually prominent to any public space or through face.** Account should be taken for the need for safety and public surveillance.
- It is encouraged that some locations in the **Town Centres would benefit from designs that contrast dramatically with the adjoining buildings.** The circumstances of individual locations will determine where this approach is appropriate.

Applicable Policy Guidelines:

Environmental Objective 1:

- Within areas of distinctive and attractive character, development will be expected to reinforce the established pattern of the built form, spaces and movement routes.
- Large scale monolithic developments are not considered appropriate within the historic areas in and around the small Town Centres where they would destroy the grain character of these areas.

Environmental Objective 2:

- Where existing pattern of building has little character or clear form then new development should give a stronger identity to the area through the layout of the buildings and the creation of new spaces between them.

Environmental Objective 3:

- Development adjoining public spaces or through faces (e.g. streets, squares, parks, railways and rivers) must provide positive and attractive built frontages to them.

Environmental Objective 4:

- Planning approval should not be granted for poor quality or inappropriate designs. High quality design will be expected in all new developments in the Town Centres and in Conservation Areas.

Environmental Objective 5:

- High quality modern designs, whether they are interpretation of traditional styles or not, will normally be approved where they can demonstrate that the existing surroundings have been taken into consideration.

Heritage Sites:

- The municipality has a significant heritage resource base. The protection and preservation of this heritage is critical to sustaining the tourism industry in the municipality and in harnessing the tourism potential embedded in the resource and the educational and cultural value that this resource have for the municipality.

Protected Buildings:

- A few buildings in the municipality are listed as protected buildings on the bases that they are classified to be buildings that are over 60 years of age, and are of a architectural significance and of historic significance.
- Before recommendation for the approval of the demolition of protected buildings can be granted, the municipality must be convinced of the extensive structural damage in the building.
- Protected buildings in the municipality form a very small part of the total building stock and are a critical cultural resource. The Municipality has a duty to pay special attention to their preservation. In considering these applications the municipality will take into account the advice of the South African Heritage Resources Council.
- Repair and maintenance are fundamental to the preservation of these buildings as a cultural resource. The Municipality must constantly ensure that these buildings are properly maintained and repaired by enforcing the legal requirements.

Built Conservation Areas:

- Conservation areas in the municipality are defined as areas with a collective value on special architectural and historic value. The municipality has an obligation to protect these areas for future generations and to preserve the heritage stock of the Country as a whole.

Applicable Policy Guidelines:

Environmental Objective 6:

- The Municipality in conjunction with the South African Heritage Council where appropriate will seek to preserve the municipalities heritage sites by:
 - Refusing to grant a planning approval for developments which will destroy or seriously compromise the heritage importance of the sites or buildings; or By negotiating amendments to submitted schemes to preserve the heritage value of the sites or buildings,
 - By imposing conditions on planning approvals and/or seeking agreement with developers to ensure that sites of heritage significance are properly protected and information on these sites is recorded to the municipalities and the heritage authorities or are subject to inspection briefs during development.

Environmental Objective 7:

- Planning consent for the demolition of these buildings will not be granted unless they are seriously compromised and are considered a danger for occupation and renovation.

Environmental Objective 8:

- Planning approval will be granted for

Environmental Objective 9:

- Alterations to protected buildings, including alterations to interiors only, will not be approved if such alterations will affect the architectural or historic interest in the building.

Environmental Objective 10:

- Development affecting the setting of protected buildings will not be approved if such development will negatively affect the architectural and historic interest of the building.

Environmental Objective 11:

- New development or demolition in Conservation Areas will be approved only if it would preserve or enhance the character or appearance of the area.

Environmental Objective 12:

- New developments in conservation areas will be expected to comply to the existing scale, form, material and detail of buildings in the immediate surroundings in which they are to be placed.

Environmental Objective 13:

- Extensions to new buildings in the Conservation Area will most certainly be expected to match the existing building in form and materials.

- Within conservation areas consent is needed for the demolition of most buildings and more restrictive standards of “permitted development” apply.
- The Municipality does not envisage any cases in which the special regard referred to above will be over-ridden. The character and appearance of some Conservation Areas are likely to be enhanced by the erection of appropriate new buildings on specific sites.
- Where redevelopment is approved, the Conservation Area consent will be restricted so that demolition cannot begin until the Municipality is satisfied that the redevelopment will be implemented. This is to avoid adverse effects on the character of the Conservation Area.
- Appearance is very much governed by the form and materials of buildings in the area and by the arrangement of buildings and spaces. Green Spaces is often in the form of private gardens plays an important role in determining the quality of Conservation Area
- The character of an area is further defined by the nature and pattern of uses of buildings and land. The protection of the character of an area by new development will therefore depend on appropriate use as well as correct design and layout of buildings. New development which departs from existing forms must demonstrate that the character of the area will be enhanced.
- The Municipality will continue to ensure that its own projects in Conservation Areas enhance their character and will prepare programmes of enhancement. The Municipality will also consider the designation of further Conservation Areas where necessary.

Buildings of Interests:

- There are a number of buildings that are located outside the Conservation Areas. These are buildings which the Municipality consider key in developing the townscapes, either for their architectural quality or as defining the municipal townscape.

Environmental Objective 14:

- Change in use of buildings which are likely to have adverse effects on the character of the Conservation Area or give rise to future adverse effects will not be supported.

Housing

- The population of the Municipality has been growing at about 1% each year. This growth has a net impact on the demand for houses. The demand is further exacerbated by the age distribution in the Municipality which reflect a much younger age profile and by the employment statistics which reflect a community with a largely unemployed majority demographic.
- Although not clearly reflected in the demographics presented in chapter 1, there is also a greater need for housing that will accommodate the elderly and those who are in need of special care in the Municipality.
- The following important points are critical about the Municipal population:
 - The largest group of people living in the Municipality are African and are largely poor and unemployed;
 - A large number of the people living in the Municipality are young and are between the ages of 19 and 50,
 - The average household size for the majority of the people in the Municipality is 4 people per household; and
 - The number of females to males is almost equal.

New Housing Provision:

- The provision of housing must be based on a number of assumptions, these are as follows: the increase in households, migration, and the current value of land and the availability of land for public housing.
- The District Housing Plan make provision for the development of 3000 houses in the 2009/10 financial year in the Metsimaholo Municipality. In order to meet the millennium development goals for housing the Municipality will be required in the next years to build 5 000 houses annually.
- In order to meet the land requirements for the housing demand the
- Municipality has to acquire hectares of land in appropriately located areas in the Municipality.
- The quality of the housing environment depends on the physical factors

relating not just to visual appearance but to space, privacy, noise, light, views, overlooking and maintenance.

- These factors have a great influence on the home environment and hence on the quality of life in the Municipality. They are a prime consideration in assessing planning applications.

Objectives:

- The objective of the Municipality for housing development is to:
- Identify and acquire land for new housing development;
- Allocate land for new housing (new build and conversion of existing properties), to meet identified needs including the provision of "affordable" housing;
- Improve the existing dwelling stock;
- Protect and enhance residential environments through appropriate development control policies.

Existing Housing Areas:

Housing Objective 15:

- Infill development in existing housing areas should normally conform to the prevailing scale, density, site coverage and materials in the area.

Housing Objective 16:

- Extensions to houses will normally be expected to match the existing house in materials, roof form, and scale and proportion of openings.

Applicable Policy Guidelines:

Housing Objective 17:

- Residential development will be acceptable within the future potential development areas indicated in table 2 in and on the Proposal Map:

Housing Objective 18:

- The Municipality will encourage a variety of housing income mix and typologies and densities to meet the needs throughout. The key focus will be to meet the provision for affordable housing in the Municipality.

Housing Objective 19:

- The Municipality will encourage the provision of accessible housing by making sure that suitable sites for housing are allocated and acquired in close proximity to working, shopping and public transport

Housing Objective 20:

- Within the Primary Residential planning approval will be granted for development for residential use and associated uses, rotation areas.

The quality of most of the existing housing areas in the Municipality depends to a greater extent on the order which they were given when first developed.

This order is a product of the nineteenth, twentieth and twenty first century evolution of speculative and local authority housing and is usually characterised by limited variations within local areas of layout, house type and materials.

The Municipality's policies on infill and extensions seek to allow development which will respect the character of the residential areas, and amenity of residents. See also separate policies in the Housing section.

To meet the overall housing demand a range of house types built at differing densities are required to meet the overall housing demand. The question of increased housing densities is especially critical when providing housing for poor communities in areas where land values are particularly high to ensure access to work and better amenity.

The Municipality is aware of the number of families living in informal areas, in backyards and those on its waiting list who are in need of affordable housing. Taking these needs into account the Municipality is looking to develop 10 000 affordable houses by 2011.

In order to create sustainable communities the Municipality wishes to avoid social which normally result from concentrating poor people alone in large developments by promoting mixed housing developments.

- In line with the National Housing Guidelines, the Municipality is aiming to ensure that at least it promotes the development of social housing on Municipal land in areas or in proximity to areas that are predominantly developed for high and middle income residence.

Applicable Policy Guidelines:

Town Centre Housing:

Housing Objective 21:

- Within the Town Centres shown as priority areas in the Proposal Map, the Municipality give priority for all high density residential development in these areas.

Housing Objective 22:

- Within Town Centres planning approval for change in zoning or the conversion of residential use to other uses will not be encouraged if such rezoning will lead to an in loss of residential accommodation in these centres.

- In line with the National Housing Guidelines, the Municipality is aiming to ensure that at least it promotes the development of social housing on Municipal land in areas or in proximity to areas that are predominantly developed for high and middle income residence.

Primary Residential Areas:

- Primary residential areas as indicated in the proposal map, are areas that are identified primarily for residential housing development. These area will also be make possible for the development of associated uses that complement residential use.
- The Municipality is intending to ensure that there is an increase in the amount of residential accommodation in the town centres.

Key Housing Design Policies:

- The design and layout of housing developments continue to be of varying quality in the Municipality. Speculative housing have tended to be of a much higher quality in terms of built form while the layouts aimed at accommodating the housing tended to be closed off and disintegrated from the traditional settlement structure. Public Housing on the other hand tended to be of low quality in both the building structure and layout.
- Innovative high quality designs for new housing that respond to their setting will normally be permitted. However, where a traditional character is sought, designs should properly reflect

the scale, materials, roof pitches, detailing (including chimneys) and elations treatments of the adopted period style.

- This policy recognises the importance of presenting a positive and attractive image on busy roads. It is possible for layouts to provide for houses fronting onto busy roads but not gaining vehicular access directly from these roads, but from residential service roads.
- In addition developers must be encouraged to incorporate high standards of energy efficient in terms of layout and materials used. Dwelling will be expected to conform to energy efficient standards.

Shopfronts:

- The design and condition of shopfronts are critical in defining the attractiveness of shopping areas. A visual attractive shopping environment is important to the competitiveness of shopping centres ad to the image of the Municipal Town Centres.
- Replacement shopfronts will normally not be approved where the existing shopfront survives in good condition and dates from the nineteenth or earlier twentieth centuries or was designed as an integral part of the building.
- The craftsmanship and appreciation of the fine detail shown in many older shopfronts enrich the streetscene and warrant retention. Shopfronts which were an integral part of the original building generally offer a satisfying and harmonious design quality.
- Where new or replacement shop fronts in aluminium are proposed, they shall only be approved if the aluminium is colour coated or colour anodised.

Applicable Policy Guidelines:

- avoids wherever practical rear gardens fronting roads;
- maximise the number of dwellings fronting roads, open spaces and major footpaths in the interest of safety;
- provides a well landscaped and informal edge where development adjoins open felt areas or major open spaces; and
- take account of topographical features
- Consider also Transportation Objectives 29, 36 and 37.

Environmental Objective 23:

- In new buildings, the design of the shopfront will be expected to be an integral part of the design of the whole building, consistent with it in quality and material treatment and proportioned to respond to the lines of the facade of which it forms a part.

Applicable Policy Guidelines:

Environmental Objective 18:

- In existing buildings, replacement shopfronts will normally be approved only if they:
 - Maintain or improve upon the quality of the front they are to replace; and
 - Relate well to the building they are to occupy and the streetscene in materials, form and proportion.

Environmental Objective 19:

- Where a single commercial frontage crosses several different facades the shopfront design will be expected to acknowledge the variety of the facades above.

Environmental Objective 20:

- Planning permission for the fitting of roller shutters and grilles will normally be approved only where the Municipality is satisfied that a special need for security exists.
- The Municipality would wish to see external security screens as the exception rather than the rule in shopping centres and considers that the security concerns of the shopkeepers can often be met in other ways

Environmental Objective 22:

- Planning permission will not normally be granted for security fittings which would have an adverse effect on the character or appearance of a listed building or a Conservation Area

The current advertisement policy of the Municipality allow for many types of signs to be erected without (examine the advertising policy):

Environmental Objective 23:

- Advertising will not be approved for signs which do not relate well to the building on which they are fixed or the surrounding area.

- which allow visibility into the shop help to avoid this showing light in the street at night. They also allow surveillance by the police. Galvanised metal or plain aluminium shutters and grillers present an unfinished often crude appearance which harms the streetscape and encourages vandalism.
- The boxes housing coiled roller shutters seldom fit well with an existing shopfront if fitted externally, where possible, existing shopfronts should be modified to allow the box to be recessed. This should always be done in the case of new buildings.

Advertisements:

- Advertisements a play vital role in the environment of the Municipality. The Municipality accepts the need of shops and businesses to announce themselves to customers but believe that more impact can be achieved through appropriately designed and standardised signs that are integral to the character of the environment.
- The design of signs should be seen as an integral part of the design of the building facade. The imposition of standard "corporate images" on buildings in an inappropriate way will not be approved. Advertisements which display particular ingenuity of design or intricacy of detail will generally be welcome. Well-designed signs can enrich the streetscape.

Design of Tall Buildings:

Tall buildings in grounds can make positive contributions to the image of a City Centre. A concentration of tall buildings can give a sector of the Centre a distinctive character associated with dominant use. Examples would be commercial centres or major educational establishments. Tall buildings can also act as landmarks giving added focus to a local area or providing added interest to the skyline.

Environmental Objective 24:

- Approval will not be given to advertising which display an excessive amount of illumination during day time operations.

Environmental Objective 26:

- Advertising which display greater amounts of illumination than normal will be allowed for all businesses that are open during the night. This is to give people a clear indication of what businesses are open for business at night.

Applicable Policy Guidelines:

In order to improve this environmental quality in the Municipality is introducing the following policies:

Environmental Objective 27:

- New Housing development will now be approved if the design and layout:
 - provides attractive and distinctive external spaces that in larger schemes link together to create an area with clear overall identity and structure;
 - takes into account and retain whenever practical existing features on the site such as trees, hedgerows, ponds or existing buildings of historic or architectural significance. These should be seen as positive features around which the new development should be designed.
 - provides a road network that seeks to concentrate as many houses as possible on to roads designed to accommodate the lowest speeds of traffic;

Environmental Objective 28:

- Fascia signs above the level of first floor window will not be approved.
- Consent will not normally be given to signs which would have an adverse effect on the character or appearance of a protected building or in a Conservation Area.

Environmental Objective 29:

- The erection of temporary signs in areas subject for development will be permitted; such signs can also be erected in Conservation Areas and on Protected Buildings indicating approved development intentions only when it is certain that such development will take place.

Environmental Objective 30:

- Planning permission for the fitting of roller shutters and grilles will normally be approved only where the Municipality is satisfied that a special need for security exists.
- The Municipality would wish to see external security screens as the exception rather than the rule in shopping centres and considers that the security concerns of the shopkeepers can often be met in other ways

Potential Development Area:

It is envisaged that significant environmental benefits will accrue through the comprehensive but flexible development of land within Potential Development Areas as in Policies Housing Objectives 2, 12, and Employment Objective 14 and development will be in accordance with environmental provisions and development criteria contained throughout the SDF Plan.

Industrial and Warehouse Buildings:

The Municipality has a rich heritage of industrial developments associated with the petrochemical industry and warehousing.

- Although modern industrial buildings are often designed to have a limited lifespan, poorly proportioned design and shoddy detailing nevertheless have a considerable adverse effect on the visual environment and on the image of a Town Centre and its business environment. Materials such as face brick have a proven record of performance.

Temporary Buildings:

- Such buildings are usually erected to facilitate an otherwise desirable development, to support an existing use or to cater for fluctuating demand (e.g temporary classrooms). In addition they may also be used in connection with temporary land use of land affected by planned development.
- As such these buildings do not constitute a satisfactory form of development. They can have considerable visual impact, their condition may deteriorate, and they hinder cohesive development of an area
- Temporary buildings will not be accepted in any circumstances if they are seriously detrimental to visual amenity.

Applicable Policy Guidelines:

Built Environment Objective 31:

- Tall buildings will be permitted where they meet the following design and location criteria:
 - they make a positive contribution to the character of an area by providing a needed point of focus;
 - they form a positive feature on the skyline;
 - they would not detract from established attractive views of important buildings, landscape or geographical features;
 - they have a proper relationship with the street (or ground level) and adjacent buildings and do not detract from the existing character or scale of these immediate surroundings; and
 - they avoid generating adverse climatic conditions, particularly in terms of wind vortices and overshadowing.

Environmental Objective 32:

- Planning permission for new industrial and warehouse buildings will not normally be approved unless they are well proportioned in scale and detail and of good materials.

Environmental Objective 33:

- Alterations and extensions to industrial buildings will only be approved if the character of the extensions resembles the original building.

Environmental Objective 34:

- Retail warehouse developments will be expected to incorporate good quality materials and a high quality of finish and detail, including areas of paving and landscaping.
- Retail warehouse buildings are experienced are experienced by large numbers of people at close range, therefore requiring a high standard of finish.

Buildings of Cultural and Regions Significance:

- The Municipality acknowledges that certain buildings of cultural and regional significance may not conform to the dominant and accepted built form in an area nor may they be in compliance with the required development fabric or may conflict with the Conservation Area's character.
- Such buildings will be permitted to a limited number and scale as determined by the Municipality. This would be especially appropriate for places of worship and community facilities only. No such permission shall be given for other uses.

Strategic Area 2: Natural Environment

- This section contains policies for the protection of green spaces, water ways (the blue environment) and landscaped areas, including sites of wildlife interest.
- The Municipality will seek the proper integration in the municipal scope through careful design of new developments and in all planning examinations. This section contains policies for the management and enhancement of the environment, which the Municipality will seek to achieve through:
 - its statutory powers; and
 - its ownership of land in the Municipality.
 - The scale and size of any development which cannot provide for open spaces linked to the Municipal system will not be approved. In addition uses located close to the open space system which impair the public enjoyment of the system will not be approved.
 - Any car parking areas in the open space system will need to be carefully designed to avert their impact.

Objectives:

For greener, "leafier" and healthier, a pleasant place for residents, investors and visitors alike. It is the Municipalities intention to:

- create, protect and enhance a network of interlinked open spaces;
- ensure that all sections of the community have access to adequate open space provision within a reasonable distance from home;
- ensure that open spaces provide for rich mix of uses and meet community needs through appropriate facilities, design, and management;
- ensure that all opportunities to protect and enhance sites of Municipal Wide' or Local' ecological importance are taken;
- ensure that all opportunities to increase the value of sites for nature and wildlife conservation are sized; and increase the number of street trees.

Applicable Policy Guidelines:

Environmental Objective 35:

- Subject to Environmental Objective 32 above, the following uses will be approved in the open space system: Housing; Industry; Warehousing; Retail and Commercial; Leisure complexes; Offices; Parking (other than well landscaped parking associated with existing or proposed open space uses); Hospitals; Education facilities; Any structure over 5 meters in height; and Open space storage materials of items.

Environmental Objective 36:

- Subject to Environmental Objective 36 and other design layout policies, the following uses would be considered acceptable in the open space system:
 - Golf courses;
 - Sports fields;
 - Nature and other open recreational areas;
 - Cemeteries;
 - Agricultural;
 - Horticulture;
 - Allotments;
 - Forestry;
 - Cycle ways.

- They will be expected to be screened, landscaped and appropriately surfaced. "Park and Ride" car parking may be acceptable subject to there not being any alternatives and have to meet the conditions of the other objectives.
- The restriction of 5 m height does not apply to telecommunications lines or to power lines.
- Any such approval shall not be considered as setting a precedent as any new application will be assessed by its merits.
- Subject to the above, any approval within the open space area will be expected to serve the open space system (i.e. a pavilion, sport pitch, farm building, and agricultural holding).

The Natural Environment:

- The Municipality will establish a "Strategic Green Network" of open spaces at various scales linked throughout the Municipality. This will be achieved by linking "Green Wedges" with "Green Corridors" and other "Greenscape", including allotments and "Blue Corridors".
- All properties identified in the proposal Map are considered to be part of the Green Corridor.
- The following policies will apply to all Green Wedges identified on the proposal Map:
 - Subject to the above, any approval within the open space area will be expected to serve the open space system (i.e. a pavilion, sport pitch, farm building, and agricultural holding).
- Proposals for transportation routes across or through the open space system will only be accepted in exceptional circumstances where there is no alternative. The environmental impact of such schemes would have to be assessed

Applicable Policy Guidelines:

- Although modern industrial buildings are often designed to have a limited lifespan, poorly proportioned design and shoddy detailing nevertheless have a considerable adverse effect on the visual environment and on the image of a Town Centre and its business environment. Materials such as face brick have a proven record of performance.

Environmental Objective 32:

- Limited period planning permission for buildings which do not represent a satisfactory form of permanent development will only be granted in exceptional circumstances where the applicant can substantiate a local need or demonstrate an environmental benefit.

Applicable Policy Guidelines:

Access, Safety and Security:

Environmental Objective 33:

- Planning approval will not be given for new buildings open to the public or used for employment or education which do not provide suitable access to disabled people.
- The change of use, alteration or extension of existing buildings for these purposes will not be approved unless provision is made for access for disabled people where this is practical and reasonable.
- In existing buildings the standards will be applied insofar as it is practical and reasonable. Every encouragement will be given to developers to ensure that they develop buildings which are accessible to disabled people.

Environmental Objective 34:

- Planning permission will not be given to developments which potentially create environments that are unsafe for woman, children and the elderly.

Applicable Policy Guidelines:

Environmental Objective 21:

- Where external security protection is approved, permission will normally be given only for fittings which:
 - Allow some visibility into the shop when they are in place.
 - Are colour coated to match the shop front preferably in a durable finish
- Are designed to be as unobtrusive as possible during business hours.

- carefully and all conditions set by the National Environmental Management Act must be complied with. Any such approval shall not be considered as setting a precedent as any new application will be assessed by its merits.

Open Space Corridors and Green spaces:

Open Space Corridors comprise linear open spaces of a “green” character, often with strong landscape features and often linked to open spaces. The Municipality will seek to protect, and enhance these areas and improve access to them. It is important that the viability and separate identity of these areas is retained.

- Open Space Corridors help to meet the leisure and recreation needs of the Municipal residents. They are also of importance visually and ecologically. In areas identified as in need of proper properly improved and developed open spaces such as the townships the Municipality will seek to improve the open spaces in these areas and to increase the amount of publicly accessible open spaces and improve access to these spaces.

Development and Landscaping:

- The Municipality recognises the importance of protecting existing open spaces and water ways that dominate the landscape of the Municipality and positively enhances the amenity of the Municipality.
- In order to ensure that some of the green environment in the Municipality is protected the Municipality will seek to introduce new tree protection orders which will make the cutting of any trees in the Municipality subject to Municipal approval to protect important amenity trees and to obligate developers to accommodate existing trees and plant new trees. In considering planning applications the Municipality will require all Site Development Plans to provide accurate details to identify:
 - All vegetation, ponds and ditches that exist on the land and details of their protection;

Applicable Policy Guidelines:

Environmental Objective 35:

- Planning approval will not be granted for development which would:
- Affect the predominantly open/green nature of a green area;
- Reduce the physical separation between existing settlements;
- Prejudice agricultural operations;
- Hinder access to green areas; and
- Impair the amenity value of land in the open space area through the introduction of, or increase in, noise, traffic, pollution, or the nuisance

Environmental Objective 36:

- Where it is considered appropriate to develop, extend or widen buildings or roads in the open space system-either in connection with agriculture or other appropriate uses of the land-the planning approval will not be granted where the green and open character of the open space system continues to dominate.

Applicable Policy Guidelines:

Environmental Objective 39:

- In addition to the provisions of objective 35 the intensification of an existing use or development within the open space system or extensions to such uses which may encroach into the open space system will not be approved.

Environmental Objective 40:

- Planning approval will not be given to any development which may endanger or encroach upon the open space corridors or green spaces.

Environmental Objective 41:

- Where it is considered appropriate to develop, extend or widen existing buildings or roads in the open space corridors – to service open space uses of the land, planning approval will be granted

- The following minimum standards will apply in housing development areas:
 - Less than 10 dwellings/ha – 100 trees/ha and 900 shrubs/ha
 - 10-15 dwellings/ha – 90 trees/ha and 800 shrubs/ha
 - More than 15 dwellings'/ha – 60 trees/ha and 700 shrubs/ha

The Municipality will encourage the planting and landscape techniques which will provide appropriate conditions to improve energy and water conservation in new and existing developments

Environmental Objective 42:

- The Municipality will refuse planning approval for any development which directly or indirectly affects open space areas, especially in the areas on the proposed Map.

Applicable Policy Guidelines:

Environmental Objective 43:

- Where possible, services should not be run under tree crowns, through shrub areas or proposed landscaped areas.

Environmental Objective 44:

- Developments adjacent to open space corridors will only be approved if high quality of boundary and frontage treatment is to be provided.
- Planning approval for new developments will be granted only if there is a high standard of landscaping provided. Where details are submitted at the full planning application stage. The detail should clearly indicate planning areas, densities, existing and proposed services.

DEVELOPMENT TABLES

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK PLAN (SEE MAP1):

Description	MAP Reference	DEVELOPMENT PARAMETERS
Urban Development Boundary	UDB	<ul style="list-style-type: none"> The urban development boundary is the line that determines the extent to which development can be allowed to grow away from the central area of the town. This line is determined by the following key elements: <ul style="list-style-type: none"> The availability of public transport and infrastructure to a specific area The availability of bulk services to service the identified area. Developments that fall outside the urban edge will not be allowed to be zoned to any other zoning except for agriculture. Any specific use intended to be developed in the urban edge and is proven to be within the interest of the municipalities economy or service provision shall be granted a consent approval with limited time frame for the development to prove its significance. All developments allowed as per the Regional Open Space parameters shall be allowed outside the urban edge and those not permitted shall not be permitted. The density table shall not apply outside the urban edge.
High Density Areas	HD	<ul style="list-style-type: none"> These areas are considered critical areas in which mix income developments must be proposed as per the specified ratios in the report. Much higher densities must be proposed in these areas as per the identified density maps.
Social Housing Areas	SH	<ul style="list-style-type: none"> The social housing areas are area in which high density rental housing is to be encouraged and this must to accommodate the low end of the market in more affluent areas and in poorer areas this housing must be considered to accommodate first time workers and those in the GAP market (rational is to ensure that those with incomes are not totally moved out of poorer localities).
Community Activity Hives		<ul style="list-style-type: none"> Community activity hives are access based centres built to ensure that communities who are located away from government and other services are provided with such services in proximity. These hives can accommodate some business and office activity to ensure accessibility. These centres can and shall be constructed as per municipal discretion and can be accommodated on land zoned institutional or other land as deemed fit by the municipality.

Description	MAP Reference	DEVELOPMENT PARAMETERS
Urban Development Area	UDA	<ul style="list-style-type: none"> • These are all areas located within the urban development boundary. In these areas all developments related to human settlement and activity is promoted. • All land changes in these areas are subject to the Town Planning Scheme and the Spatial Development Framework Plan. • Urban Development areas are areas considered for future growth and must be consolidated and planned for new integrated settlements. •
Land Banking Areas	LBA	<ul style="list-style-type: none"> • These are area within which current settlements are expected to grow towards in the next 20 to 50 years. • Government must consider protecting these areas for future growth and must acquire land in these areas for future housing and public service facilities.
Residential Growth Development Areas	RS	<ul style="list-style-type: none"> • These are areas within the current form of the settlements in which new residential or settlement developments must be considered and promoted in.
Industrial Growth Areas	i	<ul style="list-style-type: none"> • Industrial growth areas area areas in which industrial development should be consolidated and extended into.
Municipal Open Space System		<p>These are paces of regional significance and will have to be protected as they give the area its current cultural identity and is important to protect the natural green and blue spaces in the municipality. In these areas the following developments will not be permitted:</p> <ul style="list-style-type: none"> • No residential developments with high densities will be promoted in this area. • No commercial development will be promoted in these areas • Mining will not be permitted in these areas <p>Developments that will be promoted in these areas are developments that are:</p> <ul style="list-style-type: none"> • Tourism related • Major bulk services will be allowed to be developed in these areas subject to an EIA and clear mitigation plan and contract with the Municipality and the Provincial Department of Environment • Permitted mining will be subject to Municipal and the Department of Environment and Mineral affairs approval • Areas outside the Urban Development Area must be considered as part of the Municipal Open Space System. Meaning therefore that any development undertaken outside these areas and will be subject to a full EIA and will be subject a comprehensive rehabilitation.