

SECTION ONE

INTRODUCTION

1.1 BACKGROUND

Emfuleni Local Municipality identified the need to prepare and provide a detailed strategic Local Spatial Development Framework (LSDF) for the Bedworthpark, Vanderbijlpark SE 7 and surrounding areas.

Emfuleni Local Municipality approved its Municipal Spatial Development Framework (MSDF) in August 2013. The preparation of Local Spatial Development Frameworks (LSDF) is envisaged as a second tier strategic plan in terms of the spatial planning hierarchy. This document therefore represents the Local Spatial Development Framework for the Bedworthpark, Vanderbijlpark S.E. 7 and surrounding areas.

This chapter outlines:

- Purpose of the LSDF
- Legislative objectives
- Hierarchy of plans
- Methodology
- Study area

1.2 PURPOSE OF THE LSDF

Urban growth and change is inevitable. Every municipality is tasked to guide and manage public and private development to ensure the best possible outcome for the urban area and its residents. The best outcome includes the protection and enhancement of the city's important physical, social, economic and environmental resources and assets, and the management and expansion of these resources to benefit the residents and wider community. The purpose of the LSDF is therefore to:

- *Provide a strategic development vision for the study area in line with the broad development objectives emanating from the MSDF and IDP.*
- *Provide guidelines to parties with an interest in developing all or part of the study Area in such a way that the general residents' interest is also taken into account.*
- *Identify specific development areas and the type of development recommended for those areas.*
- *Address specific developmental issues and challenges within the study area.*
- *Provide a strategic context for the integration and implementation of existing studies applicable to the study area, or parts thereof.*
- *Identify areas for development of appropriate scale and nature where impact of such development is managed*

The LSDF product should therefore:

- Provide clear guidelines for future development and upgrading of infrastructure and related elements, among others;
- Align land use management efforts on behalf of the Municipality and align investor and developer participation in restructuring development initiatives of the municipality;
- Co-ordinate and channel Municipal budgets to areas of highest need, based on clear set objectives and priorities;
- Provide stability within a free market with reference to land utilisation and management;
- Balance competing interest and give direction to public spending, investor decisions and utilisation of scarce resources,
- Protect the rights of individuals and the biophysical environment;
- Establish appropriate institutional, procedural and other mechanisms to promote positive development and pro-active land development.

1.3 LEGISLATIVE FRAMEWORK

1.3.1 Municipal Systems Act, 2000

In terms of Chapter 5 of the Municipal Systems Act, each Local Municipality in South Africa is required to compile an Integrated Development Plan (IDP) for its area of jurisdiction. The SDF forms the core component of the IDP. The IDP must therefore reflect a Spatial Development Framework which must include the provision of basic guidelines for land use management system for the municipality. This Bedworthpark, Vanderbijlpark S.E. 7 and surrounding areas Local Spatial Development Framework is prepared within this legislative context of the Municipal Systems Act, 2000.

Other legislative frameworks that are taken into account in this report are:

- Government Gazette No. 22605 dated 24 August 2001;
- The Gauteng Planning and Development Act, 2003 [Act 3 of 2003];
- Spatial Planning and Land Use Management Act (2013);

1.3.2 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

Spatial Planning and Land Use Management makes the following provisions:

- (1) The general principles set out in this chapter shall apply to the actions of all organs of state, and other authorities responsible for the implementation of legislation regulating the use and development of land and shall guide:
 - (a) The preparation, adoption and implementation of any Spatial Development Framework, policy or by-law concerning spatial planning and the development or use of land;
 - (b) the compilation, implementation and administration of any land use scheme or other regulatory mechanism for the management or control of the use of land;
 - (c) the sustainable use and development of land;
 - (d) the consideration by a competent authority of any application that impacts or may impact upon the use and development of land and;
 - (e) the performance of any function in terms of this Act or any other law regulating spatial planning and land use management;

1.3.3 Sedibeng Spatial Development Framework 2014

The Sedibeng Spatial Development Framework was drafted for the Sedibeng District Municipality to guide spatial development within Sedibeng. This document is a primary policy document that guides urban development within Sedibeng on a regional level. The Emfuleni SDF thus needs to heed the spatial development principles and objectives set out in this document. The following main development principles of the Sedibeng SDF aim to guide the spatial structuring of the Sedibeng District:

- Promoting economic activity within the core development triangle formed by Sebokeng, Meyerton and Vanderbijlpark;
- Develop and promote specialised activity nodes within the core development triangle;
- Optimise linkages within the core area;
- Link disadvantaged communities to the core area;
- Develop mixed use, high-density development along corridors and at nodes;
- Structure the Integrated Regional Public Transport Network (IRPTN) to support development corridors;
- Promote infill residential development;
- Upgrade engineering and social infrastructure in townships;
- Maintain and upgrade residential quality in suburbs;
- Formalise and protect the municipal open space system (MOSS);
- Promote access to services through Batho-Pele principles;
- Implement a statutory Urban Development Boundary; and
- Support and promote land reform.

1.3.4 Sedibeng Growth and Development Strategy

In terms of the Sedibeng District Municipality Growth and Development Strategy, the five (5) development strategies are as follows:

Sedibeng GDS Strategies:

Strategy	Focus Area
Reinventing the Economy	<ul style="list-style-type: none"> • Promote the establishment of manufacturing sector • Tourism and leisure • Residential Property Development • Agriculture • Green Sector • Role of Government
Renewing our Communities	<ul style="list-style-type: none"> • Change nature of Housing Delivery • Making Sedibeng attractive • Concentrate public investment in identified nodes • Renew CBD's
Reviving our Environment	<ul style="list-style-type: none"> • Partnership to manage the environment • Initiatives to clean our water, land and air • Waste and recycling
Reintegrating our Region	<ul style="list-style-type: none"> • Improved Transport connectivity • Revitalization of corridors • Well developed logistical support to industry and business • ICT Connectivity • Integrated Residential development
Releasing Human Potential	<ul style="list-style-type: none"> • Local Partnership for education and training • Building Social capital • Promotion of BBBEE • Network of leaders
Good and Financial Sustainable Governance	<ul style="list-style-type: none"> • A responsive, accountable, effective and efficient local government system • Create a better South Africa and contribute to a better and safer Africa and World • Fight corruption and enhancing accountability • Building a capable state
Vibrant Democracy	<ul style="list-style-type: none"> • An efficient, effective and development oriented public service and an empowered, fair and inclusive citizenship • Transforming the society and uniting the country

1.3.5 Emfuleni Spatial Development Framework 2012-2017

Emfuleni Spatial Development Framework was drafted to guide spatial development within Emfuleni. The Emfuleni SDF provides a regional overview of development trends and desired land use objectives within Emfuleni. In addition, it provides detailed Local Spatial Development Frameworks (LSDFs) which refine the content of the Emfuleni SDFs.

Emfuleni Local Municipality (ELM) approved its Emfuleni Spatial Development Framework (ESDF) for 2012 to 2017 to guide spatial development within Emfuleni. The ESDF process is supported by the compilation of the Regional and Local Spatial Development Frameworks as second tier planning documents in the ELM spatial planning hierarchy. These spatial plans were identified as a priority to support the broader developmental objectives of the ELM as reflected in the ESDF and in the Emfuleni IDP.

1.4 PROJECT METHODOLOGY

The methodology for the preparation of the Bedworthpark, Vanderbijlpark, SE 7 and Surrounding Areas Local Spatial Development Framework (LSDF) was conducted in 4 distinct phases, as set out in detail below.

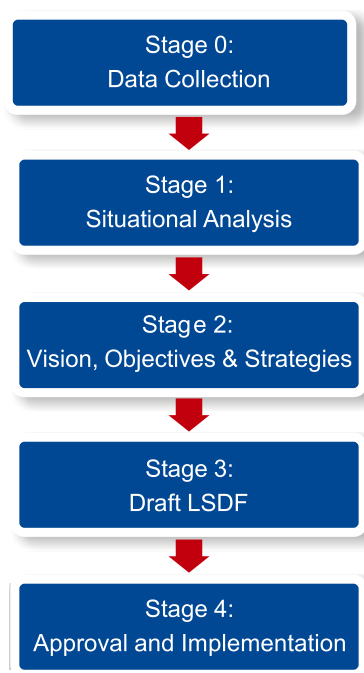


Figure 1: Project Stages

Phase 0: Data Collection

This phase involved preparing the base information for the compilation of the Local Spatial Development Framework (LSDF). Primarily, this involved creating GIS base maps, delineating study area boundaries and requesting data from various stakeholders such as local community, educational institutions, government departments, NGO, Local Taxis Associations etc. It also involved acquiring data from various sources such as existing national, provincial and local spatial policies legislatures and strategies.

Phase 1: Situational Analysis

Phase 1 involved the analysis of the information obtained in Phase 0. This status quo analysis comprised of the following components.

a. Socio-economic analysis

This component involved an analysis of the socio economic profile of Bedworthpark, Vanderbijlpark, SE 7 and surrounding areas. This profile analysis specifically took into consideration the socio economic attributes of households that live within the study area.

b. Spatial characteristics

This component involved an analysis of the spatial characteristics of the study area. The spatial characteristics include aspects such as:

- the existing land uses;
- housing typologies and residential characteristics; and
- social amenities currently available within the Bedworthpark, Vanderbijlpark, SE 7 and surrounding areas.

c. Infrastructure network

This component involved an analysis of the existing engineering level and planned transportation network within the study area. It included identifying the existing public transportation network for all modes of public transportation (bus, minibus taxi and commuter rail) and existing municipal services (water, sanitation and electricity) infrastructure network.

d. Environmental issues

This component involved determining environmental issues affecting the study area. The environmental sensitive areas, geo-technically unsuitable areas will be identified (if any) and the impact of these on urban development will be illustrated.

Phase 2: Vision and Development Concept

The visioning phase involved defining objectives for the development of study area based on a rudimentary SWOT analysis of the development challenges the facing area. These objectives focused on issues such as urban consolidation and urban infill, nodal and corridor development, and land use and public transportation integration.

Based on these objectives, a Development Concept has been drafted within the Bedworthpark, Vanderbijlpark SE 7 and Surrounding Areas LSDF. This Development Concept illustrated proposed nodes and corridors, urban linkages and aims to promote positive development trends and urban patterns within the subject area.

Phase 3: Draft LSDF

The fourth phase involved preparing development proposals for the Bedworthpark, Vanderbijlpark SE 7 and Surrounding Areas LSDF. The development proposals will be based on the information gathered and conclusion made in previous phases. Proposals were made with regard to the following:

- Key Challenges facing the study area
- Current land uses (including student accommodation)
- Municipal Open Space System and the Green belt
- Environmental management considerations
- Access to public transport

Phase 4: Approval and Implementation Framework

Formulation of a detailed Plan of Action, which will include the prioritised list of developmental interventions stating the following:

- Spatial location of projects
- Cost & budget estimates
- Timing & phasing
- Sources of finance

SECTION TWO

STATUS QUO

2.1 CONTEXTUAL SETTING

Emfuleni Local Municipality (ELM) is one of three local municipalities that constitute the Sedibeng District Municipality. The municipality is situated at the Western most part of the District, which covers the entire southern area of the Gauteng province extending along a 120 kilometre axis from east to west. It covers an area of 968 km² in extent. The Vaal River forms the southern boundary of Emfuleni Local Municipality and its strategic location affords many opportunities for tourism and other forms of economic development.

Emfuleni shares boundaries with Metsimaholo Local Municipality and FezileDabi District Municipality in the Free State to the south, Midvaal Local Municipality to the east, the City of Johannesburg metropolitan area to the north and Westonaria and Potchefstroom (in North West Province) Local Municipalities to the west.

As depicted on Figure 1 below, the municipality is strategically located with access to a well-maintained road network system. N1 Motorway links up Johannesburg and Bloemfontein, which traverses the area under the administrative jurisdiction of the Emfuleni Local Municipality.

Emfuleni Local Municipality has two main city/town centres, namely; Vereeniging and Vanderbijlpark. Sasolburg is located 10 kilometres to the south of Vanderbijlpark across the provincial boundary.

Vereeniging, Vanderbijlpark and Sasolburg forms the “heartland” of what was formerly known as the Vaal Triangle, renowned for its contribution to the iron and steel industry in South Africa. Emfuleni also contains approximately six large peri-urban townships of Evaton, Sebokeng, Sharpeville, Boipatong, Bophelong and Tshepiso. The latter six areas lack facilities associated with towns of their size, however there has been a number of shopping malls developed in the past few years.

The other approximately ten small settlements are suburban areas within six kilometres of the above towns; they are Bonanne, Steel Park, Duncanville, Unitas Park, Arcon Park, Sonlandpark, Waldrift, Rust-ter-Vaal, Roshnee and Debonairpark.