

Vaal 21
A RIVER CITY



Sedibeng
District
Municipality

Spatial Development Framework
2009/10



Our area, our people, our map and service delivery

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LIST OF ACRONYMS

| | | |
|--------|---|---|
| AIDS | - | Acquired Immune Deficiency Syndrome |
| ASGISA | - | Accelerated and Shared Growth Initiative for South Africa |
| CBD | - | Central Business District |
| CIF | - | Capital Investment Framework |
| DBSA | - | Development Bank of Southern Africa |
| DFA | - | Development Facilitation Act |
| DITP | - | District Integrated Transport Plan |
| DLA | - | Department of Land Affairs |
| DM | - | District Municipality |
| DME | - | Department of Minerals and Energy |
| EMP | | Environmental Management Plan |
| ESKOM | - | Electricity Supply Commission (ESCOM) |
| GDP | - | Gross Domestic Product |
| GDRP | - | Gross Domestic Regional Product |
| GGP | - | Gross Geographic Product |
| GIS | | Geographic Information Systems |
| GTA | - | Gauteng Tourism Authority |
| GSDF | - | Gauteng Spatial Development Framework |
| GVA | - | Gross Value Added |
| HIV | - | Human Immunodeficiency Virus |
| IDP | - | Integrated Development Plan |

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| IPA | - | Implementation of Priority Areas |
| IRDP | - | Integrated Rural Development Programme |
| LED | - | Local Economic Development |
| LM | - | Local Municipality |
| LSDF | - | Local Spatial Development Framework |
| LUM | - | Land Use Management |
| LUMB | - | Land Use Management Bill |
| LUMS | - | Land Use Management Systems |
| MDGs | - | Millennium Development Goals |
| MPCCS- | | Multi-Purpose Community (Service) Centre |
| MSA | - | Municipal System Act |
| NATMAP | - | National Transportation Master Plan |
| NSDP | - | National Spatial Development Perspective |
| PGDS - | | Provincial Growth and Development Strategy |
| STS | - | Sedibeng Tourism Strategy |
| PGDS | - | Provincial Growth and Development Strategy |
| SAR | - | South African Railways |
| SARCC - | | South African Rail Commuter Corporation |
| SDA | - | Spatial Development Areas |
| SDF | - | Spatial Development Framework |
| SDM | - | Sedibeng District Municipality |
| SDO | - | Spatial Development Objectives |
| SMME | - | Small Medium and Micro Enterprises |
| SoER | - | State of Environment Reporting |
| SWOT | - | Strength, Weaknesses, Objective and Threats analysis |
| UN | - | United Nations |
| WMAs | - | Water Management Areas |

LIST OF DEFINITIONS

| | |
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| Amenities | Socio-economic facilities including sport Stadia, tertiary education and training, casinos and entertainment centres, hospitals, community centres and other recreational facilities. |
| Access | Access is the right of way to enter and exit developments and properties by all modes of transport and pedestrians. |
| Activity Corridor | Activity corridor means a linear zone of development along a public transport route. The land use on either side of the road is characterised by intensive mixed land uses ranging from offices to light industrial developments. Access and egress is limited to existing on/off ramps. |
| Activity Spine | Mixed-use development along streets with heavy traffic and pedestrian flows. Land uses along the spine should be characterised by mixed land uses ranging from high density residential to business developments. |
| Activity Streets | Is a road/street in respect of its classification from civil engineering point of view, where pedestrian movement access to the activity along the street which is of paramount importance. Mobility is compromised in favour of the activity. |
| Activity nodes/clusters | Core areas of economic activity in the urban areas. |
| CBD's | Central Business Districts – offices, retail, general business, commercial, recreation, entertainment, light service industries, high density residential uses, parks and open spaces. |
| Densification | Increase in number of dwelling units per square metres of an area. |
| Extensive Agriculture | Agricultural uses (plant and animal farming etc) and other uses as permitted by agricultural legislation and Gauteng Urban Edge programme guidelines. |
| Historical Sites and Landmarks | Any identifiable building or part thereof, marker, milestone, gravestone, landmark or tell older than 50 years". |
| Intensive Agriculture | Rural residential uses, green house related activities, tourism activities including conference centres with related accommodation facilities such as hotels and other uses permitted in terms of the Gauteng Edge Programme guidelines. |

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| Industrial/ Commercial | Light and heavy industries, service industries, warehouses and commercial uses and uses as defined by the applicable town planning schemes. |
| Mixed land uses | Land use combinations, including residential, offices, retail, business and entertainment related uses. |
| Mobility Spines | Arterials along which through traffic flows with minimum interruption. Accessibility should be compromised in favour of mobility. The predominant land uses along mobility spines should be characterised by high density residential developments to support public transport systems. |
| Mixed-use development: | Which is used to promote a more diverse combination of land uses, and to improve the economic and social viability areas of development |
| Open Space Systems | The aim of the open space system is to preserve the municipality's/district's ecological diversity and enhance living environments. Open Space System is an inter-connected and managed network of open space, which supports interactions between social, economic and ecological activities, sustaining and enhancing both ecological processes and human settlements. Open space system comprises public and private spaces, human-made or delineated spaces, undeveloped spaces, disturbed 'natural' spaces, and undisturbed or pristine natural spaces. |
| Public Open Space: | As defined by the applicable town planning scheme or any land which is owned by an organ of State, or over which an organ of State has certain real rights arising from the filing in the Deeds Office or other registration office of a general plan of a township, agricultural holding or other division of land, or any alteration, addition to or amendment of such land approved by the Surveyor-General, on which is marked the land to which the public has a common right of use; and is controlled and managed by the Council. |
| Public Spaces | Means any open or enclosed space, square, garden or park, street, road or thoroughfare which is for the use by the general public and which is owned by or vests in the ownership of a municipal council or organ of state. |
| Spatial Development Framework | An SDF is a useful and effective spatial tool with which to manage and monitor growth and development and informs investors and government related programmes where |

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| | development opportunities exist in the short and longer term. |
| Socio-economic opportunities | Activities that improve the social and economic well being of the urban poor, e.g. improves health care, housing, education, recreation, job opportunities, earning power. |
| Urban | Development within the urban development boundary consisting of existing residential uses, such as community facilities, opens spaces and business uses. |
| Urban Edge | A tool by means of which to manage the process of urban sprawl and urban restructuring. |
| Urban Sprawl | Urban sprawl is the unchecked spreading of a city or its suburbs over rural land at the edge of an urban area. |
| Urban Development Boundary | A city approved/Demarcated line that serves to direct and control the outer limits of urban expansion/ indicates the point beyond which developments become less cost-effective. |