4. Vision, Mission, Principles&Objectives

4.1 VISION

The Vision for the Sedibeng District SDF, as a component of the Sedibeng IDP, must align with the Vision for the Sedibeng District as contained in the Sedibeng Integrated Development Plan (IDP) which, in turn, must align with the Gauteng Vision 2055, of a "Gauteng City Region".

The Vision for the Sedibeng District as contained in the IDP is confirmed as:

> **Building Towards A Developmental Metropolitan River City of Choice**

There are two important aspects of the above Vision that have a direct bearing on the development of the Sedibeng Spatial Development Framework , firstly, the intention to be a **"Metropolitan City"** and secondly, to be a **"River City"**.

4.1.1 Metropolitan City

The vision of being a Metropolitan City has specific spatial implications that have to be taken into account in an SDF,in particular, the requirements in terms of Section 2 of the Local Government: Municipal Structures Act, (Act 117 of 1998).

Section 2 of the Local Government Municipal Structures Act states that four elements have to be in place in order for an area to qualify to be a Metropolitan Municipality. The area must contain:

1. Conurbations that have:
    a. High population density
    b. Intensive movement of people, goods & services
    c. Extensive Development (size, intensity & complexity)
    d. Multiple CBDs & Industrial areas
2. Economic centres with complex diverse economies
3. A functional area for IDP planning
4. Economic and functional internal linkages

4.1.2 River City

The concept of a Metropolitan City focused around the "River", in this case the Vaal River (not the other rivers in the District), implies a city with visual and economic orientation towards and along both banks of the Vaal River. This builds on the "Vaal 21 a River City" branding and vision that has been developed.

"The 'Vaal 21' initiative is a cross-border agreement between the municipalities on the southern Gauteng municipalities (Sedibeng) and the northern Free State municipalities (FezileDabi) to work together to develop a regional economy around both banks of the Vaal River" (Vaal 21 Initiative).

It is important that the Sedibeng SDF supports the strategy for the District that incorporates the "Vaal 21 a River City" branding.

As explained in the Vaal 21 Initiative Report, *".....the unifying identity and brand of the Vaal 21 has three components.*

Firstly a name. The name Vaal 21 is proposed because the word "Vaal" represents the:

- *potential of the Vaal River;*
- *rich political history of the area; and*

- *mostwell known name for the area.*

The number '21' represents:
- *Part of 2021 which can be a significant milestone from now to 2021;*
- *The 21st century, which is a century of doing things differently; and*
- *The 21st March 1960, which was the date of the Sharpeville Massacre.*

Secondly, a slogan or brand statement. The brand statement "Vaal 21: A River City' was chosen because it reflects what we would like to see in 2021.

Thirdly, a catchy logo or brand. The logo and branding on this site is the adopted brand for Vaal21.The private sector is encouraged to use this brand."

4.2 MISSION

The Mission for the Sedibeng District as derived from the Sedibeng District IDP is:

To Promote and Sustain Integrated Service Delivery that Enhances and Supports the Municipality to Achieve Growth and Development for its Community

There are spatial implications of the above mission, particularly with reference to "integrated service delivery" and "growth and development of communities". In some instances, these two parts of the mission may not be mutually supportive. To sustain integrated service delivery that is delivered efficiently and to a high standard that supports development may not be physically or financially possible in areas far from existing services, particularly for small remote communities.

Fortunately, in the Sedibeng District the majority of communities and the majority of the District Population (90%) are concentrated in an area within Emfuleni and Midvaal between Vanderbijlpark / Vereeniging / Evaton / Sebokeng and Meyerton. For those communities outside of these areas, the means of achieving the above mission will be through the establishment of "Human Settlements".

4.3 Development Principles

The Sedibeng District Municipality 2012/13-2016/17 Integrated Development Plan (IDP) adopted a set of development principles that should inform spatial planning in the medium to long term. The following principles were adopted and have been incorporated into this SDF:

Sustainability

Development is to be implemented in a manner that ensures sustainability of environmental resources while creating opportunities for future generations.

Efficiency

Efficient use of resources is to be achieved through a robust urban form and structure, managed growth, based on availability of infrastructure and interconnectivity between facilities.

Accessibility

Accessibility is to result in the enhanced ability of residents to access various opportunities with reduced costs.

4.4 Development Objectives

The key issues for the Sedibeng District SDF were identified in stage one of this process and were documented in the Status Quo Report. These key issues form the basis of the Development Objectives for the District SDF, which are to:

- ***Focus development initiatives and investment to maximise impact;***
- ***Remove competition between and among municipalities in the district;***
- ***Curtail or manage outward leakage of resources, both human and economic;***
- ***Put in place clear district wide definition of nodes, service centres and corridors for the district;***
- ***Co-ordinate integrated development planning responsibilities; and***
- ***Protect the resources of the District, in particular agricultural, environmental and tourism resources***

The Sedibeng District Integrated Development Plan (IDP) also identified a number of development objectives that need to be incorporated into the SDF objectives, namely:

1. A Continuous And Sustainable Open Space Network

The creation is required of an uninterrupted open space network that utilises the ridges, rivers and nature reserves including the Suikerbosrand and the Vaal river area as the key elements within the system.

2. A System Of Functionally Defined Activity Nodes

The main activity node is currently Vereeniging/Vanderbijlpark, with Meyerton in Midvaal and Heidelberg/ Ratanda in Lesedi being secondary nodes. Rural services nodes are located in areas throughout the District.

3. Linkages

The main roads, such as R29, R42, R59, R82, R54 and R553 should be optimised to link different areas. These routes should promote mixed-use high density development.

4. Urban Development Boundary (UDB)

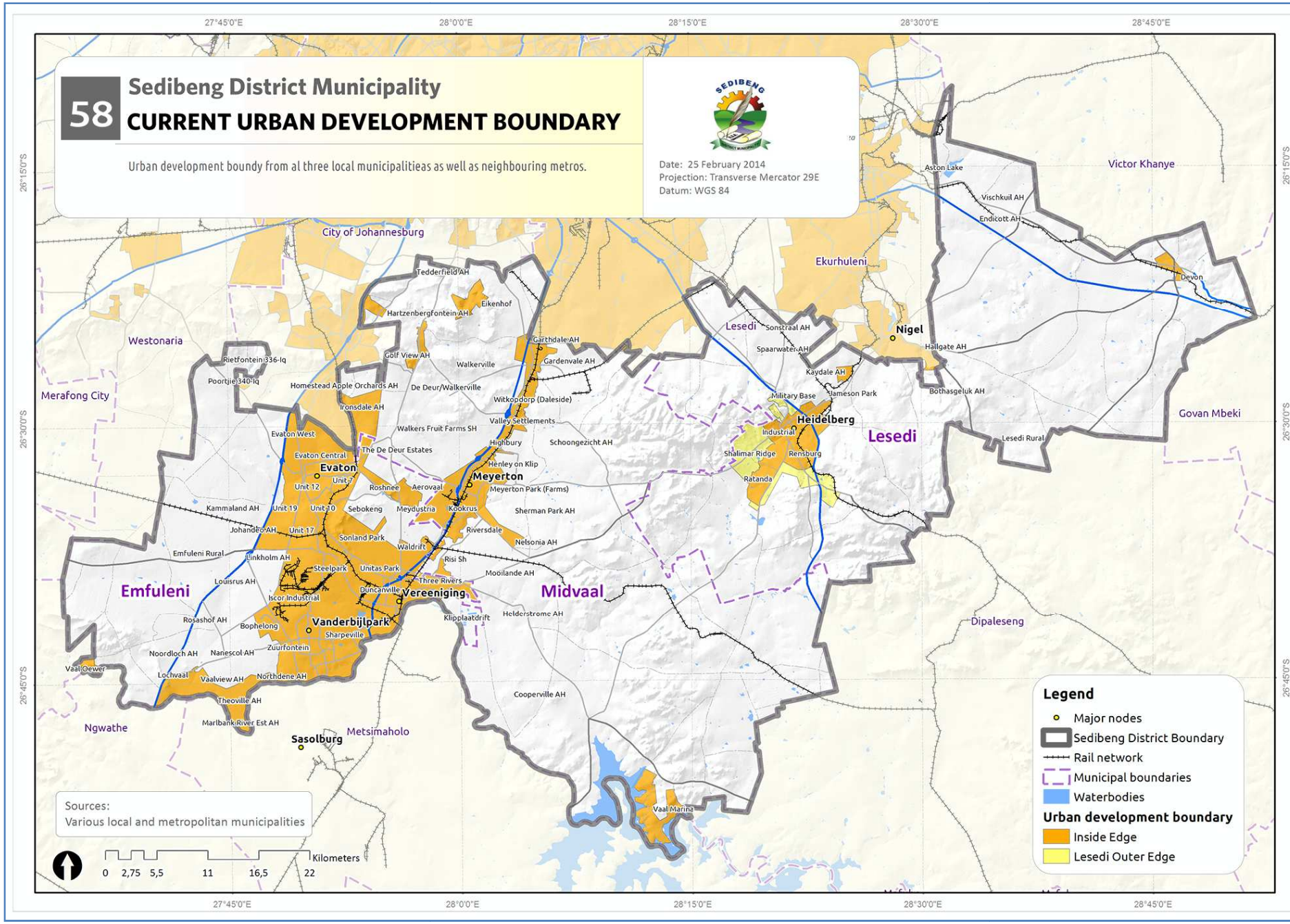
UDBs are to be used to prevent urban development sprawl, to promote more compact urban development and to protect the agricultural and ecological potential of the rural areas. The current Urban Development Boundary is shown on **Map 58**overleaf. Future urban development is to be within the UDB to ensure infill and densification. To prevent the possibility of duplication of boundaries, the Urban Development Boundaries for the District are defined at a Local Municipality level. The UDB for the District is, as a result, the combination of the UDBs shown on the local SDFs.

5. Existing Major Development Opportunities

Opportunities for development around Suikerbosrand, the Vaal River and along the R59 are to be sought and utilised.

6. Corridors

The R59 and N3 corridors should be enhanced, as should other major routes, by promoting high density development along and at main public transport links (road/ rail).


58
Sedibeng District Municipality
CURRENT URBAN DEVELOPMENT BOUNDARY
Urban development boundy from al three local municipalitieas as well as neighbouring metros.
Date: 25 February 2014
Projection: Transverse Mercator 29E
Datum: WGS 84
27°45'0"E
28°0'0"E
28°15'0"E
28°30'0"E
28°45'0"E
26°15'0"S
26°30'0"S
26°45'0"S
City of Johannesburg
Ekurhuleni
Victor Khanye
Govan Mbeki
Dipaleseng
Merafong City
Westonaria
Ngwathe
Metsimaholo
Emfuleni
Midvaal
Lesedi
Nigel
Heidelberg
Meyerton
Vereeniging
Vanderbijlpark
Evaton
Sasolburg
Aston Lake
Vischkuil AH
Endicott AH
Devon
Tedderfield AH
Eikenhof
Hartzenbergfontein AH
Garthdale AH
Gardenvale AH
Golf View AH
Walkerville
Rietfontein 336-Iq
Poortjie 340-Iq
Homestead Apple Orchards AH
De Deur/Walkerville
Ironsdale AH
Witkopdorp (Daleside)
Valley Settlements
Walkers Fruit Farms SH
Evaton West
Evaton Central
The De Deur Estates
Highbury
Schoongezicht AH
Henley on Klip
Unit 12
Unit 7
Roshnee
Aerovaal
Meyerton Park (Farms)
Kammaland AH
Unit 19
Unit 10
Sebokeng
Meydustria
Kookrus
Sherman Park AH
Johandeo AH
Unit 17
Sonland Park
Riversdale
Nelsonia AH
Waldrift
Emfuleni Rural
Linkholm AH
Risi Sh
Steelpark
Unitas Park
Mooilande AH
Louisrus AH
Three Rivers
Duncanville
Iscor Industrial
Klipplaatdrift
Helderstroom AH
Rosashof AH
Bophelong
Sharpeville
Zuurfontein
Noordloch AH
Nanescol AH
Vaal Oewer
Lochvaal
Vaalview AH
Northdene AH
Theoville AH
Marlbank River Est AH
Cooperville AH
Vaal Marina
Sonstraal AH
Spaarwater AH
Hallgate AH
Kaydale AH
Military Base
Jameson Park
Bothasgeluk AH
Industrial
Shalimar Ridge
Rensburg
Ratanda
Lesedi Rural
Sources:
Various local and metropolitan municipalities
0 2,75 5,5 11 16,5 22
Kilometers
Legend
Major nodes
Sedibeng District Boundary
Rail network
Municipal boundaries
Waterbodies
Urban development boundary
Inside Edge
Lesedi Outer Edge

7. Services

Upgrading of services is to be focused primarily on previously disadvantaged communities.

The strategic concept is to focus on existing strengths and development opportunities whilst addressing areas of critical need through building on urban and rural strengths. There should also be high order investment (infrastructure, housing and economic enterprises) in the urban core areas as well as in upgrading existing rural settlements.

8. Urban Development Focus Areas

The identified focus areas include:

1. Vereeniging/ Vanderbijlpark
2. Meyerton CBD
3. N3 zone of opportunity
4. R59 corridor

9. Precincts

Identified Precincts include:

1. Government Precinct
2. Fresh Produce Market Precinct
3. Doornkuil Precinct
4. Waterfront Precinct

10. Upgrading Of Existing Settlements & Land Reform Projects

The settlements identified for upgrading are:

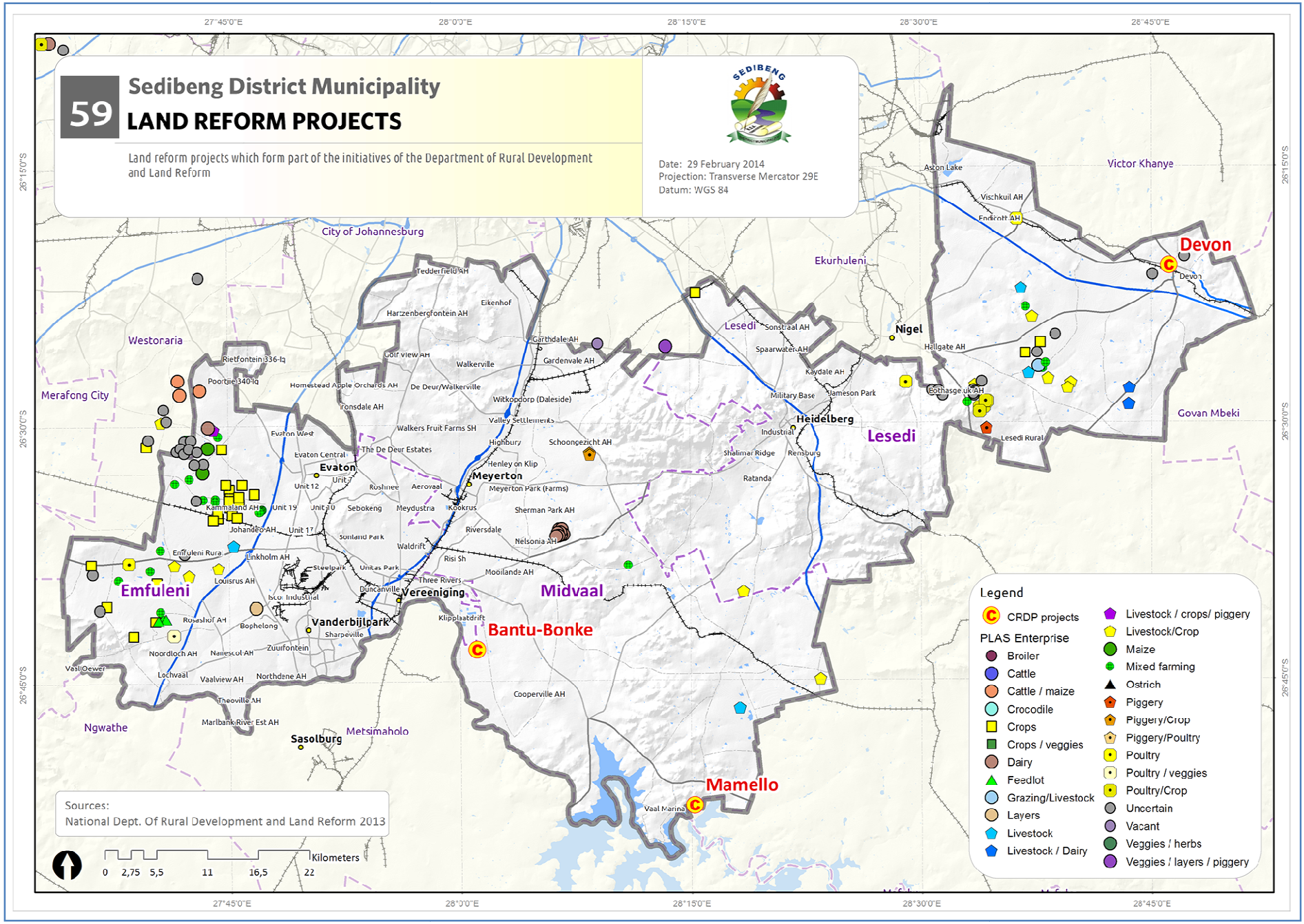
1. Heidelberg/Ratanda
2. Devon/ Impumelelo
3. Vischkuil/ Endicott
4. Tshepiso North Ext 3 & 4
5. Sonderwater
6. Boipatong
7. Lakeside Ext 4
8. Sebokeng Ext 24
9. Lakeside Proper

In addition, the existing Land Reform Projects described in section 3.3.1and illustrated on **Map 59** overleaf are incorporated into the SDF.

11. Development Nodes& Corridors

The key structuring elements include development nodes divided into primary, secondary, tertiary nodes, zones of opportunity, development corridors and mobility corridors.

- Primary Nodes are: Vereeniging and Vanderbljpark CBDs.
- Secondary Nodes are: Meyerton and Heidelberg
- Tertiary Nodes are: Vischkuil / Endicott, Devon/ Mpumelelo, the Nampak/ Everite area Sebokeng (vicinity of the hospital/ rank) and Evaton (along the Golden Highway).
- Zones of Opportunity are at the intersection of N3 and R42 for mixed retail development.
- Development Corridors are: The R59 (between Meyerton/ Vereeniging), the N17 Freeway (intersection N17/ R24 and N17 / R550), and the N3 Freeway (intersections with R23, R42 and R550).
- Mobility Corridors are: The R54 (between Sebokeng and Vereeniging), the R82 (between Vereeniging and De Deur) and the R42 Route.


59
Sedibeng District Municipality
LAND REFORM PROJECTS
Land reform projects which form part of the initiatives of the Department of Rural Development and Land Reform
Date: 29 February 2014
Projection: Transverse Mercator 29E
Datum: WGS 84
Sources:
National Dept. Of Rural Development and Land Reform 2013
Kilometers
0 2,75 5,5 11 16,5 22
Legend
CRDP projects
PLAS Enterprise
Broiler
Cattle
Cattle / maize
Crocodile
Crops
Crops / veggies
Dairy
Feedlot
Grazing/Livestock
Layers
Livestock
Livestock / Dairy
Livestock / crops/ piggery
Livestock/Crop
Maize
Mixed farming
Ostrich
Piggery
Piggery/Crop
Piggery/Poultry
Poultry
Poultry / veggies
Poultry/Crop
Uncertain
Vacant
Veggies / herbs
Veggies / layers / piggery
Emfuleni
Midvaal
Lesedi
Devon
Bantu-Bonke
Mamello
Heidelberg
Nigel
Meyerton
Evaton
Vereeniging
Vanderbijlpark
Sasolburg
Westonaria
Merafong City
City of Johannesburg
Ekurhuleni
Victor Khanye
Govan Mbeki
Ngwathe
Metsimaholo