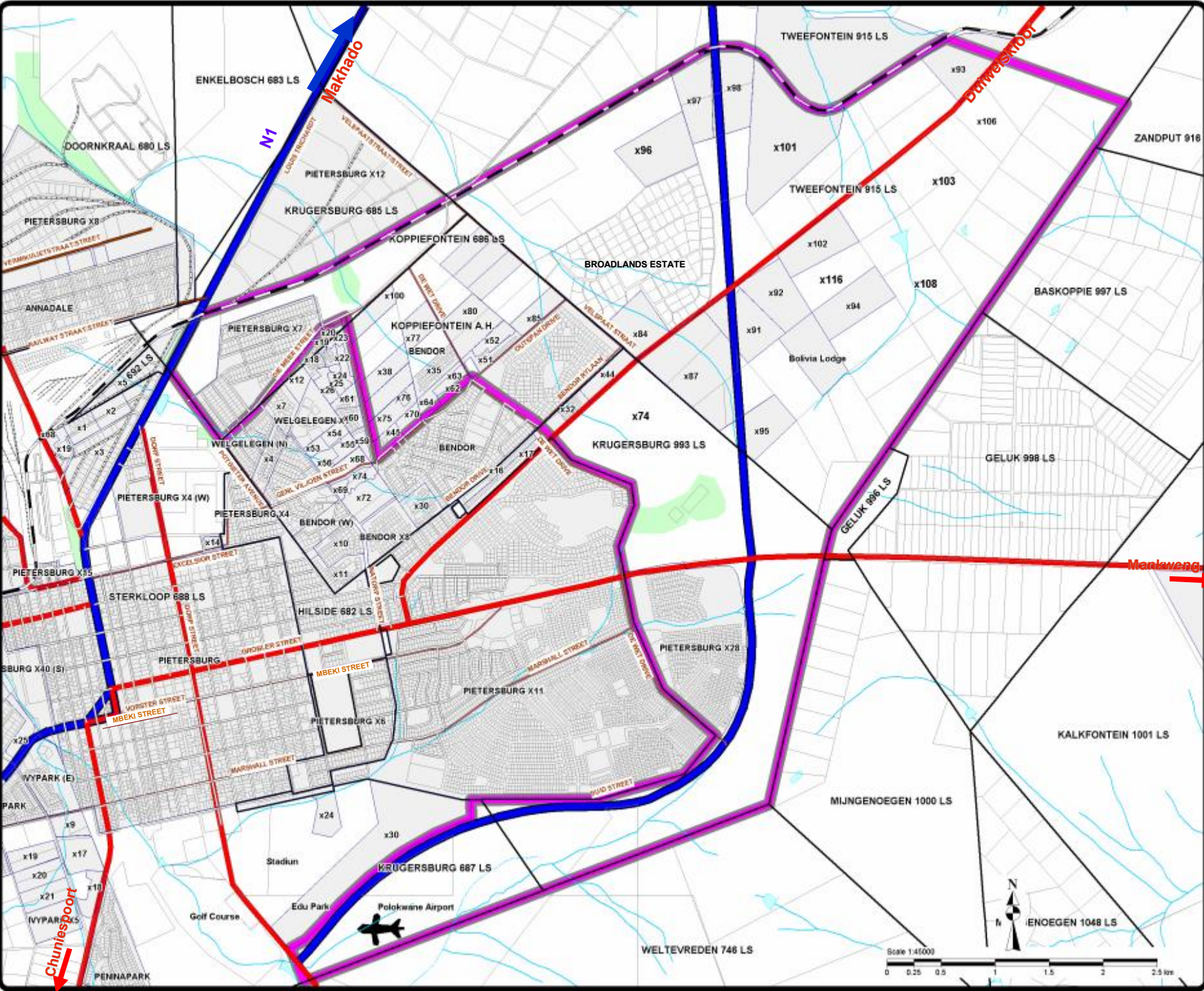


**POLOKWANE  
LOCAL  
MUNICIPALITY**

**SDA 3**

**STUDY AREA**

- Strategic Development Area
- Park / Open Space
- National Roads
- Main Roads
- Roads Arterial
- Railway
- Airfield

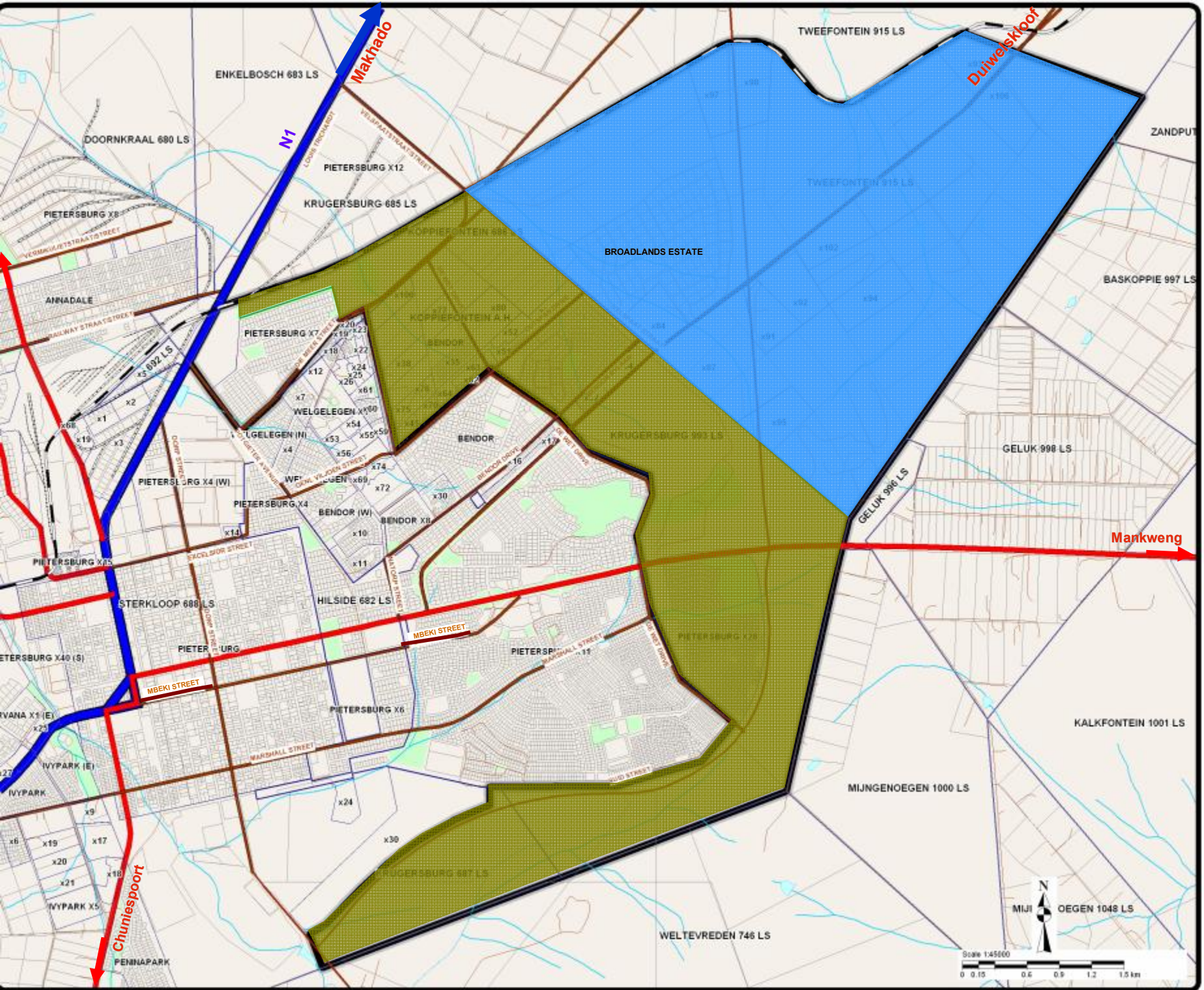


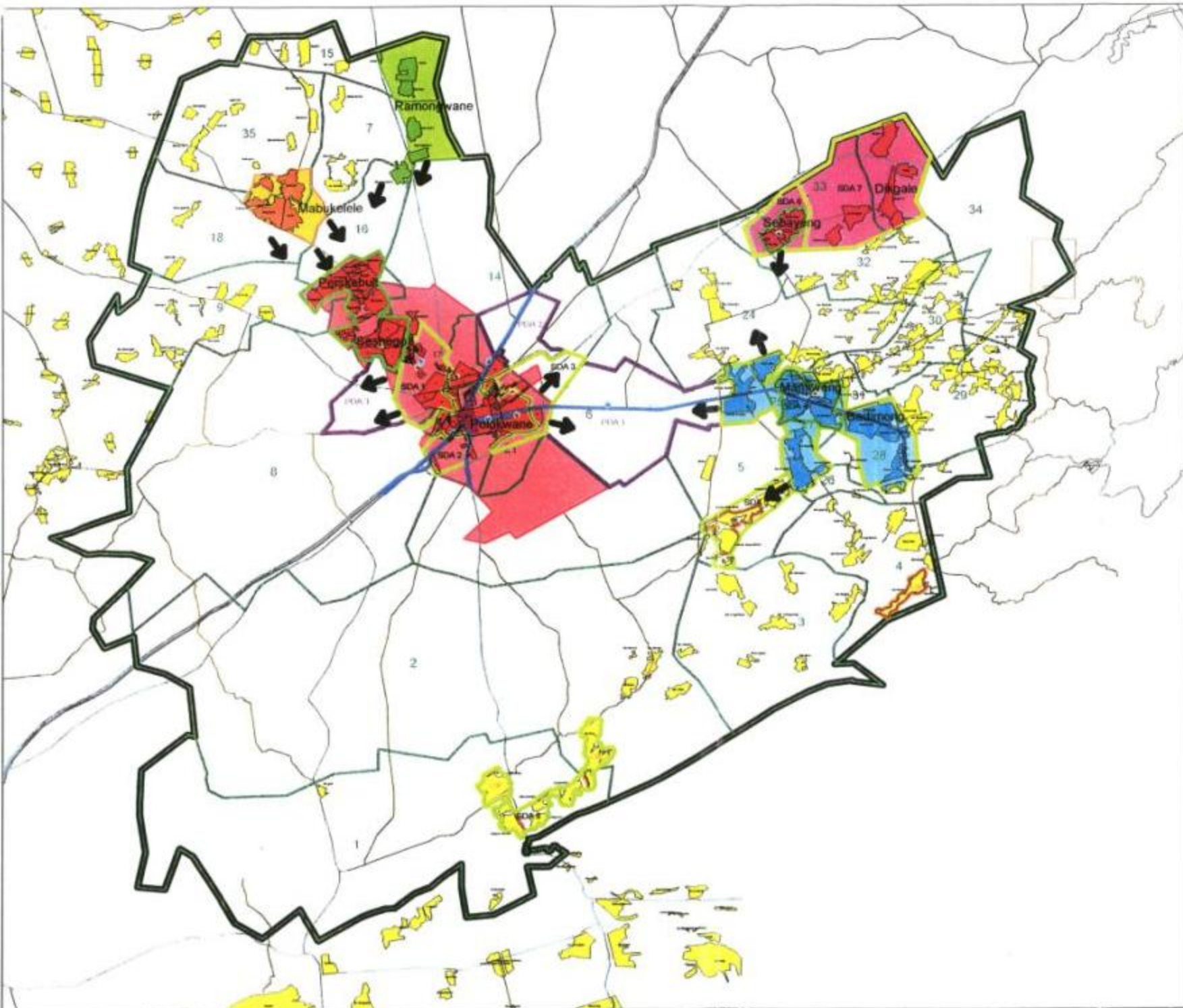
**POLOKWANE  
LOCAL  
MUNICIPALITY**

**SDA 3**

**SDA 3 DEMARCATION**

- 1998 SDA 3
- 2002 SDA 3 Amendment
- National Road
- Main Roads
- Secondary Roads
- Railways





- GENERAL**
- MUNICIPAL BOUNDARY
  - TOWNSHIP
  - WARD
  - NATIONAL ROAD
  - PROVINCIAL PAVED ROAD
  - PROVINCIAL UNPAVED ROAD

- URBAN EDGES & CLUSTERS**
- POLOKWANE/PORSEBULT CLUSTER
  - MABUKETELE CLUSTER
  - SEBAYING/DIGALE CLUSTER
  - MABUKETELE CLUSTER
  - RAMONSWANE CLUSTER
  - OTHER SETTLEMENTS
  - LOCAL SERVICE POINTS

- STRATEGIC DEVELOPMENT AREAS & DIRECTIONS OF EXPANSION FOR URBAN EDGES**
- STRATEGIC DEVELOPMENT AREA (SDA)
  - POTENTIAL DEVELOPMENT AREA (PDA)
  - DIRECTION FOR EXPANSION OF CLUSTER AND URBAN EDGE
  - CBD (PH)
  - SECONDARY ACTIVITY NODES (SAN)
  - FUNCTIONAL DEVELOPMENT AREA (FDA)
  - DEVELOPMENT CORRIDOR (DC)

- SERVICES UPGRADE**
- SERVICE UPGRADE PRIORITY AREA

**POLOKWANE MUNICIPALITY**

DEPARTMENT OF THE CITY ENGINEER

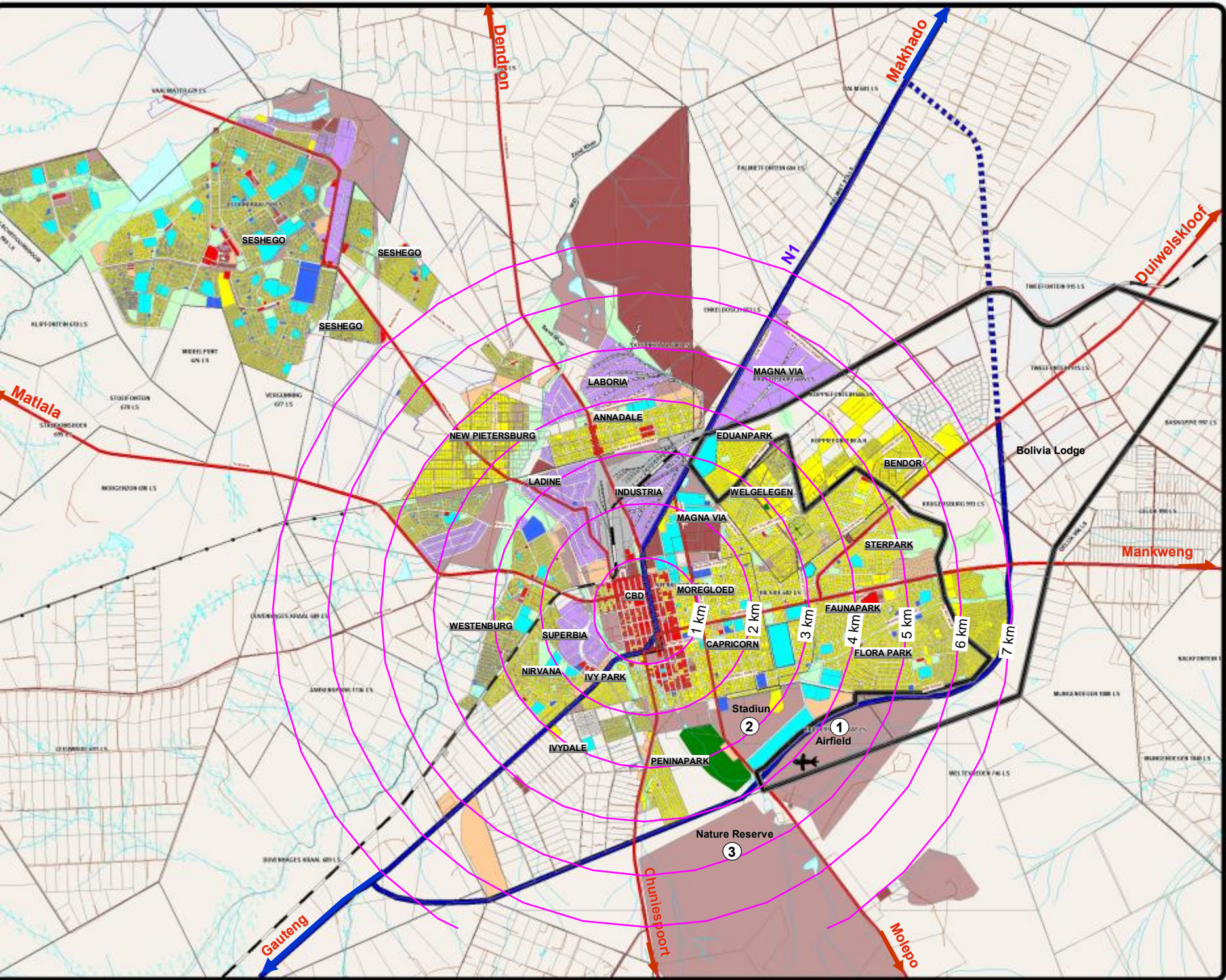
**LOCAL SPATIAL DEVELOPMENT PLAN FOR THE CLUSTERS OF POLOKWANE**

**POLOKWANE  
LOCAL  
MUNICIPALITY**

**SDA 3**

**REGIONAL  
CONTEXT**

- Residential
- Business
- Educational
- Institutional
- Public Garage
- Special
- Industrial
- Municipal
- Private Open Space
- Public Open Space
- SAR
- Agriculture
- National Roads
- Future National Road
- Main Roads
- Secondary Roads
- Railway
- 1 Km Radius

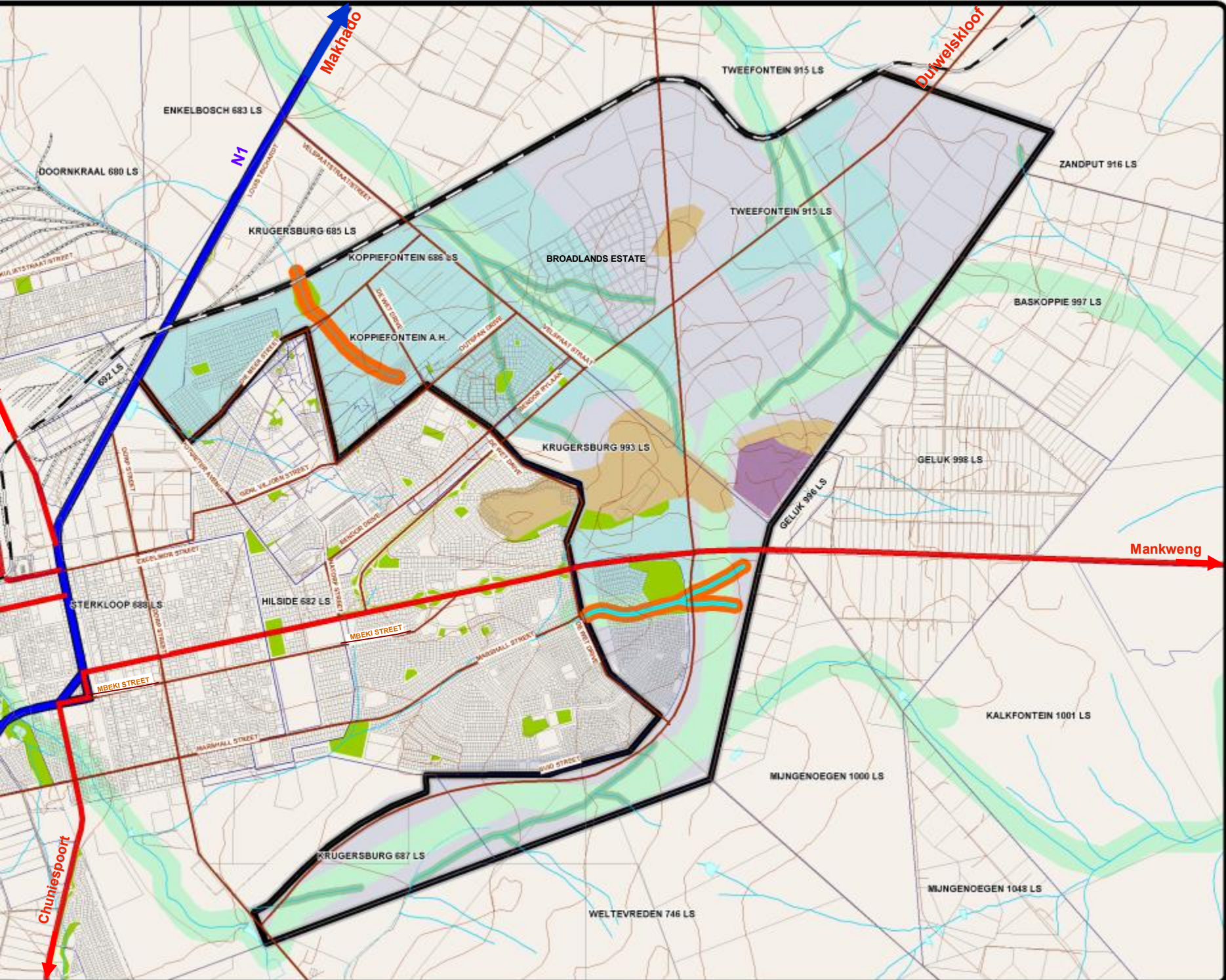


**POLOKWANE  
LOCAL  
MUNICIPALITY**

**SDA 3**

**VEGETATION /  
ENVIRONMENTAL  
SENSITIVITY**

- Indigenous
- Woodland /
- False plateau
- Grassveld
- Old Fields /
- Degraded
- Bushveld
- Modified Land /
- Brick Factory
- Corridors
- River Buffers
- Park / Open
- Space
- Bull Frog
- Habitat
- Outcrops
- Dams / Pans
- Rivers
- Freeway
- Roads Main
- Roads
- Secondary
- Railway

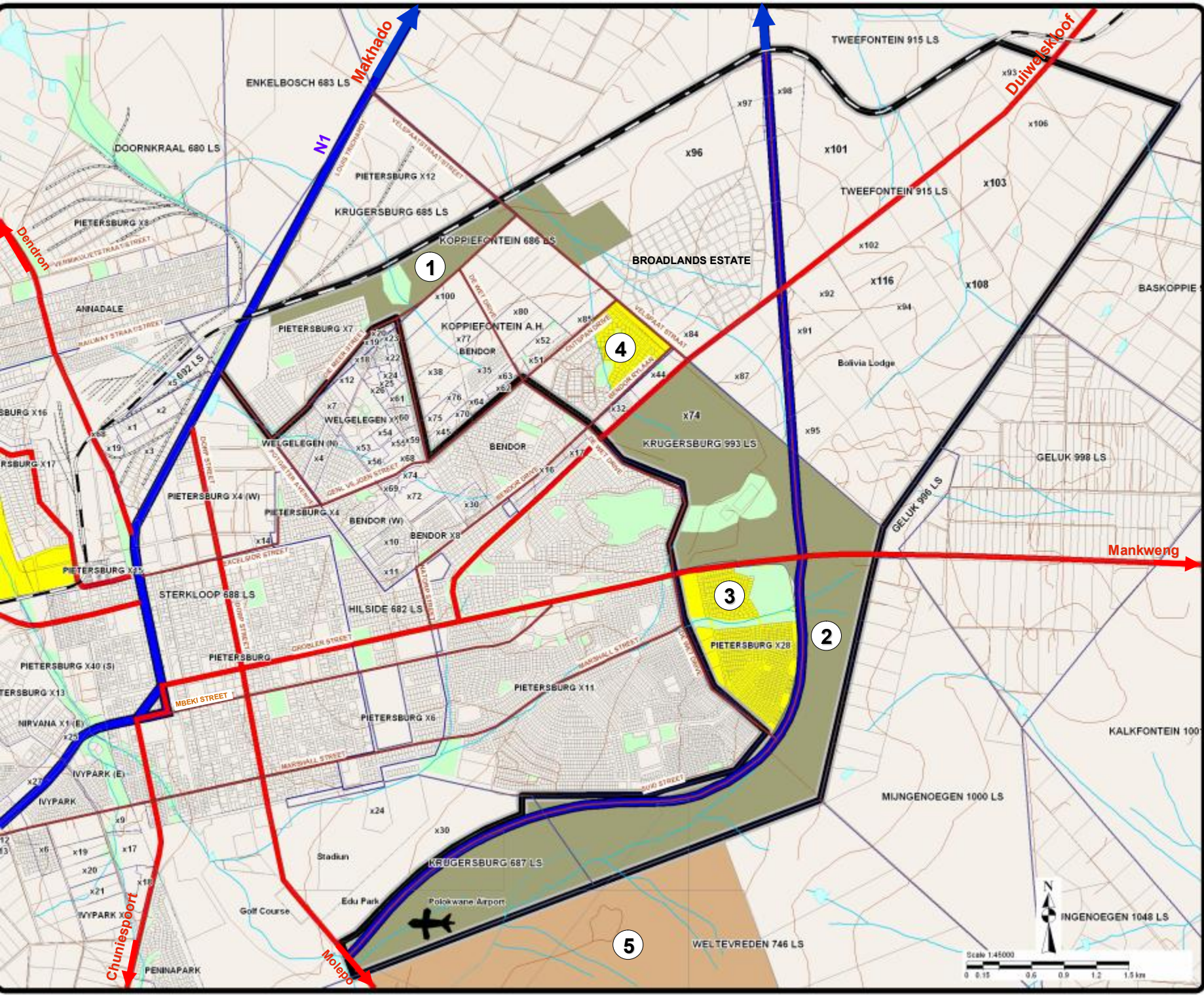


**POLOKWANE LOCAL MUNICIPALITY**

**SDA 3**

**LAND OWNERSHIP**

- SDA 3
- Polokwane Municipality (Farm Land)
- Polokwane Municipality (Townships)
- Polokwane Municipality (Other)
- Park / Open Space
- Dams / Pans
- National Roads
- Main Roads
- Secondary Roads
- Railway

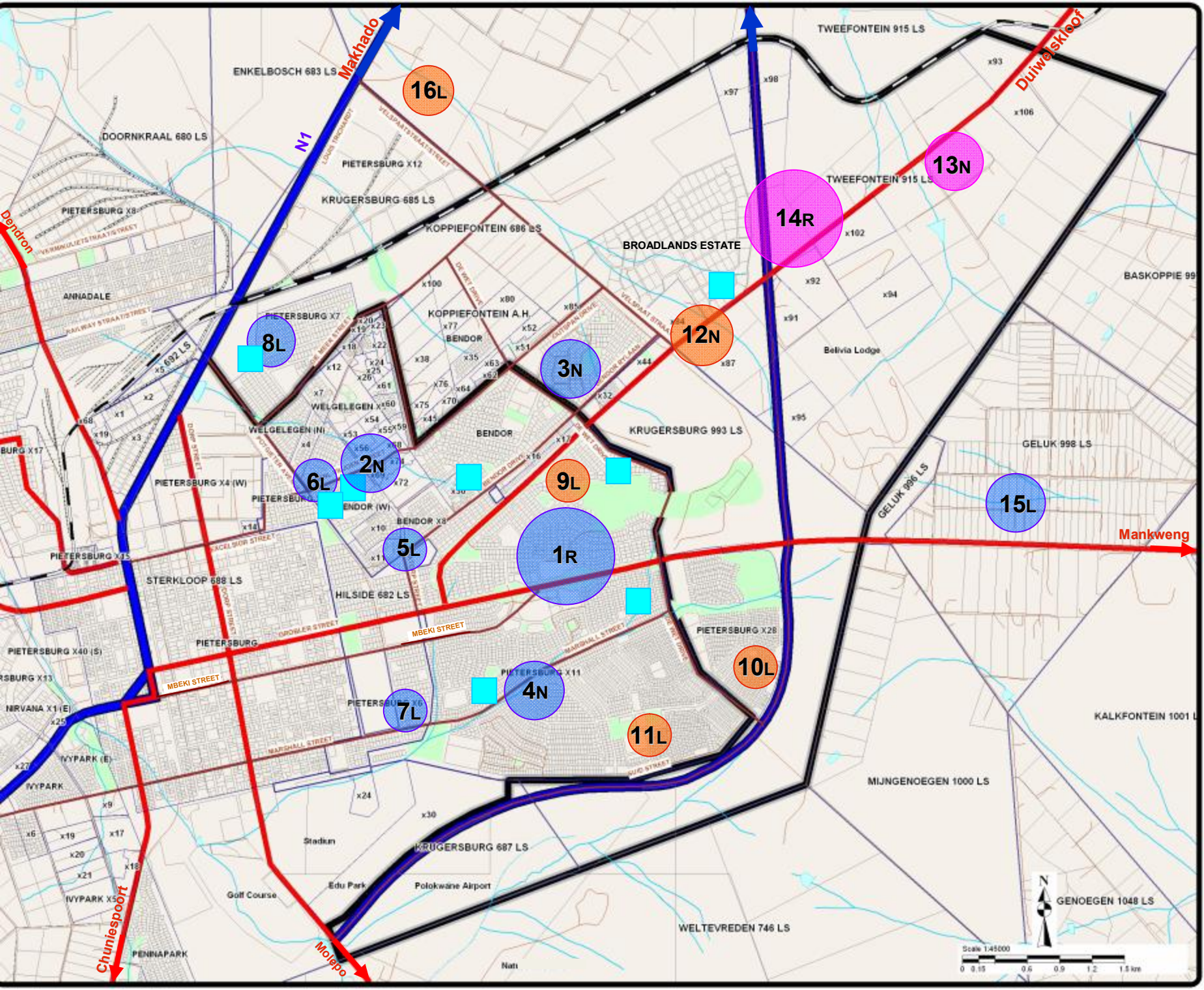


**POLOKWANE LOCAL MUNICIPALITY**

**SDA 3**

**ECONOMIC ACTIVITY**

-  Existing Shopping Centres
-  Approved Shopping Centres (Not Developed)
-  Proposed Shopping Centres
-  Offices
-  National Roads
-  Main Roads
-  Secondary Roads
-  Railway
- R** Regional
- N** Neighbourhood
- L** Local

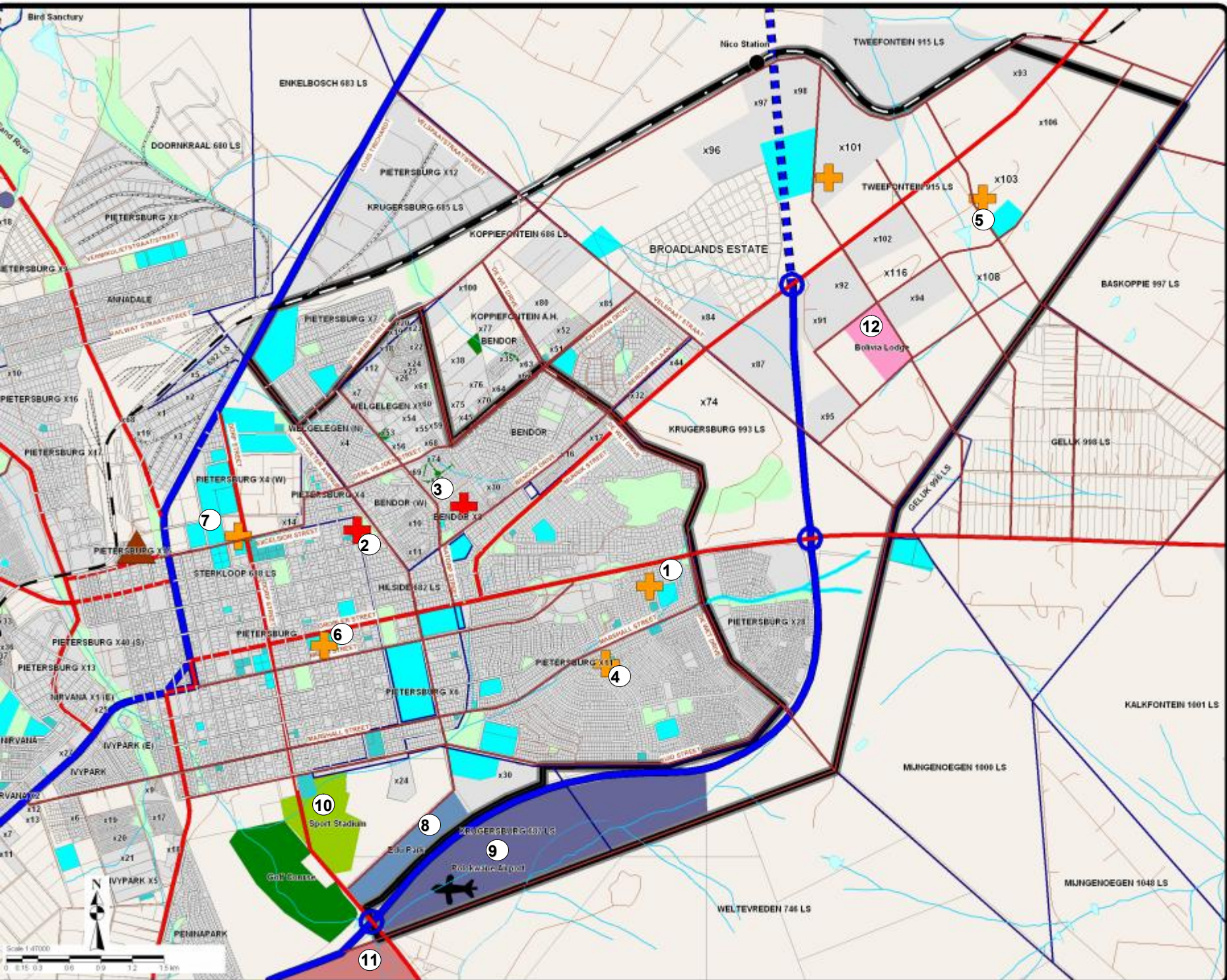


**POLOKWANE  
LOCAL  
MUNICIPALITY**

**SDA 3**

**COMMUNITY  
FACILITIES**

- SDA 3
- Educational
- Institutional
- Edu Park
- Bolivia Lodge
- Filling Station
- + Medical and Related (Existing)
- + Medical and Related (Proposed / Approved Rights)
- Bus / Taxi Terminus
- Polokwane Airfield
- Golf Course
- Sport Stadium
- Nature Reserve
- Park / Open Space
- Dams / Pans
- Rivers
- National Roads
- Future National Road
- Main Roads
- Secondary Road
- Railway
- Railway Station

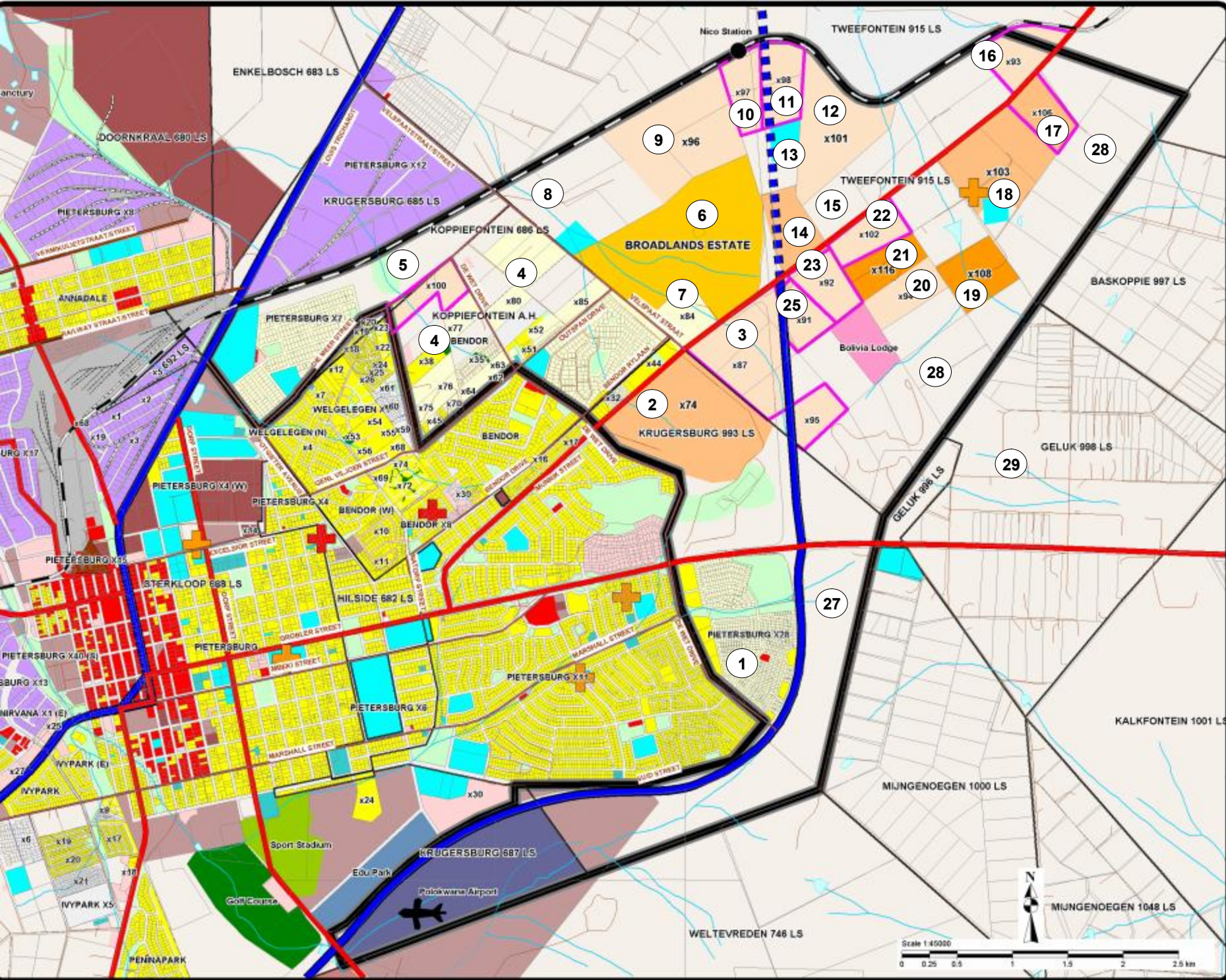




**POLOKWANE  
LOCAL  
MUNICIPALITY  
SDA 3**




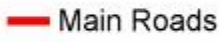



**LAND USE**

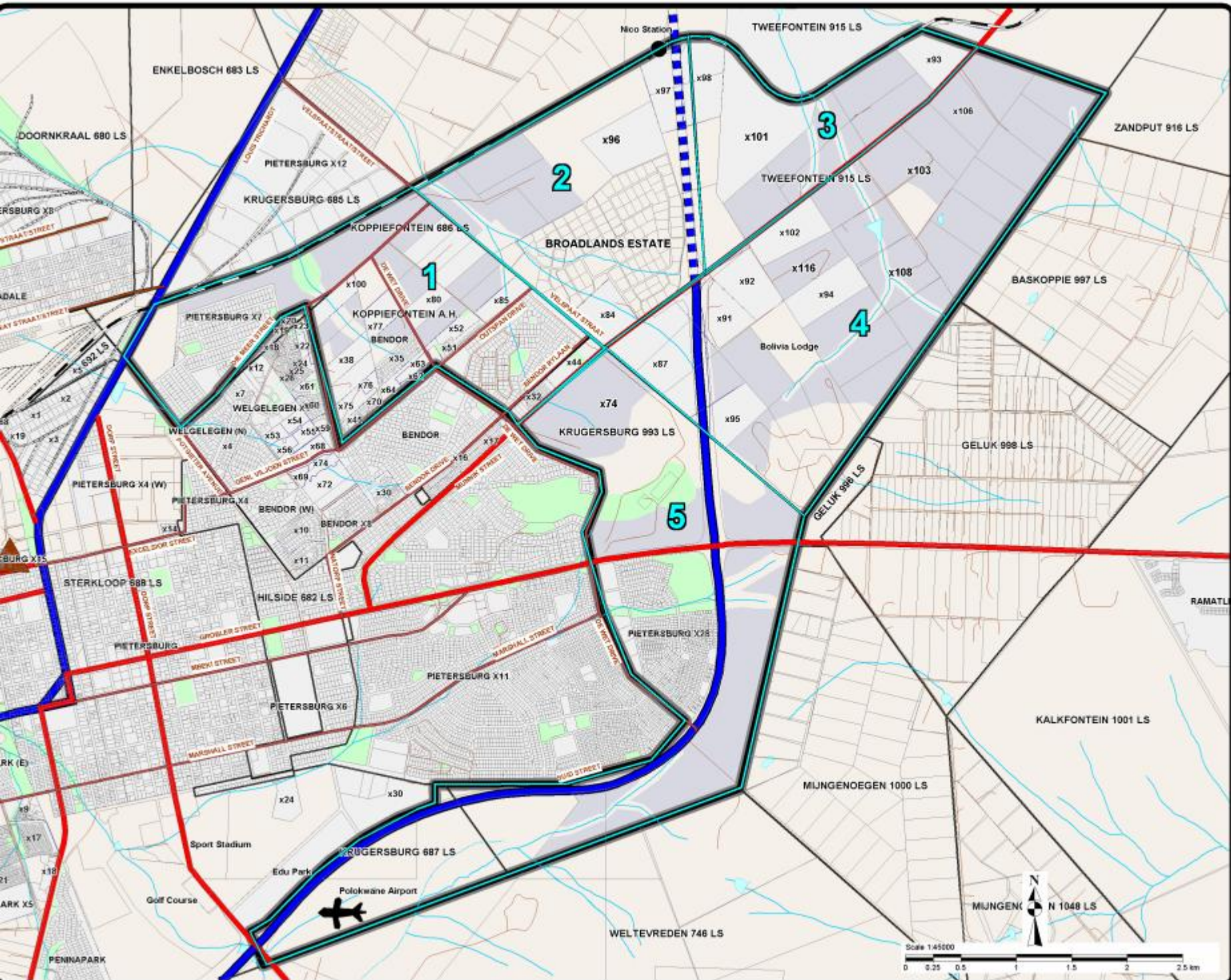
- Residential
- Existing Townships (SDA 3)
- Townships Approved (Under Construction)
- Submitted Applications for Townships
- Established Development Area
- Subdivided Farm Land
- Portions Used For Residential Purposes (Broadlands Estate)
- Possible Townships Applications to be Submitted (Planning Phase)
- Business
- Proposed Business
- Educational
- Institutional
- Edu Park
- Bolivia Lodge
- Hospital
- Medical and Related (Proposed / Approved Rights)
- Bus / Taxi Terminus
- Filling Station
- Industrial
- Special
- Municipal
- Government
- Quarry
- Nature Reserve
- Sport Stadium
- Private Open Space
- Park / Public Open Space
- SAR
- Airfield
- General Plans
- National Roads
- Future National Road
- Main Roads
- Roads Arterial
- Railway
- Railway Station

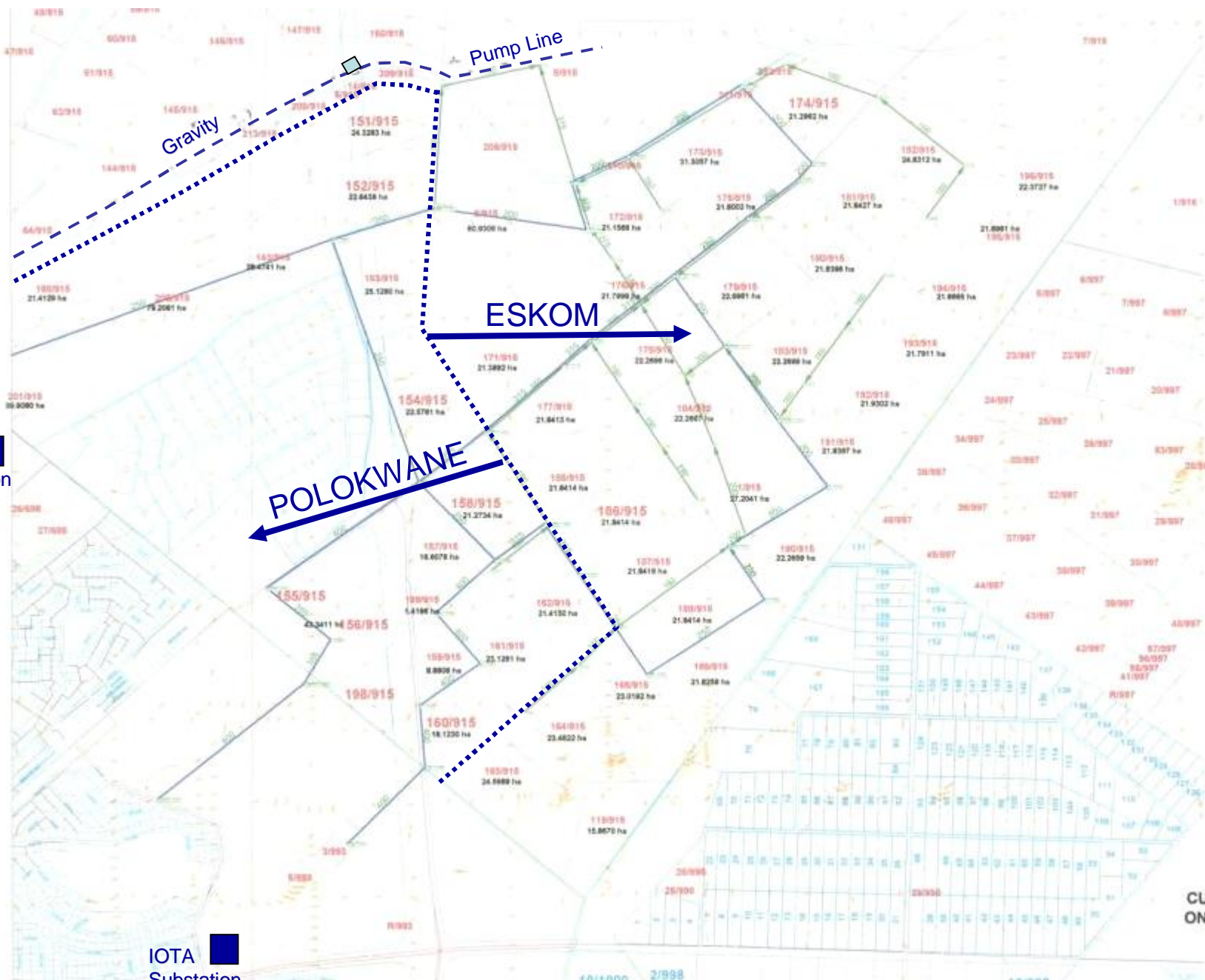


**POLOKWANE  
LOCAL  
MUNICIPALITY  
SDA 3**

**DEVELOPABLE  
AREAS**

-  Developable Areas
-  Precincts
-  National Roads
-  Future National Road
-  Main Roads
-  Roads Arterial
-  Railway
-  Railway Station





Delta Substation

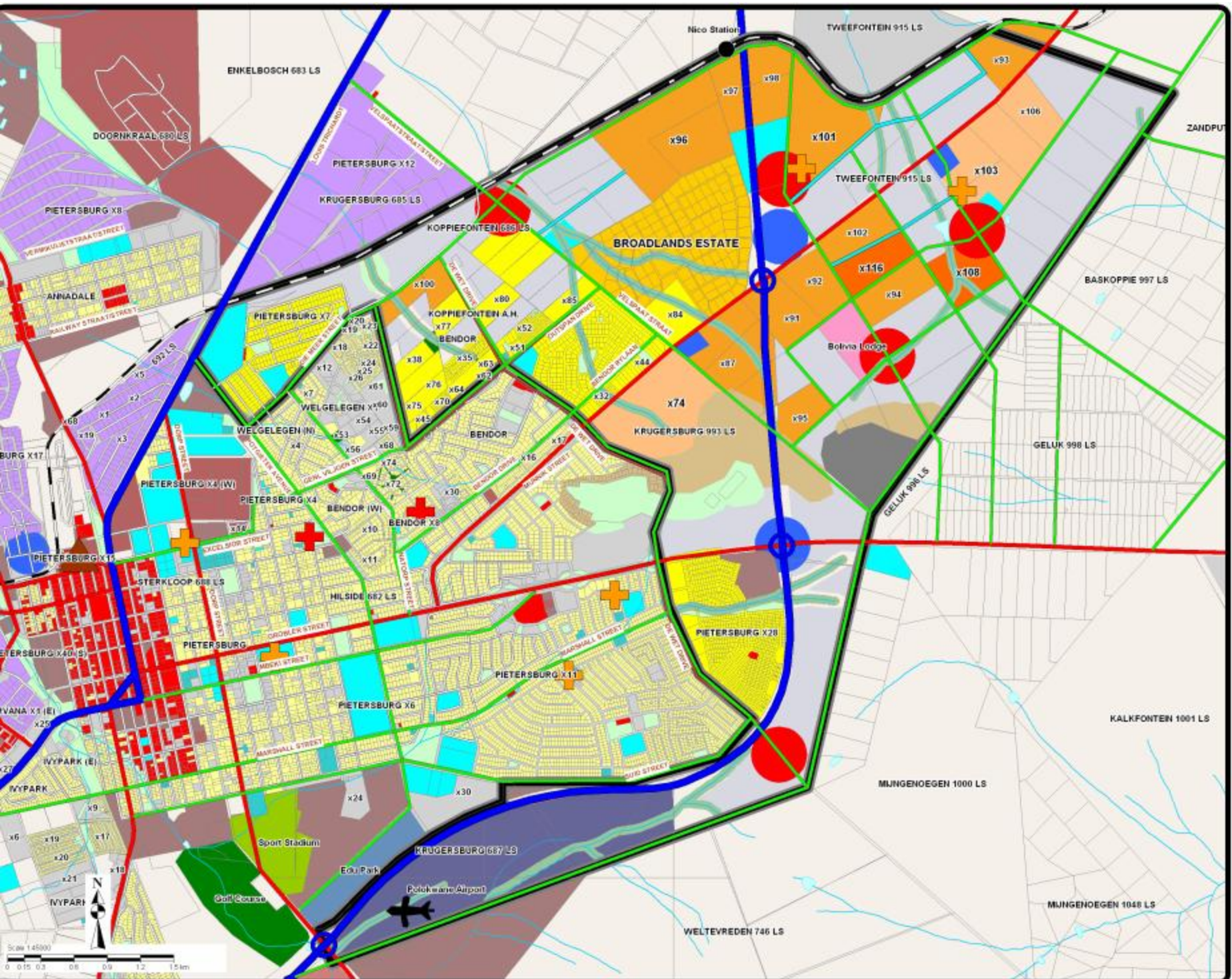
IOTA Substation

- LEGEND**
- Sanitation
  - Water
  - ⋯ Electricity Service Area

**CURRENT DEVELOPMENT ON DUIWELSKLOOF ROAD**  
SCALE 1: 20 000

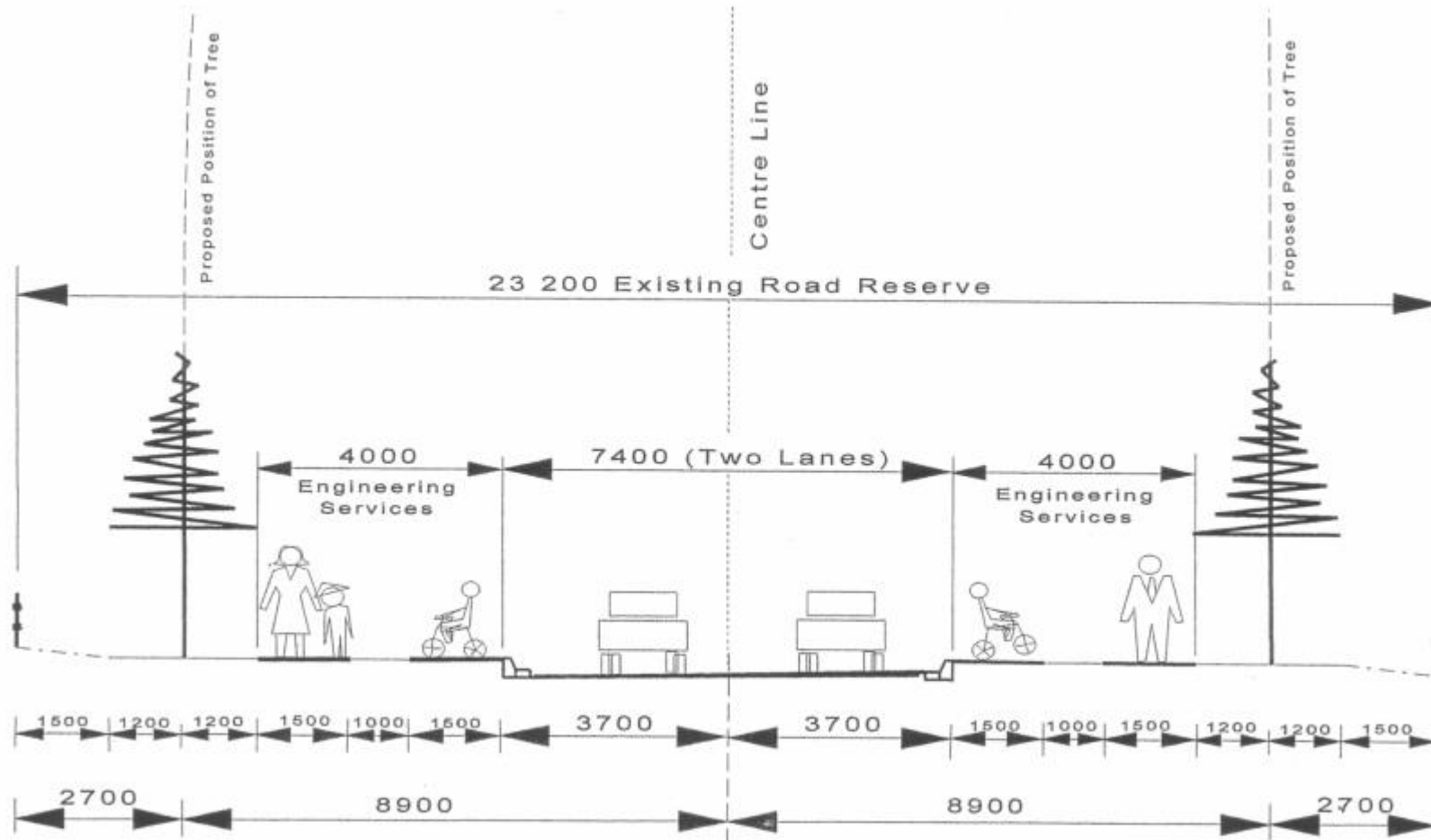
# POLOKWANE LOCAL MUNICIPALITY

## SDA 3 SPATIAL DEVELOPMENT FRAMEWORK

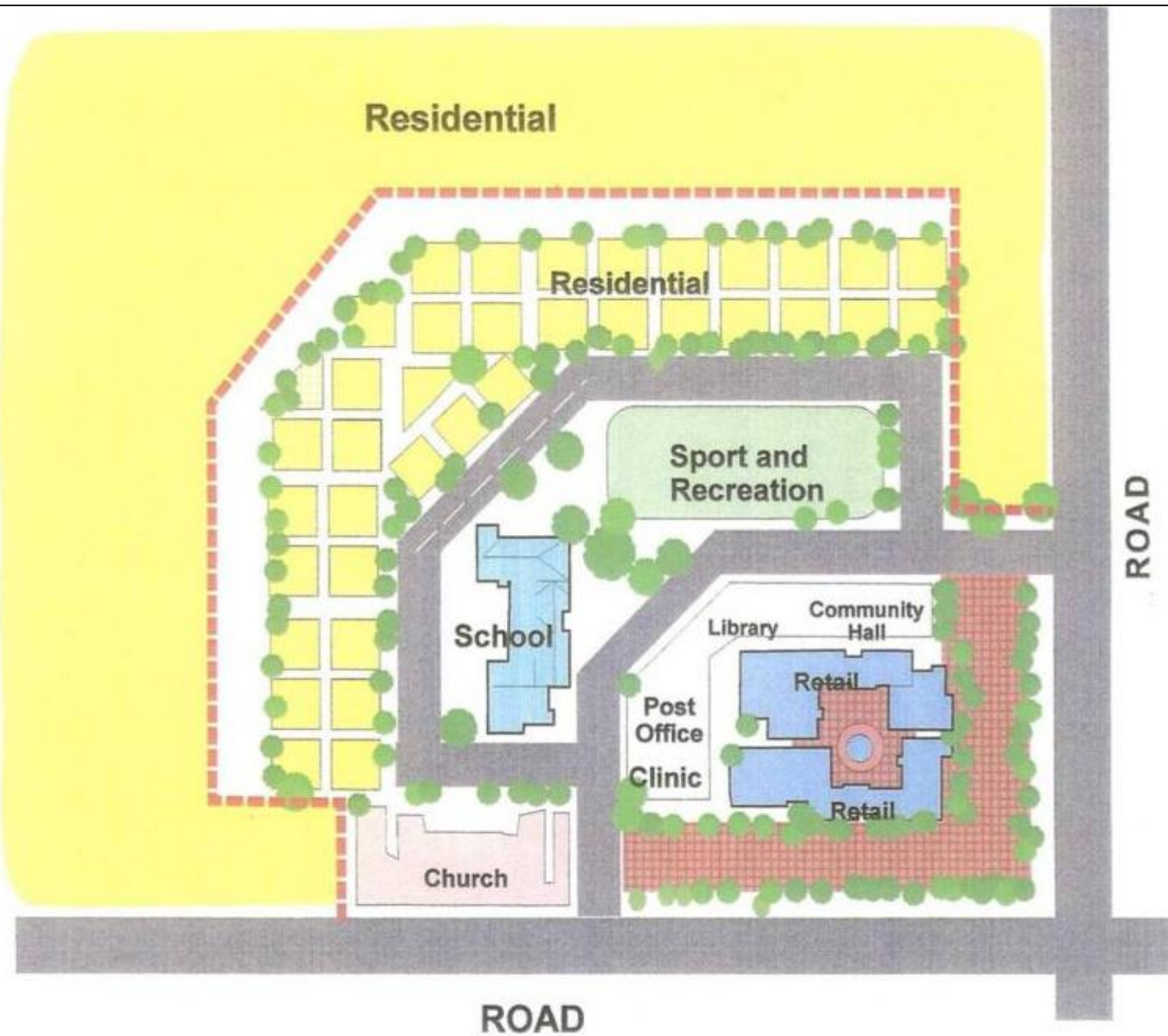


- Developable Areas
- Residential
- Existing Townships (SDA 3)
- Townships Approved (Under Construction)
- Submitted Applications for Townships Established Development Area
- Subdivided Farm Land Portions Used For Residential Purposes (Broadlands Estate)
- Possible Townships Applications to be Submitted (Planning Phase)
- Business
- Proposed Business
- Multi Purpose Community / Economic Centre / Node
- Educational
- Institutional
- Edu Park
- Bolivia Lodge
- Hospital
- Medical and Related (Proposed / Approved Rights)
- Bus / Taxi Terminus
- Industrial
- Special
- Municipal
- Government
- Quarry
- Outcrops
- Nature Reserve
- Sport Stadium
- Private Open Space
- Park / Public Open Space
- SAR
- Airfield
- bullfroghabitat
- riverbuffers sda3
- National Distributor (First Order)
- Future National Distributor (First Order)
- Urban District Distributor (Second Order)
- Urban Collector (Third Order)
- Access Street (Fourth Order)
- Proposed Access
- Railway
- Railway Station





# PROPOSED THIRD ORDER CROSS SECTION



## LOCAL COMMUNITY NODE CONCEPT