

6. IMPLEMENTATION PLAN

The intention of the Magaliesburg Precinct Plan is to be a policy and implementation framework that will guide decision making over the short to medium term. Ensuring that the plan remains robust and relevant to public and private decision-makers is an on-going task, that will require regular monitoring and review of trends.

The implementation section comprises:

- **Land use budgets, and requirements in terms of services and amenities**
- **Interventions and phasing**
- **Institutional arrangements**

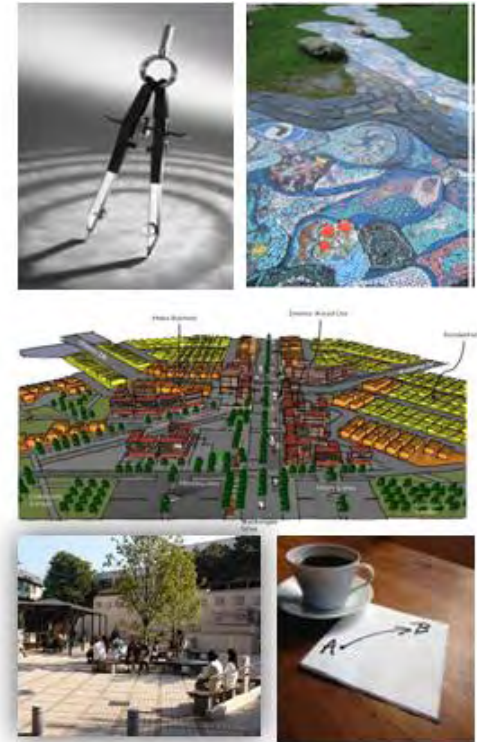
The interventions that are proposed relate to two levels.

Firstly, all precinct proposals and guidelines as discussed in Section 3 and 4 must be addressed as a basic set of implementation mechanisms. The basic set of implementation mechanisms include:

- Land use management in terms of the proposed guidelines and principles.
- Place making in terms of the development of the proposed gateways and landmarks and the provision of open space and sidewalks.
- Addressing day to day maintenance and operational issues.

Secondly, the interventions that are discussed in this section are of a strategic nature and are based on:

- Their ability to leverage regional economic growth and development.
- The opportunity to unlock development opportunities, e.g. new housing at strategic locations.
- Requirement of public investment in most instances.
- Their catalytic nature.



6.1 Land use implications

The following table provides estimates regarding a possible scenario for residential development in the Core Development Area as well as the approximate number of facilities needed if the area is completely developed.

Zone	Use	Land Use Budget (ha)	Density/Coverage	Yield (gross units)	Projected population (3.5 persons per unit)	Number of public facilities required	Cost per facility	Total required
Medium density residential	Total	48.65	30-50 du/ha	1946	7200.2			
	Primary School	4.32012				2	R 50,000,000	R 90,002,500
	Secondary School	3.312092				1	R 60,000,000	R 43,201,200
	Chreche	0.72002				1	R 1,500,000	R 2,160,060
	Clinic	0.288008				1	R 5,000,000	R 7,200,200
	Hospital	0.216006				0	R -	R -
	Places of worship	0.3				1	R 1,500,000	R 1,800,050
	Community halls	0.36001				1	R 12,000,000	R 8,640,240
	Library	0.0936026				1	R 4,000,000	R 2,880,080
	Post office	0.0327282				1	R 1,500,000	R 981,845
	Police station	0.0028801				0	R 34,000,000	R 9,792,272
	Emergency services	0.144004				0	R 7,000,000	R 840,023
	Cemetery	1				1	R 21,000,000	R 21,000,000

Zone	Use	Land Use Budget (ha)	Density/Coverage	Yield (gross units)	Projected population (3.5 persons per unit)	Number of public facilities required	Cost per facility	Total required
	Municipal Pay points						R 5,600,000	R -
	Roads							

The following table provides estimates regarding a possible scenario for residential development in the Future Development Area as well as the approximate number of facilities needed if the area is completely developed.

Zone	Use	Land Use Budget (ha)	Density/Coverage	Yield (gross units)	Projected population (3.5 persons per unit)	Number of public facilities required	Cost per facility	Total required
Future Development Area	Total	150.68						
	<i>Housing @ 60%</i>	90.408	50- 70 du/ha	2712.24	9492.84			
	Primary School	361.632				2	R 50,000,000	R 118,660,500
	Secondary School	216.9792				1	R 60,000,000	R 56,957,040
	Chreche	867.9168				2	R 1,500,000	R 2,847,852
	Clinic	520.75008				2	R 5,000,000	R 9,492,840
	Hospital	2083.00032				0	R -	R -
	Places of worship	1249.800192					R 1,500,000	R 2,373,210

Zone	Use	Land Use Budget (ha)	Density/Coverage	Yield (gross units)	Projected population (3.5 persons per unit)	Number of public facilities required	Cost per facility	Total required
						2		
	Community halls	4999.200768				1	R 12,000,000	R 11,391,408
	Library	2999.520461				1	R 4,000,000	R 3,797,136
	Post office	11998.08184				1	R 1,500,000	R 1,294,478
	Police station	7198.849106				0	R 34,000,000	R 12,910,262
	Emergency services	28795.39642				0	R 7,000,000	R 1,107,498
	Cemetery	17277.23785				-	R 21,000,000	R -
	Municipal Pay points	69108.95142				0	R 5,600,000	R 1,063,198
	Roads	12.6	10% of total area					

6.2 Phasing and Interventions Infrastructure and facilities

To deliver and catalyse development in line with the strategies and precinct proposals as discussed in the previous section, certain interventions are proposed.

Element	Description	Timeframe
Roads	<ul style="list-style-type: none"> Upgrade of roads in Magaliesburg and Ga-Mohale after a detailed roads conditions survey. The identified tourism routes should be surveyed in terms of their condition and upgraded where needed 	Short to Medium
	The possible reroute of heavy trucks must be investigated and recommendations made on viable options	Short to Medium
	A maintenance programme ought to be developed for all infrastructure to guide budget allocation and implementation	Ongoing
Infrastructure	A Water and sanitation master plan need to be developed in terms of the precinct plan proposals. The master plan should guide budget and implementation efforts. Included in the master plan is a survey on the condition of exiting infrastructure.	Short
	An Electricity master plan need to be developed in terms of the precinct plan proposals. The master plan should guide budget and implementation efforts. Included in the master plan is a survey on the condition of exiting infrastructure.	Short
	Identify infrastructure required to support tourism development in different nodes and particularly precincts (e.g. walkways and route development)	Short
Community facilities	The needs of the existing community should be confirmed and appropriate project and budget planning completed. The provision of needed facilities could form part of a wider partnership development strategy with the private sector.	Short
	The needs of future development areas must be confirmed and appropriate project and budget planning completed. This should be part of a comprehensive planning exercise for the future development area.	Short to Medium
Conservation and Open space	A comprehensive conservation and open space framework and plan needs to be completed including a detailed capital works programme.	Short to Medium

Element	Description	Timeframe
	Develop and implement a programme which maintains and improves both the scenic qualities of the natural environment as well as the heritage value of the environment, and also contributes towards the attraction base of Magalies Develop a programme which promotes the effective utilisation of exiting natural and built environment and awareness and ethic within the host community	
Place making	Gateways/Landmarks should be designed and constructed at the identified points.	Medium
	A comprehensive pedestrianisation strategy ought to be completed including a capital works programme.	Medium
Tourism	The identified tourism entry points must be confirmed and developed.	Medium
	A tourism routes development strategy and plan ought to be completed in conjunction with relevant tourism stakeholders. The development and management of these routes is an ongoing intervention.	Ongoing
	Agree on the proposed organisational and legal actions as identified in section 5.2 and compile an action plan.	Short
	Tourism training and awareness as discussed in section 5.2 can be an important catalyst. A final action plan must be completed and agreed to together with all relevant education and tourism stakeholders.	Short to Medium
	The existing marketing efforts ought to be strengthened and complimented by actions related to research and a data base system development.	Short to medium
	<p>Actions related to financial issues could include:</p> <ul style="list-style-type: none"> • Determine the extent/size/amount of finance needed to implement and sustain a tourism plan, but specifically the action flowing from the plan in terms of development, marketing, administration, training and education; • Prepare a funding structure which is realistic and deliverable (i.e. public versus private sector funding, incentives, donations, sponsorships); • Develop a pro-active financial strategy to include region-specific incentives (fiscal and monetary, financing mechanisms (e.g. possible levies, entrance fees to attraction, taxes, sale of goods and services, etc.). Criteria for implementation include equability, effectiveness and efficiency. 	
Agriculture	Confirm all infrastructure requirements of the Camel estate project and complete a	Short

Element	Description	Timeframe
	comprehensive capital works programme.	
	Support the Camel estate projects in terms of the proposed strategy in section 5.3.	Short
	Complete a comprehensive agriculture development strategy as proposed in section 5.3.	Short

6.3 Institutional arrangements (Enablers)

6.3.1 Community Development

The following proposals intend to interactively bring together the local communities, the municipality and all the other relevant stakeholders to identify sustainable projects and initiatives that are aimed at empowering local communities. This is not to say that the 'baton' is shifted from the local government back to local communities, but instead it aims at assisting local communities to take onus in identifying those initiatives that can be developed and supported through collaborative actions in the communities themselves.

Objectives	Strategy to counter the issues	Project
To promote high levels of child care, education and skills development	○ Provide appropriate choices when addressing childcare, education and skills development needs	○ Encourage the young adults to continue with Adult Based Education (ABED),
	○ Ensure that childcare, education and skills development facilities and programmes are available	○ Provide career guidance and information on bursaries and support
	○ Ensure the quality of childcare, education and skills development facilities and programmes	○ Initiate workshops on skills development
	○ Ensure that childcare, education and skills development facilities and programmes are affordable	○ Provide life orientation and social counselling
		○ Regulate and support crèches and childcare facilities provision and development
		○ Develop appropriate career guidance and skills development programmes

Objectives	Strategy to counter the issues	Project
To ensure sustainable services and infrastructure provision	<ul style="list-style-type: none"> ○ Provide basic level of infrastructure that is viable and affordable ○ Include community in infrastructure provision decisions and implementation ○ Provide appropriate telecommunication infrastructure ○ Provide user education programmes 	<ul style="list-style-type: none"> ○ Engage NGOs, youth forums and other social organizations to develop appropriate programmes ○ Initiate an electricity and maintenance programme together with TCLM ○ Install public lighting ○ Implement a roads master programme ○ Provide storm water measures ○ Communication is needed especially in informing residents about bulk water upgrading periods. ○ Provide cell phone infrastructure
Local Economic Development & Unemployment	<ul style="list-style-type: none"> ○ Proper communication and user education ○ Provide appropriate equipment for small scale farming ○ Identify and allocate undeveloped land that can be leased and measure performance ○ Better access to bulk buying ○ Establish a labour broking office/programme 	<ul style="list-style-type: none"> ○ Share existing equipment with the farming community, and the results of the harvest should be reported to the entire community. ○ Establish a local market and propose to bulk suppliers such as Coke to setup a vending point within the ward where local business can buy in bulk. ○ Establish an information service to e.g. inform community about registering for food, set up forum for collecting names of registered donors and beneficiaries. ○ The disabled peoples' organisations could employ other able bodied people to assist on labour intensive tasks.

Objectives	Strategy to counter the issues	Project
		<ul style="list-style-type: none"> ○ Group feeding schemes and clothing donors,
<p>Ensure a safe and clean environment</p>	<ul style="list-style-type: none"> ○ Make the community part of crime prevention strategies ○ Ensure quality and well lit public spaces e.g. roads, community facilities ○ Investigate alternative waste management mechanisms 	<ul style="list-style-type: none"> ○ Investigate the viability of recycling methods ○ Participate in a tourism beneficiation strategy ○ Support community policing forums ○ Ensure adequate lighting ○ Provide and maintain recreation and sport facilities ○ Investigate alternative waste management measures ○ Investigate recycling methods ○ Initiate information programmes regarding drug and substance abuse

6.3.1 Institutional processes

In order to ensure that the precinct plan is supported and implemented, it is proposed that a joint management forum is established. **Diagram 6.1** illustrates a possible structure.

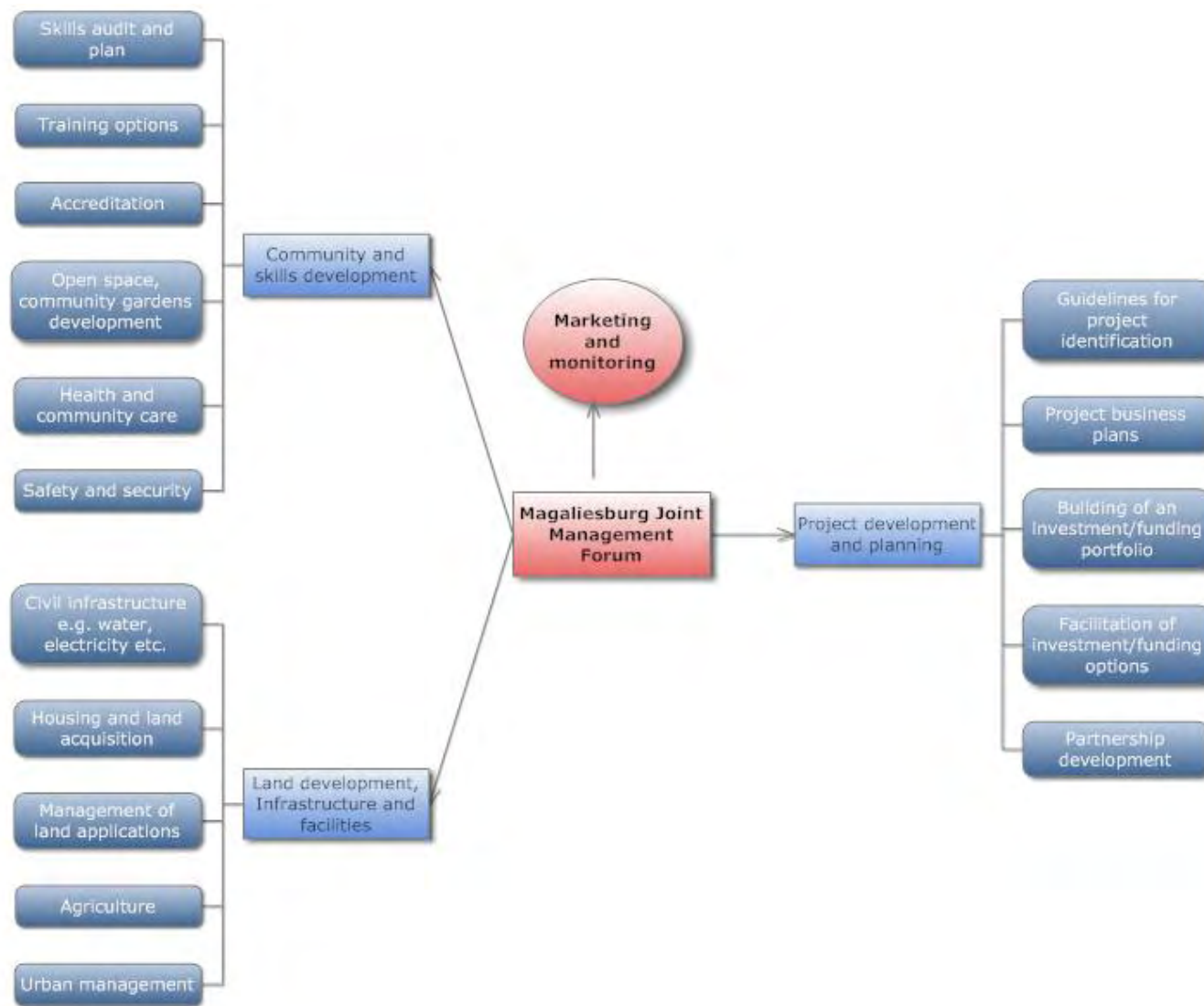


Diagram 6: 1 Possible institutional structure

The successful delivery on the proposals and interventions as discussed by the joint management forum will depend to a large degree on the creation of partnerships and harvesting of all possible resources, including resources available in the community.

The outcomes should include:

- Ensuring the involvement and capacitating of communities and stakeholders.
- Focusing service delivery on the end users.
- Building trust and commitment.
- Managing performance and providing regular feedback to the community.
- Creating public awareness and disseminating information on the process and implementation plans.
- Developing an engagement strategy.

The Community-Based Partnerships principle encourages all stakeholders in a community to participate in the revitalization of distressed neighborhoods. Partnerships include residents, businesses, local political leaders, local government, community development corporations, local public health and social service departments, unions, environmental groups, schools and universities, faith-based organizations, and other community groups.

The proposed delivery process is founded on two processes i.e.:

A five step approach as part of the joint forum approach is proposed to take the strategies and projects forward towards delivery. These steps include:

- Step 1:** Identify champions to coordinate the implementation and delivery of strategies and projects
- Step 2:** Agree on priorities and targets
- Step 3:** Finalise action plans and business plans
- Step 4:** Develop support mechanisms
- Step 5:** Implement a progress and monitoring reporting system

