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1. INTRODUCTION

Purpose

The town of Magaliesburg and its rural hinterlands form an integral and significant part of the untapped tourism, economic development and employment potential of the rural areas of Mogale City Local Municipality. In order for this potential to be realised, a number of key strategic interventions and initiatives should be identified and implemented by both the public and private sectors.

To facilitate this process, the focus of the Precinct Plan is to identify priority interventions in the Magaliesburg area for development of housing, places of employment and ancillary uses that will facilitate the development of sustainable human settlements and economic growth leading to the creation of jobs. This plan is a reflection of proposed and existing consolidated efforts between various spheres of government, the private sector, Non-governmental Organisations and Civil Society groups.

This Precinct Plan will set up a revitalisation programme based on mutually agreed development vision for Magaliesburg and its surrounding area, through the provision of a combination of long-term development guidance in terms of spatial structure, infrastructure provision, socio-economic development and environmental protection and management. It is envisaged that the plan will be widely used within the departments of Mogale City Local Municipality and the wider community in and around the study area including planners and rural development practitioners working in the public sector, public sector and NGO's.

The development of the area has to take place within the context of key issues and National and Provincial policy directives, particularly relating to rural development, which highlight among others the following:

- **Improved infrastructure and services provision** - Integrated infrastructure planning and implementation that will positively impact on the lives of the communities and reduction on the infrastructure backlogs
- **Economic growth rate**– Economic development by diversifying the economy. Addressing the second economy
- **Limited resources** – Optimal usage of available resources to impact positively on lives of the people.
- **Prioritisation of Projects** - Focus spending to meet the National and Provincial goals objectives
- **Protect Biodiversity** – Promote sustainable developments
- **Protect Cultural heritage** – Promote and enhance different cultures
- **Comprehensive settlement planning** - Create sustainable neighbourhoods.
- **Land reform** – Address security of tenure.
- **Address Joblessness** – Address the intent of job creation.
- **Equality** – Ensuring equal access to services and amenities for all residents alike

Approach

The development of the Magaliesburg Precinct Plan followed a sequential process that is informed by collation and analysis of primary and secondary data (see **Figure 1.1**).

In addition to collating secondary data obtained from the municipality, interviews were conducted throughout the study area using two basic sets of questionnaires, aimed at analysing the key challenges to local economic development faced by the area’s entrepreneurs, as well as individual perceptions on quality of life within the local area.

A series of public meetings were also held to obtain direct stakeholder input on current conditions and issues in the area, as well as input on the future vision for the area and related development proposals.

Stakeholder meetings were held on the following dates:

| Date | Purpose |
|-----------------|---|
| 26 January 2011 | Introduction meeting |
| 02 March 2011 | Status quo presentation |
| 22 March 2011 | Discussions with business representatives |
| 06 April 2011 | Discussion of proposals |

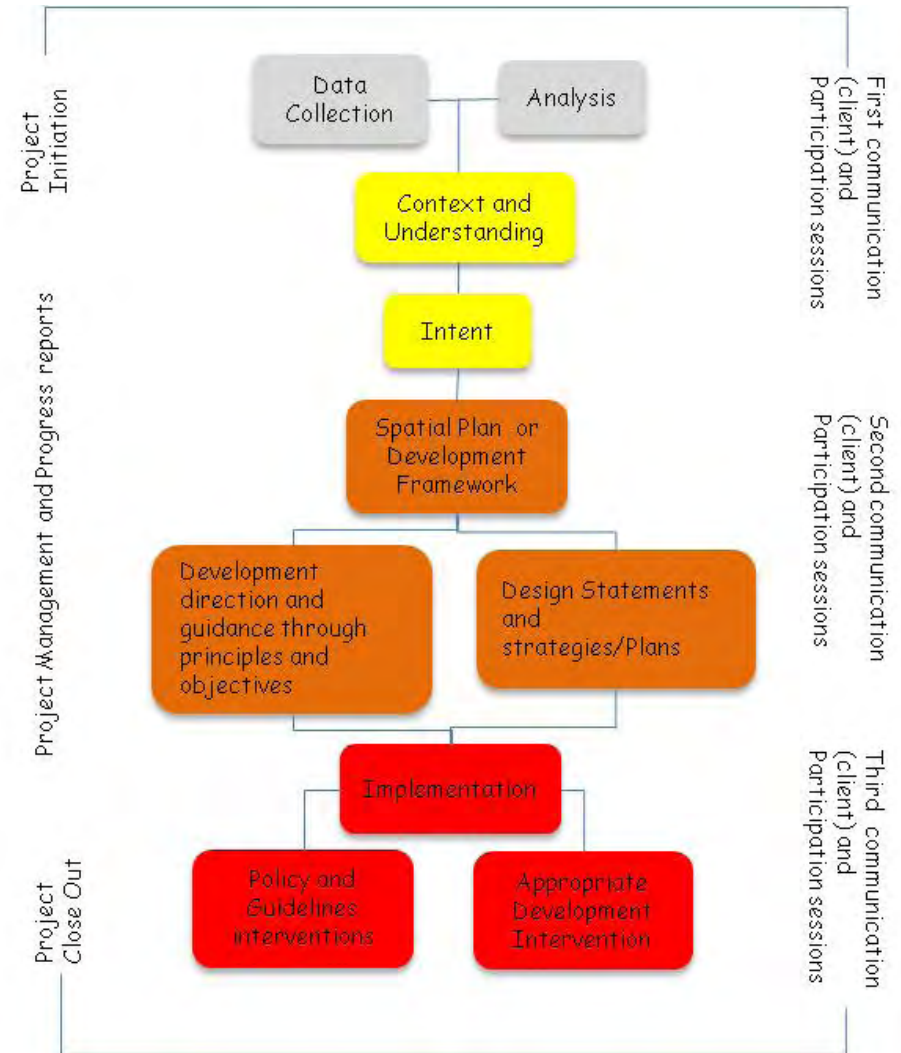


Figure 1: 1 Approach

During the compilation of the Magaliesburg Precinct Plan, a gap existed with regards to the availability of data. In developing rural development strategies of this nature, it is critical to have correct and up to date data available.

The most recent data available from a credible source is the 2007 Statistic South Africa Community Survey. The 2007 Statistics South Africa Community Survey posed a challenge in that data was only available at municipal level and did not go to Ward level.

As the availability of relevant data posed a challenge with regards to the planning process, it was critical that information be gathered from the various stakeholders identified. Dependent on the particular stakeholder, information was gathered through the following means:

- I. Focus group meetings: these meetings were mainly held with the business owners (particularly in the tourism sector) as well as Mogale City Local Municipality officials including but not limited to civil engineers, town and regional planners, rural development officers, ward councillors etc
- II. Desktop studies: Data was obtained and analysed from various plans and documents from all spheres of government as well as government parastatals, aerial photographs etc
- III. Public meetings: various public meetings were held whereby stakeholders from mainly the community members, business owners and farmers were invited to submit comments and provide local knowledge of the area.
- IV. Community questionnaire: this questionnaire was handed out to community members through community liaison officers to interview community stakeholders. The purpose of the questionnaire was to obtain perceptions of quality of life in the Magaliesburg area
- V. Business questionnaire: business questionnaires were also handed out to various business owners and managers in the areas to determine their common constraints with regard to doing business in the Magaliesburg area.

Study Area

“ The village of Magaliesburg is situated in a valley of the Magaliesberg mountain range, approximately 30 km from Krugersdorp. It’s scenic beauty, rugged mountains, kloofs, dams and many streams have resulted in the establishment of various lovely holiday resorts, hotels and guest farms, offering a popular escape from the cold winters of the Witwatersrand. The abundance of fauna and flora in the region makes it a haven for the outdoor enthusiasts.”

(From <http://www.countryroads.co.za/content/magaliesburg.html>)

Figure 1.2 reflects the study area of the Magaliesburg Precinct Plan. It is important to note that for the purposes of this study it was decided to rather use a soft boundary approach than to be very rigid in terms of the exact extent of the study area.

The study area is thus two-fold, with the broader study area being the ward boundary of Mogale City Ward 31, and the focused study area being around Magaliesburg and Ga-Mogale. The reason for this is the fact that part of the scope of this study would be to give strategic direction and assess the influence the development of the focused study area will have on the surrounding area, and *vice versa*.

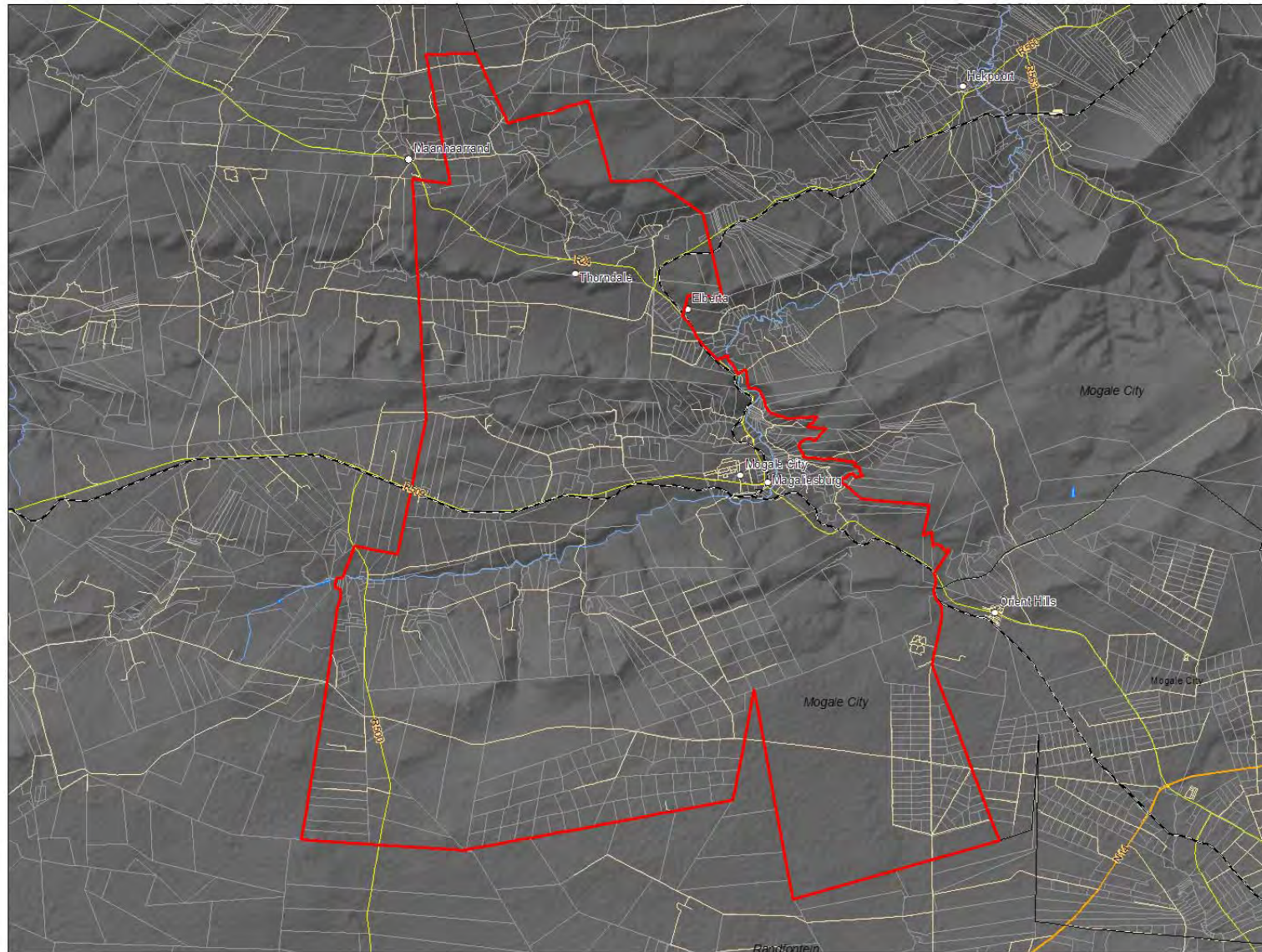
It is therefore important to take a broader perspective and not only focus on a very tight boundary linked to the existing urban activities within the settlement.

The Magaliesburg development area is represented broadly by different rural land uses including agricultural areas, tourism related development, a low cost residential area and the core town area represented by businesses along the R24.



Figure 1: 2 Study area

MAGALIESBERG DEVELOPMENT PLAN



Base Plan

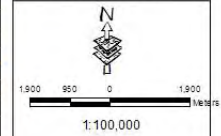
LEGEND

- Study Area
- Towns**
- Capital
- Major Town
- Secondary Town
- Settlement
- Railway
- Rivers
- Roads**
- Major Route
- Main Route
- Minor Route
- Wards
- Farm Boundaries
- Water

Geodetic Parameters

Central Meridian: WGS 7
 Datum: WGS 84
 Projection: Transverse Mercator

Map created by Akanya - April 2011



Applicable Policies and Legislation

National and Provincial Policy Directives

The new planning paradigm enshrined in legislation enacted since 1994, puts emphasis on spatial restructuring and sustainable development. Spatial planning is a key component of achieving these goals. **Figure 1.4** indicates the policy and legislative framework for spatial planning. The detailed Magaliesburg Precinct Plan should provide an interface between the broad Mogale City Spatial Development Framework (also an integral part of the municipality’s Integrated Development Plan), and specific development projects or detailed layout plans prepared for township establishment.

As part of the Mogale City’s spatial planning package, the Precinct Plan for Magaliesburg should reflect the municipal’s response to the principles, policies and strategies as charted by national, provincial and the City government to better the lives of communities, and at the same time, promote economic and social growth, development and environmental sustainability.

There are a number of acts and policies from National and Provincial Government stretching across a range of sectors that provide directives or guidelines for the spatial and functional restructuring of the country’s space economy.

Within the planning environment, two acts are particularly important when addressing the issue of compaction and densification, namely the Development Facilitation Act, 1995 and the Gauteng Planning and Development Act, 2003.

The **Development Facilitation Act, 1995** sets out a series of normative principles that should guide development, including concepts such as Promoting residential and employment opportunities in close proximity or integrated with each other; optimising the use of existing

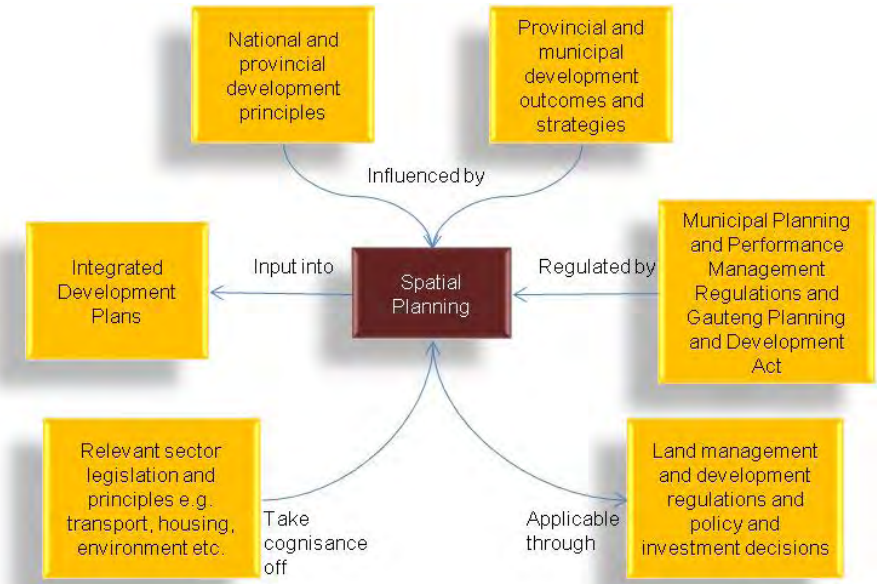


Diagram 1: 1 Policy and legislative framework

infrastructure including bulk infrastructure, roads, transportation and social facilities; promote a diverse combination of land uses, also at the level of individual erven ; contributing to more compact towns and cities; and encouraging environmental sustainable land development practices.

The **Gauteng Planning and Development Act, 2003** provides a number of principles to promote spatial restructuring and development. Key amongst these is that the Province shall encourage development and land use *which "... promotes the more compact development of urban areas and the limitation of urban sprawl and the protection of agricultural resources" and development that "results in the use and development of land that optimises the use of existing resources such as engineering services and social facilities..."*.

The **Gauteng Spatial Development Framework, 2010** identified five critical factors for development in the province namely:

- Contained urban growth;
- Resource based economic development (resulting in the identification of the economic core);
- Re-direction of urban growth (stabilise/limit growth in economically non-viable areas, achieve growth on the land within the economic growth sphere);
- Protection of rural areas and enhancement of tourism and agricultural related activities; and
- Increased access and mobility.

The **National Strategy for Sustainable Development (NSSD)** provides strategies to promote sustainable development in land development areas. The NSSD sets the following principles for development:

- People centred development
- Creating a sense of place
- Cultural diversity, self-improvement and enterprise
- Holistic approach to planning and development
- Alignment of global, national and local linkages
- Sustainable use of natural resources
- Improved access to opportunities
- Democratic, efficient governance
- Biodiversity Preservation

The **National Environmental Management Act, 1998 (NEMA)** provides principles for decision-making when dealing with development issues directly affecting the environment. It sets the following principles for development:

- Socially, environmentally and economically sustainable development.
- All factors to be considered in permitting "Greenfield" and "Brownfield" developments to avoid "harmful" activities.
- Ensuring that all inhabitants have access to the available environmental resources.
- Ensuring that proper Integrated Environmental Management (IEM) procedures are followed.

The **National Environmental Management: Protected Areas Act, 2003** provides principles for the protection and conservation of ecologically viable areas representative of South Africa's biological diversity. The objective of the Act that is relevant to the development of Magaliesburg is to promote sustainable utilisation of protected areas for the benefit of people.

The **New Growth Path** is a recent national policy framework which deals specifically with issues such as creating decent work, reducing inequality and defeating poverty through a "a restructuring of the South African economy to improve its performance in terms of labour absorption as well as the composition and rate of growth". Of practical consequence to local government, are the specific job drivers that have been identified:

- 1 Substantial public investment in infrastructure both to create employment directly, in construction, operation and maintenance as well as the production of inputs, and indirectly by improving efficiency across the economy.

- 2 Targeting more labour-absorbing activities across the main economic sectors – the agricultural and mining value chains, manufacturing and services.
- 3 Taking advantage of new opportunities in the knowledge and green economies.
- 4 Leveraging social capital in the social economy and the public services.
- 5 Fostering rural development and regional integration.

As a first step, it is proposed that efforts to support employment creation in the following key sectors should be prioritised:

- Infrastructure,
- the agricultural value chain,
- the mining value chain,
- the green economy,
- manufacturing sectors, which are included in IPAP2, and
- tourism and certain high-level services.

The **Comprehensive Rural Development Programme**, 2009, “is focused on enabling rural people to take control of their destiny, with the support from government, and thereby dealing effectively with rural poverty through the optimal use and management of natural resources. This will be achieved through a co-ordinated and integrated broad based agrarian transformation as well as the strategic investment in economic and social infrastructure that will benefit the entire rural communities.” To ensure the achievement of rural development objective, a three pronged strategy including agrarian transformation, rural development and land reform is proposed.

Following from the above policy and planning context, the following development objectives will have to be addressed in the Magaliesburg Precinct Plan:

- To strengthen eco-tourism and agriculture (also beneficiation).
- To improve the quality of housing, social facilities and public infrastructure.
- To encourage economic development at strategic areas and increase their efficiency and productivity
- To rejuvenate and upgrade the urban environment and protect against urban decay and blight.
- To integrate urban areas and overcome apartheid-induced segregation
- To integrate land use and transport planning and ensure integration between public transport modes.
- To densify settlements and minimise urban sprawl and the adverse effects of transport and land development on the environment in all land development and redevelopment actions/interventions.

West Rand District Municipality and Mogale City Local Municipality Policy Directives

The **West Rand District Municipality Spatial Development Framework, 2010** provides principles that guide decisions on planning, transport and infrastructure investment and these are:

- Inclusive growth and development
- Quality designed developments and environments
- Clean and safe environments
- Viable infrastructure and service provision
- Adaptability; of settlements within the West Rand District area

Similarly, the **Mogale City Spatial Development Framework, 2010** advocates the following:

- The integration of various areas in Mogale City to form a well-functioning space economy;
- The development of sustainable human settlements and urban renewal of existing settlements;
- The promotion and facilitation of economic development;
- The sustainable management of the natural environmental assets and heritage;
- The promotion of tourism development;
- The promotion of sustainable rural development;
- The development and improvement of linkages with Johannesburg, Tshwane, Madibeng, the rest of Gauteng and the broader region; and
- Service delivery, specifically focusing on providing sufficient capacity in development priority areas.

The SDF of Mogale City identified the study area and the areas west of Magaliesburg as an 'Extensive Agricultural and Tourism Zone' and the areas to the east as 'Intensive Agriculture

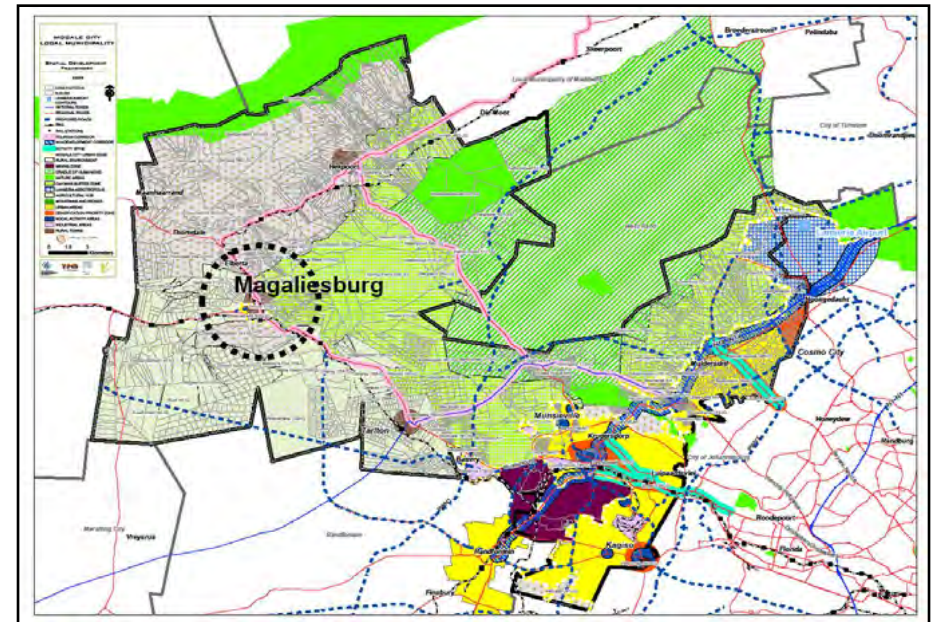


Figure 1: 3 Mogale City SDF, 2010

and Conservation Zone' with Magaliesburg as the rural services centre situated at the junction of mountainous areas and the agricultural hub (see **Figure 1.5**).

It is proposed in the Mogale City SDF that the identity of Magaliesburg should be further developed and strengthened and that it should also be developed as the primary rural service centre and should comprise all the basic social services such as clinics, libraries, police stations, primary schools, etc. As such, it is proposed in the SDF that Government investment in

social infrastructure in the rural environment should focus on Magaliesburg.

In terms of the rural areas outside the urban edge, the SDF states that the rural environment should be protected from development that is not in line with the rural character of the area.

The following principles are proposed for developments outside the urban edge / in rural areas:

- Uses should be rural in nature, or should require a rural setting in order to be functional or viable;
- The development should not require extensive service infrastructure
- The development should not have any negative environmental impact
- The development should not create possibilities for other developments to establish in the area
- Uses that primarily service the local market
- Uses which are resource based
- Uses which are located at a defined and approved service delivery centre
- Subdivisions of farm portions for exclusive rural residential use or so-called rural/country estates should only be permitted around and contiguous to existing urban areas.
- Country estates which are not situated adjacent to urban areas should be considered with great caution, as it results in permanent residential development in areas that are not integrated with main activity areas.
- Illegal land uses on farm portions, such as industrial and commercial developments that have no direct relation to agriculture, should be eradicated and moved to the urban areas or the rural towns.
- Mining activities in the rural environment may not be permitted within natural areas, high potential agricultural areas (Gauteng Agricultural Hub) or the Cradle of Humankind World Heritage Site and its Buffer Zone.