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1. INTRODUCTION

The Mogale City Local Municipality is located on the western side of the Gauteng Province. The Municipality is characterised by strong urban areas in the core of the municipal area and rural areas to the far west, north and southwest.

The focus of this Precinct Plan is to identify priority areas for development in the Tarlton area with respect to housing development, places of employment and ancillary uses that will make this area a sustainable human settlements and economic area that will create jobs. The Precinct Plan should also take cognisance of the new national and provincial policies, particularly the rural development policies as the focus is on rural development.

1.1 Background

The Mogale City Local Municipality has experience a proliferation of informal settlements in the past years. These informal settlements are as a result of urbanisation and to a large extent from farm evictions. The erstwhile Gauteng Housing Department adopted a new approach towards the implementation of housing programmes, in line with the new policy directives put forward by the erstwhile National Housing Minister and reiterated and supported these directives is the National Department of Rural Development and Land Reform, by publishing the Rural Development Strategy and subsequently the Comprehensive Rural Development Strategy. The Comprehensive Rural Development Strategy aims to address the following among others:

- **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 in rural areas.
- **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.

1.2 National and Provincial Policy Directives

The new planning paradigm enshrined in new legislation enacted since 1994, put emphasis on the restructuring and sustainable development of urban and rural areas. In planning for the Tarlton area, it was necessary to reflect on needs to be met though the

realisation of legislated and stated development principles. In addition, the need existed to focus on achieving the desired outcomes at national, provincial and municipal levels.

Figure 5 indicates a general legislative and policy framework within which spatial planning, municipal, regional and local-wide, ought to take place. This Precinct Plan for Magaliesburg should be seen in the broader context of development in the northern side of Mogale City and indeed the western side the Gauteng Province. This Precinct Plan should fulfill a specific function in the planning and development of Mogale City Local Municipality as a whole.

As part of the Mogale City's spatial planning package, the Precinct Plan for Tarlton 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.

Various regulations and directives that guide the precinct plan in terms of what it should be and what it should accomplish give the Precinct Plan Magaliesburg both form and responsibility. Its legitimacy, on the other hand, it derives from being part of the Municipal's IDP process.

In terms of this study, 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 cities.

In summary, the key objectives that are pursued in the existing and proposed legal and policy framework are to:

- Strengthen Eco-Tourism & Agri-Cooperation herein
- Potential for emerging residential market close to tourist destinations and well positioned to access the North west Province's economic opportunities
- Improve the quality of housing, social facilities and public infrastructure;
- Encourage economic development at strategic areas and increase their efficiency and productivity
- Rejuvenate and upgrade the urban environment and protect against urban decay and blight
- Integrate urban areas and overcome apartheid-induced segregation;
- Integrate land use and transport planning and ensure integration between public transport modes;
- Density 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.

Within the urban 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** stipulates that *“policy, administrative practice and laws should promote efficient and integrated development in that they ... discourage the phenomenon of urban sprawl in urban areas and contribute to the development of more compact towns and cities”*.

The **Gauteng Spatial Development Framework** identified five (5) 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
- Magaliesberg has been earmarked as a rural town, while the SDF states that Tarlton and Hekpoort could also in due course develop into rural towns if they provide a rural service function.

Gauteng Agricultural Hubs and Maize Triangle: The Gauteng Department of Agriculture, Conservation and Environment has demarcated a number of agricultural hubs throughout the province. These hubs relates to the creation of centres of high quality agricultural activity, where niche market agricultural products such as vegetables, including indigenous vegetables, flowers, herbs and spices, will be farmed. The south-western part of Mogale City, roughly to the south and west of the R24, forms part of one such a hub.

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 **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 Centered Development;
- 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 and;
- Biodiversity Preservation

The **National Environmental Management Act, 1998 (NEMA)** provides principles for decision-making when dealing with development issues directly affecting the environment. The NEMA 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 objectives of the Act that are relevant to the development of the Magaliesburg are:

- To promote sustainable utilisation of protected areas for the benefit of people

The **Extension of Security of Tenure Act, 1997 (ESTA)** provides security of tenure to vulnerable occupants of land outside of urban areas. The Act therefore contains provisions aimed at creating and supporting long-term security for the vulnerable occupants and, at the same time, to protect them from unfair eviction. The Act also contains provisions whereby the relationship between landowners and vulnerable occupants are regulated. In terms of the Act ‘occupiers’ are:

- persons who, with consent, currently reside on land which belongs to another; or
- persons who, on 4 February 1997, resided on land without consent because such consent had lawfully been withdrawn before this date and provided the person had remained in such occupation; or
- persons who currently reside on land without consent, but who on 4 February 1997 or any time thereafter had consent.
- However, if the monthly income of the occupier exceeds a certain amount then the person can no longer qualify as an ‘occupier’. Squatters are not included in the definition because they, per definition, occupy land without permission. Note further that consent by an owner for someone to reside on land is, in terms of this Act, binding on his successors in law.

1.3 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 following key vision components and strategies underpin the approach adopted by these National, Provincial and Local governments:

Table 1: Policy Directives:

POLICY DIRECTIVE	ACTIONS TO BE TAKEN
Densification	This refers to compacting the urban form. The policy directives can be supported by Land Use Management Systems, developmental provision and the charging for services.
Resource management	The directives promote the optimum usage of resources, including natural, human, technological and fiscal resources.

POLICY DIRECTIVE	ACTIONS TO BE TAKEN
Environmental management	This directive promotes the efficient, sustainable growth within the context of limited resources. This principle deals with issues of conservation, as well as clean production.
Sustainable economic development	This directive emphasis the need for economic growth within the context of limited resources. This principle deals with issues of conservation, as well as clean production.
Residential development perspectives	<p>This perspective deals with three areas requiring specific attention. These are:</p> <ul style="list-style-type: none"> • <i>Displacement areas</i> – these are lagging greatly in economic growth. They are areas requiring containment and the provision of basic services. While contained, they should be supported with small scale informal development. • <i>Low density areas close to employment nodes</i> – these areas need to be densified. A proposal is made for progressive charging of services by frontage, in order to create a disincentive for low densities. • <i>New residential development</i> – located land by investigating taxation of vacant land within the urban edge.
Urban and Rural rehabilitation perspective	This perspective deals with the legacy of unsustainable dormitory townships. It promotes the creation of a property market in these areas by defining rights and development opportunities. It also promotes the ‘crowding-in’ of commercial development at strategic nodes in these areas. It also addresses the development of sustainable rural areas with own economies
Poverty alleviation perspective	This perspective identified key interventions in poverty alleviation, consisting of well-managed welfare intervention, labour absorbing public works – including labour intensive processes in housing delivery, targeted LED strategies, provision of basic services to communities and disaster management strategies that reduce the impact of shocks. It also addresses the creation of food security safety nets.

The actions listed above should be instituted through mechanisms such as the Tarlton Planning Framework that will be prepared for Targeted Development Zones in Tarlton.

The detailed Tarlton’s Planning Framework should provide an interface between the broad Mogale City Spatial Development Framework put forward in terms of the municipality’s IDP and the detailed layout plan prepared for township establishment. The Planning Frameworks should therefore assess the project areas within regional and local context and should put forward integrated plans for the delivery of housing and ancillary services and jobs creation economic growth to enable the development of viable communities in these areas.

1.2 Methodology and Structure of the Document

The structure and components of the precinct plan was determined through the outlining of the key issues that need to be addressed. These issues were identified through the problem statement and the rationale for the development of this precinct plan. The following diagram depicts the methodology followed in the compilation of this precinct plan. Although the precinct plan makes proposals at a detailed level, these proposals need to be interpreted as informative and guiding for the establishment and development of the future state. Detailed investigations still need to be done at the application site specific level.

