



# Hartbeespoort Area Precinct Plan 2014

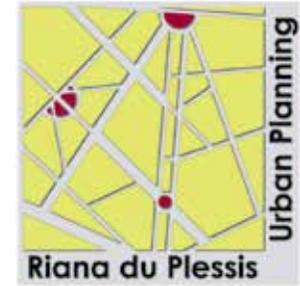


rural development  
& land reform

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# Chapter 1: Introduction

## Chapter 1: Introduction

### 1.1 Background

Madibeng Local Municipality in collaboration with the Department of Rural Development and Land Reform commissioned the development of a precinct plan for the Hartbeespoort area in the Madibeng Local Municipality, North West Province.

The project focuses on identifying development and investment opportunities in the rural and urban environment and to integrate such areas with existing urban development.

A rural precinct is defined as “a spatially explicit area within a municipal area that is subject to particular administrative arrangements to protect and promote rural and urban landscape values and supporting activities within the rural precinct.”

### 1.2 Purpose of the Precinct Plan

A Precinct Plan is a detailed development plan for a particular area with a specific identity or function. A Precinct Plan looks at an area on a micro level and makes proposals with regard to urban form, layout, movement, the three-dimensional environment, public space, the nature and intensity of land uses and activities, and the nature of infrastructure and investment required to support the development of the precinct.

A Precinct Plan must:

- Establish an in-depth understanding of the current situation in the physical, social and economic environment, and the challenges and opportunities that emerge from that;
- Provide a development vision for the area that will promote the development of balanced, integrated and sustainable human settlements;
- Set out a clear, desired spatial form or structure for the area;
- Provide guidance for the distribution of land uses and development typologies across the area which are functionally linked to the spatial structure;
- Stipulate guidelines and codes to inform the development of individual land parcels; and
- Provide an implementation framework indicating the required actions and functions of various role-players to implement the development vision.

### 1.3 Project Objectives

The specific objectives of the Hartbeespoort Area Precinct Plan are to:

- Set out a vision for the future development trajectory of the area and establish a planning and management framework to guide development and land-use change that aims to achieve environmental, social and economic sustainability;
- Provide a new desired development pattern for the area, alter existing land use disparities, and promote compatible land uses;
- Set out guidelines for land use management systems within the precinct;
- Consult with the community, residents, businesses and the development industry to determine the best outcome for the precinct area and obtain vital local knowledge;
- Provide clear strategies and detailed actions for how the Precinct Plan can be achieved over time;

- Inform interventions by both the public and private sectors in order to facilitate economic growth and development through social, spatial and economic development or regeneration; and
- To give effect to development principles in the Spatial Planning and Land Use Management Bill.

## 1.4 Defining the Study Area

The study area (or precinct) comprises the area around the Hartbeespoort Dam in Madibeng Local Municipality, and covers an area of approximately 180km<sup>2</sup> (or 18,000 hectares) (refer to Figure 1).

The manner in which the boundaries of the precinct were delineated is indicated in Table 1.

Table 1: Precinct Boundaries

Boundary	Description
South	<ul style="list-style-type: none"> <li>• Eastern section: Southern boundary of NECSA</li> <li>• Central and western section: R512</li> </ul>
West	<ul style="list-style-type: none"> <li>• Southern section: R560</li> <li>• Northern section: Cadastral farm boundaries</li> </ul>
North	<ul style="list-style-type: none"> <li>• Western section: combination of local roads and cadastral farm boundaries</li> <li>• Eastern section: R514</li> </ul>
East	<ul style="list-style-type: none"> <li>• Municipal boundary</li> </ul>



**Hartbeespoort Area Precinct Plan**

**Precinct Boundary**

▭ Precinct Boundary

● Places, Neighbourhoods and Estates

■ Cradle of Humankind

■ Ridges

**Legend**

Roads and Transportation

— National Roads

— National Roads

— Regional Roads

— Regional Roads

— Main Roads

— Railway Line

■ Stations



Figure 1: Study Area



# Chapter 2: Context

## Chapter 2: Context

### 2.1 Administrative Context

The Administrative context of the precinct is set out in Table 2 and Figure 2.

Table 2: Administrative Context

Administrative Level	
Province	North West Province
District Municipality	Bojanala Platinum District Municipality
Local Municipality	Madibeng Local Municipality
Municipal Wards	Ward 29 Ward 30 Ward 33

### 2.2 Regional and Local Context

The precinct lies in the southern part of Madibeng Local Municipality, approximately 15km south of Brits along the R511, which is the main urban centre in Madibeng.

The precinct is situated on the boundary between North West Province and Gauteng Province, and is situated in relative close proximity and with good connectivity to major urban centres in Gauteng, as indicated in Table 3 and Figure 4. The precinct is also situated approximately 65km from Rustenburg along the N4 (Bakwena-Platinum Highway), which is one of the larger economic centres in North West Province.

Table 3: Distances to Major Regional Urban Centres

Urban Centre	Approximate Distance	Road Link
Pretoria	35km	R104 R514
Sandton	40km	R511
Randburg	35km	R512
Midrand	40km	R511
Krugersdorp	45km	R512

Another important feature from a regional tourism perspective, is the relative close proximity of the precinct to the Lanseria International Airport (situated approximately 20km to the south of the R104 at NECSA along the R512). Lanseria is the second most important airport in Gauteng and offers a host of charter services as well as both domestic and international flights.

### 2.3 Policy Context

#### 2.3.1 Madibeng Spatial Development Framework, 2009

The Madibeng Local Municipality Spatial Development Framework, 2009 identifies the Hartbeespoort area as an urban area (refer to Figure 5) that has become a prime development location. According to the Spatial Development Framework, 2009 (SDF) development should be channelled east towards Tshwane. In addition, the SDF states

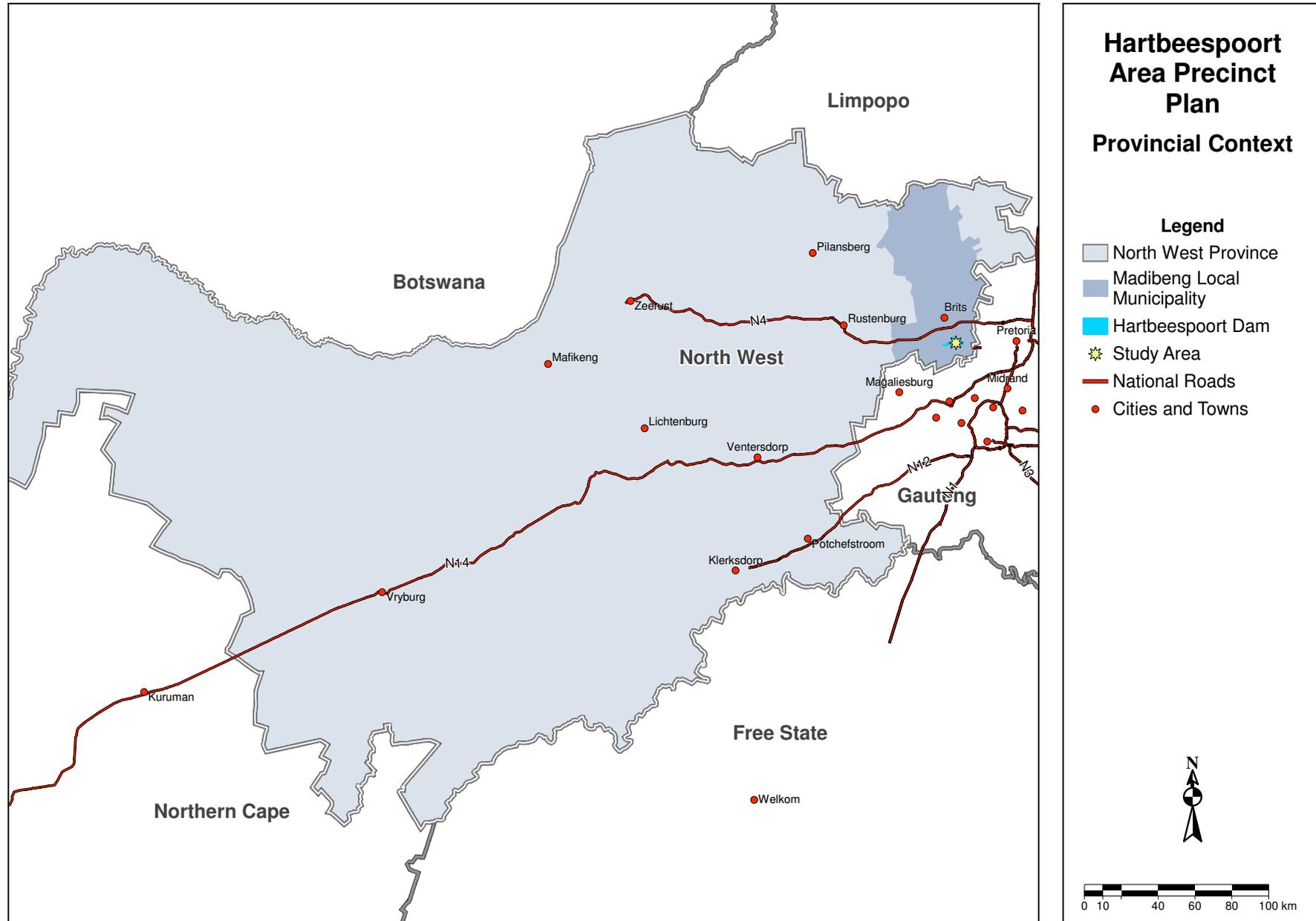


Figure 2: Provincial Context

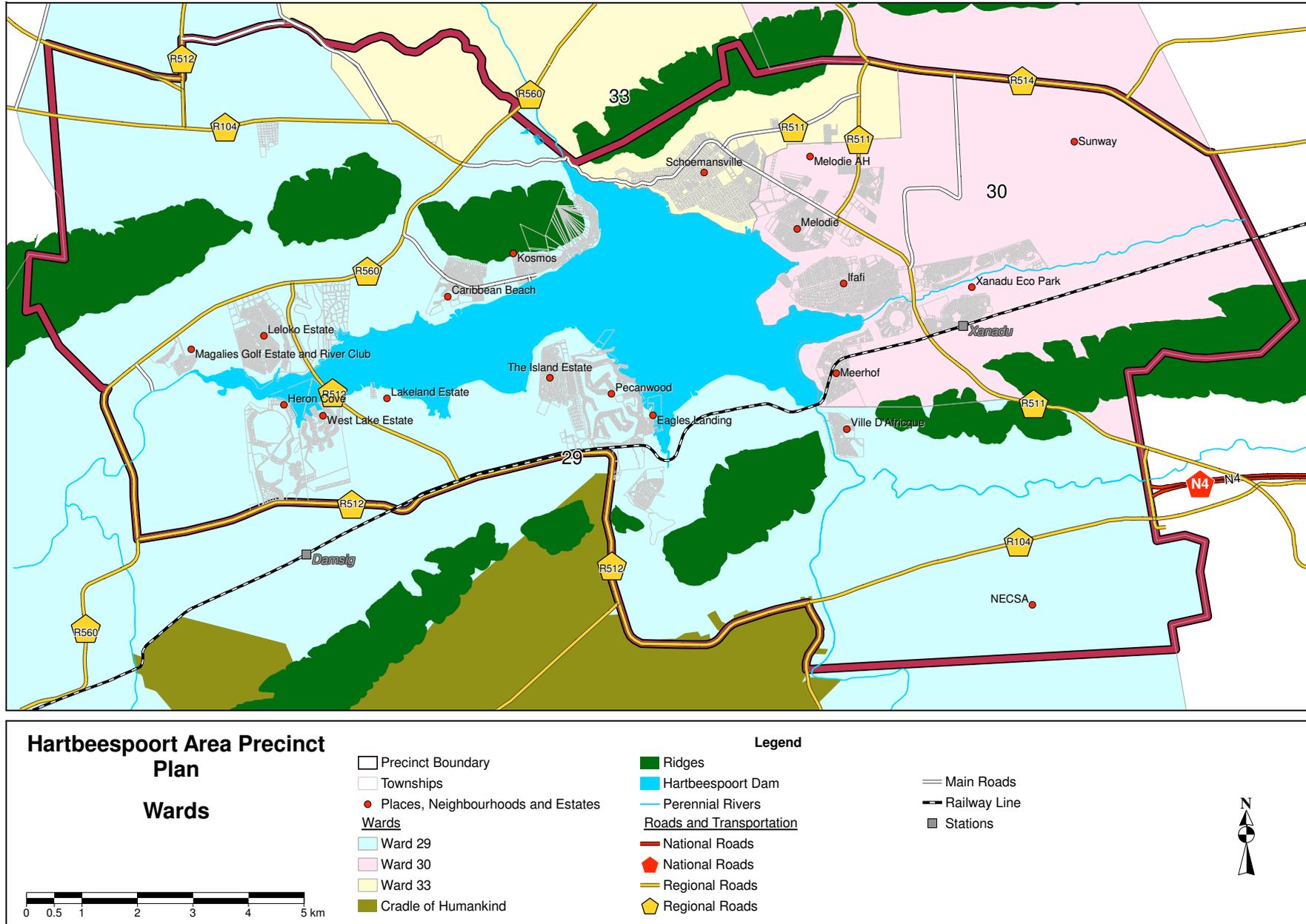


Figure 3: Municipal Wards

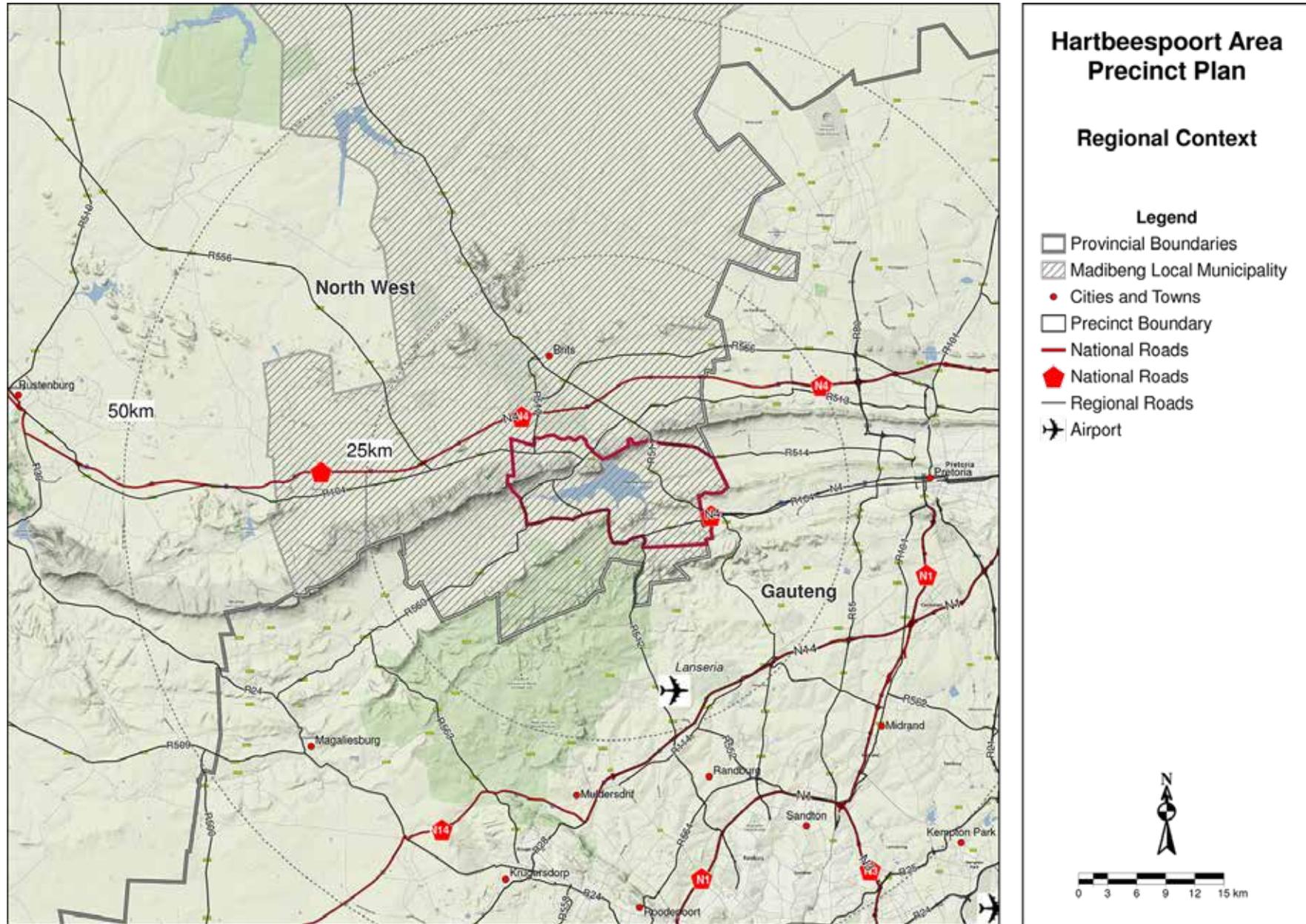


Figure 4: Regional Context

that a logical and desirable direction of growth would have been southwards along the R511 towards Johannesburg and eastwards towards the Tshwane CBD, but this is prevented by the development restriction area around the Pelindaba (NECSA) complex as well as the Cradle of Humankind World Heritage Site.

The general development objectives identified by the SDF are:

- Access to economic and social opportunities
- Creation of Sustainable human settlements
- Efficient provision of Engineering services
- Well established linkages and connectivity
- Economic development
- Protection of environmental asset

Table 4 sets out the guidelines for the subdivision of farm portions as set out in the Madibeng SDF, 2009. The precinct plan overlaps with Zone 2, 5, 7 and 8.

Table 4: Madibeng SDF, 2009 Subdivision Guidelines for Farm Portions

Zone No	Zone	Minimum Size
1	Rural Areas	20 hectares
2	High Potential Agricultural Land	20 hectares
3	Urban Area north of Brits	1 hectares
4	Rural Area south of N4	5 hectares
5	Urban Area around Hartbeespoort Dam	In accordance with Hartbeespoort Dam Structure Plan. 5 hectares where Plan does not apply
6	Cradle of Humankind	5 hectares as interim measure. Subdivision guidelines in the Environmental Management Framework for this area shall apply
7	Pelindaba Restriction Zone	20 hectares

Zone No	Zone	Minimum Size
8	South of N4, between R511 and R512	3 hectares

### 2.3.2 Hartbeespoort Dam Structure Plan, 1997

The Hartbeespoort Dam Structure Plan makes a number of detailed development proposals for the areas around the dam, which includes varying degrees of urban and residential development around different parts of the dam (refer to Figure 6). The document also indicates desirable developments densities for various areas.

### 2.3.3 Madibeng Environmental Management Framework, 2009

The rationale for the Environmental Management Framework (EMF) is based on the fact that the -

*“municipality is experiencing development pressure, especially along the south through to the eastern boundaries, which is threatening the sustainability of its natural resources. As a result, one of the main aims of the EMF would be to define the environmental limits within which development can occur and the levels of environmental quality beyond which development cannot be sustained. This will be achieved by ensuring that the EMF is used to pro-actively plan development expansion in a sustainable manner.”*

The EMF identified four development constraint zones (DCZ) for the municipality, as indicated in Table 5 and Figure 7. Please note that the recommended land uses as indicated in this table merely represents a summary of the land uses indicated in the EMF, and the EMF itself should be consulted for detailed information regarding land uses in specific areas.