



SEEKOEHOEK Precinct Plan



Phase 5: Precinct Plan & Implementation Programme

June 2024



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA



Mogale City
Local Municipality

Client:



agriculture, land reform & rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Department of Agriculture, Land reform and Rural Development

Cnr Steve Biko & Stanza Bopape Street

Sancardia Building, 6th Floor, Arcadia, Pretoria

Tell: 012 337 3712

Contact Person: Mr Samuel Osei

E-mail: samuel.osei@dalrrd.gov.za



Mogale City Local Municipality

Cnr Commissioner & Market Streets,

Krugersdorp

Contact Person: Caliphornia Mahada

Tell: 011 951 2000

E-mail: caliphornia.mahada@mogalecity.gov.za

Consultant:



Plan Associates Development Planners

339 Hilda Street, 1st Floor Hilda Chambers

Hatfield, Pretoria

Contact Person: Herman Strydom

Tell: 012 342 8701

E-mail: info@planassociates.co.za

TABLE OF CONTENTS

1	CHAPTER 1: INTRODUCTION.....	1	2.1.1.3	National Development Plan 2030.....	18
1.1	INTRODUCTION AND BACKGROUND	2	2.1.1.4	Green Book on Climate Change	19
1.2	STUDY AREA	3	2.1.1.5	National Comprehensive Rural Development Plan, 2009	19
1.3	STUDY OBJECTIVES	6	2.1.2	PROVINCIAL POLICY.....	20
1.4	PROJECT METHODOLOGY AND REPORT STRUCTURE	7	2.1.2.1	Gauteng Spatial Development Framework, 2030	20
1.4.1	RESEARCH METHODS USED	7	2.1.2.2	Gauteng Rural Development Plan, 2014	20
1.4.2	PROJECT PHASES.....	8	2.1.2.3	Gauteng Environmental Management Framework, 2021.....	21
1.4.3	STAKEHOLDER ENGAGEMENTS	9	2.1.3	DISTRICT AND LOCAL POLICY CONTEXT	21
1.4.3.1	Part 1: Stakeholder Identification and Compilation of Interested and Affected Parties:.....	9	2.1.3.1	West Rand District Spatial Development Framework, 2022 .	21
1.4.3.2	Part 2: Public Meetings:	11	2.1.3.2	West Rand District Rural Development Plan, 2023 (Draft)....	22
1.4.3.3	Part 3: Engagements with Project Steering Committee:	14	2.1.3.3	Mogale City Spatial Development Framework, 2022	22
1.4.3.4	Part 4: Briefing/Updates with PSC Chairperson, Ward Councillor and Ward Committee:	14	2.1.3.4	Magaliesburg Precinct Plan, 2022	22
1.4.3.5	Engagements Held:	14	2.1.3.5	Hekpoort Precinct Plan, 2022	23
2	CHAPTER 2: SITUATIONAL ANALYSIS	16	2.2	PRECINCT CONTEXT	24
2.1	LEGAL AND POLICY CONTEXT	17	2.2.1	BIOPHYSICAL ENVIRONMENT	24
2.1.1	NATIONAL POLICY	17	2.2.1.1	TOPOGRAPHY AND HYDROLOGY	24
2.1.1.1	Spatial Planning and Land Use Management Act, 2013	17	2.2.1.2	BIODIVERSITY	24
2.1.1.2	National Spatial Development Framework, 2022	18	2.2.1.3	SOIL TYPES AND GEOLOGY	27
			2.2.1.4	PROTECTED AND HIGH POTENTIAL AGRICULTURAL LAND....	27
			2.2.2	CADASTRAL STRUCTURE.....	30

2.2.3	MOVEMENT NETWORK	30	3.4	DEVELOPMENT OBJECTIVES	62
2.2.4	LAND OWNERSHIP	35	3.5	DEVELOPMENT STRATEGIES	63
2.2.5	ZONING	35	3.5.1	OBJECTIVE 1: INFRASTRUCTURE DEVELOPMENT STRATEGIES	63
2.2.6	LAND USE	39	3.5.1.1	Strategic Intervention 1.1: Refurbish the Water Reticulation System within the Precinct	63
2.2.6.1	AGRICULTURAL ACTIVITY	39	3.5.1.2	Strategic Intervention 1.2: Upgrade the Internal Roads within the Precinct	65
2.2.6.2	TOURISM	39	3.5.1.3	Strategic Intervention 1.3: Implement Proper Road Markings and Traffic Calming Measures on the Main Routes	65
2.2.6.3	COMMUNITY FACILITIES	44	3.5.2	OBJECTIVE 2: TOURISM DEVELOPMENT STRATEGIES	67
2.2.6.4	BUILDING FOOTPRINTS & HUMAN SETTLEMENT PATTERNS	44	3.5.2.1	Strategic Intervention 2.1: Offer a Wide Variety of Tourist Attractions within the Precinct	67
2.2.6.5	NON-CONFORMING LAND USES	44	3.5.2.2	Strategic Intervention 2.2: Host Events to Attract Tourists... ..	73
2.2.7	ENGINEERING SERVICES.....	49	3.5.2.3	Strategic Intervention 2.3: Provide Tourism Branding throughout the Precinct.....	75
2.3	SOCIO-ECONOMIC ENVIRONMENT	52	3.5.3	OBJECTIVE 3: NATURAL ENVIRONMENT AND AGRICULTURE DEVELOPMENT STRATEGIES	78
2.3.1	DEMOGRAPHIC PROFILE	52	3.5.3.1	Strategic Intervention 1: Ensure Tourism Activities Complement the Existing Agriculture Activities.....	78
2.3.2	HOUSEHOLD PROFILE	52	3.5.3.2	Strategic Intervention 2: Support Emerging and Small-Scale Farmers in the Area.....	78
2.3.3	SOCIO-ECONOMIC PROFILE	52			
2.4	EXISTING PROJECTS	56			
2.5	OPPORTUNITIES AND CONSTRAINTS	58			
3	CHAPTER 3: SPATIAL PLAN AND STRATEGY	59			
3.1	PRECINCT PLAN STRUCTURE	60			
3.2	POINTS OF DEPARTURE.....	61			
3.3	DEVELOPMENT VISION.....	62			

3.5.3.3	Strategic Intervention 3: Link Farmers with Tourism Markets in the Area	80
3.5.3.4	Strategic Intervention 4: Protect and Enhance the Natural Environment	80
3.6	COMPOSITE PRECINCT PLAN	80
4	CHAPTER 4: LAND USE MANAGEMENT GUIDELINES	82
4.1	OVERVIEW	83
4.2	ZEEKOEHOEK PRECINCT EXISTING ZONING RIGHTS	84
4.3	SCHEME IMPLICATIONS AND RECOMMENDATIONS	85
5	CHAPTER 5: IMPLEMENTATION PROGRAMME	88
	BIBLIOGRAPHY	93

ANNEXURES:

Annexure A: Legal and Policy Context Maps & Figures

LIST OF TABLES:

Table 1:	Identified Stakeholders	9
Table 2:	List of Engagements Held	15
Table 3:	Legal and Policy Context Summary	17
Table 4:	Agriculture Zoning Controls	38
Table 5:	Tourism Activities Matrix	45
Table 6:	Zeekoehoek Precinct Area Opportunities and Constraints	58
Table 7:	Zeekoehoek Precinct Plan Points of Departure	61

Table 8:	Road Classes and Cross Sections	65
Table 9:	Tourism Related Uses found in the Zeekoehoek Precinct	83
Table 10:	Proposed Land Use for Zoning Categories	87
Table 11:	Implementation Programme	90

LIST OF DIAGRAMS:

Diagram 1:	Zeekoehoek Precinct Plan Institutional Structure	8
Diagram 2:	Project Methodology and Report Structure	10
Diagram 3:	Community Meeting Notice (English)	12
Diagram 4:	Level of Engineering Services	51
Diagram 5:	Demographic Profile	53
Diagram 6:	Household Profile	54
Diagram 7:	Socio-Economic Profile	55
Diagram 8:	Zeekoehoek Precinct Plan Structure	60
Diagram 9:	Development Objectives	62
Diagram 10:	Agri-Tourism Activities	69
Diagram 11:	Eco-Tourism	71
Diagram 12:	Adventure-Tourism	72
Diagram 13:	Types of Events to be Hosted in Zeekoehoek	74
Diagram 14:	Tourism Map	76

Diagram 15: Tourism Information Pamphlet.....	77
---	----

LIST OF FIGURES:

Figure 1: Zeekoehoek Precinct: Regional Context.....	4
Figure 2: Zeekoehoek Precinct: Local Context	5
Figure 3: Precinct Context Topography and Hydrology.....	25
Figure 4: Precinct Context Biodiversity C-Plan V3.3	26
Figure 5: Precinct Context: Soil Types	28
Figure 6: Precinct Context: Geology	28
Figure 7: Precinct Context Protected Agricultural Land	29
Figure 8: Precinct Context Cadastral Structure	32
Figure 9: Precinct Context Movement Network.....	33
Figure 9.1: Roads Master Plan Mogale City (Zeekoehoek Extract).....	34
Figure 10: Precinct Context Land Ownership	36
Figure 11: Precinct Context Zoning	37
Figure 12: Precinct Context Land Use- Agricultural Activities	40
Figure 13: Precinct Context Aerial Photo of Western Parts	41
Figure 14: Precinct Context Aerial Photo of Eastern Parts	42
Figure 15: Precinct Context Land Use – Tourism.....	43
Figure 16: Precinct Context Land Use- Community Facilities.....	46

Figure 17: Precinct Context Land Use – Building Footprints.....	47
Figure 18: Precinct Context Land Use – Human Settlement Patterns.....	48
Figure 19: Precinct Context Engineering Services.....	50
Figure 20: Projects.....	57
Figure 21: Objective 1: Engineering Infrastructure Proposals	64
Figure 22: Objective 2: Tourism Proposals.....	70
Figure 23: Objective 3: Agricultural Activities Proposals	79
Figure 24: Composite Zeekoehoek Precinct Plan.....	81
Figure 25: Implementation Framework	92

LIST OF ABBREVIATIONS:

ABET	Adult Basic Education and Training	PDALB	Preservation and Development of Agricultural Land Bill
CBA	Critical Biodiversity Area	RDP	Rural Development Plan
CBD	Central Business District	RIA	Rural Intervention Area
CRDP	Comprehensive Rural Development Plan	RSDF	Regional Spatial Development Framework
DALRRD	Department of Agriculture, Land Reform and Rural Development	SDF	Spatial Development Framework
DRDLR	Department of Rural Development and Land Reform	SONA	State of the Nation Address
DTI	Department of Trade and Industries	SPLUM	Spatial Planning and Land Use Management
EMF	Environmental Management Framework	SPLUMA	Spatial Planning and Land use Management Act
ESA	Environmentally Sensitive Area	UDZ	Urban Development Zone
FPSU	Farmer Production Support Unit	USZ	Urban Support Zone
GDP	Gross Domestic Product	WRDM	West Rand District Municipality
GSDF	Gauteng Spatial Development Framework		
GRDP	Gauteng Rural Development Plan		
LM	Local Municipality		
LUS	Land Use Scheme		
MCLM	Mogale City Local Municipality		
MTSF	Medium Term Strategic Framework		
NDP	National Development Plan		
NSDF	National Spatial Development Framework		
NEM	National Environmental Management		
PAA	Protected Agricultural Areas		

CHAPTER 1: INTRODUCTION

Chapter 1 provides an overview of the Background of the Zeekoehoe Precinct Plan and gives an overview of the Zeekoehoe Study Area.

This chapter further confirms the Study Objectives that the project sets out to achieve and outlines the Project Methodology that will be followed; in terms of the Project Phases, Research Methods Used and Stakeholder Engagements.



1.1 INTRODUCTION AND BACKGROUND

The Mogale City Spatial Development Framework, 2022, identified a number of priority areas for which it was recommended that more detailed local area plans/precinct plans be compiled. Some of these areas included the Muldersdrift area in the vicinity of the Lanseria Airport, the Tarlton node situated to the north-west of Krugersdorp, the Magaliesburg Town which lies just south of the area as well as Hekpoort which lies just north of the Zeekoehoe Precinct. **The Zeekoehoe area was further identified as an ideal area for which a precinct plan needs to be developed** due to the area's unique blend of institutional facilities such as schools, high quality hotels & accommodation facilities.

Further to the SDF, the proposals made in the Magaliesburg Precinct Plan had an influence on the Zeekoehoe area and create an opportunity to promote the tourism sector within the area. The proposals of the Magaliesburg Precinct Plan include the re-alignment of the K76 and K228 roads with the aim of improving the regional mobility in the region. The proposal holds a major implication for the Magaliesburg towns' tourism sector, as the proposed roads would create a by-pass east of the Magaliesburg Town which would limit through-traffic and impact on the towns businesses. Due to the close proximity between Magaliesburg and the Zeekoehoe area (approximately 4,5 km's apart) **the possible loss of tourism activities in the Magaliesburg town prompted the need to protect and enhance the existing tourism facilities in the Zeekoehoe area.**

Chapters 4 and 5 of the Spatial Planning and Land Use Management Act (SPLUMA), 2013, further highlight that the preparation of planning tools, frameworks and legislation needs to:

- ❖ “Include previously disadvantaged areas, areas under traditional leadership, **rural areas**, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their **inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere**”.

In light of this the Department of Agriculture, Land Reform and Rural Development (DALRRD), through the Directorate SPLUM, is prioritizing SPLUMA implementation in rural areas through the Local Area Planning (precinct plans) initiatives.

Section 21(l) of SPLUMA states that a Municipal Spatial Development Framework must –

- (l) Identify the designation of areas in which –
 - (i) **More detailed local plans must be developed**; and
 - (ii) Shortened land use development procedures may be applicable and land use schemes may be so amended.

Such areas are not necessarily formal administrative areas in terms of current planning legislation or policies but are typically smaller geographically areas with specific characteristics that require detailed planning and interventions within the broader administrative boundaries of a municipality and the exact size of a precinct will thus vary.

The Department of Agriculture, Land Reform, Rural Development has since undertaken the role to compile the Zeekoehoe Precinct Plan on behalf of the Mogale City LM.

1.2 STUDY AREA

The Zeekoehoe Precinct is situated in the western extents of the Mogale City LM (Ward 32), which is home to the world heritage site known as the Cradle of Humankind, in the north-western extents of the West Rand District Municipality, Gauteng Province.

Figure 1 depicts the Zeekoehoe Precinct in its broader Regional Context, and it is evident that the Rustenburg LM (1) in the Bojanala District in the North West Province surrounds the Mogale City LM to the north and west, with the Madibeng LM (2) and the City of Tshwane (3) to the east, and the City of Joburg (4) to the south.

The main transport routes serving the area include the Regional Route R24 (5) which traverses the study area to the west and is the major east-west linkage between Gauteng and the North West Province, connecting the OR Tambo International Airport to Rustenburg. Regional Route R563 (6) traverses the study area to the east which connects Hekpoort in the north of the LM with Krugersdorp towards the south while Regional Route R560 (7) lies to the north of the study area and connects the tourism towns of Magaliesburg to the south of the study area to Hartebeestpoort to the north-east.

All three these regional routes (numbers 5, 6 and 7) are identified as tourism corridors due to their linkages to various tourism activities in and around the study area, including the famous Sun-City Resort in the North West Province (connected by the R24), the tourism activities associated with the Cradle of Humankind in the Mogale City LM (connected by the R563) as well as the tourism activities associated with the Hartebeespoort Dam (connected by the R560).

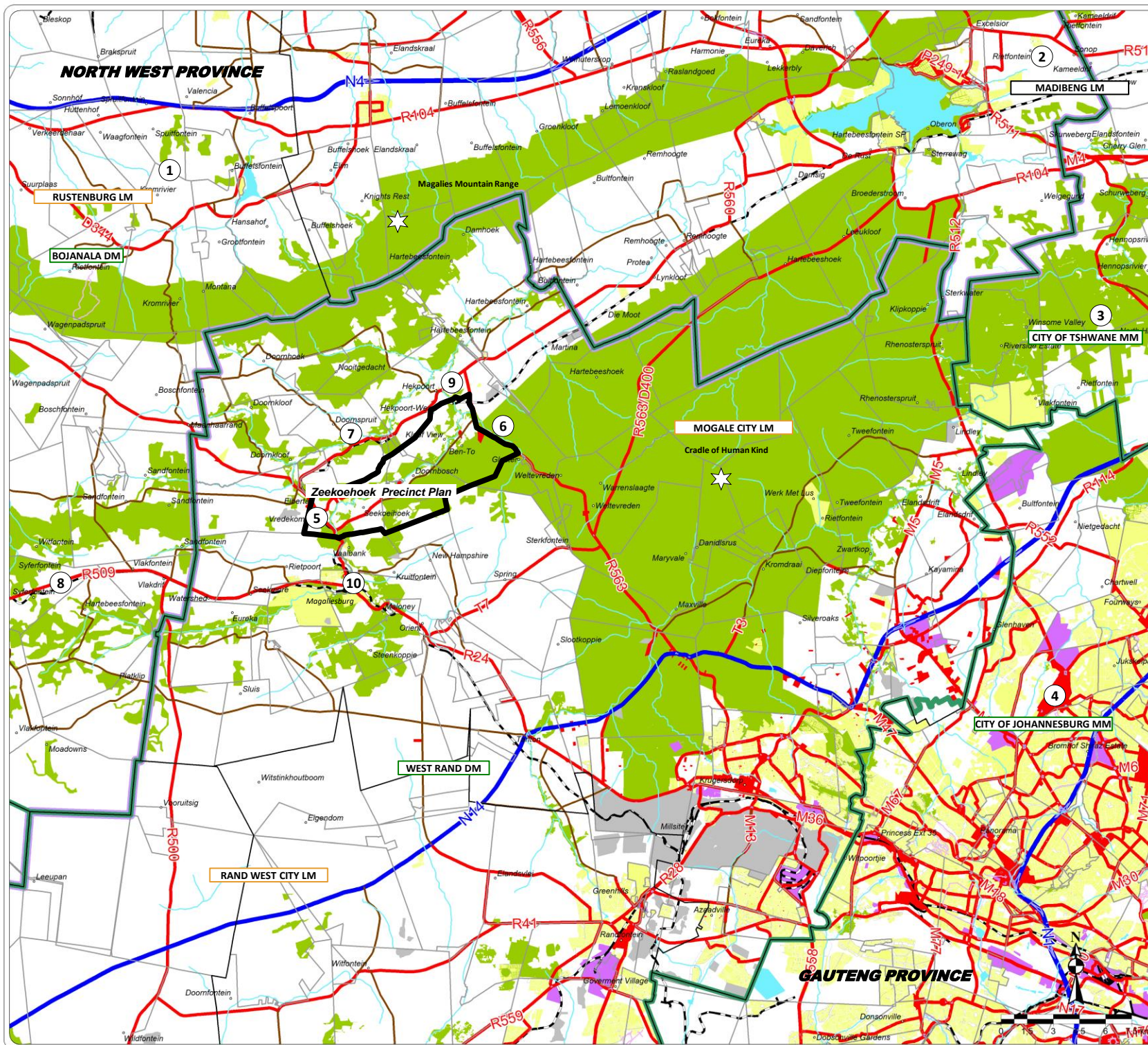
A further Regional Route, the R509 (8) lies to the south of the study area and connects Swartruggens in the North West Province with Magaliesburg via Koster and Derby.

The main towns and settlements surrounding the Zeekoehoe Precinct include Hekpoort (9) and the Dr Sefularo Village to the north of the area. The Magaliesburg town (10) lies to the south of the area, approximately 4,5 km's away, and includes the Ga-Mohale settlement, with the Zuikerboschfontein settlement lying south of the R509. The Cradle Hill Tourism Area lies to the west of the study area while the Mountain Sanctuary Park lies just across the Provincial border to the north.

Figure 2 confirms the boundaries of the Zeekoehoe Precinct and shows the aerial photo of the area, from which it can be seen that the Zeekoehoe Precinct is rural in nature with extensive agricultural activities taking place as well as a unique blend of tourism uses such as high-quality hotels and accommodation facilities and is a popular destination for wedding venues due to its scenic beauty.

The cadastral structure of the Zeekoehoe Precinct comprises only farm portions (no erven or agricultural holdings) including the portions of the farm Zeekoehoe 509 JQ, which covers the western parts; the farm Doornbosch 508 JQ, Waterval West 510 JQ, and very limited portions of the Farm Impala 563 JQ, which expands over the central parts; and the farm Hekpoort 504 JQ which comprises the eastern parts.

The population of the study area is approximately 1,436 people and 453 households which has increased from 1,287 people and 406 households since 2011.



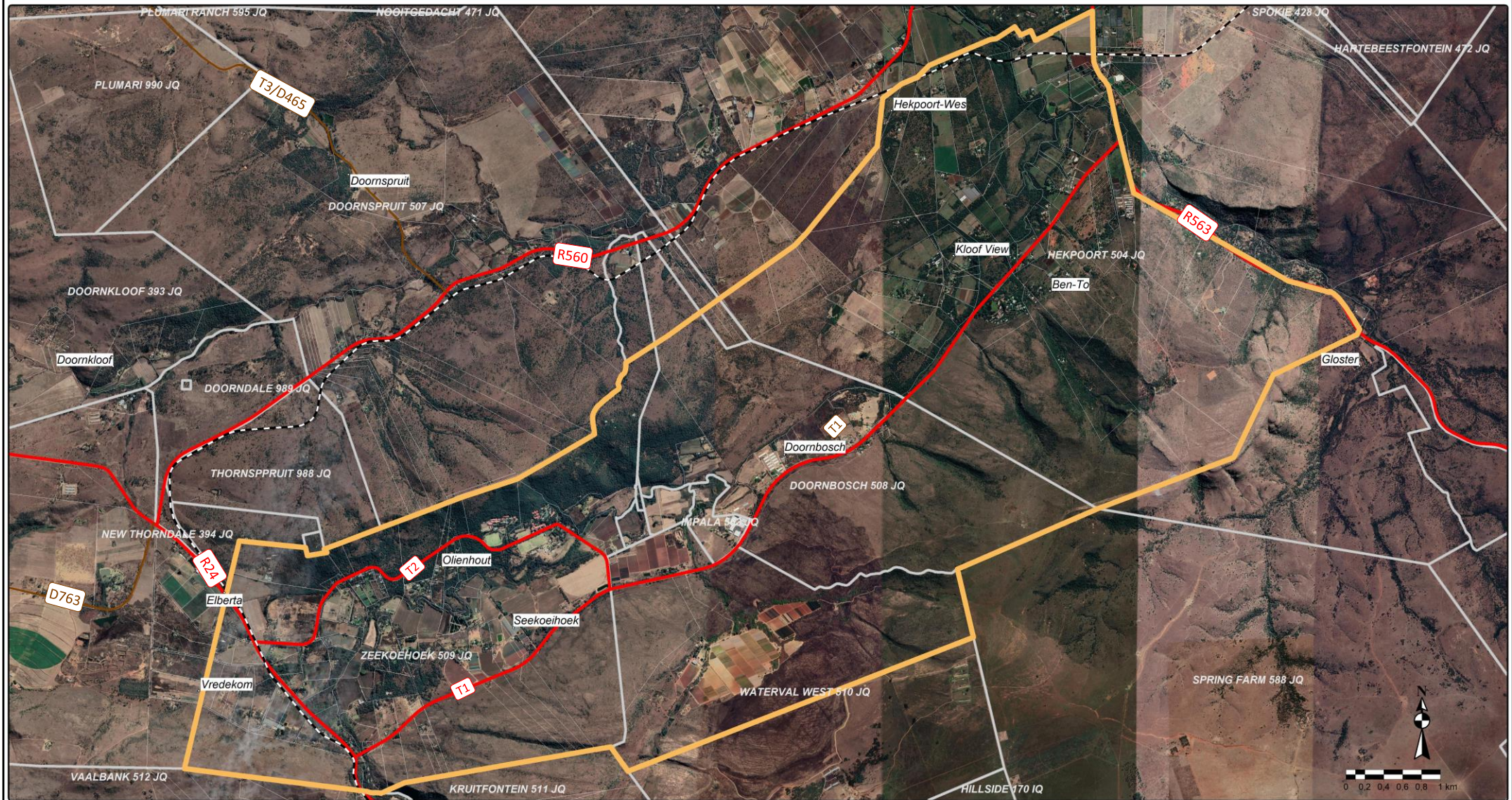
REGIONAL CONTEXT

- Zeekoekoek Precinct Area
- Towns and Settlements
- Business
- Industrial
- Mining
- Tourism
- Open Space, Protected Areas, Ridges
- Parent Farms
- Local / Metro Municipality
- District Municipality
- Provincial Boundary
- Provincial Roads
- District Roads
- Railway
- Rivers / Dams

ZEEKOEKHOEK PRECINCT PLAN 2023

ZEEKOEHOEK PRECINCT PLAN 2023

Local Context



- Zeekoehoek Precinct Area
- Erven
- Farm Portions
- Parent Farms

Movement Network:

- Provincial Roads
- District Roads
- Railway

Figure 2

1.3 STUDY OBJECTIVES

The main objective is to Develop a Precinct Plan for the Zeekoehoek Precinct. The Precinct Plan should:

1. Be a spatial planning tool which includes proposals to form the basis of a land use scheme that are required to establish and manage precincts such as:
 - **land use controls** to protect and promote regional landscape values and industries and economic activities within a precinct;
 - **levels of development assessment** for land use changes;
 - modified controls to **promote opportunities** to diversify, innovate and value- add to activities within a precinct;
 - options to **prevent incompatible land uses** within a precinct;
 - identifying key areas where a precinct can sustain **rural economic activities**;
 - preventing inappropriate fragmentation of land; and
 - **development proposals** to protect or promote compatible development within a precinct.
2. The precinct plan should detail the type, location, size and configuration of the proposed precinct.
3. **Enhancing Infrastructure and Investment Opportunities for Activities:** the precinct plan should identify opportunities to coordinate and integrate rural and urban planning, especially planning for local and regional infrastructure. This information can be used to assist in prioritising infrastructure options such as transport networks and water supply systems. The precinct plan should improve the exchange of benefits of regional and local infrastructure between urban areas and rural precincts.
4. **Enabling Rural Industries To Diversify, Adjust, Innovate and Value-Add:** the precinct plan should include strategies and actions that support the diversification of compatible activities, encourage innovative land-use planning and management, assist in implementing adjustment strategies, or add value to activities within a precinct.
5. **Identifying Alternative Economic Uses of Land:** the precinct plan should aid in identifying alternative economic uses of rural land by establishing a vision and identifying economic, social and environmental opportunities and constraints to improve the profitability and sustainability of natural resource use in the precinct.
6. **Protecting and Promoting Productive Activities within a precinct and associated regional landscape values within a precinct:** the precinct plan should aid in identifying strategies and actions that protect and promote productive activities, including the range of landscape values supported by the particular rural precinct. In addition, a precinct plan should help identify opportunities and constraints to promote the ecologically sustainable development of the natural resources within the precinct.
7. **Sustaining Benefits to the community derived from the Natural Environment:** the precinct plan should protect the environmental and natural resource values of the rural area by protecting or promoting activities that employ best practice management, maintain or enhance ecosystem services, and/or implement regional natural resource management plans.
8. **Scheme Amendments:** the precinct plan should identify how the proposed planning scheme amendments achieve the planning intent for the rural precinct(s) by describing how the proposed assessment tables, planning and subdivision controls, and any land-use restrictions satisfy the matters listed above.
9. **Management and Implementation Strategies:** the precinct plan should identify how other planning and management initiatives contribute to achieving the planning intent of the rural precinct.

1.4 PROJECT METHODOLOGY AND REPORT STRUCTURE

This section briefly outlines the various phases that were followed in compiling the Zeekoehoek Precinct Plan, as well as the research methods that were used in obtaining the required information.

1.4.1 RESEARCH METHODS USED

During the Situational Analysis Phase of the Zeekoehoek Precinct Plan, both qualitative and quantitative research methods were used to compile the required information in order to analyse the area accordingly. A brief description of the research method used as well as the source of the data obtained for each of the main elements of the Situational Analysis are briefly outlined below.

Legal and Policy Context Analysis:

A Qualitative Research Method was used to analyse and interpret a wide range of policy documents and to identify only the most relevant sections in the context of the Zeekoehoek Precinct Plan.

These policy documents were all available electronically as per the Bibliography at the end of this document and a folder including all the relevant Policy Documents that were utilised can be accessed via the following link:

[Zeekoehoek Policy Documents](#)

Precinct Context: Institutional Environment

The data collected for the Institutional Environment analysis, including the Municipal/Provincial Boundaries, the Cadastral Structure, the Land Ownership, and the Land Claims was all done by means of a qualitative research method.

The Municipal/Provincial Boundaries as well as the Cadastral Structure of the area were interpreted from maps that were generated using the GIS system, *Planet GIS Version 7.1.26*.

The Land Ownership Information of the area was interpreted from a map that was generated using a GIS database of the *Mogale City LM*.

The Land Claims Information was sourced from the Land Claims Commission where the farms that fall within the Precinct Area were cross-referenced with the database which captures land claims that have been lodged.

Precinct Context: Biophysical Environment

The evaluation of the Biophysical Environment was done by means of the qualitative research method where maps were generated using the various sources discussed below, and the information shown on the maps was interpreted and discussed in the document.

The information on the Topography and Hydrology was generated on the GIS System *Planet GIS Version 7.1.26*, with information from *Mowbray 2023*, for which the map was interpreted in the document.

The Biodiversity of the area was analysed from a map which was generated using a combination of information collated from the GIS System *Mowbray 2023*, the *Demarcation Board* and *C-Plan Version 3.3*.

The Soil Types of the area were interpreted from a map which was generated using a combination of information collated from the GIS System *Mowbray 2023*, the *Demarcation Board* as well as the *SOTER (Soil and Terrain) Database for South Africa*.

The Geology of the area was interpreted from a map which was generated using a combination of information collated from the GIS System *Mowbray 2023*, the *Demarcation Board* as well as the *Water Research Council: Water Resources of South Africa (RSA Geology)*.

The Protected and High Potential Agriculture Areas information was interpreted from a map generated using the shapefiles of the *Gauteng Spatial Development Framework*.

Precinct Context: Built Environment

The information collected for the analysis of the Built Environment, including the Zoning, Movement Network and Land Use of the Precinct, was done by way of the qualitative research method.

The Zoning information was obtained from the zoning database of the *Mogale City LM*, from which a map was generated and interpreted in the document.

The Movement Network information was generated on a map on the GIS System *Planet GIS Version 7.1.26*, with information from *Mowbray 2023*, which was interpreted in the document.

The information regarding the Land Use of the area was obtained by means of drive-by surveys that were done over a number of days throughout the area. These surveys were translated to a map which was then interpreted in this document.

Precinct Context: Engineering Services

The research method used to analyse the Engineering Services was a mix of both quantitative and qualitative research.

A map was generated from the GIS System *Planet GIS Version 7.1.26* with information from *Mowbray 2023*, which indicated the Existing Engineering Infrastructure within the area, which was interpreted and discussed in the document (qualitative research method used).

Furthermore, statistics were collected and translated to graphs for the existing Level Of Engineering Services, which was sourced from the *Census 2011 Data, Stats SA* (quantitative research method used).

The information on the Engineering Services in the study area will be further supplemented with information from the Mogale City LM, possibly in the form of *Google Earth Images, Shapefiles, or written documents/reports*.

Precinct Context: Socio-Economic Environment

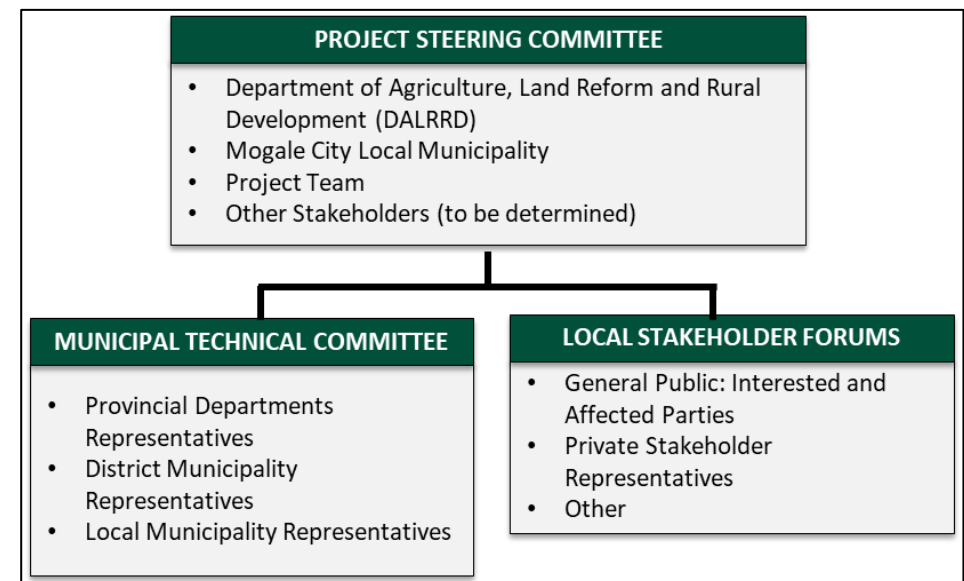
A quantitative research method was used for the analysis of the Socio-Economic Environment for the Precinct. Information was collected from the *Census 2011 Data, Stats SA* and translated into graphs and infographics which were discussed in the document.

1.4.2 PROJECT PHASES

Phase 1 of the project comprised the **Inception**, which included the submission of an Inception Report and an Inception Presentation to the Project Team. This phase was concluded in October 2023.

The **Institutional Structure** towards the development of the Precinct Plan was approved as part of the Inception Phase and is shown in **Diagram 1** below.

Diagram 1: Zeekoehoe Precinct Plan Institutional Structure



Phase 2 of the Project comprised the **Research and Contextual Analysis** which included an in-depth analysis of the Zeekoehoe Precinct in order to ultimately identify the Major Opportunities and Constraints of the Precinct.

The project is currently in **Phase 3: Spatial Proposals and Implementation Plan** and includes the formulation of the **Spatial Vision** and **Spatial Proposals** for the Zeekoehoe Precinct. The output of Phase 3 is the Composite Precinct Plan.

An **Implementation Plan** is further included as part of the Phase 3 submission which includes a list of projects to be implemented, the priority of each project, the expected timeframes, the agent or department responsible for implementing the project as well as an estimated budget, as derived from the Spatial Proposals.

Phase 4 consisted of a **Consultation Process** with the Local Community, Local Municipality and relevant External Department Representatives. Phase 4 includes the incorporation of the inputs and comments received as part of the Consultation Process into the Precinct Plan.

Phase 5 comprises the submission of the **Final Precinct Plan** for approval by the Project Steering Committee. Phase 5 will be concluded with a Project Close-Out Report and a final Presentation to the PSC.

The total duration of the project is 9 months, and the project is due to be completed by the **end of June 2024**.

Diagram 2 (overleaf) provides a summary of the main elements which are considered at phase of the project and shows the corresponding sections of the report at each phase.

1.4.3 STAKEHOLDER ENGAGEMENTS

Stakeholder engagements are a crucial part of the process in formulating the Zeekoehoe Precinct Plan to ensure that the proposals made in the plan are in line with the vision of the community living in the area, as well as that of the Local Municipality who is predominantly responsible for implementing the plan.

The stakeholder engagements for the Zeekoehoe Precinct Plan comprised of four parts which are discussed below.

1.4.3.1 Part 1: Stakeholder Identification and Compilation of Interested and Affected Parties:

The first part of the Stakeholder Engagement Process was identifying the relevant stakeholders that would need to form part of the process. The list of stakeholders was updated throughout the process as new interests emerged. The stakeholders that were identified for the project are shown in **Table 1**.

Table 1: Identified Stakeholders

PRIMARY STAKEHOLDERS	SECONDARY STAKEHOLDERS		MOE's
<ul style="list-style-type: none"> • Mogale City • DALRRD • DALRRD PSSC Branches 	<ul style="list-style-type: none"> • Ward Councilors and Ward Committee • Businesses and Business Forums in the Region • Community Members 	<ul style="list-style-type: none"> • Informal Traders • Formal Traders • Taxi Associations • Heritage Sites • Schools in area • Any other key stakeholders 	<ul style="list-style-type: none"> • Gautrans • Gauteng Department Human Settlements • Gauteng Tourism Authority

Zeekoehoek Precinct Plan: Project Methodology & Report Structure

Diagram 2

STAKEHOLDER ENGAGEMENT

Phase 1: Project Inception/Initiation

Phase 2: Situational Analysis

Chapter 2

Legal & Policy Context	Precinct Context	Socio-Economic Environment
<ul style="list-style-type: none"> ❑ National: SPLUMA, NDP, Green Book, National CRDP, National SDF ❑ Provincial: Gauteng SDF, Gauteng RDP, Gauteng EMF ❑ District & Local: West Rand DM RDP, Mogale City SDF, Hekpoort Precinct Plan, Magaliesburg Precinct Plan. 	<ul style="list-style-type: none"> ❑ Institutional Environment (Municipal/Provincial Boundaries; Cadastral Structure; Land Ownership; Land Claims) ❑ Biophysical Environment (Topography and Hydrology; Biodiversity; Soil Types and Geology, Protected and High Potential Agricultural Land) ❑ Built Environment (Zoning; Movement Network; Land Use: Community Facilities; Economic Activities; and Human Settlement Patterns) ❑ Engineering Services (Water, Sanitation, Electricity, Roads & Stormwater, Refuse Removal, Telecommunication) 	<ul style="list-style-type: none"> ❑ Demographic Profile ❑ Household Profile ❑ Socio-Economic Profile

Conclusion: Main Opportunities & Constraints

Phase 3: Spatial Proposals (Draft Precinct Plan) and Implementation Programme

Chapters 3

Spatial Plan and Strategy					
Natural Environment	Movement Network	Economic Activity	Community Facilities	Residential	Infrastructure
<ul style="list-style-type: none"> ❑ Natural Open Space ❑ Parks (Active/Passive) ❑ Climate Change Impact 	<ul style="list-style-type: none"> ❑ Movement Network <ul style="list-style-type: none"> ○ Motorised ○ Non-Motorised ❑ Public Transport Network ❑ Modal Transfer 	<ul style="list-style-type: none"> ❑ Agricultural ❑ Business ❑ Commercial ❑ Tourism / Heritage ❑ Formal/Informal ❑ Skills Development 	<ul style="list-style-type: none"> ❑ Education ❑ Health ❑ Welfare ❑ Safety and Security ❑ Sports and Recreation 	<ul style="list-style-type: none"> ❑ Housing Areas ❑ Typology Alternatives ❑ Tenure Alternatives 	<ul style="list-style-type: none"> ❑ Water ❑ Sanitation ❑ Electricity ❑ Roads ❑ Stormwater

Land Use Management Guidelines

Chapters 4

Project Implementation Programme

Chapters 5

Phase 4: Consultation on the Draft Precinct Plan

Phase 5: Final Precinct Plan and Project Close-Out

Final Precinct Plan and Close-Out Report

1.4.3.2 *Part 2: Public Meetings:*

Public Meetings are an integral part of the formulation of the Zeekoehoek Precinct Plan, which took place in **Three Phases**, as discussed below.

Public Engagements Phase 1: Project Introduction

Phase 1 of the Public Engagements included the introduction of the project to the community. The first public engagement was arranged by the Ward Councillor of the area and took place at the Hekpoort Community Centre on Saturday 28 January 2024.

The Ward Councillor, the Mogale City Local Municipality and the Service Provider were present at the meeting with the public and the Service Provider gave a PowerPoint Presentation on the Background of the Project, the Process that will be followed, the Points that will be Addressed, as well as the Timeframes and Way Forward of the Project.

The meeting was further an opportunity for the community to become acquainted with the representatives from the Municipality as well as the Service Provider, should they have any questions throughout the process.

Although the meeting was well attended, the majority of the attendees were residents of the Hekpoort area (which is a rural nod situated to the north of the area) with very few, if any, attendees from the Zeekoehoek community and the inputs/comments received were accordingly not relevant in the context of the Zeekoehoek Precinct Plan.

Public Engagements Phase 2: Situational Analysis Meeting

Phase 2 of the Public Engagements included the presentation of the Draft Situational Analysis to the public in order to obtain their inputs and comments on any possible gaps in the work that had been done and whether there were any considerations which were lacking.

It was very important for the Service Provider that the Phase 2 public meeting be well attended by members of the Zeekoehoek community specifically (and not necessarily community members from Hekpoort and Magaliesburg), and efforts were made to achieve the best attendance.

The Service Provider firstly obtained permission from the Project Steering Committee Meeting during the PSC 1 Meeting to arrange a Community Meeting at the Bekker School in order to present the finding of the Situational Analysis and to obtain inputs from the community. Permission was granted during the meeting by both the DALRRD as well as the Municipality for the Service Provider to arrange such a meeting.

The Service Provider subsequently compiled a notice in English and in Afrikaans (majority of the people who reside in the community are Afrikaans speaking) which provided the details of the Community Meeting and arranged with the Bekkers School to have the Public Meeting on their premises, as their location was well-known to the residents and businesses in the area.

The Bekker school volunteered to circulate the notices to the meeting using Social Media Platforms, which included circulating the notice via *WhatsApp* to the Zeekoehoek Community Group, the Magaliesberg Community Group as well as the Bekkers School Group, which comprised teachers and parents of the school.

The Service Provider further compiled a list of all businesses/institutions within the area and circulated the notices of the public meeting to the contact details of the relevant businesses/institutions in the area. The details of the list are not included in this section due to the POPI Act, 2013.

The public meeting was held at the Bekkers School on the 29th of February 2024 @ 14h30 and was well attended by the members of the Zeekoehoek Community.

Very valuable inputs were received during the meeting, which main points are summarised as follows:

- ❖ It was noted that the area is experiencing severe water shortage due to Rand Water pipe damage.
- ❖ It was noted that the Mogale City LM wants to de-proclaim portions of the R560 and D96 in order to make them local routes which can be managed by the LM and speed reduction methods can be implemented by the LM.
- ❖ It was stressed in the meeting by various members that the community is very opposed to any low-cost housing in the area.
- ❖ The LM indicated that there is a need for low-cost housing in area and that they are in favour of it.
- ❖ LM wants Act 70 of 1970 not to apply to area.
- ❖ Community is in favour of agri tourism, tourism, weekend houses (Zebula, Sondela etc).

A copy of the notice that was circulated (English version) is shown in **Diagram 3**.

Diagram 3: Community Meeting Notice (English)

COMMUNITY MEETING:

ZEEKOEHOEK PRECINCT PLAN



OVERVIEW:

The Department of Agriculture, Land Reform and Rural Development (DALRRD), in collaboration with the Mogale City Local Municipality, is undertaking the compilation of a Precinct Plan for the Zeekoehoek Area.

The Mogale City Spatial Development Framework (SDF) identified Zeekoehoek as an area for which a precinct plan should be developed. Precincts are not necessarily formal administrative areas but are typically smaller geographical areas with specific characteristics that require detailed planning and interventions in order to guide future development.

The Zeekoehoek Precinct Plan area is situated in the western extents of the Mogale City Local Municipality, south of the R560, with the R24 traversing the far western extents of the precinct and the R563 forming the eastern boundary. The precinct includes parts of the farms Zeekoehoek 509 JQ, Waterval West 510 JQ, Impala 563 JQ and Doornbosch 508 JQ.

PUBLIC MEETING DETAILS:

A public meeting will be held (at the details provided below) to allow all Interested and Affected Parties an opportunity to give inputs and comments on the work that has been done to date, which includes the Situational Analysis of the Zeekoehoek Precinct Plan, before Proposals are made for the area in the following phase.

The details of the public meeting are as follows:

- Date & Time: 29 February 2024 @ 14h30-16h30
- Location: Die Opstal op Hoërskool Bekker Plaas, Seekoeihoek, Magaliesburg, 1791

The Precinct Plan is focused on the area shown in the Figure below and Interested and Affected parties within the precinct are encouraged to attend the meeting.





Public Engagements Phase 3: Draft Zeekoehoek Precinct Plan

Phase 3 of the Public Engagements was aimed to solicit comments on the Draft Zeekoehoek Precinct Plan, which will include the Spatial Proposals as well as an Implementation Plan.

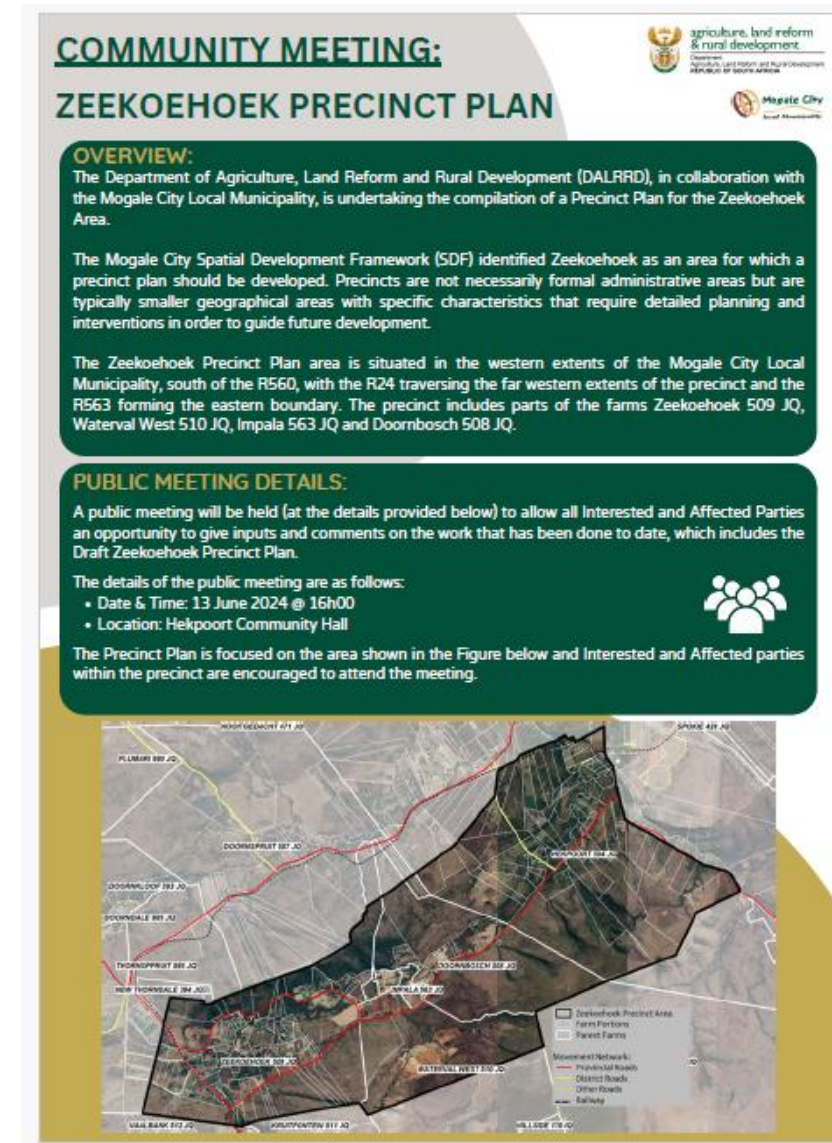
The public will be allowed a stipulated period **to comment on the Draft Precinct Plan**. A notice, containing the details of the commenting period, the details of how to log a comment, an electronic link to the document and the location of where hard copies of the document may be viewed, was compiled and distributed on the following platforms:

- ❖ Circulated to Stakeholders via e-mail based on the Stakeholder List compiled in Phase 2,
- ❖ Circulated to Community Groups via WhatsApp, and
- ❖ Hard copy pamphlets distribution in the communities.

A third Public Meeting will also be held in order for the Service Provider to present the Draft Precinct Plan to the community for their final inputs/comments.

A public meeting was arranged for 13 June 2023 at 16h00 at the Hekpoort Community Hall where the 1st engagement was held. A copy of the circulated Notice is shown in **Diagram 4**. The meeting was attended by 16 people, including the Ward Councillor, MMC for Local Economic Development and Tourism. However, due to the non-attendance of the landowners of the study area, the MMC indicated that the meeting be postponed until 29 June 2024.

Diagram 4: Community Meeting Notice (English)



1.4.3.3 Part 3: Engagements with Project Steering Committee:

The project team held meetings with the Project Steering Committee (PSC) at the completion of each phase of the project. The purpose of the PSC meetings was to obtain inputs and comments on the work that was done; as well as to gain clarity on the way forward. Any challenges experienced throughout the project were discussed in the PSC meetings and mitigations/solutions were formulated to address these challenges to ensure that the project is completed with the desired outcome, within the given timeframe.

The first PSC meeting was held via Teams on the 22nd of February 2024, in order for Plan Associates to present the findings of the Situational Analysis with the PSC.

Based on the PSC Meeting 1 as well as the Draft Situational Analysis Document, written comments were submitted by DALRRD to the Service Provider. The Service Provider incorporated the comments and re-submitted a Draft Situational Analysis on 4 March 2024.

The next PSC Meeting will be held via *Teams* upon completion of the Draft Precinct Plan, including the Spatial Proposals and Implementation Plan which is due to be completed at the end of March 2024.

1.4.3.4 Part 4: Briefing/Updates with PSC Chairperson, Ward Councillor and Ward Committee:

The project team provided ongoing updates of the project to the Chairperson, Ward Councillor and Ward Committee in Briefing Sessions held. Any issues arising from the Briefing Sessions were documented through meeting minutes and addressed accordingly.

1.4.3.5 Engagements Held:

Table 2 (overleaf) summarises the engagements that were held during the compilation of the Zeekoehoek Precinct Plan.

Table 2: List of Engagements Held

Zeekoehoek Precinct Plan Meetings Held					
No.	Date	Description	Venue	Time	Comments
1	10/10/2023	Inception Meeting	Furn City Building, 4th Floor Boardroom, Krugersdorp	10h00-13h00	
2	07/11/2023	Engagement with Ward Cllr	Ellerines Building, 4th Floor Boardroom, Krugersdorp	10h00-13h00	
3	30/11/2023	Community Engagement 1	Hekpoort Ward Offices	TBC	Meeting was postponed by the Ward Cllr and could not take place. The Ward Cllr indicated that an alternative date would be provided by her - no date has been provided yet.
4	01/12/2023	Engagement with Internal Departments of MCLM	Teams	10h00-12h00	
5	23/01/2024	Precinct Plan Draft Situational Analysis Presentation	DALRRD Offices, 524 Stanza Bopape and Steve Biko Street, Sun Arcadia Building	10h00-13h00	
6	25/01/2024	Community Meeting 1	Hekpoort Community Centre	10h00	Meeting was cancelled by the Ward Cllr the night before, new date is to be confirmed.
7	28/01/2024	Community Meeting 1	Hekpoort Community Centre	10h00	
8	08/02/2024	Technical Meeting with Internal Departments of MCLM on the Situational Analysis	Teams	10h00-11h30	
9	15/02/2024	PSC Meeting 1	Teams	09h00-11h00	A network outage occurred in the Hatfield area during the presentation by Plan Associates and the meeting was accordingly re-scheduled to 22/02/2024.
10	22/02/2024	PSC Meeting 1 (Re-Scheduled)	Teams	09h00-11h00	
11	26/02/2024	Meeting with MCLM Roads Department	Teams	11h00-12h00	
12	26/02/2024	Meeting with MCLM Town Planning Department	Teams	14h00-15h00	
13	29/02/2024	Community Meeting 2	Bekkers School	14h30-16h30	
14	08/05/2024	PSC Meeting 2	Teams	10h00 – 12h00	
15	10/06/2024	MMC + Ward Councillor	Teams	12h00 – 13h00	Meeting was aimed for preparation of community meeting scheduled for 13 June 2024.
16	13/06/2024	Community Meeting 3	Hekpoort Community Hall	16h00 – 18h00	Meeting was postponed due to low turn out at meeting. 16 People attended.
17	10 or 11/07/2024	Community Meeting 4	TBC	TBC	Ward Councillor indicated meeting to be held on 10 or 11 July 2024 to present to the community.

*Kindly note that this section (Section 1.4.3) is subject to changes throughout the various phases of the project and will be updated accordingly at each phase.

CHAPTER 2: SITUATIONAL ANALYSIS

Chapter 2 comprises the Situational Analysis of the Study Area which is dealt with in four parts.

Firstly, the Legal and Policy Context is provided in a summarised format to highlight only the most relevant elements in the context of the Zeekoehoek Precinct Plan.

Secondly, the Zeekoehoek Precinct area is analysed in its local context, including the Biophysical Environment, the Cadastral Structure, the Movement Network, the Land Ownership, the Zoning, the Land Use as well as the Engineering Services in the area.

Thirdly, the Socio-Economic Profile of the study area is discussed.

Lastly, the main Opportunities and Constraints of the area which emanated from the Situational Analysis are provided as a conclusion to Chapter 2.



2.1 LEGAL AND POLICY CONTEXT

The Zeekoehoek Precinct is characterised as being a rural area and the Legal and Policy Context will accordingly have a strong focus on the guiding principles and directives from a National, Provincial and Local level, in the context of **Rural Development**.

Table 3: Legal and Policy Context Summary

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
2.1.1 NATIONAL POLICY	
<i>2.1.1.1 Spatial Planning and Land Use Management Act, 2013</i>	
<p>SPLUMA provides a host of development principles which should form the basis of all spatial planning, land development and land use management processes and mechanisms as follows:</p> <ul style="list-style-type: none"> ❖ Spatial Justice: Deals with spatial imbalances and include areas which were previously excluded. ❖ Spatial Sustainability: Includes protecting prime agricultural land and environmental resources, promoting development in sustainable locations and establishing viable communities. ❖ Spatial Efficiency: Includes optimizing the use of resources and infrastructure. ❖ Spatial Resilience: Includes flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. ❖ Good Administration: Includes an integrated approach to land use and land development. <p>Chapters 4 and 5 highlight that the preparation of planning tools, frameworks and legislation needs to:</p> <ul style="list-style-type: none"> ❖ “Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere”. ❖ “Include provisions that permit the incremental introduction of land use management and regulation in areas under traditional leadership, rural areas, informal settlement, slums and areas not previously subject to a land use scheme”. 	<p>SPLUMA calls for the development of planning tools, frameworks and legislation for rural areas, which is what the Zeekoehoek Precinct Plan sets out to achieve through the five SPLUMA principles.</p>

Table 3 summarises only the most relevant aspects that need to be considered for the development of the Zeekoehoek Precinct from a National, Provincial and District/Local Legal and Policy Context.

The relevant spatial policy maps (where applicable) are attached as **Annexure A** of this document for reference purposes.

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
<p>2.1.1.2 <i>National Spatial Development Framework, 2022</i></p> <p>The Zeekoehoek Precinct forms part of the broader Gauteng City Region and further the Natural Resource Production Heartland of the National SDF, which requires the protection of high-value agricultural land, putting it to good use, and managing competition for development on such land, within the pursuit of (1) national food security, (2) economic growth, and (3) social stability.</p> <p>The NDP notes that sustainable resource use and land-use management will be especially important in municipalities with significant parcels of high-value agricultural land that are under pressure from human settlement and/or mining. The focus of such collaboration, which should have a (1) spatial planning, (2) land use management and (3) inclusive growth component, must at least be on water security, food security and land reform.</p> <p>The National SDF further notes the importance of Climate Change Adaption in the Natural Resource Production Heartland areas.</p>	<p>Climate change mitigation measures will need to be clearly translated in this Precinct Plan due to the fact that the area lies within the Natural Production Heartland of the country.</p> <p><i>(A map depicting the study area in the context of the NSDF is attached as Annexure A1)</i></p>
<p>2.1.1.3 <i>National Development Plan 2030</i></p> <p>The Spatial Vision for rural South Africa as defined in the NDP is to ensure the development of vibrant, productive rural communities that create wealth and contribute to food security which is based on the following Principles:</p> <ul style="list-style-type: none"> ❖ In remote rural areas with low densities and marginal economies, the focus should mainly be on the provision of basic services and improving connectivity. ❖ In rural areas that have an established or potential economic base and are well located in relation to urban markets and transport corridors should be prioritized for investment in more comprehensive economic infrastructure based on the development potential of the area. <p>The Spatial Vision is further based on a number of Mechanisms to achieve the above Principles, of which the following are the most relevant to the Zeekoehoek Precinct:</p> <ul style="list-style-type: none"> ❖ Stronger spatial coordination and greater clustering of services, including health, education, transport, welfare and security at strategic locations in all rural areas. ❖ A renewed emphasis on the developmental role of small towns in rural areas as service delivery and job creation centres; ❖ Prioritised attention to connective infrastructure that strengthens the links between the urban and the rural areas; <p>Focus on the development of infrastructure for supporting non-farm activities such as tourism and mining in areas with proven potential.</p>	<p>The NDP calls for the need to focus on not only agriculture in rural areas but non-farming activities such as tourism, which is what the Zeekoehoek Precinct Plan is based on.</p>

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
<p>2.1.1.4 <i>Green Book on Climate Change</i></p> <p>The Green Book is an online assessment tool that allows for the profiling of local municipalities and the risk of climate change. The Green Book notes that Climate Change is said to have the following Impacts on the South African Agricultural Sector:</p> <ul style="list-style-type: none"> ❖ Increased crop irrigation requirements due to temperature increases and decreased water availability, ❖ Decreased soil moisture levels due to changing run-off patterns and dryland agricultural practices, ❖ Crops produced on marginal land are impacted by degradation and reduced soil productivity levels, and ❖ Crop and livestock production could be adversely affected by changes to the distribution of diseases, pests and insects. <p>The following Mitigation Measures could be implemented to improve climate-change resilience:</p> <ul style="list-style-type: none"> ❖ Selection of appropriate seed cultivars to suit the changing seasons, ❖ Crop/product diversification to decrease the risk. ❖ Alternative production techniques that are more sustainable in the long run. ❖ Reducing post-harvest losses through the development of the agro-processing sector, ❖ Improved access to accurate climate change information, projections, etc. 	<p>The Mogale City LM has a very high Environmental Vulnerability Factor while the Economic and Physical Vulnerability Factors are also relatively high due to the remoteness of many areas in the LM.</p> <p>These vulnerabilities will need to be mitigated as part of this plan by making innovative proposals to counter such risks.</p>
<p>2.1.1.5 <i>National Comprehensive Rural Development Plan, 2009</i></p> <p>The goal of the CRDP is to achieve social cohesion and development by ensuring improved access to basic services, enterprise development and village industrialisation. The vision of the CRDP is to be achieved through a three-pronged strategy based on:</p> <ul style="list-style-type: none"> ❖ Co-ordinated and integrated broad-based Agrarian Transformation, ❖ Strategically increased Rural Development through infrastructure investment, and ❖ An improved Land Reform programme. <p>The most relevant themes (in the context of the Zeekoehoe Precinct Plan) of the CRDP Pillars are briefly discussed below:</p> <p>Agrarian Transformation:</p> <ul style="list-style-type: none"> ❖ Facilitate the establishment of rural and agro-industries, co-operatives, cultural initiatives and vibrant local markets; <p>Land Reform:</p> <ul style="list-style-type: none"> ❖ Establish agri-villages for local economic development on farms. <p>Rural Development:</p> <ul style="list-style-type: none"> ❖ Access to community and social infrastructure, especially well-resourced clinics. 	<p>The importance of improving and providing infrastructure conducive to economic and social development should be translated in the proposals of this plan.</p>

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
<ul style="list-style-type: none"> ❖ Improve and develop infrastructure conducive to economic development, for example distribution and transportation infrastructure, water and electricity infrastructure, retail infrastructure and telecommunications infrastructure. ❖ Improve and develop infrastructure conducive to social development, for instance health infrastructure, sports and recreation infrastructure and education infrastructure (especially ABET centres). 	
2.1.2 PROVINCIAL POLICY	
2.1.2.1 <i>Gauteng Spatial Development Framework, 2030</i>	
<p>In the context of the Gauteng SDF, the area is located outside the urban core of the province and forms part of the rural area. The area is earmarked as an Urban Support Zone which contains the ecological, environmental, biodiversity, heritage, tourism, leisure, and agricultural potential (both production and agri-processing) underpinnings that lay the basis for a healthy, life-enhancing MegaCity.</p> <p>Being defined as an entity in its own right, further resources should be on bolstering existing economies (tourism, agri-processing etc.), maintaining and preserving its natural assets of culture, heritage, and biodiversity; and building on agricultural potential.</p> <p>The Urban Support Zone Concept is based on the following three objectives:</p> <ul style="list-style-type: none"> ❖ Preserve the environment within the USZ, ❖ Strengthen agriculture and agri-processing, and ❖ Strengthen heritage and tourism opportunities. 	<p>The Gauteng SDF emphasizes the need to strengthen heritage and tourism opportunities within the area, which is the main focal point of this Precinct Plan.</p> <p><i>(A map depicting the study area in the context of the GSDF is attached as Annexure A2)</i></p>
2.1.2.2 <i>Gauteng Rural Development Plan, 2014</i>	
<p>In terms of the Gauteng RDP, the Zeekoehoek Precinct lies within Strategic Region 8, which is characterized by the following:</p> <ul style="list-style-type: none"> ❖ Various protected and tourism related activities such as the Cradle of Humankind, Krugersdorp Nature Reserve and Magaliesberg Protection Area. ❖ The Magaliesburg and Hekpoort Rural Nodes, with Magaliesburg having a significant level of established rural-economic activities, notably agriculture, tourism and mining. ❖ Established high-potential cropland farming areas. <p>The Enabling Factors/Opportunities are noted as follows:</p> <ul style="list-style-type: none"> ❖ Strengthen Magaliesburg and Hekpoort Rural Nodes with a focus on supporting the tourism industry. ❖ Promote the development of small-scale agriculture. ❖ Promote the development of Transit Orientated Rural Development along the R560 with a strong focus on the tourism economy. 	<p>The Gauteng RDP identifies the opportunities of the area, with specific reference to supporting the tourism industry, which will be explored and enhanced as part of this Precinct Plan.</p> <p><i>(A map depicting the study area in the context of the GRDP is attached as Annexure A3)</i></p>

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
<p>Key Limitations of Strategic Region 8 include the fact that the area is highly volatile in terms of its natural environment and any development in the area needs to be very carefully managed to prevent any negative impacts on the environment. The low level of access to potable water and sewer systems is a further limitation.</p>	
2.1.2.3 <u>Gauteng Environmental Management Framework, 2021</u>	
<p>In terms of the Gauteng EMF, the Zeekoehoe Precinct lies within a zone that is classified as a High Control Zone which areas are sensitive to development and no listed activities may be excluded from environmental assessment requirements in this zone and further activities may only be added through a consultative process to protect the environment in this zone.</p> <p>Additional requirements (guidelines, precinct plans, etc.) to ensure the proper development of identified areas in this zone, in a manner that will enhance their potential for conservation, tourism and recreation may be introduced.</p>	<p>This Precinct Plan should be used as a guiding tool for Environmental Management in the Precinct Area, in close engagement with the Environmental Department of the Mogale City LM and in line with the EMF.</p> <p><i>(A map depicting the study area in the context of the Gauteng EMF is attached as Annexure A4)</i></p>
2.1.3 DISTRICT AND LOCAL POLICY CONTEXT	
2.1.3.1 <u>West Rand District Spatial Development Framework, 2022</u>	
<p>In the context of the West Rand SDF, the Zeekoehoe area is situated in the northern rural extents of the district, north of the urban clusters at Krugersdorp.</p> <p>Important anchors surrounding the Zeekoehoe area include:</p> <ul style="list-style-type: none"> ❖ The Cradle of Human Kind which is a major tourism destination in the Gauteng Province; ❖ The Hartbeespoort Dam which is situated just to the north of the District, in the Madibeng LM; ❖ The Magalies Mountain Range which extends from the City of Tshwane through the Madibeng Local Municipality, passed the Hartbeespoort Dam, all the way further to Rustenburg where it eventually terminates at Sun City; ❖ There is a comprehensive local road network (R24, R563, R560) which function as tourism corridors in the district; ❖ There is extensive agriculture in the surrounding areas; ❖ In terms of Tourism Activities there is a major concentration of scenic, historic and conference/accommodation activities in and around the Zeekoehoe area. 	<p>It is important to understand the Zeekoehoe area in the context of the broader attractions in the region, as shown in the West Rand DM SDF.</p> <p><i>(A map depicting the study area in the Context of the West Rand DM SDF is attached as Annexure A5.1, while the tourism map is depicted as Annexure A5.2)</i></p>

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
2.1.3.2 <i>West Rand District Rural Development Plan, 2023 (Draft)</i>	
<p>Linked to the West Rand DM SDF, the West Rand DM Rural Development Plan (Draft, 2023), identified the Zeekoehoe area as part of Rural Intervention Area 2 with proposed Farmer Production Support Units (FPSU's) in the vicinity of Hekpoort, the area to the north-west around Doornspruit 507 JW; further towards the west of Magaliesburg at Carmel Estate, as well as to the south at the Kaalfontein 44 IQ farms.</p> <p>The main Rural Towns in the surrounding area include Tarlton to the south; as well as Magaliesberg, which is located along the same Tourism Corridor as the Zeekoehoe Precinct, as well as Hekpoort to the north. The Plan notes that the Hekpoort area consists of a high number of farm dwellers and informal settlements.</p>	<p>The existing Agricultural Enterprises and Rural Towns in close proximity to the Zeekoehoe Precinct Area are noted and their functions should not be duplicated but rather complemented.</p> <p>Industrial Uses, associated with the agricultural sector, should be concentrated to the Carmel Estate FPSU.</p> <p><i>(A map depicting the study area in the context of the WRDM RDP is attached as Annexure A6)</i></p>
2.1.3.3 <i>Mogale City Spatial Development Framework, 2022</i>	
<p>The Mogale City SDF, 2022 identified the Zeekoehoe area as an area for which a Precinct Plan should be developed, which prompted the development of this Precinct Plan.</p> <p>The SDF identified a Tourism Corridor through the Zeekoehoe area, connecting the identified tourism corridors of the R24 with the R563, parallel to the identified tourism corridor of the R560 and the Zeekoehoe area is identified as a Tourism Area which is affected by Mountains and Ridges.</p> <p>The SDF identifies Hekpoort and Magaliesberg as Rural Nodes where residential/human settlement development should be promoted, along with their complimentary uses (community facilities, retail, business, etc).</p>	<p>The close proximity of the Hekpoort and Magaliesburg Rural Nodes in the context of the study area are noted as well as their unique functions (human settlement development, retail, community facilities).</p> <p><i>(The MCLM SDF is attached as Annexure A7)</i></p>
2.1.3.4 <i>Magaliesburg Precinct Plan, 2022</i>	
<p>The major impact on Magaliesburg is the proposed K76 and K228 which are aimed at improving regional mobility and removing heavy vehicles from the urban fabric of the Magaliesburg Town. The K228 will traverse north of Ga-Mohale and it is proposed in the Magaliesburg Precinct Plan that no further development should be permitted north of the K228. The proposed K76 will create a bypass road east of Magaliesburg which will have an extensive impact on the existing tourist facilities in the area which are highly dependent on through-traffic in the area.</p>	<p>An opportunity exists to supplement the potential loss of tourism activities in the Magaliesburg town within the Zeekoehoe Precinct Area.</p>

POLICY DESCRIPTION/OBJECTIVES:	IMPLICATIONS/RELEVANCE TO THE ZEEKOEHOEK PRECINCT PLAN:
<p>The Magaliesburg Precinct Plan proposes that the R24, which will become a lower order route due to the construction of the K76 and K228, should be promoted as a tourism corridor and mixed use should be promoted along this corridor.</p> <p>It is further proposed that the existing tourism activities east of Magaliesburg should be promoted and accesses should be allowed along the K76, and rural residential development should be promoted in the Zuikerboschfontein area while the land north of the R509/K228 alignment should be developed for agricultural purposes and the agricultural activities should link up with the FPSU at Carmel Estate.</p>	<p><i>(The Magaliesburg Precinct Plan is attached as Annexure A8)</i></p>
<p>2.1.3.5 Hekpoort Precinct Plan, 2022</p>	
<p>The Hekpoort Precinct Plan earmarks the R560 is earmarked as a mixed-use spine in support of retail, commercial, tourism, agricultural supportive uses and agricultural residential while the R96/R563 is earmarked as the tourism gateway into the area and tourist related activities are supported along this route.</p> <p>High intensity agricultural uses are proposed in the central core area with irrigation practices abstracting water from the Klein River and a combination of agriculture and tourism uses are proposed for the greater surrounding area.</p> <p>A residential consolidation zone has been identified in the central-east area for which a Development Framework was done, proposing very large-scale residential development in the area.</p>	<p>Hekpoort is identified as a rural node where residential development as well as community facilities, retail and business should be focused.</p> <p><i>(The Hekpoort Precinct Plan is attached as Annexure A9)</i></p>

2.2 PRECINCT CONTEXT

This section analyses the area in a Precinct/Local Context and provides details regarding the Biophysical Environment, Cadastral Structure, Movement Network, Land Ownership, Zoning, Land Use, as well as the Existing Engineering Services.

2.2.1 BIOPHYSICAL ENVIRONMENT

The Biophysical Environment is discussed first as part of the Precinct Context Analysis due to the fact that it is the **most prominent structuring element of the Precinct**.

The Biophysical Environment includes the Topography and Hydrology of the Zeekoehoek Precinct, the Biodiversity in terms of C-Plan V3.3, the Soil Types, Geology, as well as the identified Protected Agricultural Land and High Potential Agricultural Land.

2.2.1.1 TOPOGRAPHY AND HYDROLOGY

The topography and hydrology of the area is shown on **Figure 3**, from which it is evident that the Magalies River flows through the entire Zeekoehoek Precinct area from east to west, with two tributaries, the Hekpoortspruit and the Swartspruit/Kleinspruit linking into the Magalies River from where it travels further south to the Hartebeespoort Dam.

The Magalies River creates a flood plain along the east-west line of the Zeekoehoek Precinct where the contours are relatively gradual, while the contours in the northern parts of the area, especially the north-western parts, are considerably steeper with a few smaller tributaries.

The northern boundary of the area represents a watershed and the tributaries to the north of the boundary drain northwards into the Swartspruit/Kleinspruit and the tributaries south of the boundary drain southwards into the Magalies River

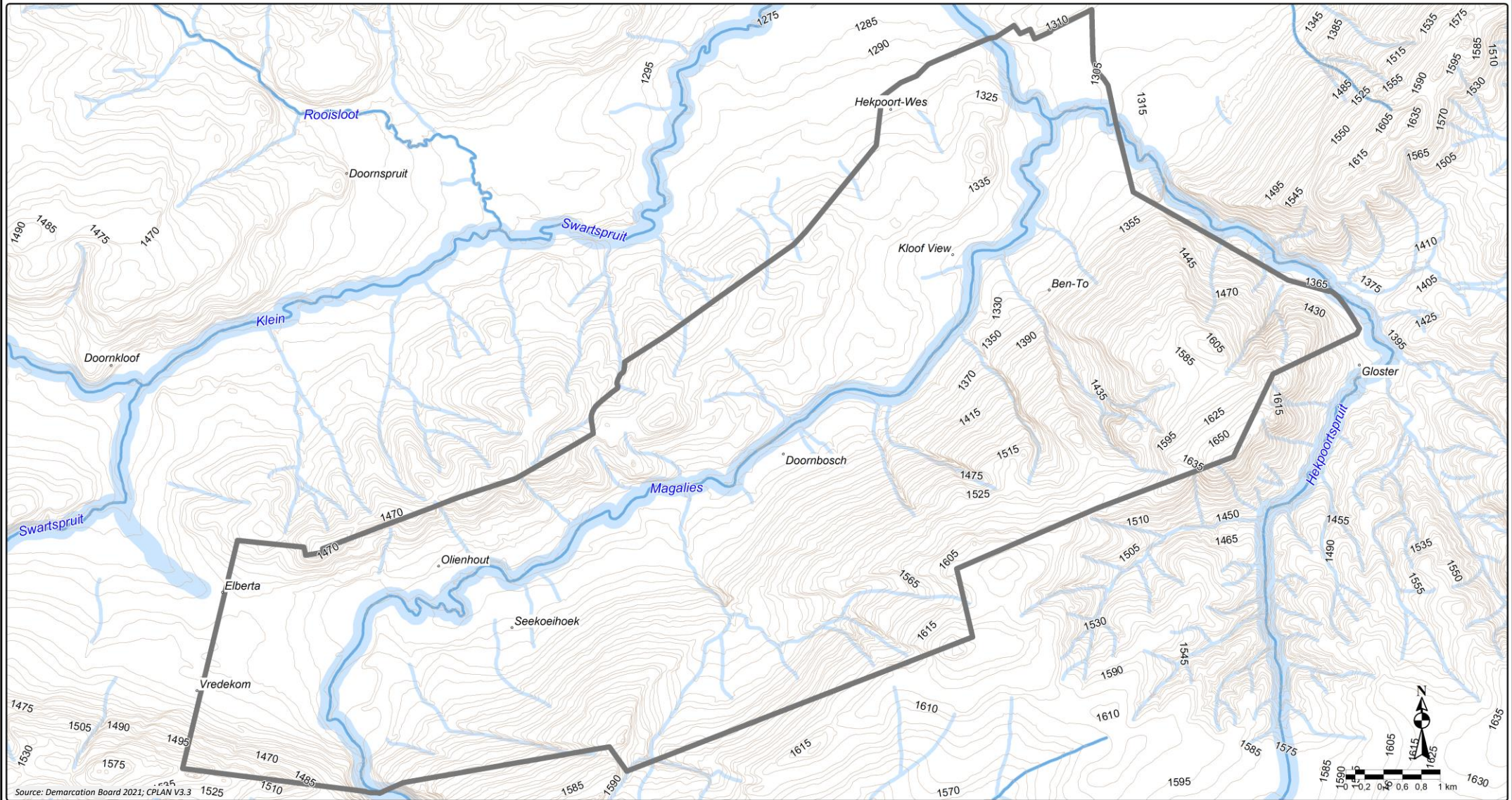
There is a fairly prominent mountainous area/ridge in the southern extents of the Zeekoehoek Precinct with a watershed between the Magalies River and the Hekpoortspruit

The topographical features of the area create a niche environment for agricultural, recreational and conservation activities and the Mogale City LM SDF notes that no development should be permitted beyond the 1,730 m contour line to protect the ridges.

2.2.1.2 BIODIVERSITY

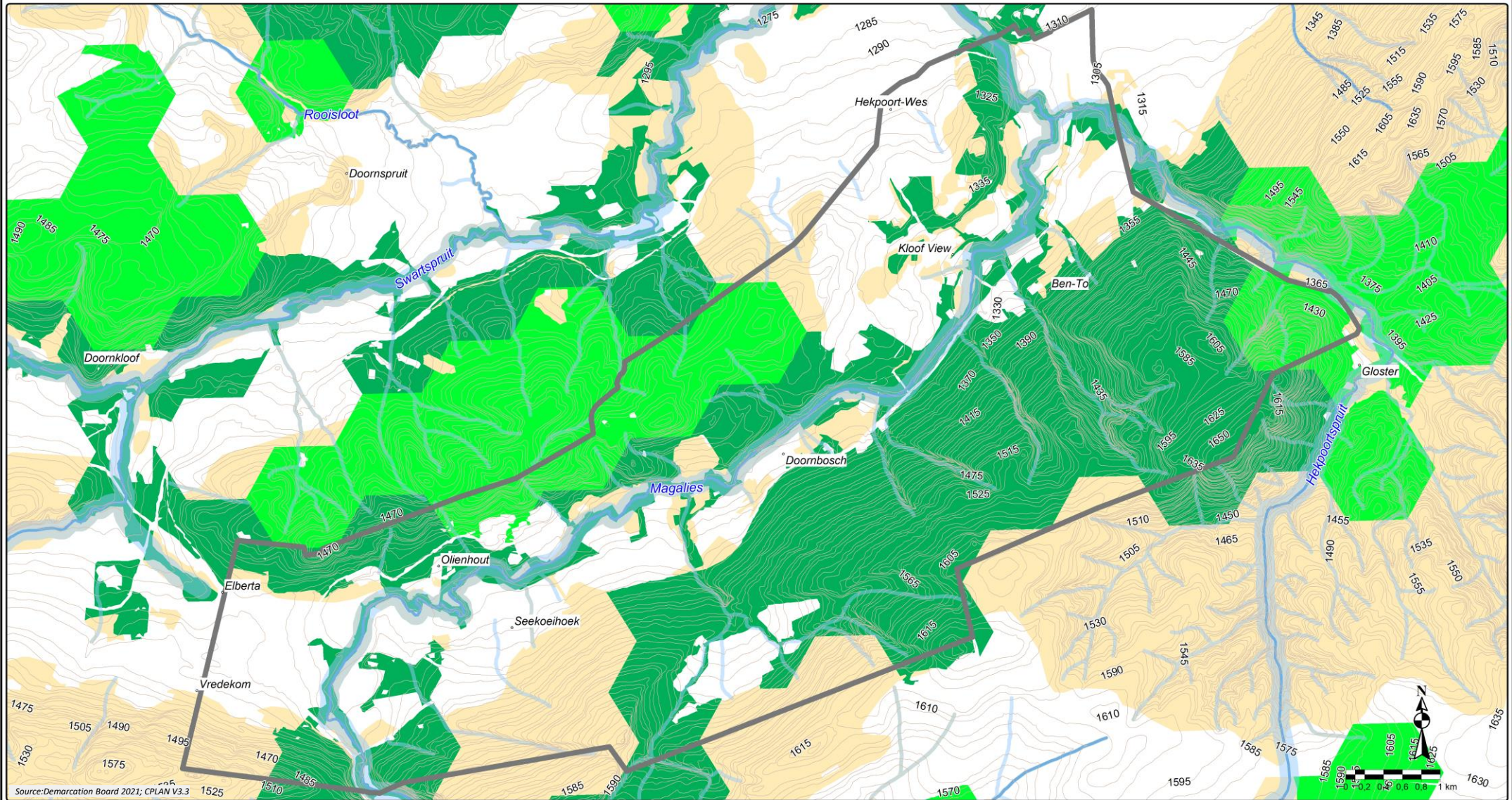
The Biodiversity of the Zeekoehoek Precinct is spatially depicted on **Figure 4** from which it is evident that large areas which have been identified as either **Irreplaceable Areas** or **Important Areas** in terms of the C-Plan V3.3.

Irreplaceable Areas are Critical Biodiversity Areas which are considered 80-100% irreplaceable for meeting biodiversity conservation targets; or critical linkages; or critically endangered ecosystems. These areas are the highest level of environmental sensitivity and the environmental guidelines state that these areas are to be **maintained in a natural state with no loss of ecosystems, functionality or species, with no flexibility in land use options**.



Source: Demarcation Board 2021; CPLAN V3.3

- Zeekoeihoek Precinct Area
- 5m Contours
- Rivers
- River Buffers



- | | |
|---|--|
| <ul style="list-style-type: none"> Zeekoeihoek Precinct Area 5m Contours Rivers River Buffers | Movement Network: <ul style="list-style-type: none"> Important Area Irreplaceable Area Ecological Support Area Ridges |
|---|--|

There are areas in the northern parts of the Zeekoehoe Precinct, north of the Magalies River and around the Hekpoortspruit which are classified as **Important Areas** where the potential environmental impacts of a proposed project or activity are of particular concern or significance. These areas could include sensitive ecosystems; water bodies; cultural or historical sites; human settlements; wildlife corridors; areas with existing air quality issues; and scenic and recreational areas. **Development in these areas will generally be subject to an Environmental Impact Assessment (EIA) to assess the impact that the proposed development may have on the area.** Mitigation measures and alternative project designs can then be developed to minimize harm to these areas and the surrounding environment. Additionally, public input and consultation are often solicited during this process to gather diverse perspectives and ensure that all relevant concerns are considered.

It is confirmed that there are no formal **Protected Areas** as declared under the Protected Areas Act within the Zeekoehoe Precinct.

2.2.1.3 **SOIL TYPES AND GEOLOGY**

The Soil Types and Geology of the study area are spatially shown on **Figure 5** and **Figure 6** respectively from which it is evident that the ridge formed by the Magalies Mountains creates a strong structuring element in terms of the types of soils and geology found on either sides of the ridge.

Rocky, poorly developed soils are found along the mountainous areas, with well-developed soils (black and red, strongly structured clay soils with a high base status) in the central and northern parts of the study area.

The north-western parts of the Zeekoehoe area are typically associated with more conducive conditions for Agriculture, with permeable soils that can hold water, while the soil types and geology of the south-eastern parts of the area are more conducive to tourism activities due to the scenic value from the mountains.

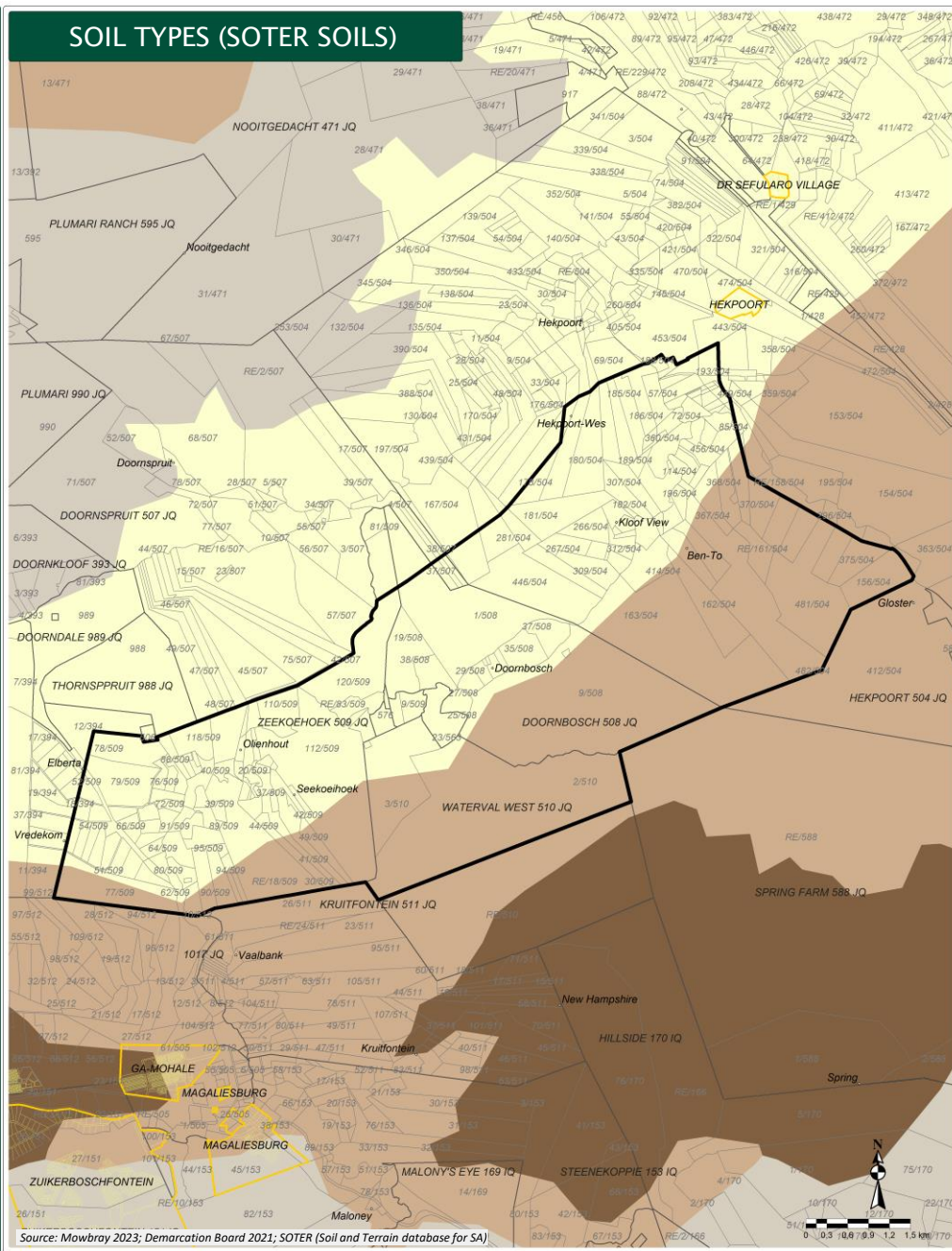
2.2.1.4 **PROTECTED AND HIGH POTENTIAL AGRICULTURAL LAND**

The land that has been identified to be **Protected for Agricultural Purposes**, is shown in **Figure 7**. The main objectives of the Protected Agricultural Areas are to:

- ❖ Protect high potential agricultural land, cultivated and vacant and to provide an implementation vehicle for guiding all aspects of agricultural planning and development.
- ❖ Be included and gazetted as PAAs as defined under the Preservation and Development of Agricultural Land Bill (PDALB).
- ❖ Be incorporated within current spatial planning mechanisms such as Spatial Development Frameworks, Agricultural Sector Plans; and Rural Development Plans.

Protected Agricultural Areas have been identified throughout the study area, especially along the Magalies River and to the north thereof all the way to (and beyond) to Hekpoort. There are further scattered areas, mostly around the Magalies River identified as **High Potential Agricultural Land**.

It is crucial that the areas earmarked to be protected for agricultural purposes not be compromised by any other type of development to ensure food security in the region.

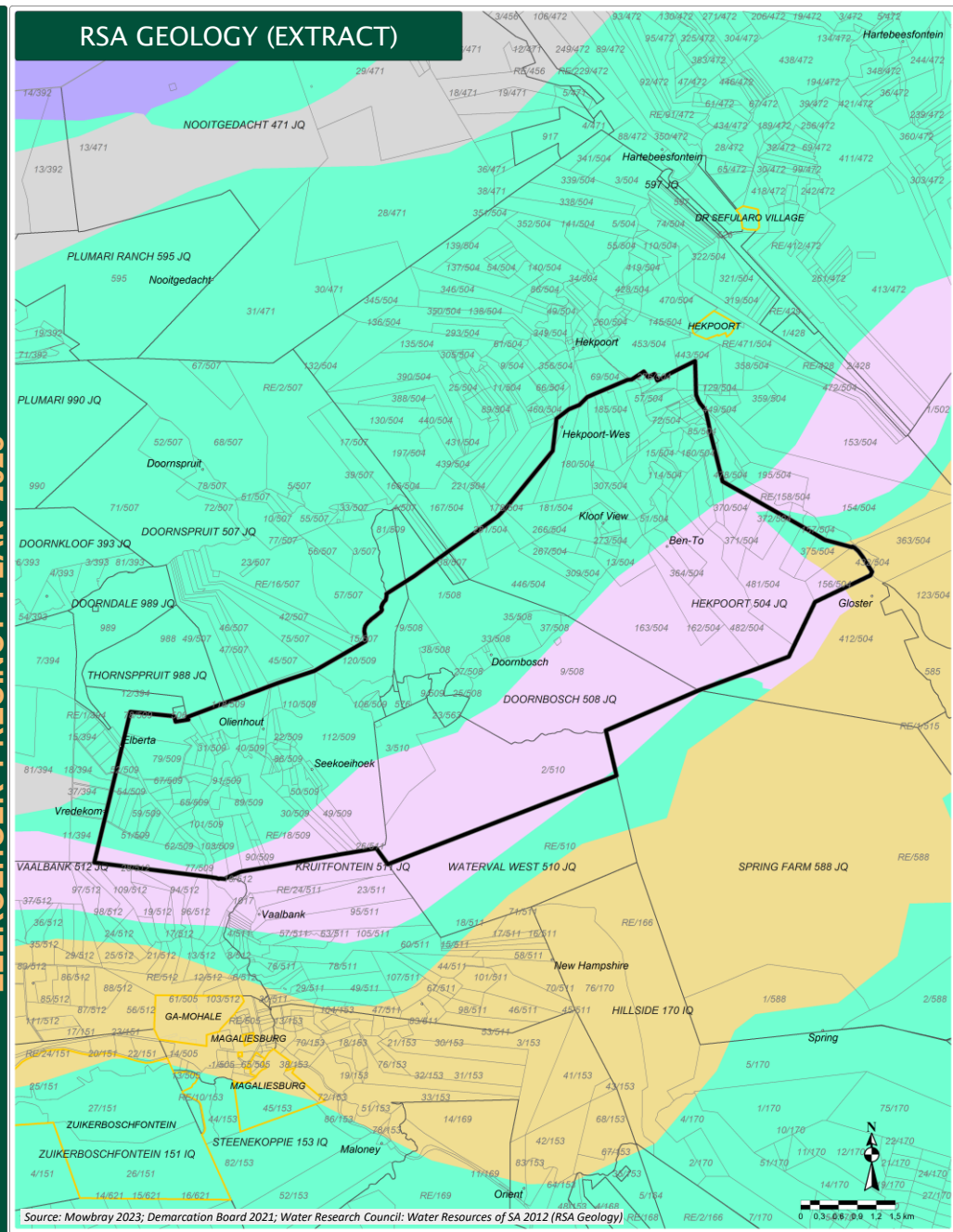


- Zeekoehoe Precinct Area
- Erven
- Allotment Area
- Farm Portions
- Parent Farms
- Black and red, strongly structured clayey soils with high base status

- Soils with minimal development, usually shallow on hard or weathering rock, with or without intermittent diverse soils.
- Rock with limited soils
- Red and yellow, massive or weakly structured soils with low to medium base status



Figure 5

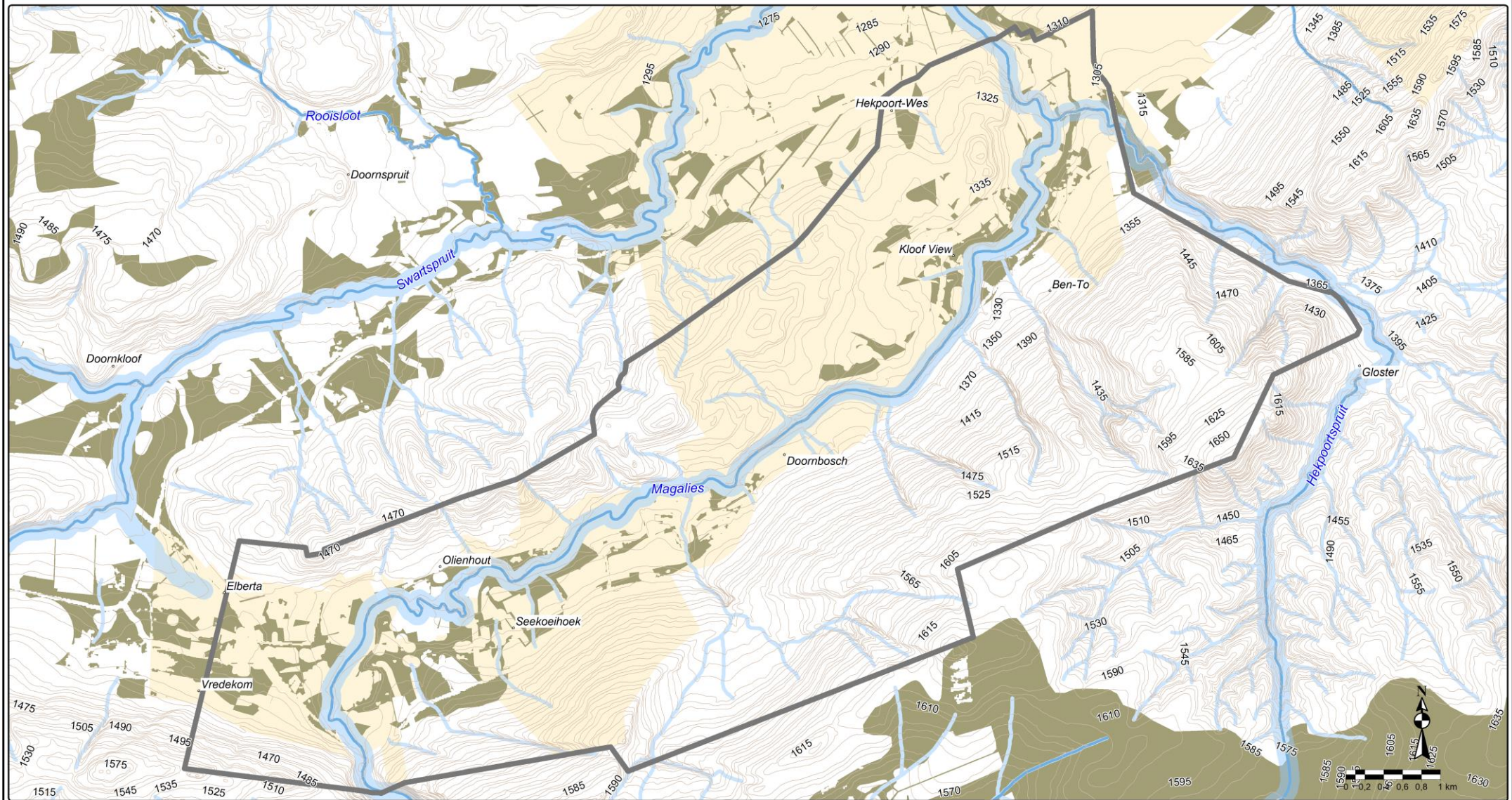


- Zeekoehoe Precinct Area
- Erven
- Allotment Area
- Farm Portions
- Parent Farms

- Andesite
- Arenite
- Dolerite
- Quartzite
- Shale



Figure 6



- Zeekoehoe Precinct Area
- High Potential Agriculture
- Protected Agriculture Area
- 5m Contours
- Rivers
- River Buffers

2.2.2 CADASTRAL STRUCTURE

The Biophysical Environment discussed in the previous section had a major impact on the **Cadastral Structure** of the Zeekoehoe Precinct area, as farms were broadly structured around the river, which is depicted on **Figure 8**.

There are a number of linear structured farm portions, mostly in the far western parts and the eastern parts of the area, which are to allow as many as possible farms access to the Magalies River as a water source for agricultural activity.

The cadastral structure of the Zeekoehoe Precinct comprises only farm portions (there are no proclaimed townships and erven or agricultural holdings) including the portions of the farm Zeekoehoe 509 JQ, which covers the western parts; the farm Doornbosch 508 JQ, Waterval West 510 JQ, and very limited portions of the Farm Impala 563 JQ which expands over the central parts; and the farm Hekpoort 504 JQ which comprises the eastern parts.

2.2.3 MOVEMENT NETWORK

The **Movement Network** of the Zeekoehoe Precinct is depicted on **Figure 9**, which information is aligned to the Mogale City Roads Master Plan as outlined on **Figure 9.1**.

Much like the cadastral structure of the area, the movement network is also largely impacted by the biophysical structuring elements in the area. In essence, the two north-south **Regional Routes** include the **R24** which traverses the study area to the west and creates the major east-west linkage between Gauteng and the North West Province, connecting the OR Thambo International Airport to Rustenburg; and further the **R563 (Hekpoort Road)** which traverses the study

area to the east which connects Hekpoort in the north of the Mogale City LM with Krugersdorp towards the south.

Regional Route R560 lies north of the Zeekoehoe Precinct, and parallel to the south of the Magalies Mountains, and connects the tourism towns of Magaliesburg to Hartebeestpoort which is located in the North West Province.

The R24, R560 and R563 has been earmarked as tourism corridors within the Mogale City Roads Master Plan.

The **D96 and the link ①** between D96 and R560 are Class 3 roads in terms of the Mogale City Roads Master Plan and the R24 (K76), R560 (K24) and R563 (K17) are designated K-Routes which have specific access arrangements. The D98 which creates the loop between the D906 and the R24 does not have a Class designation in terms of the Roads Master Plan. The D96 route and the other R-Routes are subject to the provisions of the Advertising on Roads and Ribbon Development Act 21 of 1940 and has a building line restriction of 94.46 metres from the centre line of the road. The restriction can be amended subject to an application to the relevant authority.

Within the study area is the lower order **District Route D96** which provides the east-west link through the study area and lies between the two mountain ranges (to the south and to the north). **District Route D98** further creates a loop, connecting to the R24 and D96, from which a number of access routes are provided to the surrounding farms. In other words, the internal network was developed to provide a number of properties with access to the main routes without the necessitating the development of bridges.

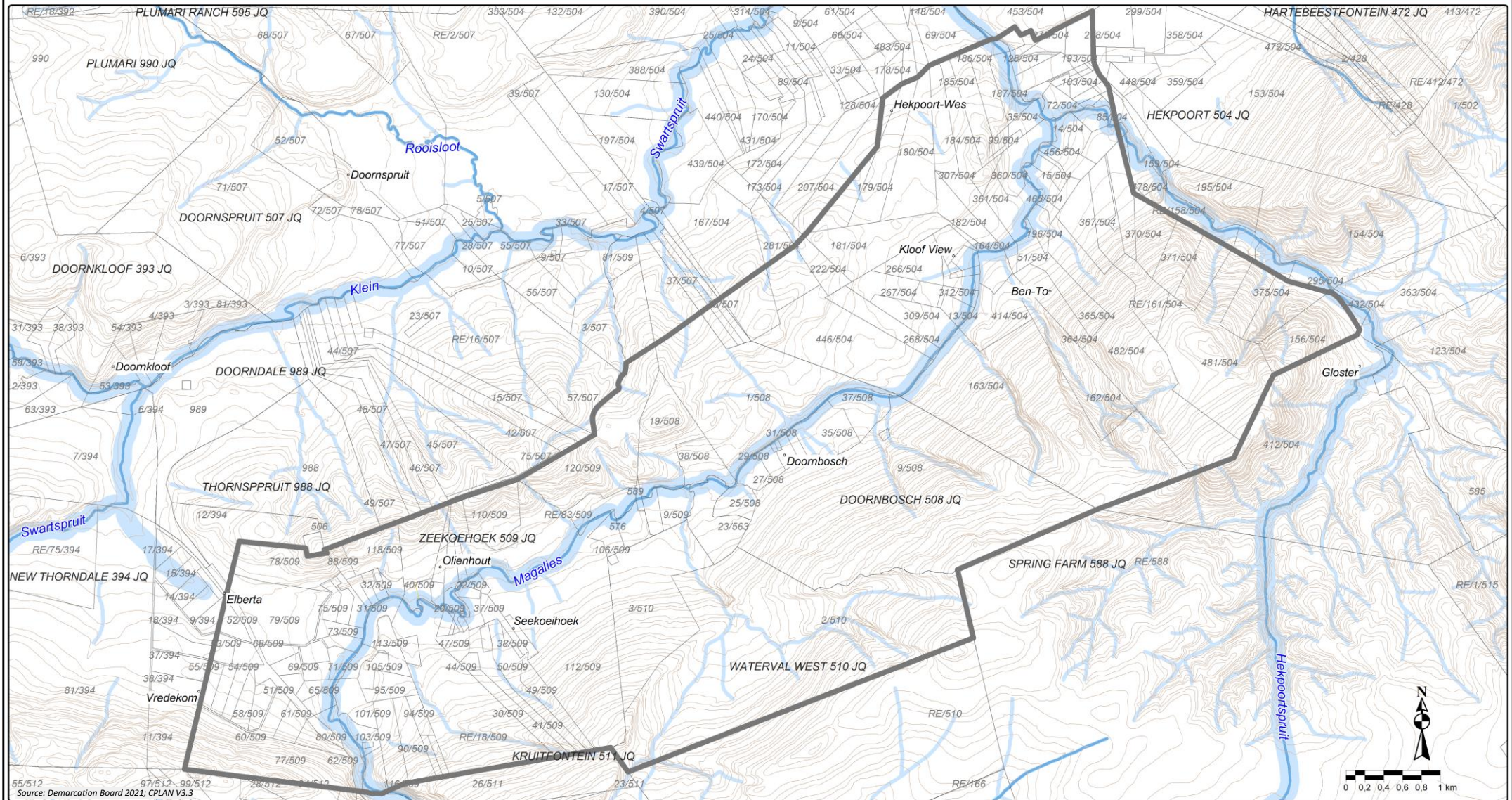
The central parts of the study area (where there are larger cadastral entities) comprise limited local access routes to the farm portions, while the eastern parts (where there are smaller cadastral entities) have a much finer grain of local access routes to the various farm portions.

Due to cost implications, the links over the river are limited in the area, however, there is one continuous local link ① in the eastern parts linking the D96 to the R560.

There is further a railway line in the area, which was historically the railway line between Magaliesburg and Pretoria, however, the line has not been operational for over 10 years.

ZEEKOEHOEK PRECINCT PLAN 2023

Cadastral Structure



- Zeekoehoek Precinct Area
- Farm Portions
- Parent Farms
- 5m Contours
- Rivers
- River Buffers



Figure 8

ZEEKOEHOEK PRECINCT PLAN 2023

Cadastral Structure and Movement Network

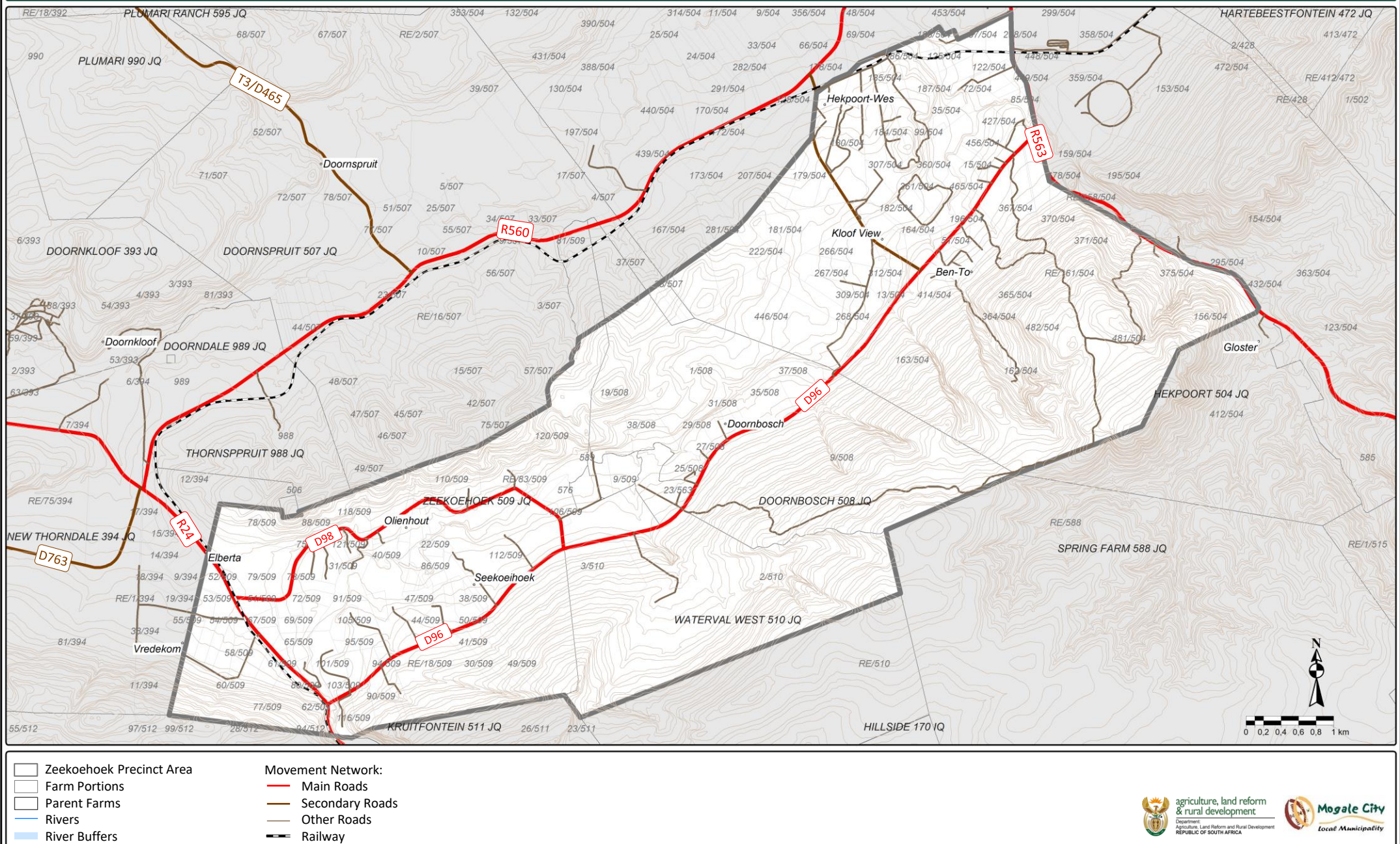
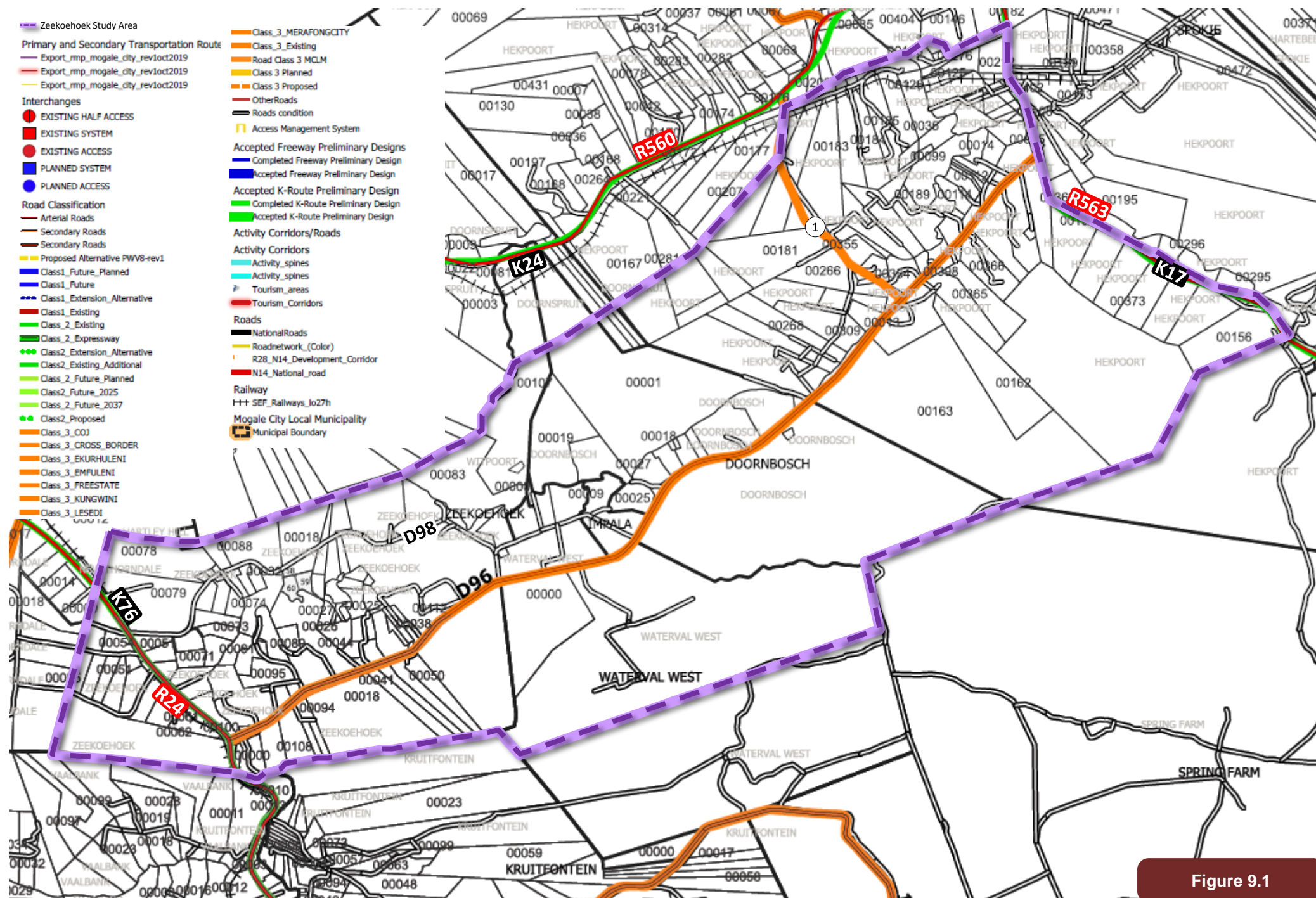


Figure 9



2.2.4 LAND OWNERSHIP

The Land Ownership of the farm portions in the study area is shown on **Figure 10**, which is an important structuring element and has an impact on the Spatial Proposals set out in Chapter 3. The provision of Community and Social Facilities, for example, will always need to be proposed firstly on Government owned land before the purchasing of private land parcels is considered. The extent of Government owned land parcels can further give an indication of the level of involvement of Government, whether National, Provincial or Local, in an area.

In terms of Land Ownership, most of the farm portions in the Zeekoehoek Precinct are privately owned, either by a Private Person, Private Company or a Trust.

There are only 6 farm portions in the study area which are owned by the Government, either by National or Municipal Government, including:

- ❖ Portion 1 of the Farm Doornbosch 508 JQ
- ❖ Portions 9, 20, 25 and 43 of the Farm Zeekoehoek 509 JQ, and
- ❖ Portion 1 of the Farm Waterval West 510 JQ

It is further confirmed that there are no areas under **Traditional Authority Leadership** within the study area which is important to note as these areas would have a unique set of rules and protocols to follow in terms of the proposals made and the general land use management of the area.

According to the information obtained from the Commission on Restitution of Land rights, **no land claims** have been registered on any land parcels within the study area.

2.2.5 ZONING

The Zeekoehoek Precinct is predominantly zoned **Agriculture** in terms of the Mogale City Land Use Scheme, 2022, as depicted on **Figure 11**.

Table 4 summarises the objectives and associated land uses associated with the **Agriculture** zoning category, in terms of the Mogale City Local Municipality Land Use Scheme, 2022.

It is noted from **Table 4** that a Farm Stall is included as a primary land use right under the **Agriculture** zoning category and the land use rights for a Restaurant may be applied for with a Consent Use application for **Business Use**, with a maximum floor area of 500 m².

It is noted that land use rights for a **Function Venue/Tourism Facility** may be applied for with a Consent Use, Rezoning or Township Establishment application (depending on the size), however, a **Tourism Facility** is not defined in the scheme.

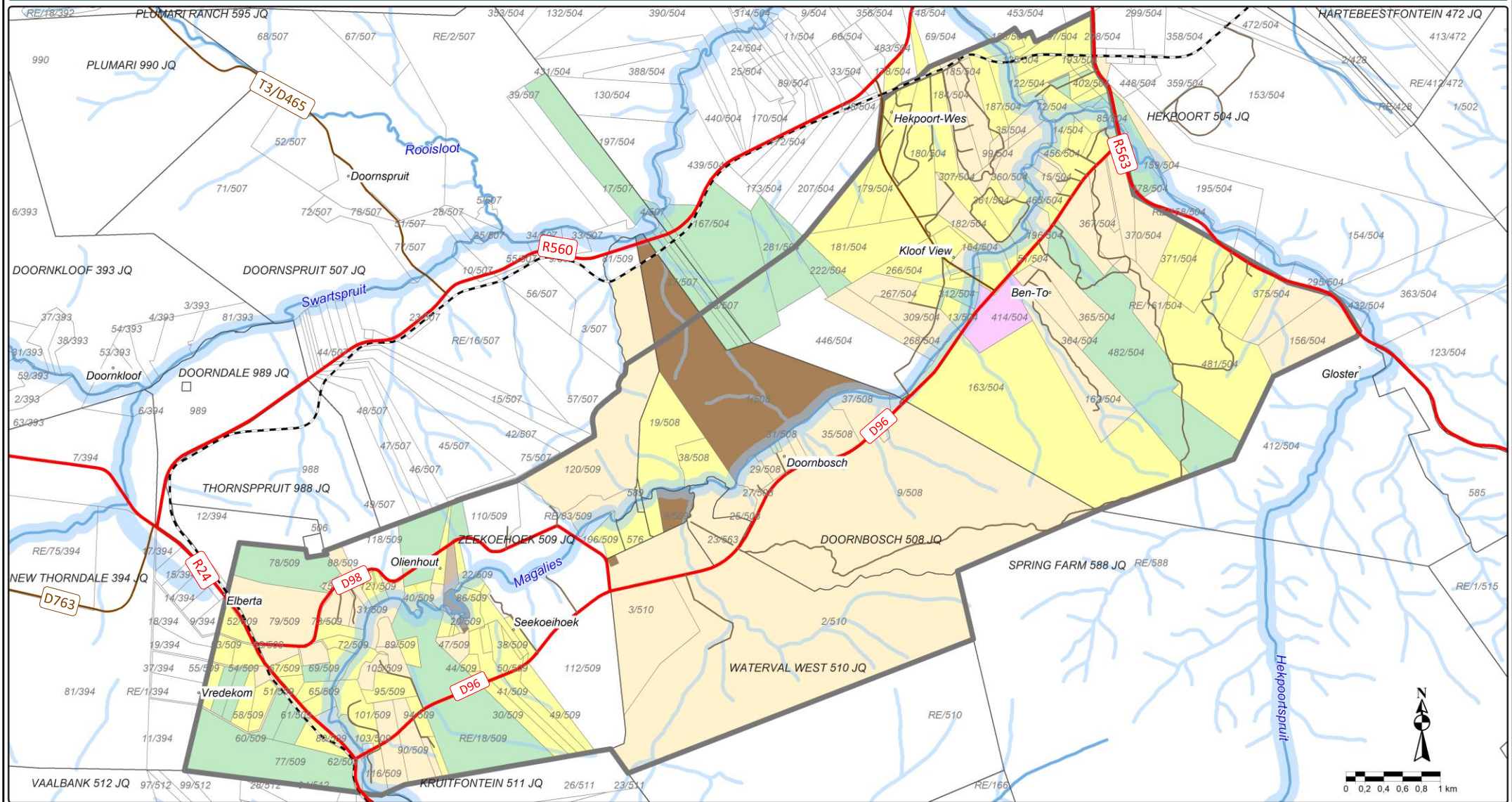
A total of 4 dwelling units could further be established on land zoned **Agriculture** without prompting a township establishment application.

It is further noted that provision is made for **Split Zonings** in the Scheme.

During the 2nd Public Engagement, community members indicated they have historical “permit rights” which may be condoned/incorporated into the Land Use Scheme subject to the municipality’s processes.

ZEEKOEIHOEK PRECINCT PLAN 2023

Land Ownership



- Zeekoeihoek Precinct Area
- Farm Portions
- Parent Farms
- Rivers
- River Buffers

- Movement Network:**
- Main Roads
 - Secondary Roads
 - Other Roads
 - Railway

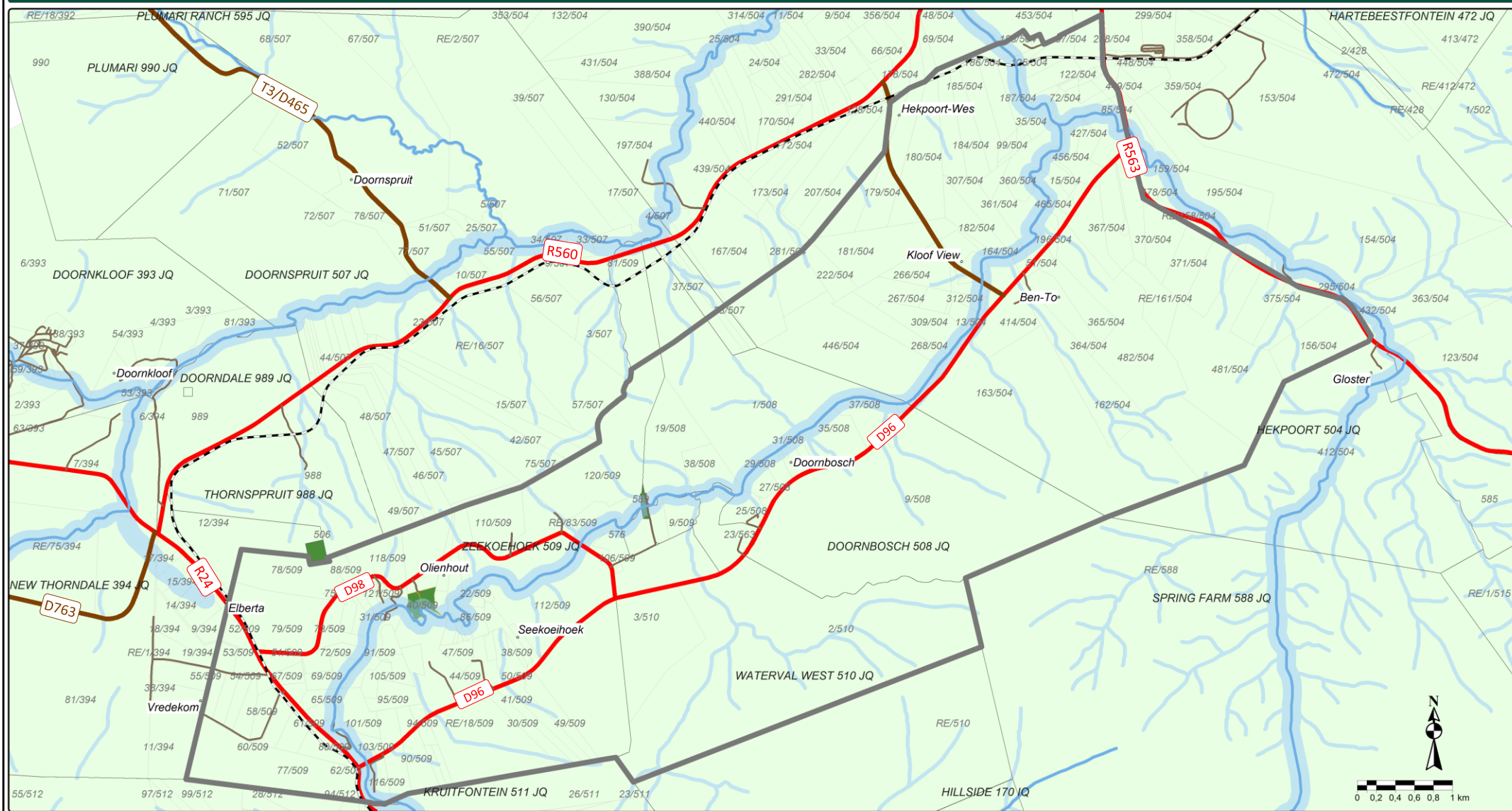
- Ownership (Windeed):**
- Government (Municipal)
 - Government (National)
 - Private Person
 - Private Company
 - Religion
 - Trust
 - No Information / Refer to Registrar of Deeds



Figure 10

ZEEKOEHOEK PRECINCT PLAN 2023

Zoning



- Zeekoehoek Precinct Area
- Farm Portions
- Parent Farms
- Rivers
- River Buffers

- Movement Network:
- Main Roads
 - Secondary Roads
 - Other Roads
 - Railway

- Zoning:
- Agriculture
 - Undetermined



Figure 11

Table 4: Agriculture Zoning Controls

AGRICULTURAL				
Primary Uses:	Written Consent:	Consent:	Rezoning:	Township Establishment:
<ul style="list-style-type: none">❖ Agricultural Building❖ Agricultural Uses❖ Commercial Farm❖ Conservation Areas❖ Cultivation Shed❖ Dwelling Unit❖ Farm Stall❖ Greenhouse	<ul style="list-style-type: none">❖ Second Dwelling House	<ul style="list-style-type: none">❖ Business uses (maximum 500m²)❖ Industrial uses (up to 500m²)❖ Service industry (up to 500m²)❖ Institution (500m²)❖ Place of Public Worship (up to 500m²)❖ Place of Amusement (up to 500m²)❖ Function venue/Tourism facility (up to 3 000m²)❖ Commercial uses (up to 500m²)❖ Mini-storage facilities (up to 3 000m²)❖ Residential uses (up to 3 dwelling units in total)❖ Educational (up to 500m²)❖ Other uses ancillary to main use (up to 2 000m²)❖ Special uses (not defined under the above) (up to 500m²)❖ Noxious uses and noxious industries: not allowed.	<ul style="list-style-type: none">❖ Business uses (floor area: 501m² to 3 000m²)❖ Industrial uses (floor area: 501m² up to 3 000m²)❖ Service industry (floor area: 501m² up to 3 000m²)❖ Institution (floor area: 501m² up to 6 000m²)❖ Place of Public Worship (floor area: 501m² up to 6 000m²)❖ Place of Amusement (floor area: 501m² up to 3 000m²)❖ Function venue/Tourism facility (floor area: 3 001m² up to 6 000m²)❖ Commercial uses (floor area: 501m² to 6 000m²)❖ Mini-storage facilities (floor area: 3 001m² to 6 000m²)❖ Residential uses (up to 4 dwelling units)❖ Educational (floor area: 501m² up to 6 000m²)❖ Other uses ancillary to main use (floor area: 2 001m² to 6 000m²)❖ Special uses (not defined under the above) (up to 501 to 3 000m²)❖ Noxious uses and noxious industries: not allowed.	<ul style="list-style-type: none">❖ Business uses (floor area: exceeding 3 001m²)❖ Industrial uses (floor area: exceeding 3 001m²)❖ Service industry (floor area: exceeding 3 000m²)❖ Institution (floor area: exceeding 6 001m²)❖ Place of Public Worship (floor area: exceeding 6 001m²)❖ Place of Amusement (floor area: exceeding 3 001m²)❖ Function venue/ Tourism facility (floor area: exceeding 6 001m²)❖ Commercial uses (floor area: exceeding 6 001m²)❖ Mini-storage facilities (floor area: exceeding 6 001m²)❖ Residential uses (5 or more dwelling units)❖ Educational (floor area: exceeding 6 001m²)❖ Other uses ancillary to main use: (floor area exceeding 6 001m²)❖ Special uses (not defined under the above) (3 001m²)❖ Noxious uses and industries: not allowed.
Development Controls:				
Density: Refer to Clause 25		Coverage: 10%	FAR: Refer to Clause 29 for floor areas	Height: 2-storeys, additional one with written consent.
Other Control Regulations:				
<ul style="list-style-type: none">• The Municipality shall take into consideration the nature, extent, character and effect of the intended zoning that is proposed for split zoning.• Owner of the tourism incentive accommodation shall submit a formal application for such unit/s and provide a detailed motivation including services provision for consideration. Ownership or partial ownership in the land and/or units may not be transferred to any other person, organisation or group of people. This provision does not apply to existing agricultural holdings. Units may be occupied on a temporary basis by bona-fide guests only, to the satisfaction of the Municipality.• Only 4 dwelling units will be allowed without a Township Establishment Application.				

2.2.6 LAND USE

As previously discussed, the Biophysical Environment had a major impact on the Cadastral Structure of the area, and using that as backdrop, the **Land Uses** that developed in the area over time will now be discussed.

The Zeekoehoe Precinct area is rural in nature with the two main land uses being Agriculture and Tourism. It is confirmed that no mining activities were identified within the Zeekoehoe Precinct Area through the visual assessments (including aerial imagery and drive-by surveys), nor was mining activity confirmed by the Mogale City LM.

The provision of Community Facilities in the area will also be discussed in this section, as well as the Human Settlement Patterns which are found in the area.

2.2.6.1 AGRICULTURAL ACTIVITY

The **Agricultural Activity** taking place in the area is shown in **Figure 12**, which was demarcated based on visual inspection of the area, from which the following can be noted:

- ❖ Crop farming (Cultivated Land) is intensively taking place throughout the study area,
- ❖ High-precision farming (Horticulture/Shadenet) is taking place on a few farms in the area,
- ❖ Pivot Irrigation systems are present due to the supply of water from the river,
- ❖ The Bekker School is an Agricultural School, which is why Cultivated Land and Pivot Irrigation is present on the school grounds,
- ❖ The remainder of the farms in the area are Extensive Agriculture which is typically grazing land/veld in a fairly natural state, and

- ❖ There is an isolated enclave of intensive agricultural activity up the mountain at the Waterval West 510 JW Farm.

An aerial image of the **western parts** of the study area are shown on **Figure 13**, from which it is evident that the areas around the river are currently being used for relatively intensive agricultural purposes.

An aerial image of the **eastern parts** of the study area are shown on **Figure 14**, which shows the intensive crop farming around the river, while the area north of the D96 is typically utilised for game or cattle grazing.

2.2.6.2 TOURISM

The **Tourism Activities** taking place in the study area is spatially depicted on **Figure 15**.

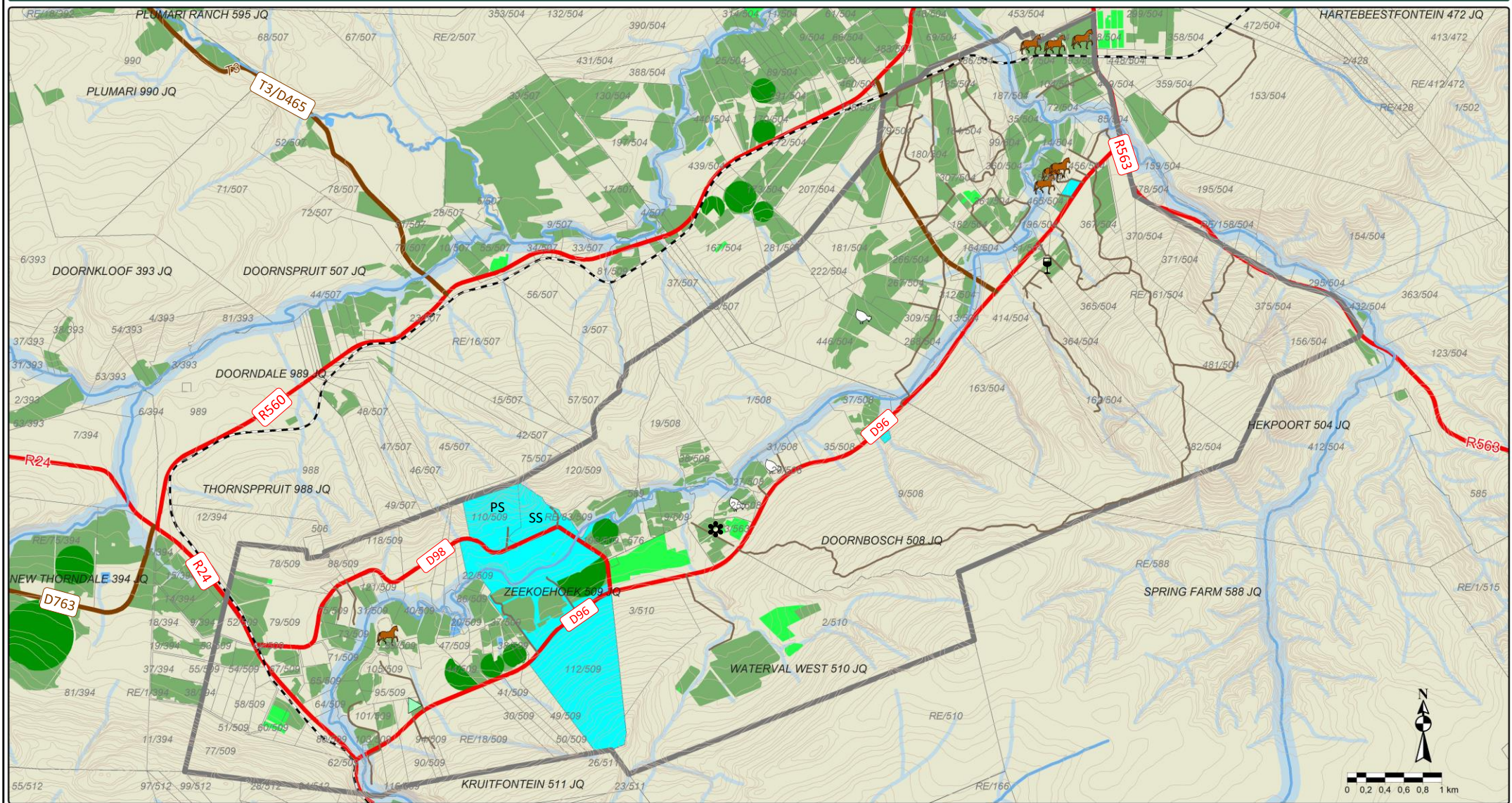
There is a prominent cluster of tourism activities in the western parts of the area, around the Magalies River and along Route R24, including a number of lodges, guesthouses, resorts, retreats as well as a wedding venue and brewery.

There are a few tourism activities located along the D96, and fronting onto the river, including cottages, a country estate as well as a caravan park.

A significant cluster of tourism activity exists in the eastern extents of the study area, which is primarily used for agricultural purposes. A number of adventure-tourism related activities also exist in these parts.

ZEEKOEHOEK PRECINCT PLAN 2023

Agriculture



- Zeekoehoek Precinct Area**

 - Farm Portions
 - Parent Farms
 - 5m Contours
 - Rivers
 - River Buffers

Movement Network:

 - Main Roads
 - Secondary Roads
 - Other Roads
 - Railway

Land Use:

 - Education
 - Extensive Agriculture
 - Horticulture/Shadenet
 - Pivot Irrigation
 - Cultivated Land
 - Nursery

Agricultural Infrastructure:

 - Equine
 - Chicken Farm
 - Winery
 - Animal Sanctuary



Figure 12

ZEEKOEHOEK PRECINCT PLAN 2023

Western Aerial Image

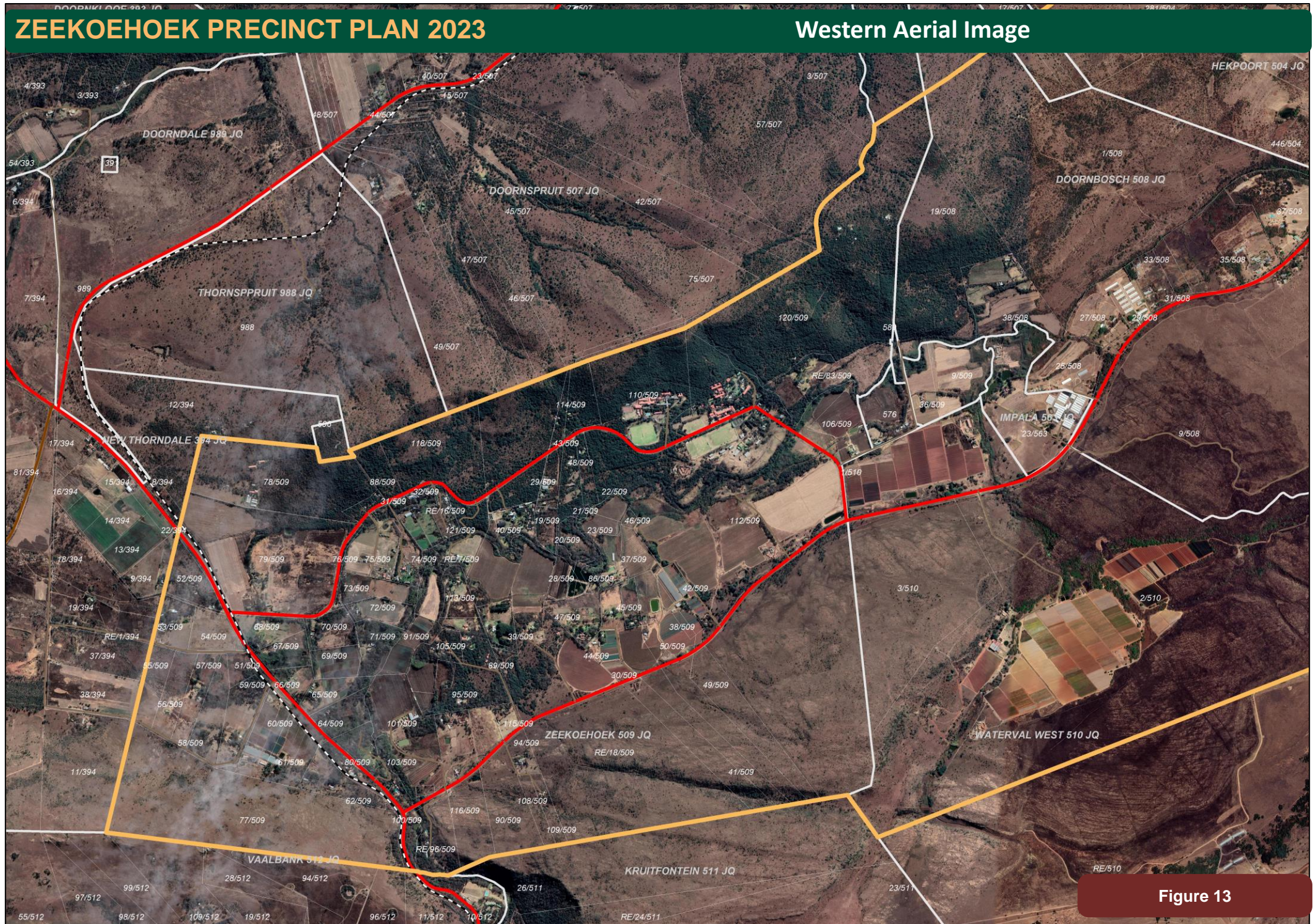


Figure 13

ZEEKOEHOEK PRECINCT PLAN 2023

Eastern Aerial Image

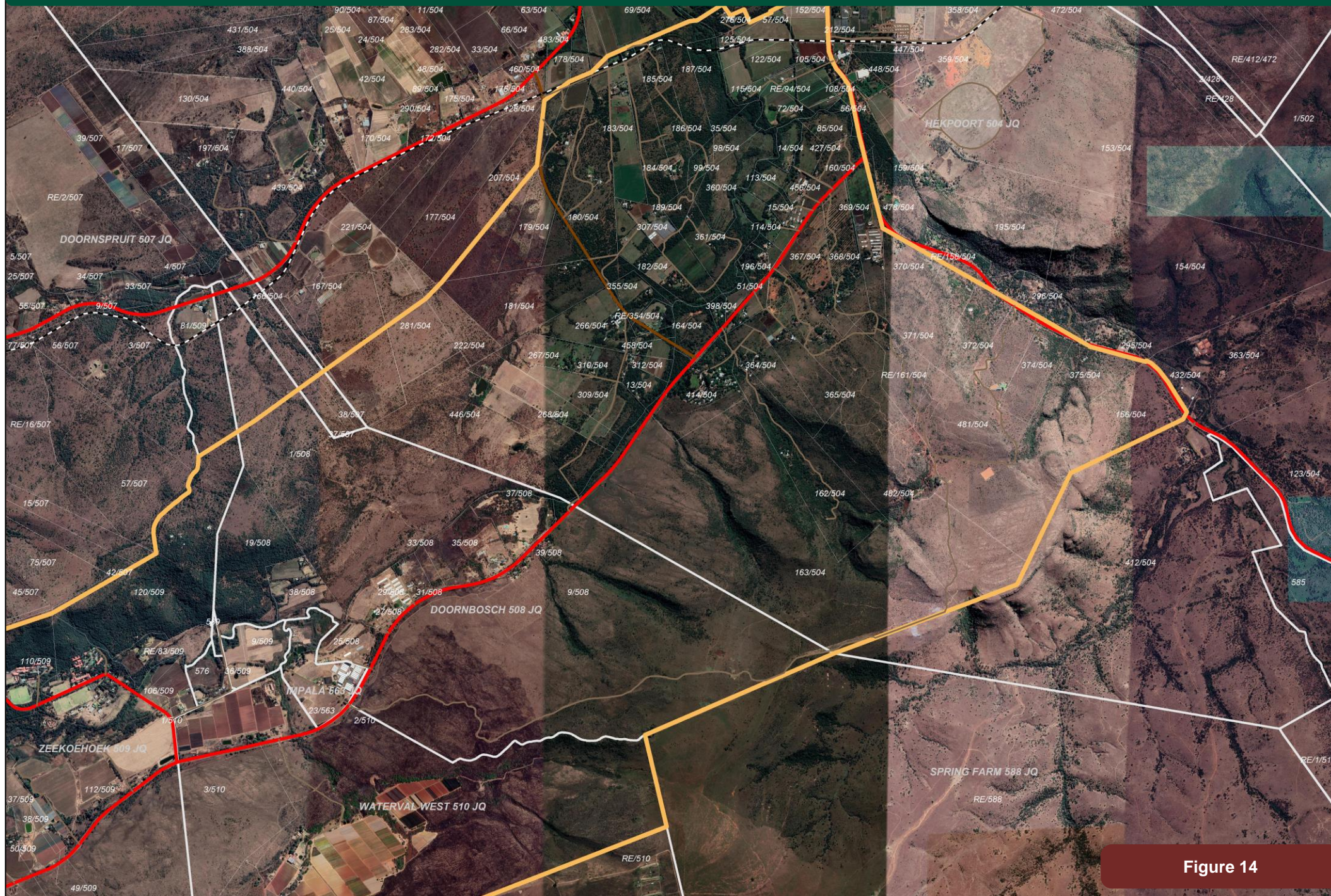


Figure 14

ZEEKOEHOEK PRECINCT PLAN 2023

Tourism

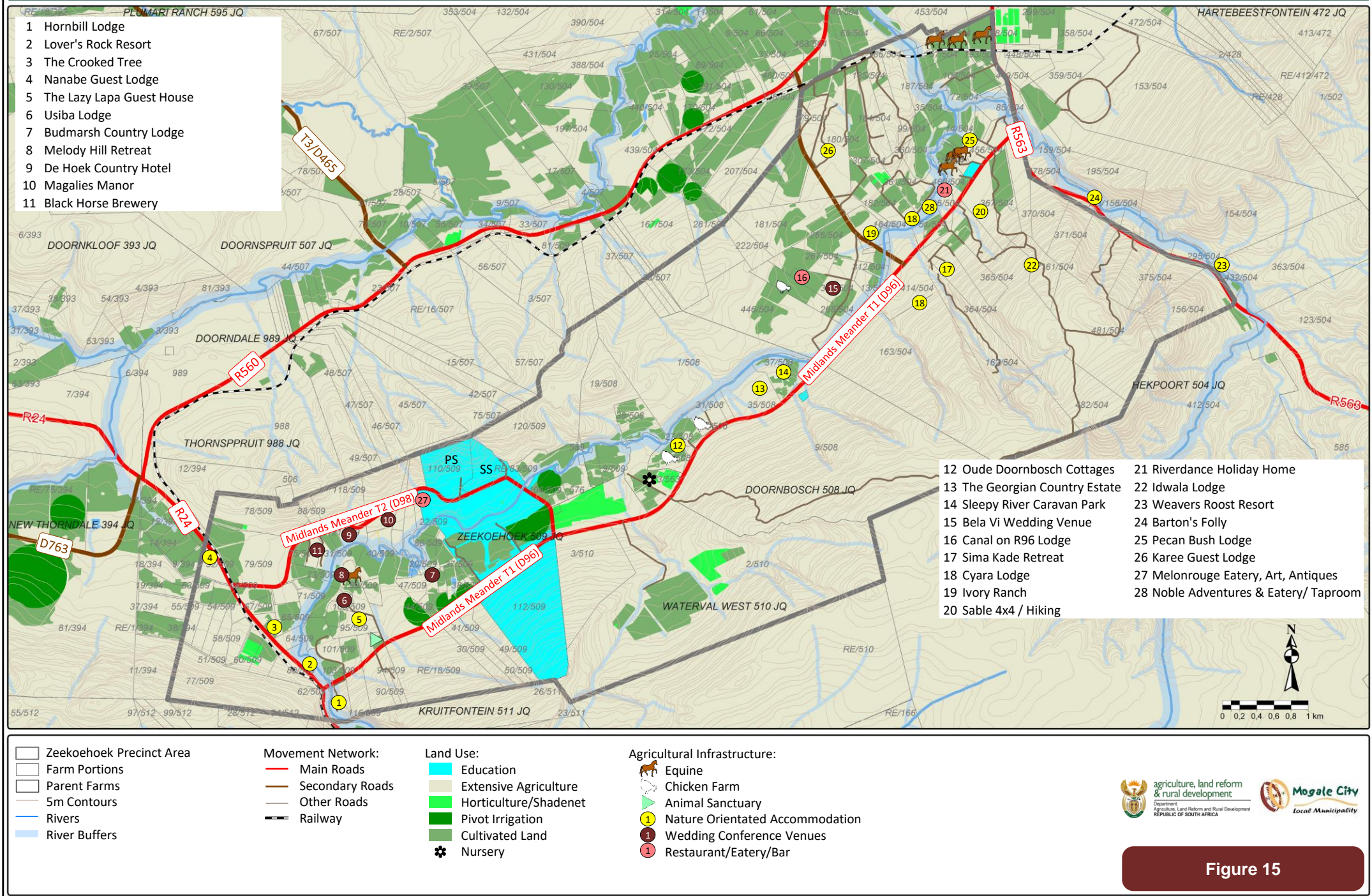


Figure 15

The Mogale City developed a **Tourism Investment Atlas** which aims at enhancing the tourism sector of the Municipality. Although there are no tourism initiatives proposed for the Zeekoehoe Precinct, projects were proposed at Magaliesburg (which is a mere 4,5 kms away) including the development of a Trout Farm and the Magaliesburg Station which could include quality restaurants and entertainment facilities. A retail facility (with a tourism focus) is further proposed along the R560 route at Hekpoort, which is situated just north of the Zeekoehoe Precinct.

The strong tourism character and potential for expansion of the tourism sector is evident.

Table 5 on the following page provides a matrix of the existing tourism establishments in the Zeekoehoe Precinct (as per **Figure 15**) and the types of facilities available at each of these establishments. The numbers in the first column of Table 5 correspond to the numbers in the Tourism Map.

2.2.6.3 COMMUNITY FACILITIES

There are a limited number of Community/Social Facilities in the area, which is expected due to the nature of the area (being a rural farming community with a small population).

Figure 16 shows the existing facilities which include an Institution, a Youth Centre, two Primary Schools including the Bekkers Primary School, the Bekkers High School and a Place of Worship.

Further Community/Social Facilities are available outside the Precinct, around Hekpoort West, which include a Primary School, a Clinic, a Community Hall, a

Library and a Police Station. To the south of the Precinct lies a Youth Centre, an Institution and a Cemetery.

2.2.6.4 BUILDING FOOTPRINTS & HUMAN SETTLEMENT PATTERNS

The **Building Footprints** of the study area are depicted on **Figure 17**, which includes all of the built-up structures within the area, including residential houses as well as farm sheds, etc.

The **Human Settlement Patterns** are depicted on **Figure 18**, which were derived from counts that were undertaken from aerial photography (2023 counts) which were compared to counts done as part of the 2011 Census data, in order to determine whether/where there was an in-migration/influx of people.

It was evident that the area is sparsely populated and experienced a growth of only 47 additional units since 2011 (323 units), bringing the total number of dwelling units the Zeekoehoe Precinct to 370 units, which translates to a very low growth rate of less than 4% per annum.

The total number of units counted in the area include farm workers dwelling units which can be attributed to the agricultural activities within the area.

It is important to note that the area does not contain any informal settlements or occurrences of informality.

2.2.6.5 NON-CONFORMING LAND USES

Based on the Zoning information received from the Mogale City LM and the Land Uses discussed in this section, it is evident that there are a number of **non-conforming land uses** within the Zeekoehoe study area.

Table 5: Tourism Activities Matrix

#	Facility	Accommodation						Business related Activities						Art, Craft and Antiques		Additional Facilities				Recreation Activities									
		Camping Site	Caravan Park	Guest House	Lodge	Self Catering Units	Hotel	Resort (facilities for guests)	Restaurant	Bar/Pub	Teagarden/Coffee Shop	Kiosk/Tuck shop	Beer/Wine/Spirits Tasting Venue	Micro Brewery and Distillery	Art Galleries	Curio/Antiques/Vintage/Bookshop	Function Venue	Conference/Capacity	Wedding Chapel	Spa/Hydro and Wellness Centre	Hiking Trails/Nature Walks	Cycling Trails	4x4	Adventure Activities (e.g. Zip Line,	Picnic and Braai Facilities	Swimming	Facilities Room (e.g. DSTV, Table Tennis)		
1	Hornbill Lodge & Restaurant	•	•		•	•		•								•	•	•	•	•					•	•			
2	Lover's Rock Resort & Restaurant Pub	•	•			•	•	•	•												•				•	•	•		
3	The Crooked Tree	•	•																		•				•	•			
4	Nanabe Guest Lodge			•																									
5	The Lazy Lapa Guest House					•															•				•	•			
12	Oude Doornbosch Cottages					•															•				•	•			
13	The Georgian Country Estate					•	•													•	•				•	•	•		
14	Sleepy River Caravan Park	•	•																		•				•	•			
17	Sima Kade Bush Retreat					•											•	•	•	•	•				•	•			
18	Cyara Lodge	•			•	•					•							•			•			•	•	•			
19	Ivory Ranch					•															•				•	•			
20	Sable Mountain Lodge & 4x4/Hiking				•			•									•				•	•	•			•			
21	Riverdance Holiday Home					•														•	•			•	•	•			
22	Idwala Le Ingwe Lodge					•											•	•	•	•	•		•		•	•			
23	Weaver's Roost Resort	•	•			•		•			•										•				•	•	•		
24	Barton's Folly	•				•															•				•	•			
25	Pecan Bush Lodge					•															•				•	•			
26	Karee & Wild Olive Guest Lodge			•																	•								
6	Usiba Lodge				•			•										•		•	•					•			
7	BudMarsh Country Lodge				•			•	•								•	•		•	•				•	•			
8	Melody Hill Retreat					•		•									•	•		•	•				•	•			
9	De Hoek Country Hotel						•	•									•	•	•	•	•			•					
10	Magalies Manor Hotel & Spa					•	•	•									•	•	•	•					•	•			
11	Black Horse Brewery							•	•	•		•	•		•		•	•	•							•			
15	Bela Vi Wedding Venue					•											•									•			
16	Canal on R96 Eatery & Lodge					•		•																		•			
27	Melonrouge Eatery, Art, Antiques							•						•	•											•	•		
28	Noble Adventures & Eatery/Taproom							•	•			•					•							•					
Nature Orientated Accommodation																													
Wedding /Conferencing Venues																													
Restaurant/Eatery/Bar																													

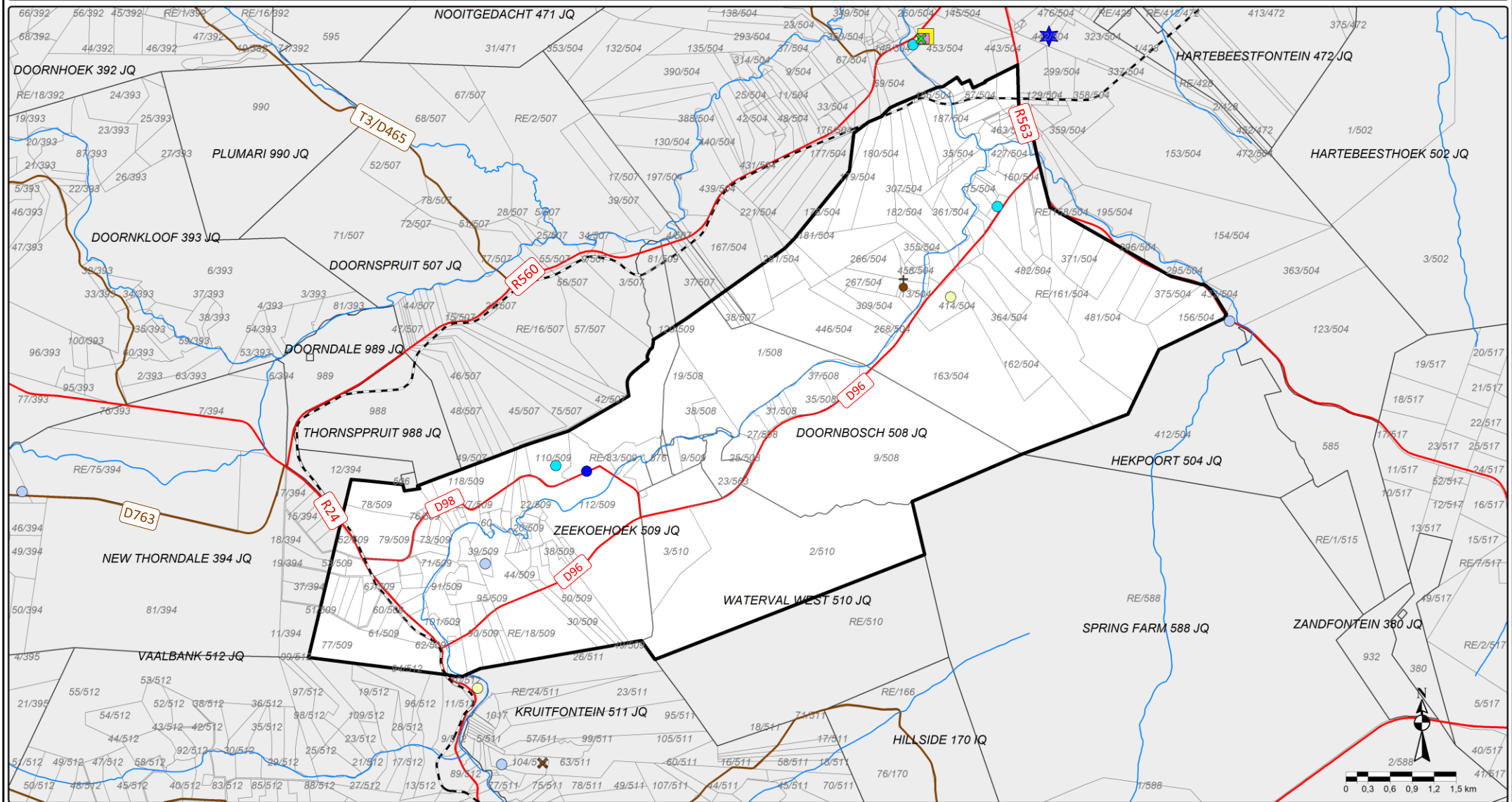
Nature Orientated Accommodation

Wedding /Conferencing Venues

Restaurant/Eatery/Bar

ZEEKOEHOEK PRECINCT PLAN 2023

Community Facility



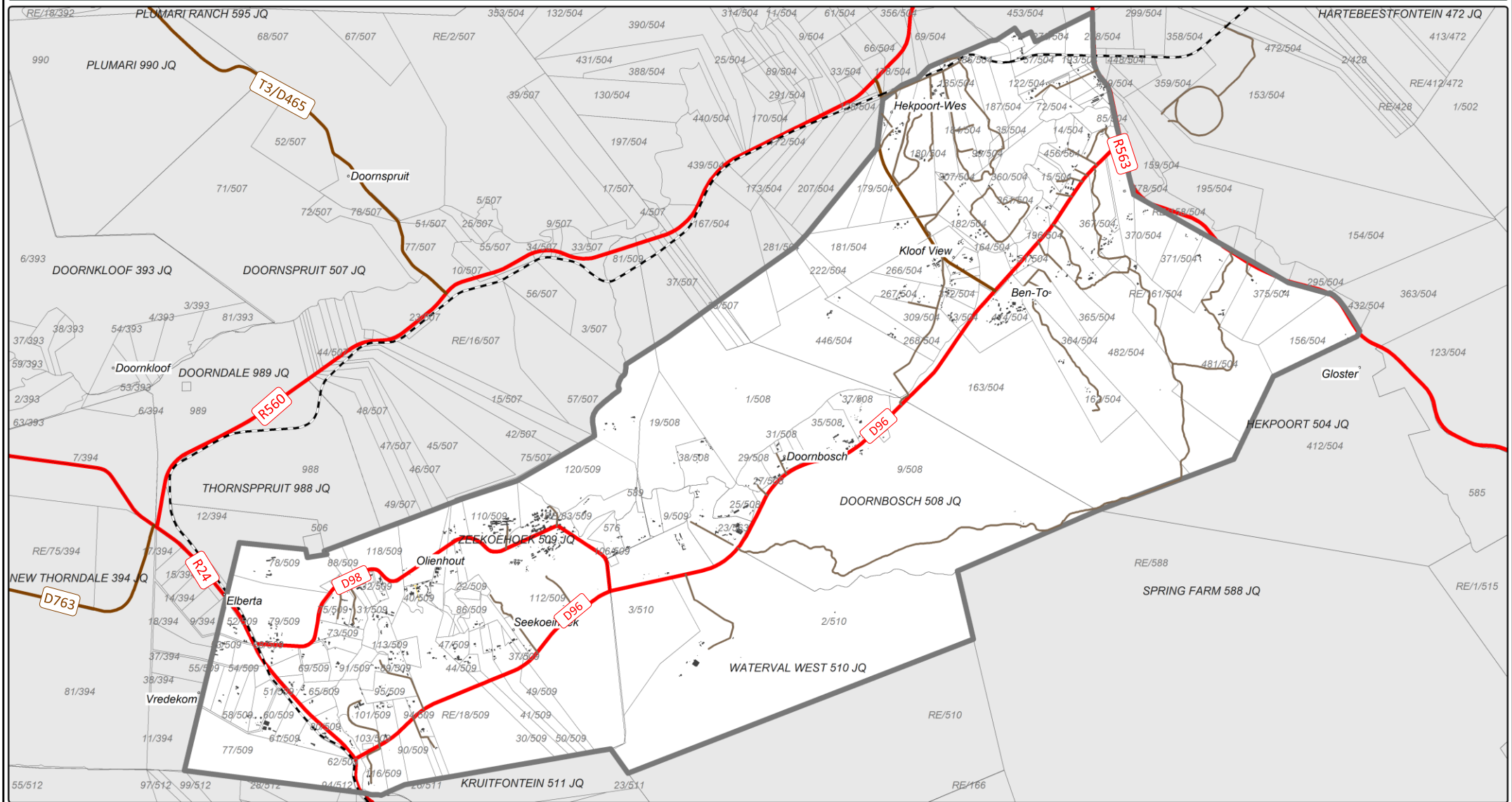
- Zeekoehoek Precinct Area
- Farm Portions
- Provincial Roads
- District Roads
- Railway
- Rivers

Community Facilities:

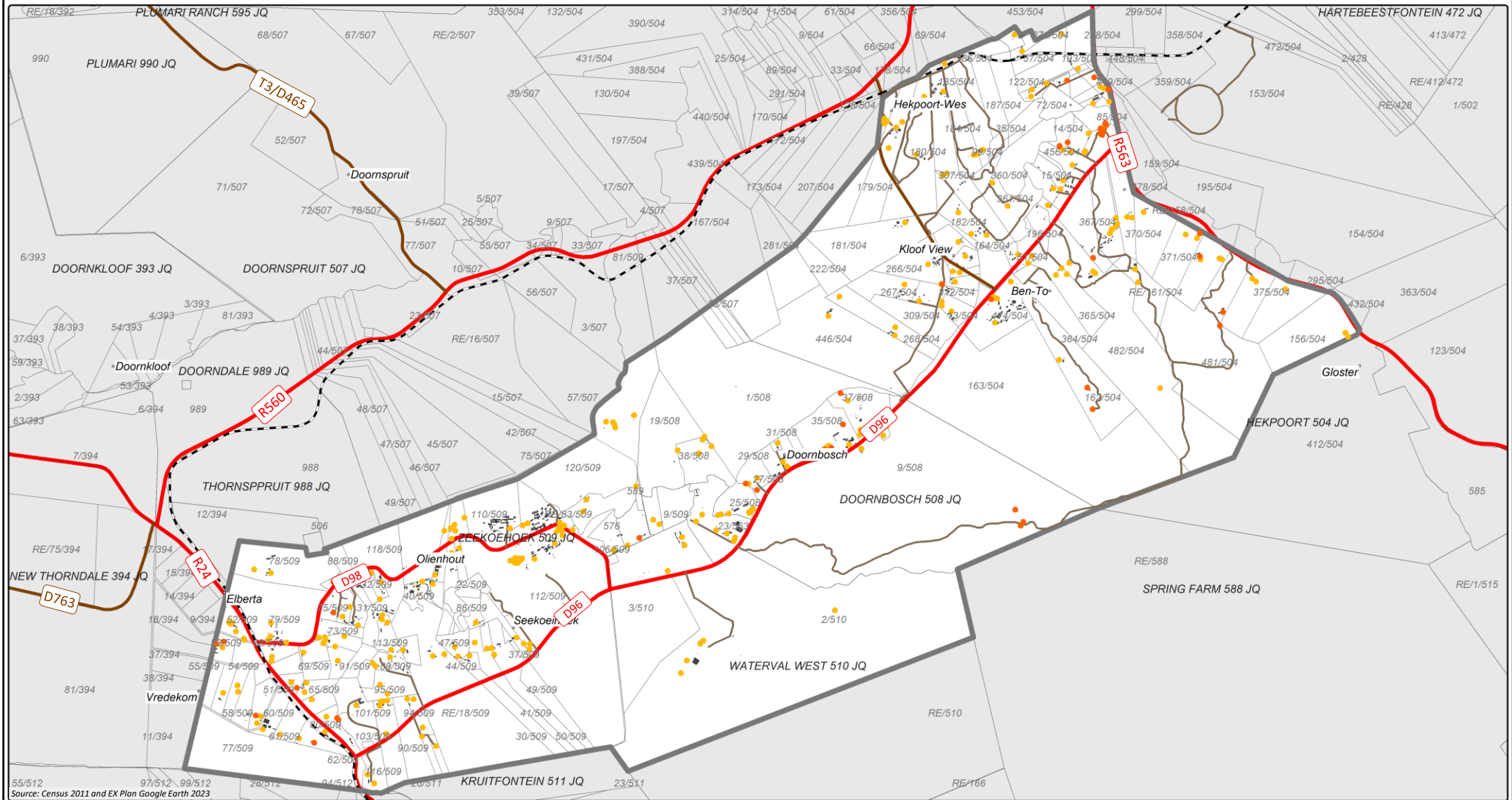
- Institution
- Youth Centre
- Primary School
- Secondary School
- ✕ Place of Worship
- Community Hall
- ✕ Clinic
- Library
- ★ Police Station
- ✕ Cemetery



Figure 16



- Zeekoehoek Study Area
- Farm Portions
- Parent Farms
- Main Roads
- Secondary Roads
- Railway
- Building Footprints



- Zeekoehoe Study Area
- Farm Portions
- Parent Farms
- Main Roads
- Secondary Roads
- Railway
- Non-Residential Structures
- Dwellings (370)
- 2011 (323)
- 2023 (47)

2.2.7 ENGINEERING SERVICES

The current state of bulk engineering services in the Zeekoehoe Precinct are discussed below and spatially depicted on **Figure 19**.

Eskom provides **Electricity Reticulation** throughout the area and most of the farm portions within the study area do have access to electricity. There are currently no plans in the pipeline for the upgrading of the electricity network by Eskom or the Mogale City LM and the electrical capacity in the area is considered generally satisfactory for the time being.

The **Water Provision** in the Zeekoehoe Precinct was flagged as a major issue in the area, especially in the western parts of the Precinct, by the community in Community Meeting that was held. It was said that the rocky conditions of the area deteriorate the water pipes, causing the pipes to become non-operational and leaving the western extents of the study area (around Olienhout) completely without water. Water tanks were deployed by the Mogale City LM to send relief to these areas as a short-term solution, however, the upgrading of the pipes in the western extents is urgently required.

The supply of water in the eastern extents are provided through piped water line which runs parallel to the R563 and the D96 within the study area. Properties in the study area which do not rely on the piped water system have their own boreholes, with the exception of the Bekker School which has its own water purification plant on site.

There are two **Rand Water Reservoirs** in the area, one on Portion 110 of the farm Zeekoehoe, and one just outside the study area to the south, on Portion 95 of the farm Kruitfontein 511 JQ. No plans for the upgrading the existing water system has been confirmed by Rand Water or the Mogale City LM.

A Municipal **Sewer Network** is not available in the Zeekoehoe Precinct and most households make use of either Septic Tanks or, less commonly, French Drain Systems. There are no wastewater treatment plants within the Zeekoehoe Precinct. The Mogale City LM have not indicated any planned upgrading projects in terms of the sewer systems in the area.

A visual inspection was done of the **Roads** in the area, and it is confirmed that the roads within the study area range from fair to very poor condition. The higher order routes (R563) are in a better condition than the internal routes. The community noted that the water tankers sent to deliver water in the western extents of the study area are destroying the roads and that the roads throughout the entire area do not have the capacity to carry the load of heavy vehicles such as trucks.

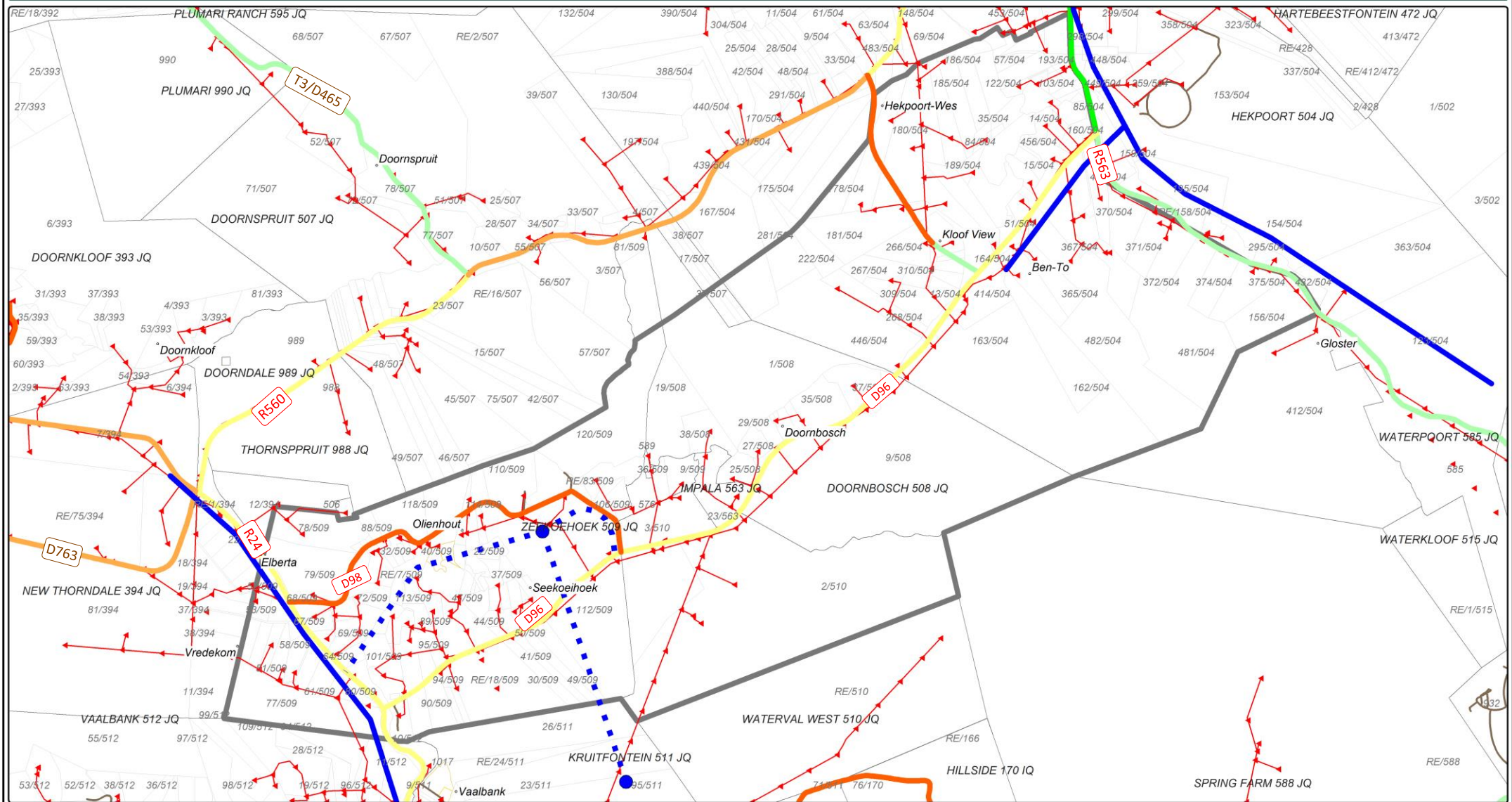
The **Level of Engineering Services**, as per the **Census 2011** data, for the Precinct Area, the Mogale city Non-Urban Areas as well as the Mogale City LM, is summarised graphically on **Diagram 4** and discussed below.

In terms of **Water Provision**, the households in the Precinct Area seem to depend primarily on boreholes and water from the river, with only 21% of households connected to the Regional/Local Water Scheme in 2011 (compared to 86% in the Mogale City LM).

In terms of **Sanitation Provision**, 86% of the households in the Precinct Area have access to a flush toilet in 2011, compared to 84% in the Mogale City LM.

The Precinct Area is well served with **Electricity**, with 90% of the households in the area connected to electricity.

In terms of **Refuse Removal**, 50% of the households in the study area have their refuse removed by the Local Authority, which is relatively high for a rural area.



Zeekoehoek Precinct Area
Farm Portions
Parent Farms

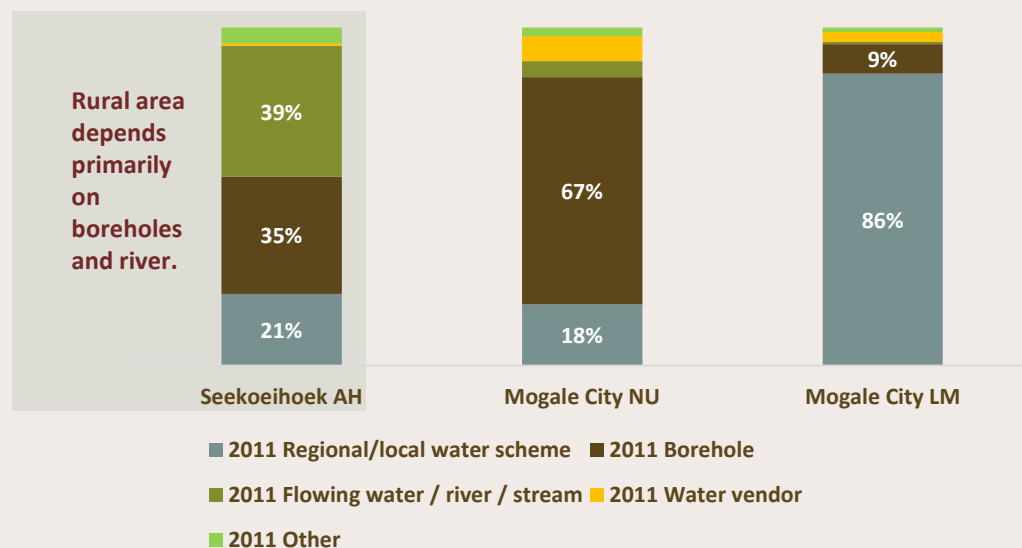
Infrastructure:
Powerlines
Reservoirs
Operational Water Pipeline (Not to Scale)
Non Operational Water Pipeline (Not to Scale)

Road Condition:
Very Good
Good
Fair
Poor
Very Poor

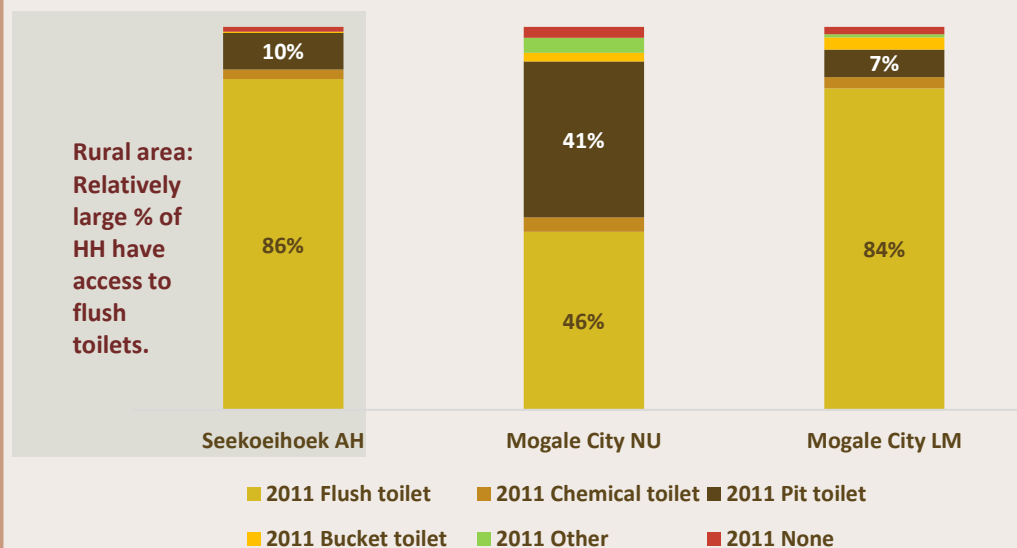
Diagram 4

Zeekoehoek Precinct Plan: Engineering Services

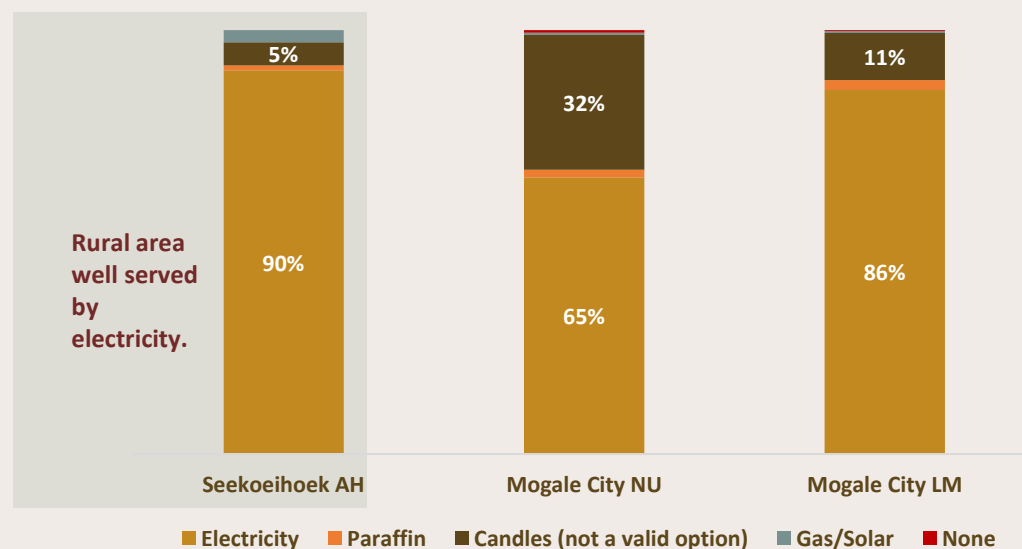
WATER PROVISION, 2011



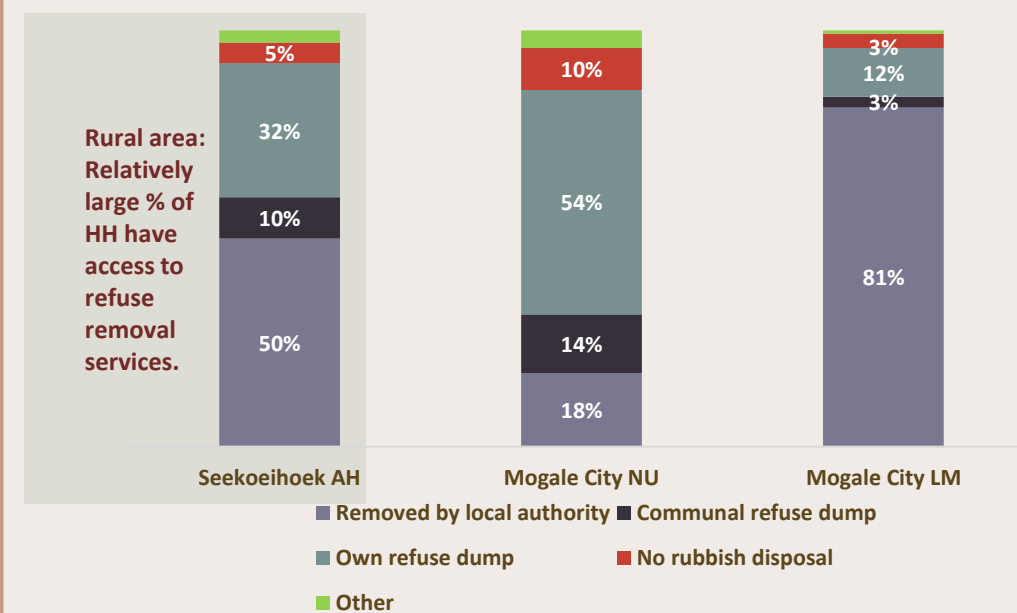
SANITATION PROVISION, 2011



ELECTRICITY PROVISION, 2011



REFUSE DISPOSAL SERVICES, 2011



2.3 SOCIO-ECONOMIC ENVIRONMENT

The section below provides an overview of the **socio-economic environment** of the Zeekoehoek Precinct, including the Demographic Profile, the Household Profile as well as the Socio-Economic Profile. It should be noted that this information is simply to provide a broad overview of the socio-economic conditions of the area as the information is mostly based on outdated 2011 Census data (the 2023 Census data was not yet made available at the time of this project).

2.3.1 DEMOGRAPHIC PROFILE

A summary of the **Demographic Profile** of the Precinct Area, the Mogale City Non-Urban Areas and the Mogale City LM, is depicted on **Diagram 5** and discussed below.

The **Population** of the Zeekoehoek Precinct is approximately 1,436 people and 453 households which has increased from 1,287 people and 406 households respectively since 2011.

In terms of the **Age and Gender Profile** of the population, 27% of the population in the area are between the ages of 5 and 19, which is the school going age, while 54% are between the ages of 25 and 64, comprising the main labour force.

In terms of the **Level of Education** of the population, 41% of the population in the study area received a secondary education, while 11% have a Diploma and a further 8% have some form of Tertiary Education.

2.3.2 HOUSEHOLD PROFILE

The **Household Profile** of the Precinct Area, the Mogale City Non-Urban Areas and the Mogale City LM, is depicted on **Diagram 6** and discussed below.

In terms of **Tenure Status**, it is noted that 54% of households in the study area occupy the property rent-free, 35% of households rent the property where they reside and 5% of the households own and have paid for the property on which they reside.

When considering the **Dwelling Type** of the households in the area it is confirmed that majority of the population (90%) in the area reside in formal dwellings.

2.3.3 SOCIO-ECONOMIC PROFILE

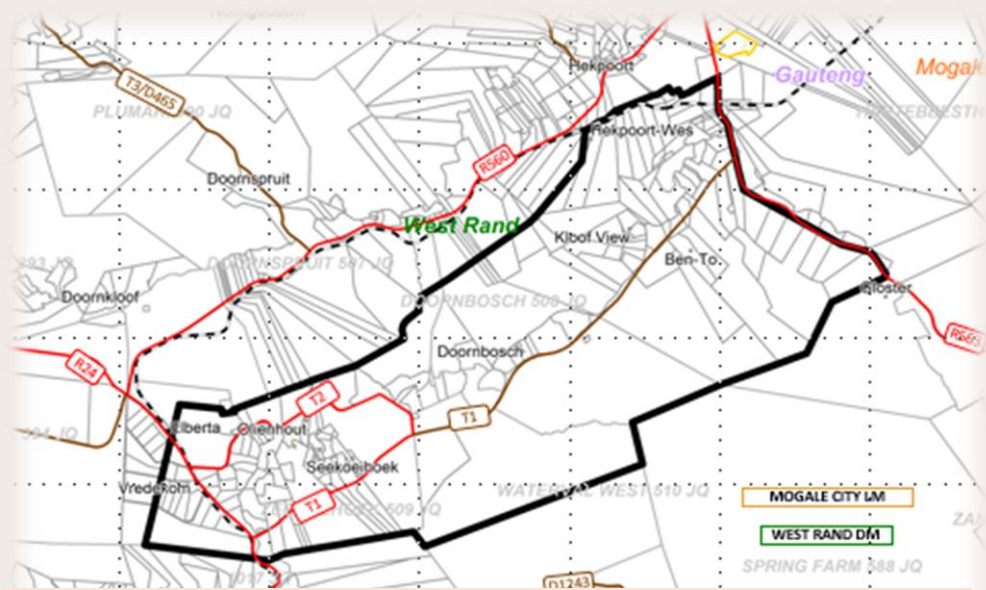
The **Socio-Economic Profile** of the Precinct Area, the Mogale City Non-Urban Areas and the Mogale City LM is shown on **Diagram 7** and discussed below.

It is noted that the **Average Monthly Household Income** of the study area is R11,499, which higher than that of the Mogale City LM (R10,460).

The Average **Monthly Individual Income** of the Precinct Area is R5,442, which is also higher than that of the Mogale City LM (R3,175).

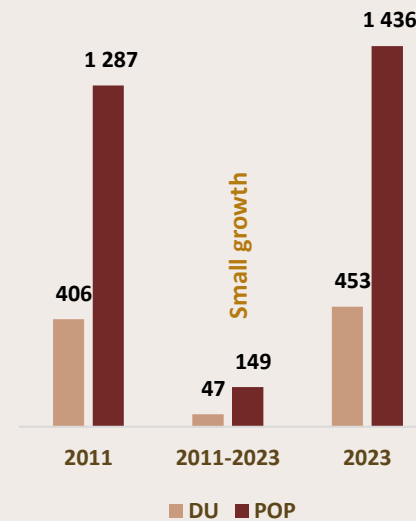
However, 58% of the population in the Precinct Area fall under the R3,500 per month **Housing Subsidy Threshold**, which percentage is 68% for the Non-Urban Areas and also 58% for the Mogale City LM.

In terms of the **Employment Rate** in the Precinct Area, the employment rate is relatively high at 96%, compared to 85% in the Non-Urban Areas, and 86% in the Mogale City LM.



Study area includes Seekoeihoek AH and small part of Mogale City Non - Urban

HOUSEHOLDS AND POPULATION

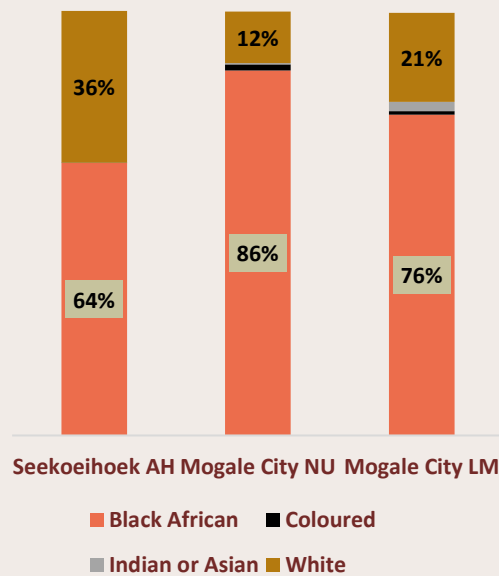


1 436 people

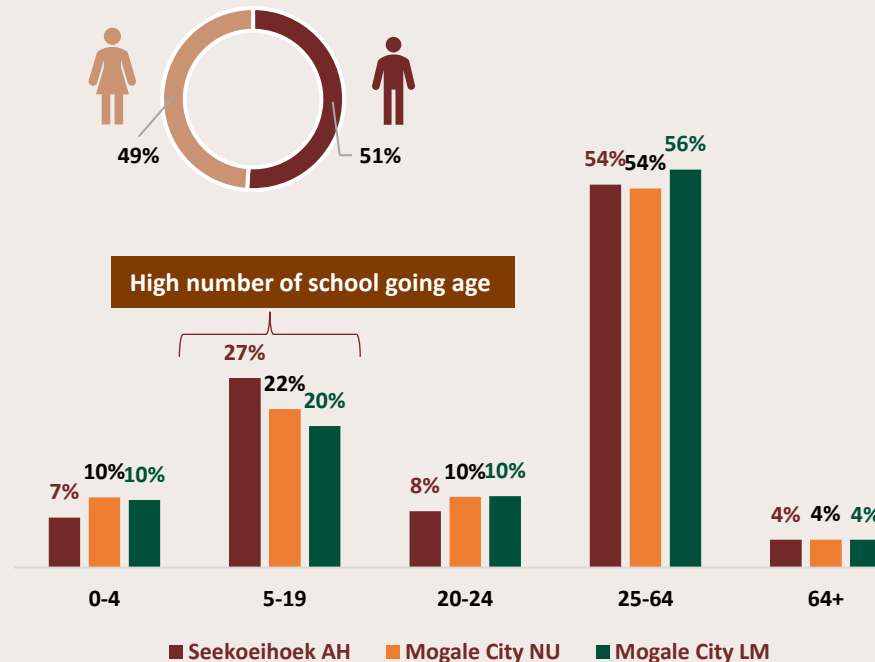


453 households

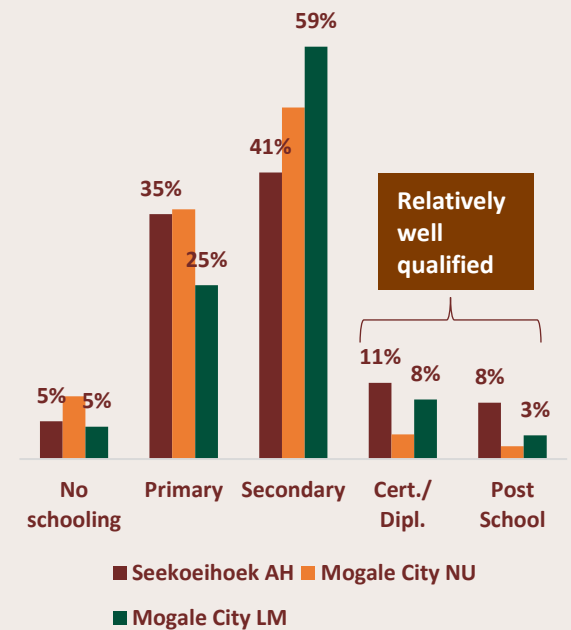
POPULATION GROUP, 2011



AGE AND GENDER, 2011

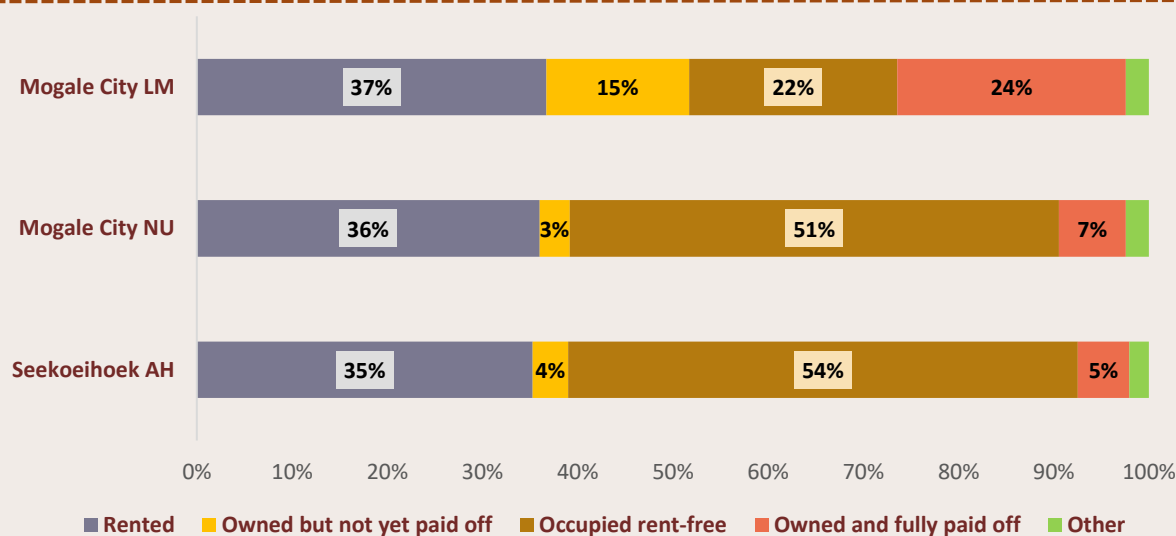


HIGHEST LEVEL OF EDUCATION





TENURE STATUS 2011

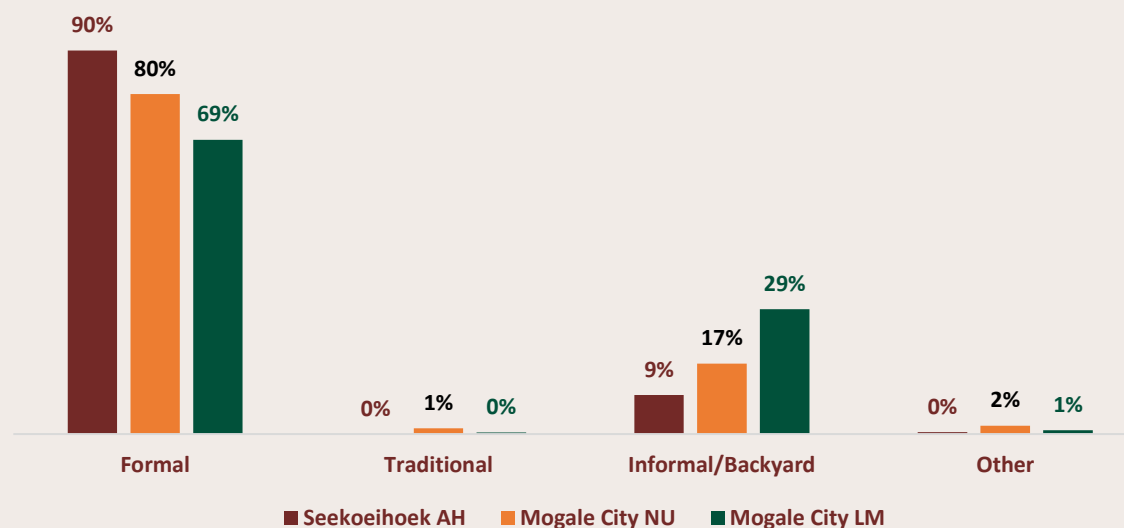


54% of the HH **occupy** the property **rent-free**.

35% of the HH **rent** the property where they reside.

5% of the HH **own** and have **paid** for the property.

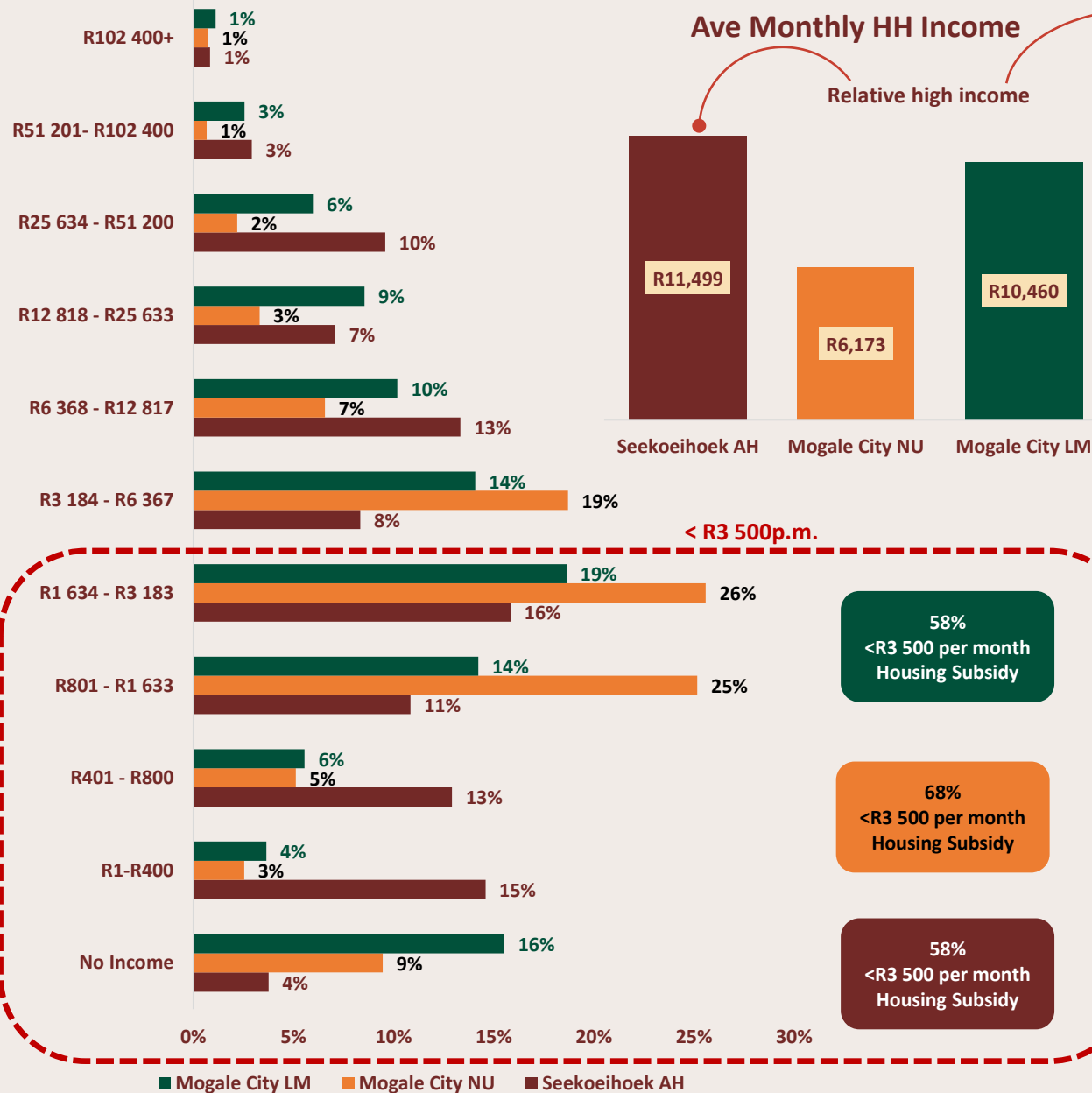
DWELLING TYPE, 2011



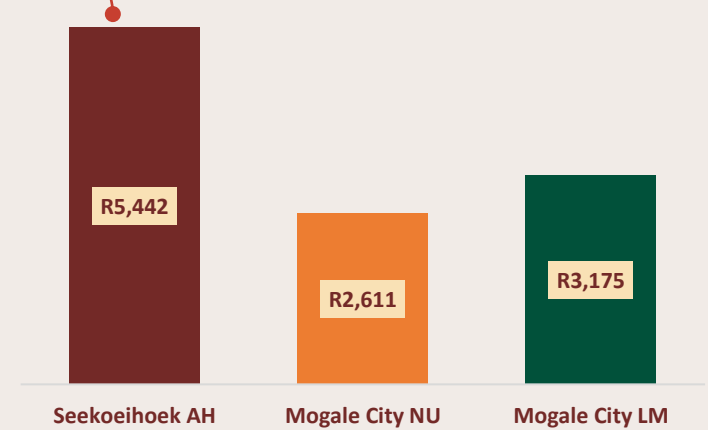
Majority (90%) of Households reside in **Formal Dwellings**

9% of Households reside in **Informal Dwellings**

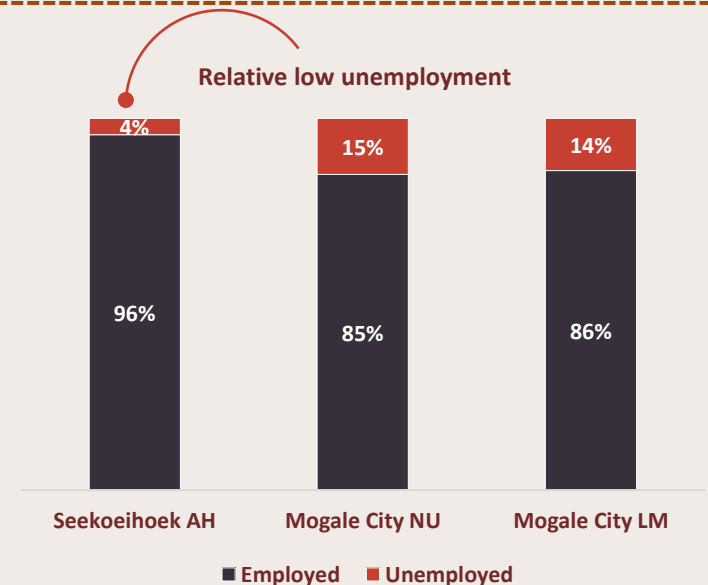
MONTHLY HOUSEHOLD INCOME, 2011



MONTHLY INDIVIDUAL INCOME, 2011

Ave Ind Income per Month

UNEMPLOYMENT, 2011



2.4 EXISTING PROJECTS

Figure 20 illustrates the **existing projects** in and around the Zeekoehoek Precinct.

Project 1 relates to the re-gravelling of the Tswelelopele access road from R677 (Ptn 31, 35, 36, 37, 38, 59, 60 of the farm Doornkloof 393 KQ). The DALRRD owns a number of farm parcels within the Doornkloof 393 JQ area in support of agricultural purposes. The settlement through the assistance of DALRRD has established a communal food garden and other agricultural enterprises for the upliftment of the food security.

Flora port (Hekpoort – Panorama) – the property was acquired and subsequently transferred to the Municipality in 2024. The site comprises of both the settlement and the agricultural component. The affected portions are 298 and 299 Hekpoort 504 JQ.

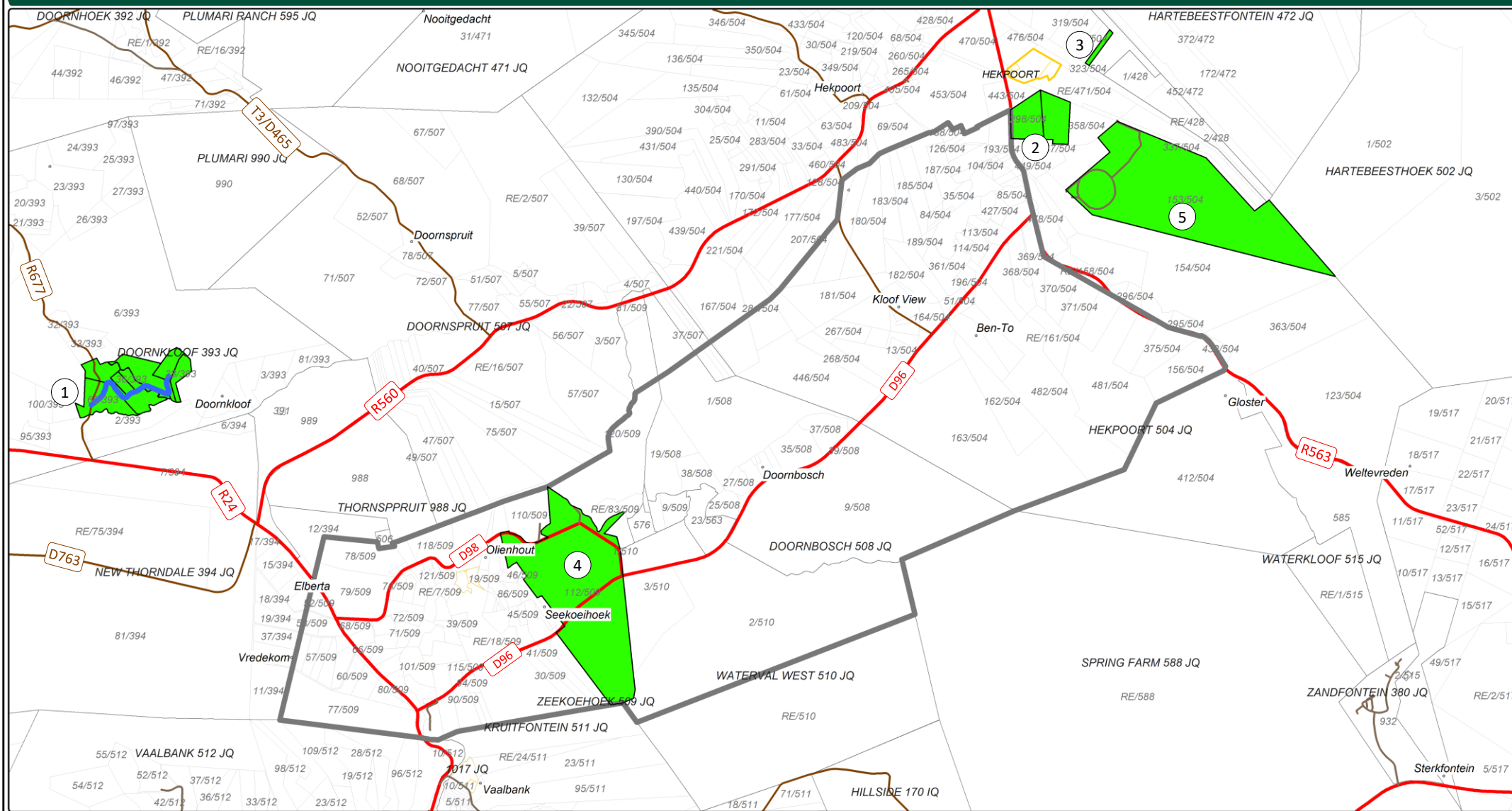
Project 3 is another food garden project situated on Portion 344 of the farm Hekpoort 504 JQ.

Bekker High School is located within the precinct and has provision for agricultural activities.

There is a proposed expansion of **sand mining commercial activity** by a company known as Cradle Vision PTY LTD on portion 153 of Farm Hekpoort 504 JQ. A draft EIA Report has also been compiled to date by Cradle Vision. Furthermore, a Social Labour Plan has also been drafted by the company and is expected to be submitted to the Municipality for endorsement of community projects and to be supported within the current ward.

ZEEKOEHOEK PRECINCT PLAN 2023

Projects



- | | |
|-------------------------|-----------------------------|
| Zeekoehoe Precinct Area | PSSC / LM Projects |
| Farm Portions | Road Re-gravelling |
| Parent Farms | ① Re-Gravelling Access Road |
| Allotment Areas | ② Flora Port |
| Main Roads | ③ Food Garden |
| Secondary Roads | ④ Bekker High School |
| | ⑤ Sand Mining |



Figure 20

2.5 OPPORTUNITIES AND CONSTRAINTS

This section concludes the Situational Analysis of the Zeekoehoek Precinct Plan by highlighting the main **Opportunities and Constraints** (Table 6) which emanated from the Situational Analysis, and which will inform the Development Vision and Strategies (Chapter 3).

Table 6: Zeekoehoek Precinct Area Opportunities and Constraints

OPPORTUNITIES	CONSTRAINTS:
<ul style="list-style-type: none"> ❖ The beautiful scenic quality of the area as well as its proximity to the Cradle of Humankind and the Magaliesberg Mountain Range holds great potential for tourism enhancement in the area, as well as the rich historic value of the broader area. ❖ The area is well connected to the Hekpoort Rural Node by the R563, which presents an opportunity for the agglomeration of economic and social services for the wider area. ❖ There is an opportunity to strengthen the Magaliesberg and Hekpoort Rural Nodes with a focus on supporting the tourism industry. ❖ There are large parts of the area which are identified as Protected Agricultural Areas, for which farming activities could be intensified to grow the agriculture sector in the region and small-scale agriculture could be promoted. ❖ The area is well connected to the broader region, with the R24 creating a major east-west linkage between Gauteng and the North West Province, and the R560 which lies just south of the area and connects the Magaliesberg town to the Hartebeespoort Dam. ❖ Opportunity exists to promote the development of Transit Orientated Rural Development along the R560 with a strong focus on the tourism economy. ❖ There are no informal settlements or land claims in the area which need to be addressed, which could potentially create major administrative delays in the development of the area. 	<ul style="list-style-type: none"> ❖ The area is highly volatile in terms of its natural environment and any development in the area needs to be very carefully managed to prevent any negative impacts. ❖ There is very limited Government owned land in the study area which indicates that the Government has not had much involvement in the area to date. ❖ Some of the internal roads within the Zeekoehoek Precinct are in a very poor condition and make driving through the area less desirable. ❖ The low level of Municipal Engineering Services within the study area, especially access to potable water and sewer systems, creates a limitation to current and future development. ❖ There is little control over the land use management issues in the area and there are many land uses which are non-confirming with the Mogale City Land Use Scheme, 2022.

CHAPTER 3: SPATIAL PLAN AND STRATEGY

Chapter 3 comprises the Spatial Plan and Strategy of the Zeekoehoek Precinct Plan and the outcome of Chapter 3 will be the Composite Zeekoehoek Precinct Plan.



Photo taken by Plan Associates, 2023

3.1 PRECINCT PLAN STRUCTURE

Phase 2 of the project, being the Situational Analysis, was concluded in Chapter 2 and the information gathered will now be used to formulate the Precinct Plan for the Zeekoehoek Area. The **Structure of the Precinct Plan** component (*Chapter 3*) is shown on **Diagram 8** and discussed below.

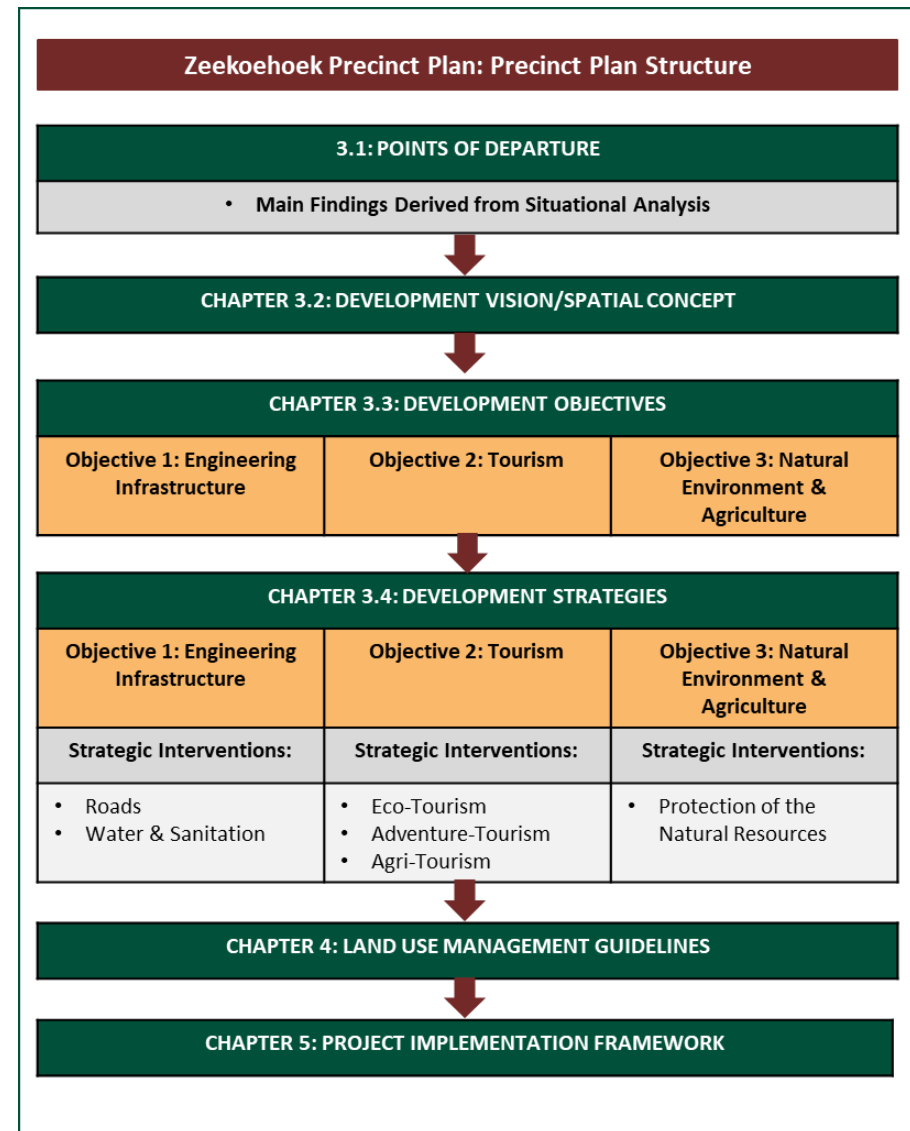
Firstly, the **Points of Departure** are summarised which confirm the current status/main findings of a number of spatial features, including the Environment, Movement Network, Human Settlements, Industrial and Business Activity, Mining (if any), Tourism, Agriculture, Engineering Infrastructure and Community Facilities.

The Points of Departure inform the **Vision** for the Zeekoehoek Precinct, which is based on a number of **Development Objectives**.

With the Development Objectives clearly set out, a number of **Development Strategies** are proposed in order to achieve the Development Objectives. These strategies are referred to as **Strategic Interventions** which in turn become the projects listed in the **Implementation Plan**, which is dealt with in *Chapter 5*.

A number of **Land Use Management Guidelines** are also provided which confirm the Land Use Management Processes which should be followed by landowners in order to obtain certain desired land use rights in the area, with the focus being the promotion of tourism and the preservation of agriculture.

Diagram 8: Zeekoehoek Precinct Plan Structure



3.2 POINTS OF DEPARTURE

The Points of Departure, which will inform the Vision for the Zeekoehoe Precinct Plan are briefly summarized in **Table 7**.

Table 7: Zeekoehoe Precinct Plan Points of Departure

NO:	THEME	DESCRIPTION
1	Environment	<ul style="list-style-type: none"> ❖ The Magalies River flows through the Precinct, creating a watershed on either side. ❖ The Magalies Mountains traverse the area and add to the scenic beauty and create an opportunity for adventure tourism. ❖ High Potential Agriculture Land should be protected and enhanced.
2	Movement Network	<ul style="list-style-type: none"> ❖ The Precinct is well connected to the Hekpoort and Magaliesburg Rural Nodes as well as to the City Tshwane, Krugersdorp and the OR Tambo International Airport.
3	Human Settlements	<ul style="list-style-type: none"> ❖ The Mogale City SDF identifies Hekpoort and Magaliesburg as the main Rural Nodes in the area where residential/human settlement development should be accommodated. ❖ Major Human Settlement projects have been identified and proposed at Hekpoort and Magaliesburg, which provide sufficient housing for several years. Support needs to be provided to the two rural nodes to roll-out housing projects. ❖ There are no Informal Settlements which need to be addressed within the study area.
4	Industrial	<ul style="list-style-type: none"> ❖ Supplementary Industrial Activities related to Agriculture, such as Agri-Processing plants, should be concentrated at the Carmel Estate FPSU to the south-west of the Zeekoehoe area.
5	Business	<ul style="list-style-type: none"> ❖ Businesses in the area comprise mostly hospitality uses related to tourism, large-scale retail/commercial uses should be provided in the Rural Nodes.
6	Mining	<ul style="list-style-type: none"> ❖ There are no mining activities in the area.
7	Tourism	<ul style="list-style-type: none"> ❖ The Zeekoehoe Precinct forms part of a larger tourism area, including the Cradle of Humankind, the Magaliesberg Mountain Range and the Hartebeespoort Dam (in the North West Province). ❖ There is a rich, existing tourism base in the area, with tourism and Agriculture being the main economic activities in the area.
8	Agriculture	<ul style="list-style-type: none"> ❖ Intensive Agriculture is taking place throughout the area, predominantly vegetable farming, plant nurseries, commodity-based farming (maize, beans).
9	Engineering Infrastructure	<ul style="list-style-type: none"> ❖ The area is experiencing severe water shortages due to dilapidated infrastructure. ❖ The main internal routes (D96 and D98) are in poor condition with potholes, high road shoulders, and a lack of road markings.
10	Community Facilities	<ul style="list-style-type: none"> ❖ Large-Scale Community Facilities, such as Schools and Community Centres, should be clustered at the Rural Nodes (Magaliesburg and Hekpoort) as per the Mogale City LM SDF.

3.3 DEVELOPMENT VISION

The Points of Departure in the previous section confirmed that the Zeekoehoek Precinct is a rural area with a very **strong focus around Agriculture and Tourism** and a well-connected Movement Network.

As per the SDF, and the subsequent Precinct Plans compiled in the surrounding areas, Human Settlement Projects should be concentrated at the Rural Nodes of Hekpoort and Magaliesburg and not within the study area.

Industrial Uses associated with the Agricultural Sector (Agri-Processing) should be concentrated at the Carmel Estate FPSU.

Based on the Points of Departure, the Development Vision for the Zeekoehoek Precinct is to become:

“An exciting destination which delivers an attractive experience to tourists, businesses, and residents alike, thriving on the inherit opportunities of the breathtaking scenery, regional connectivity and strong agricultural base within the precinct.”




3.4 DEVELOPMENT OBJECTIVES

In order to achieve the Development Vision of the Zeekoehoek Precinct, three **Development Objectives** are proposed.

The Development Objectives aim to address, firstly, **Engineering Infrastructure** shortcomings in the area; secondly, to boost **Tourism** in the area and, lastly, to protect the **Natural Environment** and support the existing **Agricultural Sector** in the area.

The Development Objectives are set out in **Diagram 9** below.

Diagram 9: Development Objectives

		
OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3
To provide the necessary Engineering Infrastructure for a safe, healthy, and inviting Precinct.	To transform the Zeekoehoek area into an exciting Tourist Destination with a wide variety of offerings to tourists.	To protect the Natural Environment and enhance the existing Agricultural Activities in the area.

3.5 DEVELOPMENT STRATEGIES

The Development Strategies which aim to achieve the three Development Objectives are discussed in this section. The strategies are packaged as a number of **Strategic Interventions** which will translate to a list of projects in the Implementation Plan (*Chapter 5*).

3.5.1 OBJECTIVE 1: INFRASTRUCTURE DEVELOPMENT STRATEGIES

OBJECTIVE 1

To provide the necessary Engineering Infrastructure for a safe, healthy, and inviting Precinct.

3.5.1.1 Strategic Intervention 1.1: Refurbish the Water Reticulation System within the Precinct

Water reticulation is a major issue throughout the area. It was indicated by the community that the Mogale City Water Pipes have been damaged and are non-operational.

Water tankers are being deployed by the Mogale City LM to bring relief in some areas, however, the roads in the area are being damaged the tankers and a long-term solution is required.

Stable water provision is required to meet the basic domestic needs of the area and secondly, to contribute to the economic development of the area.

It is proposed that the water reticulation system be refurbished.

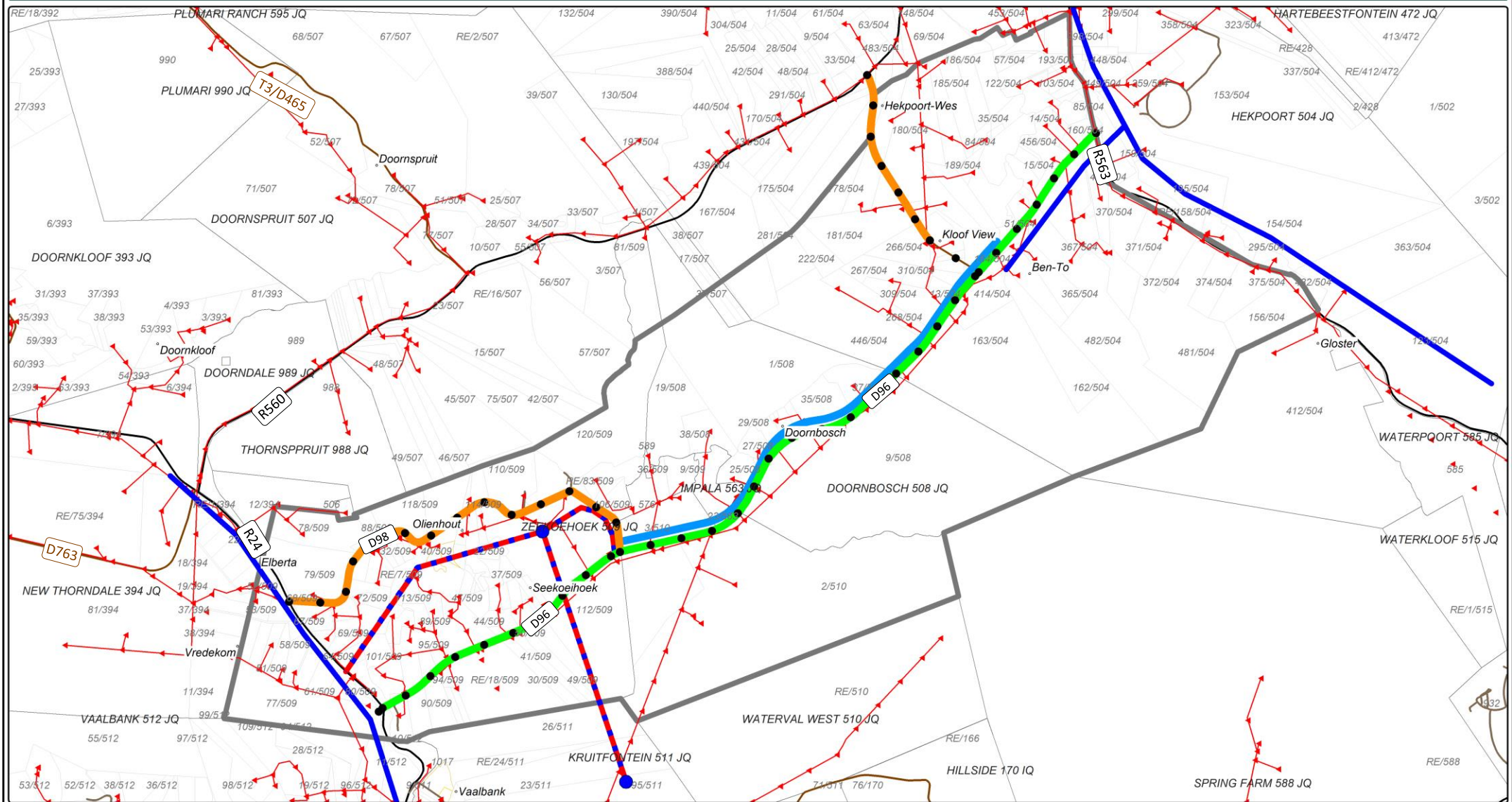
The refurbishment of the dilapidated water line will need to consist of the following actions:

- ❖ Assessment of damage to pipelines;
- ❖ Compilation of a design report for the rectification of the pipeline; and
- ❖ Appointment of a service provider to implement recommendations from the design report.

The design report will need to indicate any supplementary studies/applications that may be required to address the water challenge i.e. Environmental Applications, Water Use Licenses, etc.

The proposed upgrades required need to focus in the western area between the two reservoirs and to extend these pipes to restore water to the western parts of the area, as indicated on **Figure 21**.

The water reticulation system should further be extended along route D96, up to the existing operational water line towards the R563, in order to provide the remainder of the area with water (**Figure 20**).



- Zeekoehoe Precinct Area
- Farm Portions
- Parent Farms

- Movement Network:**
- Main Roads
 - Secondary Roads
 - Other Roads
 - Railway

- Existing Infrastructure:**
- ▲— Powerlines
 - Reservoirs
 - Operational Water Pipeline (Not to Scale)
 - - - Non Operational Water Pipeline (Not to Scale)

- Proposed Infrastructure:**
- Proposed Pothole Maintenance
 - Proposed Re-surfacing of Roads
 - Proposed Traffic Calming Measures along Routes
 - Proposed Installation of New Pipes
 - Proposed Extension of Water Lines

3.5.1.2 Strategic Intervention 1.2: Upgrade the Internal Roads within the Precinct

The condition of some of the roads within the Zeekoehoek Precinct are in poor condition and need to be upgraded in order to improve the road safety of the residents and further to encourage tourists, who are unfamiliar with the area, to visit the area.

It is proposed that the potholes along route D96, from the intersection with the R24 up to the intersection with the R563, which measures approximately 10 km's in extent, be repaired on an ongoing basis.

It is further proposed that route D98, which measures approximately 5 km's in extent be completely resurfaced as the road is in a very poor condition.

A large portion (approximately 2,1 km in length) of the linkage road between the D96 and Hekpoort is also in a bad condition, and it is proposed that it be resurfaced.

The main regional routes around the area (R24, R560 and R563) are in good condition and provide the required access to the area. Hence, no additional future linkages are proposed from these routes into the area.

It is further proposed that the main routes (D98, D96 and D96/R560 Link) be maintained to accommodate future public transport initiatives. **Table 8** illustrates the minimum road reserves required to accommodate future public transport.

Table 8: Road Classes and Cross Sections

Road Number	Proposed Minimum Road Reserve	Class Road	Typical Cross Section	Actions
D96	30-50 m	3	2 Lane surfaced, gravel shoulders	❖ Maintain Road Shoulder ❖ Plan future layby
No 1 (D96-R560 Link)	30-50 m	3	2 Lane surfaced, gravel shoulders	❖ Maintain Road Shoulder ❖ Plan future layby
D98	25 m	4a	2 Lane surfaced or gravel, gravel shoulders	❖ Maintain Road Shoulder

(Source: TRH26: South African Road Classification and Access Management Manual, Aug 2012)

3.5.1.3 Strategic Intervention 1.3: Implement Proper Road Markings and Traffic Calming Measures on the Main Routes

There are a lack of traffic calming measures and road markings in place along routes D98 and D96, which make the roads unsafe for residents of the area and unappealing to potential tourists.

It is proposed that the appropriate traffic calming measures and road markings be implemented within the area while maintaining the balance between the needs of the residents of the area and the tourists who visit the area.

Traffic calming measures further yield the benefit of discouraging heavy vehicle (which damage the roads) to pass through the area, while still making it accessible

to them should they be required by residents or tourism establishments in the area (i.e. delivery vehicles, tourist busses, emergency services, etc.).

INFO BOX: TRAFFIC CONTROLS VS. SPEED CONTROL VS. TRAFFIC CALMING MEASURES

Traffic controls like stop signs, speed limits, etc. are regulatory measures that require enforcement whereas traffic calming is self-enforcing.

Speed control measures include speed humps (most commonly used traffic calming measure); raised intersections; textured pavements; traffic circles, etc.

Traffic calming measures rely on laws of physics rather than human psychology, such as street trees and street furniture which are complimentary but do not directly compel drivers to slow down.

Some **Proposed Traffic Calming Measures** include:

- ❖ The implementation of a **speed limit** between 60 km/h and 80 km/h depending on the specific road section;
- ❖ **Protection of cyclists and pedestrians** using a paved shoulder and separating the road & cycle lanes with rubble strips, paint markings, change in texture of the surface or change in colour of the surface; and
- ❖ Narrowing of roads with indigenous **tree “tunnels”** (*example below*).



Furthermore, proper **road markings** should be implemented, including:

- ❖ Speed-limit warning signs;
- ❖ Pedestrian crossing and school-zone warnings;
- ❖ Bicycle lanes; and
- ❖ Clearly demarcated vehicular lanes.

Additional street lighting is not proposed for the area as it could compromise the natural beauty of the dark sky appearance at night.

Roundabouts and speed bumps are also not proposed for the area as these could be a safety hazard at night (in the absence of proper street lighting).

3.5.2 OBJECTIVE 2: TOURISM DEVELOPMENT STRATEGIES

OBJECTIVE 2

To transform the Zeekoehoek area into an exciting **Tourist Destination** with a wide variety of offerings to tourists.

Benefits of Tourism:

Tourism has the capability of creating employment opportunities for semi-skilled and unskilled workers, which make up a large percentage of the South African labour force. Tourism can further act as a catalyst for economic growth as it is capable of stimulating other sectors of the economy. The following activities can be undertaken to support tourism and where the surrounding community can be involved to benefit:

- ❖ Craft vendors
- ❖ Fruit vendors
- ❖ Provision of transport services
- ❖ Teaching languages and customs to interested visitors
- ❖ Hotels and catering establishments: kitchen assistants, porters, security guards, cleaners, laundry assistants
- ❖ Bird guides / tour guides

3.5.2.1 Strategic Intervention 2.1: Offer a Wide Variety of Tourist Attractions within the Precinct

The Zeekoehoek Precinct has the opportunity to become a vibrant tourism destination in Gauteng and it is important that the area has something to offer for everyone. Providing a variety of tourism attractions throughout the area rests broadly on the following factors:

- ❖ The area needs to be **highly accessibly** and feel **safe** to visit,
- ❖ The area should provide niche products/experiences **unique** to the surroundings,
- ❖ The **Land Use Management regulations** should be structured in a way that encourages and supports landowners in the area to explore tourism opportunities on their land.

It is proposed that three types of tourism be explored within the study area including **Agri-Tourism**, **Eco-Tourism** and **Adventure Tourism**.

Agri-Tourism:

Agri-Tourism should be encouraged in the area as there is a strong existing agricultural base within the Zeekoehoek Precinct and these tourism opportunities could create an attractive additional income to the farmers.

Agri-Tourism activities which have proven to be very popular worldwide include (refer to **Diagram 10**):

- ❖ **Farm Stays** including simple accommodation options for guests to enjoy the farm-life experience;
- ❖ **Demonstration Farm Tours** where guests are given a tour of the working farm and shown how the farm functions and how the produce is produced;
- ❖ **U-Pick Farms** where guests are given a basket and are free to explore the farm and fill their basket with self-picked produce;
- ❖ **Distillery/Brewery Tours** are very popular and could be supplemented with tastings and a restaurant where the products are sold;
- ❖ **Farm-To-Table Dining** experiences are a popular craze with the idea that guests are served food that is made from ingredients produced freshly on the farm itself;
- ❖ **Farmstalls** along the main routes in the area are a great way to give the area a “tourism atmosphere” and to provide tourists with unique products along

their routes. A farm stall is highly dependent on its visibility, and it is accordingly crucial that these uses be established along the main tourism routes of the area (D96 and D98) as shown on **Figure 22**.

Eco-Tourism:

Eco-tourism is viable in the area due to the scenic beauty offered by the Magaliesberg Mountains. Eco-tourism activities are typically very low in intensity and do not cause disturbance to the natural setting of an area.

Typical Examples of Eco-Tourism which could take place in the Zeekoehoek Precinct include:

- ❖ **Birdwatching** spots around the area with proper information boards of the types of birds found in the area, etc.;
- ❖ **Scenic Hiking Trails** could be provided throughout the area where guests would typically be charged a flat rate for using the trails;
- ❖ **Horse Riding** trails could be established along the Magalies Mountains;
- ❖ **Eco-Cabins** have become very popular due to the fact that they do not need to be connected to any formal engineering services but rather make use of alternative methods such as small solar panels for basic lighting, gas geysers and septic tanks. Wood-fired hot tubs/jacuzzies are also a great complementary feature to these eco-cabins.
- ❖ **Off-Grid “Glamping”** is a growing craze with idea that guests can get the camping experience of sleeping in a tent outdoors but with a touch of “glamour” (i.e. proper beds and lighting, etc);
- ❖ **Bed and Breakfasts** could leverage off the scenic beauty in the area and provide additional accommodation to guests of surrounding wedding venues in the area.

Examples of the typical Eco-Tourism Activities which could be explored in the Zeekoehoek Precinct as discussed above are shown in **Diagram 11**.

Adventure Tourism:

Adventure tourism is a kind of tourism where tourists can explore and experience different adventures, usually in an outdoor setting, for the thrill. Adventure Tourism could be lucrative in the area due to the vast open land and the Magaliesberg Mountains.

Typical examples of Adventure Tourism which could be explored in the Zeekoehoek Precinct include:

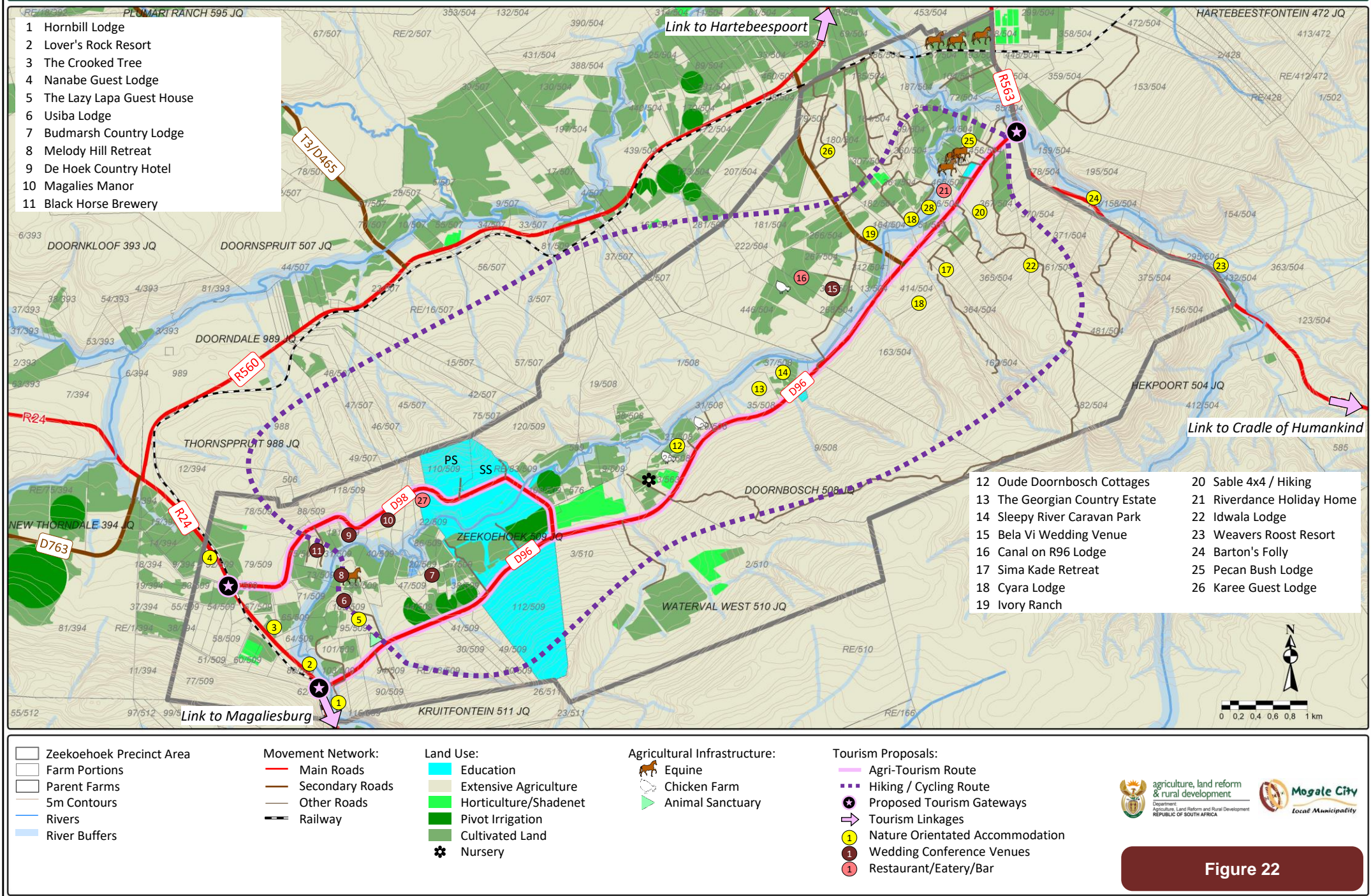
- ❖ **Rock Climbing**, at specific areas of the Magaliesberg Mountains,
- ❖ **Team Building/Adventure Camps** providing obstacle courses and activities to corporates, schools, etc.;
- ❖ **4x4 Routes** (it is noted that there is an existing 4x4 trail - Sabie 4x4);
- ❖ **Paintball** is a popular activity that requires minimal set-up costs;
- ❖ **Archery** is growing in popularity in South Africa and is not disturbing to the environment and it does not disturb surrounding properties (as opposed to a shooting range for example); and
- ❖ **Mountain Biking** trails could be established through the farms in the area and along the Magalies Mountains (**Figure 21**).

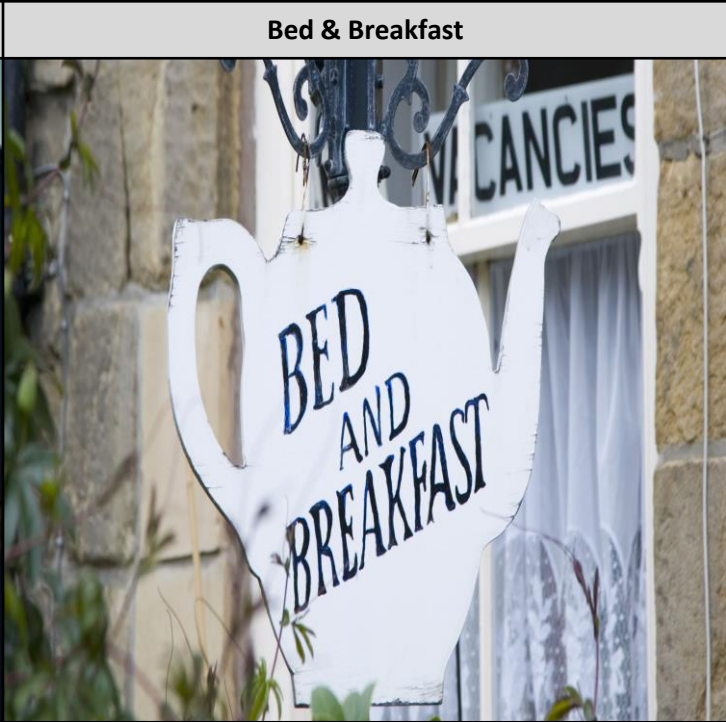
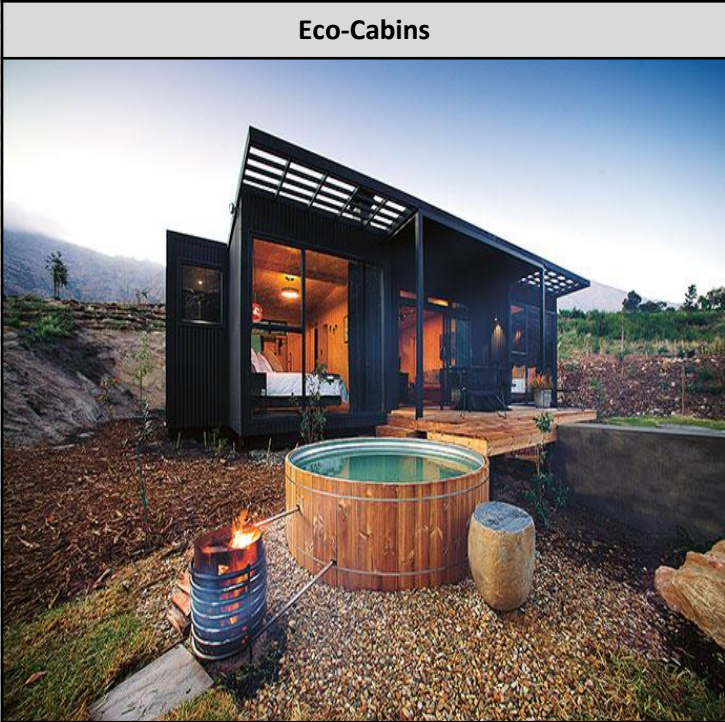
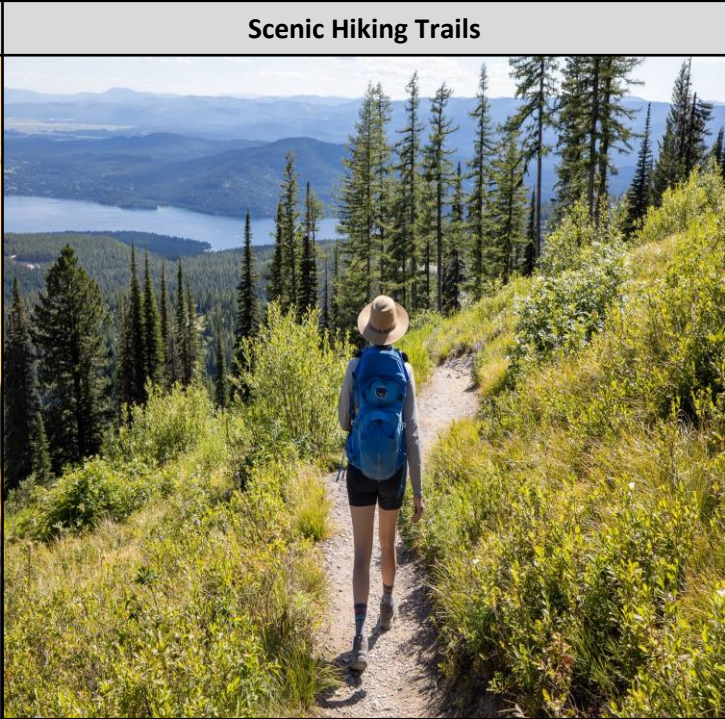
Examples of typical Adventure-Tourism Activities proposed for the Zeekoehoek Precinct are shown in **Diagram 12**.

Farmstays	Demonstration Farm Tours	Fruit/Vegetable Picking
		
Distillery/Brewery Tours & Tastings	Farm-to-table Dining Experiences	Farmstall
		

ZEEKOEHOEK PRECINCT PLAN 2023

Objective 2: Tourism Proposals





Rock Climbing



Team Building / Adventure Camps



4x4 Routes



Paintball



Archery



Mountain Biking



3.5.2.2 *Strategic Intervention 2.2: Host Events to Attract Tourists*

Hosting Events in the area is a great way to attract a wide spectrum of people to the area. It is important that these events be marketed well to attract as much attention as possible.

Landowners could host events on their farms or arrange with surrounding farms to have joint events. The influx of people to the area may have a positive overspill effect on the entire area as visitors would possibly spend the night at the overnight accommodation in the area and shop at the local farm stalls and farmers markets.

The Mogale City LUS, 2022 makes provision for an application for a *Temporary Use* which would typically accommodate most events, such as:

- ❖ A Vintage Car Show;
- ❖ Art Festivals;
- ❖ Music Festivals;
- ❖ Food & Wine Festivals;
- ❖ Outdoor Cinema Nights; and
- ❖ Sporting Events (cycling, running, etc.).

Examples of events that could be hosted in the Zeekoehoek Precinct are shown in **Diagram 13**.

Vintage Car Show



Art Festival



Music Festival



Food & Wine Festival



Outdoor Cinema



Sporting Event



3.5.2.3 Strategic Intervention 2.3: Provide Tourism Branding throughout the Precinct

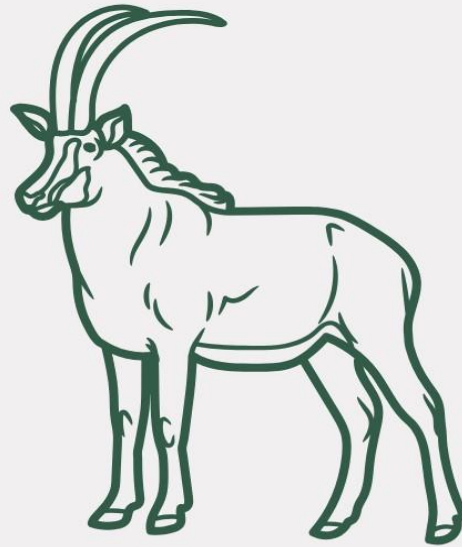
It is important that the area is clearly defined as a **Tourism Destination** when visitors pass through the area which can be achieved through proper **Tourism Branding**.

First and foremost, the area needs to be branded and marketed which defines the area as a tourism destination. Some examples include the “Garden Route”, “Panoramic Route”, “Cradle of Humankind”, etc. Once a name has been established for the area, **Tourism Branding** will need to be applied, typically including:

- ❖ A **Tourism Gateway** at the main entrances into the area (at the intersection of the R24 with the D98 and the D96, as well as at the intersection of the D96 with the R563) which welcome tourists and gives the area an identity. This could typically comprise a **Welcome Sign** and **Public art Features** which are unique to the offerings of the Zeekoehoe Precinct.
- ❖ **Signage** should be provided throughout the area to orientate visitors as to and also to create the **theme/tourism-character** for the area through standardised signage throughout the area. Tourism attractions along the main routes in the area should be easily spotted through proper signage.
- ❖ **Enhanced Attractiveness** of the area through ensuring the area is clean and providing plant beds and street furniture where possible, as well as ensuring proper sidewalk maintenance.
- ❖ A **Social Media Page and Website** should be commissioned by a marketing specialist and should include up-to-date information on all of the tourism activities that can be found within the area, with their relevant contact details, trading hours, etc. Upcoming events and attractions should also be promoted on these platforms in an exciting way.

- ❖ A **Tourism Map** should be developed for the Zeekoehoe Precinct showing the various tourist attractions and what they offer. These maps could be displayed at various points along the tourism routes and at some of the tourism establishments. The map could further include a Barcode that visitors can scan on their smartphones which will take them to the tourism website for the area. The map should also be made available to all tourist establishments and the Mogale City LM to be published on their websites. An example of a tourism map for the Zeekoehoe Precinct is shown as **Diagram 14**.
- ❖ A **Tourism Information Pamphlet** marketing the exciting “go-to” attractions in the area should be distributed at strategic locations around the Zeekoehoe Precinct and on the tourism websites and platforms in order to attract tourists. An example of this is shown in **Diagram 15**.

*Example of Front of Brochure



ZEEKOEHOEK

*DISCOVER THE ROOTS OF NATURE:
AGRI-TOURISM ADVENTURE AWAITS!*



HOME AWAY FROM HOME

SC SELF CATERING

R RESORT

C CAMPING

H HOTEL

L LODGE

BB B&B

BA Backpackers



GOURMET GETAWAY

RE RESTAURANT

B BAR

D DISTILLERY

CA CAFE

BR BREWERY

W WINERY





RELAX AND RECHARGE

- HT HIKING TRAILS
- 4W 4X4 ROUTES
- CT CYCLING TRIALS
- MT MOTORCROSS TRAILS
- A ABSEILING
- BJ BRIDGE JUMPING
- PA PICNIC AREAS
- S SPA



OUR SPECIAL FACILITIES



ART GALLERY



BOUTIQUE



RECORDS ROOM



WORMWOOD BOOKS



ANTIQUES COLLECTION



HOT AIR BALLOON RIDES



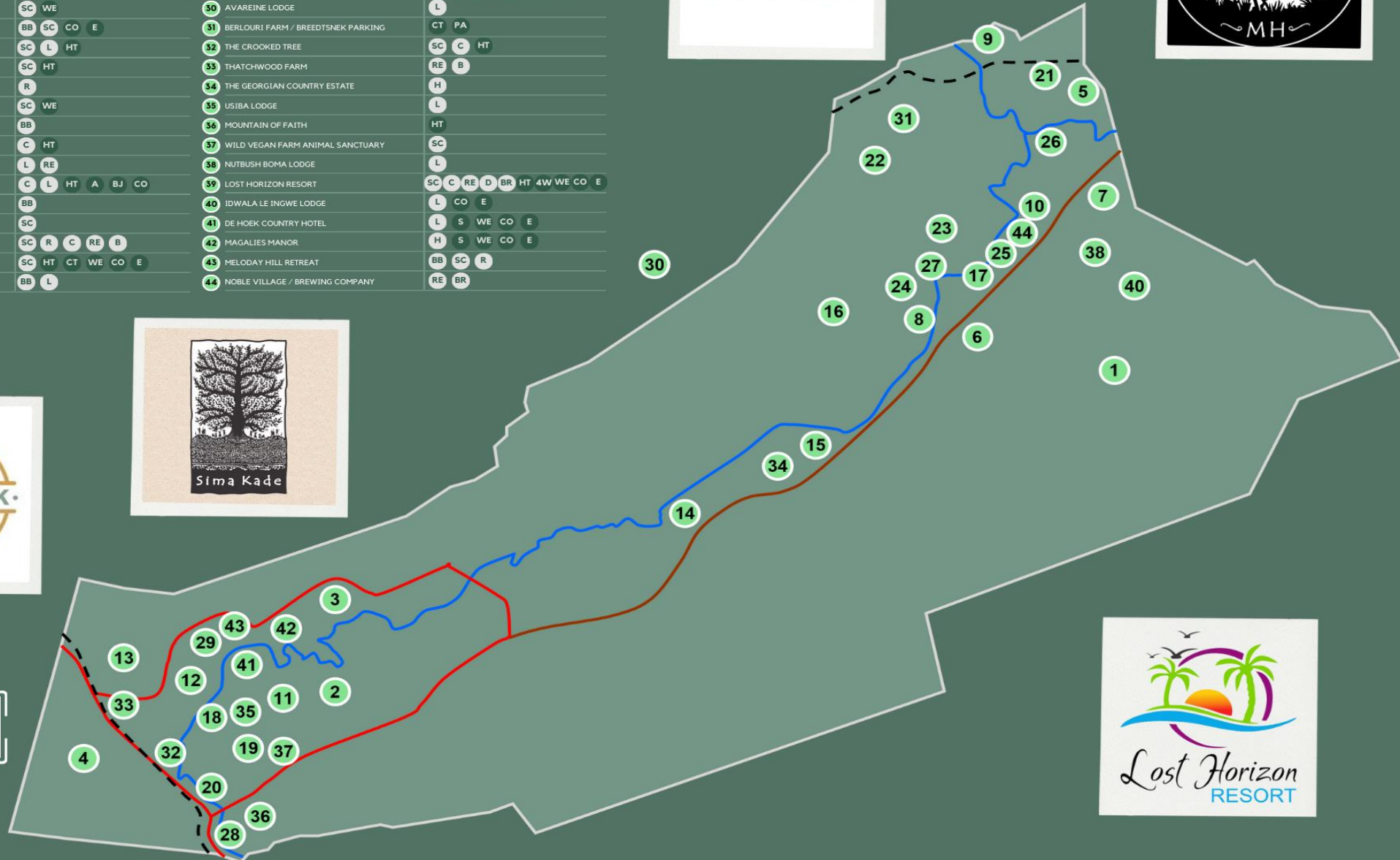
OCCASION HAVEN

- WE WEDDINGS
- CO CONFERENCES
- E EVENTS



NAVIGATING ZEEKOEHOEK

1 SABLE MAGALIES	SC H L RE HT 4W WE E	23 MAGALIESAFRICA / JEWEL OF THE VALLEY	SC CO
2 BUDMARSH COUNTRY LODGE	H RE B W PA S CO	24 LOKUTHLA LODGE	L
3 MELON ROUGE EATERY ART ANTIQUES	RE SPECIAL FACILITIES	25 FINFOOT ACCOMMODATION	C
4 BANANA BAR BACKPACKERS	BA B	26 HEKSIES HIDEAWAY AND RESTAURANT	RE
5 SUN FUN AFRICA SAFARIS	BA L	27 IVORY RANCH	L
6 SIMA KADE	SC L HT S WE CO E	28 HORNBILL LODGE AND LEGENDS RESTAURANT	SC C L RE WE CO
7 NUTBUSH MOTOCROSS, ENDUROCROSS AND OFF-ROAD TRACKS	MT	29 BLACK HORSE ESTATE	SC RE D CA BR WE CO E
8 BELA VI - MAGALIESBURG	SC WE	30 AVAREINE LODGE	L
9 BRIDGEWATERS HORSE PARK (PTY) LTD.	BB SC CO E	31 BERLOURI FARM / BREEDTSNEK PARKING	CT PA
10 RIVER DANCE HOLIDAY HOME	SC L HT	32 THE CROOKED TREE	SC C HT
11 RIDE ON IT FARM MAGALIESBURG	SC HT	33 THATCHWOOD FARM	RE B
12 HAASKRUIHOEK PLANT NURSERY	R	34 THE GEORGIAN COUNTRY ESTATE	H
13 GALLOWAY GARDENS	SC WE	35 USIBA LODGE	L
14 OUDE DOORNBOSCH COTTAGES	BB	36 MOUNTAIN OF FAITH	HT
15 SLEEPY RIVER CARAVAN PARK	C HT	37 WILD VEGAN FARM ANIMAL SANCTUARY	SC
16 CANAL ON R96 EATERY & LODGE	L RE	38 NUTBUSH BOMA LODGE	L
17 CYARA LODGE	C L HT A BJ CO	39 LOST HORIZON RESORT	SC C RE D BR HT 4W WE CO E
18 PAMUHACHA FARM	BB	40 IDWALA LE'INGWE LODGE	L CO E
19 THE LAZY LAPA GUESTHOUSE	SC	41 DE HOEK COUNTRY HOTEL	L S WE CO E
20 LOVERS ROCK FAMILY RESORT	SC R C RE B	42 MAGALIES MANOR	H S WE CO E
21 LEKKER PLEKKIE	SC HT CT WE CO E	43 MELODAY HILL RETREAT	BB SC R
22 KAREE & WILD OLIVE GUEST LODGE	BB L	44 NOBLE VILLAGE / BREWING COMPANY	RE BR



3.5.3 OBJECTIVE 3: NATURAL ENVIRONMENT AND AGRICULTURE DEVELOPMENT STRATEGIES

OBJECTIVE 3

To protect the natural environment and enhance the existing **Agricultural Activities** in the area.

3.5.3.1 Strategic Intervention 1: Ensure Tourism Activities Complement the Existing Agriculture Activities

It is imperative that boosting the tourism economy in the area does not compromise the existing or future agricultural sector in the area, which is the main economic driver in the area.

Tourism activities should be complimentary to agricultural activities and not be approved on land that has high potential for agricultural production or which is being used for intensive agricultural purposes. Proposed tourism activities further need to be sensitive to the water shortages in the area as to not negatively affect the availability of water, both for domestic use, as well as for agricultural purposes. Should a tourism activity be proposed that is water-intensive, innovative mitigation measures will need to be implemented to provide a water source to such activities.

Agricultural activities can be undertaken to support the various tourist establishments through linkage of farmers with the establishments. The various agricultural activities can provide fresh products to the tourist facilities. The initiative can create a supplementary market/ offset for the various farmers.

3.5.3.2 Strategic Intervention 2: Support Emerging and Small-Scale Farmers in the Area

Small-scale and emerging farmers in the area should be linked up with the Farmer Production Support Unit (FPSU) at Carmel Estate, which is designed to have a 30 km catchment area (the Zeekoehoe Precinct falls within the 10 to 20 km catchment) as shown on **Figure 23**.

An Extension Officer from the Department of Agriculture, Land Reform and Rural Development (DALRRD) should invite the farmers to the FPSU and inform them of the function of the FPSU, which is primarily to support farmers through:

- ❖ Agricultural Input Support;
- ❖ Harvesting Support;
- ❖ Infrastructure/Mechanization Support;
- ❖ Local Logistics Support; and
- ❖ Skills and Development Training

The farmer support can contribute to Strategic Intervention 1. The FPSU should focus on the skills and development training of the emerging farmers to ensure the produce produced is at a market quality to be accepted by the various establishments.

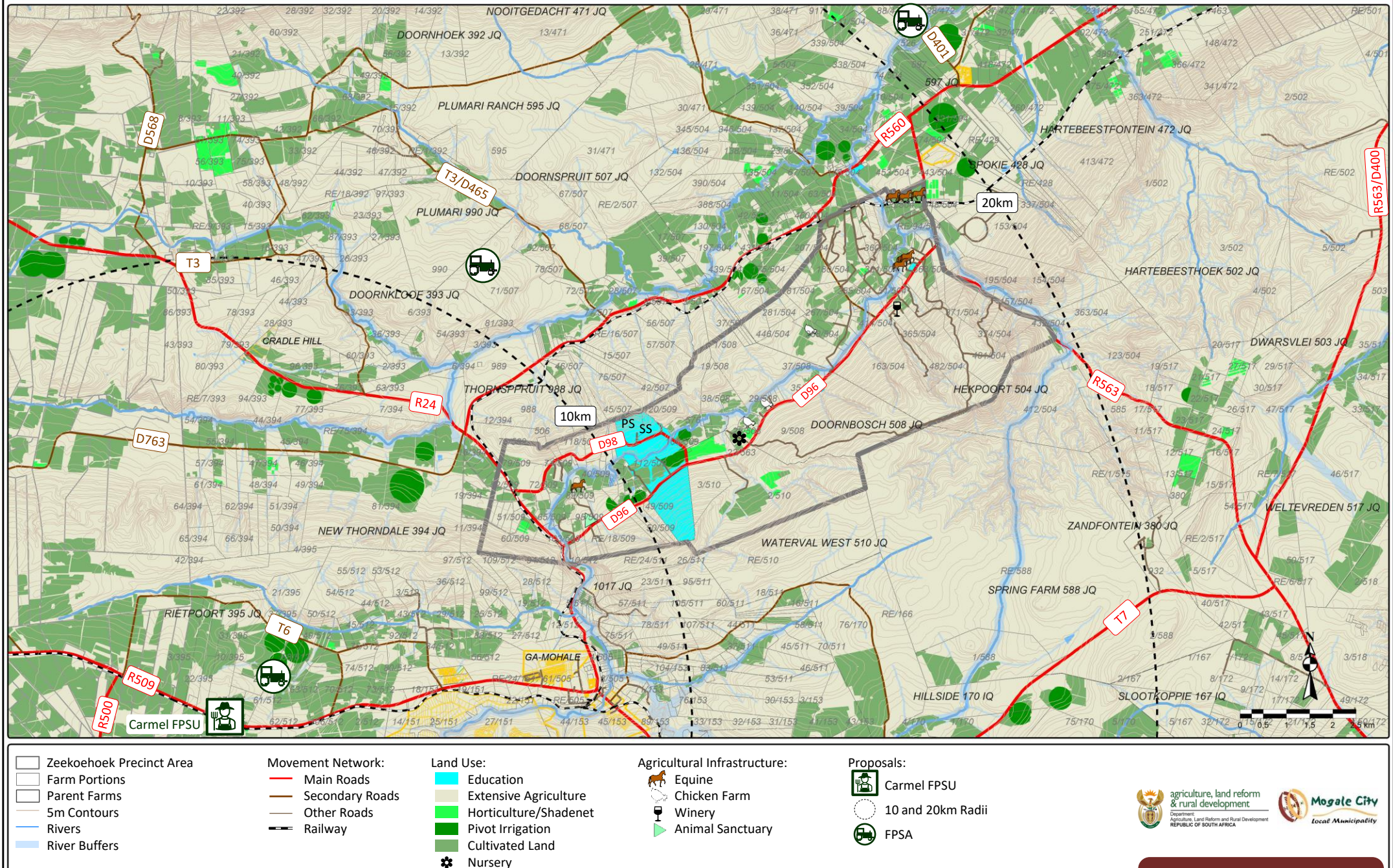


Figure 23

3.5.3.3 Strategic Intervention 3: Link Farmers with Tourism Markets in the Area

Farmers in the Zeekoehoe Precinct should be linked to the tourism activities in not only the Zeekoehoe Precinct, but in the broader area including the Cradle of Humankind, Magaliesberg and Hartebeespoort Dam.

The farmers in the area should be the primary suppliers of fresh produce to the tourism establishments, who may require certain “niche products” which the farmers can undertake to produce.

There should be communication between the various farmers in the area as well as to ensure that the right quantities of the right products are being produced for these tourism markets, as to not under or over-supply certain products.

3.5.3.4 Strategic Intervention 4: Protect and Enhance the Natural Environment

It is crucial that the areas identified as **CBAs, ESAs, and Ridges** within the Precinct be conserved and protected at all costs as to not compromise the existing natural environment in the area.

Care should be taken, and developers need to be held accountable for undertaking the necessary Environmental Studies, prior to the consideration of developing areas identified as environmentally sensitive.

The Magalies River and other streams throughout the precinct should further be preserved and the necessary precautions need to be taken to ensure that no development takes place within the floodlines.

The area could be sensitive to severe **Climate Change Challenges**, and fires have been a massive danger in the past.

Fire Risk: The ridges and difficult accessible areas exacerbate the risk of fires which places great risk to life and property at significant economic and social cost. The community and Mogale City’s Risk Management Section should oversee the management of fire risks which must also be incorporated into the planning By-Laws.

3.6 COMPOSITE PRECINCT PLAN

Figure 24 comprises the Composite Precinct Plan for the Zeekoehoe Precinct.

ZEEKOEHOEK PRECINCT PLAN 2023

COMPOSITE

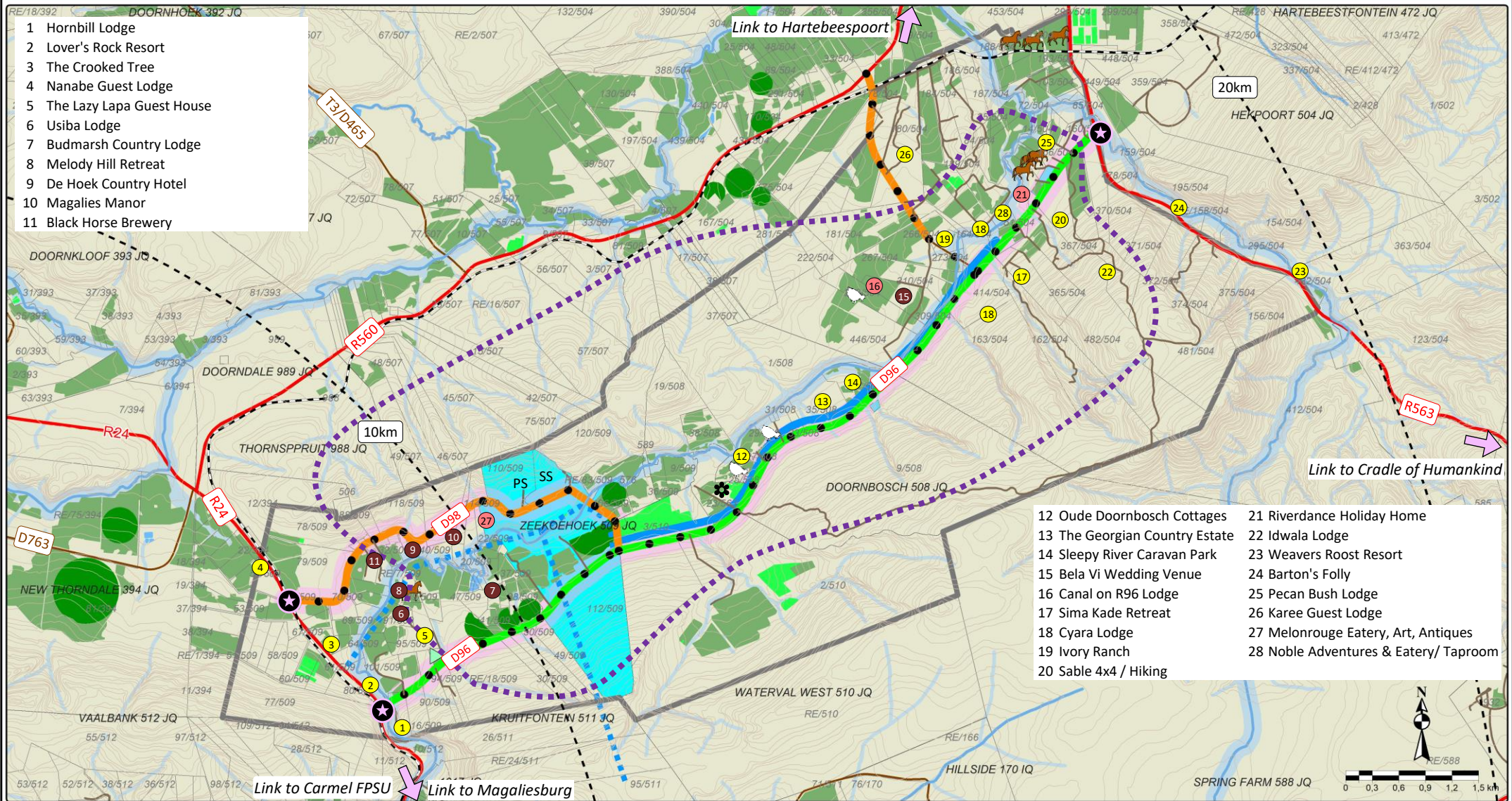


Figure 24

CHAPTER 4: LAND USE MANAGEMENT GUIDELINES

Chapter 4 provides a set of Land Use Management Guidelines in order to support and encourage tourism activities within the Zeekoehoek Precinct.



Photo taken by Plan Associates, 2023

4.1 OVERVIEW

This Zeekoehoek Precinct Plan has a very strong focus on promoting Tourism within the area and this section unpacks how tourism activities could be promoted and supported from a Land Use Management perspective.

The existing types of tourism facilities within the area are confirmed, and the land use implications of these uses are discussed.

Recommendations are further made as to how Land use Management should be addressed in the area.

As a point of departure, **Table 9** confirms the types of tourism related uses found within the Zeekoehoek Precinct Area and indicates whether or not the uses are defined in terms of the Mogale City LUS.

Table 9: Tourism Related Uses found in the Zeekoehoek Precinct

Land Use	Source
Accommodation	
Backpackers	Definition from MCLM LUS, 2022
Bed & Breakfast	Definition from MCLM LUS, 2022
Camping Site	Definition from MCLM LUS, 2022
Caravan Park	<i>Not defined in MCLM LUS, 2022</i>
Guest House	Definition from MCLM LUS, 2022
Lodge	Definition from MCLM LUS, 2022
Self Catering Units	<i>Not defined in MCLM LUS, 2022</i>
Hotel	Definition from MCLM LUS, 2022
Game Farm (including accommodation/tourist facilities)	Definition from MCLM LUS, 2022
Business related Activities	
Bar/Pub	Definition from MCLM LUS, 2022
Beer/Wine/Spirits Tasting Venue	Definition from MCLM LUS, 2022
Country Market	<i>Not defined in MCLM LUS, 2022</i>
Function Venue	Definition from MCLM LUS, 2022
Micro Brewery and Distillery	Definition from MCLM LUS, 2022
Place of Amusement	Definition from MCLM LUS, 2022
Place of Entertainment	Definition from MCLM LUS, 2022
Place of Refreshment	Definition from MCLM LUS, 2022
Cafeteria	Definition from MCLM LUS, 2023
Restaurant	Definition from MCLM LUS, 2022
Shop (Convenience Store Only)	Definition from MCLM LUS, 2022
Curio shop	<i>Not defined in MCLM LUS, 2022</i>
Teagarden/Coffee Shop	Definition from MCLM LUS, 2022
Personal Services	
Beauty Parlour	Definition from MCLM LUS, 2022
Spa/Hydro and Wellness Centre	Definition from MCLM LUS, 2022
Art and Antiques	
Art Galleries	<i>Not defined in MCLM LUS, 2022</i>
Arts and Craft Training Facilities	<i>Not defined in MCLM LUS, 2022</i>
Additional Facilities	
Conference Centre/Facility	Definition from MCLM LUS, 2022
Wedding Chapel	<i>Not defined in MCLM LUS, 2022</i>
Tourist Attractions e.g. cultural historical sites, museums	<i>Not defined in MCLM LUS, 2023</i>

4.2 ZEEKOEHOEK PRECINCT EXISTING ZONING RIGHTS

The Zeekoehoe Precinct Area is currently zoned **Agriculture** in terms of the Mogale City Land Use Scheme (LUS), 2022. *(as discussed in Section 2.2.5 of this document).*

In terms of provisions made for tourism activities, a Farm Stall is included as a primary land use right under the **Agriculture** zoning category and the land use rights for a Restaurant may be applied for with a Consent Use application for **Business Use**, with a maximum floor area of 500 m².

Land Use Rights for a **Function Venue/Tourism Facility** may be applied for with a Consent Use application (up to 3000 m²), a Rezoning application (3001 m² up to 6000 m²), or a Township Establishment application (more than 6000 m²).

A **Function Venue** is defined in the LUS is follows:

“means a facility for the hosting of functions – weddings / conferences etc. – and can also include live entertainment as well as overnight accommodation. This might also include the following uses, namely party venue, lodge, petting farm and other related terms but should not impact on the amenity of the area and will also include noise reduction in terms of the National Environment Management: Air Quality Act, Act 39 of 2004. Application should, where needed, also include live entertainment. “

It is noted that the scheme does not define a **Tourism Facility**.

The Scheme further makes provision for additional dwelling units as follows:

- ❖ Four Dwelling Units: Application for Rezoning
- ❖ More than Four Dwelling Units: Township Establishment Application

It is further important to note that the Mogale City LUS does make provision for **Split Zonings**. This is very important in the context of the Zeekoehoe Precinct as Tourism Activities are being encouraged on existing farms as a secondary/complimentary use to the Agricultural uses.

It is noted that parts of farm portions may not be transferred as the farms in the area are subject to the *Subdivision of Agricultural Land Act 70 of 1970*, but leases (limited to a period less than 10 years) could be registered over the farm portions should farmers wish to lease parts of their farms to interested parties for the development of tourism establishments.

4.3 SCHEME IMPLICATIONS AND RECOMMENDATIONS

The Scheme Implications for the promotion of Tourism Activities in the Zeekoehoek Area are discussed below.

Tourism Facility is not Defined in the Mogale City LUS:

The Mogale City LUS makes provision for a **Function Venue/Tourism Facility** by way of a Consent Use, Rezoning, or Township Establishment application (depending on the size) but the LUS does not define a **Tourism Facility**.

Most of the typical types of Accommodation Facilities found in the area are excluded from the definition of a Function Venue (and are not included in the basket of rights of any other uses under the *Agriculture* zoning category) whether as Primary Use, or for uses which may be applied for by way of Consent Use, Rezoning or Township Establishment.

These accommodation facilities include:

- ❖ Backpackers,
- ❖ Bed & Breakfast,
- ❖ Camping Site,
- ❖ Caravan Park ,
- ❖ Guest House,
- ❖ Self Catering Units
- ❖ Hotel
- ❖ Game Farm (including accommodation/tourist facilities)

It is accordingly recommended that Tourism Facility be defined in the Mogale City LUS, and to include the above-mentioned accommodation facilities into the definition.

By defining Tourism Facilities, it will allow property owners in the area to apply for various tourism facilities by way of either a Consent Use, Rezoning or Township Establishment, depending on the size.

The recommended land uses which may be applied for under the *Agricultural* Zoning Category are shown in **Table 10**, along with the type of application which will be required (Consent Use, Rezoning, Township Establishment).

In line with the above, it is recommended that a dedicated **“accommodation policy”** be compiled for the Mogale City LM to outline the typical accommodation establishments that can be established. The policy should be compiled to form part of the Land Use Scheme.

Land Uses Excluded from Business Zoning

It is noted that a number of business uses are excluded from the basket of rights of *Business 1-5* zonings, including:

- ❖ Place of Entertainment (Theaters, Live Music Performance, etc.),
- ❖ Place of Refreshment (Restaurant, Tea Room/Coffee Shop, etc.),
- ❖ Service Enterprise (Personal services such as Hairdressers, Beauty Parlors, Spa/Hydro/Wellness, etc.)

It is recommended that the above-mentioned uses should be included under the Business zoning categories, by way of a Consent Use, as shown in **Table 9**.

Permit Rights:

There exists a possibility that a number of property owners have **historical permit rights** which provide the necessary land use rights for some of the activities. The community should be encouraged to engage the Local Municipality to incorporate the permit rights into the scheme. The process may address certain illegal/ non-

conformity land uses in the area. The Local Municipality should further motivate the residents in the area to regularize their land use activities through the required processes.

Overlay Zone:

It is recommended that an **Overlay Zone** be demarcated for the Zeekoehoek Precinct Area, for which a unique basket of land use rights may be considered, as long as development proposals are consistent with the aim to promote tourism within the area, without compromising the existing and future agricultural activities.

Table 10: Proposed Land Use for Zoning Categories

Land use Group	Section A: Land Uses	Land Use Scheme: Use Zones to be considered in Tourism Industry																													
		R1. Residential 1	R2. Residential 2	R3. Residential 3	R4. Residential 4	R5. Residential 5	TR. Transitional Residential	RR. Agricultural Holding Residential	B1. Business 1	B2. Business 2	B3. Business 3	B4. Business 4	B5. Business 5	E. Educational	G. Government/RSA	C. Commercial	CF. Community Facility	I. Institutional	AU. Municipal Use/Utilities	I1. Industrial 1	I2. Industrial 2	AG. Agricultural	CON. Conservation	OS. Public Open Space	OP. Private Open Space	TP. Roads, Railways, Air	MN. Mining	CM. Cemetery	S. Special	U. Undetermined	
Accommodation	Backpackers																					C								p*	
	Bed & Breakfast	C						C														C								p*	
	Camping Site																					C								p*	
	Caravan Park																					C								p*	
	Guest House	C						C														C								p*	
	Lodge																					C								p*	
	Self Catering Units																					C, R, T*								p*	
	Public Resort																					R, T*								p*	
	Recreation Resort																					R, T*								p*	
	Private Resort																					T*								p*	
Hotel				C					P	P												R								p*	
Game Farm (including accommodation/tourist facilities)																						P									
Business related Activities	Bar/Pub								C	C	C	C								P		C, R, T*								p*	
	Beer/Wine/Spirits Tasting Venue																					C, R, T*								p*	
	Country Market																					C, R, T*								p*	
	Function Venue																					C, R, T*								p*	
	Micro Brewery and Distillery																					C, R, T*								p*	
	Place of Amusement								C	C	C	C								P		C, R, T*								p*	
	Place of Entertainment						W		C	C	C	C								P		C, R, T*								p*	
	Place of Refreshment								C	C	C	C	C					W		P		C, R, T*				P				p*	
	Cafeteria								C	C	C	C	C						W		P		C, R, T*			C	P				p*
	Restaurant								C	C	C	C	C						W		P		C, R, T*				P				p*
Shop (Convenience Store Only)								P	P	P		P								P	P	C, R, T*			C					p*	
Curio shop																						C, R, T*								p*	
Teagarden/Coffee Shop								C	C	C	C	C						W		P		C, R, T*			C	P				p*	
Personal Services	Beauty Parlour								C	C	C	C	C							W		C, R, T*								p*	
	Spa/Hydro and Wellness Centre	C					W		C	C	C	C	C							W		C, R, T*			C					p*	
Art and Antiques	Art Galleries	C	C	C		C	W		C	C	C	C	P	P			P	P				C, R, T*				P				p*	
	Arts and Craft Training Facilities	C	C	C		C	W		C	C	C	C	P	P			P	P				C, R, T*				P				p*	
Additional Facilities	Conference Centre/Facility	C	C	C		C	W		C	C	C	C	P	P			P	P				C, R, T*								p*	
	Wedding Chapel																					C, R, T*								p*	
	Tourist Attractions e.g. cultural historical sites, museums																					C, R, T*								p*	
	Recreation Facilities					C	W		C	C	C	C	P				P	P		P		C, R, T*		P	W					p*	
Resort	Private Resort																													p*	
	Public Resort																		C											p*	
	Recreation Resort																		C				C		C					p*	

Note: Agricultural: Tourism facilities were not specified: Proposed Definition: Land and Buildings used as amenities for tourists, excluding accommodation.

Note: *: The application procedure depends on the size of the application.

C Should be allowed as Consent Use in LUS



CHAPTER 5: IMPLEMENTATION PROGRAMME

Chapter 5 comprises the Implementation Programme for the Strategic Interventions/ Projects identified in Chapter 3.

Table 11 below provides the list of projects to be implemented, as aligned with the Development Objectives and Development Strategies set out in Chapter 3.

The Implementation Programme comprises a Project Description, the Responsible Department/Entity who needs to implement the project the estimated Budget of the Project as well as the Priority (Short-, Medium-, or Long-Term).

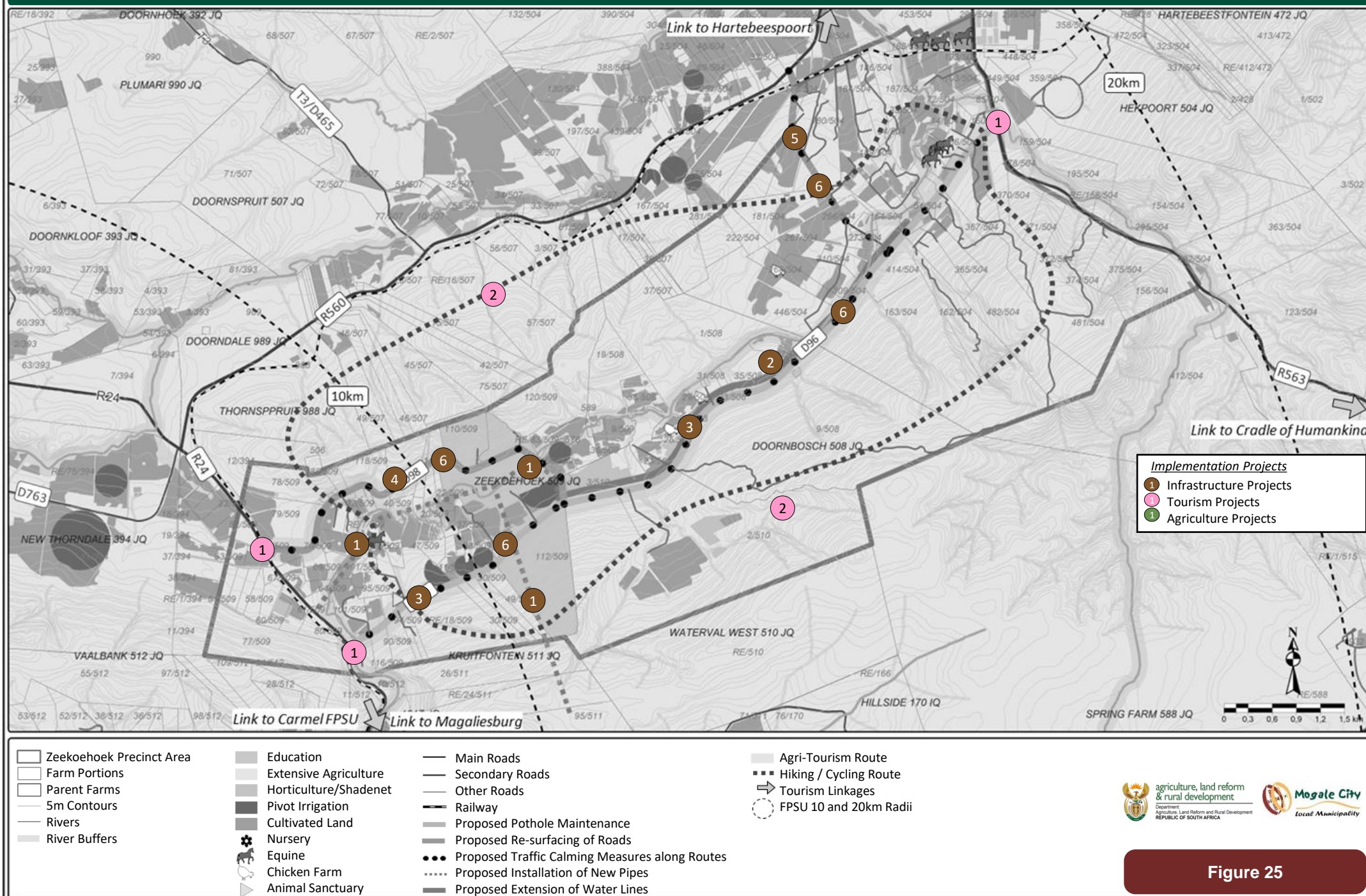
The projects are further spatially referenced on **Figure 25** according to their Map Ref (column 1).

Table 11: Implementation Programme

Map Ref.	Project Description	Responsible Department/Entity	Estimated Budget	Priority		
				S	M	L
Development Objective 1: Engineering Infrastructure						
(general project - not spatially referenced)	Commission study to assess the condition of the water pipes and provide design specifications & recommendations for the upgrading of the water reticulation system.	DALRRD (RID) Mogale City LM	R 950 000	X		
1	Install new water pipes in the western parts of the study area (approximately 8 km).	DALRRD (RID) Mogale City LM Rand Water	R 56 000 000	X		
2	Extend water reticulation network from the western parts up to existing water line towards the R563 (approximately 5,5 km)	DALRRD (RID) Mogale City LM Rand Water	R 38 500 000	X		
(general project - not spatially referenced)	Commission study to assess the condition of the roads and provide design specifications & recommendations for the upgrading of the internal roads.	Mogale City LM Gautrans	R 250 000	X		
3	Repair potholes along route D96 (approximately 10 km in length)	Mogale city LM	R 200 000		X	
4	Resurface route D98 (approximately 5 km in length)	Mogale City LM	R 3 000 000		X	
5	Resurface a section of the linkage road between route D96 and Hekpoort (approximately 2 km).	Mogale City LM Gautrans	R1 200 000		X	
6	Upgrade road markings on main roads.	Mogale City LM	R 200 000		X	
Development Objective 2: Tourism						
1	Provide Public Art Features and Welcome Signs at Tourism Gateways (@ 3 entrances into the Precinct)	Mogale City LED Gauteng Tourism	R 600 000	X		
2	Establish a Cycling/Hiking Trail	Mogale City LED Community	R 300 000	X		
(general project - not spatially referenced)	Develop an Accommodation Policy for the Mogale City LM	Mogale City LM	R 500 000	X		
(general project - not spatially referenced)	Provide Standardized Signage throughout the area	Mogale City LED Gauteng Tourism	R 500 000	X		

Zeekoehoe Precinct Plan

Map Ref.	Project Description	Responsible Department/Entity	Estimated Budget	Priority		
				S	M	L
(general project - not spatially referenced)	Appoint a Digital Marketing Team to develop Website & Social Media Page	Mogale City LED	R 500 000	X		
(general project - not spatially referenced)	Print and distribute Tourism Maps & Pamphlets	Mogale City LED Community	R 50 000	X		
Development Objective 3: Agriculture						
(general project - not spatially referenced)	Commission study to determine feasibility to improve water supply in Zeekoehoe in the context of the Tarlton Irrigation Scheme	Mogale City: Water and Sanitation Department DALRRD	Operational	X		
(general project - not spatially referenced)	Train and upskill emerging farmers to produce fresh produce at a market acceptable level	DALRRD / Mogale City LED	R 850 000	X		
(general project - not spatially referenced)	Develop fire safety plan for areas to manage veld fires and limit damage to eco-system	Mogale City / DALRRD	Operational	X		

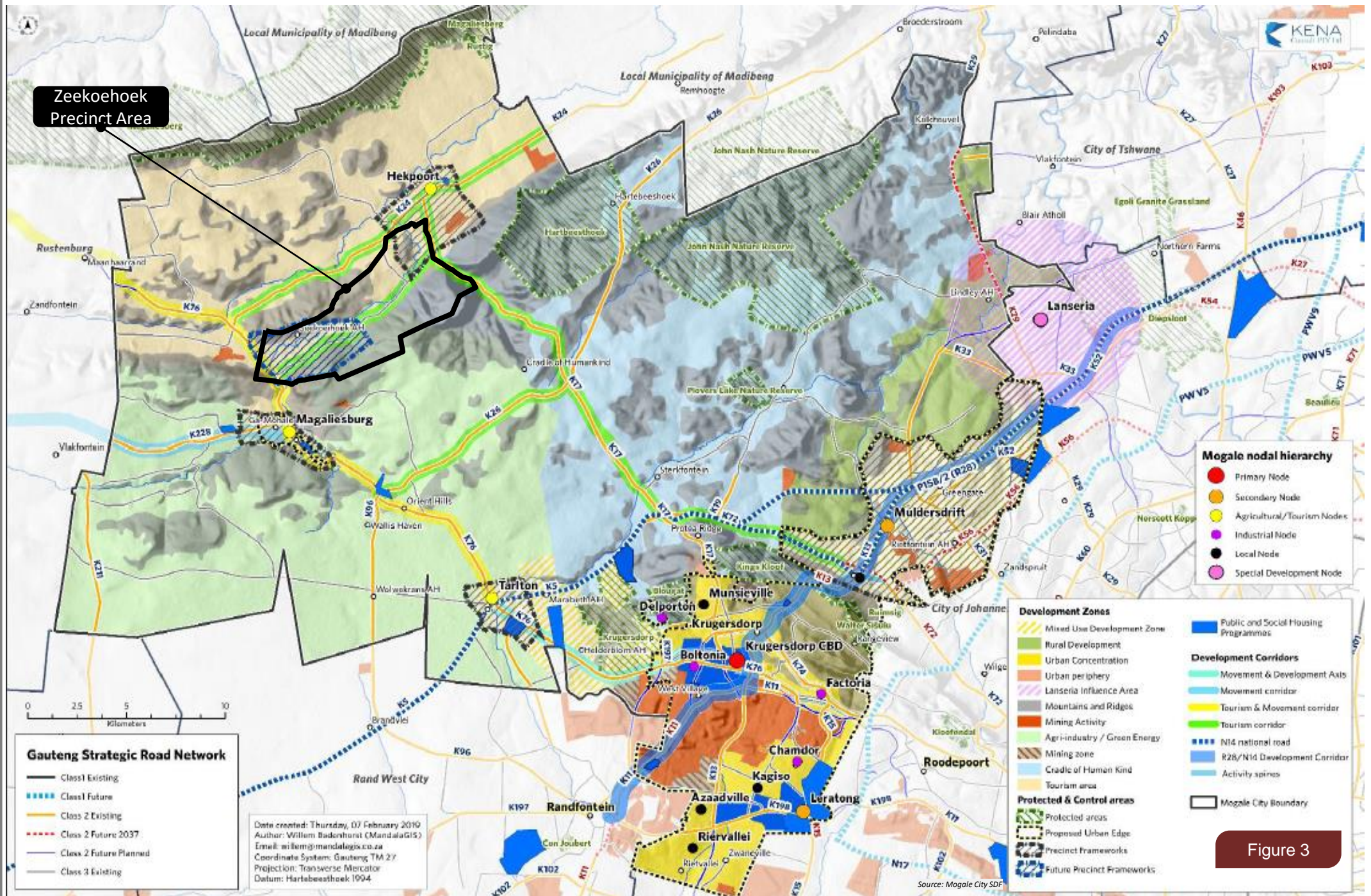


BIBLIOGRAPHY

- Gauteng Rural Development Plan. (2014). Pretoria: Department of Rural Development and Land Reform.
- Gauteng Spatial Development Framework. (2030). Pretoria: Department of Water and Sanitation.
- Hekpoort Precinct Plan. (2022). Mogale City: Department of Agriculture, Land Reform and Rural Development.
- Magaliesburg Precinct Plan. (2022). Mogale City: Department of Agriculture, Land Reform and Rural Developme
- Medium Term Strategic Framework . (2019-2024). Pretoria: Department of Planning, Monitoring and Evaluation.
- Mogale City Spatial Development Framework . (2022). Mogale City: Daprtment of Agriculture, Land Reform and Rural Development.
- National Comprehensive Rural Development Programme. (2009). Pretoria: Department of Planning, Monitoring and Evaluation.
- National Spatial Development Framework. (2022). Pretoria: Department of Agriculture, Land Reform and Rural Development.
- Our future - make it work: National Development Plan. (2030). Pretoria: Department: the Presidency.
- Regulations in terms of the Spatial Planning and Land Use Management Act, 16 of 2013. (2013). Pretoria: The Minister of Rural Development and Land Reform.
- West Rand District Rural Development Plan Draft. (2023). Pretoria: Department of Agriculture, Land Reform and Rural Development.

ANNEXURE A:
Policy and Legal Context Maps

Mogale City Local Municipality Spatial Development Framework



Hekpoort Precinct Plan, July 2022: Development Concept

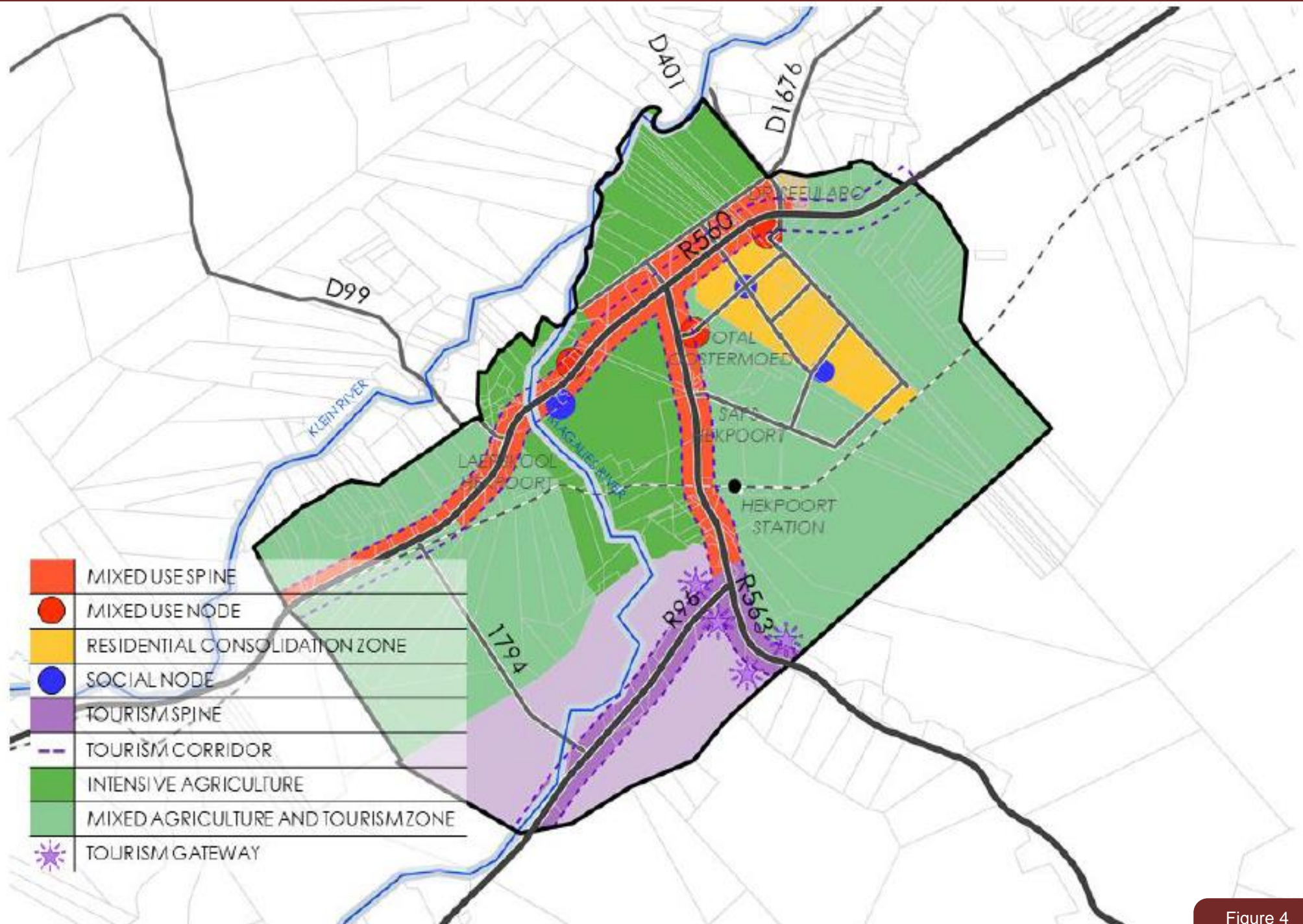


Figure 4

Hekpoort Development and Design Framework



DEVELOPMENT AND DESIGN FRAMEWORK

**PORTIONS 79, 91, 96, 321
AND 322 OF THE FARM
HEKPOORT NO 504 JQ**

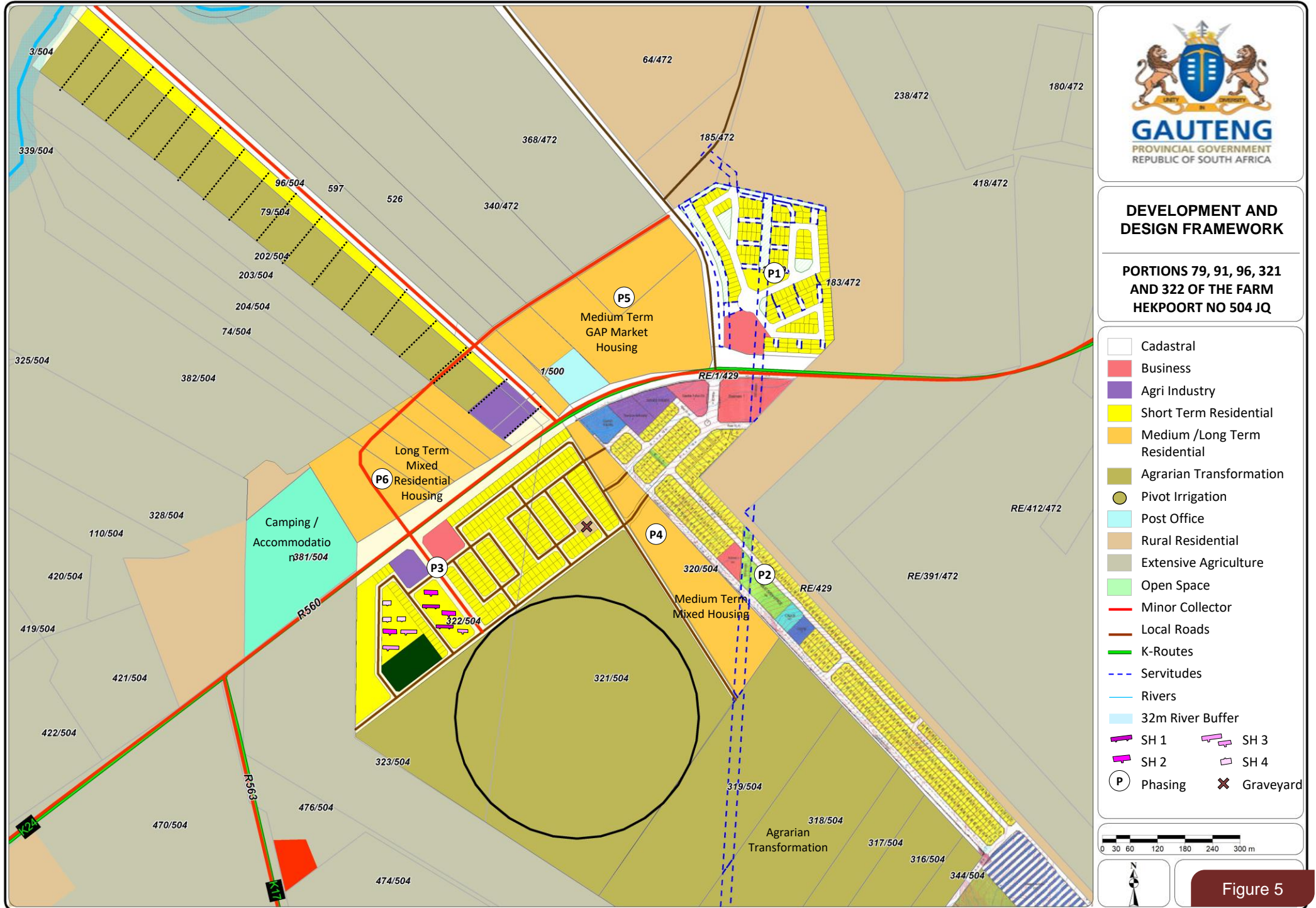


Figure 5

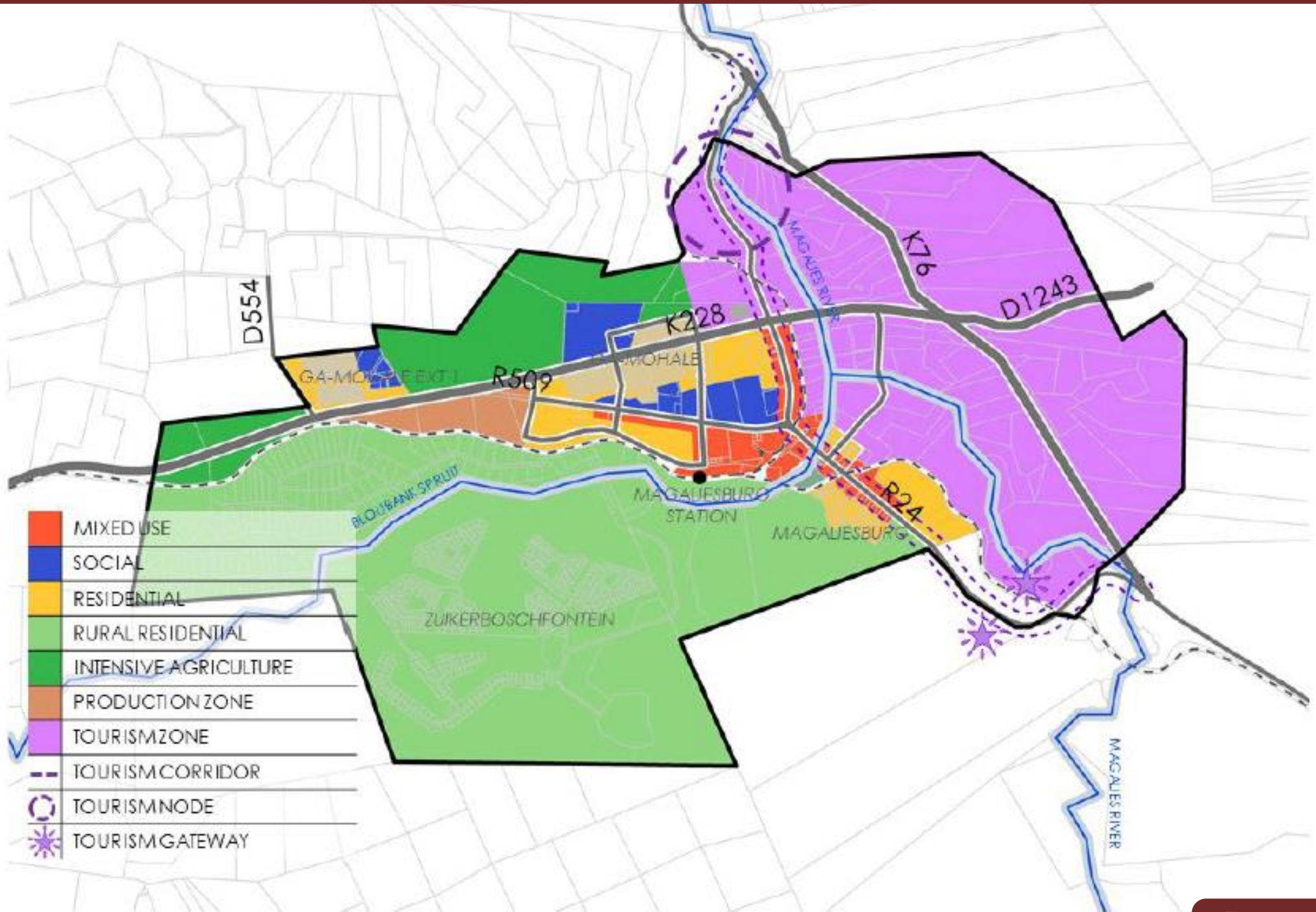


Figure 6

Tarlton Precinct Plan, July 2022:
Development Concept

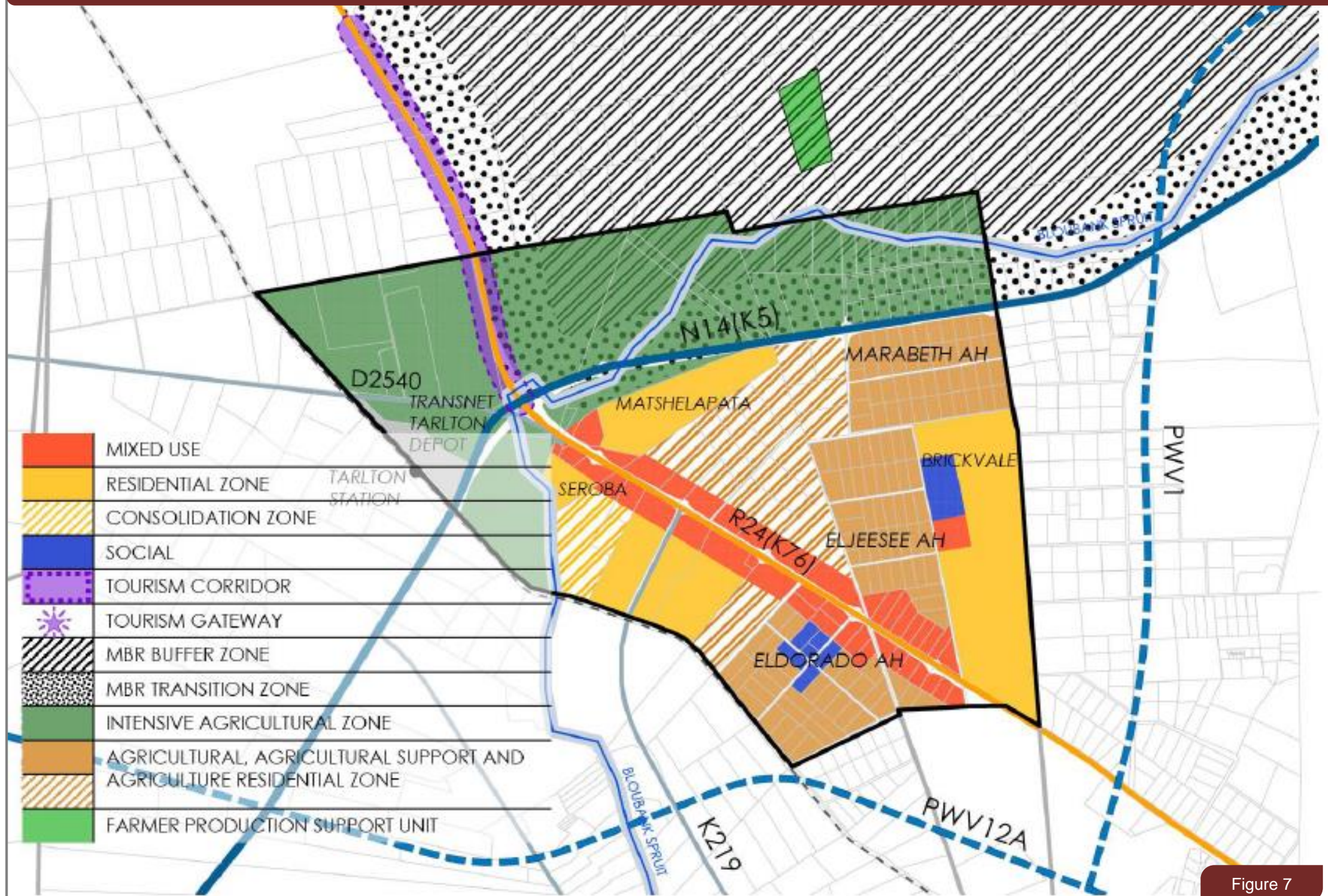


Figure 7

Muldersdrift Precinct Plan, July 2022:
Development Concept

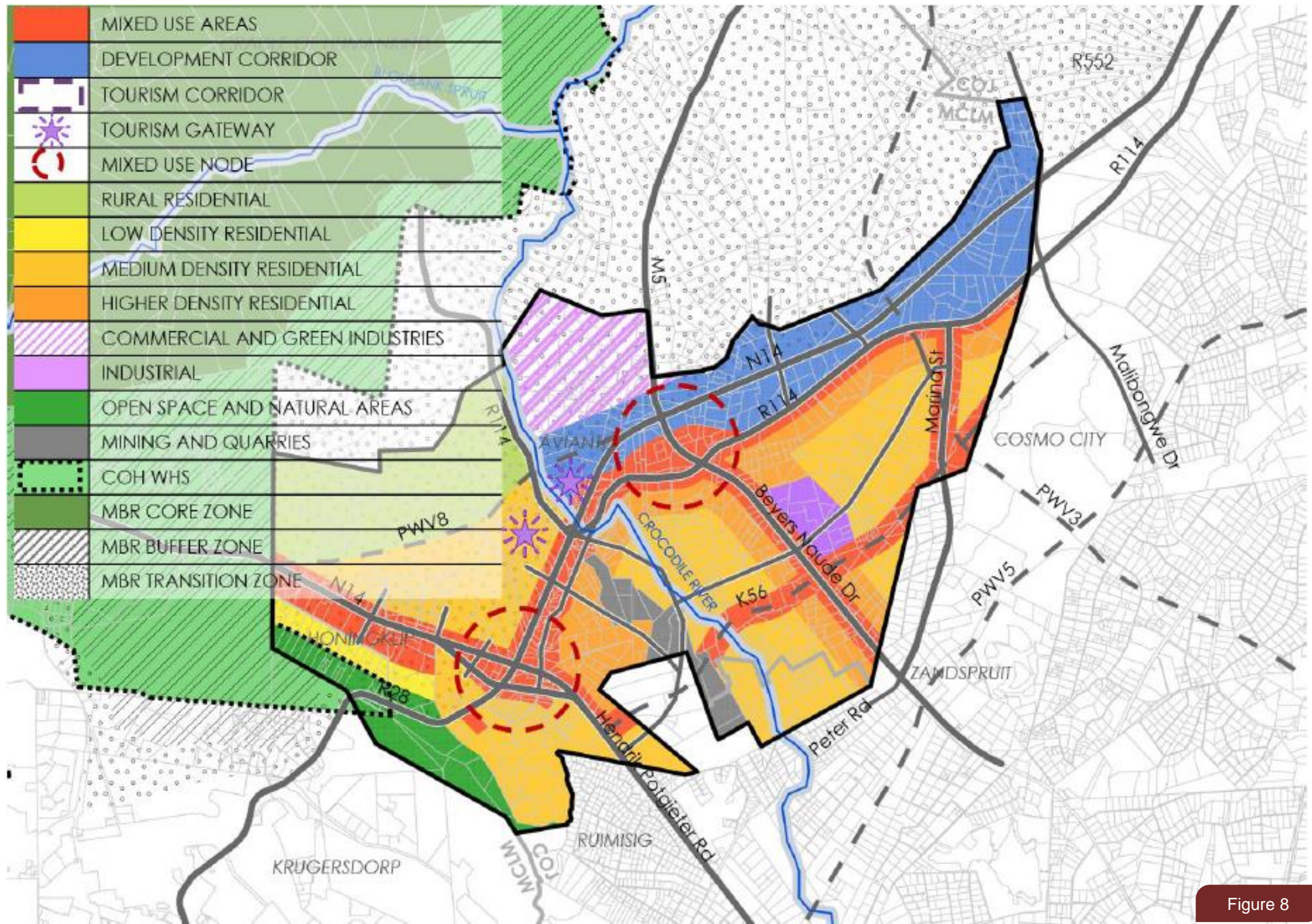


Figure 8

ZEEKOEHOEK PRECINCT PLAN 2023

NSDF Main-frame: The Ideal Post-apartheid National Spatial Development Pattern

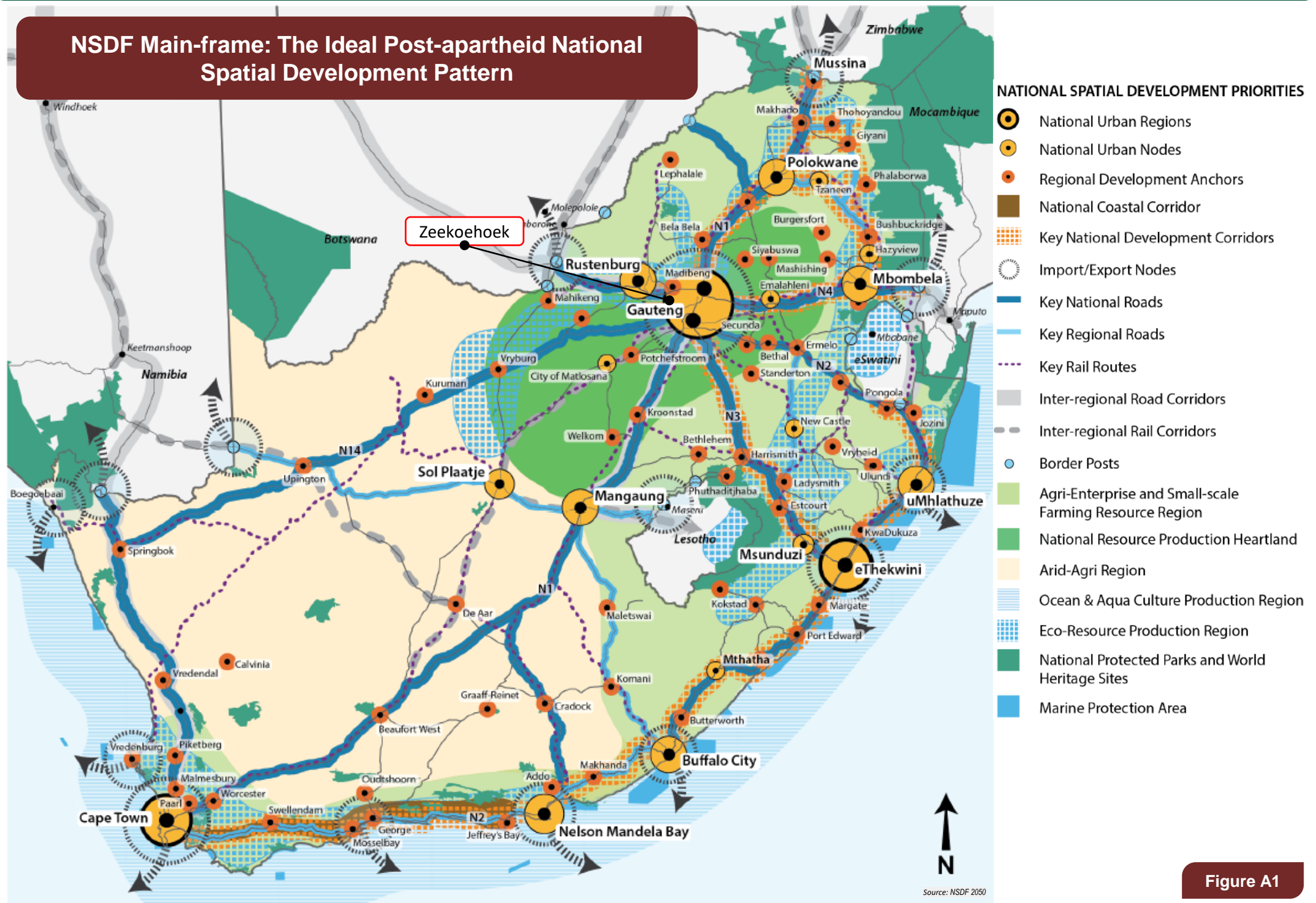


Figure A1

ZEEKOEHOEK PRECINCT PLAN 2023

Source:
Municipal SDFs collated 2021
GSDP 2021

Date created: 10 February 2022
Author: wilem@mandagis.co.za / michelle@jhb.gapp.net
Coordinate system:
Gauteng TWS
Datum: WGS84

Gauteng Spatial Development Framework

Zeekoekoek

- Gautrain Stations - existing
- Roads existing - Corridor
- Roads proposed - Corridor
- Roads proposed GSRN - Corridor
- Strategic Roads proposed
- Rail network - core
- BRT/IRPTN Priorities
- Gautrain Stations - existing
- Gautrain Rapid Rail
- Rail Stations
- Protected Areas
- Green network - ridges, waterbodies, open space
- Gautrain Recommendations**
- Approved GRINN lines
- Proposed GRINN lines - supported
- Nodal Hierarchy**
- Agri Park
- District Node
- Local Node
- Metropolitan Core
- Metropolitan Node
- NDP Hub
- Nascent Node
- Other towns; Regional Development Anchor
- Regional Node
- Rural Service Centre
- Towns - National Urban Nodes
- 2. Area of Focus for Socio-Economic Integration
- 1. Area of Focus for Shared Economic Prosperity
- 3. Area of Focus for Economic Consolidation
- 4. Area of Focus for Social and Local Economic Support
- 5. Urban Support Zone
- Development permitted within the Urban Development Boundary *
- Nodal Hierarchy**
- Commercial
- District Node; Node; Local Node
- Industrial
- Metropolitan Core
- NSDF Rural Service Centre

GGT2030
GROWING GAUTENG TOGETHER



Figure A2

Source: Gauteng SDF 2030

ZEEKOEHOEK PRECINCT PLAN 2023

Gauteng Rural Development Strategy

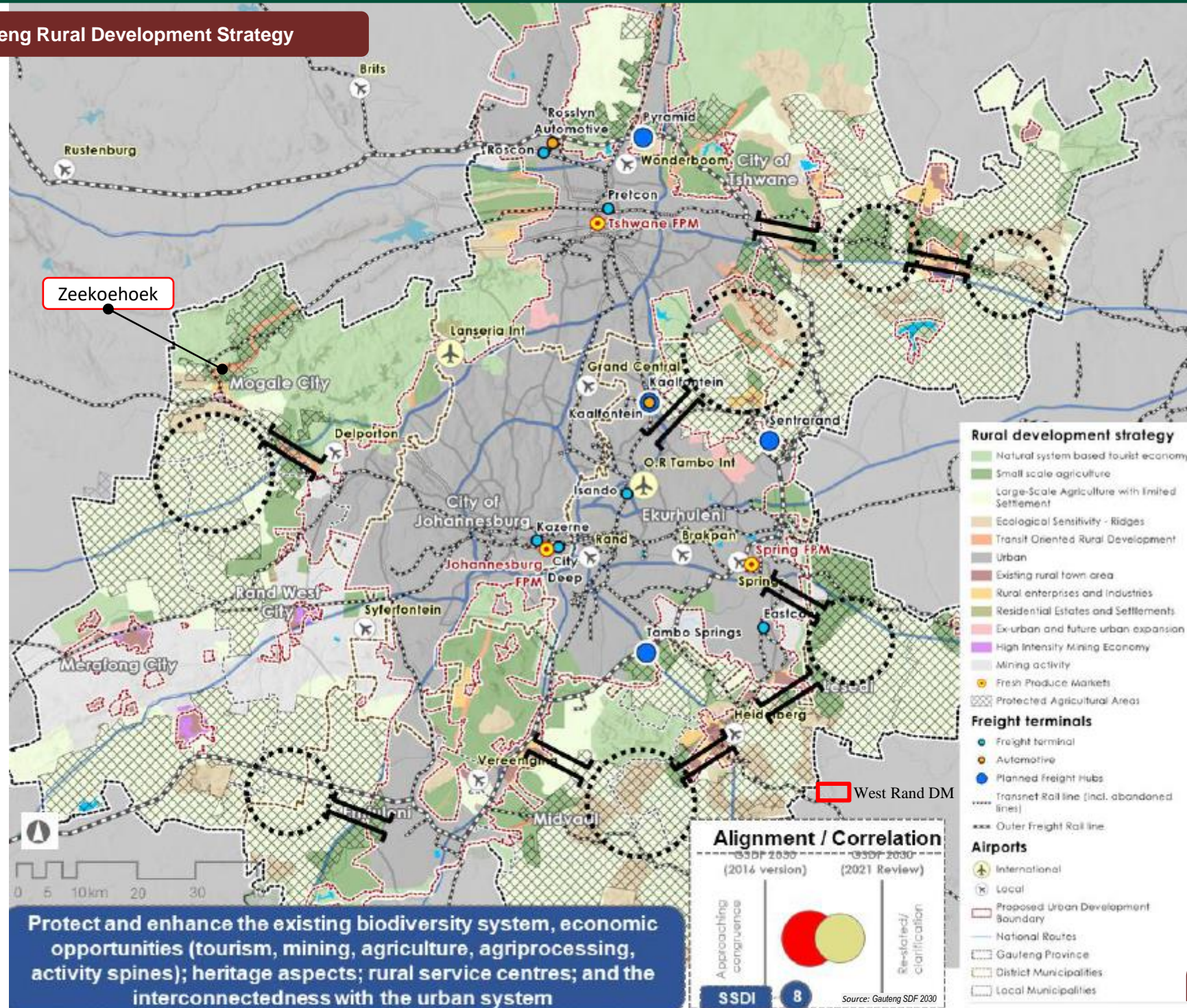
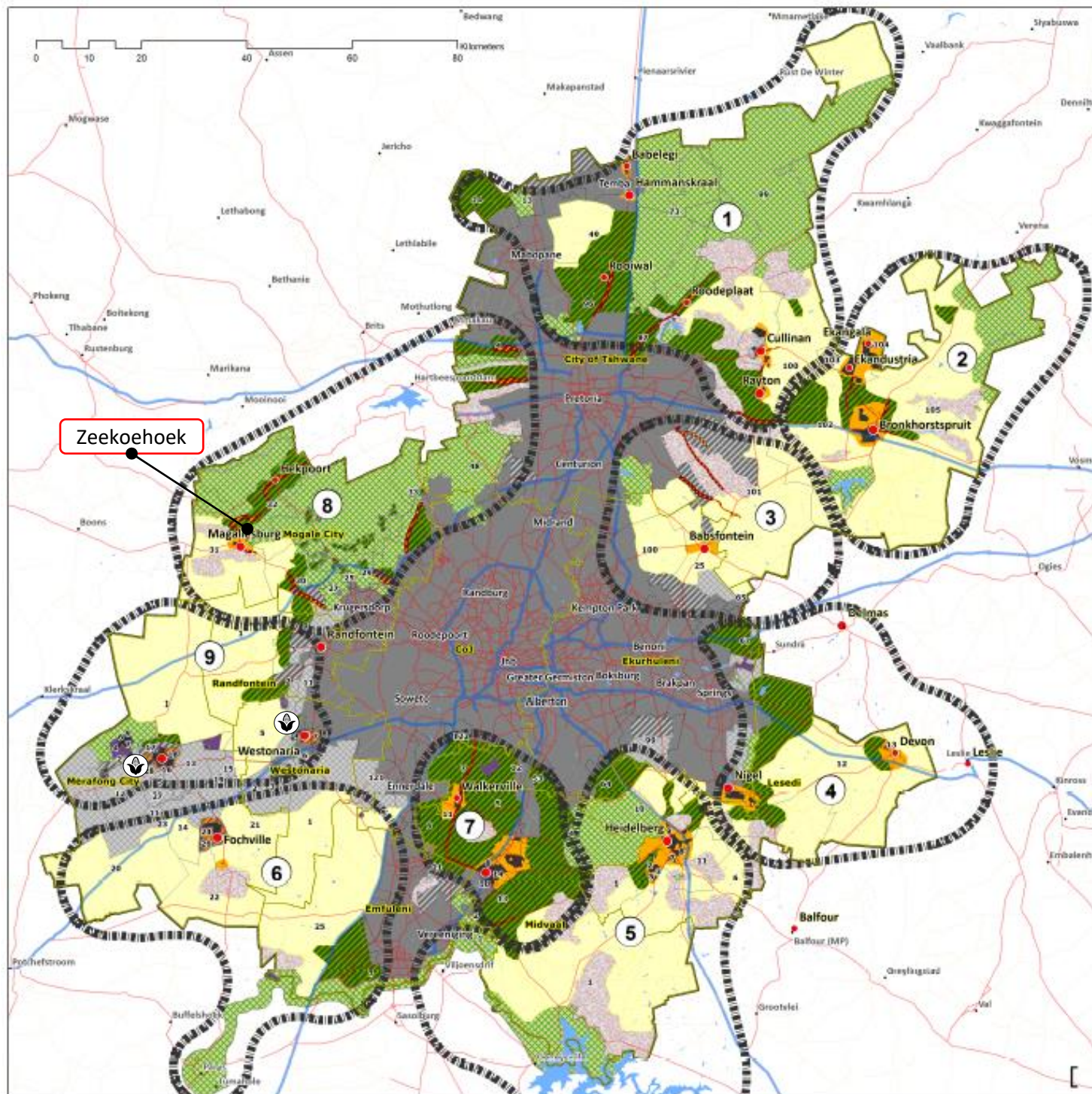


Figure A3

ZEEKOEHOEK PRECINCT PLAN 2023



Gauteng
Rural Development Framework, 2014:
Functional Areas And Land Suitability

Gauteng Rural Development Typologies

Broad strategy regions

Rural Enterprises, Industries and Tourism

- Rural nodes
- Existing Rural Town area
- Rural economic activity
- Natural system based tourist economy
- Transit Oriented Rural Development

Small-Scale Agriculture and Agri-Villages

Large-Scale Agriculture.

- High Intensity Mining Economy
- Mining and Industrial activity
- Residential Estates and Settlements
- Ex-Urban and future urban expansion

Ecological Sensitivity - Ridges

Urban Areas

Major road network

- Highway
- Main Roads
- Secondary

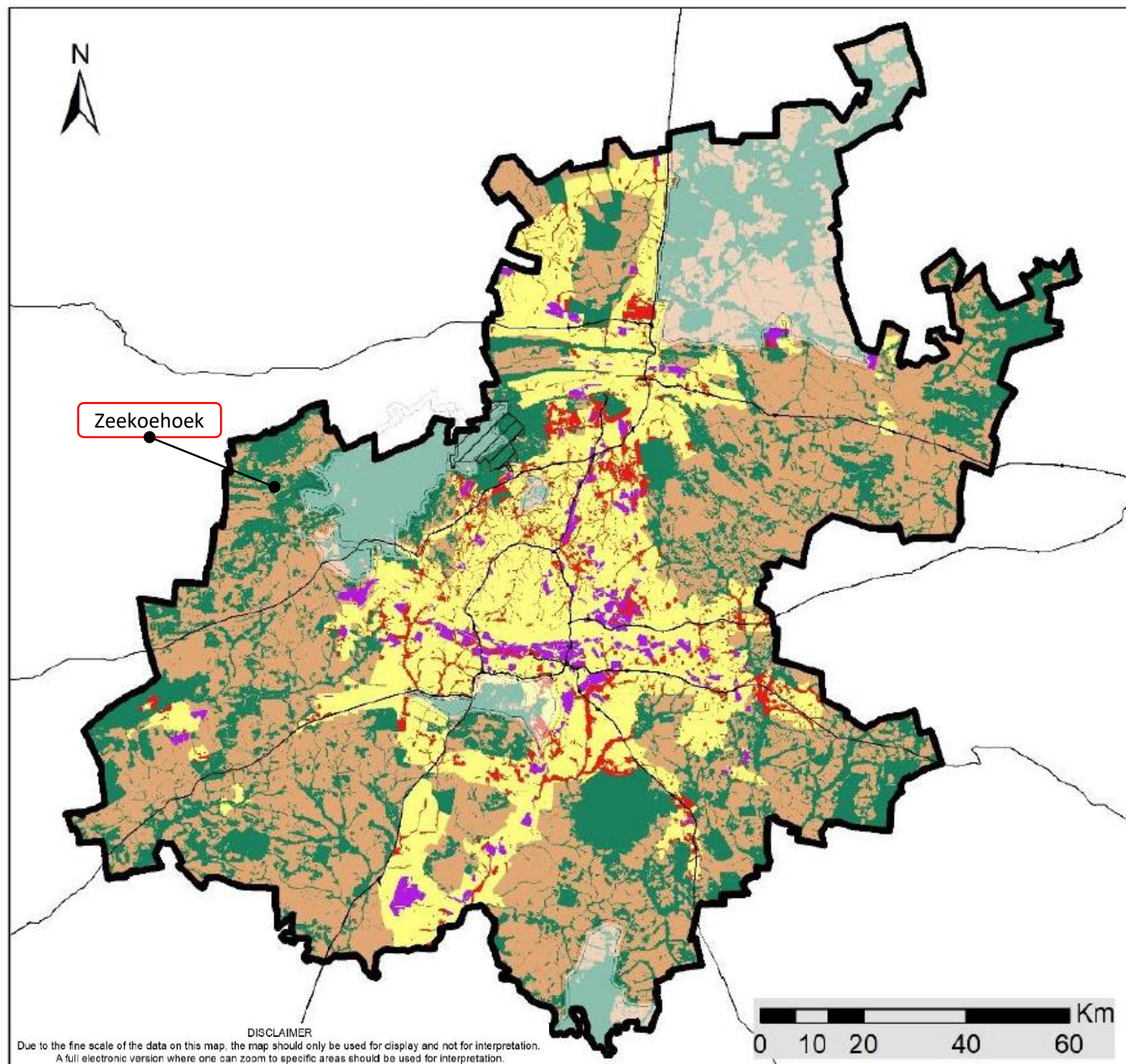
Municipal Boundaries

Municipal Wards

Figure A4

Date: October 2014
Projection: Transverse Mercator 29 E - Spheroid: WGS84

ZEEKOEHOEK PRECINCT PLAN 2023



Gauteng – GPEMF 2021 - Zones

LEGEND

- Gauteng Boundary
- National Roads

Zone

- Urban development zone
- High Control Zone (Inside Urban Boundary)
- High Control Zone (Outside Urban Boundary)
- Normal control zone
- Industrial and large commercial focus zone
- Special Control zones
- Special Conservation zone



DESCRIPTION:

Gauteng - GPEMF 2021 Zone map showing the location of the 5 zones and the special control zones in Gauteng.

Projection: Albers Equal Area

Produced by: Marc Leroy
 Directorate: EPPC
 Subdirector: Environmental Information Management
 DATE: 28 January 2021

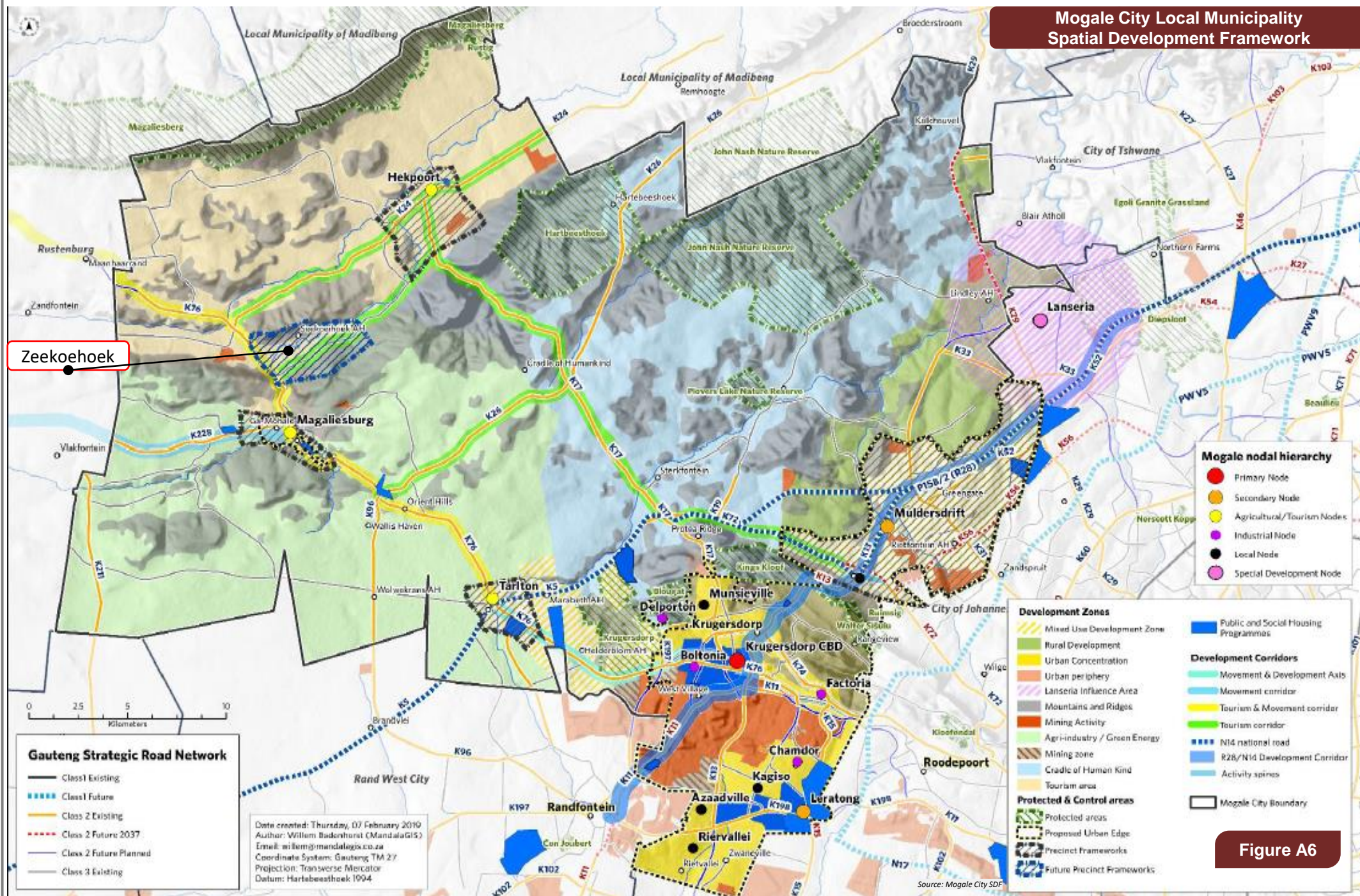
DISCLAIMER

Due to the fine scale of the data on this map, the map should only be used for display and not for interpretation. A full electronic version where one can zoom to specific areas should be used for interpretation.

Source: Gauteng EMF 2021

Figure A5

ZEEKOEHOEK PRECINCT PLAN 2023



ZEEKOEHOEK PRECINCT PLAN 2023

Hekpoort Precinct Plan, July 2022:
Development Concept

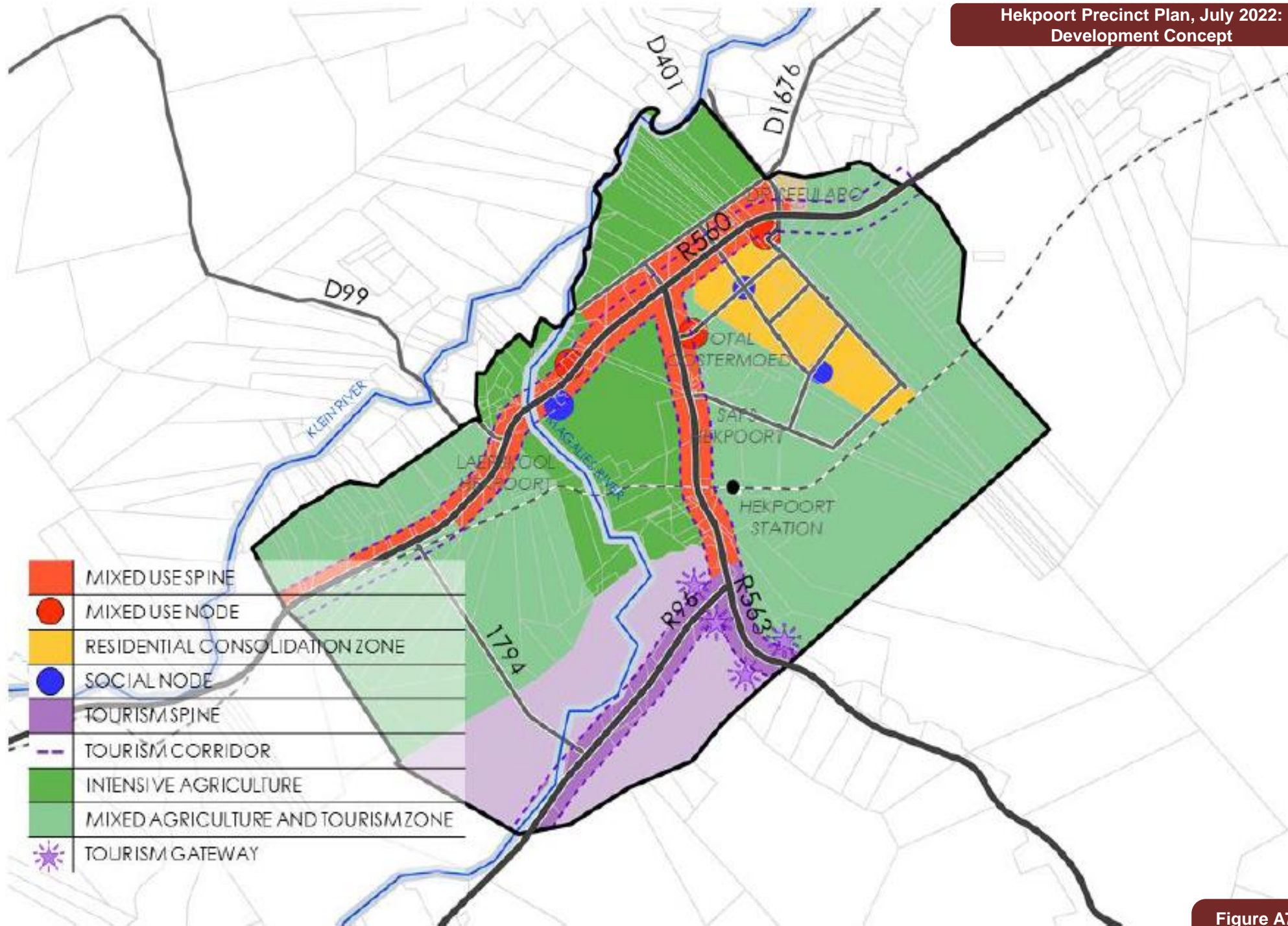


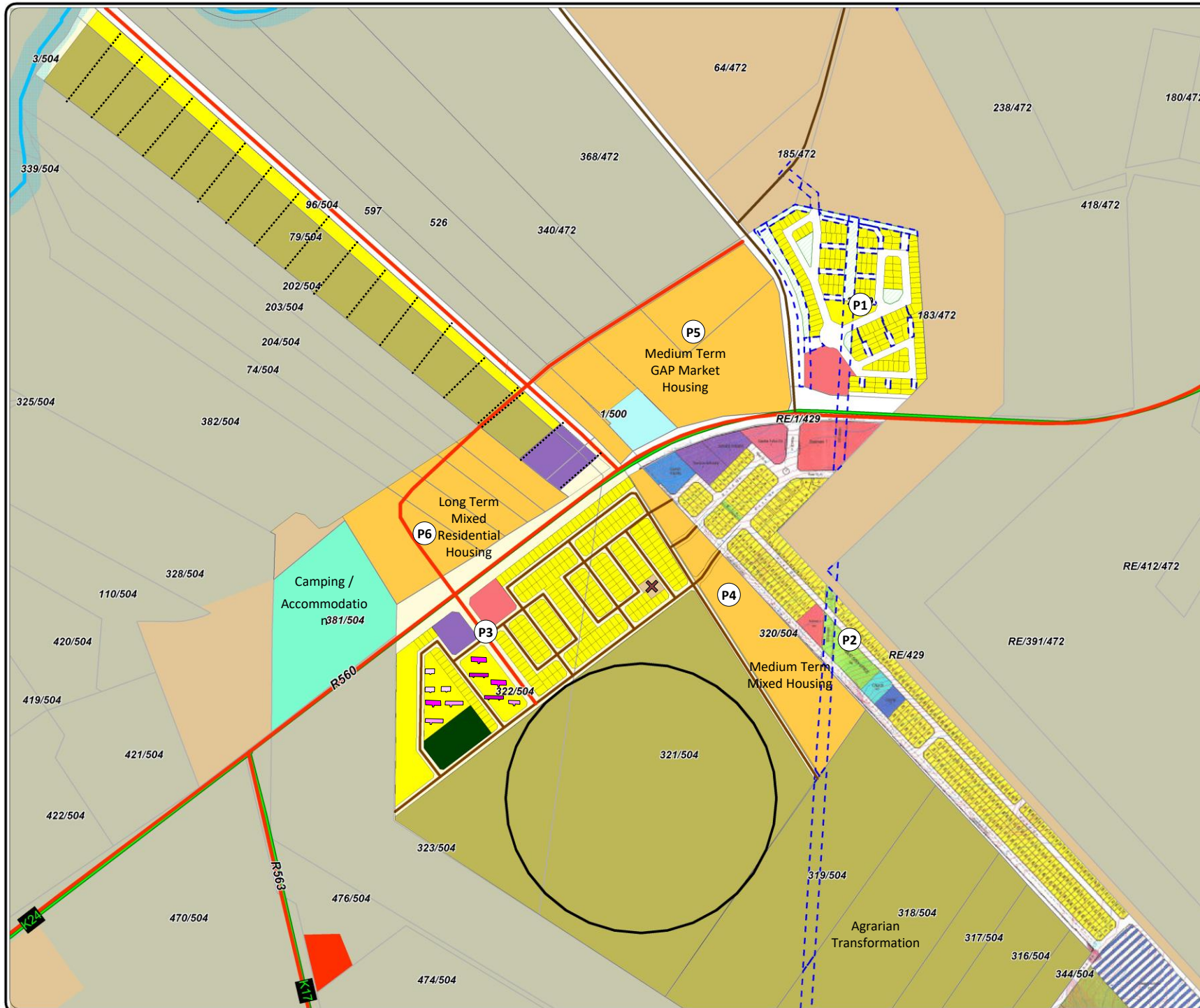
Figure A7

ZEEKOEHOEK PRECINCT PLAN 2023



Hekpoort Development and Design Framework

**PORTIONS 79, 91, 96, 321
AND 322 OF THE FARM
HEKPOORT NO 504 JQ**



- Cadastral
- Business
- Agri Industry
- Short Term Residential
- Medium /Long Term Residential
- Agrarian Transformation
- Pivot Irrigation
- Post Office
- Rural Residential
- Extensive Agriculture
- Open Space
- Minor Collector
- Local Roads
- K-Routes
- Servitudes
- Rivers
- 32m River Buffer
- SH 1
- SH 2
- SH 3
- SH 4
- P Phasing
- X Graveyard

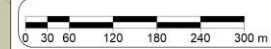


Figure A8

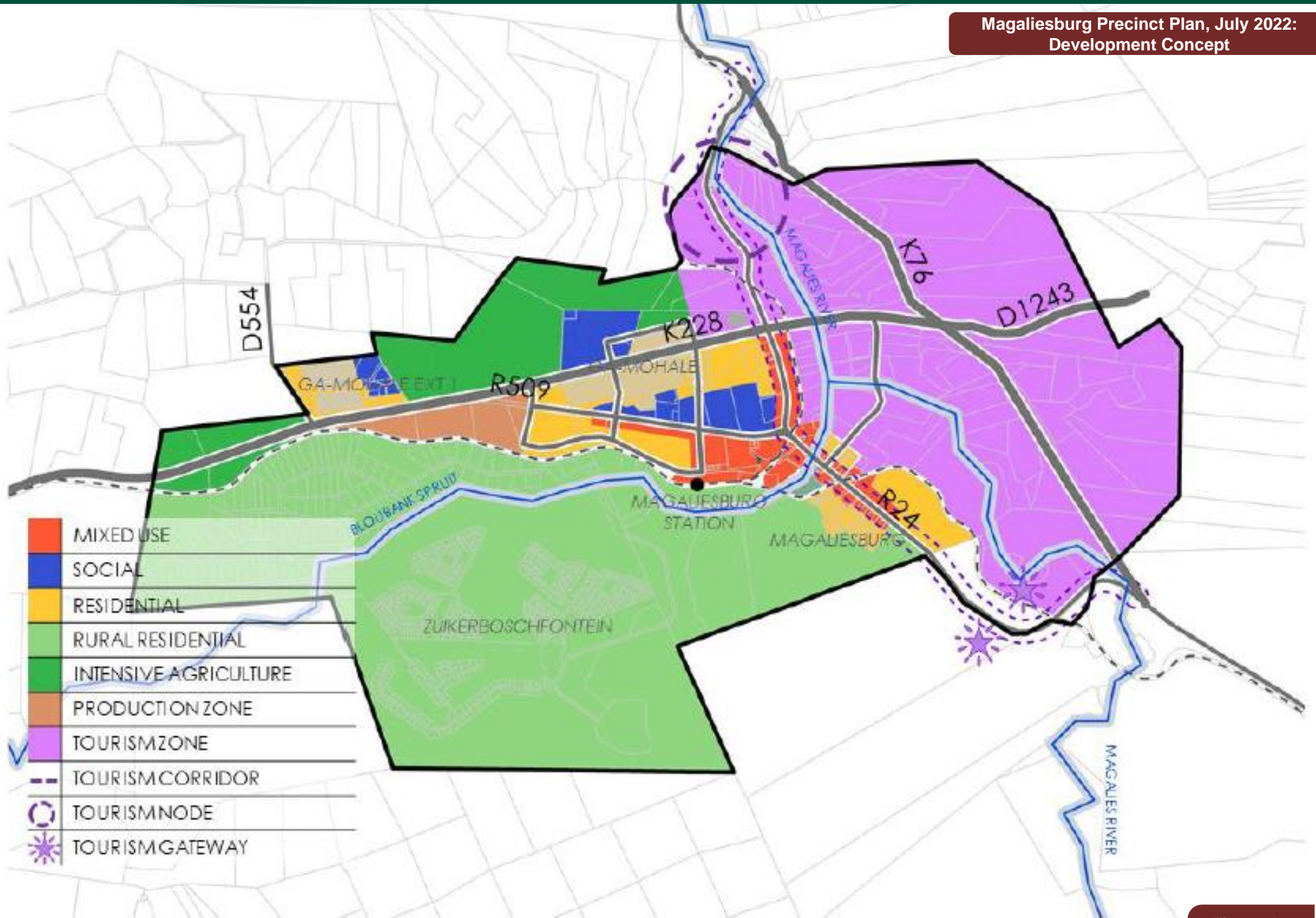


Figure A9

ZEEKOEHOEK PRECINCT PLAN 2023

Tarlton Precinct Plan, July 2022:
Development Concept

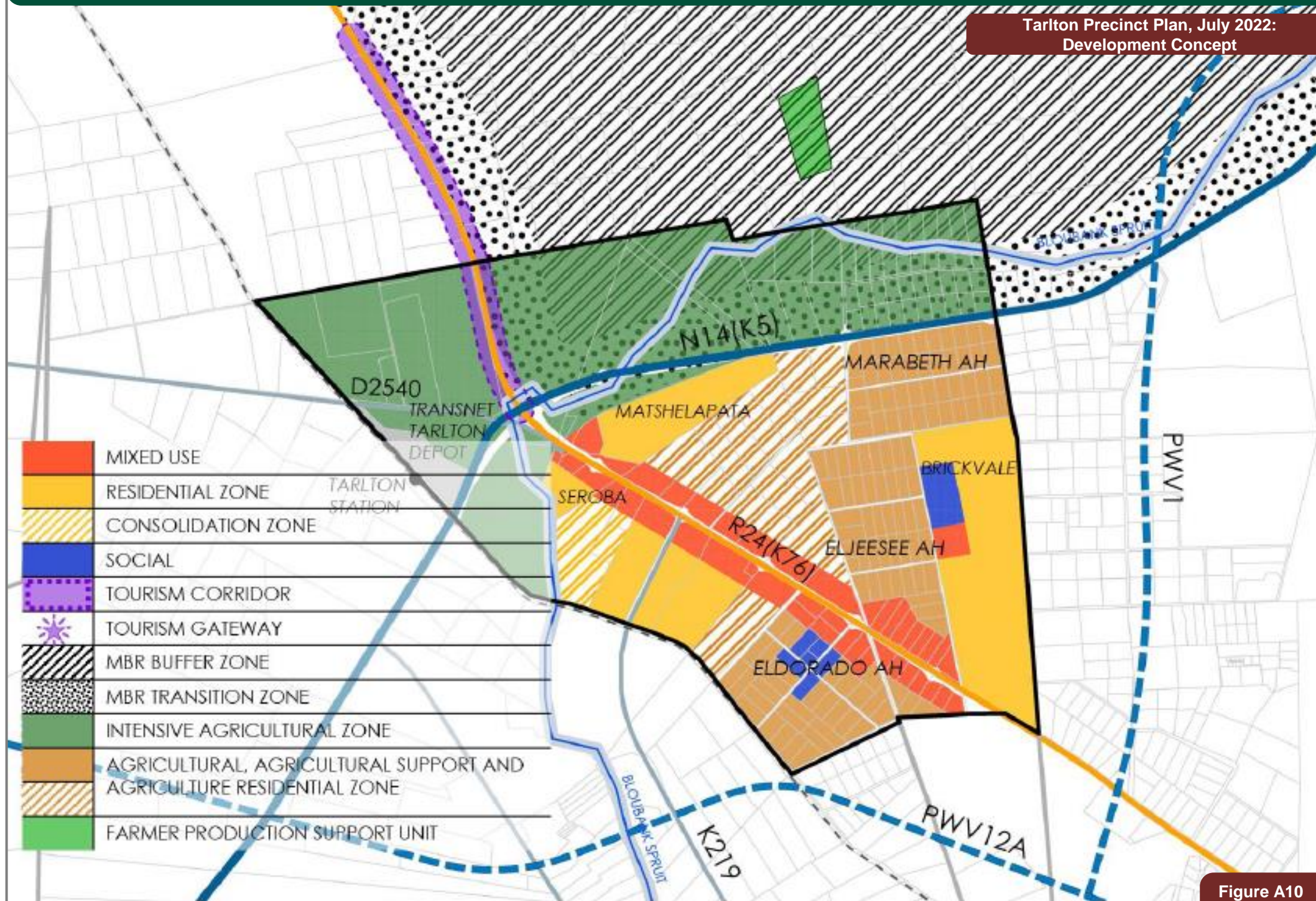


Figure A10

ZEEKOEHOEK PRECINCT PLAN 2023

Muldersdrift Precinct Plan, July 2022:
Development Concept

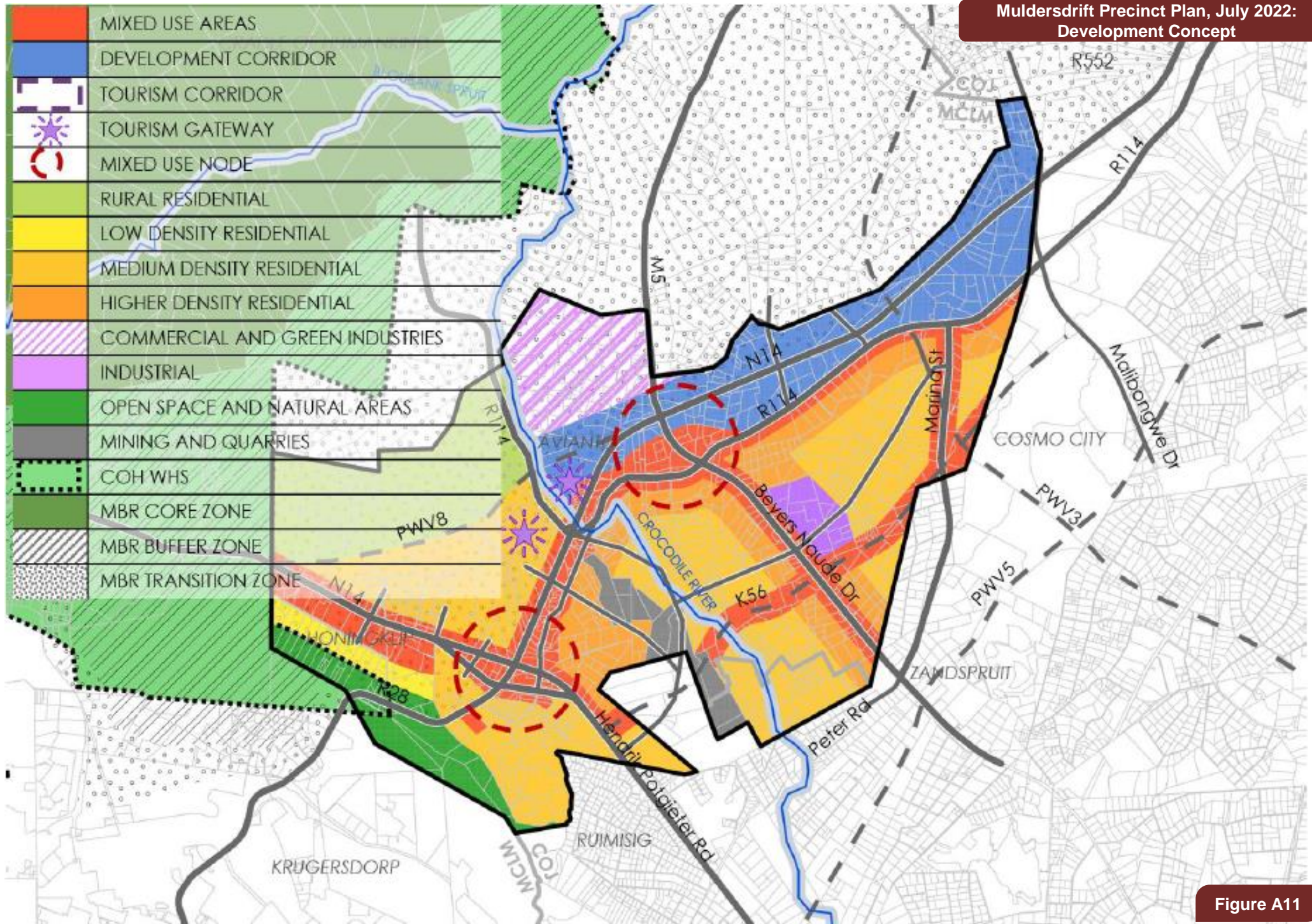


Figure A11