Walkerville Development Framework And Precinct Plan

Final Report May 2017
Walkerville Precinct Plan

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CHAPTER 1: INTRODUCTION

1.1 BACKGROUND

During 2010/11 the Midvaal Local Municipality commissioned a project to compile a Municipal Spatial Development Framework for the entire Midvaal area of jurisdiction. Supplementary to this process the project also comprised the formulation of three Regional Spatial Frameworks (for the Eastern, Central and Western Regions); three Precinct Plans (for the Meyerton CBD, Tedderfield and Waterval Node respectively); as well as four policy frameworks which included the following:

- An Agricultural Development Policy;
- An Accommodation Policy, specifically looking at accommodation in the rural parts of the municipal area;
- A Nodal Development Policy; and
- A Densification Policy for the municipal area.

The Regional Spatial Development Framework for the Western Region identified a number of additional priority precincts for which Precinct Plans had to be compiled. The Walkerville Node was one of these. Consequently, the Midvaal Local Municipality commissioned the development of a Precinct Plan for Walkerville during May 2012.

The Precinct Plan mainly dealt with the impact which the re-alignment of route R82 would have on Walkerville, as the construction of the bypass route was imminent at the time. It is now almost five years later and route R82 has been upgraded and re-aligned past Walkerville.

Subsequently, the MLM decided to review/ update the Walkerville Precinct Plan in order to obtain current inputs/ perspectives from the community in view of the new route alignment and the associated economic development opportunities emanating.

1.2 STUDY AREA AND STUDY OBJECTIVE

The study area includes the functional area of Walkerville, Blignautsrus Agricultural Holdings and Golf View Agricultural Holdings as well as the Ohenimuri Township to the south (depicted on Figures 1a and b).

The primary objective of this exercise is to update the Precinct Plan for the Walkerville Node including:

- A critical assessment of current development trends and pressures in the area, and
Walkerville Precinct Plan

- Providing guidelines for the future spatial structure and land uses to be allowed in the Node with specific focus on the areas surrounding Route R82.

The aim is to preserve the rural character of the local and surrounding regional environment while maximising the inherent economic potential of the Node. The availability of engineering services and social facilities were also considered.

2 CHAPTER 2: SITUATIONAL ANALYSIS

2.1 REGIONAL CONTEXT

2.1.1 LOCALITY AND INSTITUTIONAL CONTEXT

The study area is located in the Midvaal Local Municipality's Western Region, near the border with the City of Johannesburg (see Figure 2). Institutionally, it falls within Ward 7 of Midvaal LM and under the Walkerville Town Planning Scheme (one of six active Town Planning Schemes in the municipal area). Walkerville is classified as a Rural Node in the Midvaal SDF and Ohenimuri is a residential area and has the potential to serve as a Multi Purpose Community Centre (MPCC) as shown on Figure 2.

The area is characterised by extensive rural development and large-scale subdivision of land having taken place in the past as illustrated on Figure 3. The agricultural holdings which Walkerville forms part of are broadly located in a U-shape extending from the Tedderfield Agricultural Holdings in the north-west, in a southerly direction along the alignment of route R82 (see Figure 3), with the study area located along the western ‘leg’ of the U-shape.

The central and north-eastern parts of the Region are fairly undivided with several large farm portions still remaining.

2.1.2 ROAD NETWORK

The following roads provide regional access to the Walkerville Node, and link it to major destinations in the Midvaal area (refer to Figure 4):

- Route R82 north-south route which links Johannesburg and Vereeniging via Walkerville;
- Route R557 (east), an east-west link between route R82 (from Golf View A.H.) to the R59 at Randvaal (also known as Randvaal Road);
- Route R557 (west) (K158), an east-west link between Ennerdale and route R82 south of Ohenimuri (also known as Club Road);
- Route R550 (Perdekop Road) from Walkerville to Kliprivier Business Parks);
- Route R550 (Nettleton Road) running to the north-west of the study area and which is linked to Walkerville via School Road.
MIDVAAL SPATIAL DEVELOPMENT FRAMEWORK
Composite

STUDY AREA

Extended Agriculture
Ridges
Nature Reserves
Conservancies
Agri-Hub
Agricultural Holdings

Dams and Rivers
Tourism
Tourism Precincts
R59 Corridor
Core Area
Neighbourhood Node

Rural Node
MPCC
Agri Village

Class 1 Road (Existing)
Class 1 Roads (Proposed)
Class 2 Roads (Proposed)
Class 3 Roads
Industrial / Commercial
Residential
Railways
Rail Stations
The following are proposed future provincial roads affecting the study area (see Figure 5):

- K154, an east-west link (broadly running along route R550) between the N1 (Vlakfontein), R82 (at Walkerville) and R59 at the Waterval Node. The route will have an access interchange onto the N1 and R59 freeways respectively. The construction of the first section of this road (from the R59 to Walkerville) is scheduled to commence within the next five years;
- K158, an east-west link between the N1 (Grasmere), R82 (Ohenimuri) and R59 (broadly along Club Road and Jean Avenue further to the east);
- PWV 18, a proposed east-west freeway passing to the south of Ohenimuri between route N1 (Orange Farm), R82 (Golf View A.H.) and R59.

Route R82 which traverses the study area is a main regional bus and taxi route in Midvaal and a number of taxi stops have been established within the Walkerville Node to accommodate the on- and offloading of public transport passengers along this road.

2.1.3 R82 Activity Spine

In 2006 a Framework Plan was drafted for the development of the R82 Activity Spine (see Figure 6.1). The R82 links Johannesburg with the Vaal Triangle complex (Vereeniging/ Vanderbijlpark/ Sasolburg).

It was proposed that the spine be developed based on the ‘beads on a string’ concept and the nodal structure along the spine characterised by a differentiation in uses between the various nodes.

The proposed smaller nodes and associated functions along the spine were namely:
- Tedderfield: Agricultural and local service node
- Walkerville: Community Service Node (Highest Order Node)
- Golf View: Community Service Node
- Balmoral Estates: Building supplies and motor vehicle trade
- De Deur: Community services and motor vehicle trade

At the time it was suggested that the following range of land uses be allowed as part of a basket of rights on any of the erven located within the Walkerville Activity Area as demarcated in red on Figure 6.
- Agricultural Services
- Auto Trade
- Builders Yard
- Business Purposes
- Commercial
- Filling Station
- Light Industry
- Motor Sales Mart
- Shops
The following land uses were explicitly excluded from the basket of land use rights:
- Pollution generating uses regarding air, noise, dust, water, and visual pollution
- Noxious/ heavy industries
- Transport Uses
- Panel Beating and Spray Painting
- Scrap Yard
- Illegal structures such as squatting
- Hostels/dormitory (renting of rooms)

Walkerville was classified as the highest order node along the R82 with the most intensive concentration of activities envisaged. The permissible land uses allowed for a wide range of uses, specifically including retail, business uses, commercial uses, community facilities and professional services. A number of existing light industrial uses and service industries in the area (e.g. trade in motor vehicle parts, tube bending and rolling etc. which are not ideal for this kind of node) were accommodated in the permissible uses for the Walkerville Node.

2.1.4 Walkerville Precinct Plan (2013)

The Walkerville Precinct Plan compiled during 2013 is depicted on Figure 6.2. The plan was compiled in anticipation of the construction of the R82 bypass route which followed during 2013 and 2014.

The Walkerville area was divided into three functional areas as illustrated on Figure 6.2 with the following as guidelines:

Precinct 1: Rural Residential
This area was earmarked to maintain its Rural Residential character on the various agricultural holdings with the permissible land uses being Agricultural Holding, Agricultural Service, Public Open Space and Community Facility.

Precinct 2: Residential and Hospitality Uses
All the land pockets along/ around the R82 bypass were earmarked for residential development including two storey walk-up flats; semi-detached residences; tenements, boarding houses, accommodation establishments and residential clubs – up to a maximum density of 30 units/hectare.

Precinct 3: Business and Agro-Industry Uses
All properties bordering onto the then existing R82 were earmarked for Business and/ or Small Agro Industries, and more specifically retail, office, small agro-industries, hospitality uses, restaurants, tea gardens, craft markets, garden centres and nurseries, equestrian activities, pet shops, bird and reptile parks, fish farms, community facilities, residential and open space.

The main focus would be on agriculture and tourism related enterprises, hence the exclusion of uses such as commercial, light industrial, scrapyards and noxious industries.
Local Municipality
Main Roads
Local Roads
Residential and Hospitality Business
Rural Residential
Proposed Secondary Roads
Access Points
Access Control

MIDVAAL LOCAL MUNICIPALITY
WALKERVILLE PRECINCT PLAN

Local Municipality
Main Roads
Local Roads
Proposed Secondary Roads
Access Points
Access Control

Precincts:
- Rural Residential
- Residential and Hospitality
- Business

6.2
Walkerville Precinct Plan

2.2 LOCAL CONTEXT

2.2.1 ENVIRONMENT

The study area is slightly low-lying relative to its surrounds, with ridges that form part of the Platberg and Perdeberg complexes located to the north-east, west and south of the study area (see Figure 7). The Walkerville area itself comprises a gentle downward slope from west to east, while the northern parts of Golf View are located along a mild ridge.

A tributary of the Kliprivier traverses the far south-eastern part of Walkerville, as well as the south-eastern parts of Golf View (see Figure 7). The central part of the Golf View Agricultural Holdings is classified as an area with Moderate Agricultural Potential with the surrounding areas being classified as Low Potential.

The northern parts of Walkerville and Blignautsrus are classified as being “Very Low Agricultural Potential”.

2.2.2 SPATIAL STRUCTURE

Walkerville, Golf View Agricultural Holdings and Blignautsrus Agricultural Holdings as depicted on Figure 1 function as a single entity. The area has a predominant rural character with Route R82 bisecting Walkerville from north to south, with only a small portion of the study area located to the eastern side of the road (see Figure 8). Route K57 now runs to the east of Walkerville through an area which is relatively undeveloped.

The agricultural holdings comprise relatively large units (± 1.78 hectares/unit) which are more or less structured as a grid, as evident from the cadastral information depicted on Figure 8. Only a few of the agricultural holdings are vacant (no man-made structures located on the property).

Ohenimuri to the south was established as a golf estate in the 1930’s but about 373 of the erven are still vacant. The golf course is not operational anymore.

2.2.3 LAND USE

Figure 8 also illustrates the land use of the study area. The majority of the area comprises rural residential uses with large vacant land parcels to the north and south-east. The central extents along route R82 comprises a range of land uses/economic activity. The R82 and newly constructed K57 route run parallel to one another, merging close to the equestrian farms to the north and in the vicinity of Ohenimuri to the south. Mobility is provided along route K57 with R82 providing access to individual properties.

Residential development in the study area comprises a range of modern-style houses, historic farm-style houses, and also a number of neglected houses and properties, see photographs 1 and 2 on Diagram 1. Certain
MIDVAAL LOCAL MUNICIPALITY

WALKERVILLE PRECINCT PLAN

AGRICULTURAL POTENTIAL

Legend

- **Study Area**
- **Municipal Boundary**
- **High Agricultural Potential**
- **Moderate Agricultural Potential**
- **Low Agricultural Potential**
- **Very Low Agricultural Potential**
- **River**
- **Contours**
- **National Road**
- **Regional Road**
- **Existing K-Route (K57)**

Source: Gauteng Conservation Plan (2011), Version 3 (C-Plan)
RESIDENTIAL AREA

Well Maintained Houses 1
Unoccupied Properties 2
Limited Access to Residential Area 3

NON-RESIDENTIAL USES WITHIN RESIDENTIAL AREA

Warehouse 4
Motor Repair Services 5
Livestock Farming 6

Diagram 1
sections within the residential fabric have entry restrictions into the residential area due to security concerns (see photograph 3).

Internal roads are mostly surfaced, however street lighting is limited which then contributes to the rural character of the area.

Land uses such as warehouses / storage facilities, motor-related business, cultivated farming land and livestock farming occur throughout the agricultural holdings (refer to photographs 4-6).

At present, the R82 still maintains the business strip in the central extents and along both sides of the route within Walkerville.

The northern extents of the R82 business strip (Block 1) comprises cultivated agricultural land, equestrian estates and the Walkerville Showgrounds. (Also see photographs 7-9 on Diagram 2). The second block of holdings, between route R550, 4th Avenue and 2nd Street, comprises mostly rural residential uses interspersed with a Koi Farm, a brick yard and a restaurant, see photographs 10-12.

The next two blocks, in other words the central and southern extents of the strip, comprise the majority of business uses, hardware businesses, office / professional services in the study area.

Land uses in the third block comprise business with a local shopping centre, veterinary clinic, together with some hardware uses, a timber yard and a filling station on Holding 85 (see photographs 13-15 on Diagram 3). Also, a shopping centre – 84 on Main – is located at the intersection of 3rd Street and the R82 on Holding 84.

The fourth block along the business strip consists of a wider-range of business activity and these include a second shopping centre with a Spar, located at the intersection of 4th Avenue and the R82, and a several local shops (see photographs 16 and 17). There are also a few professional services/offices, a veterinary hospital, farmers’ market, hardware businesses, a workshop and sites that manufacture and sell furniture etc. refer to photograph 18.

Finally, a number of plots south of Gemini Street / 5th Street (along the western extents of the road) also comprise business activities. The land pocket to the east of R82 is however vacant.

No business activity occur on the Ohenimuri eren along route R82.

2.3 INFRASTRUCTURE AND SERVICES

2.3.1 ROAD NETWORK

Individual erven in Walkerville abutting onto road R82 gain direct access from it. Access to the residential areas is limited and access control is facilitated via a system of road closures (indicated on Figure 9). Erven to
BUSINESS ACTIVITY ALONG ROUTE R82

Diagram 2

Nursery

Equestrian

Walkerville Showgrounds

Koi Farm

Walkerville Hardware

The Galloping Trout Restaurant
BUSINESS ACTIVITY ALONG ROUTE R82

1. 84 on Main Shopping Centre
2. Walkerville Veterinary Hospital
3. Building Material – Cement, Bricks etc.
4. Spar Shopping Centre
5. Mixed Use Building
6. Estate Agent Offices
the west of R82 are divided into a northern and southern 'estate', with a grid-like local road network. The former is accessed via Voortrekker Road, while the southern 'estate', including Golf View, is accessed via a manned boom gate in Nico Pelser Street. The backrow of erven to the east of R82 are accessed via Fourth Street and Fifth avenue that run parallel to the R82, and linking to the latter via Second Street and Fourth Avenue.

Six access points are provided along route K57 as indicated on Figures 9 and 10. Due to the high traffic volumes on this route (K57) and the regional exposure it provides, it is predicted that the adjacent properties will in future attract economic activity.

This is one of the key issues to be addressed by this Precinct Plan.

Importantly, the new road alignment will change the dynamics of the study area, especially the eastern extents of Walkerville adjacent to the bypass road. Whereas the study area in its previous state was broadly divided into a central strip/core, with abutting residential areas to the west and east, the bypass road effectively created new land parcels in the eastern residential section. These have high visual exposure to the new K57 alignment. Furthermore, the bypass deviates the majority of regional traffic away from the existing business strip/core area, and the latter might be adversely affected by the resultant lower average daily traffic volumes.

In conclusion, the net effect of the strategic road network in the study area is that a number of distinct precincts are formed (illustrated on Figure 11) – each with unique characteristics in terms of visual and physical accessibility, and thus its inherent development potential.

### 2.3.2 Water

As far as engineering infrastructure and services are concerned, the study area is served with a water reticulation network from Rand Water, as indicated on Figure 12. It should however be noted that this network was designed to serve low intensity land uses associated with agricultural holdings. The system as it currently exists has very limited capacity to accommodate land use change, redevelopment and/or densification. Three reservoirs exist in the area – one in Ohenimuri and two others to the north-west of Golf View.

### 2.3.3 Sanitation

As illustrated on Figure 13, piped sewer systems do not serve the Walkerville area, but there is a small piped sewer system serving parts of Ohenimuri. Walkerville residents have to deal with sewer treatment on-site by way of VIP toilet systems.

Septic tanks and french drain systems are no longer allowed in the area and Council deems the installation of bio-chemical plants as the short term solution as far as sanitation in the area is concerned. However, the bio-
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Walkerville Precinct Plan

chemical plant concept can only accommodate limited redevelopment and/or commercialisation of the area.

2.3.4 ELECTRICITY

The study area and surrounds form part of the Eskom licence and supply area, and is fully electrified at present. Ohenimuri and a few other areas are served by the Municipality (Refer to Figure 14).

2.4 STRATEGIC DIRECTIVES: WALKERVILLE BUSINESS FORUM (WBF)

In 2009 the MLM prompted the Walkerville Business Forum (WBF) to submit a proposed framework plan/land use policy for the development of a Business and Tourist District in Walkerville. The original Policy has since been revised, and the latest version is discussed below:

The Draft Land Use Policy for Walkerville, Golfview and Blignautsrus divided the area into three Precincts, namely the West Precinct (the area to the west of the R82 which includes all of Golfview, Blignautsrus and part of Walkerville), the East Precinct (the area to the east of the R82 which comprises the rest of Walkerville), and The Strip (the properties fronting onto either side of the R82 from Randvaal Road in the south to 1st Road in the north).

The following summarises the Objectives that the Policy aimed to achieve:

- Retain essential rural character (rural residential)
- Provide for local convenience business activity
- Enhance tourism character of the area

According to the Draft Land Use Policy the following land uses are 'Desirable' along the Strip and in the East and West Precincts respectively:

Table 1: Desirable Uses - The Strip

- Restaurants, Pubs and Tea-Gardens
- Produce and Craft Markets
- Garden Centres and Nurseries
- Suppliers of Farmer's requirements
- Feed stores
- Pet Shops, Bird and Reptile Parks, Fish Farms
- Sports Venues
- Gymnasiums, Health spas
- Art Venues and Studios
- Bed and Breakfasts and Guesthouses
- Micro Brewery, Wine Cellar
- Offices and Professional Suites
- Dairy / Cheese Factory
- Crèche and Day Care
- Equestrian activities
Walkerville Precinct Plan

Table 2: Desirable Uses - East and West Precincts

- Filling Station
- General Shops and Offices

Table 3: Uses Excluded (Whole Area)

- Panel Beaters/ Spray Painters
- Scrap Yards
- Transport, Bussing, Trucking
- Party Venues
- Hostels, Dormitory Renting out of Rooms
- Any business using Heavy Machinery which creates Noise Pollution
- Any business which creates Pollution of Water or Air [Noxious Industries]
- Pig Farming
- Battery Chicken Farming
- In general, any activity that creates a Nuisance, Excessive Traffic, Traffic in the Residential Areas in excess of 5 tons, or that creates Pollution or Noise

Furthermore, any activity not catered for in the Title Deed of the property or in the Town Planning Scheme must have Consent Use applied for to Council and must have followed the normal land use application procedure laid down by Council.

The following general development guidelines were proposed at the time regarding the approval of land use rights in the Walkerville area:

- Only non-polluting uses to be allowed (including air-, water-, noise- and visual pollution);
- All relevant by-laws be adhered to (i.e. building lines, building plan approval, bulk service contributions, etc.);
- A site development plan is to accompany all applications;
- Maximum height of buildings restricted to 7 meters/ 2 storeys;
- Properties to be fenced to the satisfaction of the Council – preferably with palisade or similar transparent fencing along the road boundaries.
- The colour and design of the fence should be sensitive to the aesthetic appearance of the area, and to be detailed on the site development plan;
- Advertising signage to be indicated on the site development plan and to be approved by Council;

The area is environmentally sensitive and thus no pollution generating uses are desirable. In that regard, and in order to preserve the rural residential character of the study area, the Policy proposed that the following uses be specifically Excluded from the area as a whole:

The area is environmentally sensitive and thus no pollution generating uses are desirable. In that regard, and in order to preserve the rural residential character of the study area, the Policy proposed that the following uses be specifically Excluded from the area as a whole:
Walkerville Precinct Plan

- A 16m building line will apply to the road boundary and this area to be landscaped to the satisfaction of the Council;
- Applications to be supported by the Walkerville Business Forum (W.B.F.)

Finally, it was proposed that the following should apply with regard to multiple dwelling units and subdivisions:
- No property shall have more than two dwellings;
- No property within the area shall be subdivided to less than 8565 m²;
- All buildings and activities shall comply with the legislation laid down by Council and the building regulations.

2.5 KEY ISSUES

Following from the Situational Analysis the following can be deemed to be the key issues within the Walkerville area:
- Walkerville was identified as a Rural Node in the Midvaal and Western Region Spatial Development Frameworks (SDFs).
- The area forms part of one of the four Tourism Precincts of Midvaal, including the Platberg-Perdeberg ridges which are located nearby. The conservation of the ridges is thus vital.
- Currently, non-residential activities are concentrated along route R82 and include a range of retail and commercial ventures, hospitality uses, agricultural activities, and social facilities.

- The strip is developed at a low intensity due to the large land parcels, and often the street frontages are walled off, limiting visual accessibility to adjacent land uses.
- The realignment of route R82 (K57) will have a profound impact on the area, specifically the following aspects:
  - Properties directly affected in that a road section passes through a section of the plot;
  - Newly created land parcels fronting onto the route K57 which have high visual exposure and gain access via an existing service road (Fourth Street);
  - Properties in the south-eastern extents of the study area that have less access to the remainder of the Walkerville Precinct;
  - Properties along the strip (fronting onto the existing R82) are affected by reduced vehicle volumes passing through the town.
- A number of new land pockets were created by the construction of the bypass road. These precincts have a particular character and related development potential, based on their relationship with the road network.
- The area holds potential to be developed as a tourism destination due to its proximity to Johannesburg, good access via high quality roads, visual aesthetics, and the rural character of the surrounds.
- The resident community wish to retain the rural residential character of the settlement.
- The engineering service infrastructure (water and sanitation) in Walkerville is at capacity and thus cannot support much new development or densification without being upgraded.
3 CHAPTER 3: DEVELOPMENT STRATEGY AND PRECINCT PLAN

3.1 DEVELOPMENT OBJECTIVES AND CONCEPT

From the Situational Analysis and identified key issues, the following **Development Objectives** are proposed for the Walkerville Precinct Plan:

- To establish Walkerville as a Neighbourhood Node (Secondary Node) in the Midvaal municipal context to serve communities along the R82 Activity Spine and surrounding rural hinterland with regards to goods, services, community facilities and government services.
- To preserve the rural residential character of the area surrounding the Node and to consolidate residential development in Ohenimuri.
- To establish Walkerville as a tourism destination and an anchor to surrounding tourism facilities.
- To optimally utilise the development potential of the newly created land parcels along the western side of K57 bypass road without impacting negatively on the rural residential and tourism character of the larger Node.
- To upgrade engineering service infrastructure to support future development in the Node.

The Walkerville Precinct Plan will aim to make Walkerville ‘liveable’ to the resident community and **memorable** to visitors.

‘Liveability’ is a broad term, but in this context shall mean ‘quality of life’ as experienced by the residents of Walkerville. The many definitions of liveability are underpinned by a common set of guiding principles: accessibility, equity and participation (Timmer & Seymour, 2007).

3.2 PRECINCT PLAN AND STRATEGY

The proposed Precinct Plan for Walkerville is depicted on **Figure 15**. Note that the Precinct Plan is meant to serve as a vision and development guide for the Walkerville Node. It should be used in conjunction with existing planning tools like the Town Planning Scheme (it does not replace the Town Planning Scheme), and other municipal policies including the Midvaal Accommodation Policy, Agricultural Policy and Densification Policy.

The Precinct Plan should also be read together with the proposed basket of land uses listed in **Table 4** (see definitions in **Table 5**). The key guidelines embedded in the Precinct Plan are summarised as follows:

**Precinct 1: Agriculture/ Regional Open Space**

All land included under this category (mostly farms/ small farms) should retain agriculture as the primary use. It also includes the golf course at Ohenimuri which could function as Regional Public Open Space accessible to the broader community. This facility could be converted into active open space providing trails for hiking, cycling or jogging; or be used as part of a golf academy for juniors and/or a driving range.
MIDVAAL LOCAL MUNICIPALITY

WALKERVILLE PRECINCT PLAN

DEVELOPMENT FRAMEWORK

Legend

- Residential
- Agriculture / Regional Open Space
- Rural Residential
- Business and Hospitality / Tourism
- Business and Commercial
- Vacant Properties in Ohenimuri
- Existing K-Route
- Proposed K-Route
- Regional Road
- Secondary Road
- Local Road
- Activity Street Network
- Access Points
### Table 4: Desirable Land Uses per Precinct

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Proposed Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agricultural Holding</td>
</tr>
<tr>
<td>Precinct 1: Agriculture/Regional Open Space</td>
<td>●</td>
</tr>
<tr>
<td>Precinct 2: Rural Residential = 282 Existing Units</td>
<td>●</td>
</tr>
<tr>
<td>Precinct 3: Residential = 373 Vacant Erven</td>
<td></td>
</tr>
<tr>
<td>Precinct 4: Business and Tourism</td>
<td>●</td>
</tr>
<tr>
<td>Precinct 5: Business and Commercial</td>
<td>●</td>
</tr>
</tbody>
</table>

- ●: Allowed
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Holding</td>
<td>Shall mean a portion of land not less than 8565 square metres in extent used solely or mainly for the purpose of agriculture or horticulture or for breeding or keeping domestic animals, poultry or bees</td>
</tr>
<tr>
<td>Agricultural Service</td>
<td>Nursery, fresh produce market, dairy, kennels and catteries, petting zoo, aviary, stables and equestrian facilities</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>Land zoned for use by the public as an open space, and includes a park, garden, playground, recreation park or square</td>
</tr>
<tr>
<td>Residential</td>
<td>A building, other than a hotel, designed for use, or used for human habitation, and includes blocks of flats, semi-detached residences, tenements, boarding houses, accommodation establishments, residential clubs and hostels (up to a maximum density of 20 units per hectare)</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Facilities which are generally utilised by the community and may include social facilities, sports facilities and cultural facilities, in other words a building designed and used as a public institution, charitable institution, hospital, nursing home, sanatorium, clinic whether public or private, a school, college, technical college, lecture hall, institute, or other educational centre and includes a crèche, a convent or monastery, a public library, art gallery, museum or gymnasium</td>
</tr>
<tr>
<td>Hospitality Uses</td>
<td>Guest houses and accommodation establishments, wedding venues, restaurants and tea gardens, gymnasiums, arts and craft markets, art galleries, conference facilities, health or beauty spa, wellness centre and other similar uses which in the opinion of the Local Authority will not cause a nuisance</td>
</tr>
<tr>
<td>Business</td>
<td>Land and/or buildings used for the sale of goods, the supply of personal services for compensation, offices, a hotel, a restaurant, or a place of refreshment (subject to the more detailed LUMS)</td>
</tr>
<tr>
<td>Small Agro-Industries</td>
<td>A use which, in the opinion of the local authority, is a small scale industrial activity related to the beneficiation, processing, and/or packaging of agricultural produce and which, in the opinion of the local authority, will not interfere with the amenity or surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever; and includes offices which are directly related to and subservient to the main use conducted on the property</td>
</tr>
<tr>
<td>Commercial Use</td>
<td>Land used or a building designed or used for such purposes as distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices which are directly related and subservient to the main use which is carried out on the land or in the building, and, with the written approval of the local authority such industries as are supplementary and subservient to the main commercial use carried out on the property</td>
</tr>
<tr>
<td>Light Industry</td>
<td>An 'Industry' in which the power source is such that no single motor is rated more than 3 kW with a total maximum of 24 kW for all motors: Provided that a total demand of 49 kVA on the site shall not be exceeded and the maximum number of workers actively engaged on the site shall be restricted to twenty (20)</td>
</tr>
<tr>
<td>Scrap-Yard</td>
<td>Land or building used as a junk-yard or scrap-yard for the dismantling, stacking, storing or preparation for resale of any used material, scrap metals, scrap vehicles, scrap machinery, or any other scrap materials, whether or not such dismantling or storage be for the purpose of the disposal or re-use of such scrap</td>
</tr>
<tr>
<td>Noxious Industry</td>
<td>Panel-beating, spray-painting, blood boiling, bone boiling, tallow melting, fat melting or extracting, soap boiling, tripe boiling or cleaning, skin storing, bone storing, fellmongering, skin curing, blood drying, gut scraping, leather dressing, tanning, glue making, size making, charcoal burning, brick burning, lime burning, manure making, manure storing, pavement making, malt making, yeast making, cement works, coke ovens, salt glazing, sintering of sulphur bearing materials, viscose works, smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, conversion of pig-iron into wrought-iron, reheating, annealing, hardening, forging, converting and carburising iron and other metals; works for the production of, or which employ carbon bisulphide, cellulose lacquers, cyanogen or its compounds, hot pitch of bitumen, pulverised fuel, pyridine, liquid or gaseous sulphur dioxide and sulphur chlorides, works for the production of amyl-acetate, aromatic ethers, butyric acid, caramel, enamelled wire, glass, hexamine, iodoform, lampblack, B-naphthol, resin products, salicylic acid, sulphonated organic compounds, sulphur dyes, ultramarine, zinc chloride and zinc oxide and oil refining and works dealing with the processing or refining of petrol or oil or their products: Provided that when a certificate, issued by the Medical Officer of Health of a local authority in consultation with the Inspector of Factories, is produced, declaring that the process intended to be used in connection with any of the aforesaid activities or factories will eliminate all nuisances or threats to the health in the neighbourhood, the local authority may consent to the erection of such building in Industrial Zones</td>
</tr>
</tbody>
</table>
Precinct 2: Rural Residential
- Precinct 2 is to be retained as rural residential/agricultural holdings and includes all parts of the Blignautsrus, Walkerville and Golf View Agricultural Holdings earmarked as such on Figure 15.
- Uses allowed include all rights allowed on agricultural holdings, together with agricultural services (at the discretion of the local authority).
- Limited densification and land use changes will be allowed within the existing parameters as defined in the Walkerville Land Use Management Scheme and Midvaal Policies.
- It is important to note that existing consent uses approved within the Rural Residential precinct will remain valid subject to the conditions as stipulated in the original application.
- The existing access control system will be retained, until the need arises for a more intricate system.

Precinct 3: Residential
This precinct includes the entire Ohenimuri residential township. It is recommended that Council make available all Council Owned properties in this precinct for development by a preferred developer/bidder by way of a formal bidding process. (There are 373 vacant stands in the township but not all belong to Council).

This precinct is ideal to be developed as an Inclusionary Housing Area comprising a mixture of full ownership and rental units, and catering for a range of income categories from entry level in the GAP market right up to middle and higher income bonded housing.

It is proposed that the municipality negotiate with the Gauteng Department of Human Settlement to make available funding for at least 300. Finance Linked Individual Subsidies (FLISP) for the area to accommodate people in the income bracket of R3501 up to R15 000 per month.

Rental stock can be provided by way of the Social Housing and/or Community Residential Units (CRU) programmes.

If need be, the area could be fenced off as a security estate with access control at the northern end in order to address safety and security concerns.

Precinct 4: Business and Tourism
- All properties bordering onto the old route R82 and/or the northern and southern extents of K-57 (the bypass road) are earmarked for Business with specific focus on Tourism and/or Small Agro Industries (the red strip on Figure 15).
- Desirable uses along this Business Strip include business (retail and office), residential, community facilities, small agro-industries/ agricultural services, hospitality uses, restaurants, tea-gardens, craft markets, garden centres and nurseries, equestrian activities, pet shops, bird and reptile parks, fish farms, and public open space.
• Residential uses could include two storey walk-up flats, semi-detached residences, tenements, boarding houses, accommodation establishments, residential clubs – up to a maximum density of 30 units per hectare and subject to relevant application procedures (eg. township establishment).

• Uses specifically excluded from the Walkerville Business Strip are namely, commercial, light industrial, scrapyards and noxious industries (see definitions in Table 5), together with any uses that generate noise-, water- and air pollution.

• The thematic focus should be on agriculture and tourism-related enterprises, such as shops with handmade foodstuffs, restaurants that specialise in traditional cuisine, and agro-industries that double as tourist attractions e.g. cheese-, candle- and furniture making, a micro-brewery etc.

• Properties at the northern and southern ends of this strip are strategically located in that they gain visual and physical access from both the existing R82 and route K57 (R82 bypass road), as well as regional roads R550 and R557 respectively. Developments on these land pockets could serve as anchors to the Business and Tourism Strip.

• The Business Strip is discussed in more detail in sections 3.2.1 and 3.2.2 below.

Precinct 5: Business and Commercial

The land parcels fronting onto the western side of route K-57 as well as a few properties along route R550 to the north and R557 to the south are all included under this category.

These land parcels have very good visual exposure to regional traffic along R57 and the appropriate development of these could generate much needed job opportunities for the broader area.

Land uses to be accommodated in this category include all land uses included under Precinct 4 as well as Commercial and Light Industrial Use as shown on Table 4 and defined on Table 5.

It is important to note that the following conditions previously noted by the community will apply:

The area is environmentally sensitive and thus no pollution generating uses are desirable. In that regard, and in order to preserve the rural residential character of the study area, the Policy proposed that the following uses be specifically Excluded from the area as a whole:

Table 6: Uses Excluded (Whole Area)

- Panel Beaters/ Spray Painters
- Scrap Yards
- Transport, Bussing, Trucking
- Party Venues
Walkerville Precinct Plan

- Hostels, Dormitory Renting out of Rooms
- Any business using Heavy Machinery which creates Noise Pollution
- Any business which creates Pollution of Water or Air [Noxious Industries]
- Pig Farming
- Battery Chicken Farming
- In general, any activity that creates a Nuisance, Excessive Traffic, Traffic in the Residential Areas in excess of 5 tons, or that creates Pollution or Noise

Furthermore, any activity not catered for in the Title Deed of the property or in the Town Planning Scheme must have Consent Use applied for to Council and must have followed the normal land use application procedure laid down by Council.

The following general development guidelines were proposed at the time regarding the approval of land use rights in the Walkerville area:

- Only non-polluting uses to be allowed (including air-, water-, noise- and visual pollution);
- All relevant by-laws be adhered to (i.e. building lines, building plan approval, bulk service contributions, etc.);
- A site development plan is to accompany all applications;
- Maximum height of buildings restricted to 7 meters/ 2 storeys;
- Properties to be fenced to the satisfaction of the Council – preferably with palisade or similar transparent fencing along the road boundaries.
- The colour and design of the fence should be sensitive to the aesthetic appearance of the area, and to be detailed on the site development plan;
- Advertising signage to be indicated on the site development plan and to be approved by Council;
- A 16m building line will apply to the road boundary and this area to be landscaped to the satisfaction of the Council;
- Applications to be supported by the Walkerville Business Forum (W.B.F.)

Table 7 below shows that this precinct could eventually yield approximately 506 496m² of Gross Leasable Floor Area (GLFA) (refer to Figure 11 in this report to see map of the relevant precincts).

Table 7: Walkerville Precinct Plan: Potential Floor Area (m²)

<table>
<thead>
<tr>
<th>Precinct No.</th>
<th>Site Area (m²)</th>
<th>Site Area (ha)</th>
<th>FAR</th>
<th>Floor Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>20,620</td>
<td>2.1</td>
<td>0.8</td>
<td>16,496</td>
</tr>
<tr>
<td>5.2</td>
<td>74,331</td>
<td>7.4</td>
<td>0.8</td>
<td>59,465</td>
</tr>
<tr>
<td>5.3</td>
<td>115,691</td>
<td>11.6</td>
<td>0.8</td>
<td>92,553</td>
</tr>
<tr>
<td>5.4</td>
<td>42,502</td>
<td>4.3</td>
<td>0.8</td>
<td>34,001</td>
</tr>
<tr>
<td>5.5</td>
<td>143,476</td>
<td>14.3</td>
<td>0.8</td>
<td>114,781</td>
</tr>
<tr>
<td>6.1</td>
<td>108,500</td>
<td>10.9</td>
<td>0.8</td>
<td>86,800</td>
</tr>
<tr>
<td>6.3</td>
<td>128,000</td>
<td>12.8</td>
<td>0.8</td>
<td>102,400</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>633,120</strong></td>
<td><strong>63.3</strong></td>
<td></td>
<td><strong>506,496</strong></td>
</tr>
</tbody>
</table>

Assumption: Land Uses such as Retail, Office, Commercial and Light Industrial @ FAR 0.8
**Walkerville Precinct Plan**

**Figure 15.1** reflects the proposed Urban Development Boundary (UDB) encompassing the proposed precincts for business, tourism and commercial developments, and the Ohenimuri residential area. The delineation of the UDB within these parts of Walkerville, will help manage future development expansion particularly along the R82 and the recently constructed K57 route, and also ensure the safeguarding of agricultural potential land and surrounding regional open space.

Although the regional open space within Ohenimuri is included within the UDB, this area should be well-preserved and not be considered for any development other than recreational uses.

### 3.2.1 Development Guidelines for Business Strip

Route K57 (R82 bypass road) will have a profound effect on the amount of vehicles that travel along the existing R82. This is positive in the sense that the Node will retain its tranquil quality and rural residential character. However, a strategic and effort collective will be required from local residents and private investors, supported by the Midvaal Local Municipality to ensure Walkerville’s rural character to survive.

In order to successfully develop and brand Walkerville as a Business Node and Tourism destination, the following development guidelines are proposed for the Business Strip along existing route R82 (Precinct 4):

- The main intervention should be to maximise the utilisation of available space, through densification, infill development, and intensification of properties along the Strip.
- The complement of goods and services on offer should be wide, attractive, relevant and unique. Encourage variety, mixed land uses, and creative designs to create an interesting environment.
- Ensure high levels of visual and physical accessibility to all land uses – take down fences along the street frontage (especially once night-time access control to the area is introduced – see last bullet point below); develop up to the building lines along R82.
- Provide small parking areas at regular intervals to prevent on-street parking of private vehicles.
- Establish hard public open spaces (eg. squares) and soft public open spaces (eg. parks) along the Strip to cultivate a lively ‘street life’.
- Create a high quality aesthetic environment, that is:
  - Landscaped, Green
  - Well-maintained
  - Clean
  - Colourful, Creative
- Implement traffic calming measures to slow vehicular traffic down.
- Pedestrians should have right of way along the Business Strip – incorporate pedestrian crossings, bollards etc.
- Facilitate safe and comfortable movement along the Strip by constructing paved pedestrian walkways to link land uses.
- Implement access control at night and provide human-scale street lighting in order to enhance safety along the Strip.
15.1 Urban Development Boundary
Residential
Agriculture / Regional Open Space
Rural Residential
Business and Hospitality / Tourism
Business and Commercial
Vacant Properties in Ohenimuri
Existing K-Route
Proposed K-Route
Regional Road
Secondary Road
Local Road
Activity Street Network
Access Points
The success of this initiative greatly hinges on branding Walkerville as a Tourism destination. The proposed Business Strip along the R82 in Walkerville is 2.7 km long. To get an idea of scale, the well-known tourism strip in Dullstroom Town was measured. It comprises 1.6 kilometres from one end to the other (see images on Figure 16). Thus, due to the relatively large extent of Walkerville’s Strip, it is proposed that the initial tourism-specific interventions be concentrated at pre-determined section of the Business Strip for the sake of creating ‘critical mass’. This section is namely the Tourism Core Area of the Business Strip.

3.2.2 **Urban Design Guidelines for Tourism Core Area**

The proposed Tourism Core Area is namely the R82 road section between Second Street and Fourth Avenue. The road section is roughly 1 km long, comprising more than one third of the whole Business Strip. Spatially, this area forms the central extents of the Business Strip. Furthermore, it comprises the bulk of existing retail development within Walkerville, and it is easily accessible from K57 via two access points, as well as from the north and south along existing route R82.

**Figure 17** is an artist’s impression of how the Tourism Core Area could be developed [note that it does not reflect any specific proposals and/or land use rights]. The following design guidelines are proposed specifically for the Tourism Core Area:

- Distinguish the Tourism Core Area from the broader Business Strip by means of unique design elements, land uses, architecture, street furniture, etc.
- Create a distinctive brand in the Core through the design of paving, street lighting, signage, dustbins, landscaping, benches, bollards, etc.
- Incorporate local attributes (like equestrian activities) and historic features as part of the theme/brand
- Compare what was done in Cullinan and the linkages with the town’s mining history (see Figure 18).
- Encourage private investors to buy into the theme/brand through the goods and services on offer.
- Highlight access points from main roads to the Tourism Core Area in a creative manner to spark the interest of passers-by.
- The Tourism Core Area should preferably include a tourism info centre to inform visitors of local amenities, the history of the area, and tourism attractions in the vicinity.
- Expand the complement and variety of activities eg. adventure tourism and event tourism, available in the immediate surrounds. Examples are illustrated on Figure 19. This should be joint efforts between the private sector and Midvaal council.
- A public transport pick-up and drop-off point should be included, to maximise accessibility to the Tourism Core Area.
LEGEND
- Building Footprint along Main Road
- Rural Residential
- Tourism Activity
- Hardware & Filling Station
- Consolidated Parking Area
- Traffic Circle
- Pedestrian Movement Network
- Pedestrian Crossing
- Street Lighting
- Signage
- Access Control

Entrance Signage with Features that defines the character of the area.

Consolidate Signage - Tourism Businesses

Community Notice Board of Upcoming Events - at Shopping Centres
TOURIST ATTRACTIONS

- Gateway Signage at Node Entrance
- Developed at High Intensity
- Consolidated Signage (Themed)
- Localised Shop (Trout)
- Signage display of Local Shops Activities
- Restaurant
- Gift Shop
- The Biltong Shop

TOURISM IN DULLSTROOM

- Consolidated Signage

Figure 17
TOURIST ATTRACTIONS

Tourist Information Centre

Shop Front & Street Deco

Outdoor Art made from Recycled Material

Restaurant

Restaurants, Arts & Crafts Shops etc,

Outdoor Art made from Recycled Material

Handmade Artistic Signage

Park & Exhibition of Old Mining Machinery

Landscaped Sidewalks

Figure 18
TOURIST ATTRACTIONS

Hiking

Paintball

Camping

Track Racing

Running / Trail Running

Cycling / Mountain Biking

Hot-Air Balloon

Horse Riding

Rock Climbing

Figure 19
3.2.3 **IMPLEMENTATION STRATEGY/ PHASING**

With regards to phasing, it is proposed that the Tourism Core Area be the focus of public investment in the public realm (including sidewalks, road surfaces, building frontages, public open spaces etc) in the Short Term – in order to act as catalyst to private investment, and to brand Walkerville as a destination. Public investment will also instil investor confidence to attract various stakeholders.

Once the Tourism Core Area has been fully developed and successfully branded as a noted tourism destination, it may gradually be extended to the north and south along the Business Strip.

Also important, is the construction of K154 that links Walkerville with Elandsfontein, together with its access interchange onto the N1 national freeway.

Land use activities that do not complement the vision of developing Walkerville as a service centre and tourism destination, such as commercial and light industrial uses, should be referred to the proposed Elandsfontein Precinct. It is vital that the Walkerville and Elandsfontein nodes do not compete but complement one another.

In the meantime, Council should aim to fast-track applications for business and small agro-industries along the Business Strip. Engineering services should be upgraded in anticipation of such development.

Council should also allow for development of the 373 vacant properties in the Residential Precinct, as proposed in the Precinct Plan. Care should, however, be taken to protect the rural character of the Rural Residential Precinct.