



TEDDERFIELD PRECINCT PLAN 2024



Global Solution Development
(Pty) LTD

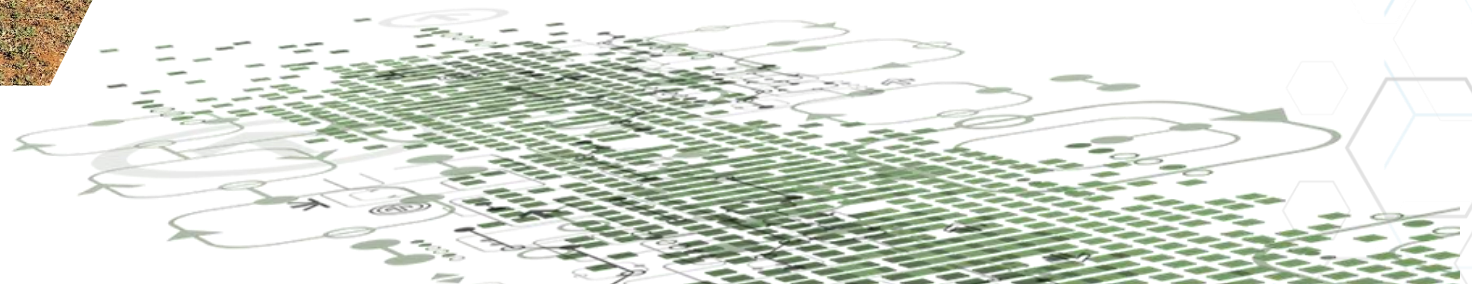


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ABBREVIATIONS/ACRONYM

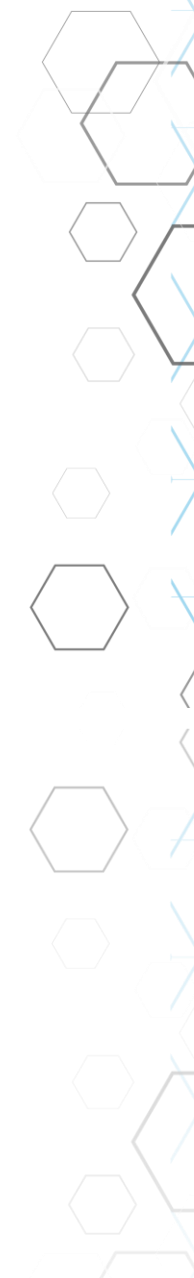
AI	ARTIFICIAL INTELLIGENCE
CCTV	CLOSED CIRCUIT TELEVISION
CoJ	CITY OF JOHANNESBURG
DALRRD	DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT
DM	DISTRICT MUNICIPALITY
EPWP	EXPANDED PUBLIC WORKS PROGRAMME
IDP	INTEGRATED DEVELOPMENT PLAN
LED	LOCAL ECONOMIC DEVELOPMENT
LM	LOCAL MUNICIPALITY
NMT	NON-MOTORISED TRANSPORT
MIG	MUNICIPAL INFRASTRUCTURE GRANT
MLM	MIDVAAL LOCAL MUNICIPALITY
PPP	PRIVATE PUBLIC PARTNERSHIP



SANBI SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE

SDF SPATIAL DEVELOPMENT FRAMEWORK

SDP SITE DEVELOPMENT PLAN



1. INTRODUCTION AND BACKGROUND

1.1 BACKGROUND

Midvaal local municipality commissioned the review of the existing Tedderfield Precinct Plan (2011). The study area is located north of Walkerville Neighbourhood Node as illustrated on **Map 1**. The precinct plan was selected for review due to the increasing development pressures in the area and the extension of the Urban Development Boundary (UDB) as outlined in the Municipal Spatial Development Framework (SDF 2022- 2027).

1.2 STUDY OBJECTIVES

During the compilation of the Municipal SDF, a proposal was made for the expansion of the Urban Development Boundary (UDB). The proposal prompted that more detailed local planning is required for the area through the development of a precinct plan. The main objectives for the Tedderfield Precinct Plan are summarised as follows:

- ❖ To develop proposals to form the basis of a land use scheme or suggest proposed amendments to an existing land use scheme that are required to establish and manage the precinct, such as:

- land use controls to protect and promote the regional landscape, agricultural and non-agricultural economic activities within a precinct,
 - levels of development assessment for land use changes within a precinct,
 - modified controls to promote opportunities to diversify, innovate and add value to activities within a precinct,
 - identifying key areas where a precinct can sustain economic activities,
 - preventing inappropriate fragmentation of land,
 - development proposals to protect or promote compatible development within a precinct, and
 - give effect to the long-term spatial vision of the municipality.
- ❖ To detail the type, location, size, and configuration of the proposed precinct.
 - ❖ To enhance infrastructure and investment opportunities for activities within the precinct.
 - ❖ To 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.

- ❖ To identify alternative economic uses of land. The precinct plan should aid in identifying alternative economic uses of 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.
- ❖ To sustain benefits to the community derived from the natural environment. The precinct plan should protect the environmental and natural resource values of the area by protecting or promoting activities that employ best practice management, maintain, or enhance ecosystem services, and/or implement regional natural resource management plans.
- ❖ To identify management and implementation strategies to achieve the planning intention of the precinct and the matters listed above.

1.3 STUDY AREA

Map 1 illustrates the study area.

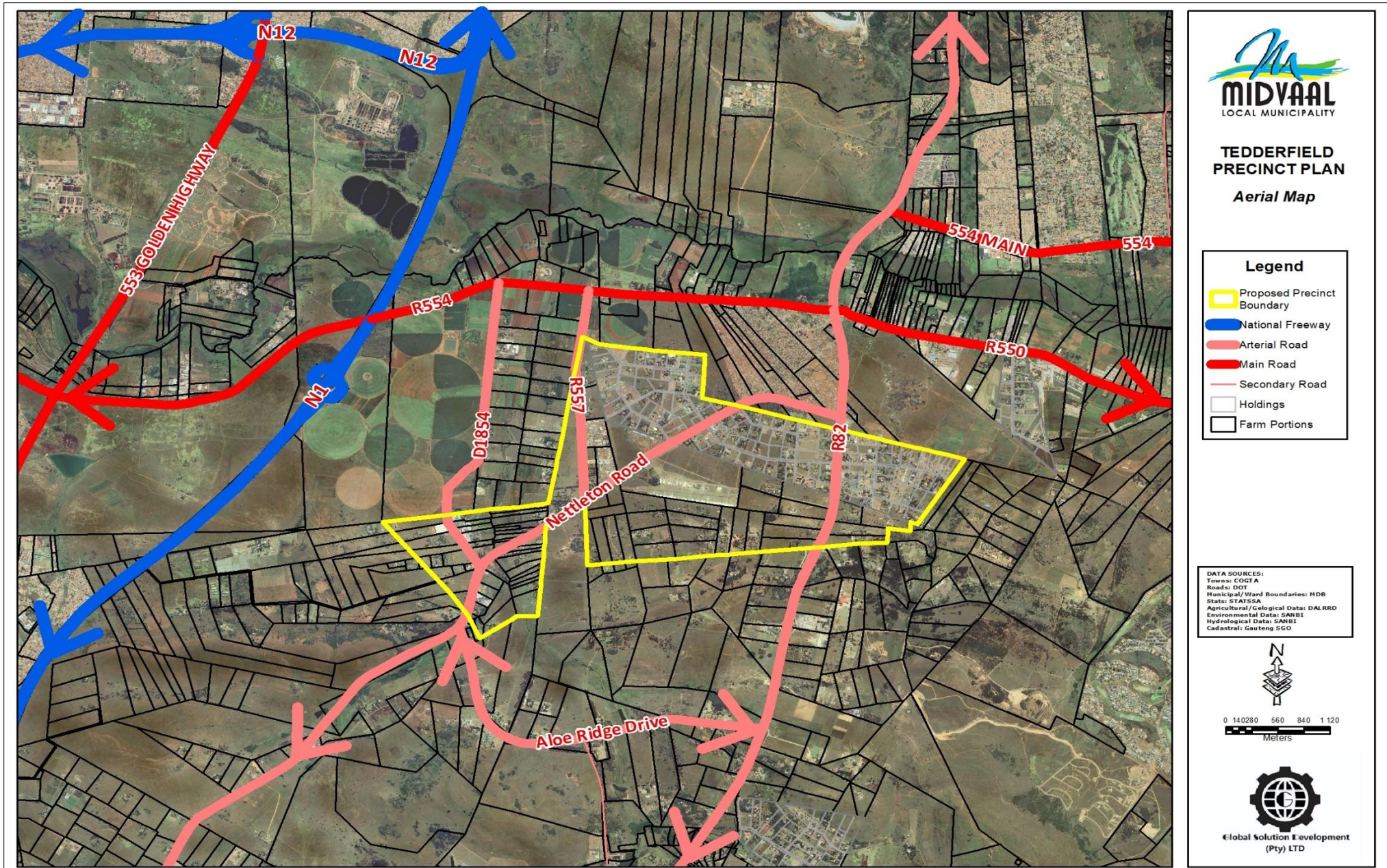
The Urban Development Boundary (UDB) delineated in the Spatial Development Framework 2022/2027 was adopted as the study area following a community meeting held on 29th June 2024. The study area

extends from the R82 from the east, the northern boundary is shared by both the Midvaal LM in Tedderfield and the City of Johannesburg (CoJ) in Eikenhof and Eikenhof Informal Settlement (also known as Jackson informal settlement), the western boundary still shares the boundary with CoJ which extends and passes through the R550/Nettleton Road into the west, and the southern boundary follows the alignment with the adjoining precincts (Aloe Ridge and Elandsfontein).

The study area presents a unique context for spatial development, taking into consideration its demographic characteristics, historical background and policy framework. Tedderfield, a notable area within the Midvaal local municipality, is renowned for its private air park. According to the 2011 census, Tedderfield has a population of 720 and covers a geographical area of 3.57 square kilometres. The area is located within ward 7 of Midvaal local municipality. In terms of its proximity to other key locations, Tedderfield is situated 22 kilometres from Johannesburg CBD, 28 kilometres from Vereeniging and 30 kilometres from Soweto. This strategic positioning contributes to Tedderfield potential for growth and development within the broader spatial context putting into consideration the adjoining and adjacent approved precinct plans.

Tedderfield precinct as depicted in Map 1, is located in the far north-western part of the Midvaal local municipality. To the north it borders onto the Eikenhof area located in the City of Johannesburg with the Klip River being located further towards the north. The study area consists of Tedderfield Agricultural Holdings, located along the R82 activity spine and R550 the mobility spine and farm portions on the farm Bronkhorstfontein 329 IQ as well as the farm portions on the farm Elandsfontein 334 IQ. In this light, it must be noted that part of the Elandsfontein Precinct Plan and Aloe Ridge Precinct incorporated in the current Tedderfield Precinct Plan will conform to the adopted Tedderfield Precinct Plan and therefore takes precedence.

Map 1: Aerial Map of the Tedderfield Precinct



1.4 METHODOLOGY

The approach and methodology in preparing the Tedderfield Precinct Plan was as per the following Phases and outlined as follows:

Phase 1 relates to the **Inception and Orientation** towards the project. During this phase the Global Solutions Development (GSD) project team met with officials of the Midvaal local municipality Development and Planning Department to finalise the terms of reference, to ensure that all parties agree on the methodology to be followed, and to agree to the final deliverables to result.

Phase 2 of the project entails a **Multi-Sectoral Situational Analysis** unpacking the current situation within the study area. The detailed situational analysis was preceded with a community meeting, where the project was introduced, and the study area Urban Development Boundary (UDB) was then confirmed and adopted.

Phase 3 of the project will involve the formulation of a Synthesis based on the information collected as part of the Situational Analysis. As part of the synthesis, development opportunities and constraints pertaining to the study area, highlighting the factors that attract business or investments to the area, as well as the factors that drive investment away from the area are identified.

Phase 4 of the project entails the **Spatial Proposals** and the development of the initial **Spatial Concept** of the Precinct Plan. The concept link strongly to the outcome of the situational analysis and synthesis and specifically focus on the development issues, opportunities, and challenges identified.

The detailed Precinct Plan focuses on enhancing the structuring elements including agricultural activities, economic opportunities, public spaces, movement network, urban environment characteristics, sense of place as well as safety and security of the study area.

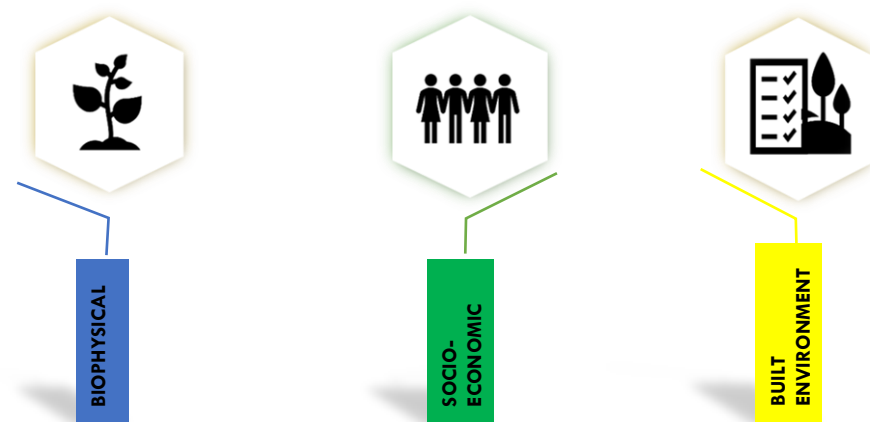
Phase 5 deals with the formulation of the **Implementation Framework**

Phase 6 to Phase 8 will deal with the publication of adverts and notices as well as facilitation of public participation, and then conclude with the Final Draft Tedderfield Precinct Plan.

Nonetheless, the community will be engaged throughout the process and a statutory 60 days will be afforded for further written comments on the submission of the draft Precinct Plan.

2. STATUS QUO ANALYSIS

The status quo analysis looks at the current quality and standards of resources in the Tedderfield precinct to set a baseline and find growth opportunities and challenges. According to Section 21(l) of SPLUMA, which requires detailed plans for certain areas, the municipality seeks to review the existing Tedderfield precinct plan which was adopted in 2011. This update is in response to the Midvaal SDF (2022/2027) and IDP (2022/2023), addressing the need for development along the R82 and considering the UDB. The analysis is divided into three elements namely the Socio-Economic, Biophysical, and Built Environments. This updated Tedderfield precinct plan will address spatial, social, economic, environmental, and infrastructure needs, following national, regional, and local policies. It will focus on key projects such as infrastructure upgrades and improvements to public spaces to tackle the issues identified in the analysis.



2.1 LEGAL BACKGROUND

The Spatial Planning and Land Use Management Act (Act 16 of 2013), Section 12, calls for all spheres of government to develop Spatial Development Frameworks for their areas of jurisdiction. The Act further instructs that all the SDF's of various spheres must be aligned and not be in conflict with each other. Section 21 states that a Municipal Spatial Development Framework must, at least, comply with the following content requirements:

21. A municipal spatial development framework must –

- (a) give effect to the **development principles and applicable norms and standards** set out in Chapter 2,
- (b) include a written and spatial representation of a **five-year spatial development plan** for the spatial form of the municipality,
- (c) include a **longer-term spatial development vision** statement for the municipal area which indicates a desired spatial growth and development pattern **for the next 10 to 20 years**,
- (d) identify current and future **significant structuring and restructuring elements** of the spatial form of the municipality, including development corridors, activity spines and economic nodes **where public and private investment will be prioritised and facilitated**,

- (e) include **population growth estimates** for the next five years,
- (f) include estimates of the **demand for housing units** across different socioeconomic categories and the **planned location and density of future housing** developments,
- (g) include **estimates of economic activity and employment trends** and locations in the municipal area for the next five years,
- (h) identify, quantify and provide location **requirements of engineering infrastructure and services provision** for existing and future development needs for the next five years,
- (i) identify the designated **areas where a national or provincial inclusionary housing policy** may be applicable,
- (j) include a **strategic assessment of the environmental pressures and opportunities** within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable,
- (k) identify the **designation of areas** in the municipality **where incremental upgrading approaches** to development and regulation will be applicable,
- (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**,
- (m) provide the **spatial expression** of the **coordination, alignment and integration** of sectoral policies of all municipal departments,
- (n) determine a **capital expenditure framework** for the municipality's development programmes, depicted spatially,
 - Give **effect to the SPLUMA Development Principles** including:
 - i) Spatial Justice,
 - ii) Spatial Sustainability,
 - iii) Spatial Efficiency,
 - iv) Spatial Resilience, and
 - v) Good Administration.

The Midvaal LM has adopted its SDF 2022/ 2027, and Section 21(1) allows the SDF to identify areas where more detailed Local Area Plans should be developed. The Tedderfield Precinct Plan therefore compiled in terms of the above provision and will then become an instrument to guide development and evaluate land development and land use applications.

In accordance with the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law, 2016, when the Municipality seeks to develop a precinct plan, the drafting of that plan must align with the objectives of the MSDF. Provisions of the precinct plan that are consistent with these objectives must be incorporated into the Municipal Spatial Development Framework.

2.2 LEGISLATIVE AND POLICY CONTEXT

2.2.1 Midvaal Spatial Development Framework, 2022/2027

The Midvaal Spatial Development Framework (SDF), 2022/2027, has identified 11 Development Principles. Furthermore, outlined the vision as follows *“The Midvaal local municipality offers a unique spatial composition of urban and rural development located along strategic economic corridors and spines. The rural character is protected by means of consolidated and well-designed urban areas and managed urban-rural cross-over zones. Urban expansion is consolidated along the R59 Corridor and R82 Mobility Spine, with east-west spines becoming more prominent.”*

Map 2 illustrates the Midvaal SDF Composite Map and Table 1 outlines the 11 Development Drivers and Spatial Concept contained in the SDF.



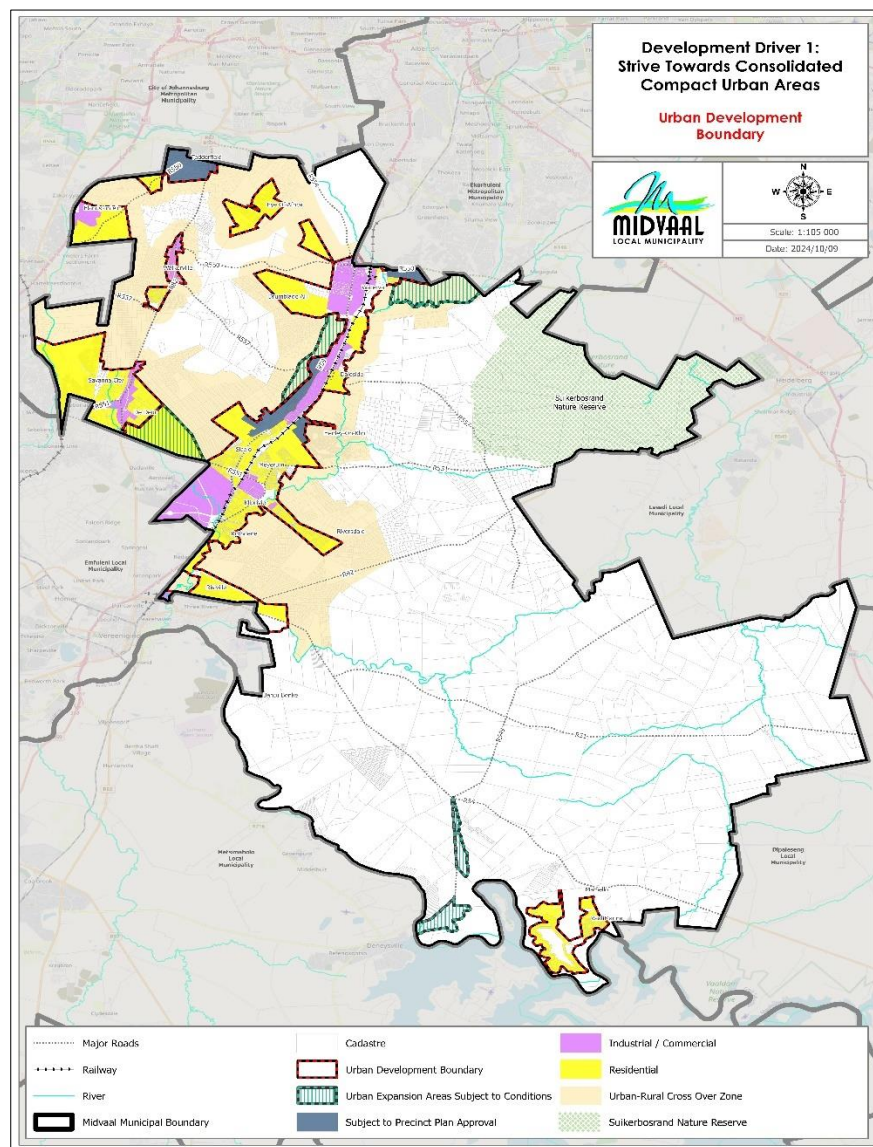
Table 1: Midvaal SDF Development Drivers and Spatial Concept

Development drivers			Spatial proposal	Precinct Plan Impact
1	Strive towards consolidated urban areas	compact	Maintain the Urban Development Boundary (UDB) and manage urban-rural cross-over zones to promote compact urban development, support the integrity of rural residential areas, protect high potential agricultural land, and conserve critical biodiversity areas and valuable ecosystems.	The study area is affected by the Urban Development Boundary (UDB) (see MAP 1). Development inside the Urban Development Boundary – development within this boundary will require a land development and land use application, but factors such as timing, availability of services and other factors may still impact the development. In principle, all parts of the Midvaal local municipality located within the Urban Development Boundary are deemed to be priority areas for accommodating development. Development outside Urban Development Boundary – ❖ The SDF proposed that the following uses be allowed outside the UDB: a. Extensive agriculture, b. Conservation Areas/Nature Reserves, c. Tourism and related activities, d. Recreational Facilities, e. Farm stalls and home industries, f. Rural residential uses/ Agricultural Holdings in specific areas, or/Any other related development of service, Provided that the proposed development or service g. Services primarily the local market, and/or h. Is resource based, and/or i. Is located at a defined and approved service delivery centre/nodal point. Additional uses may be considered within the urban-rural cross over zones that is inline with the rural character of the area and based on the merits of individual land use applications.
2	Pursue alternative clean energy and reduce the cost to industrial and commercial consumers		To tackle the shortage of energy by partnering with renewable energy service providers and participate in initiatives to generate local power, aid economic diversification along the R82 and R550, industrial and commercial zones and the urban nodes through public-private partnerships.	

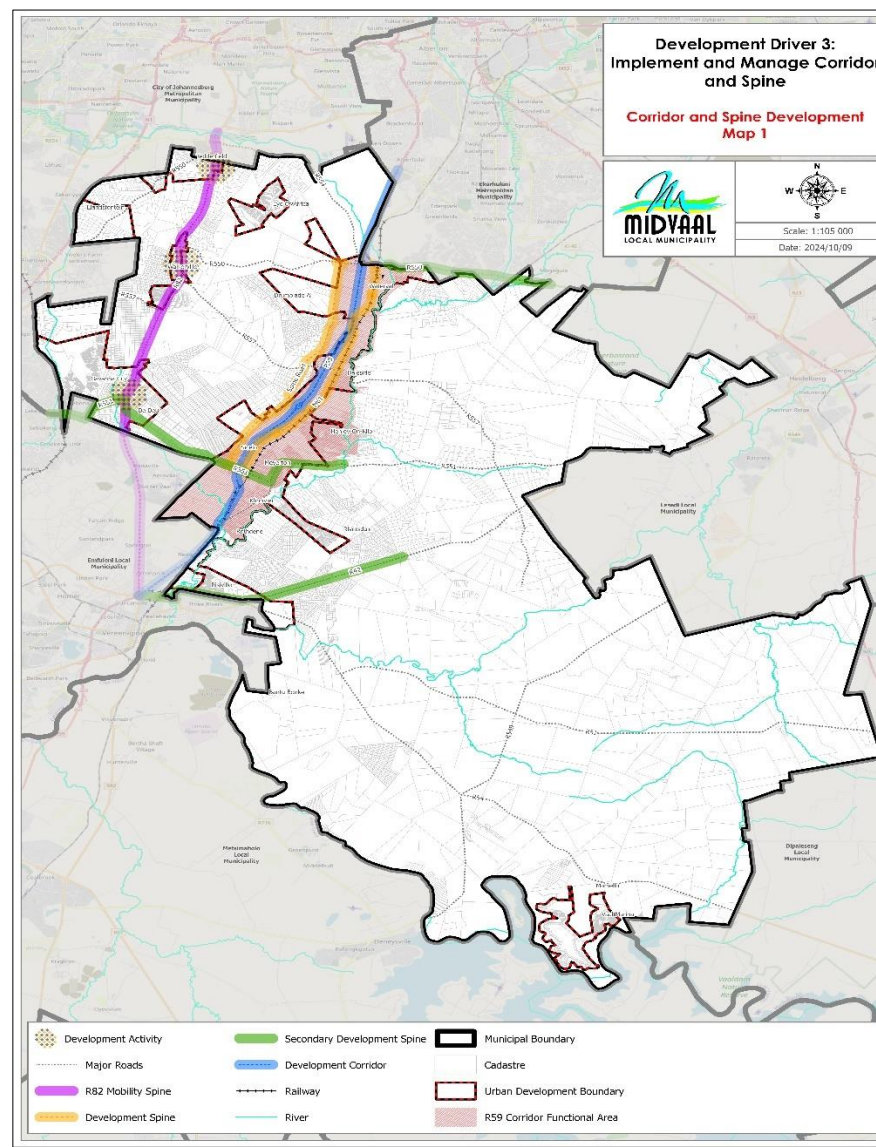
Development drivers		Spatial proposal	Precinct Plan Impact
3	Implement and manage corridor and spine development initiatives	Plan, design, and facilitate development along the R82 mobility spine and secondary east-west spines by means of appropriate developments in line with the spatial vision and relevant precinct plan proposals.	The activity nodes identified within the study area is along the R550 and the R82 spine with Dan Pienaar Drive passing through the activity areas.
4	Encourage agricultural production and processing	Protect all land earmarked for agriculture in order to facilitate and enhance agricultural production. Support innovative small-scale farming in agricultural areas and cross-over zones, and support agri- processing in cross-over zones and in corridors and spines.	The SDF supports the protection of high potential agricultural land and the graduation of small-scale farmers to commercial farmers and Agropreneurs. The SDF proposed for the strict control of land uses within agricultural holding areas to prevent the development of mixed-use areas. Illegal land uses within A.H. areas may have a severe negative impact on the surrounding environment in terms of noise pollution (small industrial activities), traffic (especially “trucking business”, sanitation (normally these areas only have septic tanks) and waste disposal. The overall southern section of the study area is earmarked as an Urban Rural Cross Over Zone. The aim of the zone is to protect agricultural activities and the rural feel of the area as preferred by the residents.
5	Stimulate tourism	Protect tourism resources, heritage assets, and unique precincts by stimulating relevant tourism-related activities and appropriate developments in the ridges, in unique precincts.	Within the precinct around the farm portions in the farm Bronkhorstfontein 329 IQ there is a presence of ridges which needs to be developed with appropriate developments thereby protecting and promoting tourism resources and heritage assets.
6	Foster walkable nodes and transit orientated development (TODs)	Promote transit-oriented development (TODs) and the creation of compact, walkable, pedestrian-oriented, mixed-use communities centred on all public transit facilities. Facilitate the development of walkable urban nodes, rather than suburban shopping centres for reduced dependence on a car for mobility and survival.	The development and promotion of TOD's, walkable, pedestrian oriented and mixed-use communities centred on all public transit facilities in Tedderfield precinct is supported as the current SDF supports and identified the R82 and R550 as the main routes for public transit facilities and these includes taxis and buses. There is also a need for NMT facilities provision to cater for the residents and the lack of public transportation and therefore could be a preference among the residents. Moreover, the residential collector and distributor the Dan Pienaar Drive serves the area with the agricultural holdings very well, with few access roads within the farm portions on the farm Bronkhorstfontein 329 IQ and the farm Elandsfontein 334 IQ.
7	Ensure connectivity by means of a considered movement network	Capitalise on existing regional links to promote development, and utilise the internal movement network to support public transport networks and services. For enhanced continuity, prioritise strategic roads identified in the SDF and consider alignment of proposed roads	The Tedderfield precinct has functional and linked internal movement network which is able to support the local public network and services with Dan Pienaar Drive connecting to both the R82 and the R550 in an east – west direction and vice-versa.

Development drivers		Spatial proposal	Precinct Plan Impact
		carefully to prevent further fragmentation of precincts.	
8	Support quality human settlement development	Promote integrated human settlements through varying housing typologies, income models and densification, and prioritise the expansion of the gap market. Plan and implement for the integration of social facilities and commercial activities as integral part of any housing development.	The promotion of such low dense developments in the precinct will give the local municipality a chance to regulate issues of Backyarding challenges, second dwelling units, subdivision of AH and farm portions for the purposes of any form of housing development.
9	Prioritise environmental management	Protect and manage the natural environment by administering the UDB to ensure an equilibrium between agriculture, tourism, industrial, and urbanisation activities.	The Tedderfield Precinct has few identified areas where environmental management should be prioritized especially where there are ridges on the left-hand side of the R82 near the airpark and environmental sensitive areas within the precinct.
10	Streamline targeted engineering infrastructure investment	Prioritise short to medium term upgrading of engineering services in priority strategic development areas (SDAs) and ensure that engineering services are available before township establishment processes are finalised.	The SDF has prioritized and identified Tedderfield as strategic development area 20 (SDA 20) where dedicated funding needs to be allocated for engineering bulk service upgrades along the R82 and R550 activity spines.
11	Implement local area plans (precinct plans)	Undertake precinct plans to give effect to the intentions of the broader strategic direction in the SDF, and make proposals on a detailed level. Proposals should not only be focused on land use and transport, but should also provide practical spatial proposals and urban design guidelines to ensure appropriate spatial form in support of design principles, such as walkability.	The precinct is already prioritized, as Tedderfield is identified as SDA 20 and hence qualifies and deserves every strategic and broader direction, with reference to development within the precinct UDB and these include land use, transport, and urban design guidelines for spatial proposals.

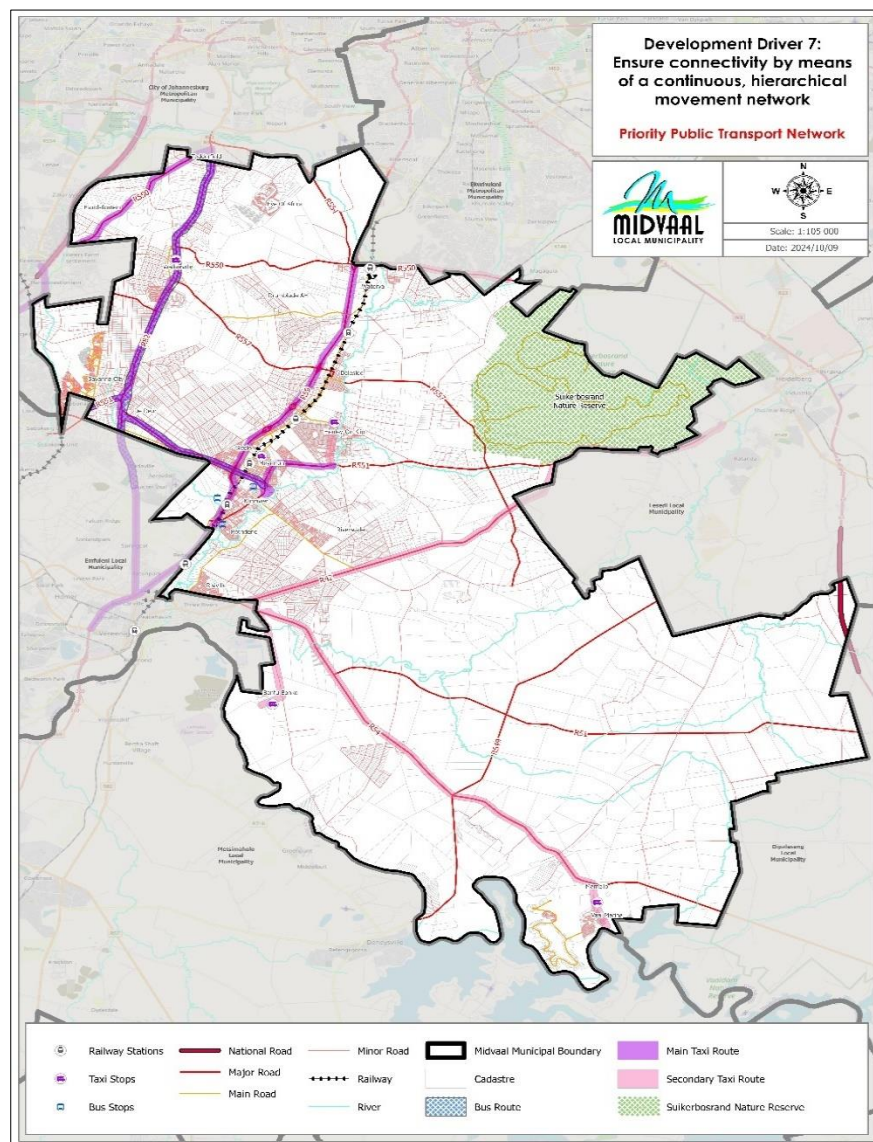
Map 3: Development Driver 1



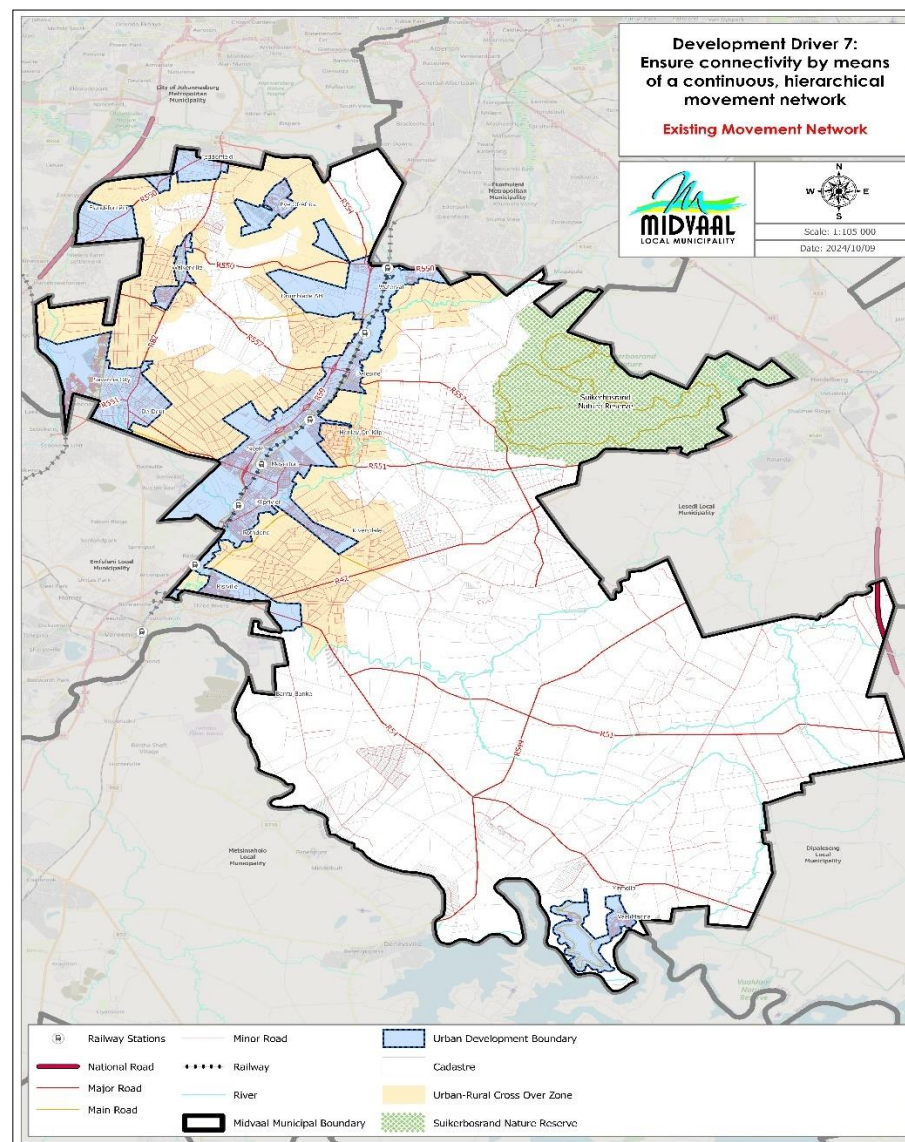
Map 4: Development Driver 3



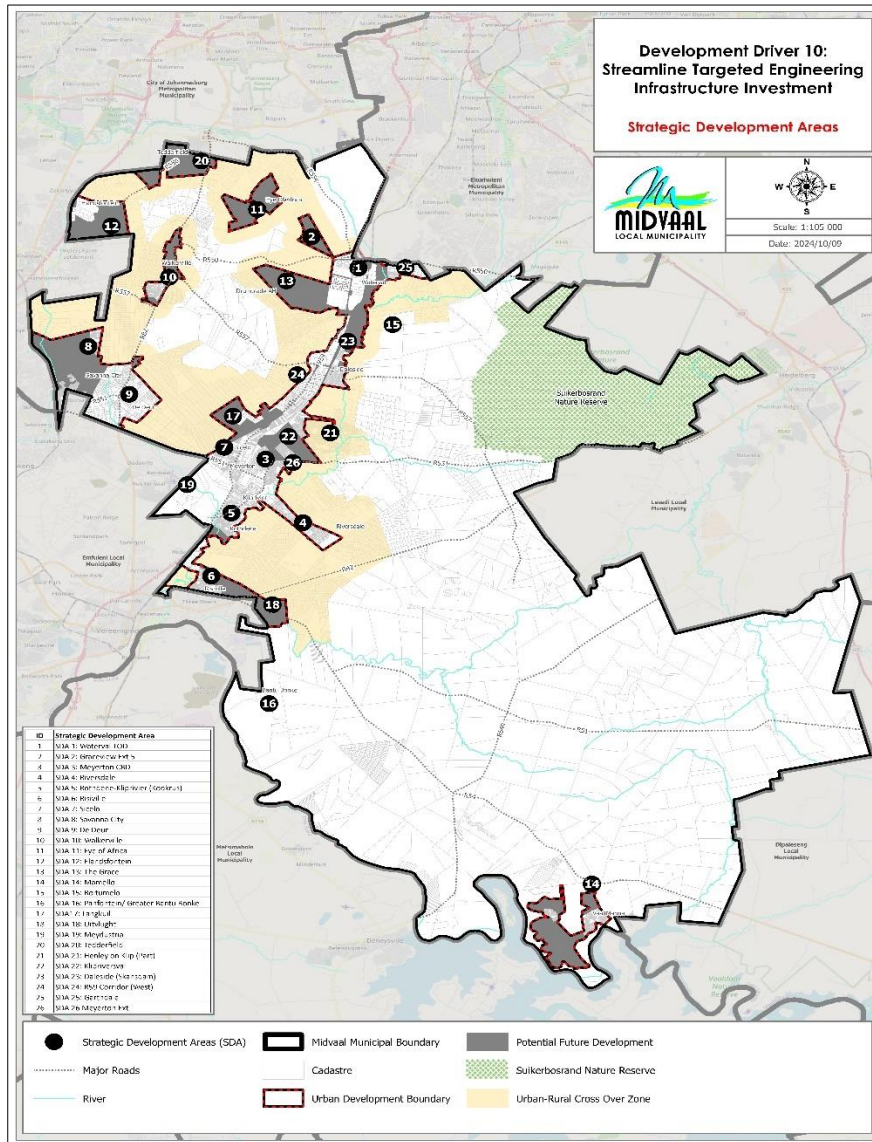
Map 5: Development Driver 7



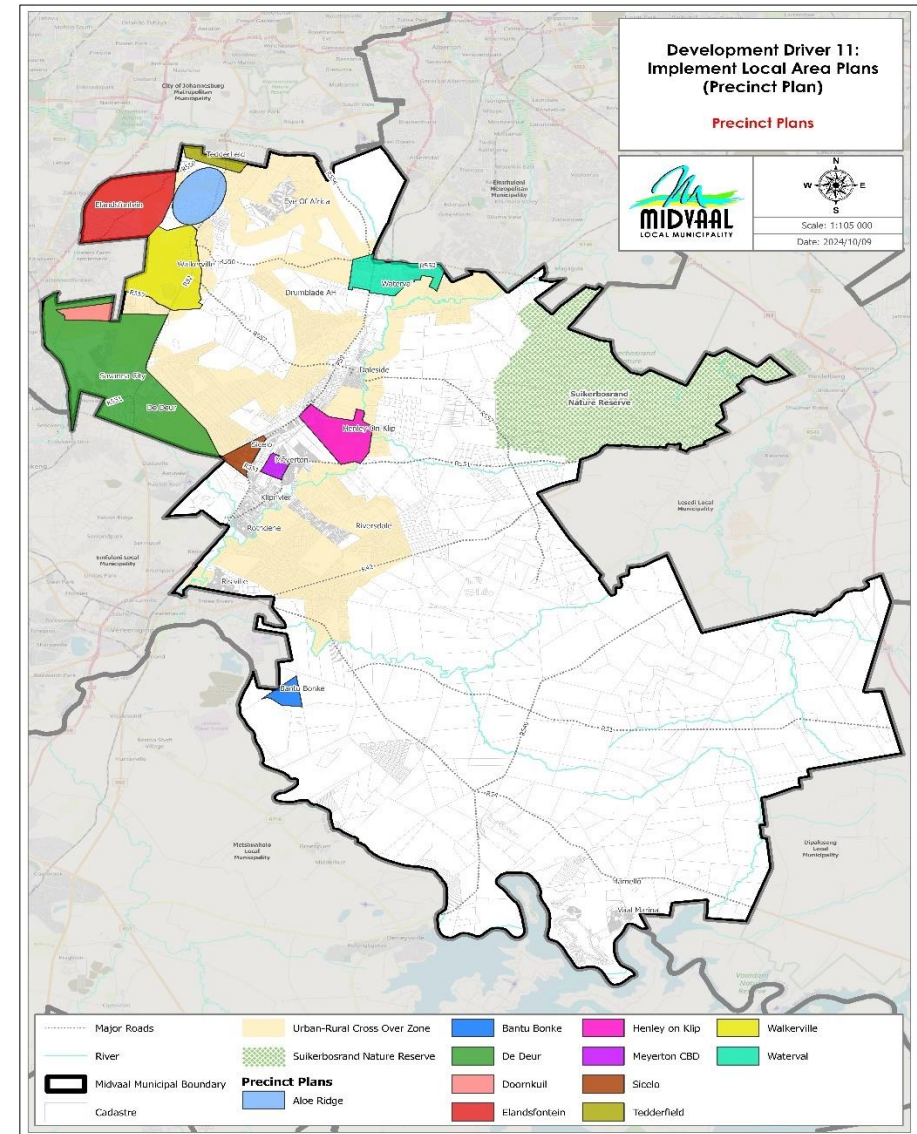
Map 6: Development Driver 7



Map 7: Development Driver 10



Map 8: Development Driver 11



2.2.2 Midvaal Local Municipality Local Economic Development Strategy Final, 2022-2028

The concept of Local Economic Development (LED) Strategy refers to a development approach that seeks to actively involve all stakeholders within a local environment in the process of economic development. Essentially, local economic development seeks to exploit local economic potential through a participatory approach and by capitalising on the unique context associated with the local environment. The objective of the Midvaal local municipality (LED) Strategy is to plan and prioritise initiatives that drive economic growth, address poverty, reduce inequality, and combat unemployment, thereby improving the quality of life for all Midvaal residents. Local government, in line with its constitutional duties, must actively engage in the country's development by crafting an LED strategy that fosters economic development within its jurisdiction. The LED strategy aims to uncover and leverage local economic opportunities to stimulate growth, generate employment, and uplift communities. It will build a development framework grounded in local needs, opportunities, and comparative advantages to attract investment and create jobs. The strategy emphasises sustainable economic development through the promotion of dominant sectors, such as tourism (including arts and culture) and manufacturing, while encouraging innovation, entrepreneurship, and small business growth. Additionally, it focuses

on developing township economies and diversifying economic activities to bolster the overall growth of the Midvaal local municipality.

The LED Vision:

“To improve and promote economic growth through diversification and integration, ensuring job creation, equal economic opportunities and ultimately a better quality of life for its citizens.”

LED Strategic objectives:

- ❖ Establish the municipality as a competitive economy on a sub-regional and regional level
- ❖ Enhance and promote the agricultural sector
- ❖ Expand and diversify the manufacturing sector
- ❖ Encourage entrepreneurship through education and enhanced opportunities
- ❖ Promote existing business and provide for their needs
- ❖ Provide small business support
- ❖ Promote local economic development capacity within the municipality and amongst the communities

LED Thrusts

The LED Strategy influences the competitive and comparative advantages of the local municipality by identifying key strengths and

opportunities across various economic sectors. To maximise these advantages and boost community benefits, the framework organises identified strengths into strategic thrusts. These thrusts represent planned actions designed to create momentum and drive economic growth within the municipality. Each strategic thrust includes specific programs targeting different development areas, with associated projects and facilitation issues necessary for achieving the goals set by the LED Strategy.

The thrusts are structured to support an integrated approach to development, allowing for a coordinated and focused effort in economic growth. While expanding economic infrastructure, enhancing institutional capacity, and improving governance are crucial for effective economic development, these elements are considered supportive rather than central to the strategic thrusts. They are essential for enabling development but are not directly included in the strategic thrusts themselves. The following are the thrusts that are assigned to the LED:

- ✚ **Agriculture Development, Support & Value-Adding** - Sustainable and diversified agricultural development, Emerging farmer support and skills development, Agro-processing and niche product development, Market development and creating an enabling environment.

- ✚ **Tourism & Green-Economy Development & Promotion** - Tourism industry growth and development, Tourism marketing, promotion and awareness, Green-economy and eco, tourism development and promotion.
- ✚ **Business Development, Support & Promotion** - Business support and capacitation and Entrepreneurial Development, SMME development and Integration of the informal economy, Promotion of Industrial, Trade and Construction activities, Marketing and Information Technology Platforms.
- ✚ **Township & Informal Economy Revitalisation** – Provision of an Adequate Regulatory and Policy Environment, Economic Infrastructure, Business Skills Development and Entrepreneurship, Provision of market support and business linkages through partnerships and collaboration
- ✚ **Business Retention and Investment Attraction** - Existing Business Retention and Expansion, New Business and Investment Attraction.

2.2.3 Midvaal Nodal Policy Review, 2021

The Midvaal Nodal Policy Review differentiates between a settlement hierarchy and a business node hierarchy within the municipal area. The settlement hierarchy includes primary urban nodes, secondary urban nodes, and rural nodes, identifying and categorising major settlement

areas where future development should be concentrated. Conversely, the business node hierarchy encompasses CBDs, neighbourhood nodes, and Multi-Purpose Community Centres (MPCCs). Tedderfield is classified as a secondary urban node, with the CBD hierarchy represented by a neighbourhood node. The R82 has been identified as a key area within the precinct. The R82 Activity Area permits a range of land uses, including Agricultural Services, Auto Trade, Builders Yard, Business Purposes, Commercial, Filling Stations, Light Industry, Motor Sales Mart, and Shops. However, certain land uses are expressly excluded from the permitted rights within this area. The specific objectives for nodal development within Midvaal include:

- Strengthening nodal areas through a compatible mix of retail, office, residential, and public uses.
- Achieving a mixed-use development pattern that complements and enhances existing developments.
- Defining the scale and location of nodal areas appropriately to serve the surrounding neighbourhood.
- Supporting transportation linkages across the municipality by strategically locating nodal areas.
- Establishing the spatial foundation for a future Strategic Public Transportation Network (SPTN).

- Developing pedestrian-friendly environments to encourage walking, especially in areas with access to public transportation.
- Facilitating public participation in the conceptualisation, design, and development of nodal areas.

The Nodal Policy Review outlines key strategies for achieving these objectives:

1. Compact Mixed Land Uses - Promoting mixed-use development within nodal areas to foster community identity, create attractive pedestrian environments, and increase public transportation usage.

2. Transit-Oriented Development - Integrating land use and transportation to form an efficient urban structure, supporting cost-effective public transportation, limiting urban sprawl, and improving connections between residential and employment areas. This approach encourages higher-density development near public transport routes.

3. Pedestrian-Friendly Environments - Enhancing the urban form by creating vibrant nodal areas and adjacent neighbourhoods where residents can walk to fulfil daily needs and access public transportation for longer trips. These nodes aim to provide convenient, safe, and pedestrian-oriented access to essential services such as transit, shopping, schools, parks, and social activities.

2.3 REGIONAL CONTEXT

Map 9 illustrates and indicates Tedderfield precinct location within the Midvaal Nodal Policy, and the section below outlines the regional context in which Tedderfield the study area is located with reference to the settlement hierarchy and the business node hierarchy.

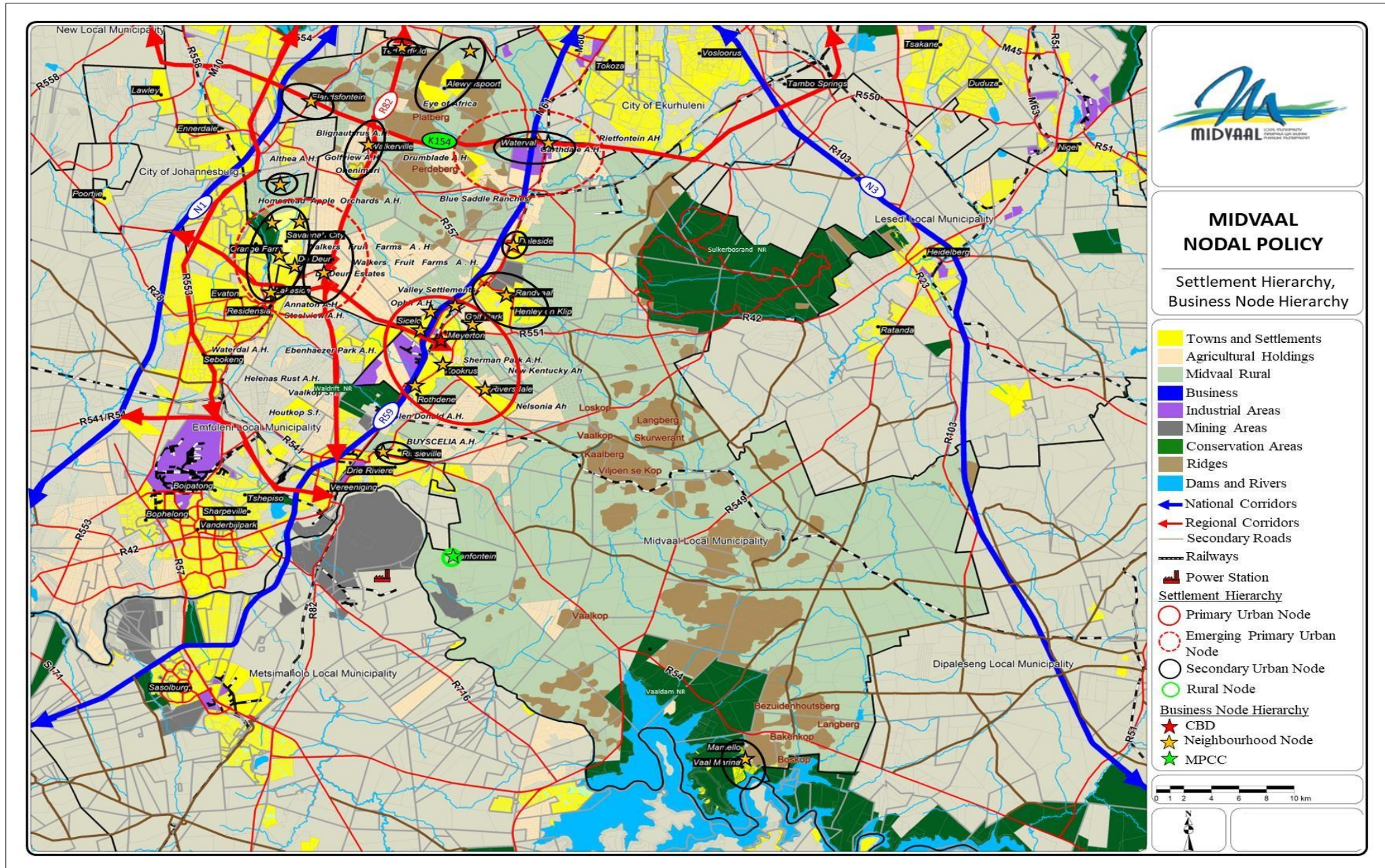
The Tedderfield precinct is strategically located along the R550 and the R82, which is situated North of Aloe Ridge Precinct Plan and North east of the Elandsfontein Precinct Plan. The Aloe Ridge Precinct Plan for Tourism, along with the foundation of the Elandsfontein Precinct, is centered on the development of the K154 route and its potential intersection with the N1. Moreover, Aloe Ridge and Elandsfontein are classified as the neighbourhood nodes.

The main residential developments are in the Eye of Africa and Walkerville, which are both secondary urban nodes and situated on the eastern and southern side of Tedderfield respectively. Tedderfield precinct also shares the boundary with Eikenhof and Jackson Informal Settlements which are located within the CoJ.

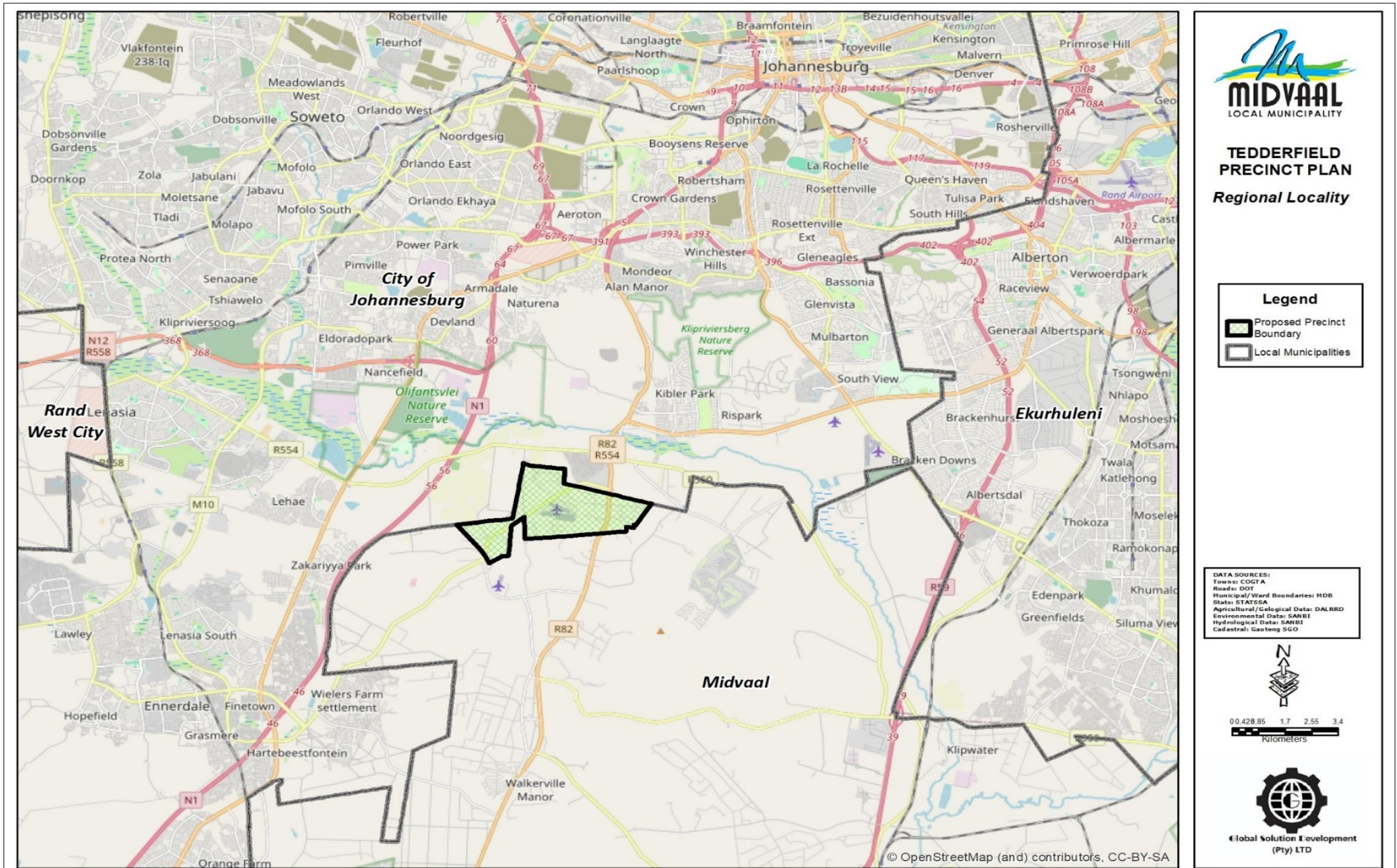
The Tedderfield precinct is located on the northern part of the R82 mobility spine in the Midvaal local municipality. Furthermore, this mobility spine extends to the south west of the Midvaal local municipality providing access to Savanna City and further passing through De Deur and Walkerville. It also remains the main regional

bus and taxi route within the precinct, connecting with a wide range of Agricultural Holdings and rural residential areas, including The Balmoral Estates, The De Deur Estates Limited, Walkers Fruit Farms Agricultural Holdings, Homestead Apple Orchards Agricultural Holdings, Golfview Agricultural Holdings, the proclaimed Ohenumeri residential area, the Golfview Agricultural Village, the Walkerville and Blignautsrus Agricultural Holdings (Midvaal local municipality IDP 2023/2024). In addition, the R82 mobility spine significantly plays a critical role in linking Johannesburg and Vereeniging via the Tedderfield precinct and thus generating a significant amount of traffic throughout the Midvaal local municipality further promoting economic growth and other development potential. The R82 is the main mobility spine which connects to the adjacent precincts. The R550 connects the Tedderfield Precinct to the Elandsfontein Precinct as well as Weilers Farm, Orange Farm and the N1. Dan Pienaar Drive is a main arterial which provides controlled access for residents to both the R82 and the R550 within the Tedderfield precinct.

Map 9: Midvaal Nodal Policy Map



Map 10: Regional Locality



2.3.1 Socio Economic Analysis

Key statistics of South Africa (Statistics SA, Census 2011 & 2022)



Total population SA
2011: 51 770 560
2022: 62 027 503



Gender
Male: 48,7 %
Female: 51,3%



Age Distribution
2011:
0-14: 23,2%
15-64: 70,5%
65+: 6,3%

2022:
0-14: 22,3%
15-64: 70,4%
65+: 7,3%



No Schooling (20+ Years)
2011: 5,2%
2022: 3,9%



Number of Households
2011: 29 961
2022: 36 464



No Schooling (20+ Years)
2011: 15,8%
2022: 8,5%

Key statistics for the Midvaal local municipality (Statistics SA, Census 2011 & 2022)



Sex Distribution
Male: 50,2%
Female: 49,8%



Total population
2011: 95 301
2022: 112 254



Informal dwelling
2011: 18%
2022: 6,1%



Formal dwelling
2011: 80,2%
2022: 93,2%



No Access to Piped water
2011: 4.2%
2022: 0.9 %



Piped water inside dwelling
2011: 64,9%
2022: 80,2%



No rubbish disposal
2011: 3.2%
2022: 0,7%



Electricity for lighting
2011: 79,3%
2022: 93.4%



Piped water on community stand
2011: 12,9%
2022: 2,2 %



Flushing toilets
2011: 76,3%
2022: 94,1%



Pit toilets
2011: 11,9%
2022: 2,1%



Electricity for cooking
2011: 71,9%
2022: 56.5%

Key statistics for Tedderfield (Statistics SA, Census 2011)



Total Population:
2011: 720



Gender Distribution (2011)
Male: 57%
Female: 43%



Population Distribution (2011)

Black African: 30, 69%
Indians/Asians: 4.58%
Coloureds: 5, 83%
Whites: 54.17%
Other: 4.72%



Eskom license and Supply Area



Refuse Removal: Once a Week (Fridays)



Septic Tanks and French Drains

2.3.2 Regional Natural Environment

Map 11 outlines the regional natural environment context of Tedderfield precinct which is rich in limestone, along with minor components like clay, iron carbonate, feldspar, pyrite, and quartz. Tedderfield precinct mostly contains gradients of 1:10 and flatter with pockets of 1:6 – 1:8. Generally the land is flat with the presence of ridges that provide the terrain with steepness. Plain (Low-Gradient)

soil capability gently sloping terrain with slower water drainage compared to upland areas, often resulting in higher fertility due to sediment deposition and organic matter accumulation.

These soils facilitate easier access for agriculture, construction, and infrastructure development. The protected areas within the Tedderfield precinct are predominantly situated in its western expanse. Notably, within the Tedderfield precinct, CBAs are prominently situated along its borders, while ecological support areas are evident in its northern reaches. The precinct is covered by Gh 15 Carletonville dolomite grassland and SVcb 10 Gauteng Shale Mountain Bushveld.

2.3.3 Regional Movement Network

The R82 mobility spine bisects the eastern part of Tedderfield precinct from north to south. The Nettleton Road/R550 runs through the western parts linking the R82 to Orange Farm further towards the south. The arterial/trunk Dan Pienaar Drive serves the entire Tedderfield precinct in an east-west direction, although access control measures have been implemented along the Dan Pienaar Drive in the central part of the Tedderfield precinct. All erven have direct access to a formal road, but some of these roads are in a poor condition and needs to be upgraded. The R82 is a major regional distributor connecting Vereeniging and Johannesburg in the City of Johannesburg. Lastly the

Tedderfield Airpark is located directly in the Tedderfield precinct on the farm Bronkhorstfontein 329 IQ and is on the Grasmere Road and Nettleton Road/R550 (refer to map 11).

The Tedderfield precinct mainly consists of tarred arterial and internal roads which connects to the various parts of the precinct and the adjacent metropolitan municipalities. Furthermore, some of these roads are not tarred and in a bad condition and may need to be upgraded. There is no evidence of railway stations or railway lines passing through the Tedderfield precinct. In terms of public transportation, there are buses and taxis which passes through the precinct, and the R550/Nettleton Road is the main taxi route towards Orange Farm and the R82 is the main bus and taxis route.

The K47 route realignment in Gauteng province extends from the proposed K83 in the southeast to the PWV20 in the northwest, covering approximately 15 kilometers. This route determination process considers multiple alignment alternatives and includes areas near agricultural holdings and suburbs such as Vereeniging and Three Rivers. The proposed alignment alternatives for the K47 crosses the R82 route in Waldrift, further South of De Deur.

The K47 alignment will impact several suburbs and agricultural holdings, including:

Suburbs: Falcon Ridge, Waldrift, Vereeniging, Three Rivers East, Redan, Springcol, Risville, Arconpark

Agricultural Holdings: Buyscelia AH, River Park AH, Van der Westuizenhoogte, Homelands AH

Farm Portions: Portions of farms such as Waldrift 599 IQ, Kookfontein 545 IQ, Mckay 602 IQ, Smaldeel 542 IQ, Washington Post 600 IQ, and Uitvlugt 434 IR.

Although the K47 realignment routes do not directly pass through the Tedderfield precinct, it may have some impacts on the precinct by improving access to nearby arterial and freeway routes such as the R82, making Tedderfield more connected to key economic zones in Gauteng Region, attracting more investments including within the precinct. Increased traffic near Tedderfield could encourage the rezoning of nearby of stand along the major R82 routes for commercial or mixed-use purposes, potentially influencing the land value and future development in and around Tedderfield through the improved regional connectivity which businesses and industries could benefit from.

It could also be possible that prefer the areas further south of the precinct closer to Emfuleni municipality where accessibility would be much improved by the realignment introducing new opportunities for trading and investments in those areas.

Map 11: Regional Natural Environment and Movement Network





2.4 CROSS BORDER ANALYSIS

2.4.1 City of Johannesburg Metropolitan Municipality

The Tedderfield precinct is located in the north and western part of the R82 mobility spine within the Midvaal local municipality going to City of Johannesburg. Furthermore, they share the boundary with Eikenhof and Jackson Informal Settlement which are in the City of Johannesburg metropolitan municipality, on the northern side of the R550 Route. The City of Johannesburg metropolitan municipality and Midvaal local municipality share a boundary, through the Tedderfield precinct within the MLM and the Jackson Informal Settlement in Eikenhof within the CoJ. The sharing of the boundary has a direct and indirect impact on the Tedderfield precinct, including generating a high demand of work opportunities, crime, land invasion, pollution and any economic related opportunities within the precinct (refer to map 12).

2.4.1.1 Jackson Informal Settlement

It has been reported that over the years, this informal settlement has direct and indirect impacts to the residents of Tedderfield and these impacts include crime, noise, pollution, etc. Moreover, there has been attempts to relocate the residents in the informal settlement, however the challenge is the identifying land for the relocation. The Tedderfield precinct does not have any identified informal settlements, however there is a large sprawling informal settlement on the Midvaal local municipality boundary where Tedderfield is located, within the City of

Johannesburg (Eikenhof) and this definitely has a direct impact to the Tedderfield precinct (refer to figure 1-3). In 2004, the informal settlement had a perimeter of 3,108.64 meters and an area of 37.86 hectares. By 2014, the perimeter had expanded to 3,175.69 meters, with the area increasing to 41.24 hectares. As of 2024, the settlement's perimeter has further expanded to 5,881.60 meters, covering an area of 140.62 hectares.

Figure 1: 2004 Tedderfield Aerial Map



Source: Google Earth Pro 2020 Timeline

Figure 2: 2014 Tedderfield Aerial Map



Source: Google Earth Pro 2020 Timeline

Figure 3: 2024 Tedderfield Aerial Map



Source: Google Earth Pro 2020 Timeline

2.4.1.1.1 Effects of Jackson informal settlement

Over the years the Jackson informal settlement has had direct and indirect impacts to the residents of Tedderfield. These impacts include the broader social, environmental, and economic dynamics.

a) Increased Pressure on Economic Infrastructure

When the informal settlement continues to grow rapidly, there is increased pressure on economic infrastructure, and the municipalities (CoJ and Midvaal) will struggle to provide sufficient services to cater the demand from the informal settlement.

b) Security Concerns (Crime)

The high unemployment and poverty rates, together with the lack of formal policing and insufficient lighting within Jackson informal settlement and Tedderfield increase the vulnerability to crime, such as theft, robbery, GBV or even more severe violence. Crime from Jackson spills over into Tedderfield as people from the settlement cross over looking for opportunities to engage in illicit activities.

c) Environmental Impact (Pollution and Waste Management)

Jackson informal settlement does not have a dedicated waste disposal system. Residents resort to illegal dumping of garbage or even burning waste, which poses severe environmental risks. This waste often ends

up in Tedderfield Central, directly affecting the quality of living for the Tedderfield residents. Tedderfield residents have also indicated that some people in the Jackson settlement constantly come and dump their waste in their plots. Therefore, Tedderfield residents experience direct consequences from waste accumulation. This pollution, including the accumulation of plastics, dirt, and other undesired materials contribute to environmental degradation.

d) Economic Effects (Property Values)

The proximity of Jackson informal settlement also contributes to negatively affecting property values in Tedderfield precinct. Potential buyers or investors are sometimes deterred from purchasing property in Tedderfield due to perceived risks such as crime, pollution, and a lack of economic infrastructure. This results in stagnation or even decline in property values. Moreover, the local economy may experience reduced investments, as businesses are less likely to open or expand in areas where informal settlements are close by due to concerns about infrastructure and safety. Not only the informal settlement contributes to such negative impacts on property values but also property abandonment in the Tedderfield area and also locked off state owned properties which lie unused may contribute to this. Limitation of services such as sewage and water, dilapidated roads

and overall lack of maintenance also form part of the contributing factors.

2.4.1.1.2 Perceived Future Impacts of the Jackson settlement.

The future impacts of the Jackson Informal Settlement on Tedderfield will depend on several factors, including urban planning, government intervention, socioeconomic trends, and local dynamics. However, based on current trends and the issues associated with Jackson informal settlement, there are several potential long-term effects on Tedderfield. These could either be negative or, with proper planning, could be mitigated or even turned into opportunities for sustainable development.

If left unaddressed, the long-term consequences would be severe, with economic decline, social instability, and environmental degradation affecting the broader region. However, with proper planning intervention, resource allocation, and community involvement, the challenges of informal settlement growth could be turned into opportunities for sustainable development, improved infrastructure, and stronger social cohesion. Managing the informal settlement's growth effectively will be key to ensuring that Tedderfield does not face a future marked by declining living standards and social conflict.

2.4.1.1.3 Mitigation Strategies

Mitigating the impact of the Jackson Informal Settlement on Tedderfield in the future requires a proactive and multifaceted approach.

However, the City of Johannesburg of which the informal settlement is within its jurisdiction have indicated that they currently do not have any plans in place currently to address the Jackson informal settlement growth, provision of formal housing or any planned relocation. Therefore, the mitigation measures that can be taken within the Midvaal Local Municipality could be limited. However, the municipality could ensure to actively monitor and address any efforts to erect informal settlements within the Midvaal Local Municipality's Jurisdiction. The municipality can also aim to collaborate with the City of Johannesburg to actively develop plans to address the Jackson informal settlement, including proposing co-funded infrastructure developments like roads, water, or sanitation systems that benefit both municipalities.

2.4.2 Klip River

This cross-border relations includes the Klip River which is located further north of the Eikenhof area within the City of Johannesburg that could also potentially play a role in the development and sustainability of Tedderfield precinct and other surrounding areas, such as being

utilised as a shared alternate source of water for the area to take care of specific needs such as sanitation, agricultural uses, and recreational opportunities. There are few challenges within the Klip river, and these includes crime and dead bodies found within the river banks, illegal initiation schools and so forth.

2.4.3 R82 Route

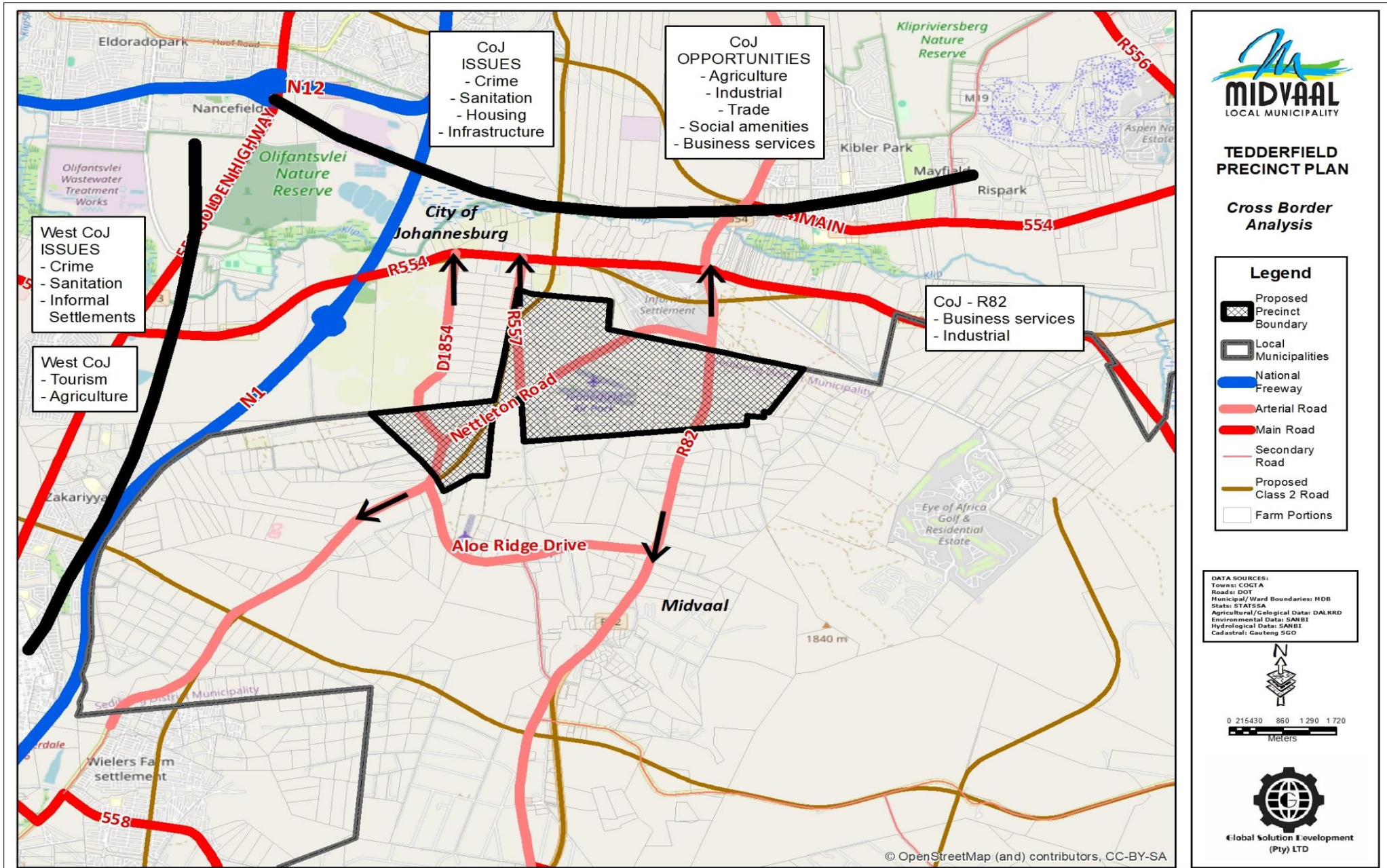
The R82 Route passes through the Tedderfield Precinct joining to the north on the border with CoJ and leading out of the precinct on the South towards Walkerville, extending further south to the De Deur Estates. It also remains the main regional bus and taxi route within the precinct, connecting with a wide range of Agricultural Holdings and rural residential areas, including Balmoral Estates, De Deur Estates, Walkers Fruit Farms Agricultural Holdings, Homestead Apple Orchards, Agricultural Holdings, Golfview Agricultural Holdings, the proclaimed Ohenumeri residential area, the Golfview Agricultural Village, the Walkerville and Blignautsrus Agricultural Holdings (Midvaal local municipality IDP 2023/2024). In addition, the R82 mobility spine significantly plays a critical role in linking Johannesburg and Vereeniging via the Tedderfield precinct and thus generating a significant amount of traffic throughout the Midvaal local municipality further promoting economic growth and other development potential. The R550 also known as Nettleton Road also plays a critical role within

the Tedderfield precinct within the Urban Development Boundary, it also functions as the bus and taxi route within the precinct, connecting with a wide range of Agricultural Holdings and rural residential areas hence new development can also be places within this route. The challenge within the route is that, from Jackson informal settlement along the R550 going to Orange Farm, the route is becoming a car high jacking zone and this is a challenge to the Tedderfield residents.

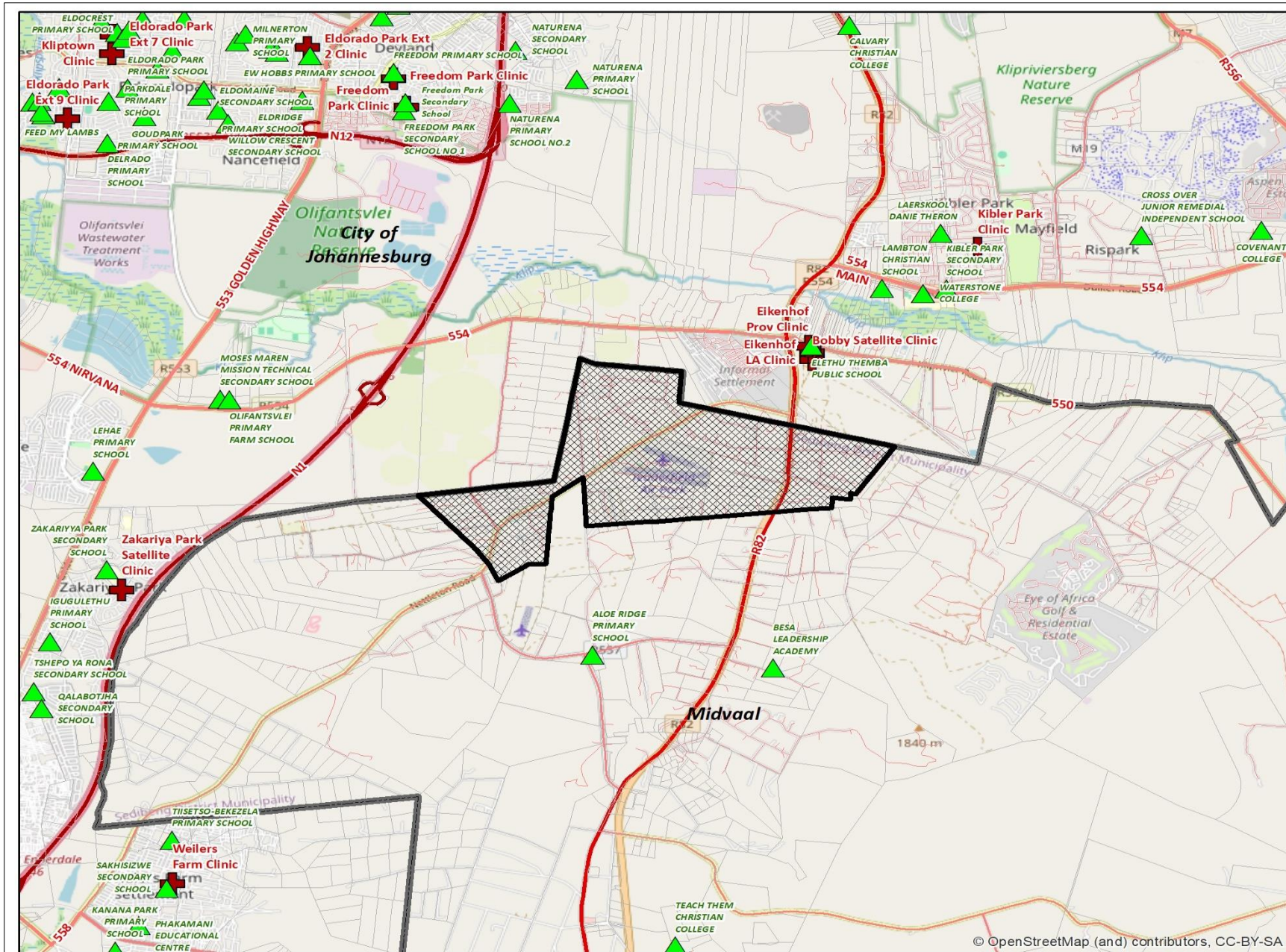
2.4.4 Amenities

The Tedderfield precinct is also fairly dependent on other surrounding areas for the access to various amenities (refer to map 13) including notably the health facilities with the nearest being located within the City of Johannesburg including the Eikenhof Clinic and Bobby Satellite Clinic. The nearest schools include the Aloe ridge Primary School within the Aloe Ridge precinct, Elethu Themba Public School within the City of Johannesburg Municipality and Besa Leadership Academy located along the R82 route further south of the Tedderfield precinct.

Map 13: Cross-Border Analysis



Map 14: Social Amenities

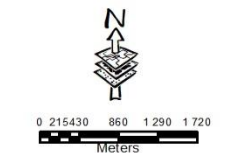


TEDDERFIELD PRECINCT PLAN

Social Facilities



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: HDB
 Cadastral: Gauteng SGO
 Education Facilities: Dept of Education
 Health Facilities: Dept of Health



2.5 LOCAL CONTEXT

2.5.1 Precinct Plans

2.5.1.1 Tedderfield Precinct Plan (2011)

The 2011 Tedderfield precinct plan was mainly developed to improve the living conditions within the Tedderfield Agricultural Holdings area as this was the boundary of the precinct, which then proposed the following two objectives:

- Critically assessing current development trends and pressures in the area, and
- Provide guidelines for the future spatial structure and land uses to be allowed within the precinct.

The intention was to compile the precinct plan in close liaison with the local community and that it be based on development trends, but also on the availability of engineering services and social facilities without negatively impacting on the rural character of the local and surrounding regional environment. In broad terms the area was divided into three sub-precincts, the area to the west of Nettleton Road, a central portion between Nettleton Road/R550 and route R82, and the area to the east of route R82. Dan Pienaar Drive serves the entire Tedderfield area in an east-west direction, although access control measures have been implemented along Dan Pienaar Drive in

the central part of the Tedderfield area. All erven have direct access to a formal road, but some of the roads are in a poor condition. The proposed vision for the Tedderfield Agricultural Holdings area was firstly to allow the area to retain its rural residential character. It can, however, also function as a rural node serving communities located in the far north-western parts of the municipal area around route R82.

The precinct was defined as a rural node, and it provided a comprehensive range of community facilities supplementary to the Multi-Purpose Community Centre, but also accommodated a range of economic activities around route R82 which not only serve the local community, but also the needs of regional traffic passing through the area. The precinct by 2011 was earmarked for Rural Residential purposes and the area formed part of a broader rural residential environment within the context of the Midvaal local municipality with one of the four major tourism precincts of Midvaal (the Platberg-Perdeberg ridges) being located adjacent to the south and south-east of the precinct.

There were visible signs of land use change within the Tedderfield AH directly bordering onto route R82 with direct and indirect pressures for commercial, light industrial, and retail uses to be located adjacent to this main road the R82. In the remainder part of the Tedderfield AH the dominant land use was agriculture as well as rural residential which

was supplemented by a range of social facilities and services especially in the western precinct as well as hospitality uses like guest houses, conference facilities etc. especially in the eastern precinct. The key issue pertaining to the future development of this particular precinct was to accommodate the pressures for the establishment of economic activities adjacent to the R82 whilst at the same time protecting the rural residential integrity of the precinct and the surrounding or neighbouring precincts.

2.5.1.2 Elandsfontein Precinct Plan (2013)

The Elandsfontein Precinct Plan was developed following the identification of several additional priority areas by the Midvaal local municipality, necessitating the creation of targeted Precinct Plans. Its strategic location offers significant potential, particularly due to its proximity to and future access from the N1 national freeway. The Elandsfontein Precinct Plan focuses on harnessing the area's inherent potential while preserving its tourism appeal and maintaining the rural character of both the local and regional environment. Situated along the north-western border of the Midvaal local municipality, the precinct interfaces with the CoJ/Johannesburg Metropolitan Municipality to the north, west, and south. The N1 national freeway defines the western boundary of the precinct, with extensive agricultural holdings and large-scale land subdivisions located to the

west of the freeway. Elandsfontein remains largely undeveloped, though subdivided into small farms/farm portion and agricultural holdings. The plan aims to optimise the development of vacant land adjacent to the N1 and integrate the two ridges into the regional open space system. These ridges are designated for conservation and eco-tourism, with surrounding development required to adhere to environmental regulations to protect indigenous flora found in the area.

Several developed land parcels, particularly to the north and south-west of the Elandsfontein Precinct, support rural residential and agricultural activities, including greenhouses and equestrian uses. The two ridges within the precinct remain undeveloped and host indigenous flora, including some medicinal plants, though the presence of rare or endangered species is currently unknown. The Midvaal local municipality has prioritised short to medium-term upgrades and the provision of engineering services within the UDB of the identified Strategic Development Areas (SDA's) as outlined in the Midvaal local municipality, 2023 - 2024 Spatial Development Framework Review. Elandsfontein is designated as SDA 12, with a mixed-use development objective and a long-term priority status, offering potential capacity for 16,182 units. The analysis of Elandsfontein precinct plan reveals that the in alignment with the UDB that incorporates both the

Tedderfield and Elandsfontein precincts, particular interest looks into the R550 – mobility spine for increased development. Both precincts share boundaries with the CoJ and are identified as potential nodes for growth. Elandsfontein seeks to ensure that the existing commercial/industrial and business node along Nettleton Road be preserved as a local activity node. This node is strategically positioned with excellent visual exposure and physical access, making it ideal for individual businesses and serving the rural communities to the north and east.

Both Elandsfontein and Tedderfield precincts stand to benefit from shared development opportunities (Eco-tourism, Industrial, Social Amenities, Business Services & Trade) along the R550 mobility spine. The alignment of proposed land uses and developments in these precincts will foster complementary growth. Elandsfontein's scenic ridges enhance its attractiveness, making it a key area for integrating functional land use within Tedderfield. This alignment supports the visualisation for the R550 to become a prominent development spine, whilst maintaining the rural residential character of the surrounding within both precincts.

2.5.1.3 Aloe-Ridge Precinct Plan (2021)

The Aloe-Ridge precinct plan was developed due to the fact that the plans from the regions of, Walkerville, Elandsfontein and Tedderfield,

did not provide guidelines for this location. Functionally, this area is part of the broader R82 development/activity spine, which extends from north to south across the western portion of the Midvaal local municipality. The Aloe-Ridge Precinct is positioned between four identified nodes in the north-western part of the Midvaal local municipality namely The Eye of Africa to the east, Tedderfield to the north, Elandsfontein to the west, and the Walkerville to the south. The Aloe ridge precinct plan aims to provide a comprehensive framework for future developments. A broader approach was taken, employing a flexible boundary method to consider a wider context rather than strictly adhering to existing cadastral boundaries. The surrounding areas feature three key zones of high-intensity agricultural activity.

- a) North-Western side: Adjacent to the north on the farm Misgund 322, near the Klipriver and east of the N1 freeway, extensive irrigation and crop farming are conducted.
- b) North-East side: To the north-east of Tedderfield and Eikenhof (within CoJ), extending towards Kibler Park, there is another zone of significant agricultural activity.
- c) North of Hartzenbergfontein: On the farm Muldersrus 330, directly north of Hartzenbergfontein AHs, a smaller cluster of intensive crop farming is present.

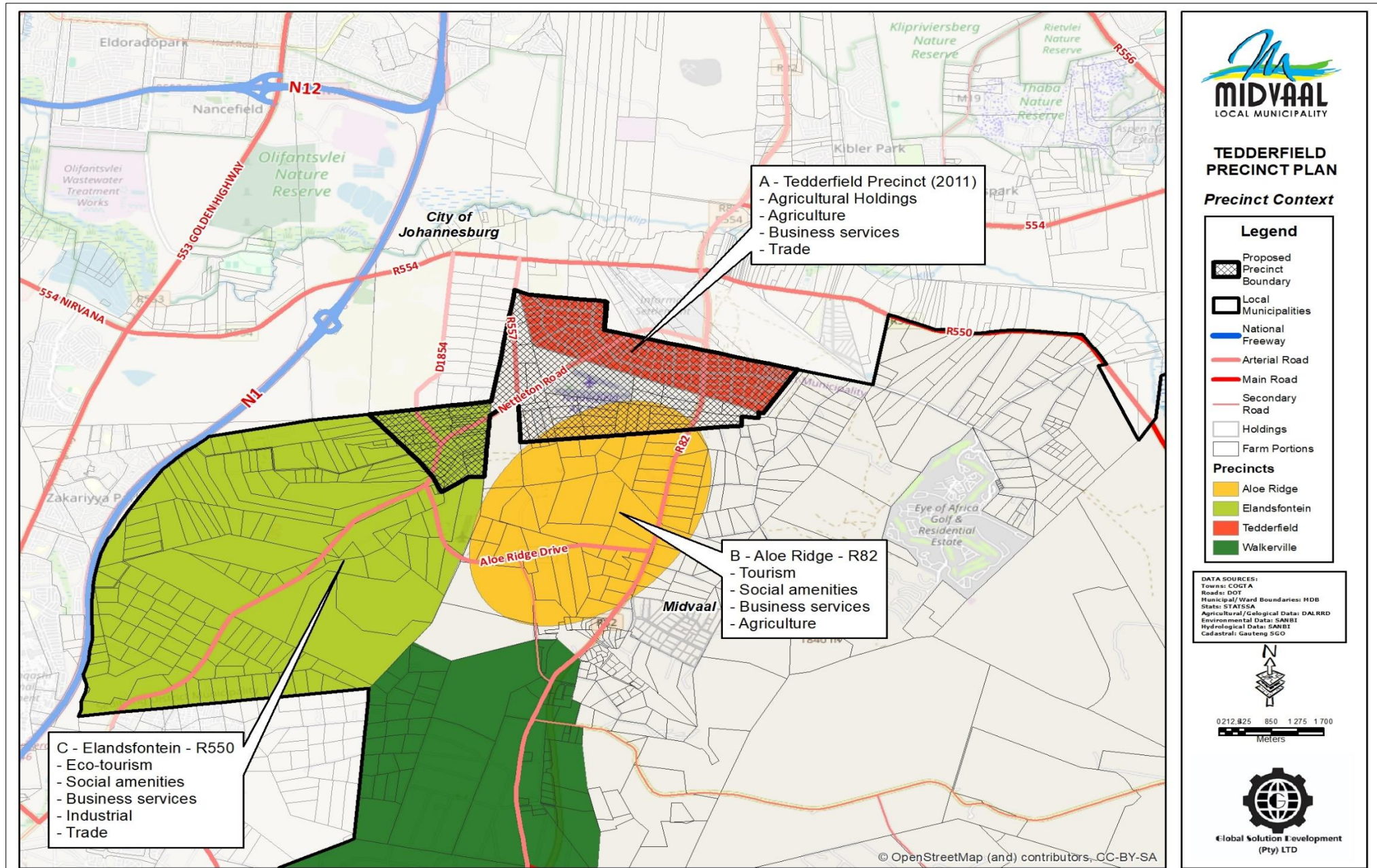
Additionally, a game farm and conservancy of approximately 350 hectares exists to the north of Aloe-Ridge Drive, encompassing parts of Muldersrus, Hartzenbergfontein, and Bronkhorstfontein. Apart from these areas, there are no other significant agricultural activities in the precinct. Business activities are primarily concentrated on individual plots along Routes K57/R82, the main road through the area. There is also a modest concentration of business, industrial, and commercial activities west along Nettleton Road, near the intersection of Route R550 and D1854 (Aloe-Ridge Road). The predominant land use in the surrounding region is rural residential, with minimal agricultural activities.

The Aloe-Ridge Precinct Plan outlines the anticipated urban development for the area over the next two to three decades. Existing business activities in the broader region are recognised, with a proposal to permit low-intensity business and social facilities on a limited scale around the intersection of Route R82 and Route D1313 to address basic local needs. The majority of land in and around Aloe-Ridge is designated as "rural residential," meaning it is situated outside the UDB and primarily intended for residential use in a rural setting, as per the Midvaal Land Use Scheme (2023). The analysis of the Aloe-Ridge Precinct Plan elaborates on the portions of the precinct that form part of the UDB, which includes Tedderfield precinct. The plan places

particular emphasis on the R82 activity spine, recognised as a strategic route for future development. The Aloe-Ridge Precinct Plan aims to optimise the area's potential whilst safeguarding its tourism appeal, rural character, and prime agricultural land.

The R82 is a key activity spine, linking to Walkerville and connecting with D1313, which integrates with Elandsfontein. This strategic positioning supports the distribution of tourism, agricultural activities and business services. However, Aloe-Ridge is not yet fully integrated with Tedderfield and Elandsfontein precincts. This integration challenge makes it difficult to become a functional region encompassing all three precincts. Nevertheless, the alignment of development efforts across these mentioned above precincts enables the exchange of functional services, fostering cooperation and connectivity amongst them.

Map 15: Visualisation of the existing precinct plans



2.6 WARD BOUNDARIES, CADASTRAL STRUCTURE AND TITLE DEED RESTRICTIONS

Map 15 outlines the ward boundaries affecting the study area. Tedderfield precinct the study area is located in Ward 7, with ward 12 bordering on the eastern side of Ward 7, and with Ward 5 and 6 bordering Ward 7 on the southern side within Midvaal local municipality.

Map 16 illustrates the cadastral structure of the precinct or the study area. The cadastral structure is characterized by agricultural holdings, consisting of Tedderfield Agricultural Holdings, farm portions on the farm Bronkhorstfontein 329 IQ in the western, central and eastern extent of the precinct, and the farm Elandsfontein 334 IQ in the western and southern extent of the precinct urban development boundary.

Agricultural Holdings were created through the Agricultural Holdings Act 1919 and defined agricultural holdings as follows: **“Agricultural Holding shall mean a portion of land not less than 8,565 square meters in extent used solely or mainly for the purposes of agriculture or horticulture or for breeding or keeping domestic animals, poultry or bees.”** During the creation of Agricultural Holdings Certificate of Registered Title (Title Deeds), a number of restrictive conditions were included to manage and provide a

regulatory framework. The restrictive conditions contained in each title deed needs to be read together with any other legislation which governs development, i.e. Land Use Scheme, National Environmental Management Act, etc.

The agricultural holdings in Tedderfield are visibly experiencing a trend of some of the Agricultural Holdings being repurposed for non-agricultural uses, straying from their original intent. This trend is evident in the land use map, which highlights a variety of parcels now utilized for purposes unrelated to agriculture, such as event venues, scrapyards, institutional facilities, and other diverse non-agricultural activities. This evolving pattern reflects broader land use change and raises important concerns regarding adherence to zoning regulations and the long-term viability of agricultural practices within the Tedderfield Precinct.

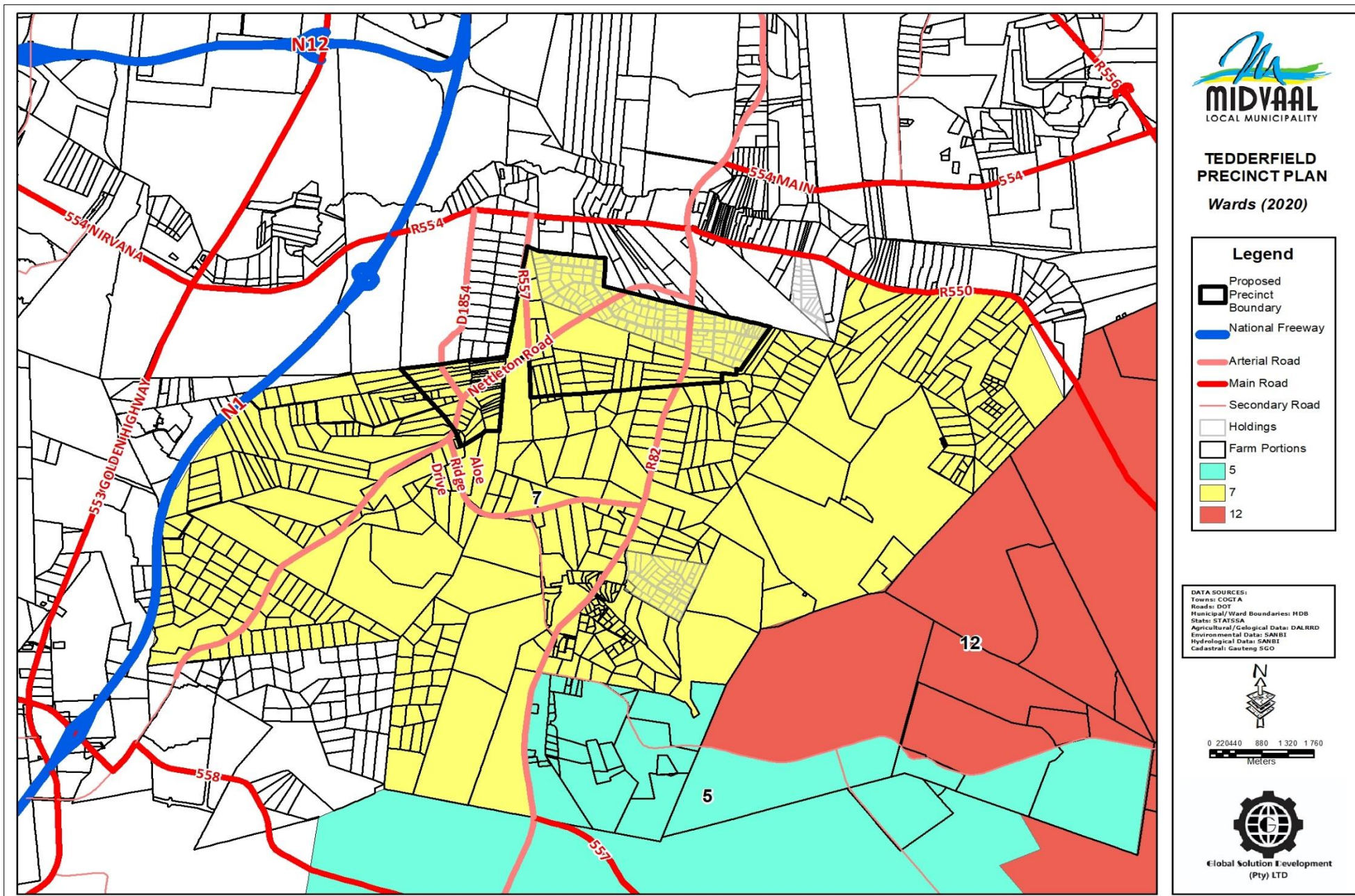
A number of these Agricultural holdings have been converted into residential properties, with individuals choosing to establish homes in a more rural setting, leading to a reduction in agricultural activity as the land is increasingly utilized for preferred housing rather than farming.

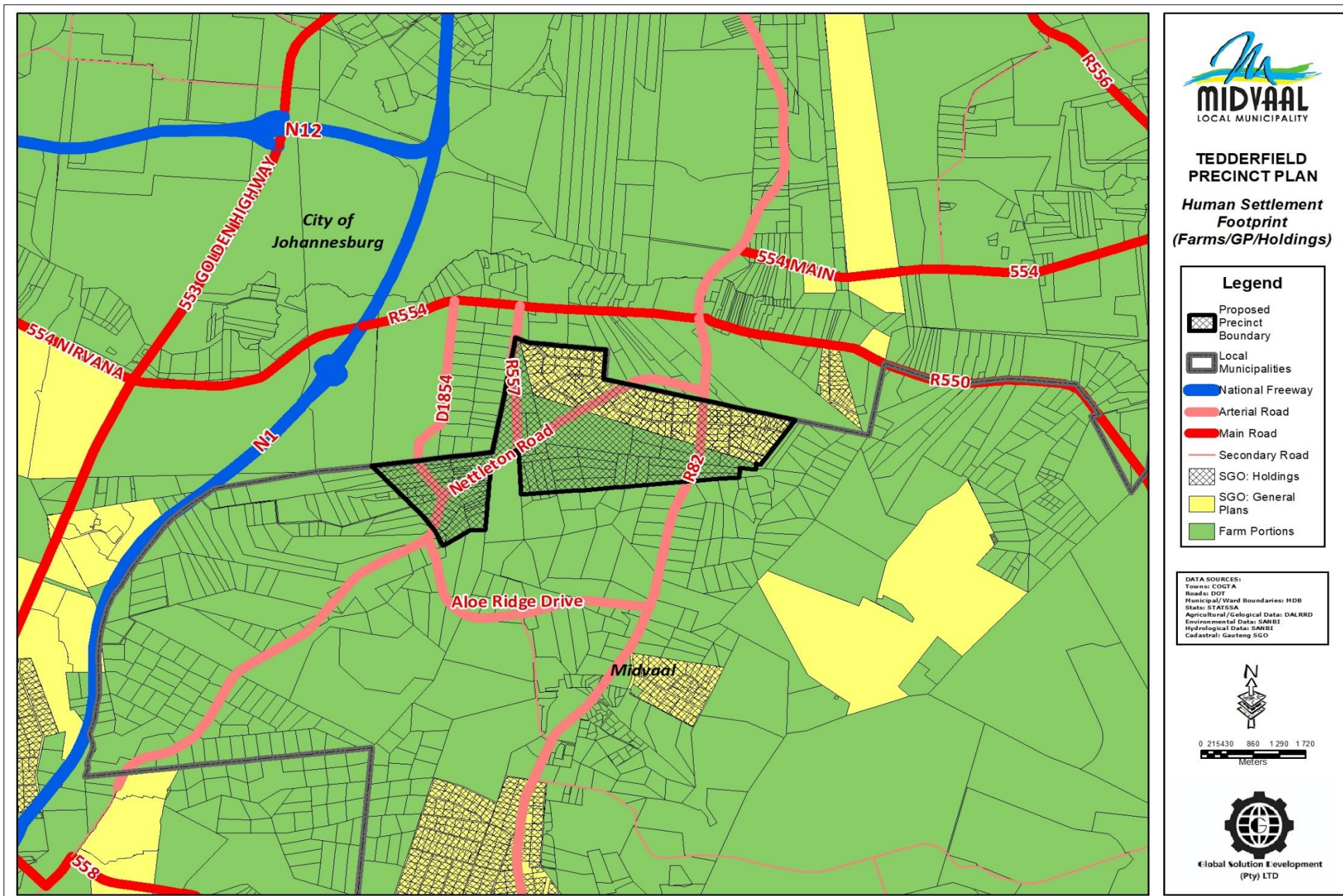
Additionally, there is a marked increase in the business-related uses within the Agricultural Holdings. Many properties are being adapted

for various business ventures, including event venues, retail spaces, and number of manufacturing workshops. These changes highlight an economic shift in land use priorities and the diversification of activities within the area.

Some agricultural holdings remain vacant, indicating a lack of active utilization for farming. Economic pressures and market dynamics are likely contributing factors, as landowners face challenges in sustaining agricultural activities or opt to leave the land unused. This vacancy further underscores the economic and regulatory complexities influencing land use in Tedderfield.

Map 16: Tedderfield Ward Boundaries





2.7 MOVEMENT NETWORK – ROAD NETWORK

The R82 mobility spine bisects the eastern part of Tedderfield precinct from north to south. The Nettleton Road runs through the western parts linking the R82 to Orange Farm further towards the south. The arterial/trunk Dan Pienaar Drive serves the entire Tedderfield precinct in an east-west direction, although access control measures have been implemented along Dan Pienaar Drive in the central part of the Tedderfield precinct. All erven have direct access to a formal road, but some of these roads are in a poor condition and needs to be upgraded. The R82 is a major regional distributor connecting Vereeniging and Johannesburg in the City of Johannesburg. Lastly the Tedderfield Airpark is located directly in the Tedderfield precinct on the farm Bronkhorstfontein 329 IQ and is on the Grasmere Road and NettletonRoad/R550 (refer to map 17).

Storm Water and Surface Drains

There is limited storm water systems in the Midvaal local municipality. However, stormwater is mainly drained in Surface Drains and Channels which are regularly cleaned on an annual basis.

Road surfaces

The Tedderfield precinct mainly consists of tarred arterial and internal roads which connects to the various parts of the precinct and the adjacent metropolitan municipalities. Furthermore, some of these roads

are in not tarred and in a bad condition and may need to be upgraded.

Rail and Public transport

There is no evidence of railway stations or railway lines passing through the Tedderfield precinct. In terms of public transportation, there are buses and taxis which passes through the precinct, and the R550/Nettleton Road is the main taxi route towards Orange Farm and the R82 is the main bus route as well as taxis main route.

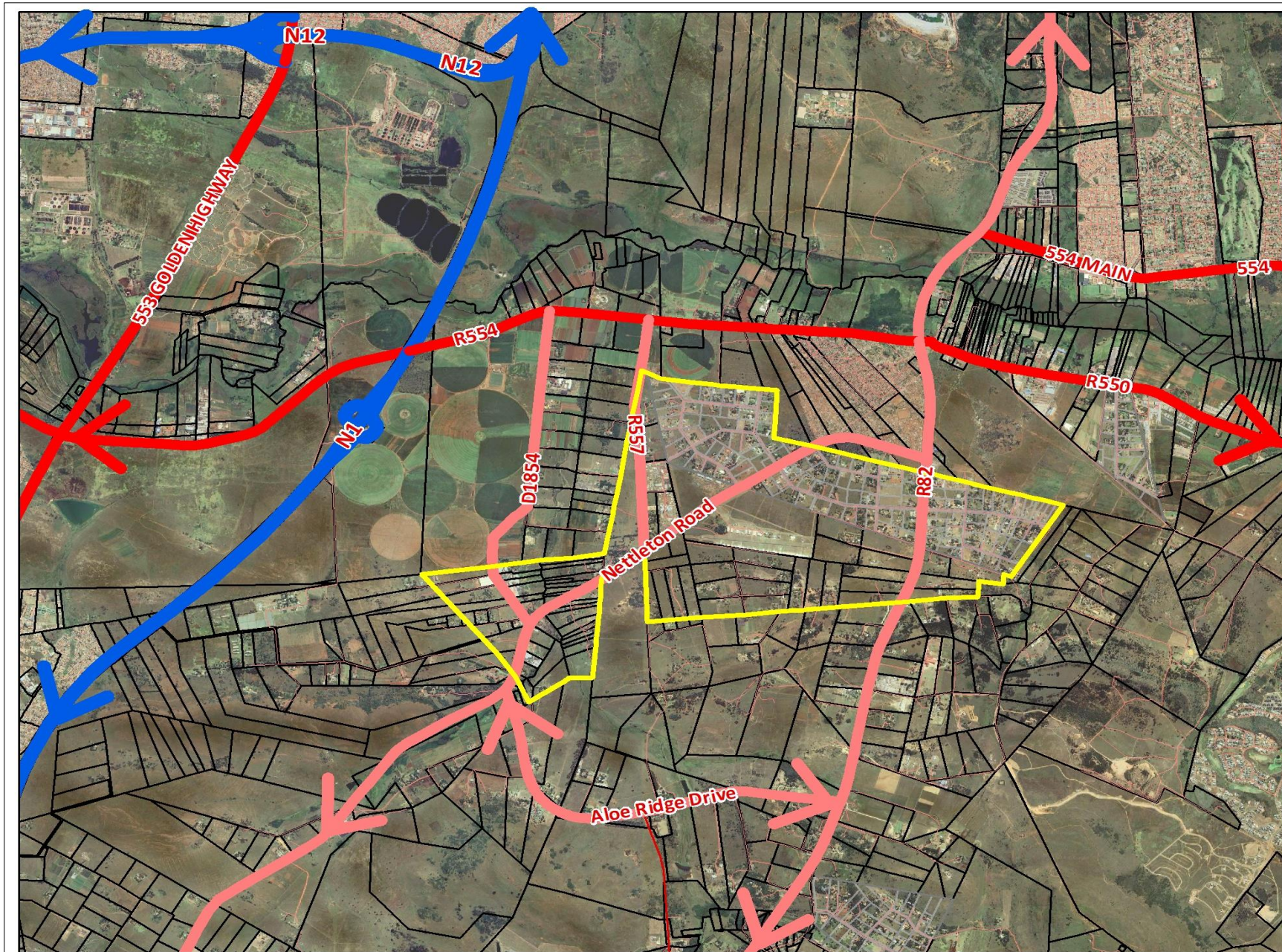
Non-Motorised Transport (NMT)

There is a significant need for the provision of Non-Motorised Transport (NMT) within the Tedderfield precinct, given the current absence of formalized public transport systems in the area. This lack of established public transport infrastructure leaves residents and commuters with limited mobility options, which could lead to an increased reliance on Non-Motorised Transport modes, such as bicycles and walking. NMT offers a cost-effective, sustainable, and environmentally friendly alternative to motorized vehicles, making it particularly suitable for such areas where the residents face constraints in accessing reliable public transport.

Additionally, such proposal of provision of infrastructure such as dedicated bicycle lanes, pedestrian walkways, and safe crossing

points can enhance accessibility, reduce traffic congestion, and improve the overall quality of life for residents within the precinct. Encouraging the use of bicycles and walking aligns with broader goals of promoting healthy lifestyles, reducing carbon emissions, and supporting equitable mobility within the Tedderfield area. Furthermore, integrating NMT into the precinct's urban planning will ensure that the development accommodates a diverse range of transport needs, fostering a more inclusive and sustainable transportation network.

Map 18: Road Network



TEDDERFIELD PRECINCT PLAN Road Network

Legend

-  Proposed Precinct Boundary
-  National Freeway
-  Arterial Road
-  Main Road
-  Secondary Road
-  Streets
-  Holdings
-  Farm Portions

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Ceological Data: DALRRD
 Environmental Data: SANBI
 Hydrological Data: SANBI
 Cadastral: Gauteng SGO



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2.8 LAND CAPABILITY

Map 18 illustrates the land capability of the precinct. The majority of the site has been earmarked as high potential with the Southern section of the precinct earmarked as non-arable land, which makes the land less suitable for growing crops and therefore having limitation in agricultural practices in the area. This section of the precinct can be utilized for livestock grazing and supporting crucial ecosystems. As development progresses in the Tedderfield Precinct, integrating land capability assessments into spatial planning will be crucial. This includes considering the potential impacts of increased developments on agricultural land and ensuring sustainable practices are adopted to protect soil health and productivity.

2.9 ZONING

The following zoning categories are applicable to the precinct (refer to map 19):

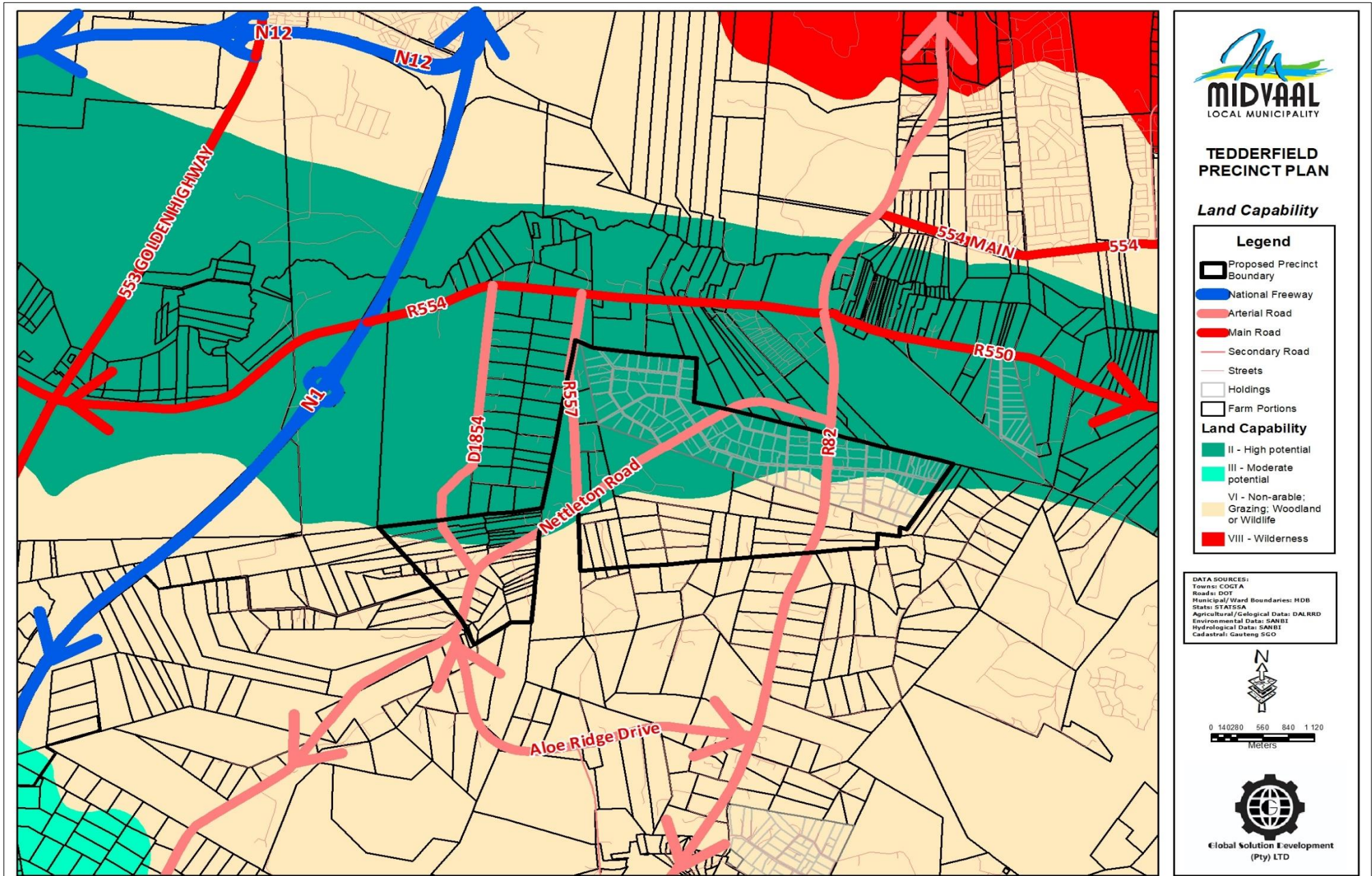
- **Agriculture** – The precinct has agricultural holdings prevalent throughout the precinct, it is mostly used for agriculturally based activities, including dwelling, subsistence and commercial farming.
- **Residential** – This zoning category covers over 30% of the precinct boundary, with many using it for primarily dwelling with portions of it being used for additional dwelling and

farming. Mostly allocated on the Southern portions of the precinct.

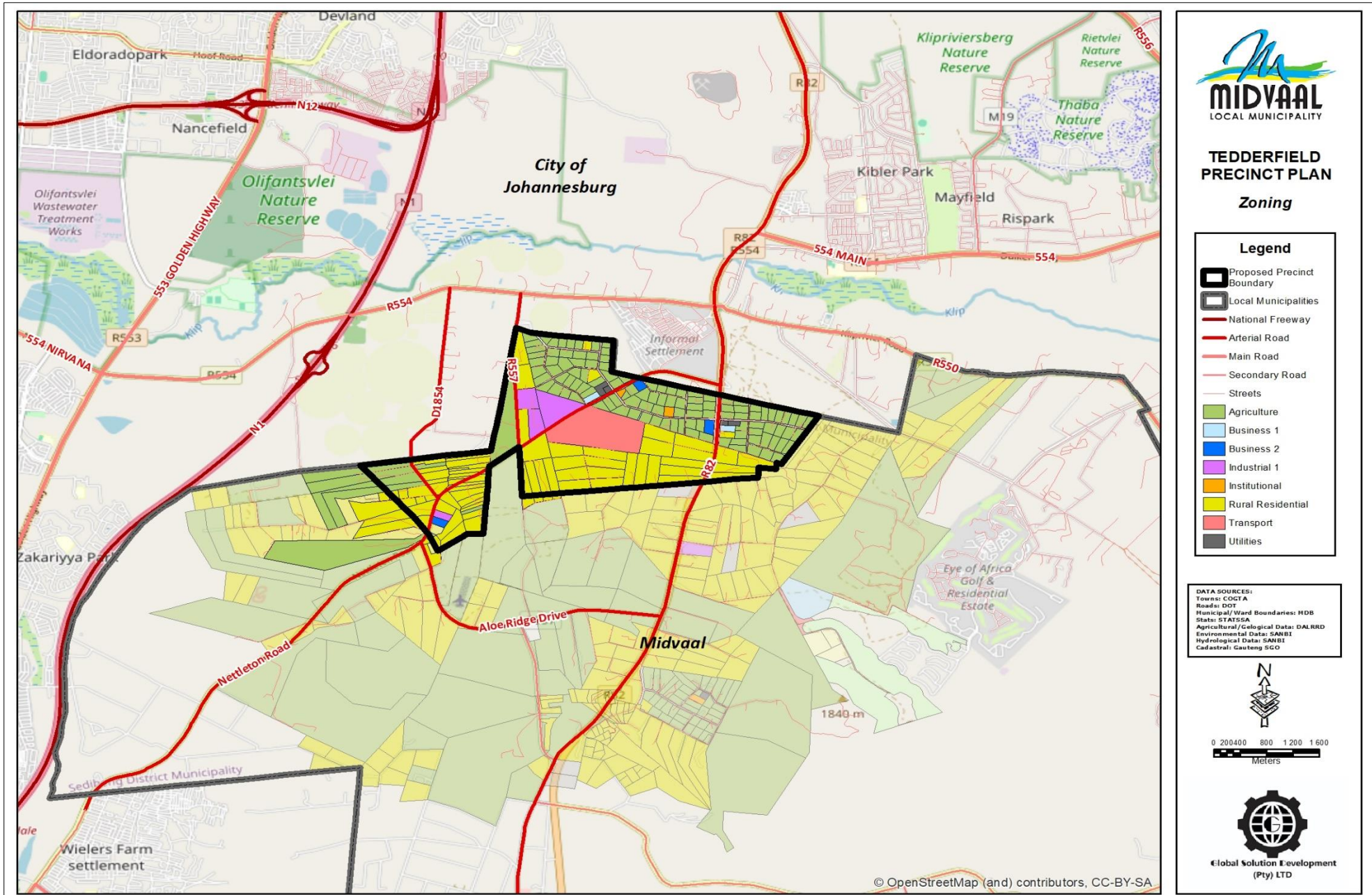
- **Industrial 1** – There are 3 farm portions zoned for Industrial 1, these plots are located along the Nettleton Road and the east of the R577 road which are currently used for storage of containers.
- **Transport** – The only large transport zoning plot within Tedderfield is the Tedderfield Airpark. It provides recreational flying/aviation activities within the precinct.
- **Business 1 & 2** – contains business that serve the precinct and adjacent areas. Such businesses include scrapyard, butchery, bakery, office park and guesthouses.
- **Institutional** – There are also Institutional zoned plots within the precinct. Includes the bible school facility and places of worship.
- **Utilities** – There are also a few plots within the precinct zoned for the Utilities the precinct.

Zoning amendments may be allowed in certain areas in terms of the precinct plan outcomes

Map 19: Land Capability



Map 20: Zoning Map



2.10 LAND USE AND SPATIAL STRUCTURE

General land uses within the precinct includes residential, Industrial, business, vacant plots, institutional, developed unit, multi-purpose community centre, medical, religion, hospitality use, telecommunications, kiddies' entertainment, contractors' yard, storage facilities, commercial\industrial, office spaces, transport related uses, farming, equestrian uses and vacant. Table 6 below indicates the current land uses within the precinct (sourced from the conducted site visit and desktop study) and the area they cover in hectares.

Table 2: Land uses area coverage

LANDUSE	AREA (ha)	%
<i>Crop Farming + Truck Storage, Farm, Field, livestock farmin</i>	116,27	13.4%
<i>Bakery, bed and breakfast, butchery, distilling company, events and venue, guesthouse, lodge, office park, party venue area, precast, walling, fencing business, resort, scrapyard, supermarket, hardware, welding and events venue</i>	74,59	8.5%
<i>Events Venue + Livestock Farming</i>	8,93	1.03%
<i>Dwelling house + crop farming and Dwelling house + livestock farming</i>	16,46	1.9%
<i>Dwelling house + Scrapyard and dwelling house + truck storage</i>	36,76	4.2%
<i>Cottage and dwelling house</i>	273,68	31.5%
<i>Tedderfield Airport</i>	69,28	7.9%
<i>Vacant plots</i>	2,77	0.32%

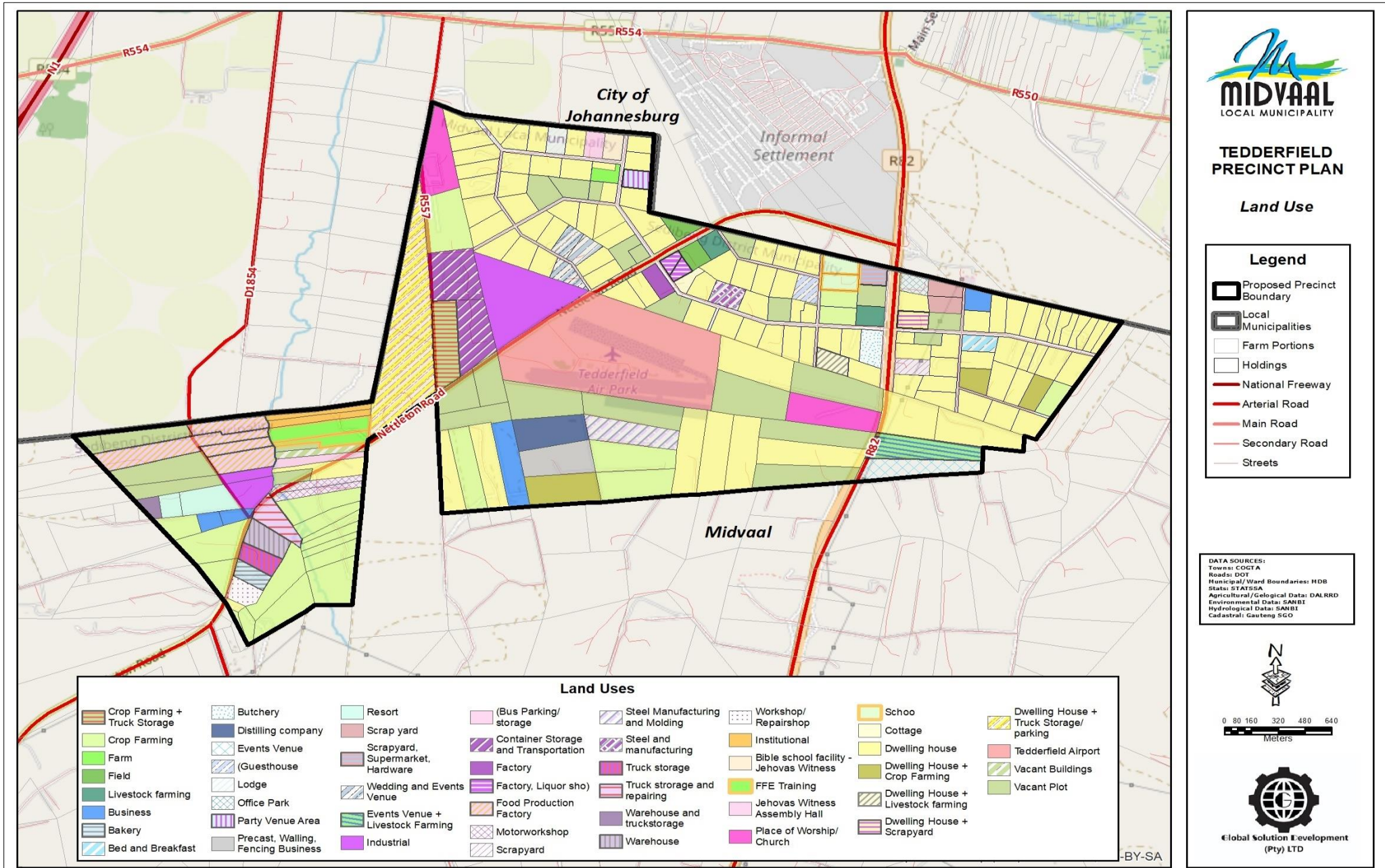
LANDUSE	AREA (ha)	%
<i>Vacant plot</i>	118,33	13.6%
TOTAL	869,56	100%

Land Uses Trends

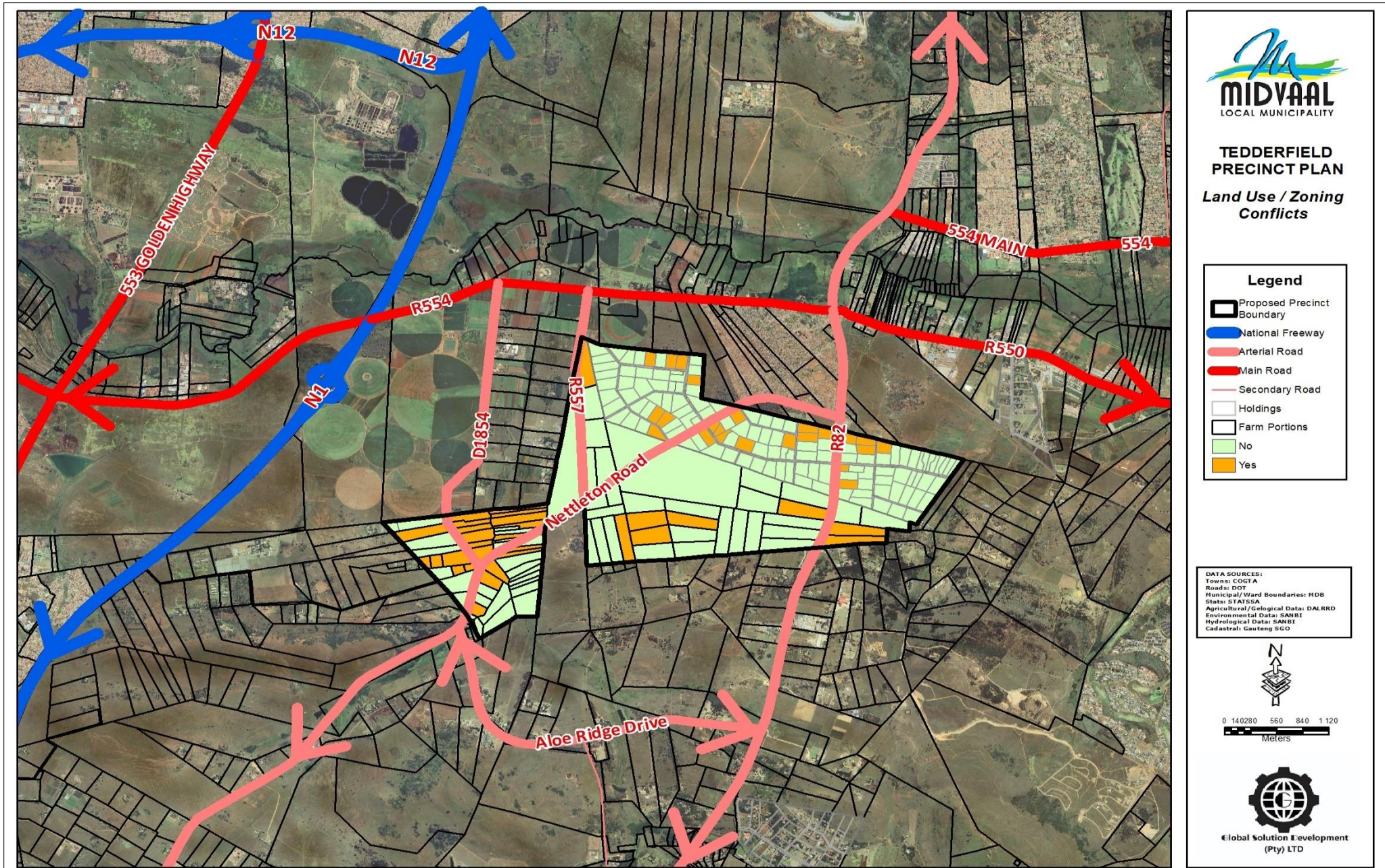
The Tedderfield precinct is primarily dominated by Residential land use for dwelling houses with a few vacant plots, the latter of which could be better utilized for revenue-generating land uses to improve economic growth and quality of life while agriculture plays a significant role, with land being used for crop cultivation and livestock farming, contributing to both economic growth and food security. Industrial land uses are concentrated in the southern part of the precinct, including factories and warehouses. Commercial land uses consist of retail spaces, office parks, restaurants, and venues that support business activities. Transportation land use is notably marked by the Tedderfield Air facility, offering flying lessons, skydiving and the significant light aircraft development, manufacturing and maintenance which is being done by Sling Aircraft (Pty) Ltd which was formerly known as The Airplane Factory based within the Tedderfield Airpark. Institutional land uses in the area include a bible school, a place of worship, and a school (refer to map 20).

In Tedderfield Precinct, land uses are categorized as conforming or non-conforming based on their alignment with the established zoning regulations as per the current municipal land use scheme. Conforming land uses refer to activities or structures that adhere to the current zoning and development controls, ensuring consistency with the designated purpose of the area, such as residential, commercial, or industrial uses. These uses are compliant with planning goals and contribute to the envisioned character of the precinct. On the other hand, non-conforming land uses involve activities or structures that do not comply with the zoning requirements. These uses may continue under specific conditions, and they may face restrictions on expansion or any further modifications. Over 40 non-conforming land uses have been identified within the Tedderfield precinct (refer to map 21).

Map 21: Land Use Map



Map 22: Land Use Analysis



2.11 ENGINEERING INFRASTRUCTURE

Electricity

Tedderfield precinct forms part of the Eskom license and supply area and is fully electrified at present with most parts of the precinct having access to electricity. There are visibly Eskom High Voltage lines passing along the R82 Route from the City of Johannesburg towards further South of the precinct. Throughout the precinct, there is some evidence of generators and solar panels being used as a secondary source of energy to electricity (refer to map 22).

Water

As far as engineering services are concerned the Tedderfield precinct is currently served by boreholes as the primary source of water. A water pipeline was constructed from the Eye of Africa development located to the south-east of Tedderfield precinct with the intension to improve and augment the bulk supply of water via this pipeline in the formalised area of Tedderfield precinct (refer to map 22).

Sanitation

The Tedderfield precinct has no formal piped sewer system with septic tanks and French drains having been the only form of sanitation in the past up. These systems are not allowed in the precinct anymore and the municipal Council deems the installation of bio-chemical plants as the short-term solution as far as sanitation in the area is concerned.

2.12 COMMUNITY ENGAGEMENT

The former MMC for Development & Planning Cllr Mokete Motsamai, with the officials of Development and Planning department of the Midvaal local municipality coordinated and organized an initial public engagement with the residents of Tedderfield for the discussion of the formulation of the Tedderfield Precinct Plan Review which took place on the 29th of June from 09H00 to 11h00 at The Forest Venue in Aloe Ridge (see addendum 1) These engagement were successful, thanks to the active participation of recognized stakeholders and the broader community members of Midvaal local municipality. The valuable contributions from the ward councilor and the residents were highly appreciated and will be considered in the finalization of the Tedderfield Precinct Plan Review.

The purpose of the initial public engagement was for the Midvaal Local Municipality to introduce Global Solution Development (GSD) Pty (Ltd) and to determine the precinct boundary in line with the Urban Development Boundary established in the adopted Midvaal Local municipality Spatial Development Framework, 2022-2027. Moreover, the engagement was very informative and the issues and opportunities which the residents raised where noted. The residents were divided into two groups which were Group 1 – Tedderfield East and Tedderfield Central & Farm portions on the Farm

Bronkhorstfontein 329 IQ: Group 2 – Tedderfield West and South as well as farm portions on the farm Bronkhorstfontein 329 IQ and the farm Elandsfontein 334 IQ.

The groups outlined the following issues, constraints and opportunities for the Tedderfield Precinct in general which were also visually illustrated (refer to map 23).

Issues and constraints were outlined as follows

- Crime levels raising within the precinct.
- Pollution from various sources (Jackson Informal Settlement resident's dumping's, light industrial noise etc.)
- Maintain and enhance existing engineering infrastructure (road).
- Provision of Rand Water infrastructure within the delineated UDB as well as a formal sewer system.
- Jackson Informal Settlement and its related problems (noise, crime, relocation of the residents, etc.).
- Heavy trucks restrictions within the residential component of Tedderfield especially on Dan Pienaar Drive and other internal roads.
- Eskom tariffs to the residents or community members varies.

Opportunities in the precinct were outlined as follows:

- Opportunity for light industrial use, hospitality use.
- Farming and intensive farming within the precinct.
- Rural living and peaceful environments.
- Close proximity to economic and social facilities in Walkerville and Meyerton as well as those in the City of Johannesburg
- Permanent and short-term employment opportunities within the precinct
- Good visual exposure to the R550 and the R82.

Moreover, the groups further outlined the following land uses that are desirable within the adopted Tedderfield UDB delineated by the current municipal SDF, and these generally include:

- Protect the tranquillity of the area and remain a residential/rural area.
- Consider an access control/gated community.
- Hospitality uses.
- Agricultural related activities, small scale farming including poultry farming.
- Equestrian uses.
- Home industries or light industries.
- Mixed use developments.

The groups also proposed that the following uses be excluded from the delineated UDB of Tedderfield, and these include:

- Large scale Industrial uses or factories.
- Abattoir.
- Truck businesses or public transport businesses.
- Informal settlements.

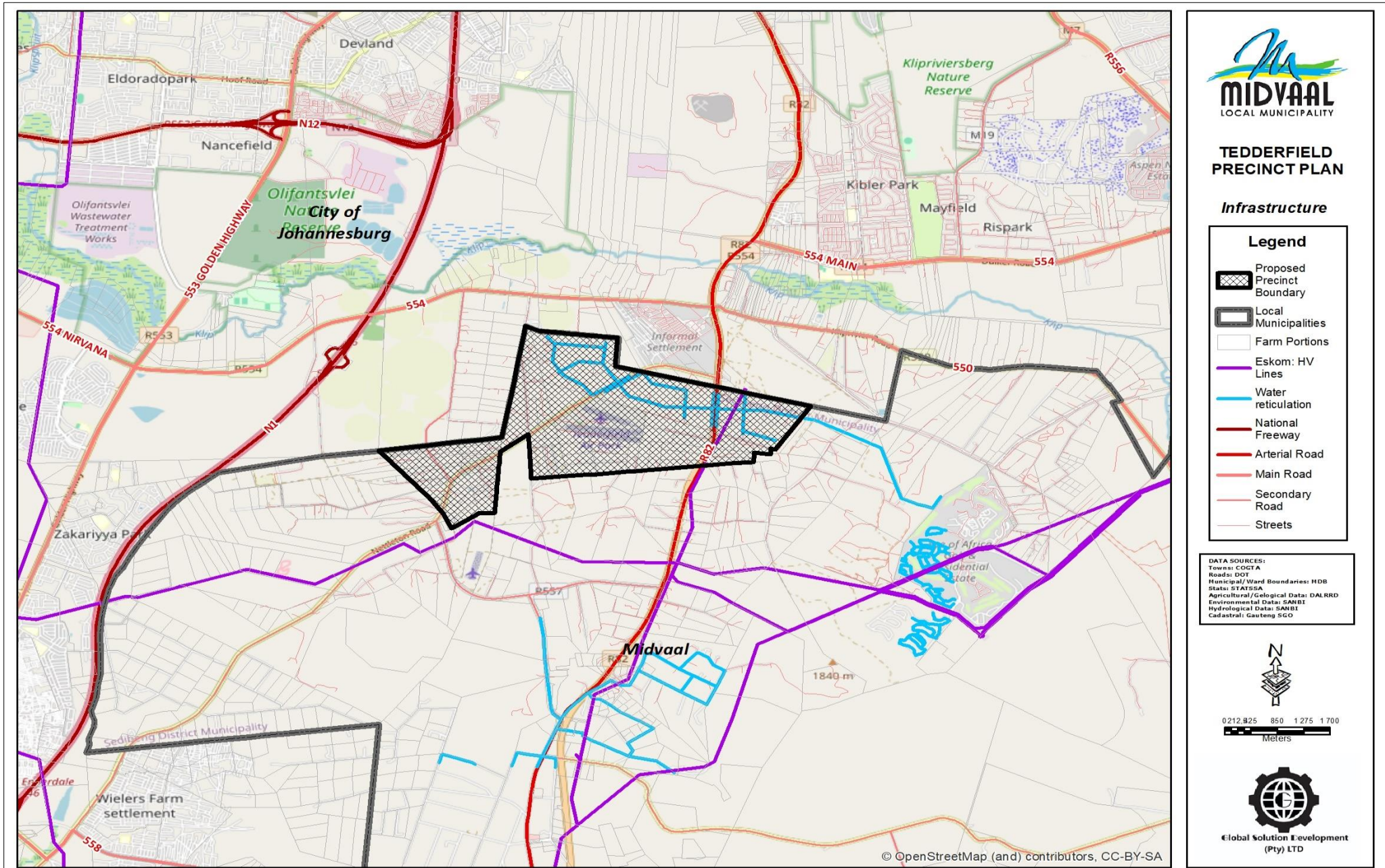
The two groups even went further to highlight the preferred zoning within the Tedderfield urban development boundary to indicate what they would really want to see and achieve within the Tedderfield precinct (refer to map 23 & map 24).

Focus Group Engagements

The focus group engagement took place on the 05th of September 2024 on Microsoft Teams from 15h20 to 16h00, facilitated by the Global Solution Development PTY (LTD). The purpose of the meeting was to discuss the Tedderfield Precinct Plan Review Situational analysis, and inputs on the review with regards to the situational analysis were discussed. The agenda of the meeting is attached on Annexure C. Some members of the focus group were not able to attend the meeting however those who attended gave valuable inputs and comments on the Tedderfield Precinct Plan Review. The issues raised were:

- No Connection of Rand Water bulk infrastructure in the agricultural areas
- Formalization of the Jackson Informal Settlement
- Tourism/recreation areas within the precinct
- Safety around the Jackson Informal Settlement
- Arrangement and broader integration of the place

Map 23: Infrastructure outlook within the Precinct



Map 24: Issues and Constraints as identified by residents of Tedderfield



Map 25: Proposed zoning and preferred land uses from local residents



2.13 DEVELOPMENT SUMMARY

The Tedderfield Precinct Plan is influenced by geographical, economic and social considerations and in order to create a successful and sustainable precinct, it is essential to identify and address the key challenges and opportunities identified during the analysis of this situational analysis. Thus, the development of table 3 below provides an outline on the spatial challenges and opportunities identified with table 4 providing the SWOT analysis.

Table 3: Spatial Challenges and Opportunities

SPATIAL CHALLENGES	SPATIAL OPPORTUNITIES
➤ No formal piped sewer system. ➤ No formal Rand Water bulk infrastructure within the precinct. ➤ Poor storm water drainage system. ➤ Protection of prime agricultural land. ➤ Possible risk of flooding due to its flat terrain. ➤ Presence of incompatible land uses within the precinct. ➤ Jackson informal settlement direct and indirect impacts on the precinct. ➤ All portions of land are privately owned.	➤ To promote tourism related activities on the identified Ridges and the Critical Biodiversity Areas. ➤ Opportunities to promote farmers' markets or community-supported agriculture (CSA). ➤ Establishing and focusing economic concentrated developments along the R82 and R550 major routes. ➤ Integrating non-motorized transport facilities to encourage flexible mobility and pedestrian friendly environments. ➤ Establishing social facilities for within the precinct boundary

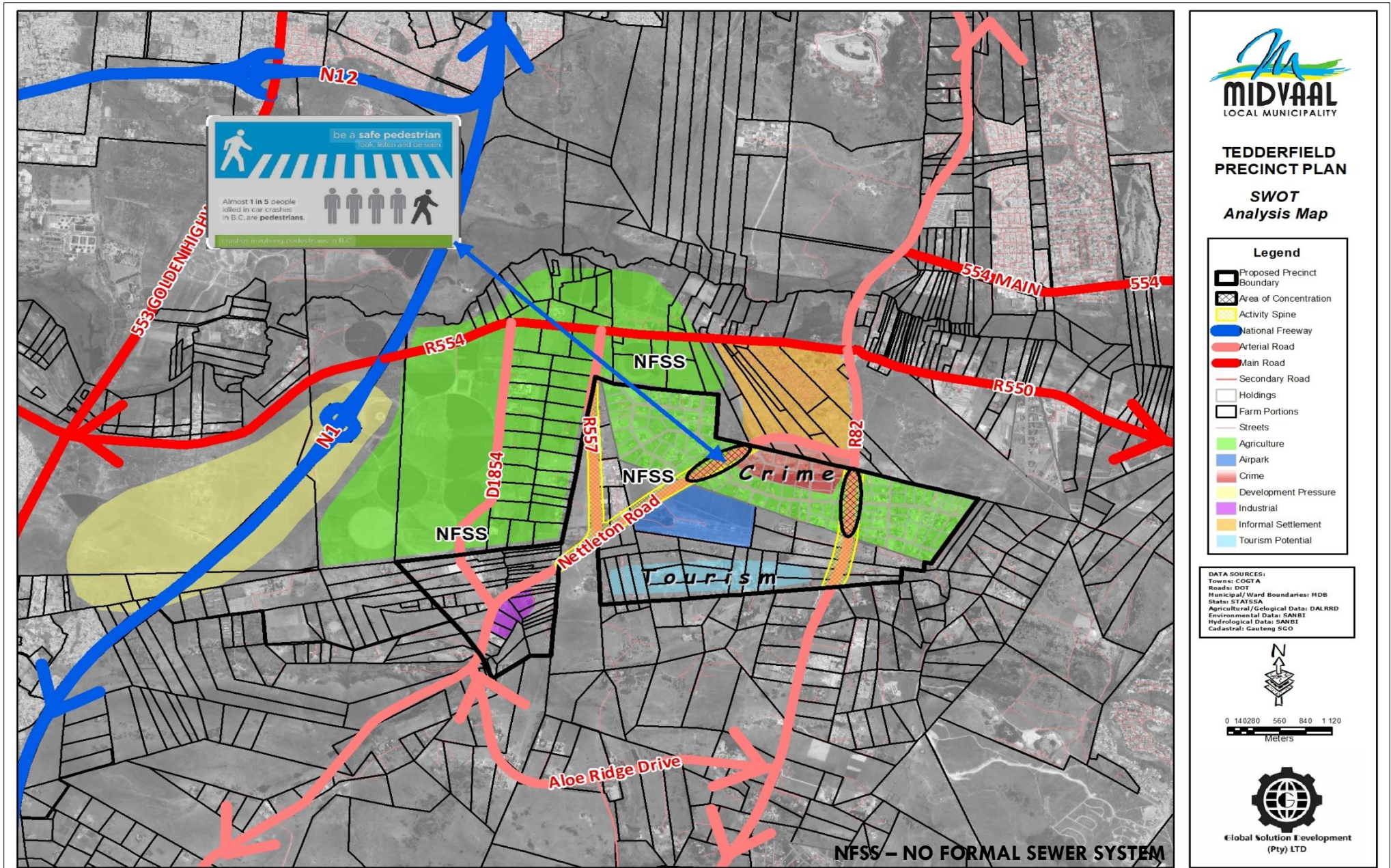
➤ Need for maintenance & upgrading of internal roads and limited pedestrian movement network. ➤ Lack of formalized public transportation system ➤ Limited pedestrian movement ➤ Presence of unformalized land uses.	➤ Regulation and formalisation of land uses ➤ Exploring Intergovernmental Relations with City of Johannesburg. ➤ Provision of a formal piped sewer system. ➤ Provision of formal rand water services. ➤ Upgrading of storm water drainage system to mitigate flooding challenges. ➤ Improvement of internal routes and pedestrian network.
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Table 4: SWOT Analysis

STRENGTHS	WEAKNESS
↗ High potential arable land ↗ Considerable potential for expanding agricultural production. ↗ Significant potential for expanding the tourism sector - eco-tourism, outdoor recreation, agricultural tourism. ↗ high-potential agricultural soils with irrigation potential. ↗ Pristine beauty and natural environment. ↗ Regional accessibility from Vereeniging and Johannesburg along the R82. ↗ Proximity to a number of employment nodes along the R82 and R550.	↗ Poor protection of prime agricultural land. ↗ Soils have low plant nutrients and high erodibility due to their age and mineral composition. ↗ Limited access to infrastructure and social services. ↗ Low population ↗ Limited employment opportunities ↗ Presence of environmentally sensitive areas.

➤ Demand for local economic development.	
OPPORTUNITIES	THREATS
➤ Opportunities for promoting economic growth along the R82 & R550 Route. ➤ Major opportunities for tourism growth and these include eco-tourism with lodging facilities ➤ Community-based commercial agricultural projects ➤ Revitalising the declining residential area within the precinct, improving the property market. ➤ Giving property owners a platform to Formalise commercial/industrial developments within the precinct. ➤ Allow for the Rezoning applications to attract investors in potential development areas. ➤ Permanent and short-term employment opportunities.	➤ Significant portions of land are privately owned. ➤ Presence of the growing Jackson informal settlement. ➤ Lack of investment in economic infrastructure. ➤ Potential land invasion on vacant stands. ➤ Incompatible land uses.

Map 26: Tedderfield Investigation Summary



2.14 CONCLUSIVE SITUATIONAL ANALYSIS SUMMARY

The following important directives emanated from the Situational Analysis.

Policy Alignment

- ❖ The study area falls within UDB.
- ❖ The current Midvaal SDF 2022 - 2027 has earmarked the area for the compilation of Tedderfield Precinct Plan.

Spatial Structure

- ❖ The whole study area is developed in a well-structured and ordered manner.
- ❖ The area is characterized by an agri-type environment with small scale farming in certain areas.
- ❖ Agricultural Industry and light industrial development have capitalized on the land uses in the area, as well as the mobility that the R82 and the R550 provides.
- ❖ The northern section of the study area consists of a finer grain (cadastral) with various or mixed-use type of developments. The central, eastern and southern areas of Tedderfield precinct are characterized by larger farm portions, larger agricultural land uses (dry land crop production, agri industries, etc.), hospitality uses and industrial use.
- ❖ The R550 and the R82 together with the proposed K – routes

have created an environment for the development of land uses that benefit from good visual exposure and mobility.

Community Engagement

The Tedderfield community including the members located on farm portions on the farm Bronkhorstfontein 329 IQ and Elandfontein 334 IQ are an involved and participating community group.

They are familiar with their community needs, challenges and opportunities. The Tedderfield community presented a number of initiatives and requested which way they should be considered in the formulation of the review of Tedderfield Precinct Plan.

3. DEVELOPMENT FRAMEWORK SYNTHESIS AND SPATIAL THEMES

The situational analysis consolidates several key findings, emphasising the primary issues and opportunities associated with the precinct. These insights have informed the Development Vision and Concept. This section will concentrate on formulating spatial objectives and strategies that align with the Municipality's spatial vision. The aim is to address identified challenges and leverage developmental potential, as outlined in the situational analysis. This process will involve creating spatial proposals that comply with the development principles and standards set forth in Chapter 2 of SPLUMA. This section aims to establish a spatial vision for the Precinct that aligns with the MSDF while considering community needs and aspirations highlighted in the situational analysis. Additionally, the proposals will take into account government priority programs from all relevant spheres, particularly those outlined in the IDP 2024/2025 and MSDF 2022/2027.

The proposed spatial strategies will inform the precinct Plan by identifying observable changes, trends, opportunities, conflicts, and tensions, along with strategies for addressing them. The Implementation Framework will facilitate the realization of these spatial proposals by providing a prioritized list of development interventions, complete with timelines, spatial locations, cost estimates,

potential funding sources, and the roles and responsibilities of implementation agents. These interventions will outline how the Municipality should develop and manage the Precinct in accordance with the Precinct Plan.

3.1 VISION DIRECTIVES

The envisioned development of the Tedderfield precinct is characterised by a spatially integrated, attractive, sustainable, and well-managed landscape. This vision is in full alignment with the current Midvaal local municipality's IDP, LED strategy and SDF. Additionally, the proposed spatial strategies address the spatial challenges identified in the status quo analysis and prioritise projects outlined in the current IDP. This comprehensive approach ensures that the development of Tedderfield precinct is not only forward-thinking and sustainable but also strategically aligned with broader municipal goals, promoting harmonious and resilient community growth.

Midvaal LM IDP Vision

“Achieve excellence in service delivery”

LED strategy Vision

“To improve and promote economic growth through diversification and integration, ensuring job creation, equal economic opportunities and ultimately a better quality of life for its citizens.”

Midvaal local municipality SDF vision

"The Midvaal local municipality offers a unique spatial composition of urban and rural development located along strategic economic corridors and spines. The rural character is protected by means of consolidated and well-designed urban areas and managed urban-rural cross-over zones. Urban expansion is consolidated along the R59 Corridor and R82 Mobility Spine, with east-west spines becoming more prominent."

Tedderfield Precinct Vision

VISION

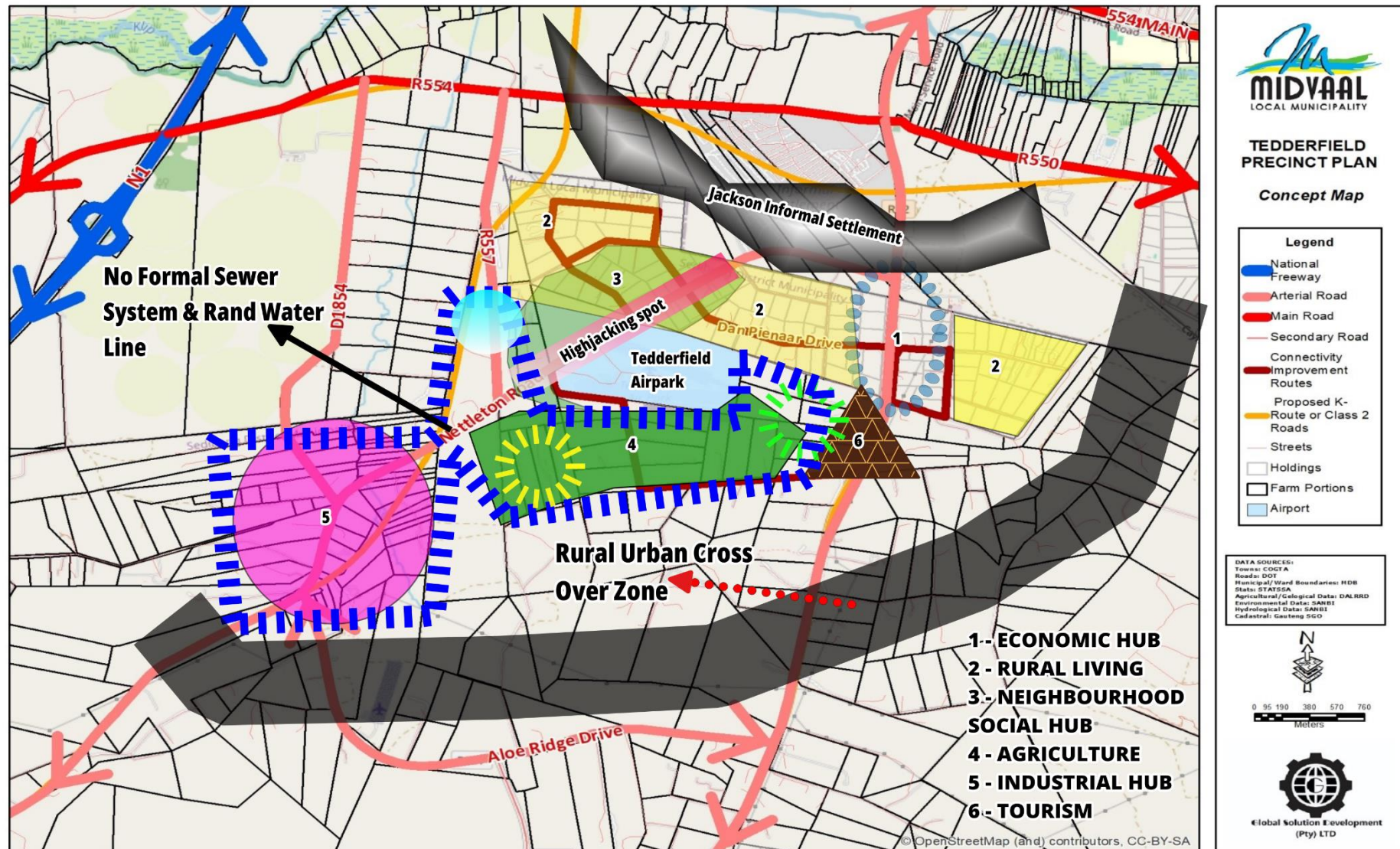
"To support a diverse economy, foster resilient communities, and maintain a high quality of life for its residents by leveraging its strategic location and natural assets."

3.2 SPATIAL CONCEPT

The Tedderfield Precinct spatial concept map outlines a strategic vision for the development of the Tedderfield UDB, within the Midvaal local municipality. The map highlights the integration of various Development Spatial Themes, while also prioritizing infrastructure improvements such as roads, water supply, and electrical networks. Key concentration areas for economic activities are placed along major routes (R82 and R550), enhancing connectivity and access to services. The concept also incorporates green spaces and mixed-use developments, ensuring sustainable growth that balances economic, social, and environmental needs. This spatial concept supports the long-term development goals of the Tedderfield area, promoting a well-structured and inclusive community.

The overall envisaged Spatial Development Concept for the Tedderfield precinct is depicted in Map 26.

Map 27: Tedderfield Spatial Concept Map



3.3 DEVELOPMENT OBJECTIVES

The Tedderfield Precinct Plan development objectives are developed to harness the immense potential of land development as a driving force for sustainable growth within the precinct. These objectives prioritize the careful balancing of economic progress with environmental responsibility and social equity, ensuring that development initiatives address the immediate and long-term needs of the community. By promoting thoughtful land use, infrastructure improvement, and investment in essential services, the plan seeks to enhance the socio-economic wellbeing of all residents. Achieving these objectives will not only transform the Tedderfield Precinct into a vibrant and thriving community but also demonstrate how innovative and sustainable land development can act as a powerful catalyst for regional economic prosperity. This approach will serve as a model for integrating growth and sustainability, paving the way for a resilient and inclusive future.

Objective 1

- Enhance tourism in the precinct by developing the area within the environmentally designated ridges, which offer significant potential and scenic tranquillity

Objective 2

- Pursue alternative clean energy and reduce cost to industrial and commercial consumers

Objective 3

- Implement and oversee development of mobility and activity spine initiatives along the R550 and R82

Objective 4

- Promote sustainable practices to achieve environmental management on land parcels with the presence of CBAs and ridges

Objective 5

- Optimize investments (public or private) in targeted engineering infrastructure in the precinct to unlock the area's potential where formal infrastructure is lacking

Objective 6

- Promote agricultural production and processing to enhance the precinct's functionality and capitalize on the area's significant agricultural potential

3.4 STRUCTURING ELEMENTS

The structuring elements that will guide the development of a rational and functional spatial form for the Tedderfield precinct are examined. These elements will ensure the precinct evolves and adopts a new form in a deliberate and measured manner, shaping its overall configuration and design.

3.4.1 Movement Network

Movement is one of the key structuring elements that positively influence the spatial and economic development of the Tedderfield precinct. It is essential to ensure that goods and people are transported and that linkages are created between the different areas of activity (refer to map 27). The intention is to create a network that will allow connectivity with ease. With the rural character of the precinct, the function and type of the transportation mode should be structured and designed in a way that it should accommodate changes within the near future. Transportation exchange points need to be created to link the different zones of the precinct with each other. Transport exchange points could be a catalyst for more intense economic development.

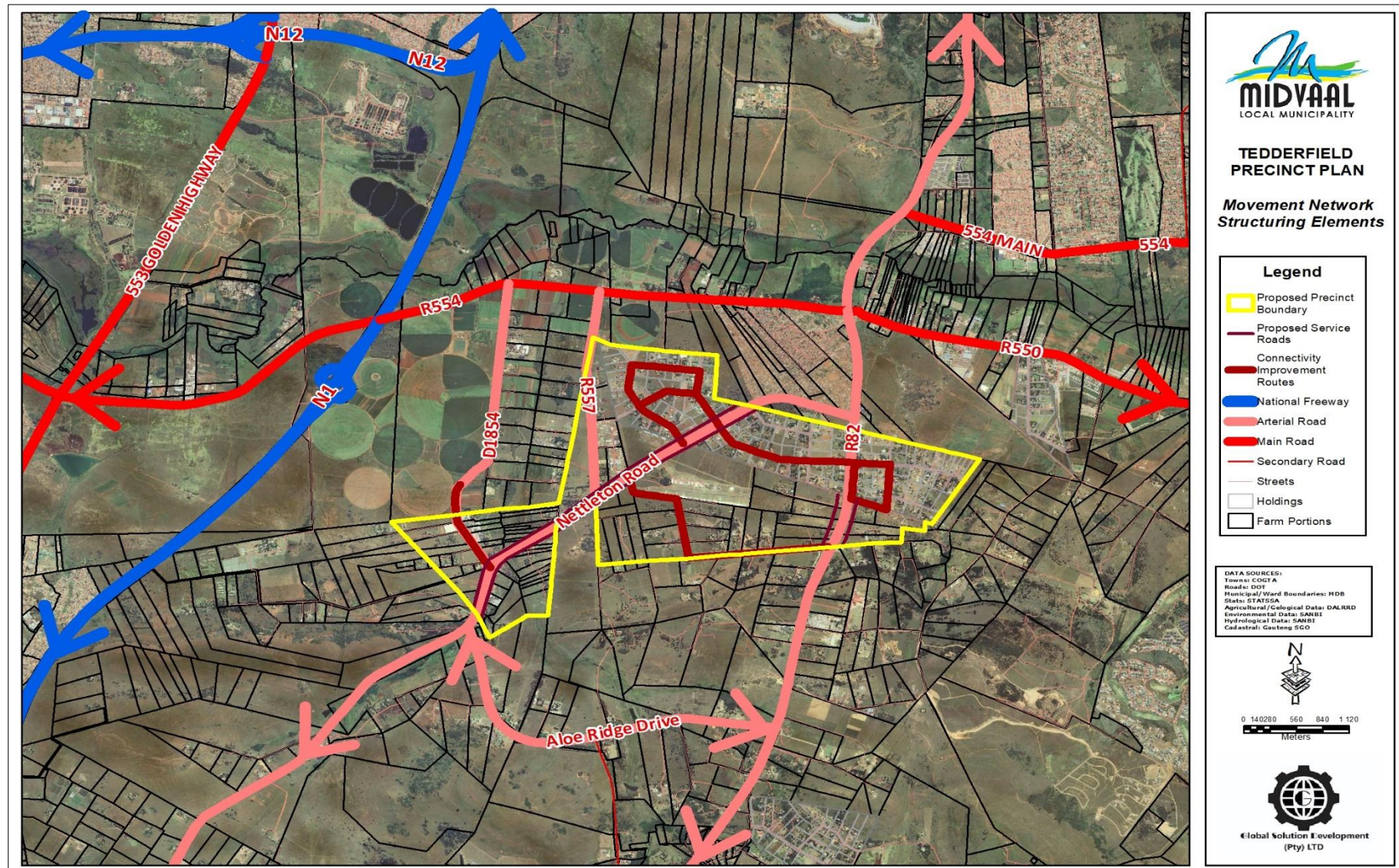
Economic and Tourism strategies are dependent on the availability of good transportation infrastructure (i.e. tarred roads and so forth). The main transport routes within the Tedderfield precinct are the R82 and

the R550. Dan Pienaar Drive is the important residential collector connecting the eastern to the western parts of Tedderfield, although it has been closed off on the side connecting to the R550 due to safety concerns by the residents. All the internal roads will need to be upgraded in order to ensure the fully functional Tedderfield precinct to meet its perceived vision and objectives.

There is a significant need for the provision of Non-Motorised Transport (NMT) within the Tedderfield precinct, given the current absence of formalized public transport systems in the area. NMT facilities will allow for the residents to have flexible mobility options ensuring a more sustainable movement network.

Provision of Service Road along the R550 and the R82 will also be crucial to facilitate access to properties adjoining the main routes.

Map 28: Movement Network Structuring Element



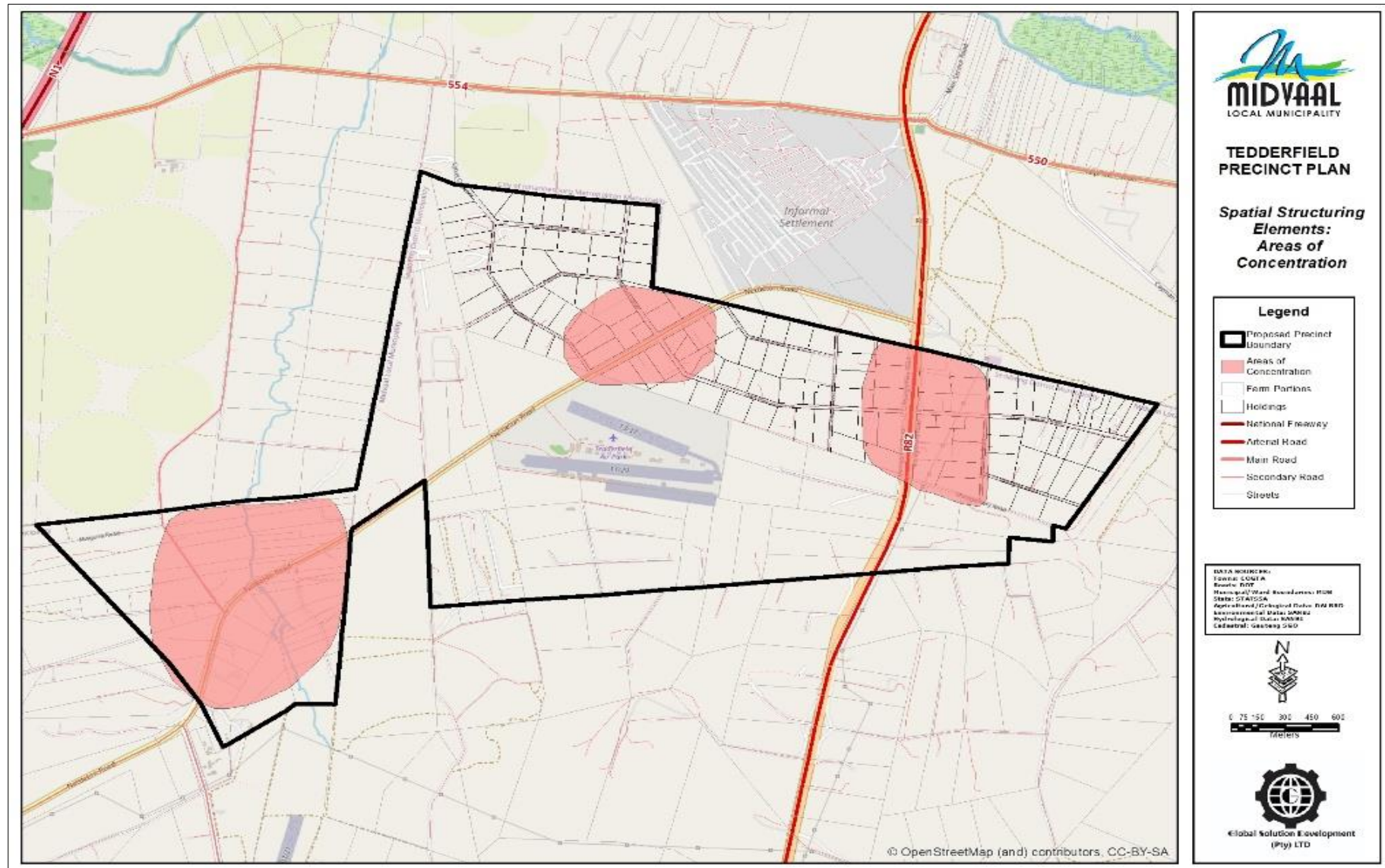
3.4.2 Areas of Concentration

The concentration of activities in the precinct is primarily along the R82 and R550 (refer to map 28). This area features a mix of agricultural, business, commercial, and a few institutional land uses. Such strategic clustering is essential for organising and structuring space effectively, resulting in well-defined, functional, and aesthetically pleasing environments. Elements identified within concentration areas are associated with the following:

- **Thematic Focus Areas:** Designating specific themes for areas, such as tourism hubs or commercial and light industrial centres, enhances clarity and function.
- **Improved Efficiency:** Grouping related functions together streamlines operations and reduces travel distances. For example, placing compact mixed-use developments near residential areas improves accessibility for residents.
- **Enhanced Functionality:** Concentrated zones allow for better infrastructure planning and resource allocation. For instance, clustering commercial and production/industrial zones can facilitate efficient connectivity and minimise congestion.
- **Coherence and Identity:** Concentrated areas foster a sense of identity and coherence within the space.

- **Connectivity and Integration:** Ensuring that these areas are well-connected through efficient transportation networks and pedestrian pathways enhances accessibility and smooth movement.
- **Vibrancy and Activity:** Concentrated zones often become vibrant hubs of activity, promoting social interaction and community engagement. High foot traffic areas, such as plazas or markets, contribute to a dynamic environment.

Map 29: Areas of Concentration Structuring Element



3.4.3 Economic Growth Activity Spine

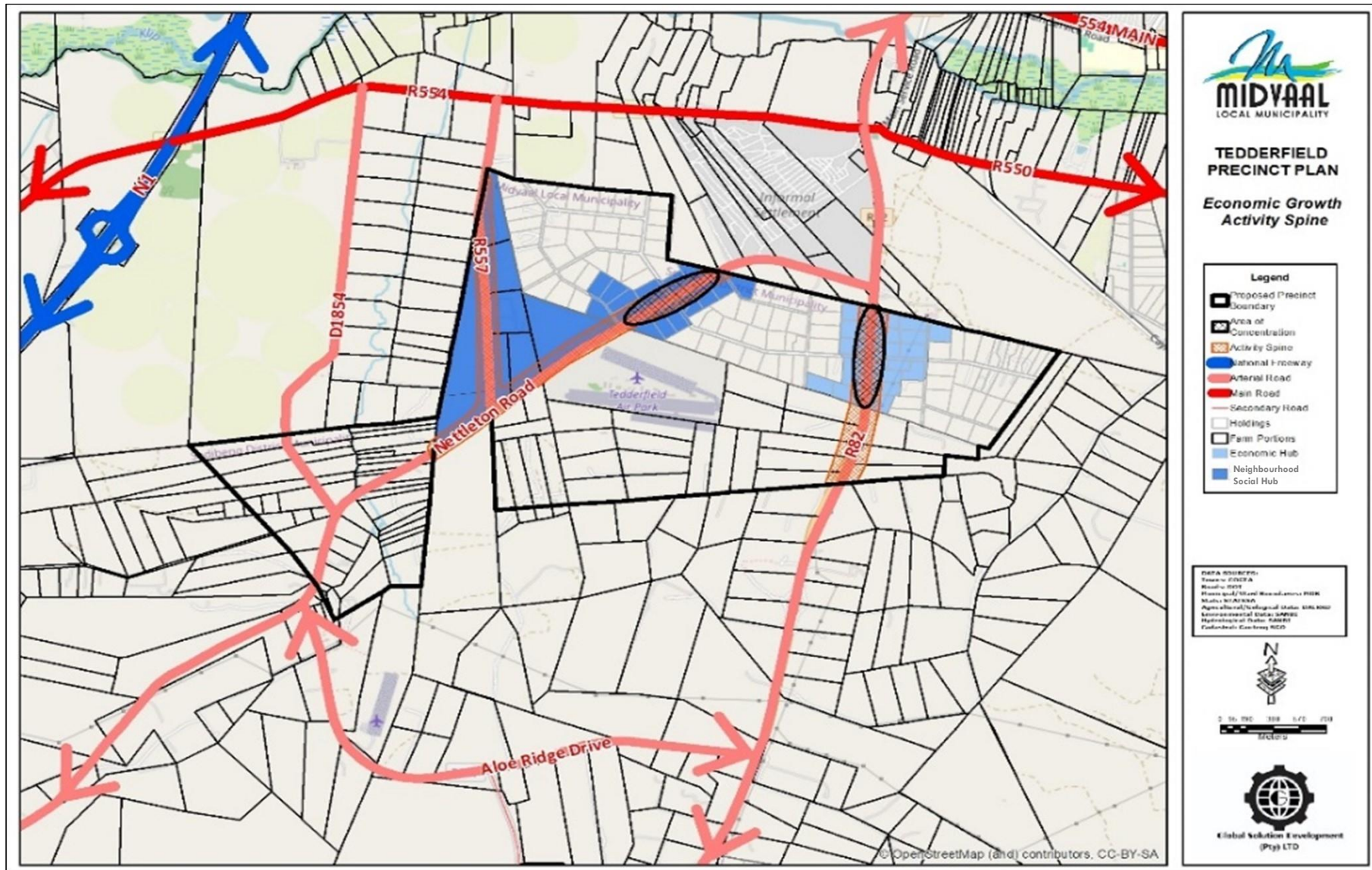
Aligning with the existing businesses and economic operations in the area, and considering the potential of the R82 and R550 routes, the proposed activity spine along these key roads will support sustainable development. These pivotal routes, renowned for their connectivity and development potential, will serve as anchors for a structured platform to contribute to economic growth and creation of opportunities for the Tedderfield precinct.

The strategic positioning of the activity spine will amplify business visibility and accessibility, enabling businesses to engage more effectively with potential customers, suppliers, and stakeholders. The high-traffic R82 and R550 routes offer exposure of the businesses, which not only enhances market reach but also fosters an environment of healthy competition and innovation. By concentrating complementary businesses within this framework, the spine will encourage collaboration, streamline supply chains, and stimulate the development of an interconnected, resilient local economy.

To ensure harmony between economic activity and community well-being, the spine will incorporate meticulously coordinated zoning regulations. These regulations will guide the preferred land uses within the area, reducing potential land-use conflicts and ensuring a cohesive and functional economic environment.

Beyond fostering economic activity, the spine will act as a catalyst for broader development goals. It will attract investment, generate diverse employment opportunities, and elevate property values in and around the Tedderfield precinct. By leveraging the connectivity of the R82 and R550, the activity spine is positioned to become a vital engine of growth within the Midvaal municipality, reinforcing its role as a hub for commerce, innovation, and sustainable development.

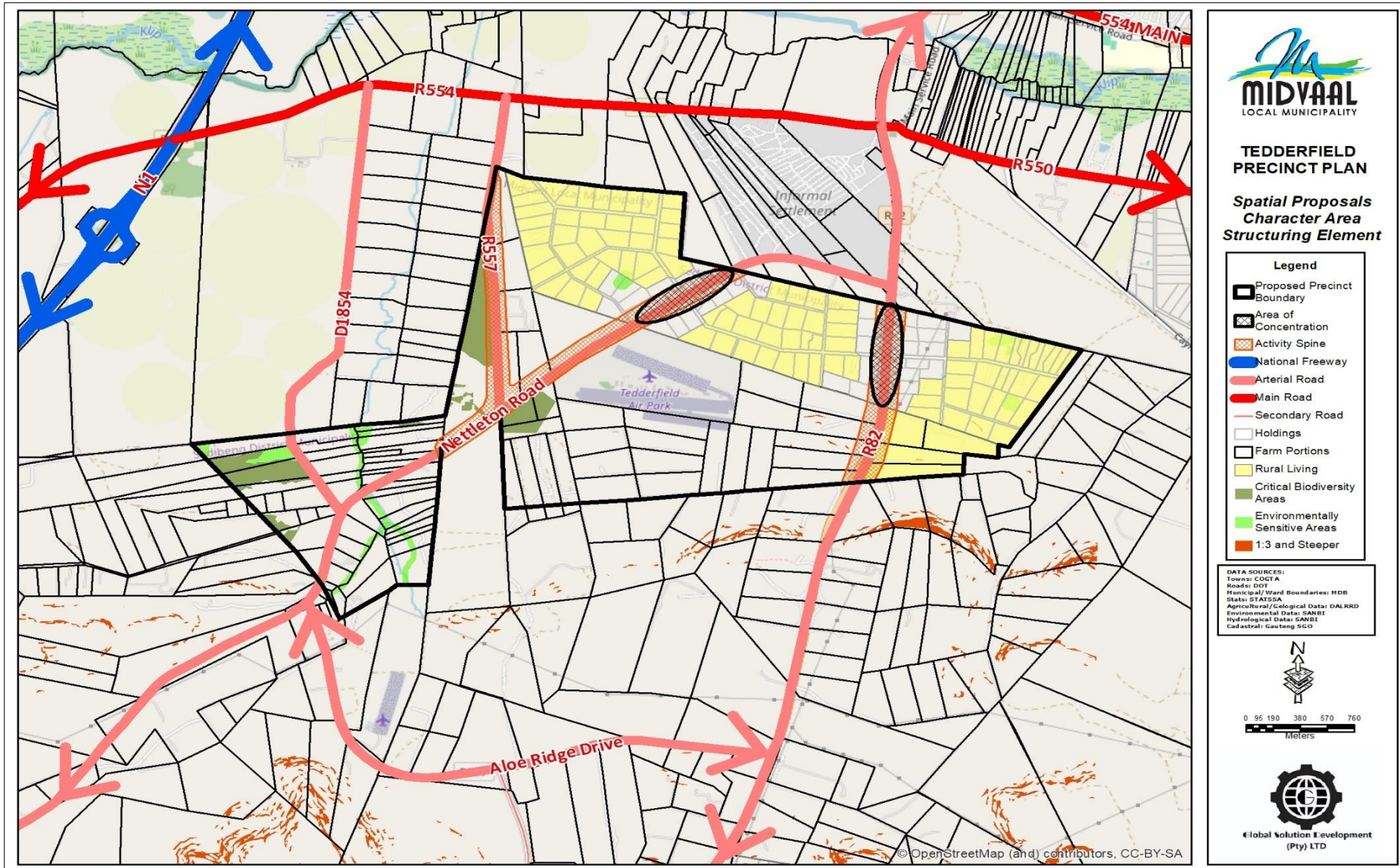
Map 30: Economic Growth Activity Spine



3.4.4 Character Area

Due to some areas within the precinct having unique characters, strategic portions of the precinct will be preserved to maintain its distinctive character and charm. These includes the ridges identified and the CBAs that may need to be preserved. Avoiding rapid changes that could undermine the precinct's existing identity, which embodies a charming, country feel. This approach not only respects the area's historical roots but also supports sustainable development. Maintaining the precinct's character will bolster tourism, as it highlights plots with rich histories that have remained largely unchanged. The area's rural appeal provides a unique experience for visitors, making it an attractive destination. In addition to preserving historical elements, the precinct will integrate modern amenities and infrastructure in a way that complements its existing charm. This balanced approach will ensure that the Tedderfield precinct remains a vibrant and engaging place for both residents and visitors, while honouring its past.

Map 31: Character Area Structuring Element

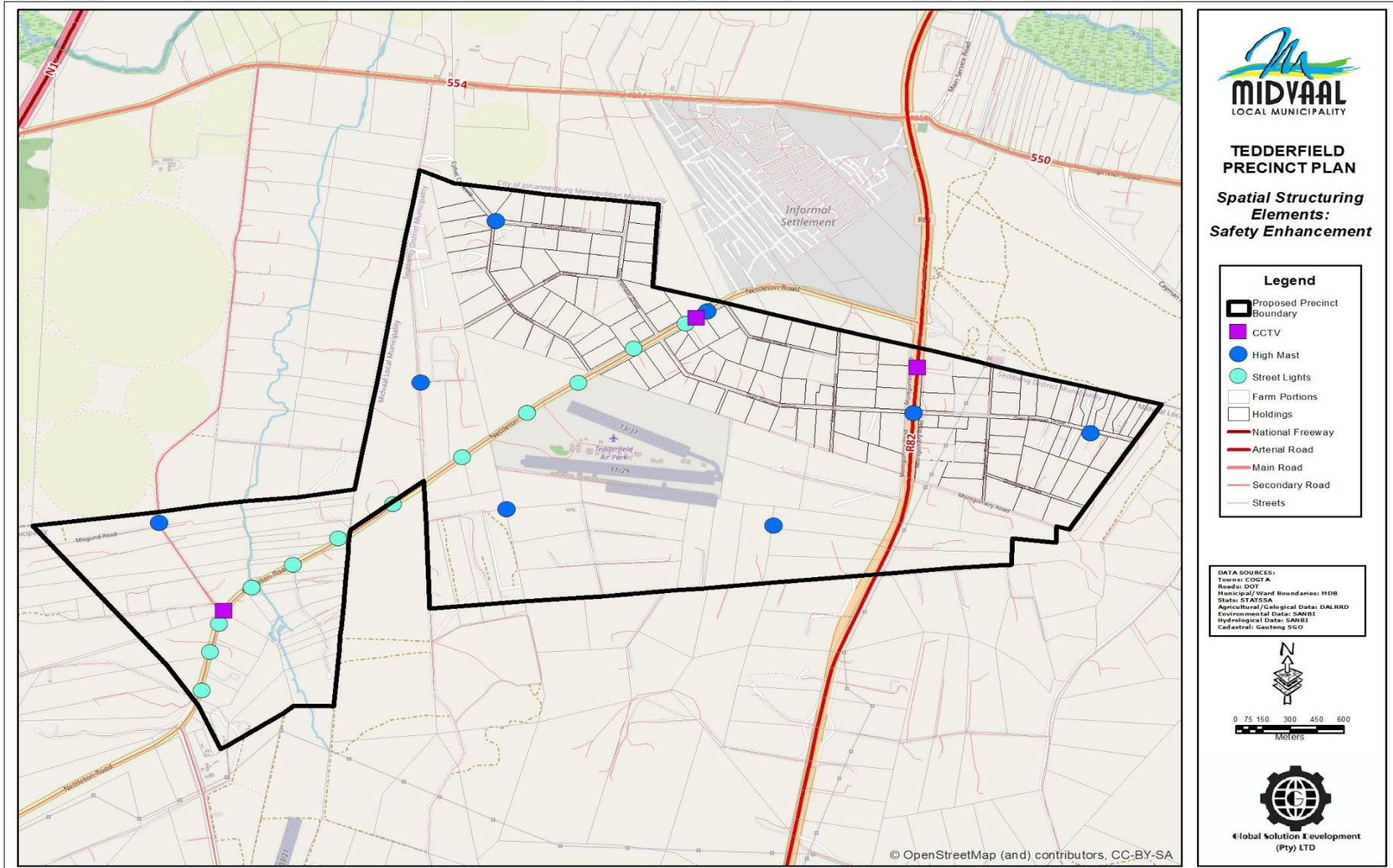


3.4.5 Safety Enhancement

Enhancing safety in the precinct requires a comprehensive approach, integrating various measures to address security and community well-being. Given the presence of businesses and potential crime risks from neighbouring informal settlements, there is a need to proactively plan for safety, hence the proposed measures are outlined as follows:

- **Improved Surveillance** - Install high-definition CCTV cameras in strategic locations within the precinct and at key entry points on the R82 and R550. Ensure these cameras have night vision capabilities and are regularly maintained. The use of AI-powered smart cameras to detect unusual behaviour and identify license plates, ensuring that suspicious activities are promptly noticed.
- **High Mast Lighting** - Improve lighting in blind spots to enhance visibility and deter criminal activities in streets and public areas.
- **Landscaping** - Maintain clear sightlines by trimming bushes and trees that could obstruct visibility or provide hiding spots.

Map 32: Safety Enhancement Structuring Element



3.4.6 Gateway Development

Creating gateways helps people know they've entered a new area and provides information about where they are. This benefits both tourists and local residents in the Midvaal local municipality by clearly marking the difference between the Midvaal local municipality and CoJ. The gateways also make the area more appealing to investors by giving it a unique identity. They can act as information points and involve the community and local artists in designing unique symbols for the Tedderfield precinct. The main entrance to and from Tedderfield Precinct do not have any significant gateways to create a sense of place within the precinct.

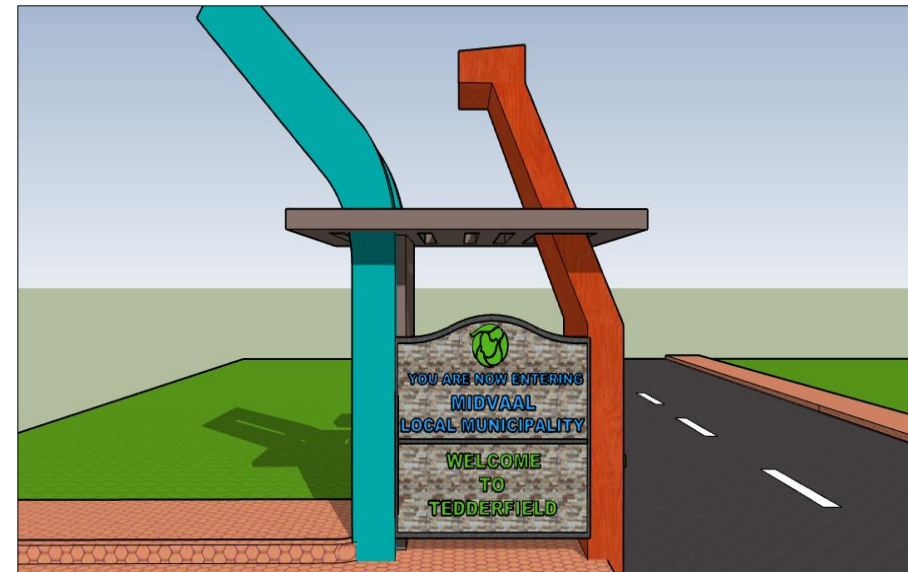
Beyond their visual appeal, the gateways can serve as tourist information points, providing maps, brochures, and digital kiosks with information about the Tedderfield precinct and the broader Midvaal municipality. These hubs could promote nearby attractions, events, or businesses, encouraging longer stays and boosting local economies

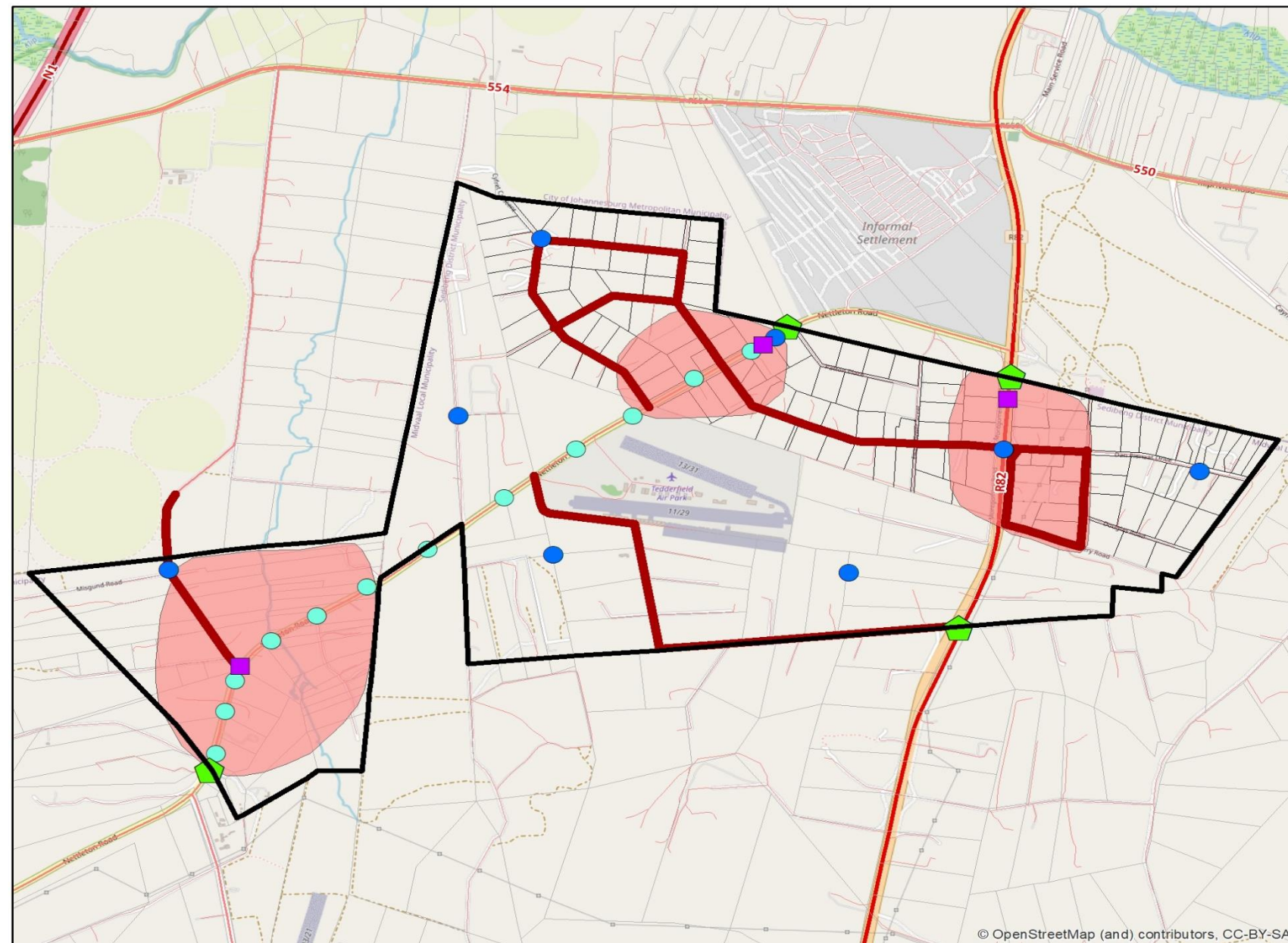
Smart elements like solar-powered lighting and the CCTVs as a measure to also enhance security within the precinct due to the existing criminal activities identified from the Jackson informal settlements and the hijacking incidents within the area. All these initiatives could help the gateways to be more making it functional and sustainable.

Encourage the incorporation of the cultural heritage of the area, promoting inclusivity and pride. This helps to promote the sense of belonging and sense of ownership for the resident, ensuring the gateways reflect the unique character of the area.

A well-defined area can make it more appealing for businesses to invest, fostering economic growth.

Figure 4: Example of proposed Gateway





TEDDERFIELD PRECINCT PLAN Spatial Structuring Elements

Legend

-  Proposed Precinct Boundary
-  CCTV
-  Gateway Development
-  High Mast
-  Street Lights
-  Connectivity Improvement Routes
-  Areas of Concentration
-  Farm Portions
-  Holdings
-  National Freeway
-  Arterial Road
-  Main Road
-  Secondary Road
-  Streets

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/ Ward Boundaries: HDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: SANBI
 Hydrological Data: SANBI
 Cadastral: Gauteng SGO



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3.5 SPATIAL THEMES

The Tedderfield Precinct has been divided in 6 Sub-precincts as proposed below (refer to map 39). These are proposed to establish the unique characteristics of different parts of Tedderfield precinct enhancing on their strength, development potential and opportunities. The proposals do not propose specific zoning to the various portions of the precinct nor specific zoning for specific properties, but it outlines the preferred land uses which will be supported in the different areas to help achieve their perceived vision.

It must be noted that although this precinct plan does not propose specific zoning for the areas, the preferred land uses proposed will still be subjected to the relevant conditions and guidelines as required by the municipality. The plan and proposals do not replace any existing legal planning requirements and conditions for a planning application and should be applied in conjunction with each other. Therefore, approval of development on relevant properties will still be subject to Environmental Impact Assessments, removal of title conditions, consent uses and other relevant procedures as relevant.

3.5.1 AGRICULTURAL SPACE

Agricultural activities are still prevalent within the Tedderfield Precinct, and therefore it is imperative to establish an area which will be able to support and promote intensive and commercial farming within the

strategically located spaces in the precinct, that will ensure lessened impacts to the residential character of the area, due to the scale of such agricultural activities. Such impacts may include intensive odours, noise, and chemical related impacts. The agricultural space has been proposed on the farm portions south of the Tedderfield airport. This area will contribute highly to the creation of employment opportunities, diverse crop production, grazing land, increased food security and support for local producers. Limited dwellings may also be considered.

This Agricultural space should also promote and incorporate Agri-Industry. The Agri-Industry will play a pivotal role in fostering sustainable economic growth and value addition. By creating opportunities for agro-processing facilities, the plan can encourage local farmers to transform raw agricultural produce into higher-value products, enhancing profitability and reducing post-harvest losses. This inclusion will also add to the creation of jobs, skill development, and the establishment of supply chain networks within the precinct. Furthermore, such initiatives align with the broader vision of supporting a resilient local economy while emphasizing environmentally friendly practices and innovation in the agricultural sector, contributing to the precinct's overall sustainability goals.

Map 34: Proposed Agricultural Space

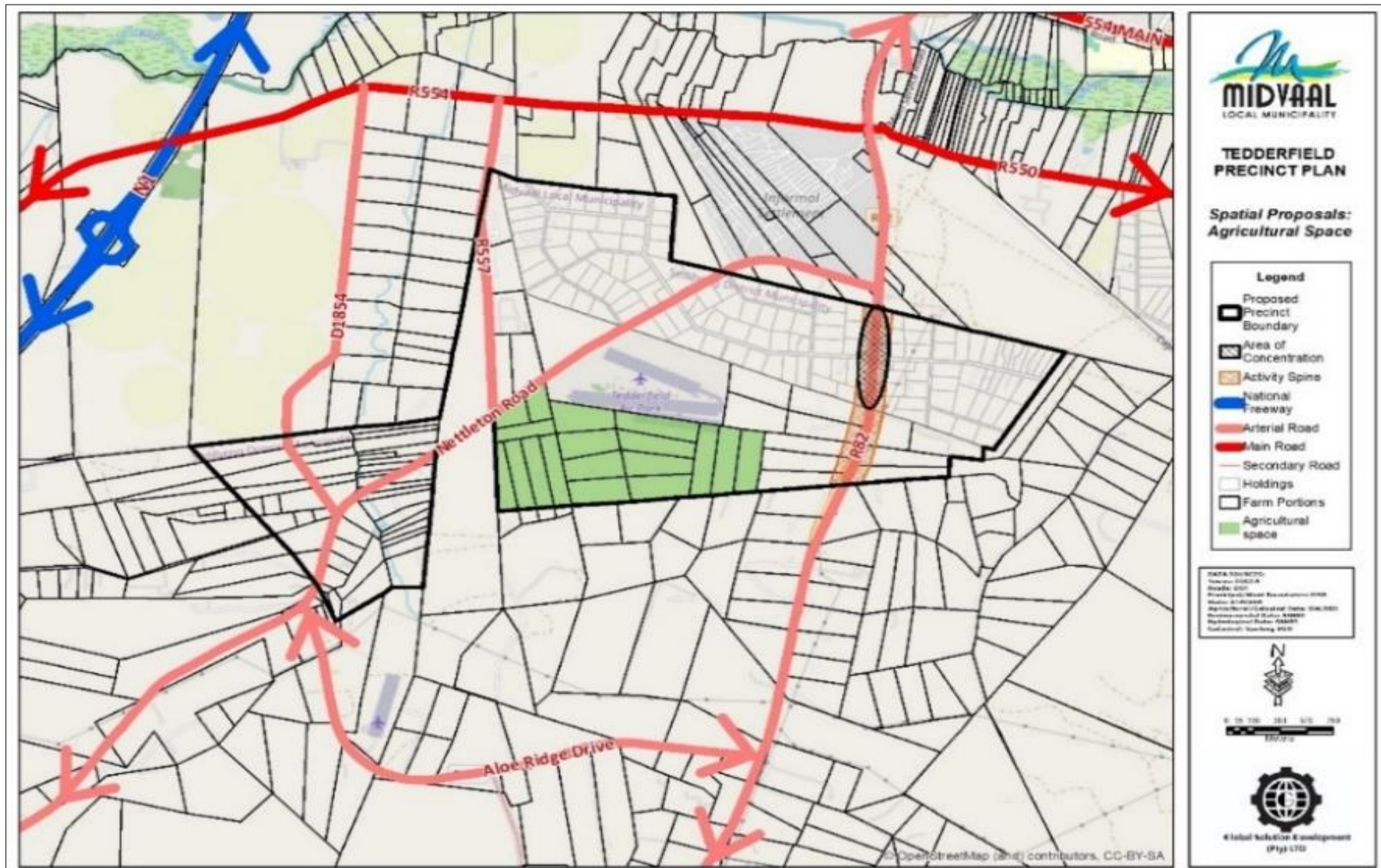


Figure 5: Examples of the envisaged Agricultural Space



The preferred land uses proposed within the Agricultural Space are proposed as follows.

Table 5: Agricultural Space preferred land uses

Preferred land uses	
Agricultural Buildings	Farm Stall
Agricultural use	Greenhouse
Bed and Breakfast	Guest House
Botanical Garden	Private Open Space
Commercial Farm	Subsistence Farming
Dwelling House	

3.5.2 RURAL LIVING

The Rural Living sub-precinct within the Tedderfield Agricultural Holdings is envisioned as a harmonious blend of rural charm, sustainable development, and low-density living. This vision leverages the unique characteristics of the Tedderfield Agricultural Holdings, which feature expansive plots and minimal built infrastructure, preserving a distinctly rural appeal.

The sub-precinct will prioritize maintaining the natural and rural aesthetics of the area as required and supported by the residents of Tedderfield. This includes protecting open spaces, indigenous

vegetation, and the overall tranquillity that defines the rural characteristic of the area. In addition, the spacious plots and limited built area, ensuring minimal disruption to the environment and rural identity will continue to be supported for the area.

The precinct will also sustain and encourage small-scale agricultural activities, such as organic farming, livestock rearing, and horticulture. This is because agriculture is already well established in these Agricultural Holdings and need to be continually supported to maintain the character of the area. These practices will further emphasize sustainability and minimal environmental impact. By promoting developments that respect both the environment and community, the precinct will discourage activities that generate excessive noise, pollution, or other disturbances. Regulations will ensure harmony between agricultural, residential, and natural uses.

Map 35: Proposed Rural Living

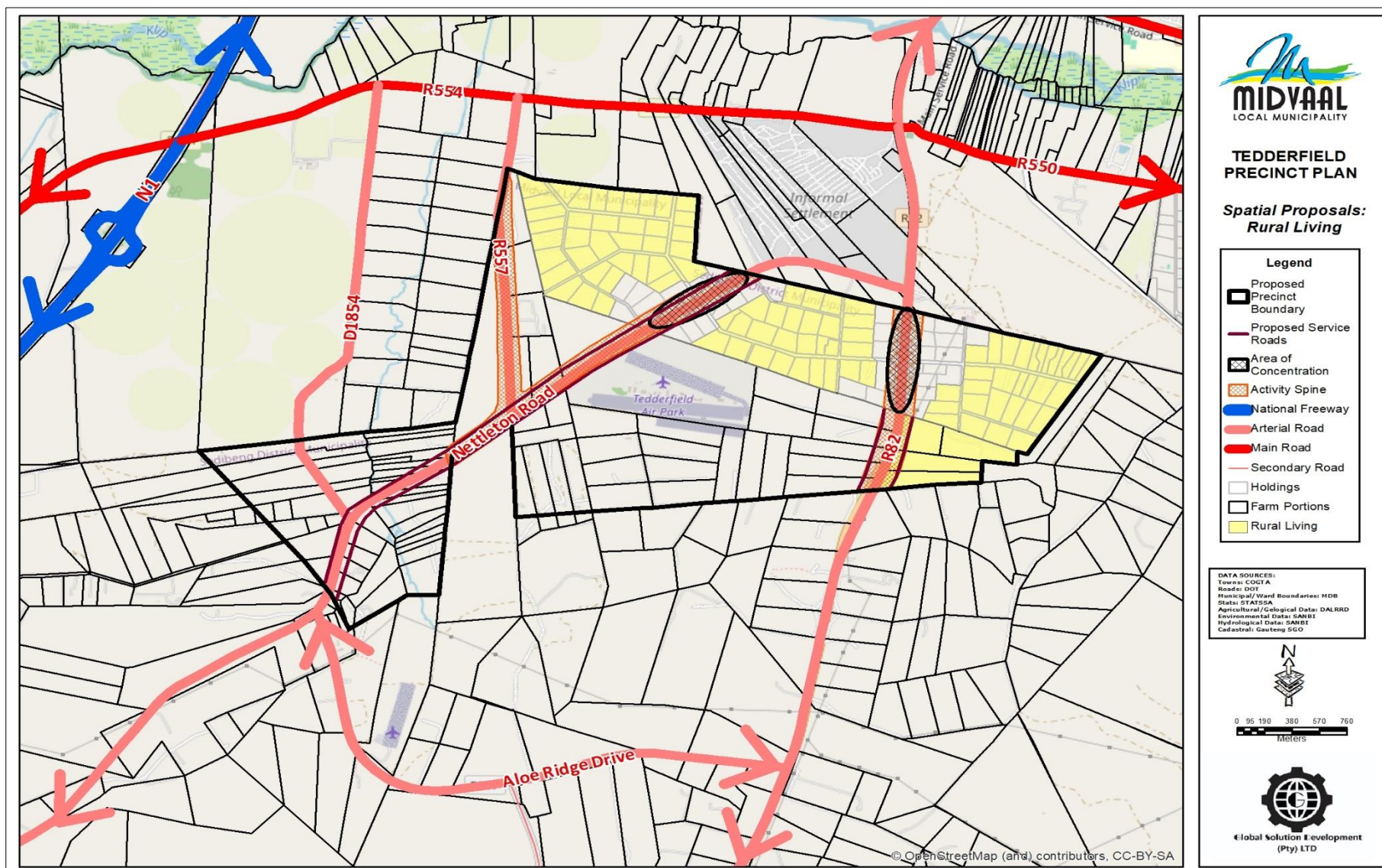


Figure 6: Examples of an envisaged Rural Living



The preferred land uses within this area are proposed as below with consideration of the areas character and limited availability of supporting services, however, it must be noted that developments will still be subjected to the relevant planning requirements and applications approvals as required by the local municipality.

Table 6: Rural living preferred land uses

Preferred land uses	
Agricultural Buildings	Farm Stall
Agricultural uses	Greenhouse
Community Facility	Guest House
Crèche	Institutional Use
Dwelling House	Place of Public Worship
Educational Facility Use	Subsistence Farming
Equestrian facility	

3.5.3 INDUSTRIAL HUB

The Industrial Hub sub-precinct is proposed in the southern farm portions of the Tedderfield precinct within the farm Elandsfontein 334 IQ. This area is proposed to support non-noxious, small to medium scale industrial activities and the land uses that support the

manufacturing and production of various goods. This is with consideration of the already existing developments such as the AA Bakery and All Joy Food factory amongst other developments of an industrial character within the area. It will also encourage such small to medium scale industrial activities to be developed within this sub-precinct and limit most of these developments occurring within the Agricultural Holdings as it is currently evident, and thus potentially negatively impacting the neighbouring properties.

This area will also help to leverage and support the presence of agricultural activities by facilitating the processing of farmed local products such as crops and livestock, offering local processing of such products into finished products, including packaging for businesses within and around the precinct. This balanced integration will not only enhance economic growth within the precinct but also limit the intensive activities and heavy vehicle traffic movement within the designated residential areas.

Provision of a service road is also proposed along the R550 route, this because no property is allowed to have direct access from the main R550 main, therefore, the proposed service road will facilitate access to the various properties adjoining the R550.

Map 36: Proposed Industrial Hub

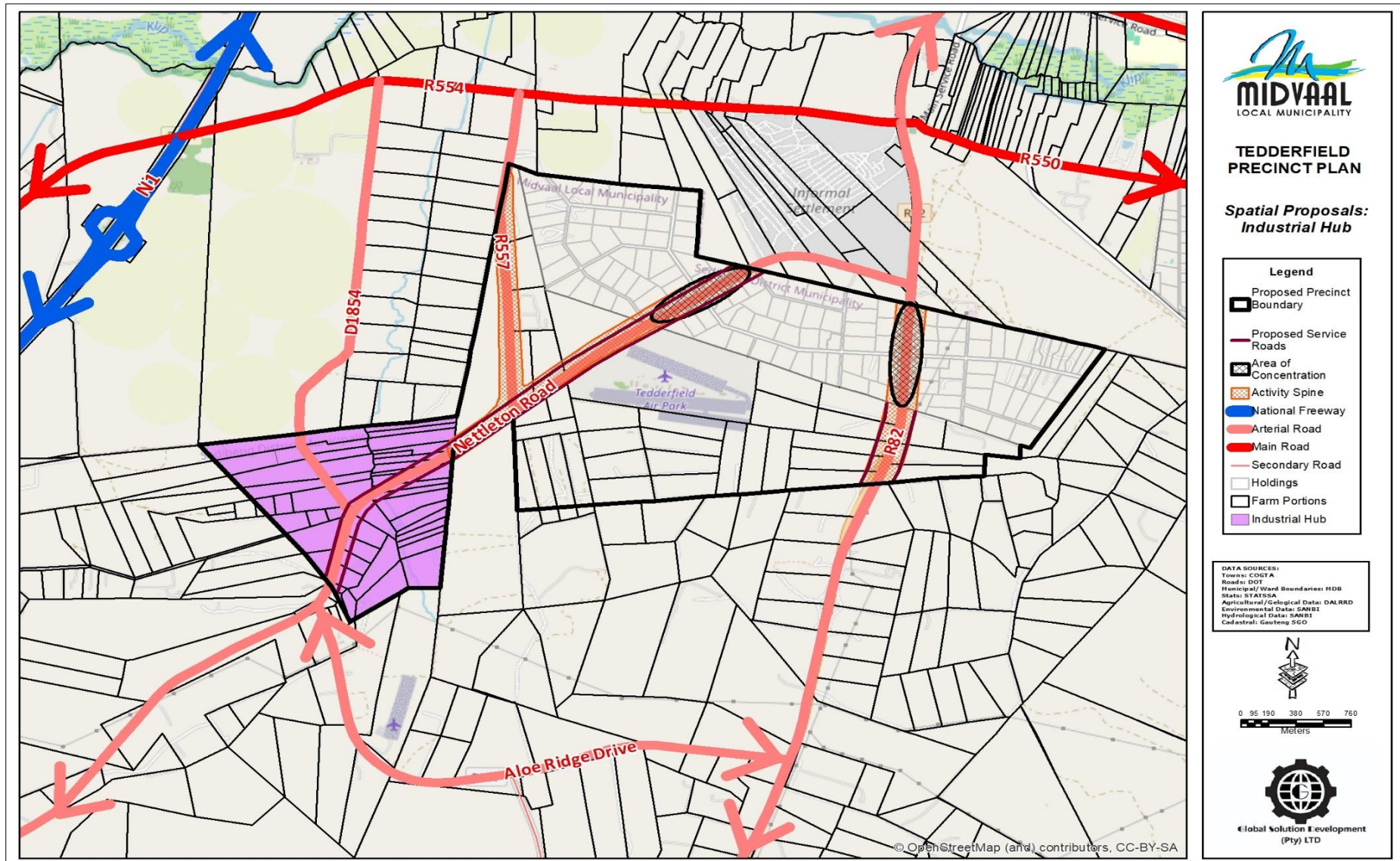


Figure 7: Example of envisaged Industrial Hub



The preferred land uses proposed within the Industrial sub-precinct are proposed as follows.

Table 7: Industrial Hub preferred land uses

Preferred Land Uses	
Abattoir	Panel Beater
Agricultural Industry	Recycling Facility
ATM	Scrapyard
Bakery	Service Industry
Brick Yard	Shop
Builders Yard	Storage
Car wash	Taxi Holding Area
Confectionary	Truck Stop
Distribution Centre	Vehicle Workshop
Filling Station	Warehouse
Light industry	Wholesale Trade

Development Guidelines

It is important to ensure that the light industrial developments create a dynamic, aesthetically pleasing, and sustainable space that enhances the experience for businesses, visitors, and the local community alike. By balancing architectural variety, environmental responsibility, and pedestrian-focused design, these guidelines seek to promote economic vitality while ensuring that the character of the area remains welcoming and harmonious.

The following guidelines are proposed for the developments within the earmarked Industrial Hub Sub-precinct:

- Normal working hours will be applicable and enforced. No establishment will be allowed to operate on Sundays and/or public holidays, with an exception of essential services businesses.
- Movement areas need to be paved by the owner on site.
- The maximum height of buildings is restricted to 2 storeys.
- Large Delivery trucks will not be allowed in some areas of the proposed development areas i.e., Rural Living Sub-precinct.

- It is important that buildings face onto the street and that all utilities and loading facilities are located at the back of buildings out of the view of passers-by.
- Developments must be aligned with the provisions of the Midvaal Local Municipality Land Use Scheme, Midvaal Local Municipality Land Use Management By-Law and any other relevant provisions as required by the Midvaal Local Municipality.

3.5.4 ECONOMIC HUB

The Economic Hub sub-precinct is located along the R82 route passing through the Tedderfield precinct and connect to major areas within the region such as Johannesburg South in the City of Johannesburg, and Vereeniging in Emfuleni Local Municipality. Properties within the identified Economic Hub, though most of them still within the Agricultural Holdings, they have high economic potential due to their immediate access to the major route and therefore more economically driven land uses are encouraged to facilitate economic growth of the precinct. This hub will provide employment opportunities and economic services for both the visitors and residents of the Tedderfield precinct, offering a location where the locals could trade their produces from various agricultural activities practiced within the Tedderfield Precinct.

It will enhance the properties along the R82 to promote local economic growth by creating vibrant environment that attract businesses, investments and residents alike.

Large and monolithic developments such as malls and large shopping centres are discouraged, but more 'Fine Grain' developments are envisaged which are well connected by human-scale spaces such as public squares and pedestrian friendly walkways. The overall design should also include informal market areas and stalls within the public spaces to facilitate growth of the local economy. The land uses and activities proposed should not negatively impact other properties within the precinct or create disturbances such as excessive noise, odours and harmful chemicals.

All the developments adjoining the R82 will not be allowed to have any direct access from the main R82 rout and therefore will have to gain access from the service road.

Map 37: Proposed Economic Hub



Figure 8: Example of an envisaged Economic Hub



The preferred land uses proposed within the Economic Hub zone are proposed as follows.

Table 8: Economic Hub preferred land uses

Preferred/ Supported Uses	
ATM	Offices
Builder's yard	Restaurant
Car wash	Shops
Drive-Thru- Restaurant	Supermarket
Filling Station	Transport enterprise
Motor Sales Market	

Development Guidelines

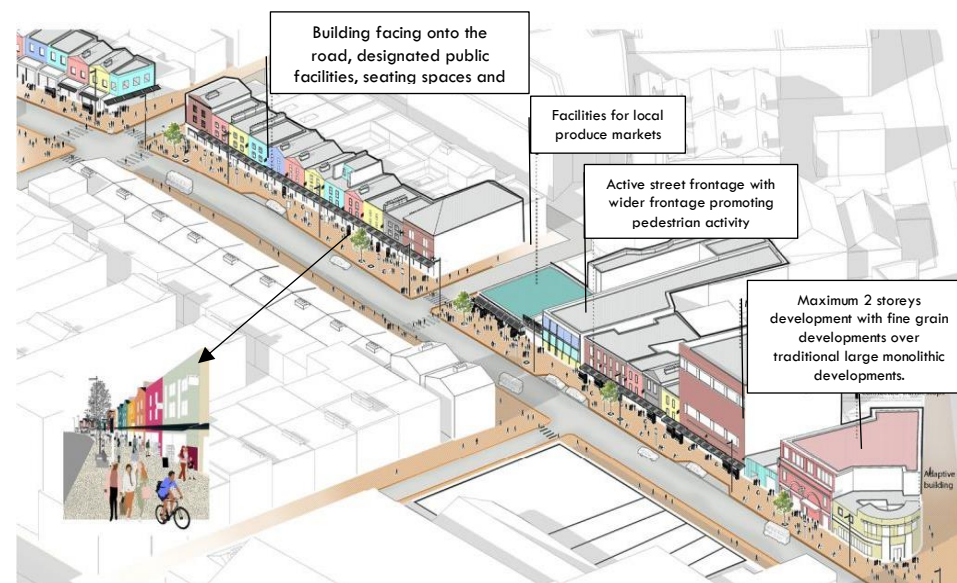
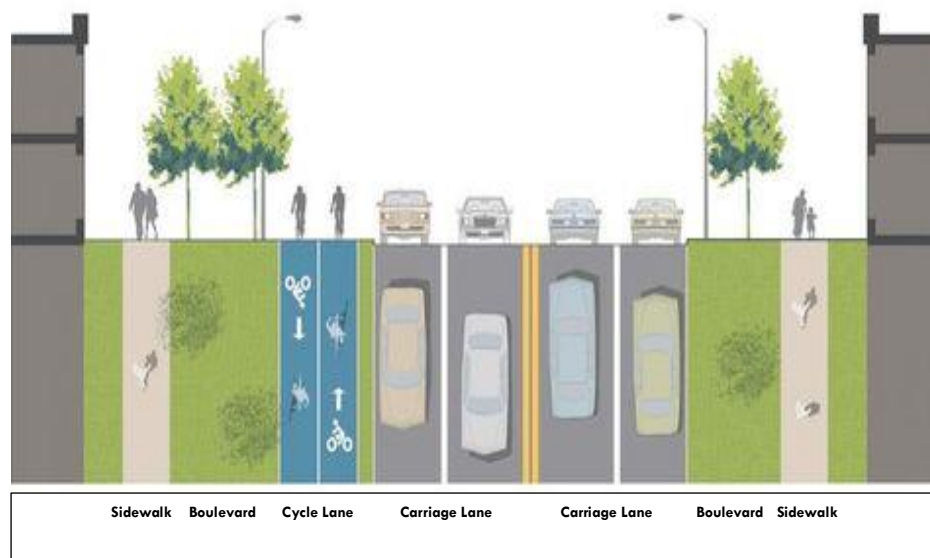
The following guidelines are applicable to any new development along the along the R82 within the earmarked Economic Hub sub-precinct.

- Buildings should be a maximum of 2 storeys.
- The buildings should front onto the road with the entrance and windows facing onto the road.

- The front of the building should be articulated with elements such as, entrances, windows, wall plane variations, and roofs that provide visual interest and improved aesthetics.
- The area between the building and the road boundary must be landscaped and can be used for parking provided that significant landscaping forms part of the parking area.
- A transparent fence should be provided on the street boundary where fences are provided.
- Loading facilities, waste bins, service areas and other utilities should be provided at the back of the building.
- No properties should have access directly from the R82 road, but should use the already existing service road to gain access to the properties.
- Buildings should define public spaces in front of the building. These public spaces should be developed as landscaped squares with street furniture, such as seating areas, adequate lighting, and facilities for informal trading.
- Pedestrian facilities should be provided between the different developments.
- Developments must be aligned with the provisions of the Midvaal Local Municipality Land Use Scheme, Midvaal Local Municipality Land Use Management By-Law and any other

relevant provisions as required by the Midvaal Local Municipality.

Figure 9: Development guidelines in the Economic hub



3.5.5 NEIGHBOURHOOD SOCIAL HUB.

A Neighbourhood Social Hub is an envisioned sub-precinct designed to enhance community living and social interactions through vertical mixed-use developments that integrate residential, retail, and recreational spaces. It is characterized by its accessible, inclusive, and pedestrian-friendly layout, promoting safety, efficient mobility, non-motorized transport, fostering a cohesive community amongst the Tedderfield residents.

The Neighbourhood Social Hub is proposed along the R550 route/Nettleton Road. It will serve as the hub for vertical mixed-use developments that can significantly promote the quality of living and social interactions of the residents within Tedderfield. Developments within this hub are envisioned to foster social interaction, economic opportunities, and community-based needs. This design promotes a vibrant community atmosphere where residents can easily engage with one another, with a focus on pedestrians, pedestrian friendly facilities and non-Motorised transportation facilities.

The preferred Mixed-use development must at least have 40% of the ground floor street frontage consisting of active, non-residential activities such as retail, restaurants, cafes, and service-oriented businesses. These spaces must have direct access from the service road or public areas into the buildings. The offices and residential spaces

are expected to be located on the upper floors on the vertical mixed-use developments.

It must be noted that there are areas that have been identified as being the Critical Biodiversity Areas (CBA) and therefore appropriate procedures should still apply to ensure they are safeguarded of any inappropriate development that may affect its ability to conserve and maintain the critical biodiversity and ecosystem. It proposed that these CBA's can be used for recreational spaces such as parks, public open space and private open space.

It must be noted that a service road will need to be provided along the R550/Nettleton Road to facilitate access to the properties adjoining the main road. This is because no property will be allowed to have direct access to the R550/Nettleton Road to enhance traffic flow, safety, and efficiency.

Map 38: Proposed Neighbourhood Social Hub





**TEDDERFIELD
PRECINCT PLAN**

**Spatial Proposals:
Neighbourhood
Social Hub**

Legend

- Proposed Precinct Boundary
- Proposed Service Roads
- Area of Concentration
- Activity Spine
- National Freeway
- Arterial Road
- Main Road
- Secondary Road
- Holdings
- Farm Portions
- Neighbourhood Social Hub

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: HDB
 Status: SATISSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: SANBI
 Hydrological Data: SANBI
 Cadastral: Gauteng SCD

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Figure 10: Example of the envisaged Neighbourhood Social Hub



The preferred land uses proposed within the Neighbourhood Social Hub are proposed as follows.

Table 9: Neighbourhood Social Hub preferred land uses

Preferred land uses	
ATM	Liquor Enterprise
Bakery	Medical consulting rooms
Confectionary	Offices
Consulting Rooms	Place of Amusement
Dispensing Chemist	Place of Public Worship
Dry Cleaners	Place of Refreshment
Dwelling House	Residential Building
Dwelling Units	Social Hall
Fish Monger Retail Trade	Shop
Gymnasium	Spa/ Hydro and Wellness Centre
Internet Café	Veterinary Clinic
Laundrette	

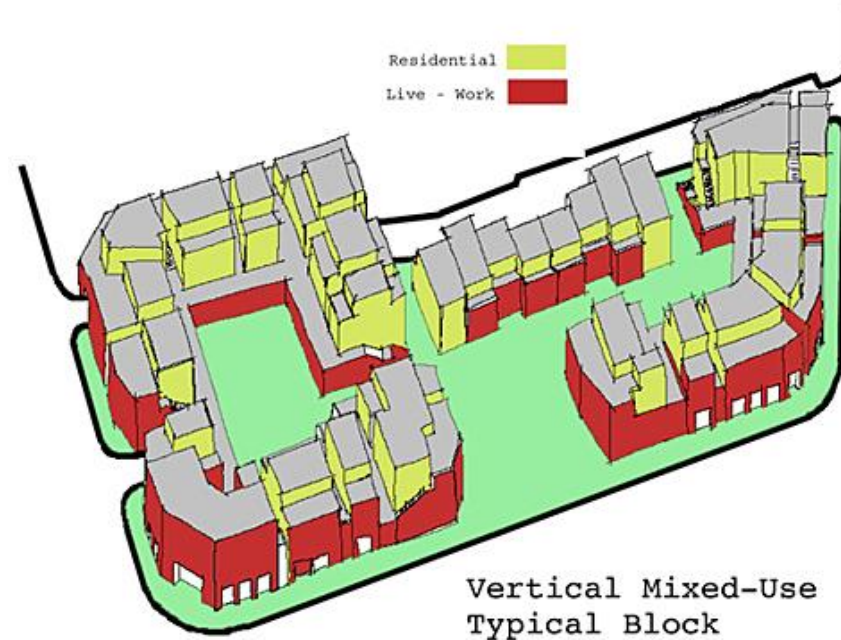
Development Guidelines

The following guidelines are applicable to any new development along the along the R550 within the earmarked Neighbourhood Social Hub.

- Buildings should be a maximum of 2 storeys.
- The buildings should front onto the street with the entrance and windows facing onto the street.
- The front of the building should be articulated with elements such as, entrances, windows, wall plane variations, and roofs that provide visual interest and improved aesthetics.
- The area between the building and the street boundary must be landscaped and can be used for parking provided that significant landscaping forms part of the parking area.
- A transparent fence should be provided on the street boundary where fences are provided.
- Loading facilities, waste bins, service areas and other utilities should be provided at the back of the building.
- Pedestrian facilities should be provided between the different developments.

- No properties should have access directly from the R550 road, but properties will have to use the proposed service roads to gain direct access to the properties.
- Developments must be aligned with the provisions of the Midvaal Local Municipality Land Use Scheme, Midvaal Local Municipality Land Use Management By-Law and any other relevant provisions as required by the local municipality.

Figure 11: Development guidelines for Neighbourhood Social Hub



3.5.6 TOURISM SPACE

The tourism space has been proposed on the farm portions along the R82 route. Proposal of the tourism space in this area is influenced by the presence of a ridge, of which would therefore require limited development helping preserve the critical habitats for various species, supporting biodiversity and ecosystem services that are vital for ecological balance within this space.

The primary objective is to protect and enhance the inherent natural beauty of this area while promoting tourism-related activities. This approach aims to create a compelling and sustainable tourism destination that respects and preserves the area's unique landscape and environmental characteristics. The tourism activities within the Tourism space could include hiking and mountain biking trails, camping sites, scenic viewpoints, and observation decks, taking advantage of the area's ridges and naturally suitable landscapes.

No property will be allowed to gain access directly from the R82 and therefore access will have to be obtained through the provided service roads along the R82 road. This to enhance traffic flow, safety, and efficiency.

Map 39: Proposed Tourism Space

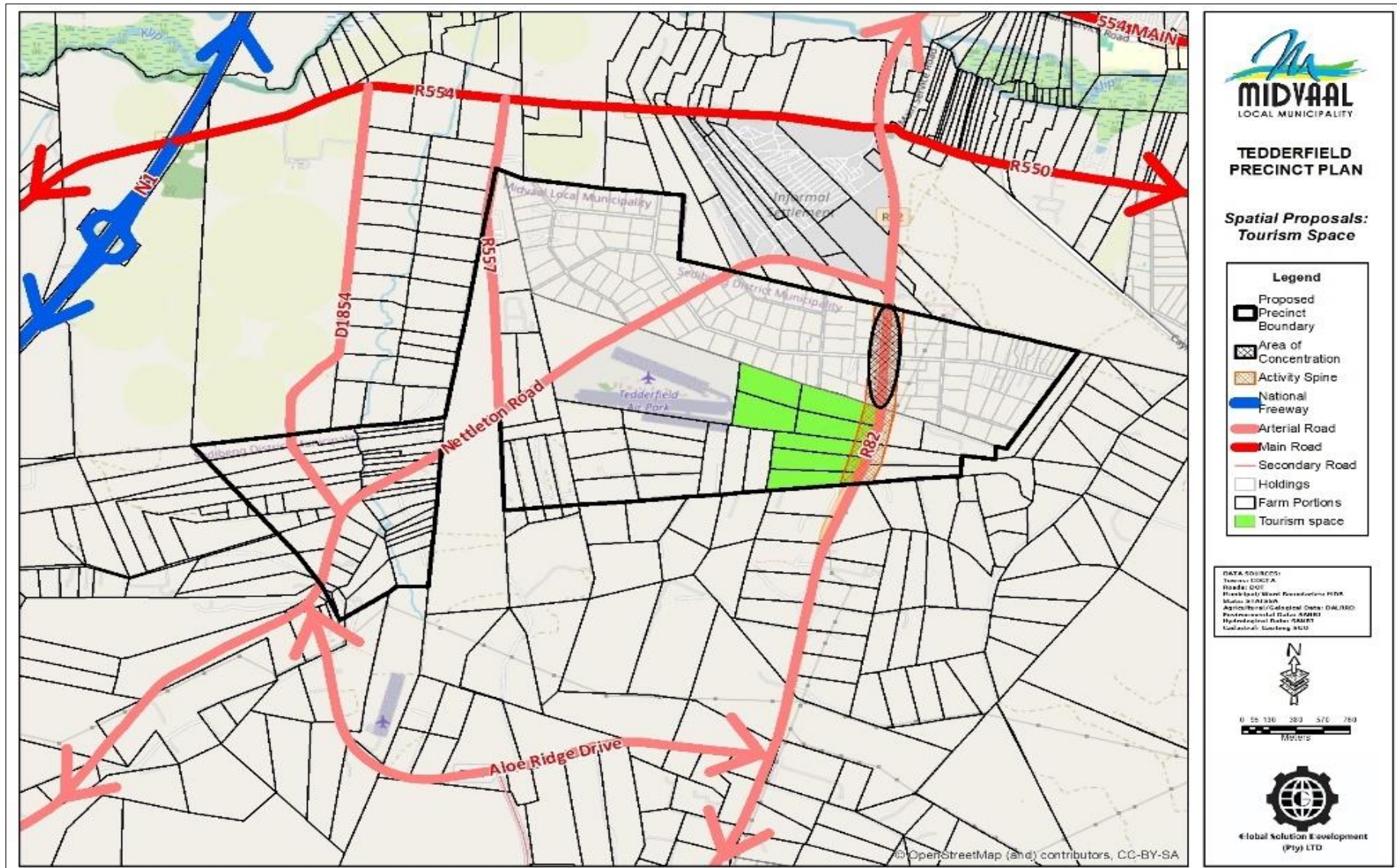


Figure 12: Example of the Envisaged tourism space



The preferred land uses proposed within the Tourism space are proposed as follows.

Table 10: Tourism space preferred land uses

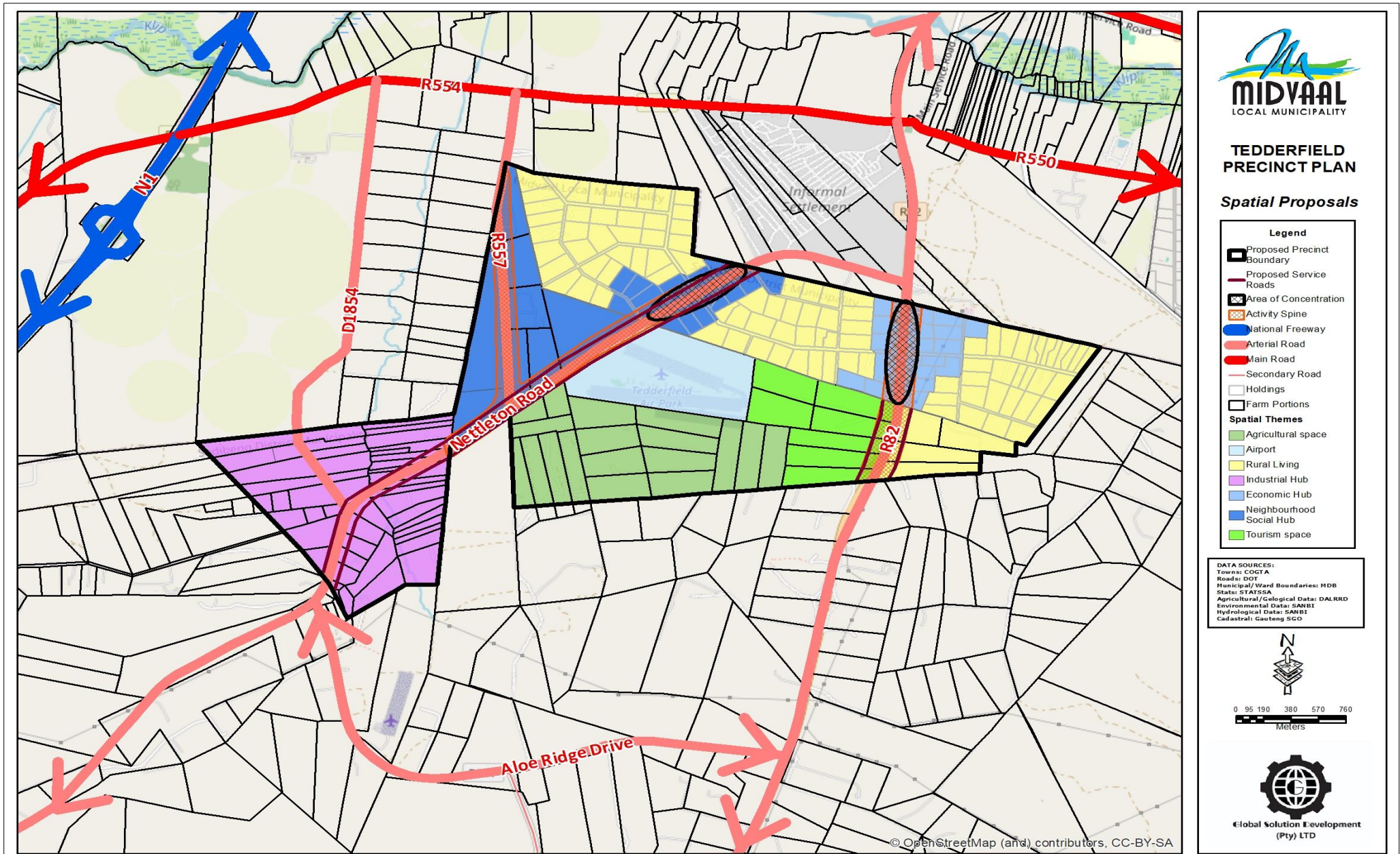
Preferred Land Uses	
Botanical Gardens	Public Open Space
Camping Site	Petting Zoo
Farm Stall	Tea garden
Guest House	
Private Open Space	

Development Guidelines

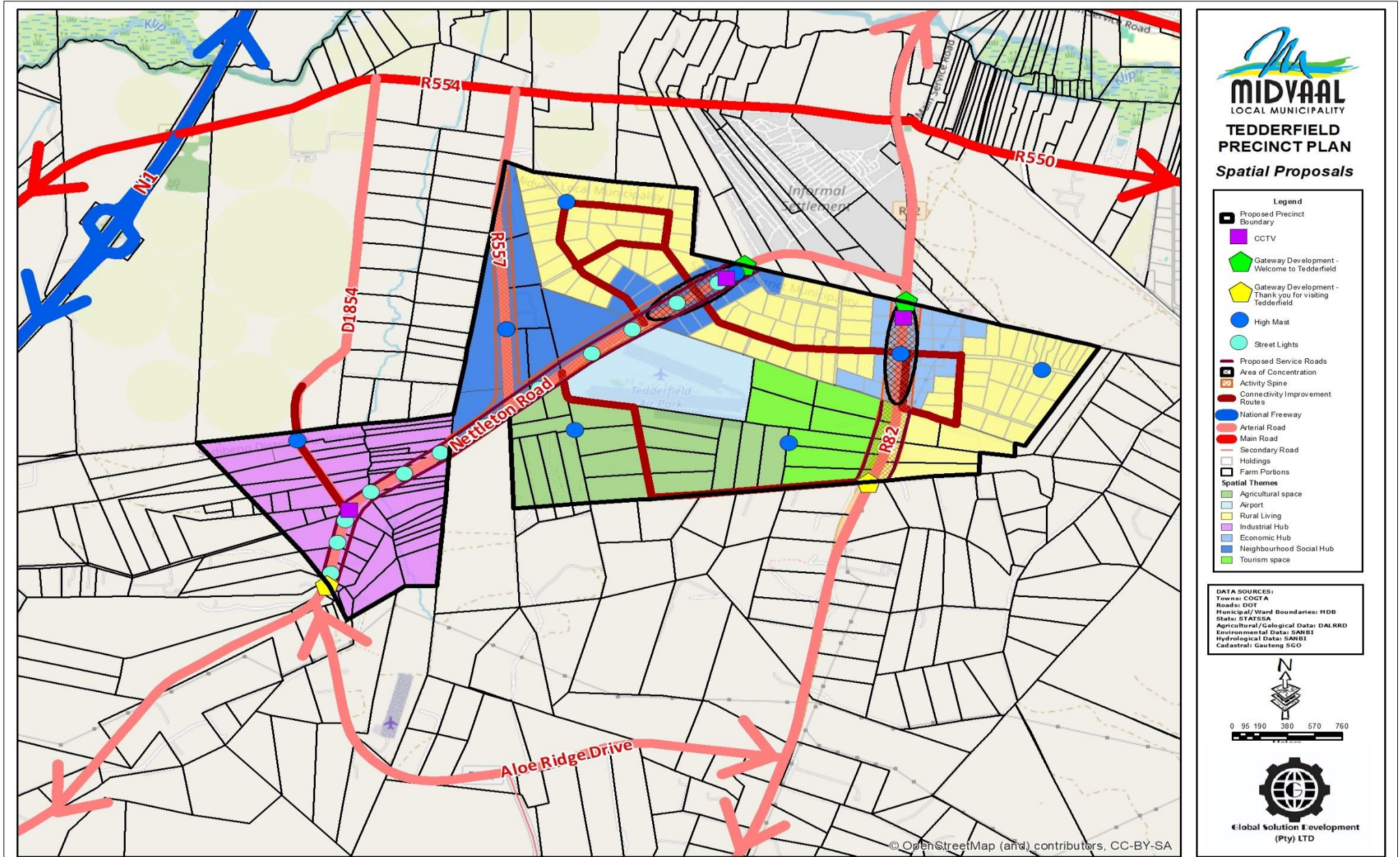
The development guidelines for the tourism space aim to create a destination that seamlessly integrates natural beauty, cultural heritage, and modern amenities. These guidelines are crafted to ensure that development enhances the visitor experience while preserving the unique environmental and cultural assets of the area. By promoting sustainable practices, aesthetic harmony, and respect for the local community, the guidelines seek to balance tourism growth with environmental conservation and cultural sensitivity, fostering a vibrant and immersive experience for all visitors

- Extensive indigenous landscaping should be used
- No large blank walls should be allowed
- No large parking areas between the building and the street should be allowed.
- Signage should be kept with the character of the tourism and rural nature of the area.
- Open spaces should be designed for community gatherings, including parks, squares, and viewing platforms that highlight scenic vistas.
- Public seating and waste management facilities should be placed strategically, promoting cleanliness and comfort.
- All relevant legislation relating to the establishment of recreation facilities and resorts shall be adhered to as contemplated in the National Environmental Management Act, 1998 (Act No. 107 of 1998)
- Promote the use of low-impact construction methods and minimize site disturbance during any development.
- Developments must be aligned with the provisions of the Midvaal Local Municipality Land Use Scheme, Midvaal Local Municipality Land Use Management By-Law and any other relevant provisions as required by the local municipality.

Map 40: Tedderfield Proposed themes



Map 41: Overall proposals of the envisioned Tedderfield precinct.



3.6 PROVISION OF SOCIAL SERVICES

The Tedderfield Precinct currently does not have efficient availability of social services. The precinct currently does not have a large number of the population to support efficient provision of the various social facilities in line with the CSIR guidelines. The population still not expected to grow rapidly in the time being, due to no densification approach being proposed or adopted on any part of the Tedderfield precinct and people would love to retain and maintain the current rural character of the precinct.

However, certain social facilities may still be required to ensure that the residents within Tedderfield and the subsequent precincts may have an improved quality of life, with such facilities catering for various needs including health, social welfare, education, recreation, and cultural needs within the community.

In this light, it is proposed that a plot is identified within Tedderfield Precinct where a multipurpose centre can be established. This centre will then be able to house various social facilities within to cater for all the identified types of social facilities as needed by the Tedderfield residents including clinic, SASSA, Home Affairs, Library, Sport centre and any other facilities that may be identified by the residents through the municipal community participation procedures as applicable.

This approach will eliminate a lot of the undesirable challenges associated with acquiring individual stands for all the various social services such as large amount of land used up by social facilities, ownership issues, location etc.

This approach is also in line with the proposal as identified in the Annexure A1(Priority Projects per Ward) of the Final 2024/2025 Integrated Development Plan (IDP) Review, which the Priority Project 1 is to provide a Youth centre, Library, Sport centre, Centralised youth office and a possible Clinic. All these facilities can be integrated and established in one identified plot to be one stop centre for all these community services.

This development of the social facilities is supported to be established within the Neighbourhood Social Hub sub-precinct where the community facility land uses have also been preferred. This sub-precinct already has a developed vision of being a community hub, of a mix of various land-uses fostering social interaction and cohesion. And therefore, this establishment would potentially blend well and further support the vision of the sub-precinct.

3.7 GUIDELINES FOR SUSTAINABLE BUILDING MATERIALS.

3.7.1. Eco-Friendly Materials:

- Promote the use of locally sourced, renewable, and low-impact building materials, such as reclaimed wood or recycled steel. These materials reduce transportation emissions and support the local economy.
- Use materials with a low carbon footprint, like low-VOC (volatile organic compounds) paints, and natural insulation (e.g., cellulose, cork, or sheep's wool) to improve indoor air quality and reduce environmental impact.
- Promote the use of recycled content materials, such as recycled concrete aggregate, reclaimed wood, and steel.

3.7.2. **Energy-Efficient Design:**

- Incorporate passive solar design, using natural light and thermal mass to reduce the need for artificial heating and cooling.
- Insulate buildings properly to minimize energy consumption and create a comfortable indoor environment.

3.7.3. **Green Certifications:**

- Encourage buildings to meet green building standards, such as LEED (Leadership in Energy and Environmental Design)

or local sustainable building certifications, ensuring a high level of sustainability in construction.

3.8 INTEGRATION OF RENEWABLE ENERGY SOLUTIONS.

3.8.1. **Solar Energy:**

- Install photovoltaic solar panels on rooftops or in open spaces to harness renewable energy and reduce reliance on fossil fuels.
- Encourage the use of solar water heaters to reduce energy consumption for hot water needs.

3.8.2. **Wind and Geothermal Energy:**

- In areas with suitable wind conditions, consider integrating wind turbines for power generation.
- For geothermal regions, incorporate geothermal heat pumps as an energy-efficient solution for heating and cooling buildings.

3.8.3. **Microgrids and Energy Storage:**

- Develop microgrids that can operate independently, using renewable energy sources to power communities sustainably.

- Integrate energy storage systems to ensure a reliable power supply, even during periods of low renewable energy generation.

3.8.4. **Public-Private Partnerships (PPPs):**

- Facilitate partnerships between the municipality, developers, and renewable energy providers to co-invest in infrastructure for clean energy.
- Explore financing mechanisms such as green bonds to support large-scale renewable energy projects.

3.9 INTEGRATING SANS STANDARDS AND BUILDING CONTROL REQUIREMENTS.

- Promote the compliance of the SANS Standards such as the SANS 10400 (Building regulations) and SANS 204 (Energy efficiency) in designs and constructions and developments within the precinct.
- Promote ensuring that developers follow a statutory compliance checklist to ensure adherence to building permit requirements and inspections by building control officers.
- Ensure that municipal services, including water, sanitation, and electrical reticulation, will be required to comply with

relevant SANS standards to support reliable and sustainable infrastructure.

- Promote ensuring that buildings adhere to SANS 10400-XA standards, fostering energy-efficient and environmentally friendly construction practices.
- Promote Compliance with SANS 10400-T (fire protection) will be mandatory, particularly for public and mixed-use buildings
- Promoting buildings and all public areas comply with SANS 10400-S, ensuring inclusivity for individuals with disabilities and the SANS 10400-D, ensuring safety in design and construction.
- Promote regular inspections to ensure building projects comply with the SANS 10400-A and related standards.

4. IMPLEMENTATION PLAN

Achieving the objectives of the development objectives outlined in the precinct plan requires a collaborative approach that transcends the boundaries of individual sectors. The responsibility for successfully executing these projects cannot be solely attributed to the local municipality or the private sector in isolation. Instead, it is imperative that we to recognise the necessity of a coordinated effort involving all relevant sectoral stakeholders. The realisation of the desired growth and improvements in the precinct depends significantly on active market participation and strategic interventions from the public sector. Government involvement is crucial in creating an enabling environment, setting appropriate policies, and providing the necessary support to facilitate progress. At the same time, the private sector's engagement is essential for driving innovation, investment, and implementation of various initiatives. To effectively address the goals outlined in the precinct plan and ensure comprehensive development, it is essential to identify and prioritise key projects that will drive success. Table 11 below provides these critical projects, each of which plays a pivotal role in achieving the overarching objectives of the precinct plan.

4.1 INCENTIVE PROVISIONS.

Incentives are also important for the successful implementation of projects, which are offers made to the private partnerships in

exchange to initiating new business activities within the jurisdiction, expanding existing activities, completing certain projects or committing to not relocate or close current operations. Essentially, incentives serve as a supply-side mechanism with the goal of attracting, retaining, and expanding business and investment activities within the area. Therefore, incentives are advised to also be integrated in efforts to realise the vision of the precinct.

Types of incentives offered by local authorities.

Various incentives can be offered to businesses and investors within a specific the precinct to promote development and economic activity. Some examples include:

- a) **Rebate on Town Planning Approvals** - Providing a rebate on fees associated with town planning approvals, such as rezoning and building plans, to encourage and streamline the development process.
- b) **Discount on Municipal Services** - Offering discounts on municipal services, including water, and electricity charges, to reduce operational costs for businesses and encourage establishment of their operations within the precinct.

These incentives aim to create a favourable environment for investment, fostering economic growth, job creation, and the overall development of the specified area.

GENERAL GUIDELINES

Incentives should be strategically designed to achieve specific goals and attract new investment to the Tedderfield precinct, particularly focusing on businesses or industries that may not otherwise consider locating in the area. The following principles and considerations should guide the incentive framework:

- a) **Focus on Attracting New Investment/PPP** - Prioritise incentives that attract new businesses or industries, especially those not currently present in the Tedderfield but are crucial for its economic growth.
- b) **Enhancing Economic Linkages** - Design incentives to stimulate economic linkages and agglomeration potential within identified concentration areas.
- c) **Targeting Export-Oriented Businesses** - Prioritise incentives for export-oriented businesses to boost income levels in the local economy, mainly related to the agricultural produces from within the precinct.
- d) **Business Retention** - Focus on business retention to safeguard existing employment and maintain the local tax base.

- e) **Performance-Based Incentives** - Tie incentives to the performance of the company, emphasising measurable economic development outcomes beyond upfront investment.
- f) **Claw back Provisions** - Include claw back provisions in incentives to hold companies accountable for promised returns, minimising risk.
- g) **Job Growth and Wage Levels** - Ensure incentives contribute to job growth, increased employment, and improved average wage levels.
- h) **Local Hiring Focus** - Encourage local hiring practices to support new job opportunities growth within the precinct.
- i) **Positive Impact on social upliftment** - Ensure that incentives positively impact social upliftment in the area, addressing community needs.
- j) **Contributing to Municipal Income** – Design these incentives to attract investments that contribute to an increase in municipal income and revenue generation.

4.2 CATALYTIC PROJECTS

Table 11: Catalytic Projects

PROJECT	RESPONSIBLE AGENT	FUNDING SOURCE	ESTIMATED COST	PRIORITY		
				Short Term 0-5 Years	Medium Term 5-10 Years	Long Term 10-15 Years
OBJECTIVE 1: ENHANCE TOURISM IN THE PRECINCT BY DEVELOPING THE AREA WITHIN THE ENVIRONMENTALLY DESIGNATED RIDGES, WHICH OFFER SIGNIFICANT POTENTIAL AND SCENIC TRANQUILITY						
Installation of low light pollution street lights along R82 - Creating a safe environment to enhance to appeal of the tourist activities (MLM SDF, 2022)	Midvaal LM	Midvaal LM	R1 100 000	X		
Erect gateway signage along the entry point of the precincts at the R550 and R82, to ensure effective destination branding of the Midvaal LM.	Midvaal LM	Department of Tourism	R2 500 000	X		
Increase investment in branding to market the municipality (MLM SDF, 2022)	Midvaal LM	Midvaal LM	R250 000	X		
High Mast Lighting along the R550.	Midvaal LM	Midvaal LM	R2 500 000		X	
OBJECTIVE 2: PURSUE ALTERNATIVE CLEAN ENERGY AND REDUCE COST TO INDUSTRIAL AND COMMERCIAL CONSUMERS						
Have a roadshow to promote Energy Storage Solutions for Commercial and Industrial Users as a program to subsidise the installation of energy storage systems (like batteries) for commercial and industrial users.	Midvaal LM/Sedibeng DM	Sedibeng DM	R800 000		X	
Develop a comprehensive Pollution Contingency Plan encompassing various potential sources of pollution.	Midvaal LM	National Treasury	R580 000	X		
Establish Waste-to-Energy Plant (To converts organic and industrial waste into bioenergy, supporting a circular economy)	Midvaal LM	Midvaal LM	R5 000 000		X	
Establish Solar power initiatives for within the industrial hub.	Midvaal LM	Midvaal LM/PPP	R2 000 000	X		

OBJECTIVE 3: IMPLEMENT AND OVERSEE DEVELOPMENT OF MOBILITY AND ACTIVITY SPINE INITIATIVES ALONG THE R550 AND R82						
Dan Pienaar Drive gravel section upgrade to asphalt	Midvaal LM	Department of Public Works and Infrastructure	R 1 700 000	X		
Construct paved pedestrian walkways along the Dan Pienaar Drive.	Department of Public Work and Infrastructure	Department of Public Works and Infrastructure	R970 000		X	
Develop Neighbourhood Watch Initiatives with increased street lighting and visible policing to target crime prevention.	Midvaal LM/De Duer Local Police Station	-	-		X	
Street lighting along the R550.	Department of Public Work and Infrastructure	Department of Public Works and Infrastructure	R3 030 000		X	
CCTV Cameras at entry points into the precinct	Midvaal LM/Sedibeng DM	National Treasury	R178 000	X		
Mount Batten Internal Street (Asphalt and sidewalk)	Midvaal LM	Midvaal LM	R1 670 000	X		
Provision of a Service Road along the R550 to provide access for adjacent properties.	Midvaal LM	Department of Public Works and Infrastructure	2 000 000	X		
OBJECTIVE 4: PROMOTE SUSTAINABLE PRACTICES TO ACHIEVE ENVIRONMENTAL MANAGEMENT ON LAND PARCELS WITH THE PRESENCE OF CBAS AND RIDGES						
Establish tree planting programme through EPWP (MLM SDF, 2022)	Department of Public Work and Infrastructure	Department of Public Works and Infrastructure	R320 000		X	
Development of botanical garden within the tourism zone	Midvaal LM/SANBI	SANBI	R400 000			X
OBJECTIVE 5: OPTIMIZE INVESTMENTS (PUBLIC OR PRIVATE) IN TARGETED ENGINEERING INFRASTRUCTURE IN THE PRECINCT TO UNLOCK THE AREA'S POTENTIAL WHERE FORMAL INFRASTRUCTURE IS LACKING						
Provide sufficient bulk service infrastructure to stimulate economic growth and development (Randwater pipeline, Sewer, upgrading of internal roads, Broadband)	Sedibeng DM	MIG	R30 000 000			X

Installation of stormwater infrastructure at asphalt intersections	Midvaal LM	MIG	R4 000 000		X	
OBJECTIVE 6: PROMOTE AGRICULTURAL PRODUCTION AND PROCESSING TO ENHANCE THE PRECINCT'S FUNCTIONALITY AND CAPITALIZE ON THE AREA'S SIGNIFICANT AGRICULTURAL POTENTIAL						
Establish fresh produce markets and market facilities along the R550	Midvaal LM/DALRRD	Midvaal LM/DALRRD	R1 700 000	X		
Promote and assist the establishment of vegetable production and small-scale farming	DALRRD	DALRRD	R2 469 000		X	

4.3 INSTITUTIONAL FRAMEWORK.

The successful implementation of the Tedderfield Precinct Plan requires a well-defined **institutional framework** that delineates the roles, responsibilities, and relationships between various stakeholders. This framework will ensure coordinated action, resource optimization, and effective project management.

4.3.1 Purpose of the Institutional Framework

- **Facilitate Coordination:** The framework helps to align efforts of local, provincial, and national government departments with private sector and community stakeholders.
- **Streamline Communication:** Establish clear channels for communication and decision-making among all Tedderfield Stakeholders.

- **Monitor and Evaluate Progress:** Enable systematic tracking of implementation milestones across sectors within the area.

4.3.2. Proposed Structure of the Institutional Framework

A. Steering Committee (Strategic Level)

The function of the Steering Committee will be to provide overarching direction, approve budgets, and resolve high-level conflicts.

The committee can be structured as follows:

- Chair: Midvaal Municipality (Midvaal LM)
- Key Members will include:

- Gauteng Department of Economic Development.
- Sedibeng District Municipality (Sedibeng DM).
- Department of Public Works and Infrastructure (DPWI).
- Department of Agriculture, Land Reform, and Rural Development (DALRRD).
- National Treasury (for funding oversight).
- Private Sector Representatives (developers, investors, tourism boards).

B. Technical Working Groups (Operational Level)

The function of the Technical Working Group will be to focus on specific project categories and ensure implementation according to timelines and standards as established.

Technical Working Groups are proposed as follows:

- Infrastructure Development Group:** Responsible for road upgrades, bulk services, and stormwater infrastructure within the precinct. This could be led by the Department of Public Works and Infrastructure and Midvaal Local Municipality.
- Tourism and Branding Group:** this group will handle gateway signage, tourism marketing, and low-light pollution streetlights. The

group can be led by Midvaal Local Municipality with input from the Department of Tourism.

- Environmental Management Group:** This group will focus on tree-planting programs, waste-to-energy projects, pollution management and environmental conservation strategies within the specific areas in the precinct including CBA's and ESA's. The group can be led by SANBI, Midvaal Local Municipality and Department of Environment Forestry and Fisheries.

C. Implementation Office (Execution Level)

The function of this implementation office will be on central coordination hub for day-to-day activities, stakeholder engagement, and progress reporting.

The responsibilities of the group will include but not limited to the following:

- Maintain a digital collaboration platform for tracking progress.
- Facilitate engagement forums for community feedback and conflict resolution for any that may arise.
- Generate reports for the steering committee.

This implementation office may be composed of professional officials from Midvaal Local Municipality, supplemented by personnel from Sedibeng District Municipality and Department of Public Works and Infrastructure.

D. Community Liaison and Advisory Forum

The function of this forum will mainly be to ensure community involvement and transparency to all the Tedderfield residents. This can be composed of the civil society organizations, local businesses, and resident representatives such as ward councilor.

4.3.3 Key Relationships Between Institutions

Policy Alignment:

- National Treasury provides funding guidelines and ensures compliance with broader economic goals.
- Provincial departments align precinct initiatives with Gauteng's growth strategies.

Resource Sharing:

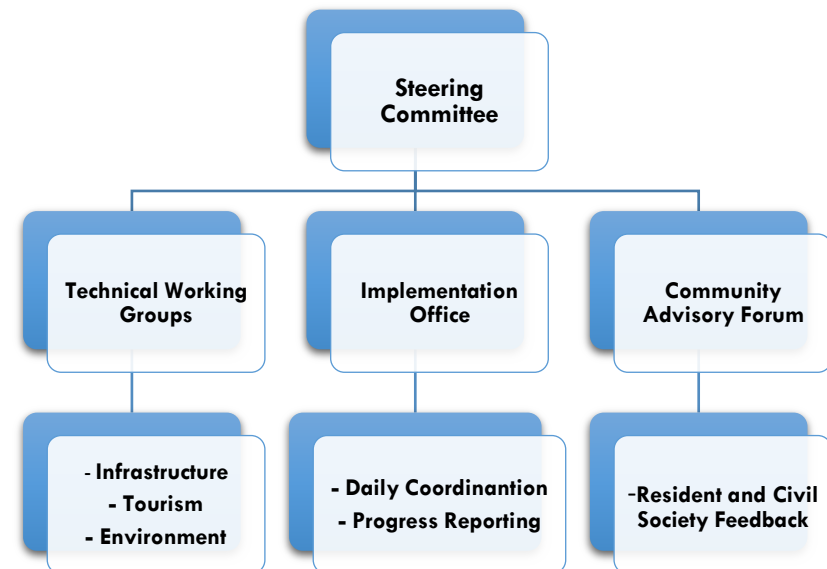
- DPWI leads infrastructure projects with support from Midvaal LM for local knowledge and facilitation.

- SANBI provides expertise for environmental initiatives, while DALRRD supports agricultural projects.

Private Sector Collaboration:

- Private developers and investors are engaged through Public-Private Partnerships (PPPs) facilitated by the Implementation Office.

Figure 13: Institutional Framework



5. CONCLUSION

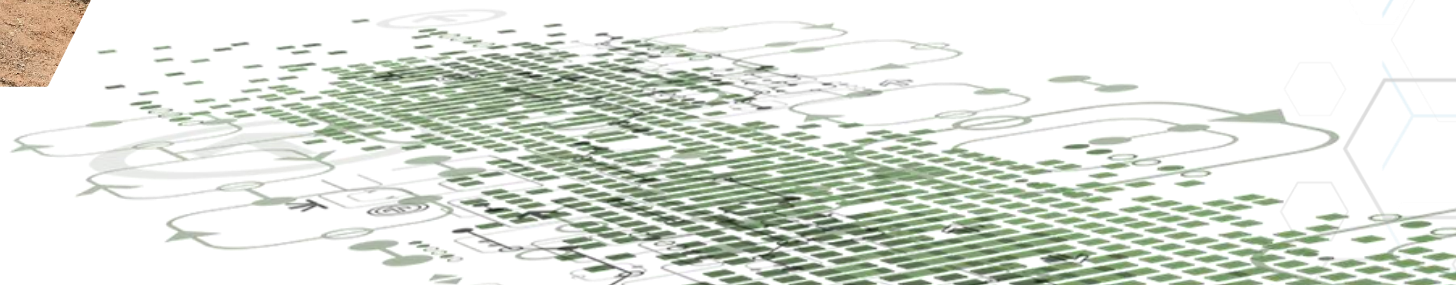
The spatial proposals phase of the Tedderfield precinct plan represents a crucial step toward realising the envisioned future of the precinct. This phase has examined the spatial challenges and opportunities inherent in the area, providing a solid foundation upon which to build a sustainable precinct. An analysis of the spatial constraints and potentials, allowed the development of spatial visions for the precinct. This vision serves as a guiding beacon, reflecting both the aspirations of the community and the practical considerations necessary for effective development. Development drivers laid the basis for transformative changes that will address existing challenges and capitalise on the precinct's unique strengths. The development of a spatial concept has further articulated how the precinct should evolve. This concept encompasses the desired physical and functional characteristics of the area, setting out a framework for the layout and integration of various elements. It provides a structured approach to spatial implementation, ensuring that development is cohesive, well-organised, and aligned with the overall vision.

Central to this phase is the establishment of a comprehensive development framework. This framework offers clear guidelines on land use, ensuring that future developments are in harmony with the precinct's goals and character. By defining the nature and type of land

uses, we have created a roadmap that supports balanced growth and optimises the use of available resources. Additionally, the identification of catalytic projects has been pivotal in shaping the implementation plan. These key projects are designed to act as catalysts for incremental improvements, driving momentum and facilitating the gradual upliftment of the precinct. The implementation plan outlines a strategic approach to prioritising and executing these projects, ensuring that they contribute effectively to the precinct's long-term objectives. In conclusion, the spatial proposals phase has provided a framework for guiding the future development of the precinct. By addressing spatial challenges, defining development drivers, and outlining a clear spatial concept and development framework, a well-structured and strategic approach to precinct improvement is being sought after.



ADDENDUM



PUBLIC PARTICIPATION REPORT



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1. INTRODUCTION

The former MMC for Development & Planning Cllr Mokete Motsamai of the Midvaal local municipality coordinated and organized the public participation process meeting with the officials of Midvaal Development and Planning department for the discussion of the formulation of the Tedderfield Precinct Plan Review which took place on the 29th of June from 09H00 to 11h00 at The Forest Venue in Aloe Ridge. This engagement was successful, thanks to the active participation of recognized stakeholders and the broader community members of Midvaal local municipality. The valuable contributions from the Councilor and the residents are highly appreciated and will be considered in the finalization of the Tedderfield Precinct Plan Review.

2. PUBLIC PARTICIPATION PROCESS

In accordance to the Midvaal local municipality Spatial Planning Land Use Management By-Law, 2016, outlines that when the Municipality intends to develop a precinct plan, it must in drafting that precinct plan make it consistent with the purpose of a municipal spatial development framework and incorporate the provisions of the precinct plan that are consistent with that purpose in a municipal spatial development framework. The Municipality must ensure that public participation is

undertaken in accordance with the provisions of Chapter 4 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), prior to the approval of a precinct plan. The Midvaal local municipality had invited the residents to attend the public participation through a notice on My Midvaal App (see annexure A).

In this instance, the Midvaal local municipality has diligently followed all required steps for community engagement in the presentation of the Tedderfield Precinct Plan Review.

2.1. OBJECTIVE AND APPROACH

The purpose of this public participation process was for Global Solution Development Pty (Ltd) to introduce the project team and to present the Urban Development Boundary (UDB) which the residents of the Tedderfield adopted. Moreover, the engagement was very informative and the issues which the residents raised were noted.

2.2. PUBLIC PARTICIPATION

Tedderfield residents and their ward councillor were engaged through a presentation, online tool (google forms) and break out groups. With the google forms, a questionnaire was provided in which the residents as key stakeholders could provide responses in real-time. The members of the focus group were also elected, however, some volunteered to be part of the focus group

2.2.1 Engagements with the Residents

The residents were divided into two groups which were Group 1 – Tedderfield East and Tedderfield Central & Farm portions on the Farm Bronkhorstfontein 329 IQ: Group 2 – Tedderfield West and South as well as farm portions on the farm Bronkhorstfontein 329 IQ and the farm Elandsfontein 334 IQ.

The groups outlined the following issues, constraints and opportunities for the Tedderfield Precinct in general which were also visually illustrated.

Issues and constraints were outlined as follows

- Crime levels raising within the precinct.
- Pollution from various sources (Jackson Informal Settlement resident's dumping's, light industrial noise etc.)
- Maintain and enhance existing engineering infrastructure (road).
- Provision of Rand Water infrastructure within the delineated UDB as well as a formal sewer system.
- Jackson Informal Settlement and its related problems (noise, crime, relocation of the residents, etc.).

- Heavy trucks restrictions within the residential component of Tedderfield especially on Dan Pienaar Drive and other internal roads.
- Eskom tariffs to the residents or community members varies.

Opportunities in the precinct were outlined as follows:

- Opportunity for light industrial use, hospitality use.
- Farming and intensive farming within the precinct.
- Rural living and peaceful environments.
- Close proximity to economic and social facilities in Walkerville and Meyerton as well as those in the City of Johannesburg
- Permanent and short-term employment opportunities within the precinct
- Good visual exposure to the R550 and the R82.

Moreover, the groups further outlined the following land uses that are desirable within the adopted Tedderfield UDB delineated by the current municipal SDF, and these generally include:

- Protect the tranquillity of the area and remain a residential/rural area.
- Consider an access control/gated community.
- Hospitality uses.

- Agricultural related activities, small scale farming including poultry farming.
- Equestrian uses.
- Home industries or light industries.
- Mixed use developments.

The groups also proposed that the following uses be excluded from the delineated UDB of Tedderfield, and these include:

- Large scale Industrial uses or factories.
- Abattoir.
- Truck businesses or public transport businesses.
- Informal settlements.

The two groups even went further to highlight the preferred zoning within the Tedderfield urban development boundary to indicate what they would really want to see and achieve within the Tedderfield precinct.

The following images shows the public engagement in process at the forest Venue in Aloe Ridge. During the engagement, GSD team presented the aims, goals, objectives and the expected outcomes with regards to the proposed urban development boundary delineation and key issues of the Tedderfield Precinct Plan development

Image 1: Presentation of the Urban Development Boundary



Image 2: Ward Councillor welcoming the residents



Image 3: MMC for Development and Planning outlining few concerns the residents had with the local municipality with reference to Jackson Informal Settlement.



Image 4: Break away sessions in progress



2.2.2 Focus Group Engagements

The focus group engagement took place on the 05th of September 2024 on Microsoft Teams from 15h20 to 16h00, facilitated by the Global Solution Development PTY (LTD). The purpose of the meeting was to discuss the Tedderfield Precinct Plan Review and inputs on the review with regards to the situational analysis were discussed. The agenda of the meeting is attached on Annexure C. Some members of the focus group meeting were not able to attend the meeting however those who attended gave valuable inputs and comments on the Tedderfield Precinct Plan. The issues raised were:

- No Connection of Rand Water bulk infrastructure in the agricultural areas
- Formalization of the Jackson Informal Settlement
- Tourism area
- Safety around the Jackson Informal Settlement
- Arrangement and broader integration of the place

3. SUMMARY

All engagements between Midvaal local municipality together with Global Solution Development Pty (Ltd) and the residents of

Tedderfield residents as well as the interested/affected parties were successful.

4. CONCLUSION

The public participation engagements were successful and very informative to the GSD team as we gathered direct information from the interested and affected parties or residents of Tedderfield. Most of the issues or challenges the residents has with the local municipality also came up and the former MMC for Development and Planning outlined and emphasized the importance of the intergovernmental relations with the city of Johannesburg to tackle some of these issues brought forward with reference to Jackson Informal Settlement.

ANNEXURE A: MIDVAAL INVITATION AND AGENDA FOR THE MEETING



PUBLIC NOTICE
19 June 2024

GENERAL ENQUIRIES - 087 106 2471
EMERGENCY LINE - 016 360 7500
complaints@midvaal.gov.za

PUBLIC PARTICIPATION MEETING FOR THE TEDDERFIELD PRECINCT PLAN REVIEW

AGENDA

DATE: 29th June 2024
TIME: 09H00 – 11H30
VENUE: The Forest Venue, Aloe Ridge Road

NO.	ITEM	FACILITATED BY	DURATION
1.	Opening & Welcome	Cllr Lesley Visser	09H00 - 09H05
2.	Purpose of the Meeting	MMC Mokete Motsamai	09H05 – 09H20
4.	Goals and Expected Outcomes	Global Solution Development	09H20 – 09H30
5.	Boundary Delineation Exercise	Global Solution Development	09H30 – 10H00
6.	Determination of Status Quo and Key Issues Breakout sessions Formulation of a focus group.	Global Solution Development	10H00 – 11H00
5.	Questions	All	11h00 – 11h20
6.	Way forward	MMC Mokete Motsamai	11H20 – 11H30
7.	Closure	Cllr Lesley Visser	11H30



MY MIDVAAL APP
Available on the Google Play App Store





MIDVAAL LOCAL MUNICIPALITY

ANNEXURE B: FOCUS GROUP MEETING AGENDA

TEDDERFIELD PRECINCT PLAN

Purpose: Focus Group Meeting for the review of the Tedderfield Precinct Plan

Date: 05 September 2024

Time: 15:20 – 16:00 PM

Venue: Microsoft teams

AGENDA

ITEM NO.	ITEM	RESPONSIBILITY	TIMEFRAMES
1.	Opening & welcome	Global Solution Development	3 minutes
2.	Purpose of the meeting	Global Solution Development	4 minutes
3.	Interactive session	All	30 minutes
4.	Closing remarks	Global Solution Development	3 minutes