
TOWARDS A COMMUNITY DEVELOPMENT PLAN FOR KYALAMI AND ENVIRONS

The purpose of this document is to identify the area of concern and then to determine a set of planning goals and development criteria that will channel and guide development with a view to achieving a tangible set of long term goals for the Greater Kyalami Area and all its residents.

GREATER KYALAMI AREA

The Greater Kyalami Area, as it is colloquially known, comprises the following areas:

Blue Hills Township and Extensions

Blue Hills AH

Crowthorne AH (some)

Diepsloot AH

Glenferness AH

Kleve AH

Kyalami AH

Kyalami AH Extension 1

Treesbank AH

Blue Hills 397-JR

Diepsloot 388-JR

Newlands 757-JR

Pommel Close 715-JR

Saddlebrook Estate 61-JR

Witbos 409-JR

Witpoort 406-JR

Witsloot 400-JR

Zevenfontein 407-JR.

ACTIVE RATEPAYERS AND COMMUNITY ORGANISATIONS REPRESENTING THE LOCAL COMMUNITY

The area of jurisdiction of Greater Kyalami Conservancy (GEKCO) comprises, as indicated above, most of the Greater Kyalami Area except for specific properties which are excluded from the jurisdiction of GEKCO.

The Greater Kyalami Residents Committee (GKRC) is an alliance of residents associations servicing various parts of the Greater Kyalami Area.

In this report we will refer to the Greater Kyalami Area (GKA) as this covers the areas that are discussed here.

OVERVIEW

The Greater Kyalami Area is located largely outside the City of Johannesburg's urban development boundary (UDB). The area is predominantly rural-residential in nature with limited access to municipal services. The character of the Greater Kyalami Area is rural with many open spaces due to the low level of urban development and also to the fact that the area is traversed by low lying stream valleys and other environmental features that restrict development.

The bulk of the properties in the Greater Kyalami Area are either agricultural holdings or farm portions that are zoned "Agricultural" in terms of the Halfway House & Clayville Town Planning scheme, 1976 or the Peri-Urban Areas Town Planning Scheme.

The Greater Kyalami Area is home to an equestrian industry that is recognised as being at the epicentre of equestrian sport in South Africa. The Gauteng Horse Society and Kyalami Equestrian Park are located in the Greater Kyalami Area, as well as the SA Lipizzaners and a large number of private equestrian facilities and stud facilities.

Other than the use of properties for rural residential purposes, there are number of properties that are used for other purposes such as for *bona fide* farming, plant nurseries, educational purposes, ecclesiastical purposes, for equestrian sports, for the breeding of horses, as riding yards and horse riding schools, as bed and breakfast establishments, farm stalls, conference facilities, and as veterinary doctor's rooms and related uses.

DEVELOPMENT OBJECTIVES

The overriding development objectives for the next 10 years are:

1. Maintain the existing rural residential and low density character of the Greater Kyalami Area by not permitting divisions of agricultural holdings and farm portions to areas less than 1 h.a.
2. Identify and promote the protection and long term preservation of the environmentally sensitive areas and natural open spaces that are located within the area.
3. Create and develop wildlife corridors within the GKA.
4. The natural amenities that are available in the Greater Kyalami Area are unique. Subject to formal approval by residents and land owners and within a structured management plan they could be integrated into the larger Johannesburg area and made usable and valued by the larger community of Johannesburg.
5. There is a great opportunity here to develop and focus planning decisions on achieving a sustainable and long term economic, employment, social and environmental future for the Greater Kyalami Area.
6. Discourage pollution in any form and discourage activities that would not add value to the Green ethic and green principles of GECKO and the GKA affiliated resident associations.
7. Road safety and traffic issues to be addressed vigorously in a manner that is appropriate to maintaining and ensuring a country lifestyle/ambience

DEVELOPMENT ACTIONS

The following actions are required in order to preserve the development objectives stated above.

1. The urban development boundary should not be extended so that the Greater Kyalami Area is included in a formal development zone. The RSDF documentation and stated proposals should unequivocally enforce this policy. The survey indicates a desire to try and secure the periphery and remove barriers along open space routes inside the GKA.
2. Promote the use of properties for the following (which is largely in line with the current regional spatial development framework 2010/2011 which applies to the Greater Kyalami Area) for:
 - 2.1 Bona-fide rural residential and agricultural purposes;
 - 2.2 Low impact and low intensity non-urban residential development at a density of 2 dwelling units per hectare;

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- 2.3 Compatible uses (which should be restricted to low intensity, visually attractive and locationally suitable guest houses, plant nurseries, seed farming, hydroponics, equestrian facilities, selected training facilities and selected rural residential estates; Provided that these uses should be exercised in a manner that does not detract from the general environmental amenity and peace and quiet that is enjoyed by the vast majority of the Greater Kyalami Area residents);
 - 2.4 Selected institutional and community facilities which service the local needs of the Greater Kyalami Area;
 - 2.5 Home businesses and offices lawfully operated from properties in terms of the applicable town planning scheme regulations.
 - 2.6 Resist and vigorously oppose all illegal property uses (including illegal construction activities).
 - 2.7 While one appreciates the need for security in this part of Johannesburg it should be a development aim to discourage gated communities and walled estates within the Greater Kyalami Area. It is acknowledged that there are existing gated communities which have been lawfully established. It is deemed that the continued creation of insular communities with the GKA will not serve its long term goal as an open and accessible area where security is maintained through other less draconian means.
 - 2.8 Township establishment in the Greater Kyalami Area will be resisted unless it subscribes to and promotes the broad development goals as set out above.
3. The proposed construction of the PWV and K roads that are planned to traverse the Greater Kyalami Area will, in the opinion of residents, have a profoundly negative impact not only on the existing areas of substantial environmental value but also on the long term ability to create an integrated and accessible community in the Greater Kyalami Area. The future development plans for the GKA should not encourage the development of these roads. Every available opportunity to oppose the construction of these roads will be taken by residents.
 - 3.1 Rather than destroy the environmental and social fabric of the GKA it is a stated objective that the 4 major roads which bound the Greater Kyalami Area should be upgraded to carry the increasing volumes of traffic rather than develop new roads through undeveloped and rural parts of the GKA.
 - 3.2 An upgrade of the existing infrastructure to the extent required to service the basic needs of the residents is presently needed within the Greater Kyalami Area. Relatively small improvements in the existing road quality (both tarred and untarred) will substantially contribute to the overall enjoyment of this area by residents and visitors alike. Regular engagement by the Council's utilities will ensure that an acceptable standard of service is maintained.
 - 3.3 It is imperative that that there is solid and ongoing engagement with all the relevant authorities to ensure that stream valleys are well maintained and are not subject to washouts, donga formation and a proliferation of alien plant species.

ENVIRONMENTAL ACTIONS

Opportunities and facilities that promote and advance environmental education and awareness in and of the Greater Kyalami Area are to be encouraged. The environmental value of the Greater Kyalami Area as a relatively unspoilt Highveld grassland area must be promoted.

The Jukskei River and local non-perennial streams form an important part of the local environmental fabric and need to be substantially elevated in terms of awareness and initiatives to ensure that they are cleaned up and protected from future contamination and degradation. GKA will undertake to monitor and manage the condition of this river and its banks with the assistance of City Parks.

The existing spaces which have been expropriated or earmarked for future PWV and K roads should be utilised as open space and biodiversity corridors for as long as these roads remain undeveloped. There remains ongoing opposition to their development as indicated above.

A public register of environmentally sensitive and valuable locations and areas within the GKA must be established and guidelines developed to ensure that they are suitably identified, preserved and protected. Areas of indigenous grassland should be protected from degradation and, where necessary, the natural vegetation should be reinstated.

All wetlands should, as a priority, be duly identified, protected and rehabilitated where degradation has occurred.

A strong stand will continue to be made against any actions that have negative impacts on the rich and varied bird, animal and plant life that exists in the GKA. The local community with the support of the Council and enforcement agencies will continue to take a tough stand against all forms of poaching and demand harsh sentences for offenders.

The ridges that are found in the area need to be protected from development and maintained as a natural environmental feature in as close to their natural state as possible. Consultation with the city planning and environmental authorities should determine a suitable contour line above which no urban development should be permitted.

Environmental laws (including the National Environmental Management Act) must continue to be upheld and enforced.

COMMUNITY AMENITIES

Improve the quality of the road verges, along appropriate routes so that they can be used as successful, safe and appropriate areas for walking, running, cycling and horse riding.

Develop the areas mentioned above so that they are integrated with a GKA wide open space and movement network that can be used by the community for environmentally friendly pursuits, e.g. birding, walking, running, cycling, picnicking, horse riding and environmental education.

Continue to encourage and develop community and SAPS supported crime prevention initiatives. The negative impact of crime on the use of amenities must be curtailed wherever possible. Include crime prevention options (community surveillance, improved lighting etc), into all development actions. Manage the incidence and primary causes of crime in the GKA and ensure a sustainable and ongoing programme of improvements where required to eliminate crime.

AESTHETICS

Promote and encourage subtle design elements within the GKA that create a feel of quiet rural residential harmony.

Some broad guidelines might be:

1. Stone walls or walls of natural materials along road boundaries – as opposed to harsh pre-cast walling and ash bricks.
 2. Encourage the planting of appropriate water-wise indigenous trees and shrubs within the open spaces and within properties.
 3. Encourage the development and adoption of a rural architectural style that is in harmony with the surrounding environment.
 4. Encourage the community wide use of appropriate water and energy saving devices.
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