

Executive Summary:

LOCATION

Devon/Impumelelo is approximately 50km from Heidelberg, the economic centre of Lesedi. It is situated along the R29 provincial corridor on the eastern edge of the Sedibeng and Lesedi municipalities.

It is often referred to as the largest rural settlement in the Lesedi Municipality and falls within Ward 13. The R29 is the main arterial running east-west through the town. Other major roads (R550, R548, N17) link Devon to surrounding towns and regions further away.

The railway line runs parallel to the R29 through the town, with Devon Station towards the eastern section of the precinct. Therefore, the locality of Devon should be capitalised on, especially within the context of this movement infrastructure.

FEATURES

The precinct has many streams surrounding it, with one running between the existing township and the planned extension.

The precinct comprises:

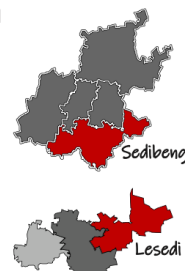
- A traditional suburb, north of the railway line.
- A few buildings along the R29, north of the railway line.
- A traditional township (Impumelelo), west of the suburb.
- A new residential township towards the northwest.
- A small informal settlement on the south-eastern corner of the precinct.

The most prominent feature is the Pride Milling maize plant located south of the railway line. The precinct is surrounded by agricultural land.

SIZE

The precinct is approximately 550ha in size, with the precinct boundaries following the Urban Development Boundary as indicated in the Lesedi SDF. However, Devon/Impumelelo is not surrounded by towns and mainly acts as a loose-standing unit.

Integrating all parts of the settlement must be the main focus. As a result, there was a decision to extend the precinct boundary to include the new extension west of Impumelelo, which further strengthens the potential for it to be integrated into the functional area instead of merely being characterised as a sprawling residential suburb.



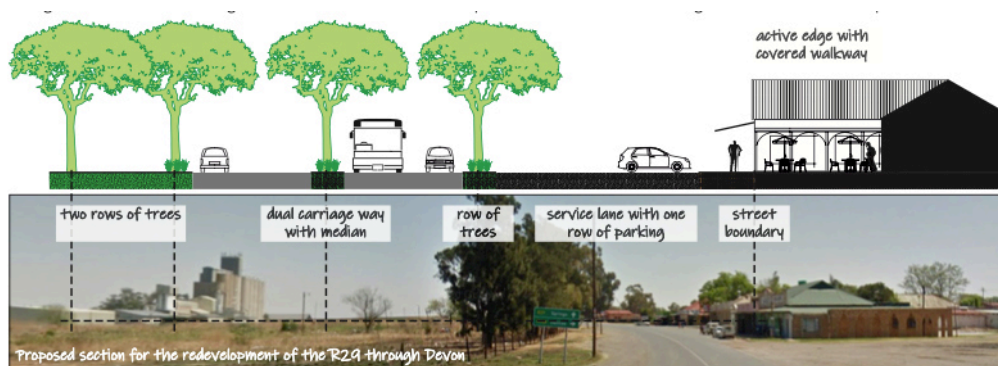
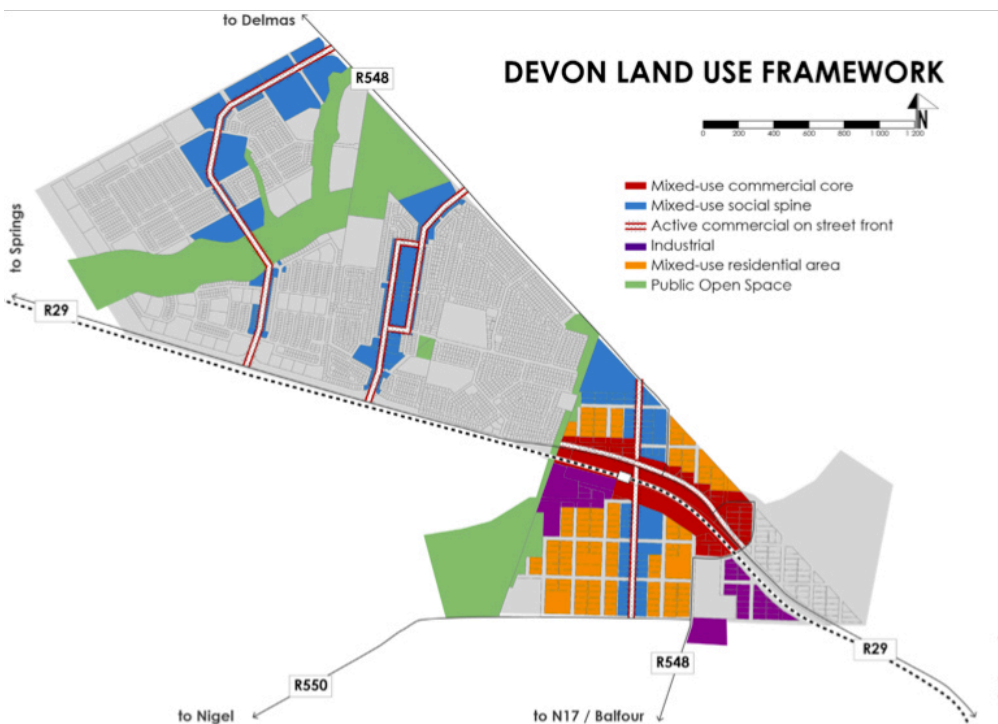
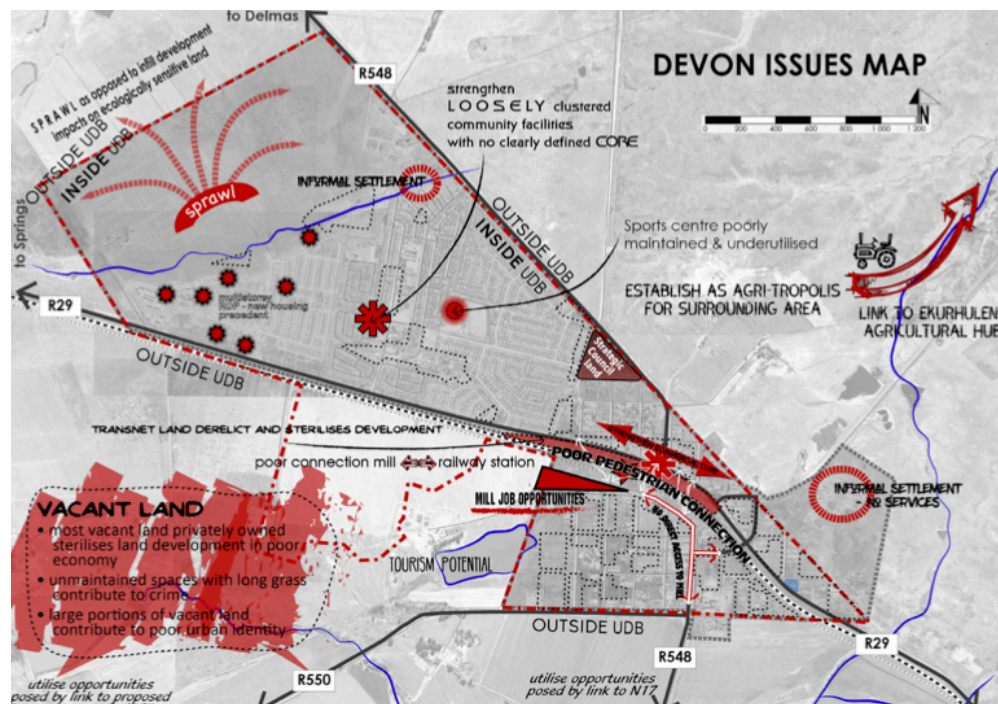
PRECINCT PLANNING

Precinct planning aims to identify public and private projects to achieve the objectives of the affected communities. The plan will enable new development, bring about regeneration and manage development pressure.

In light of this, the following is proposed:

- This precinct accounts for more than 60% of the unemployment rate, so export agricultural activities are important to consider.
- The integration of supporting mixed-use economic activities such as agro-processing, fresh produce markets and eateries is essential.
- It is crucial to maintain its rural character and to enhance a sense of place to attract visitors and expand the customer base for small businesses.
- The precinct has many retail opportunities for visitors travelling through the regional distributors, including the R29, R548 and the N17, that need to be capitalised on.
- A fascinating intervention proposed for the precinct includes redesigning the R29 section. This primary route through the precinct is vital because it contributes to peoples' perception of the town.
- A dual carriageway with a row of trees, road shoulders, and pedestrian infrastructure is also proposed for the section of the route passing through the town. The buildings along this road will be refurbished with visible facades, sidewalk eateries and covered walkways.

These elements aim to inspire the safety of the precinct, enhance local economic development and protect the rural character of Devon/



The R29 is the route with the highest movement. Because of its function as through route, it contributes to people's perception of the town. Currently it has a limited sense of place, with a poor identity. Apart from redevelopment of the street as active space, it is also proposed that a boulevard of trees be planted as one approaches the town on the R29 and then also along the R29 through the town centre.



Devon Precinct Plan

April 2021

Key Information:

The DALRRD commissioned a project to establish rural sustainability and functionality in the community of Devon/Impumelelo. Devon/Impumelelo is a rural community located about 50km east of Heidelberg (the economic centre of Lesedi local municipality).

The mission for the Devon/Impumelelo precinct plan emphasises the area's rural character amid pressures surrounding human settlements development. The precinct is surrounded by high-quality agricultural land, which must be protected. However, challenges of intergenerational household poverty, which manifest greater housing demand, put pressure on the precinct's expansion. In addition, this densified expansion is likely to infringe on agricultural land further.

The precinct plan took strategic directives from the Gauteng Rural Development Plan and the Sedibeng District Rural Development Plan. These directives focus on strengthening economic linkages between the urban economies and the rural economy of Devon/Impumelelo.

GENERAL STATISTICS

- Population:** 8600
- Median age:** 24 yrs
- Gender Split:** 50% male 50% female
- Employment:** 34%
- Serious crimes:** SA 9% Gauteng 11% Devon 23%

"Devon is an integrated and functional smart town that capitalises on the through traffic for economic growth."

Project Details:

- Location:** Midvaal District Municipality
- Time-frame:** 13 months
- Project lead:** Reinier Minny, Annemarie Loots
- Core Consulting:** The Cadre Group
- Team:** 081 265 0800
- Team:** reinier@cadreplan.co.za



- Project Sponsor:** NDALRRD



Intergovernmental steering committee:

