

Executive Summary:

This project proposed a precinct plan for Henley on Klip. Henley on Klip precinct is located east of the R59 between the Sedibeng and Midvaal municipal areas. The precinct boundary includes the residential area of Henley on Klip and extends to include the intersection on the R59, which forms an integral part as a gateway into the precinct.

“Henley on Klip is an urban village where all developments support the unique identity of the precinct.”

The precinct is approximately 1050 ha and is mainly a residential area with large stands and relatively large houses, creating a rural feel and character. You will also find the well-known Oprah Winfrey Leadership Academy for Girls in the precinct.

The Glen Douglas Dolomite mine is north of the precinct on the boundary, and the Midvaal dumping site is located just east of the precinct. The east and south of this precinct are bordered by agricultural land. To the north of the mine is Bass Lake, a recreational destination.

The precinct is outside the Urban Development Boundary, as the Midvaal SDF indicates. It is located mainly within Ward 15.

THE PRECINCT PLAN

The precinct plan proposed the following:

- Project management and support
- Feasibility studies and business plans
- Supply and installation of electricity for the rural community.
- Implementation of water and sanitation bulk services.
- Housing and settlement development
- Agriculture development
- Skills training
- Youth development
- Value adding enterprises.
- Retail development (road-side shop)

THE FOUR FOCUS AREAS FOR PROPOSED PROJECTS ARE:

Project 1: Gateway elements:

This project aims to enhance the entrance/gateway from the R59 on Henley Drive to support a sense of place.

Project 2: Movement network:

The purpose of this project is to establish a movement network that is not only functional, but also has peacemaking features.

Project 3: Open space network:

The purpose of this project is to create a recreational spine as tourism anchor

Project 4: Zone 1 services:

This project aims to upgrade infrastructure services in Zone, east of the river.

ISSUES MAP

Henley on Klip is a residential community with a distinctly rural feel. It has a nostalgic character; therefore, its essence must be preserved and enhanced to uphold the ideals of conservation and individuality.

On the other hand, the proximity of Henley on Klip to the Meyerton CBD and the R59 and the availability of vacant land contribute to the precinct’s development push for greater-density residential uses.

This disparity must be resolved, even though the precinct is outside the urban development boundaries.

Development should be directed toward the most appropriate constructed form, land use, and density, especially considering the area’s heritage preservation and the dolomite formations within the precinct.

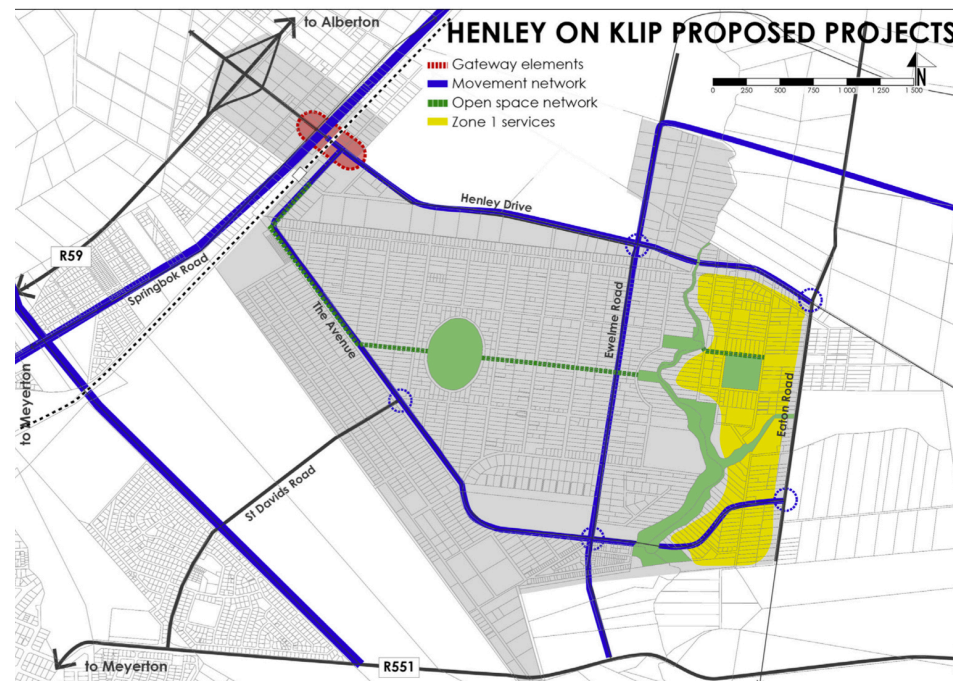
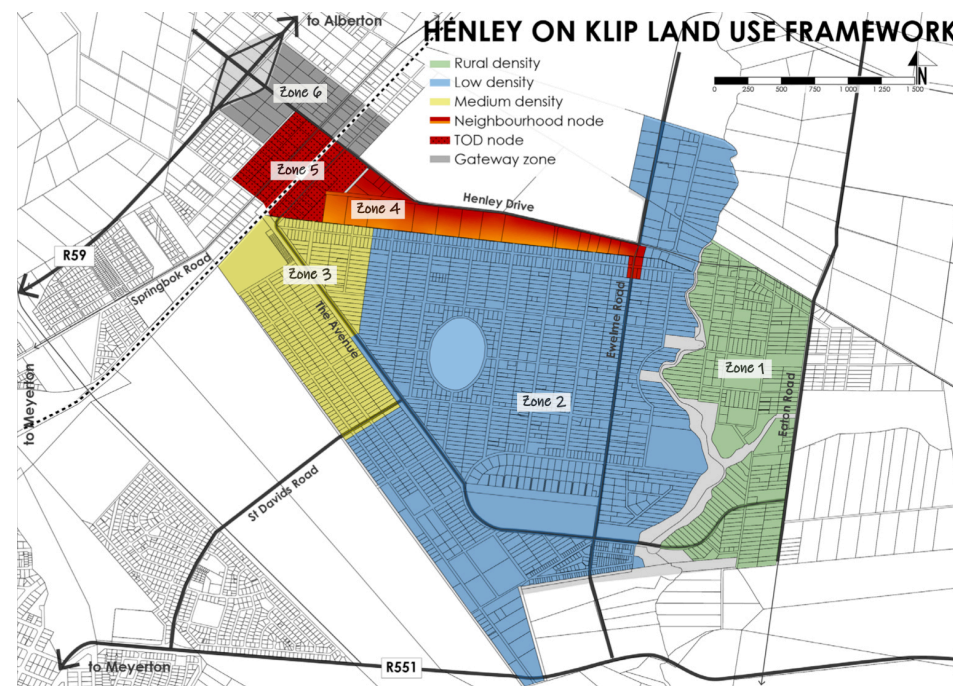
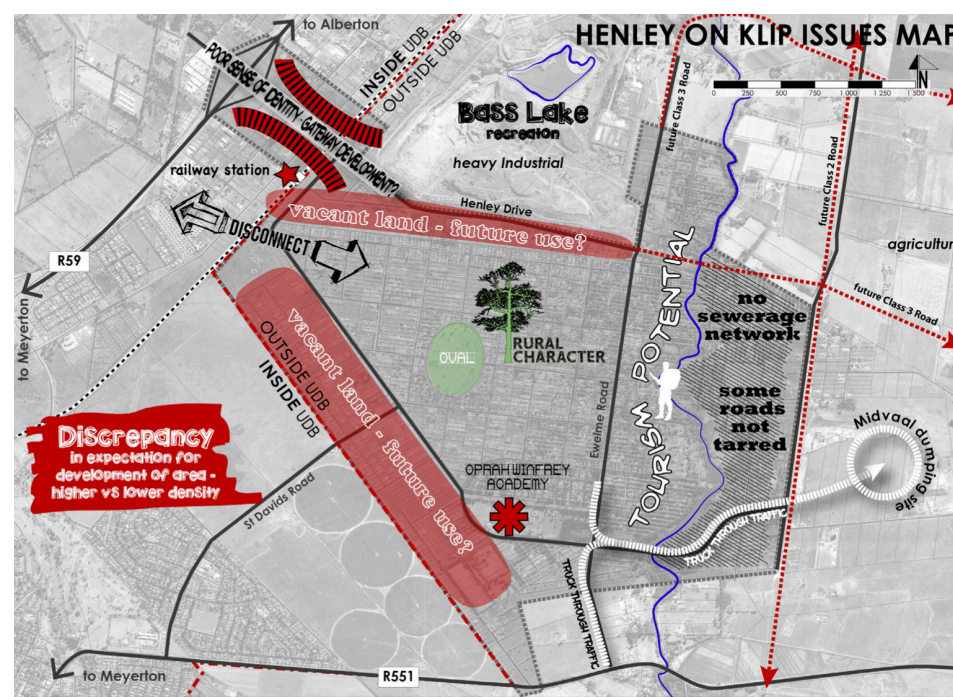
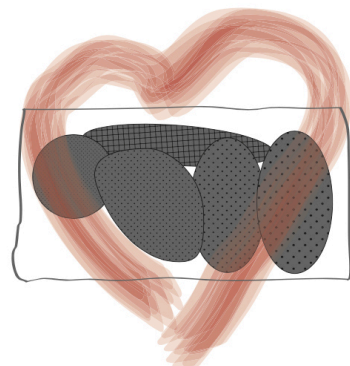
IDENTITY AND CHARACTER



Henley on Klip has a long history and well-established identity; however, developmental pressures in the western areas threaten this.

The linkages to Henley on Thames in England and the usage of unique “Victorian feel” signage within the area contribute to its unique identity.

The spatial concept is based on different functional zones (the chambers of the heart), each with varying land-use characteristics and densities, yet also supporting and fitting in with the unique identity of Henley on Klip (the heart)



Henley on Klip Precinct Plan

August 2021

Key Information:

The focus areas for spatial targeting relevant to Henley on Klip include the following:

THE OVAL:

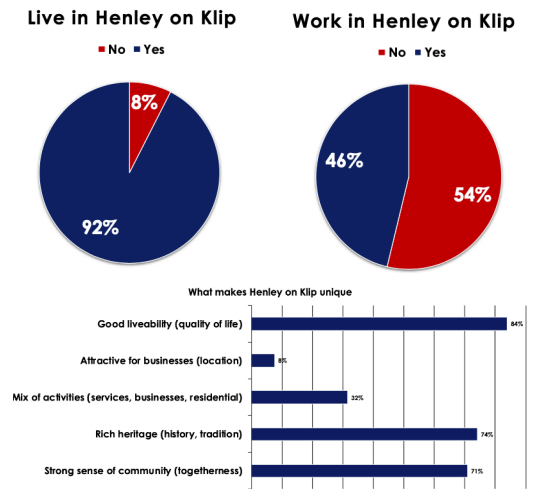
The Oval is the most important park in the area and is a prominent feature in Henley on Klip, both as a recreational asset and as an identifying element. Therefore, a recreational spine with recreational nodes is proposed to maximise existing resources and further enhance the precinct’s identity as an urban village.

EDUCATION:

The well-known Oprah Winfrey Leadership Academy for Girls is located in the precinct, which could promote educational outcomes in the area.

PUBLIC ENGAGEMENT:

Henley on Klip has varying degrees of liveability and work engagement, which makes public engagement a key priority.



Project Details:

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



Project Sponsor: NDALRRD



Intergovernmental steering committee:

