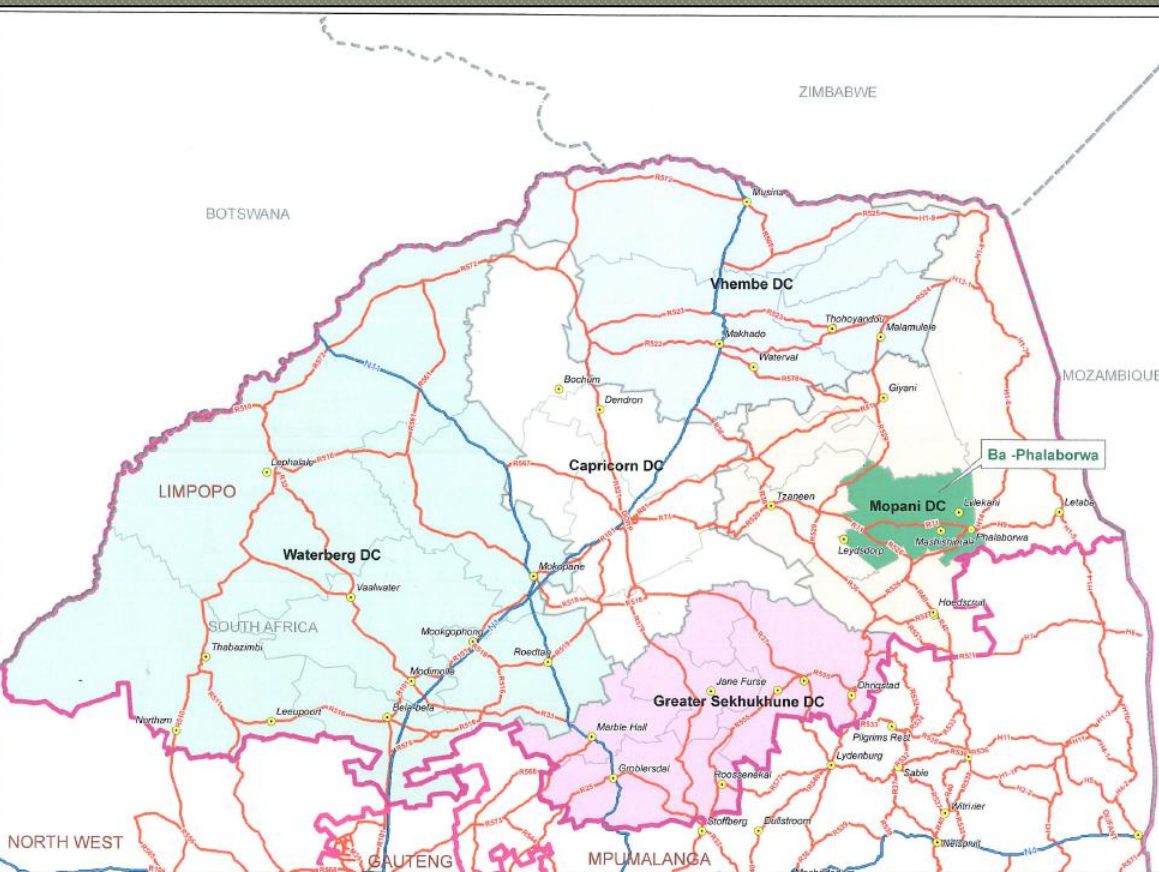


**TEAM 3 PRESENTATION  
BA-PHALABORWA  
TOWNSHIP REGENERATION  
STRATEGY**

# BACKGROUND

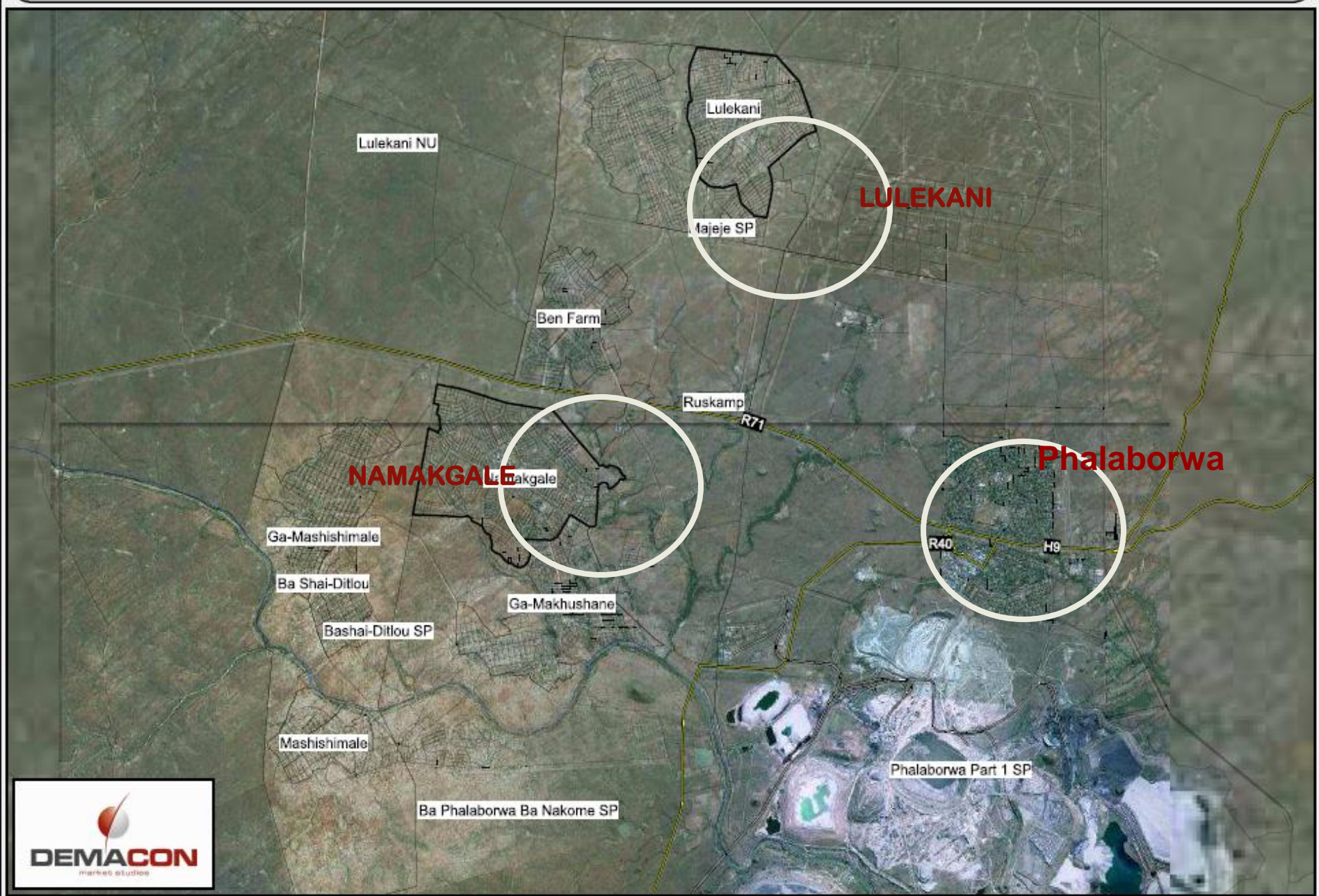
- Phalaborwa is a mining town
- Mine is phasing out due to diminishing phosphor resources
- Town and townships will be left to their own mercy to survive
- No soft landing foreseen
- Needs to restructure the economy

# Locality Map



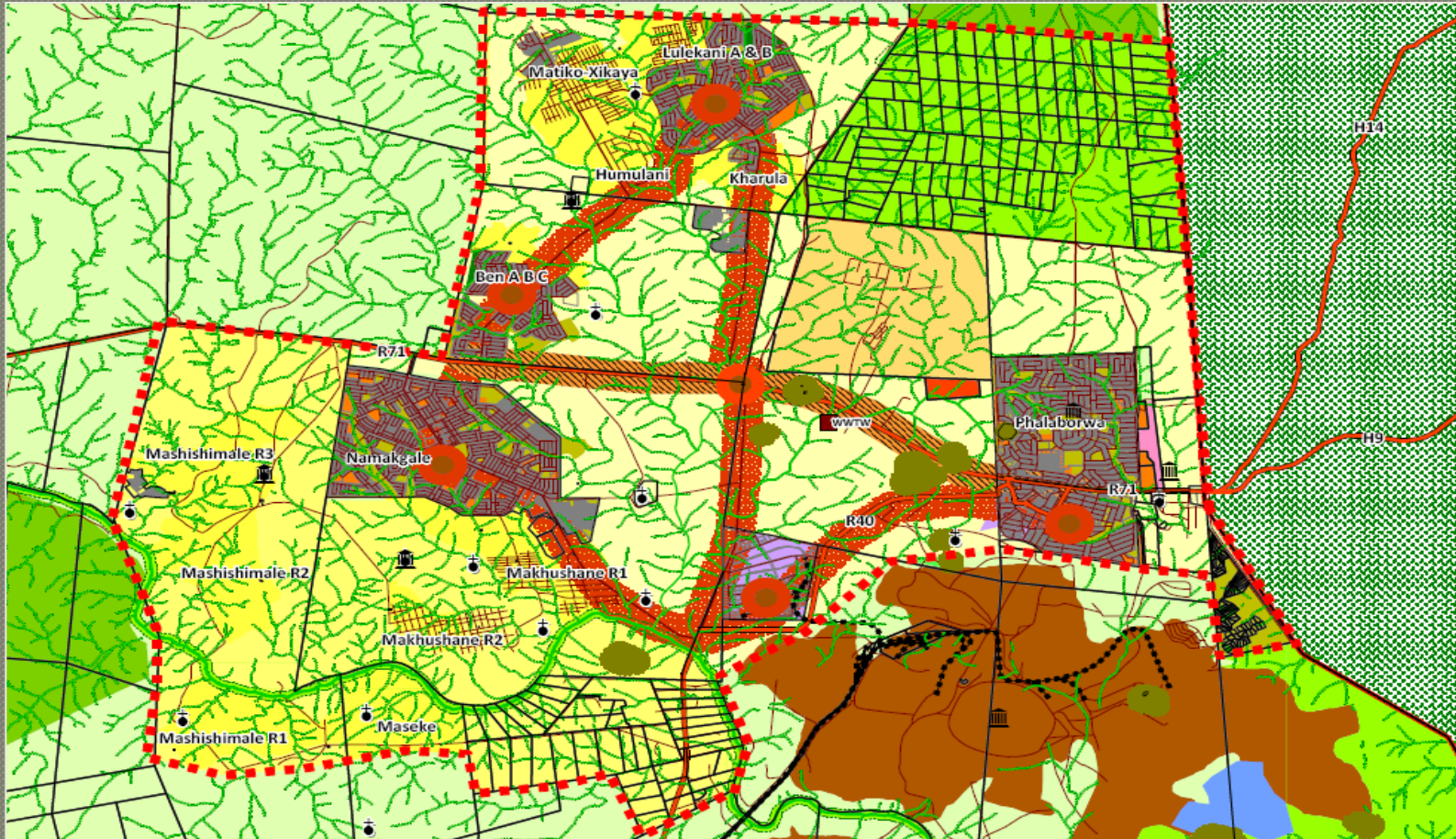


# Locality Map

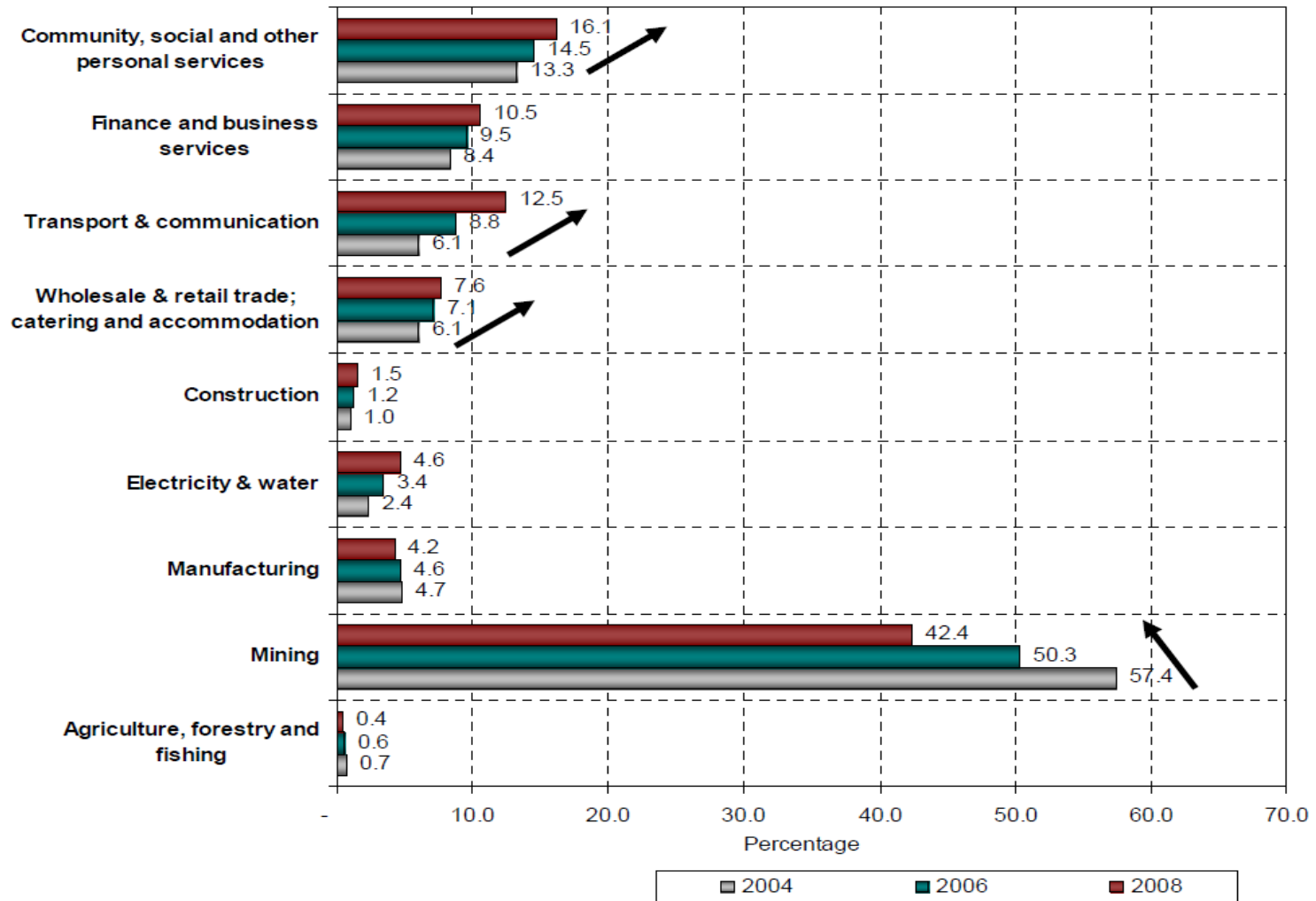




# SDF GUIDELINES



# Economic indicators



# Socio-economic profile

Aspect	✓ Namakgale	✓ Lulekani	✓ Gravelotte
<b>Number of people (2010)</b>	✓ 36,468	✓ 22,199	✓ 806
<b>Number of households (2010)</b>	✓ 9,700	✓ 4,855	✓ 450
<b>Age</b>	✓ Dominated by a young and up-coming market segment between the ages of 10 and 29 years	✓ Dominated by a young market of 5 – 19 years and an up-coming market segment between the ages of 20 and 39 years	✓ Dominated by a young market of 5 – 19 years and an up-coming market segment between the ages of 20 and 39 years
<b>Education</b>	✓ Moderately educated (81.7%)	✓ Moderately educated (87.8%)	✓ Moderately educated (85.4%)
<b>Employment</b>	✓ High unemployment rate of 56%	✓ High unemployment rate of 53.4%	✓ Very high unemployment rate of 61.2% (highest of all the nodes)
<b>Occupation</b>	✓ Elementary, craft and related workers and plant & machine operators	✓ Elementary, craft and related workers and plant & machine operators	✓ Elementary, craft and related workers and plant & machine operators
<b>Annual Household Income (Weighted Average)</b>	✓ R26,968	✓ R21,916	✓ R21,916
<b>Dwelling Type</b>	✓ House or brick structure on separate stand ✓ Informal dwelling not on back yard	✓ Informal dwelling not on back yard ✓ house or brick structure on separate stand	✓ House or brick structure on separate stand ✓ Informal dwelling not on back yard
<b>Tenure Status</b>	✓ Ownership paid off ✓ Rented	✓ Ownership paid off ✓ Rented	✓ Ownership paid off ✓ Rented
<b>LSM 1 – 3</b>	✓ 69.1%	✓ 71.4%	✓ 79.9%
<b>LSM 4 – 10</b>	✓ 30.9%	✓ 28.6%	✓ 20.1%

# **DEVELOPMENT IMPLICATIONS (SWOT)**

## **○ REGIONAL CONTEXT**

- Economic Decline**
- Spatial Development Initiatives**
  - Phalaborwa-Nelspruit SDI (R40)-supporting agriculture and tourism**
  - Emerging Gauteng Pholokwane Phalaborwa Xia-Xia SDI.-supporting Trans-frontier Park**
- Regional accessibility to Eco Tourism environment**
  - KNP, private game parks / lodges, Trans-frontier park**
- Proximity to Hoedspruit Airport (Tourism Linkage)**



# DEVELOPMENT IMPLICATIONS (SWOT)

## ● LOCAL CONTEXT

- **Locality as gateway to KNP and proximity to Selati and Letaba Game Reserves**
- **Existing Urban Structure Dysfunctional ( 3 distinctive nodes)**
  - **Lulekane low socio economic profile, limited engineering infrastructure, strong social services infrastructure**
  - **Namakgale**
  - **Phalaborwa**
    - **Residential Area of which role and function will change**
    - **CBD**
    - **Industrial Area supporting mine**
    - **Hans Merensky Golf Estate- sport tourism node as catalyst for tourism related activities (conference ,spa, wellness etc..)**
    - **Aventura Resort**

# **DEVELOPMENT IMPLICATIONS (SWOT)**

## **Local context continued:**

- **Mine-closing down-**
  - **By product beneficiation pilot project of R84m to be launched**
  - **Dust problem will be solved with rehabilitation**
  - **Rehabilitation of Mine creates opportunity for attractions (Kimberly Hole adventure activities)**
- **Townships not integrated -10km Development Gap**
- **R40 Extension and R71 intersects in middle of Development**
  - **Gap providing opportunity for the development of a Community Activity Node in proximity of Namakgale and Lulekane**
  - **Provides opportunity for integration of communities.**
- **Urban agriculture and indigenous knowledge**

# DEVELOPMENT IMPLICATIONS

- *Relatively high education levels in townships*
- *Government properties (provincial and national) creating opportunities for development*
- *Bulk water is available – closure of mine will increase capacity*
- *Internal reticulation needs upgrading*
- *Potential (need) for 10 000sq m retail node identified and confirmed by economists – will act as catalysts for other complimentary uses*



# **VISION STATEMENT**

**Phalaborwa and surrounds becoming a vibrant and sustainable Leisure and Recreation hub in the Region**

# **MISSION STATEMENT**

**Supporting a vibrant economy to offset the effects of declining mining sector and to bring improved quality of life to the residents**

# Strategies to Strengthen the Economic Base of Phalaborwa and surrounds

- 1. Development of Leisure and Recreation hub in support of tourism (focusing on Adventure, Scenic and Natural/ eco tourism)**
- 2. Strengthening linkages with tourism game reserves (eg. Transfrontier Park, Kruger/Mozambique)**
- 3. Strengthening linkages with local airport as well as Hoedspruit airport**
- 4. Strengthening development corridors between Phalaborwa and Namakgale/Lulekani by providing activity node at the intersection R40 EXT. towards Lulekane and R71**
- 5. Providing new residential affordable housing**
- 6. Upgrading and maintenance of existing settlements**
- 7. Re-development of military camp as eco – estate**
- 8. Development of skills –base**
- 9. Recycling of mining dumps / Research on iron-ore (12 million \$ Pilot Project)**

# **Programme**

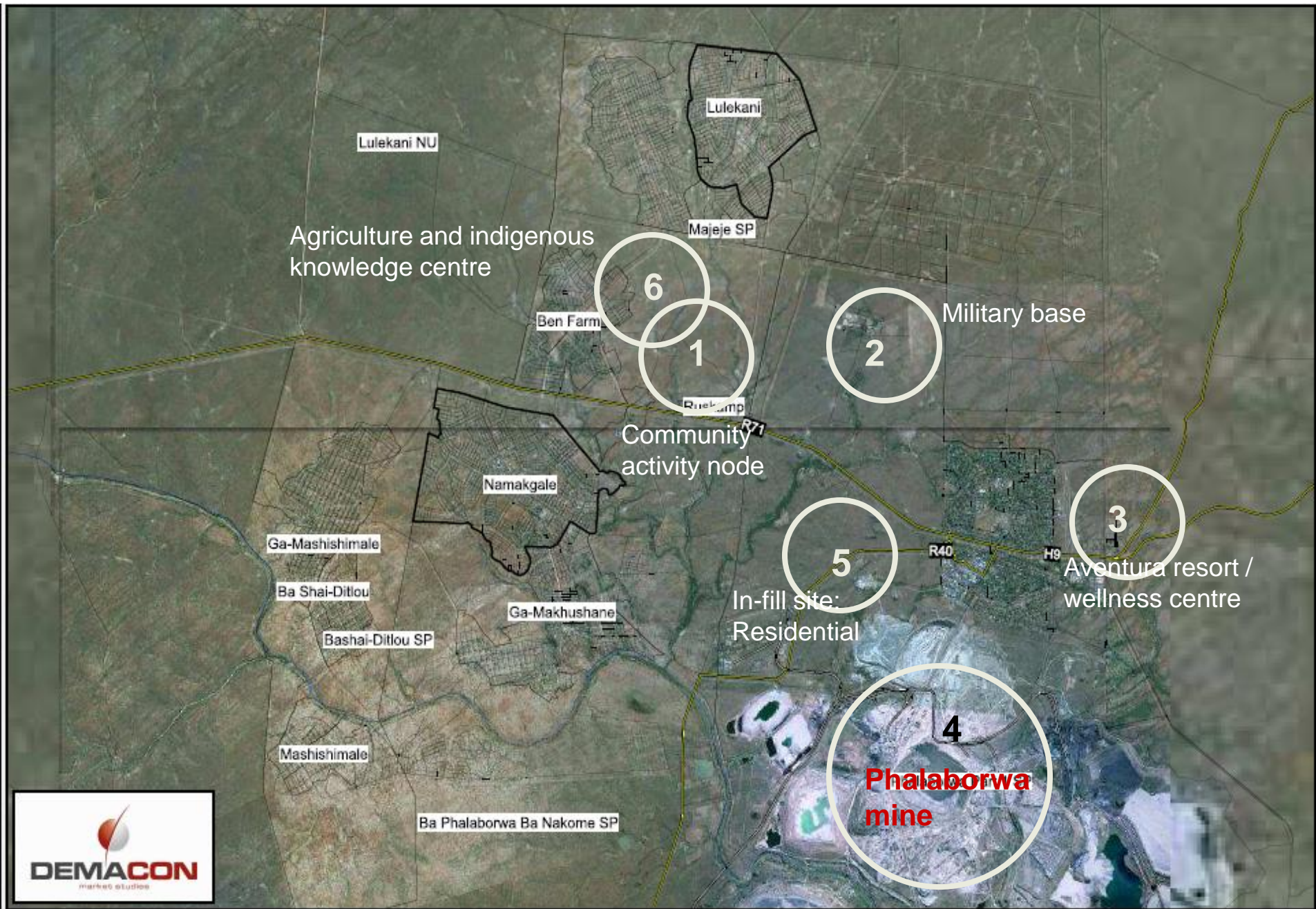
The entire new economic base and development  
of town and surrounds

# **Projects**

Several individual projects running simultaneously with a  
catalytic project : the Nodal Business development  
Peter Salman



# Location of projects



# Programme of Activities

## **Short Term (1 year)**

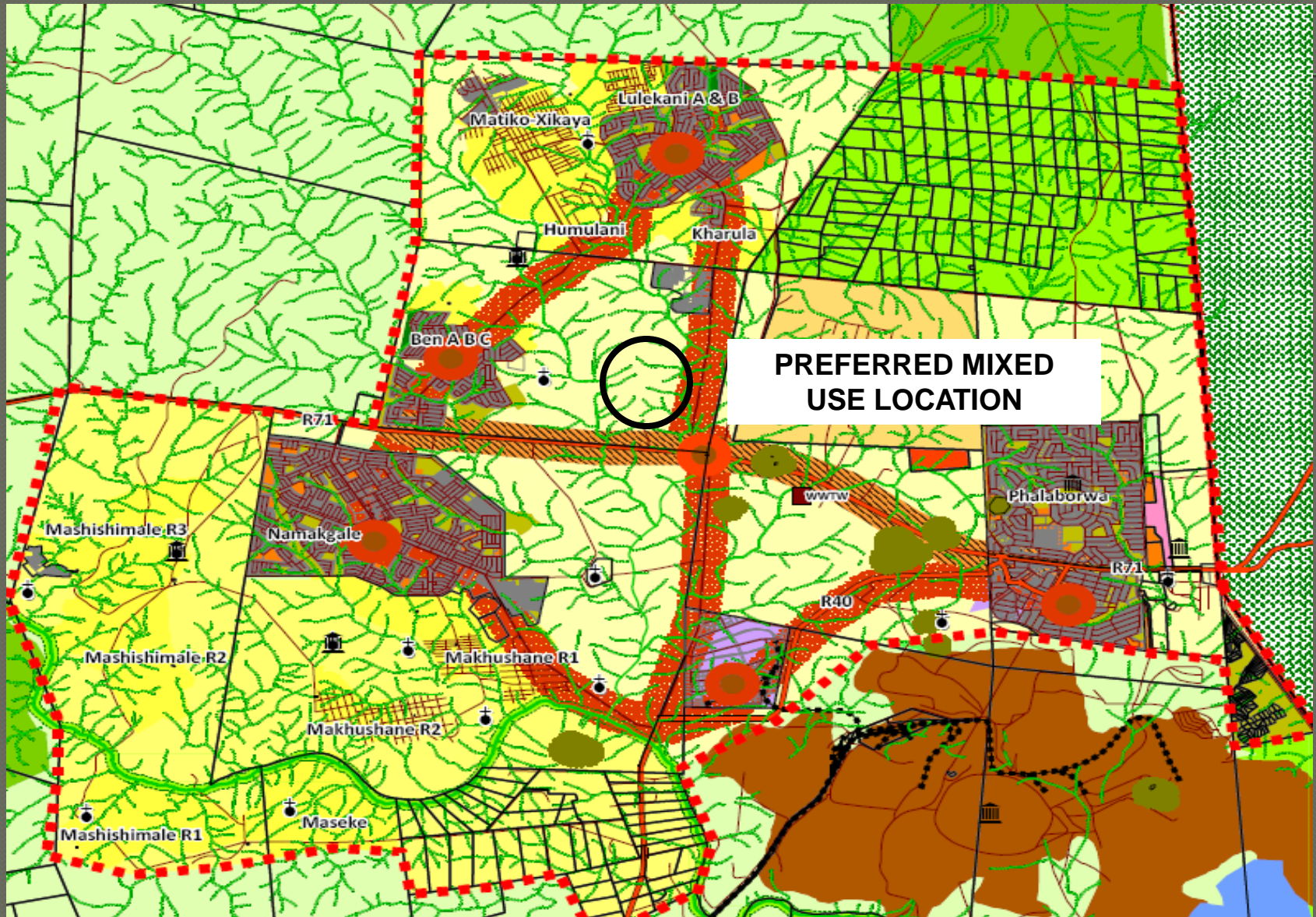
- Adoption of concept by Council (Programme)
- Set up of Institutional Arrangements (Steering Committee)
- Development of Sector Plans (alignment of IDP and other Sector Plans)
- Prioritisation of Projects
- Project 1: Nodal development: Preparation and Implementation of Project –Cycle and Funding

## **Medium Term ( 3-5 years)**

- Initiation and implementation of other projects -Project Cycles
- Detailed development plans for projects
- Secure land for projects
- Business Plans
- Secure PPS and funding



# POTENTIAL LOCATION FOR ECONOMIC PROJECT: NODAL BUSINESS DEVELOPMENT

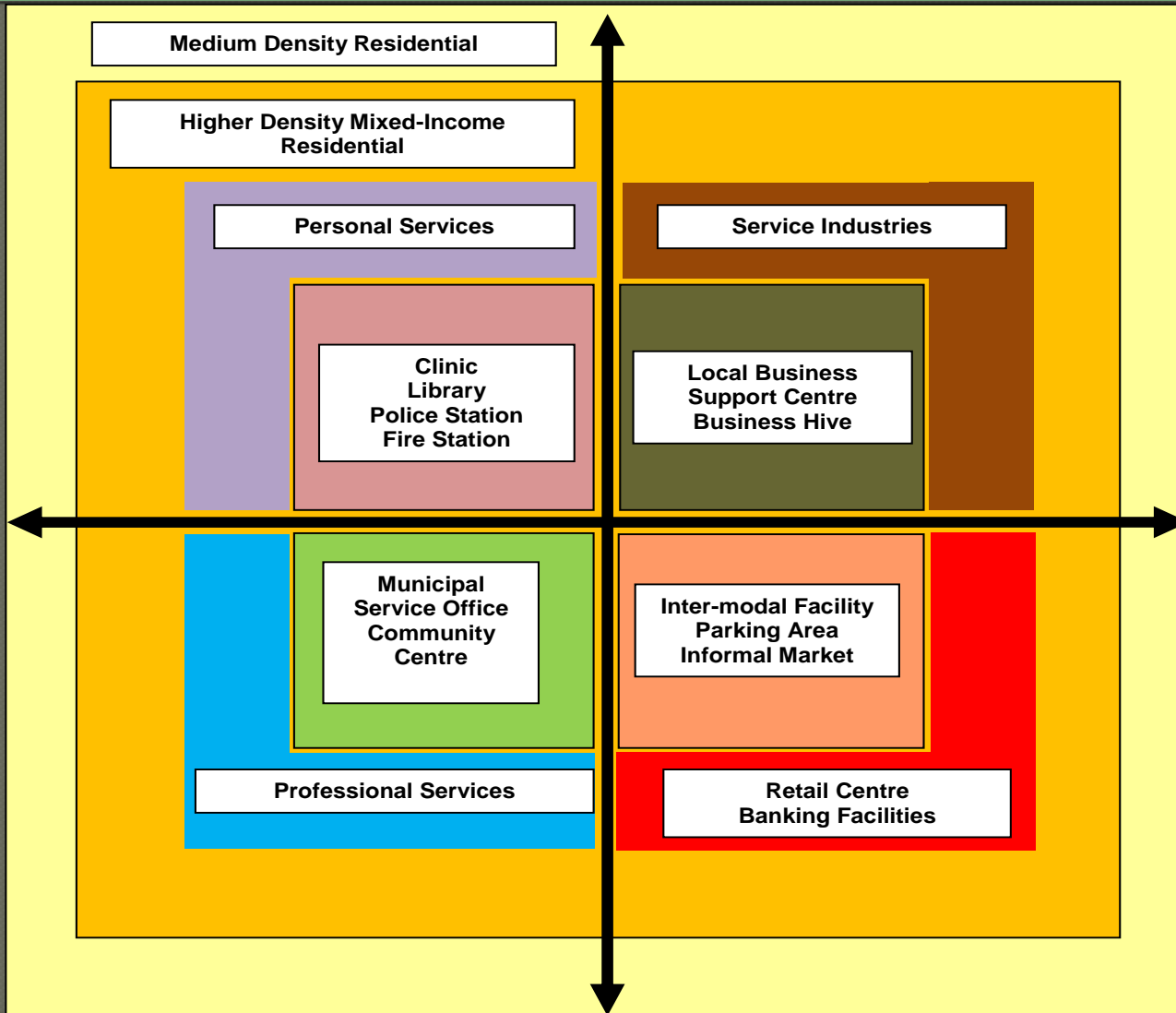




# LULEKANI / NAMAKGALE MIXED USE NODE

<b>Development Driver</b>	✓ <b>Public &amp; Private Sector Driven</b>
<b>Nature</b>	✓ <b>New Mixed Use Node</b>
<b>Proposed Composition</b>	<ul style="list-style-type: none"> <li>✓ <b>Neighbourhood Retail Centre</b></li> <li>✓ <b>Middle to Higher Incomer Residential component</b></li> <li>✓ <b>Retail: Hardware and Related Uses</b></li> <li>✓ <b>Retail: Automotive and Related Uses</b></li> <li>✓ <b>Commercial / light industrial uses</b></li> <li>✓ <b>To be supported by the following range of social / public facilities:</b></li> <li>✓ <b>Intermodal facility – taxi &amp; bus</b></li> <li>✓ <b>Informal trade facilities</b></li> <li>✓ <b>Local business support centre</b></li> <li>✓ <b>Business hive/incubation centre (Thusong Service Centre)</b></li> <li>✓ <b>Library</b></li> <li>✓ <b>Community centre</b></li> <li>✓ <b>Clinic</b></li> <li>✓ <b>Post office.</b></li> </ul>
<b>Target Market</b>	✓ <b>Full LSM spectrum</b>
<b>Location</b>	✓ <b>Intersection with R71</b>
<b>Other Remarks</b>	✓ <b>Public Sector Investment will play a critical role in the development of this node.</b>

# CONCEPTUAL LAYOUT OF A MIXED USE NODE



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**THANK YOU!**