ROYAL BAFOKENG NATION MASTERPLAN

ON TARGET FOR 2035

Building for a better future for all
CONTENTS

Introduction 3
Objectives 5
Commercial and industrial development 7
Residential areas 9
Recreation and tourism 11
Agriculture and infrastructure 13
Roads and transport 15
The environment 17
Education, health care and social services 19
Sports and culture 21
Development stages – 2006 to 2035 23
The 300,000-strong Royal Bafokeng Nation (RBN), which is led by Kgosi Leruo Molotlegi, owns some 1,200 square kilometres of land in the Rustenburg Valley, in South Africa’s North West Province. The fact that this land overlies a valuable portion of the Bushveld Complex, the richest known reserve of platinum group metals and chrome in the world, has led to the Bafokeng’s economic activities being inextricably linked with the mining sector. Portions of land are leased to, or the RBN conducts joint mining operations with, some of the world’s largest mining companies, including Impala Platinum, Anglo Platinum and Xstrata. Royalties paid to the nation by mining companies have traditionally been used to uplift the community.

While it is acknowledged that mining will continue to play a major role in generating income for the Bafokeng people, a developmental mission – Vision 2020 – seeks to diversify the economy and to embark on a new phase of infrastructural development. Launched in August 2006, Masterplan is the vehicle through which Vision 2020 will be achieved. Masterplan, devised in conjunction with Singapore-based urban design specialists, Surbana International Consultants, is aimed at providing key commercial, housing, health care, educational and recreational facilities.

It is a vast developmental exercise which will be implemented over a 30-year period, and is based on a detailed assessment of the opportunities offered and constraints imposed by the land owned and controlled by the RBN. The comprehensive plan makes provision for the population more than doubling to 700,000.

Importantly, Masterplan has not been drawn up in isolation. On the contrary, at a regional level it has been designed so that it slots into the integrated development plan for the greater Rustenburg area. At a macro level it accords with the vision and spirit of the New Partnership for Africa’s Development (NEPAD).
The overall objective is for the RBN to be a progressive, dynamic and thriving community that will be a model that can be replicated in other parts of South Africa. It is envisaged that by 2035, the area will:

- be able to offer a good standard of living to its citizens;
- superior education to its children;
- play host to stimulating cultural and sporting events; and
- provide job opportunities through its growing and flourishing economy.

With these important elements in place, the Bafokeng people will feel secure, confident and positive about themselves and their families.
In line with sound urban planning principles, Masterplan will create zones for commercial and industrial activities as well as two industrial parks, one to be situated in Phokeng and the other in Tsitsing.

Phokeng will become a regional hub, a secondary financial and commercial centre in the greater Rustenburg area. The town will have modern office complexes, attractive retail, food and entertainment outlets, a convention and exhibition centre, hotels and serviced apartments. Each of the townships surrounding Phokeng will have a town centre, strategically situated on main roads or at a major intersection, with facilities such as shops, banking and other institutions, a post office, a police station, a community centre, an early learning centre and a clinic. The idea is that the town centre will be a one-stop service centre for residents.
Through Masterplan existing villages will be expanded to incorporate new areas and amalgamated into seven, modern, organised townships, which will be divided into neighbourhoods. Each neighbourhood will have a centre where residents will be able to buy provisions and access basic services without travelling outside their residential area. Clinics, schools and churches will all be within walking distance.

These townships will be connected to the Rustenburg-Phokeng metropolitan area by an efficient road network and public transport system.

In tranquil, park-like surroundings, residents will have a variety of housing types to choose from, including houses, flats and residential complexes. Renting accommodation will be an option. Provision is also made for designated areas where the housing will be more upmarket — exclusive, cluster-style developments will form part of this.
Given that the land of the Bafokeng is near to a number of tourist attractions – Sun City, the Pilanesberg National Park and the Cradle of Humankind, to name but three – there is great potential to make tourism a significant part of the RBN economy.

Masterplan will create three tourism and resort clusters:

- a North Resort, close to Sun City and Pilanesberg, to provide affordable accommodation and entertainment and recreational activities, including an artists’ village, to complement those already on offer in the area;
- a Cultural and Water Sports Centre at the edge of Bospoort Dam with a number of low-density, boutique-style resorts to be built in different African architectural styles on the hillside around and on the waterfront of this dam; and
- a Heritage Resort which will form part of the development of a Heritage Park.

To be established on the site of a stone walled complex where Kgosi Nape and his followers lived in the second half of the 17th century, the Heritage Park will appeal to a broad range of tourists from those seeking leisure activities to those wanting an educational experience. Among the amenities that may be developed are an archaeological museum, a Bafokeng cultural and heritage museum, a historical trail and a wilderness area.

For the benefit of residents and tourists alike recreational facilities will be created by converting old tailings dams and other less attractive features into park and recreational areas. Scenic routes will be mapped out along waterbodies and natural areas will be developed for ecotourism opportunities.
**AGRICULTURE AND INFRASTRUCTURE**

**Agriculture**
Areas close to natural watercourses such as the Elands River and the Hex River will be reserved for intensive agricultural use. An Agro Technology Park for experimentation with different farming technologies and a Farmers’ Market where fresh produce can be sold form part of the strategy for developing agricultural activities.

**Infrastructure**
It goes without saying that nothing can be achieved without basic infrastructure in place and this forms an essential part of the Masterplan.

**Electricity**
A reliable and efficient supply of electricity to boost economic growth and improve people’s lives will be achieved through working with national power supplier Eskom. The plan is to upgrade the existing network in the short term and to install new facilities in the medium to long term to meet the commercial, industrial and residential needs to 2035. Cables will be buried underground to improve safety standards and to make the township surroundings more attractive.

**Water**
Priority will be given to ensuring a reliable and safe supply of water. The existing infrastructure will be expanded and upgraded, effective water demand strategies will be developed; and used water will be recycled for non-potable use. Efforts will be made to avoid water losses through leakages, evaporation, overflows and illegal tapping into the water supply.

**Sewerage**
Currently, 30% of the RBN is connected to a waterborne sewerage system and it is anticipated that by 2010, 100% will be achieved. The Masterplan makes provision for the system to be expanded through the introduction of regional sewerage treatment plants to deal with increased demand as the population increases. The design approach will be modular to allow for construction to take place in phases over the next three decades.

**Waste management**
Waste management will be treated holistically to integrate all the facets of the process from collection, transport and disposal to storage, treatment and recycling. A local garbage collection service will be introduced with the assistance of the Rustenburg local municipality while new landfill sites and transfer stations will be constructed. Hand-in-hand with this will be an ongoing education campaign to raise awareness of the importance of reducing, reusing and recycling refuse to ease the pressure on landfills.
Crucial to the success of the Masterplan is a road network and public transport system that will work efficiently and cut people's travelling time.

Existing roads will be upgraded and widened and new roads built to handle increased traffic. The emphasis will be on having congestion-free roads, built to the highest safety standards. Planning for roads will be viewed within the context of the region to make areas more accessible and encourage investment opportunities. A bypass will be constructed to divert heavy traffic away from Phokeng and the townships. Bicycle lanes will be introduced to encourage cycling and reduce traffic volumes in the residential areas.

An extensive and seamless public transport system will be introduced to the RBN with bus terminuses in every township. The aim will be to reduce the time that people spend waiting for and walking to catch buses. An efficient system will encourage residents to make greater use of public transport which will have the effect of decreasing the number of private vehicles on the road.
Respect for the environment underpins the Masterplan; it comes into all facets of the planning process starting with effective flood control which involves:

- well-defined boundaries for water catchment schemes;
- comprehensive flood prevention strategies;
- safeguarding land for future drainage systems;
- various platform levels to control future developments;
- a combination of soakways and piped drains to discharge stormwater into retention ponds and rivers; and
- the introduction of an eco-friendly reed bed treatment system to improve water quality in the Hex River and Bospoort Dam.

Tailings dams and other sites affected by mining will be rehabilitated and turned into recreational areas. With the preservation of natural spots and the creation of hiking trails along scenic routes, the intention is that the region will appeal to eco tourists. Apart from having easy access to all the recreational areas, residents will enjoy pleasant, green surroundings in suburbs.

In planning infrastructure great emphasis is being placed on best environmental practice. The sewerage system will use membrane bioreactor technology to improve the yield of good quality treated effluent that can be used for industrial purposes while industrial sewage will be treated locally before being discharged into the public sewer system. Water will be recycled for non-drinking purposes. Waste disposal will be handled along eco-friendly lines as discussed above and the intention is that the region will become a centre for recycling technology in North West Province. The establishment of an efficient public transport system will have a beneficial effect on the environment.
**EDUCATION, HEALTH CARE AND SOCIAL SERVICES**

**Education**
If the Bafokeng people are to benefit from the greater job opportunities that the diversified and enlarged economy will bring then it follows that attention must be paid to education.

The Royal Bafokeng Institute (RBI), which functions as a private educational institute, has been established to oversee all facets of education throughout the Royal Bafokeng region. It will play a central role in raising standards as well:

- an education training facility to improve the quality of teaching in the schools; and
- a school of excellence offering a superior academic programme and a well-rounded, innovative, values-based education for children of promise. Drawing learners from other parts of South Africa and Africa and high calibre staff, the institution will run from Grade R to Grade 12. The goals are to cultivate leaders for the future and for the school to become a resource centre for pre-primary, primary and secondary education in the region.

The Masterplan makes provision for an excellence hub that will contain an assortment of specialised educational institutions, including a college where students can study fine art, performance art, interior design and graphic design as well as acquire multimedia skills. Among other institutions forming part of the hub will be business, management and IT colleges. The IT college will have space for some 10 000 students and 1 000 staff.

There will be primary and secondary schools in each of the seven townships and three education and training centres to provide skills training for the workplace.

**Health care and social services**
Careful thought has been given to health care and social services for the RBN. The Masterplan will establish:

- three hospitals, as well as clinics in each of the seven townships;
- four homes for the aged;
- a home for orphans and abandoned children;
- a special school for children who are mentally handicapped; and
- several churches in every township.
Sports and swimming complexes
Sports development is an important aspect of the Masterplan and several sports and swimming complexes will be created (one for every two townships) which will house a stadium, a gymnasium, a swimming pool, outdoor courts and an indoor sports hall. Other facilities such as a bowling centre and billiard room will be included to offer a wide range of recreational activities to residents.

Sports City
The existing Royal Bafokeng Sports Palace will be turned into Sports City. The complex will have indoor and outdoor stadiums and olympic-sized swimming pools as well as accommodation for athletes and a selection of commercial and retail outlets. The purpose of the venue is twofold: to encourage the Bafokeng people to excel in sport and to attract major sporting events to the facilities as a way of generating income and creating jobs. Foremost among such events will be the 2010 World Cup with a number of matches being played at Sports City.

Cultural hub
The creation of a cultural hub in the form of an art, exhibition and convention centre forms part of the plan for the turning of Phokeng into an important centre. The venue with its indoor galleries, outdoor exhibition spaces, a museum, an art centre, shops and an amphitheatre for outdoor performances will encourage the staging of regional and national events in the town and will serve to attract tourism.
The Masterplan will happen in three 10-year phases from:
- 2006 to 2015
- 2016 to 2025
- 2026 to 2035

It is expected that by 2015, the RBN will be competitive with other commercial regions in the country; that by 2025, the more diversified economy will be thriving; and that by 2035, when most of the development should be complete, there will be a vibrancy about the Bafokeng people and their environment that will hard to match in any other part of South Africa.
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