

Groenkloof Nature Reserve Precinct Plan



Economic Development and Spatial Planning Department

Spatial Planning Division

Date: October 2020



GNR PRECINCT PLAN



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☐ QUESTIONS & COMMENTS

1. Introduction / Background

- ☐ The GNR is a **proclaimed Nature Reserve** in terms of the National Environmental Management: Protected Areas Act, 57 of 2003.
- ☐ There are a number of **restrictions** on the use of this land.
- ☐ The GNR is situated towards the southern side of Pretoria and approximately 6km from the City Centre.
- ☐ **Established mainly to protect the natural fountains** occurring on the site which has been an important water source in the area since before colonisation.
- ☐ Key features within the reserve include the **Fountain Valley Resort** and the **Apies River** which flows through the GNR.

Study Area: Groenkloof Nature Reserve



- Groenkloof Nature Reserve
- Protected Areas
- Railway Line
- Gautrain
- Primary metropolitan distributor
- Metropolitan distributor
- District distributor (Limited Access)
- District distributor
- Collector (non-residential)
- Collector (Residential)

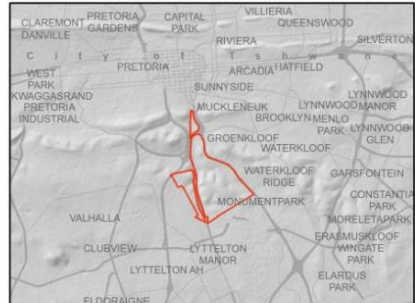
Map Prepared by mandalaGIS:
www.mandalagis.com
Map prepared for: AkanyaDS:
www.akanyads.co.za

Scale (A3): 1:22 000

Coordinate System: Gauteng TM
Projection: Transverse Mercator
Datum: Hartbeesthoek 1994

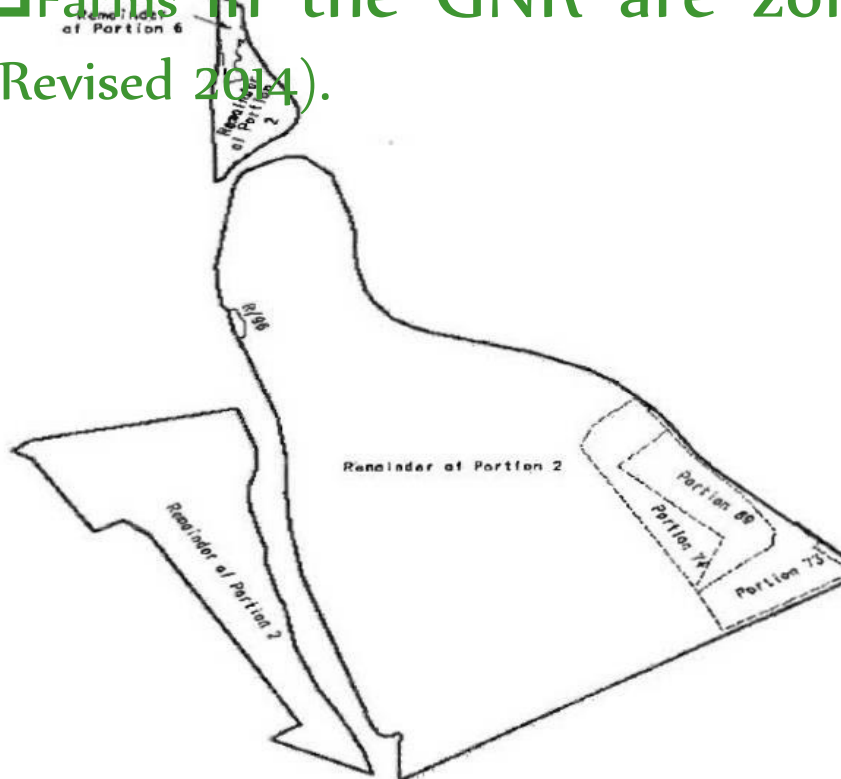
Date Saved: 2017/10/25

LOCALITY MAP 1: 250 000 (A3)



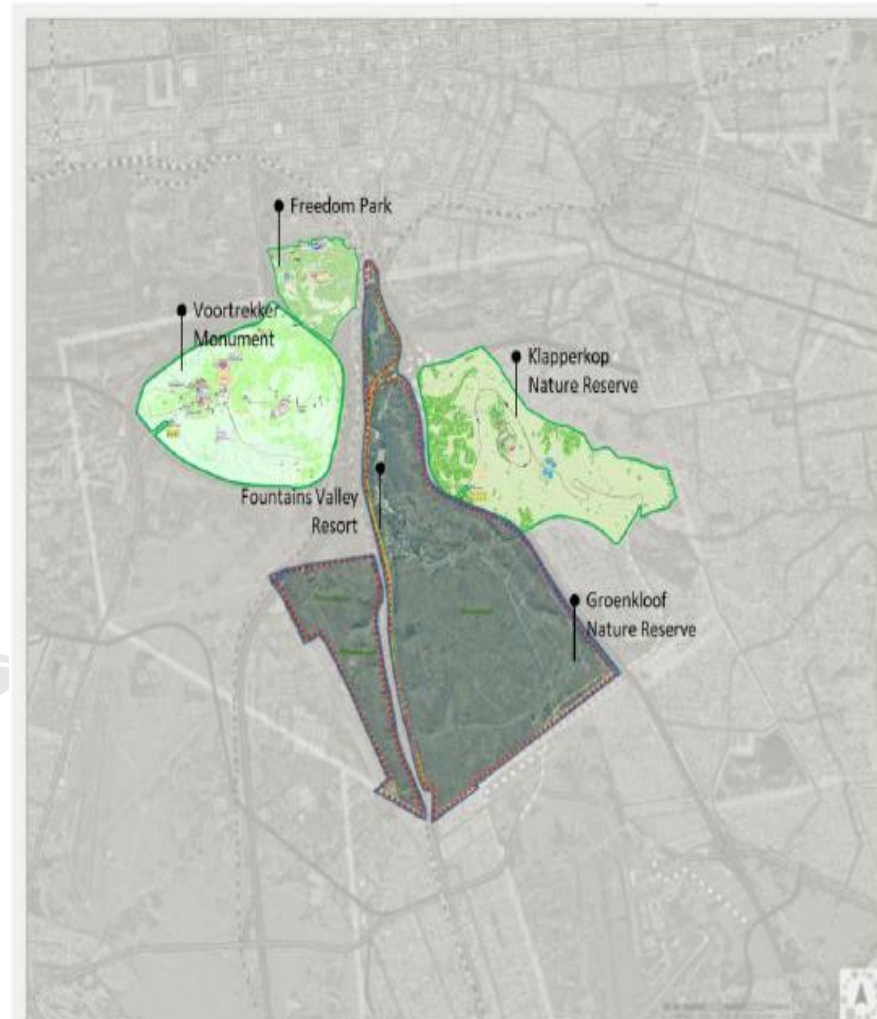
❑ GNR consists of a number of farm portions (measures ± 600 hectares), 24 hectares is considered developable land within the Fountains Valley Resort

❑ Farms in the GNR are zoned and 'Undetermined', TTPS, 2008 (Revised 2014).



Farm	Portion	Size (ha)	Title Deed
Groenkloof 358-JR	Part of RE/2	599.2460	T262/1907
Groenkloof 358-JR	RE/69	26.3021	T11900/1971
Groenkloof 358-JR	73	25.0897	G387/1973
Groenkloof 358-JR	74	25.0907	T42208/1973
Groenkloof 358-JR	125	0.2179	
Groenkloof 358-JR	Part of RE/96	0.8161	T48302/1980
Pretoria Town and Townlands 346 JR	Part of RE/6	7.9781	
Total		684.7406	

- ❑ GNR located at the centre of various open spaces, cultural and historical sites
- ❑ In spite of its significance in the region, the GNR is not being used to its optimal potential.
- ❑ Some of the facilities show signs of decay
- ❑ Historic buildings are not being used to their full potential
- ❑ Numerous crime incidents have been a concern among visitors to the nature reserve.



2. Planning and Regulatory Framework



Planning and regulatory environment provides the main framework for Groenkloof Nature Reserve Precinct Plan

PROVINCIAL FRAMEWORKS

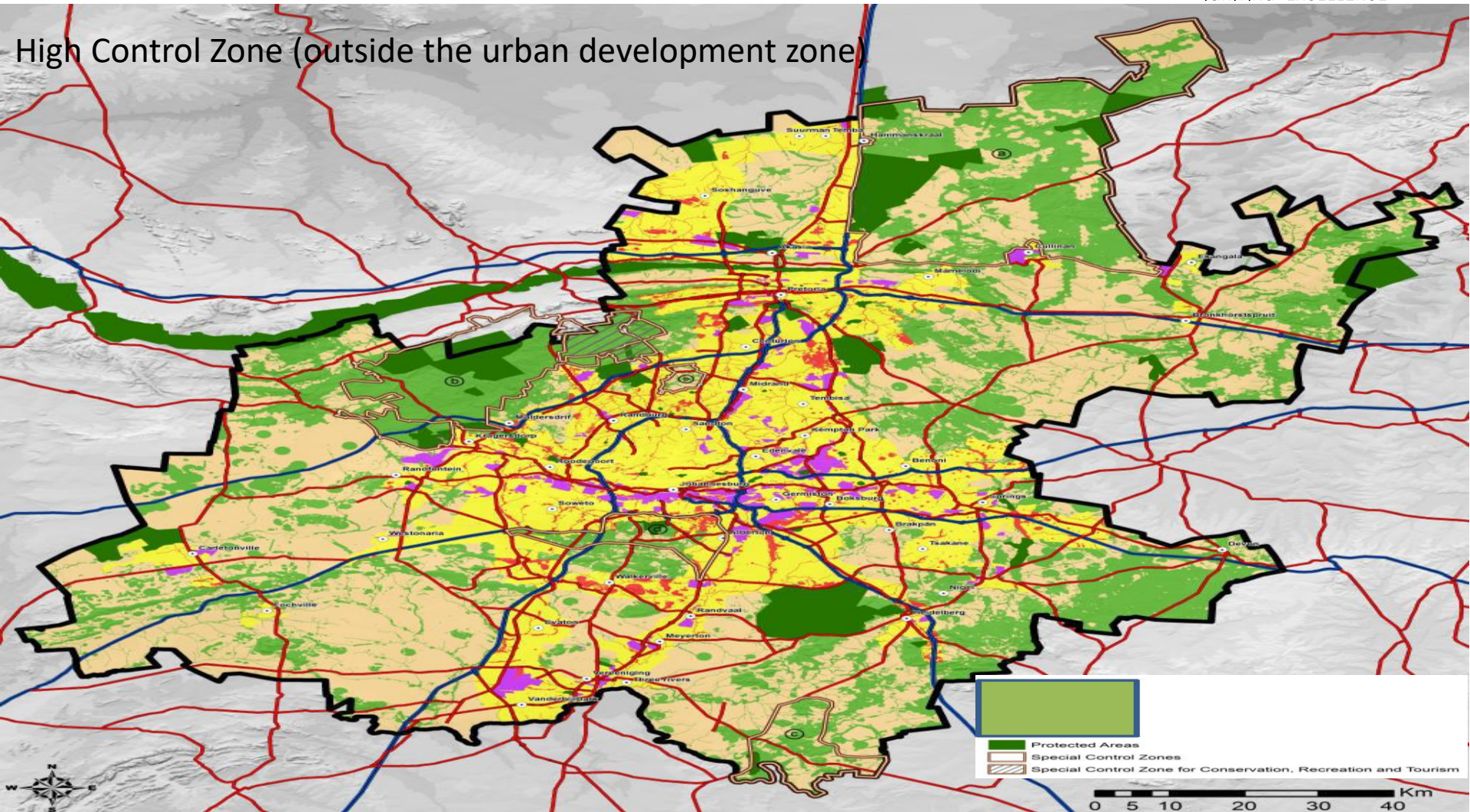
☐ Gauteng Provincial Env Management Framework (GPEMF), 2014:

- The GNR is located in Zone 3: sensitive to development activities.
- Conservation, tourism & recreational should dominate this zone.

☐ Gauteng Conservation Plan (C-Plan), 2014 - identifies sites that are critical for maintaining biodiversity, enabling planners, environmental professionals and land use managers to integrate biodiversity into land use planning and decision-making.

- The C-Plan recognises the status of the GNR and abutting areas as Protected Areas.

GPEMF Environmental Management Zone



REGIONAL FRAMEWORKS

☐ Tshwane Regional Spatial Dev. Framework, 2013

- Identifies GNR as an area with tourism potential.
- Proposals: memorials, gardens and walls of remembrance, water features, etc

☐ Tshwane Open Space Framework (TOSF), 2005

- The GNR serves as a key part of the City's open space network, specifically in terms of nature conservation as well as providing tourism and recreational facilities for visitors and residents of this area.

National Heritage Resources Act No 25 of 1999

- ❑ The National Heritage Resources Act details general principles in terms of the management of national heritage resources
- ❑ In relation to the Groenkloof Nature Reserve and Fountains Valley Resort there are few areas of heritage significance

The Pump House



The Cave



The Historical House



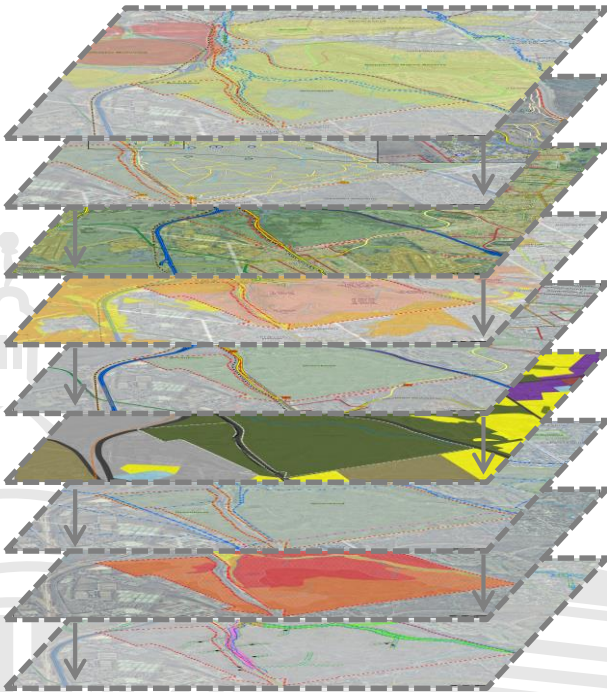
Youth Camp House



3. Status Quo Assessment

Assessment based on the following:

- Site visits and surveys
- Zoning and Land Use
- Current Facilities
- Access and Movement: External and Internal
- Public Transport
- Socio-Economic Profile
- Topography
- Geotechnical Issues
- Hydrology
- Flora and Fauna
- Vegetation Categories and Sensitivity
- Bulk Services
- Security Issues
- Urban Management Issues



Socio-Economic Profile

Visitors of both the Fountains Valley Resort & the Groenkloof Nature Reserve include:

- Tourists
- Learners from various schools
- Families
- Pensioners
- Sport enthusiasts
- Nature enthusiasts
- Corporate groups



The table below sets out the estimates on the number of visitors during a year for the entire study area – this information was obtained from the Groenkloof Nature Reserve Management for the last six month period from July 2017 to January 2018.

Demarcated area/ facility	Recorded Visitors	Percentages
Fountains Valley Resort	51 029	69%
Fountains Caravan Park	2 911	4%
Groenkloof Nature Reserve	19 728	27%
Total	73 668	100%

Strengths and Opportunities



- ☐ GNR has potential for **access via rail** and a complementing shuttle system
- ☐ Opportunity to re-use the two **unused railway station** for access
- ☐ Potential to create **adventure train** by utilising the existing infrastructure
- ☐ Potential to create a **well-designed swimming pool complex** that contains a swimming pool, waterslides, ablution facilities near Jumbo Rally
- ☐ The historical house could be renovated and turned into a tea garden;
- ☐ The historical houses (2 and 3) could be renovated for **backpackers accommodation**
- ☐ Potential to have a small cycling shop to cater for the popular activities in the reserve, including mountain biking, hiking and family outings;
- ☐ Potential to **improve conservation** efforts through **security measures, visitor management, access control and surveillance.**

Weaknesses and Threats



☐ Site-specific constraints are related mostly to the natural environment and include:

1. Flood lines and river buffer area;
2. Existing pockets of protected plant species / possible habitats;
3. Sensitive ridges encroaching on the site (class 2 and 4) and
4. Dolomitic conditions through south most of the study area

☐ No formal public transport facility / drop off points currently exists

☐ Located within the crime hot spot

☐ Dilapidated buildings and poorly maintained infrastructure

☐ Dumping on site

In order for the GNR's full potential to be realised, certain interventions will be required in order to address the current challenges and maximise development opportunities.

4. Development Proposals



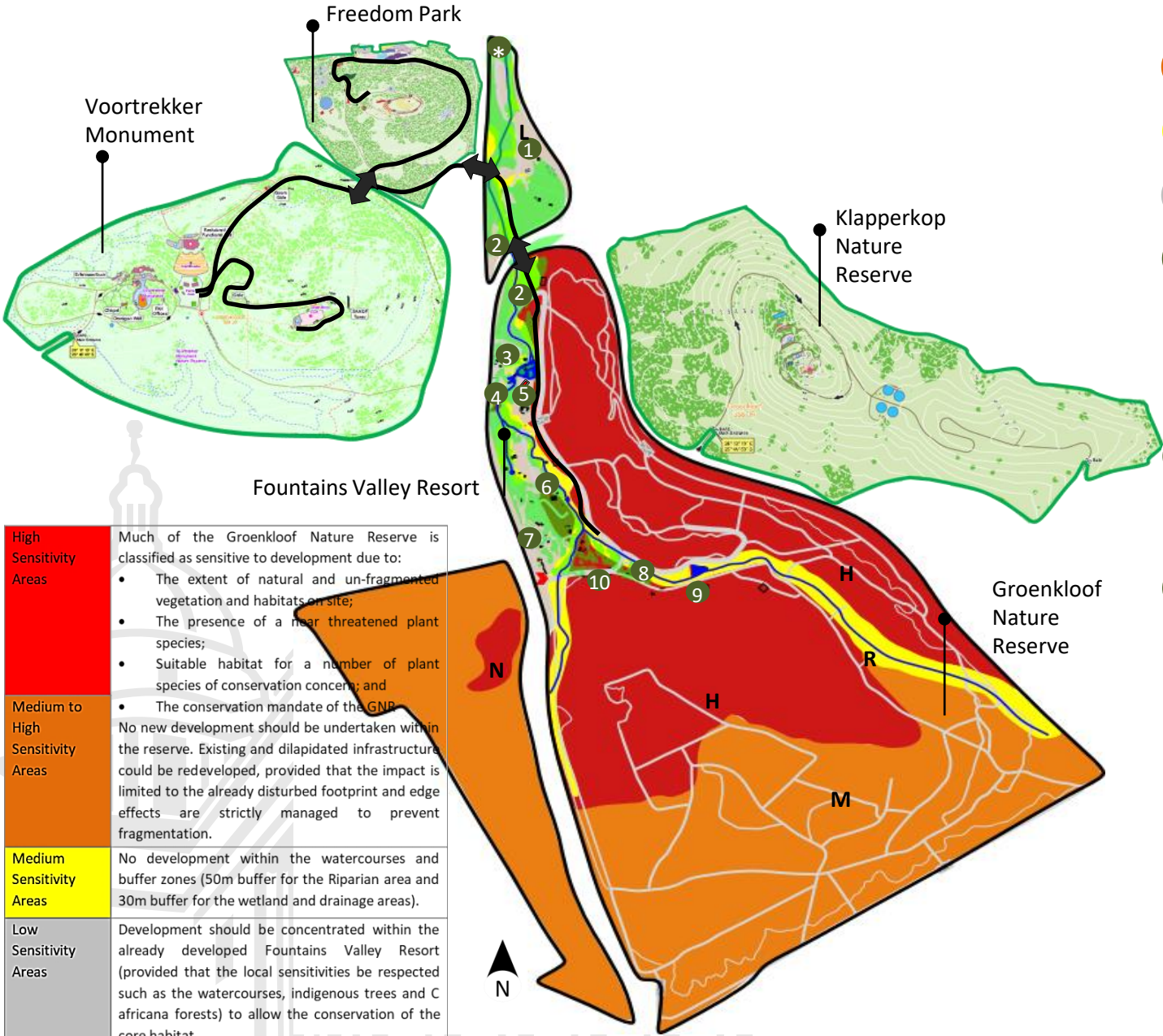
A development concept has been prepared for the GNR (elements):-

- ☐ **Conservation and environment protection:** Sensitive areas have been categorised and the recommended land uses explained.
 - ☐ **Movement and accessibility :**proposals to upgrade existing linkages between the GNR and the surrounding nature reserves.
 - ☐ **Connectivity :** It is proposed that the existing hiking and cycling paths be used to link the GNR with Voortrekker Monument and Freedom Park Heritage Site and Museum.
 - ☐ **Development parcels :** Small dev pockets have been proposed in which new dev and the upgrading of existing facilities have been recommended.
- Areas only permitted for authorised personal have also been identified.

Development Concept, Parcels & Initiatives

LEGEND

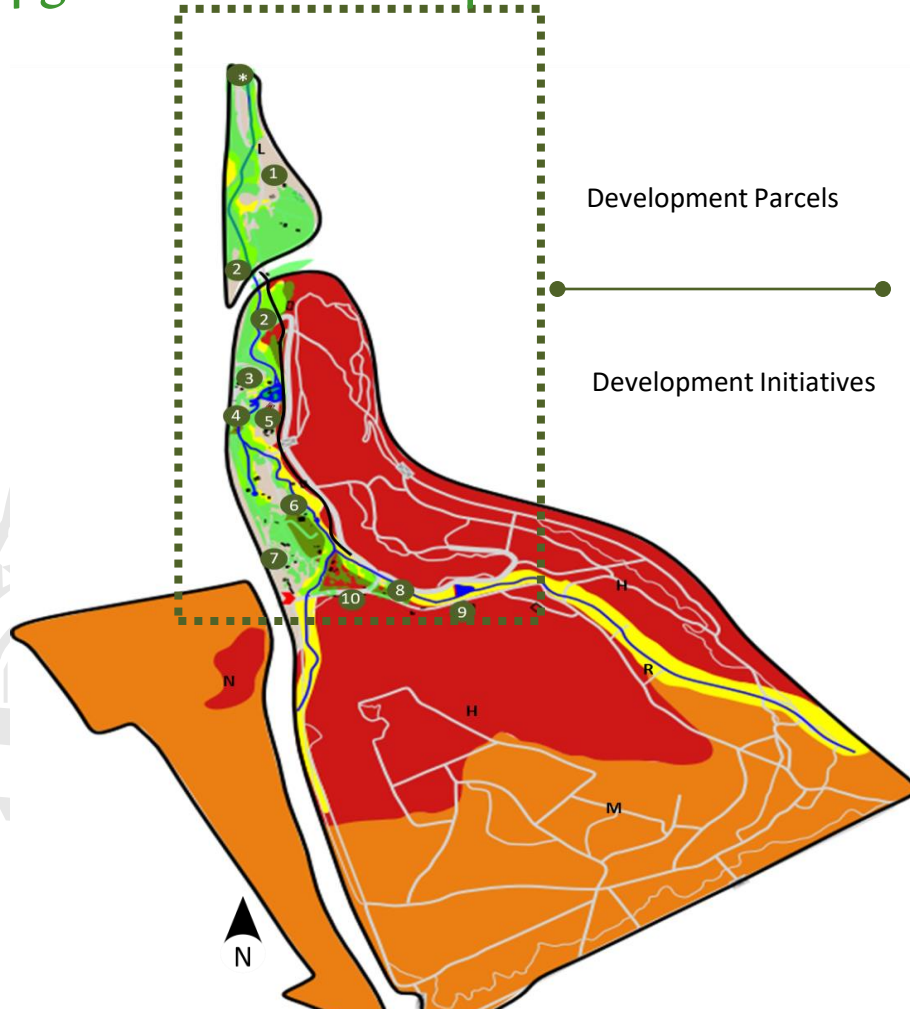
- H** High Sensitivity Areas
- M** Medium-High Sensitivity Areas
- R** Medium Sensitivity Areas
- L** Low Sensitivity Areas
- 1** Jambo Rally Area
- 2** DV Picnic Area
- 3** DV Recreational Area
- 4** Entrance & Bridge
- 5** Toulouse Area
- 6** Recreational Area
- 7** Camping Area
- 8** GR Day Visitors Area
- 9** Reserve Accommodation
- 10** Staff Accommodation/Offices
- *** Pedestrian Access / Train
- Linkages



High Sensitivity Areas	Much of the Groenkloof Nature Reserve is classified as sensitive to development due to: <ul style="list-style-type: none">The extent of natural and un-fragmented vegetation and habitats on site;The presence of a near threatened plant species;Suitable habitat for a number of plant species of conservation concern; andThe conservation mandate of the GNP.
Medium to High Sensitivity Areas	No new development should be undertaken within the reserve. Existing and dilapidated infrastructure could be redeveloped, provided that the impact is limited to the already disturbed footprint and edge effects are strictly managed to prevent fragmentation.
Medium Sensitivity Areas	No development within the watercourses and buffer zones (50m buffer for the Riparian area and 30m buffer for the wetland and drainage areas).
Low Sensitivity Areas	Development should be concentrated within the already developed Fountains Valley Resort (provided that the local sensitivities be respected such as the watercourses, indigenous trees and C africana forests) to allow the conservation of the core habitat.

Development Proposals

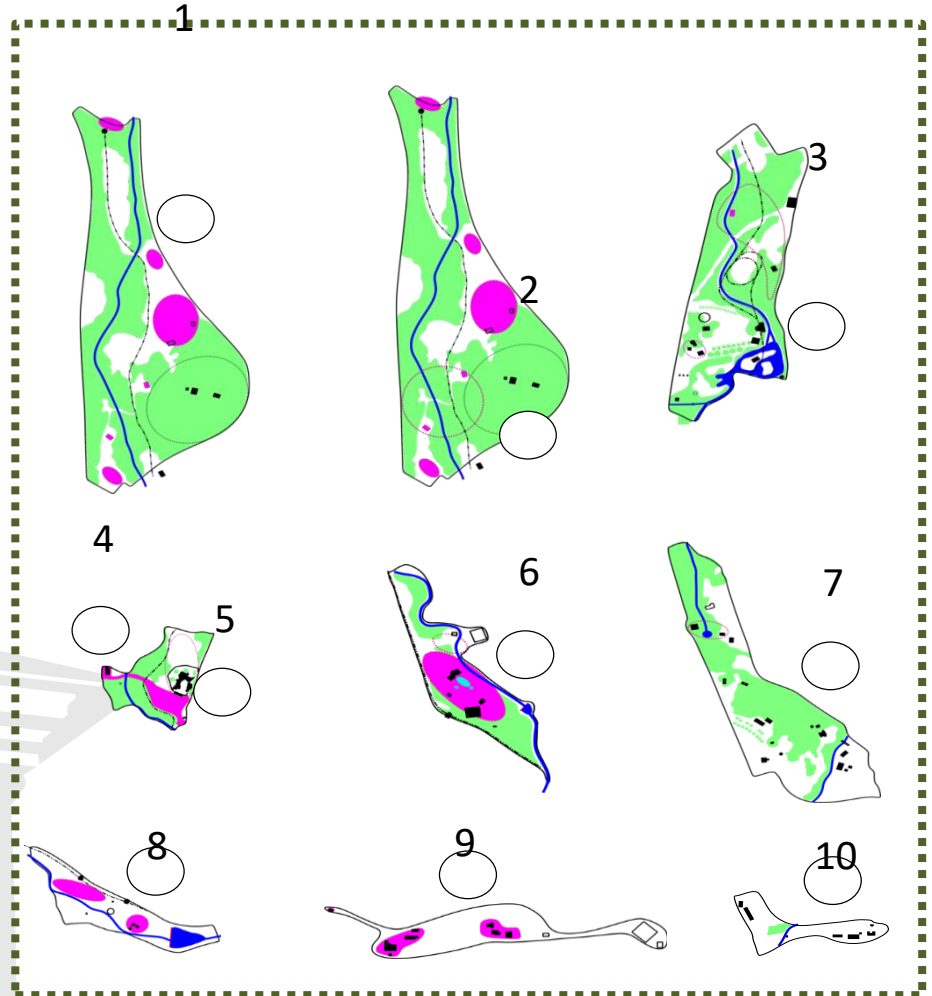
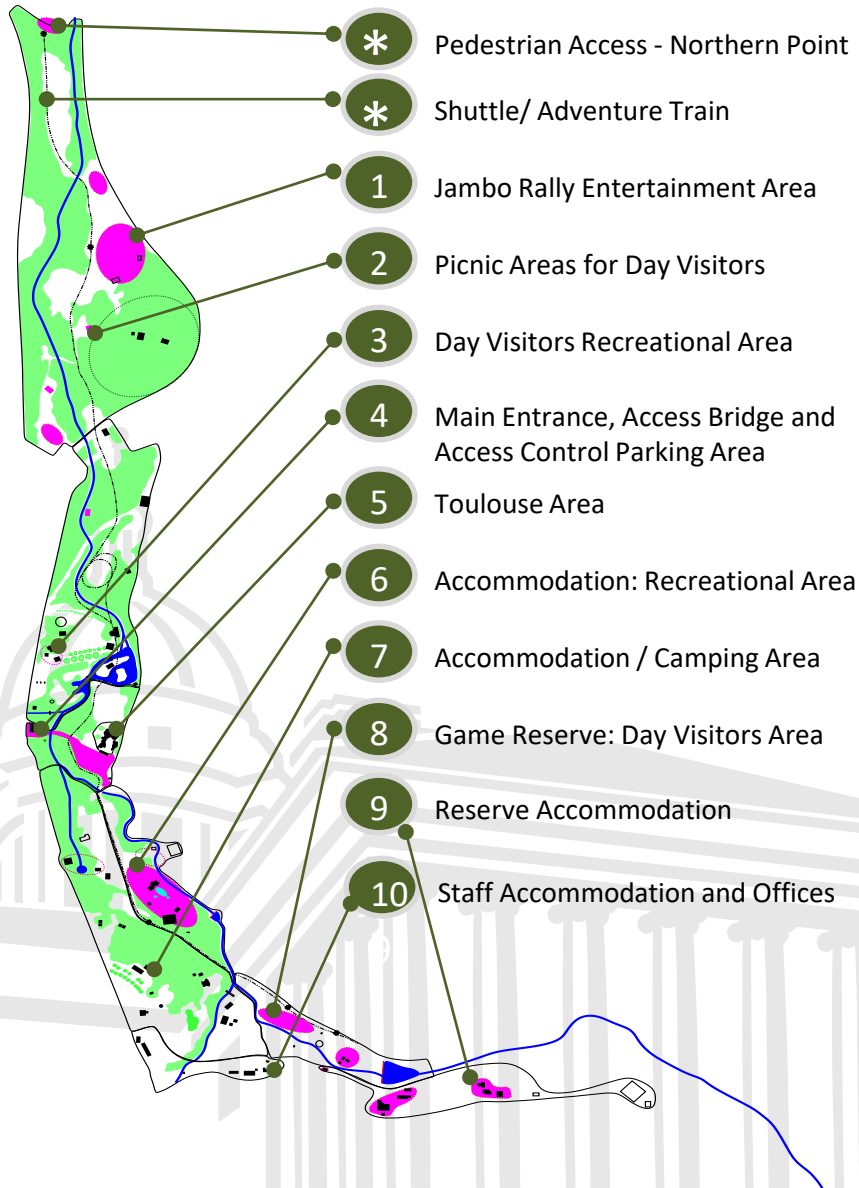
Development is proposed in low sensitivity areas mostly in the Fountains Valley Resort and certain areas within the Groenkloof Nature Reserve have also been identified for upgrades and development.



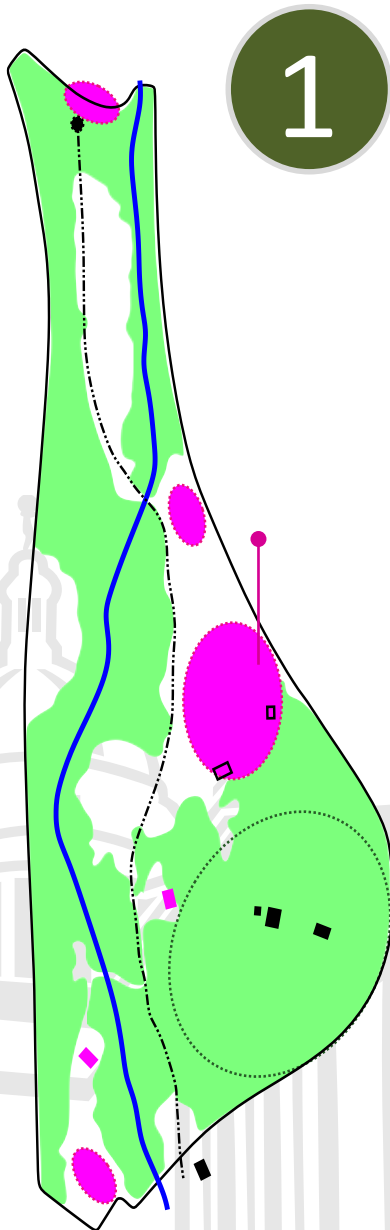
Development Parcels	Description
Development Parcel 1:	Jambo Rally Entertainment Area
Development Parcel 2:	Picnic Areas for Day Visitors
Development Parcel 3:	Day Visitors Recreational Area
Development Parcel 4:	Main Entrance, Access Bridge and Access Control Parking Area
Development Parcel 5:	Toulouse Area
Development Parcel 6:	Accommodation: Recreational Area
Development Parcel 7:	Accommodation / Camping Area
Development Parcel 8:	Game Reserve: Day Visitors Area
Development Parcel 9:	Reserve Accommodation
Development Parcel 10:	Staff Accommodation and Staff Offices

Proposed Initiatives	Description
Initiative 1:	Proposed Pedestrian Northern Access Point
Initiative 2:	Proposed Shuttle/ Adventure Train
Initiative 3:	Proposed Historical Trail
Initiative 4:	Proposed Linkages to the Surrounding Areas

Development Parcels



Development Parcel 1: Jambo Rally Entertainment Area

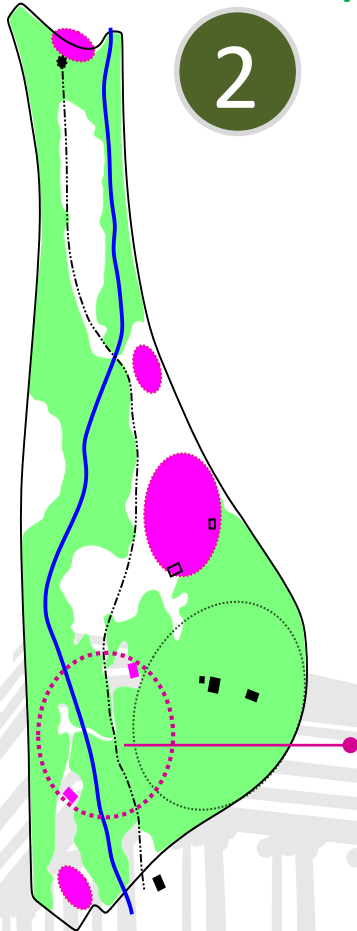


- ☐ This area has been identified for new development
- ☐ Some of the existing infrastructure vandalised or stolen.
- ☐ In order to address issues of neglect, the development of a swimming pool complex and entertainment area as well as small group accommodation is proposed in this part of the Fountains Valley Resort (the northern part of the Groenkloof Nature Reserve area)

Development Parcel 2: Picnic Areas for Day Visitors

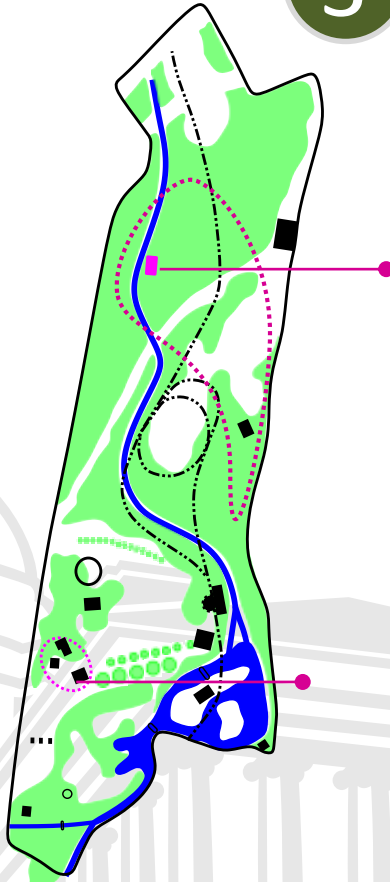
2

- Two areas have been identified for picnic spots with lapas and braai facilities for day visitors towards the northern part of the GNR. These include Picnic Area A and Picnic Area B



Development Parcel 3: Day Visitors Recreational Area for day visitors

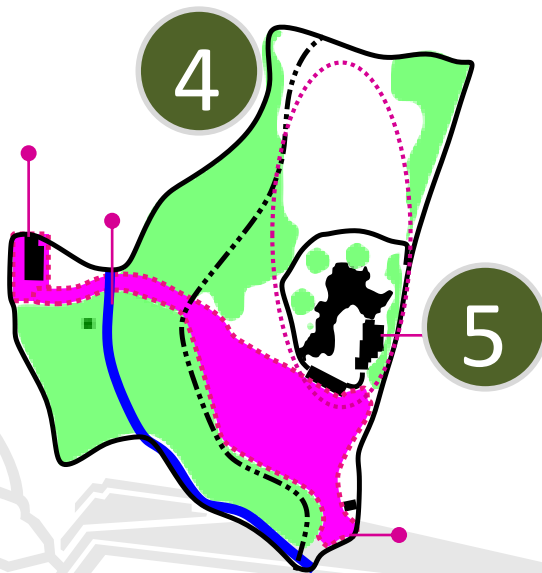
3



This area has been identified for development upgrades of existing facilities including the restaurant building, play equipment and the refurbishment of the train station.

Development Parcel 4: Main Entrance, Access Bridge and Access Control Parking Area

Development Parcel 5: Toulouse Node



Existing entrance complex be upgraded

Upgrading of the existing parking area next to the Toulouse building would be required

Access to the parking area would require an access bridge from the main entrance gate, over part of the Apies River.

Access control and security would need to be prioritised and surveillance technology utilised at the main entrance.

The existing Toulouse building and surrounding area has been identified for upgrades. This area should serve as the central area of the Fountains Valley Resort. Possibly relocate the CoT offices or Provide a Tourist Information Centre

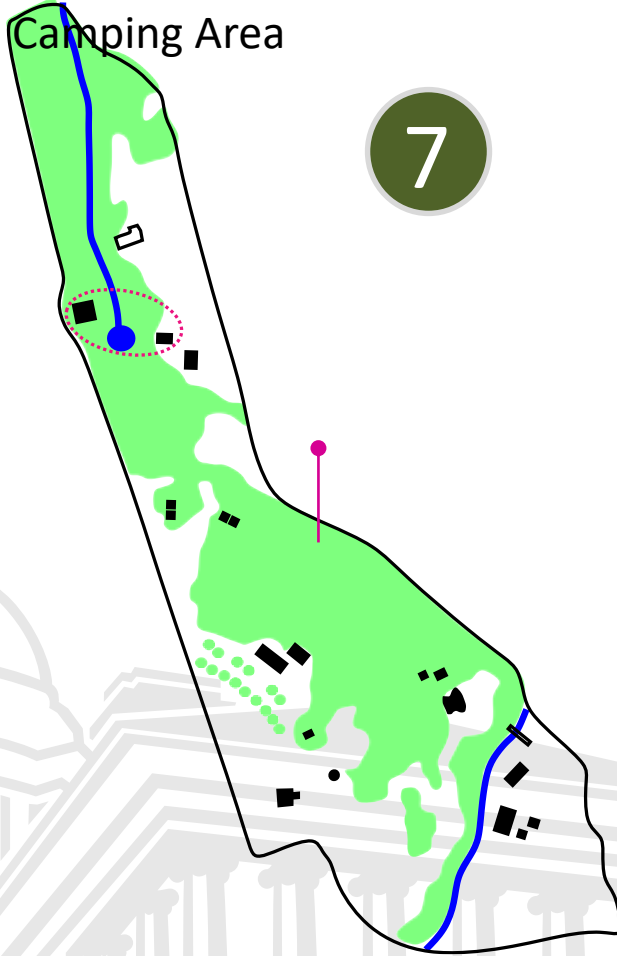
Development Parcel 6: Accommodation: Recreational Area



This area has been identified for upgrading existing structures and development that clusters recreational and sporting activities.

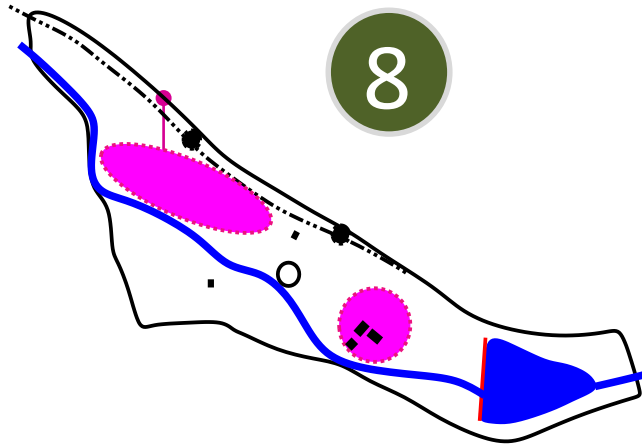
Development Parcel 7: Accommodation / Camping Area

7



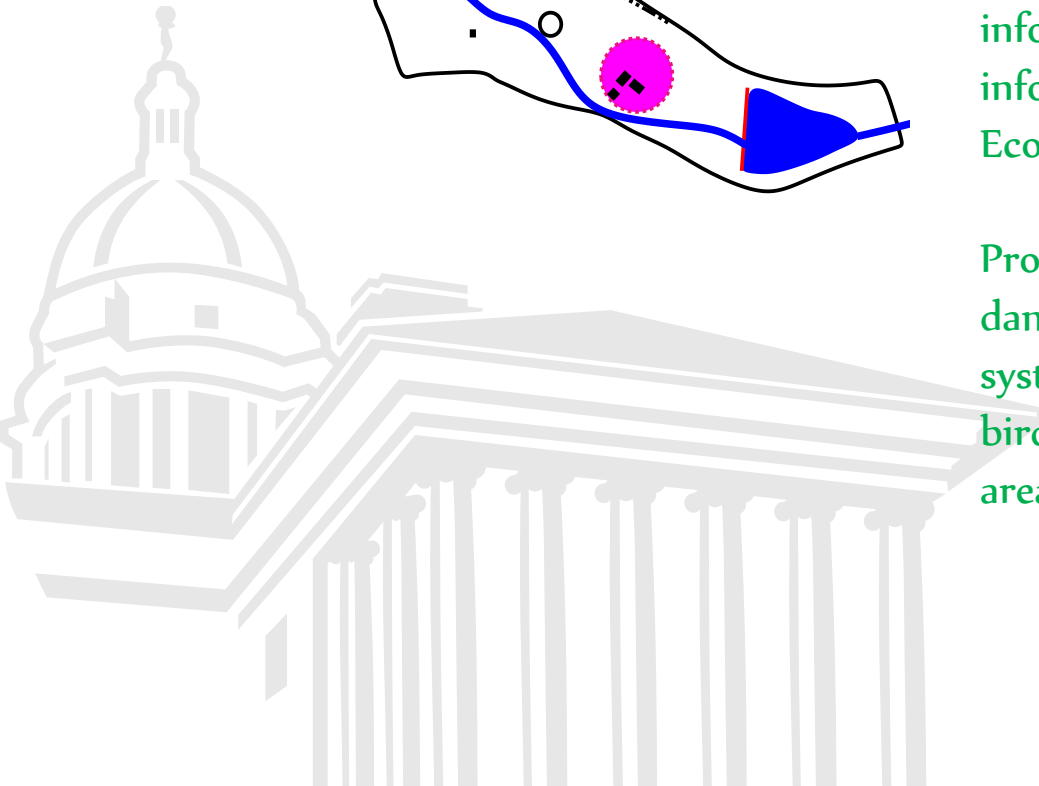
The existing caravan park and camping areas have been identified for upgrades and the expansion of the current facilities.

Development Parcel 8: Game Reserve: Day Visitors Area



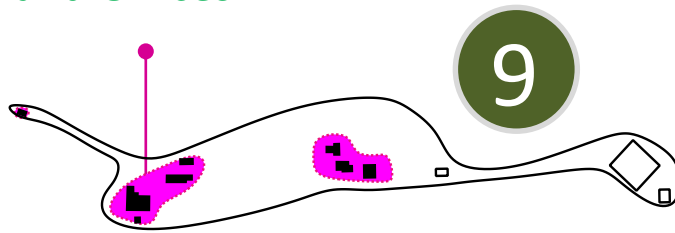
This area has been identified for the possible expansion of the picnic area, informal and formal parking, a tourist information desk, and an Outdoor Ecological Education Centre.

Proposals for upgrading the existing dam, improving the existing wetland system and constructing paths and bird hides is recommended for this area.



Development Parcel 9: Reserve Accommodation

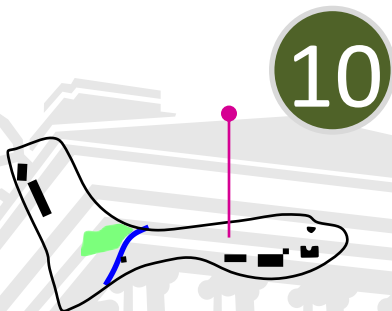
Development Parcel 10: Staff accommodation
and Offices



Reserve Accommodation

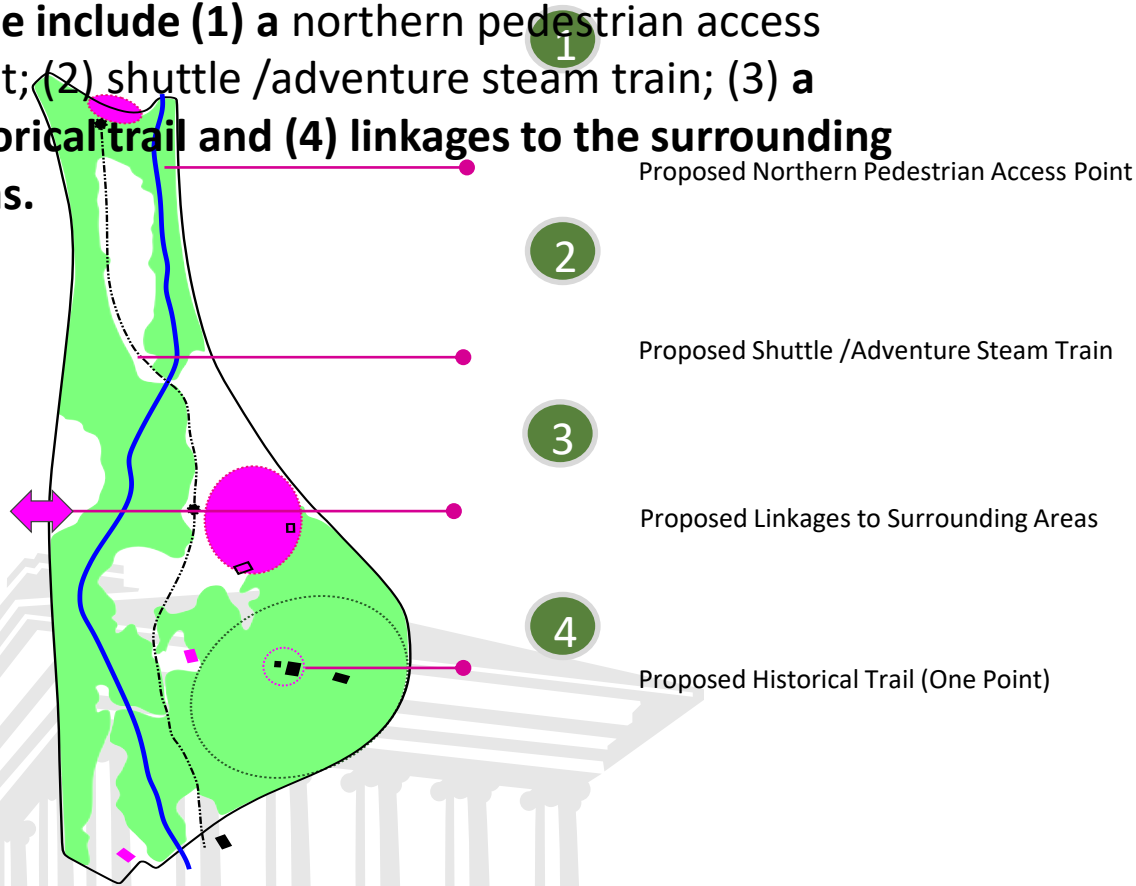
Compatible Activities and Land Uses:

- Backpackers or self-catering chalets/
overnight accommodation in the existing
buildings
- Maintain existing hut accommodation



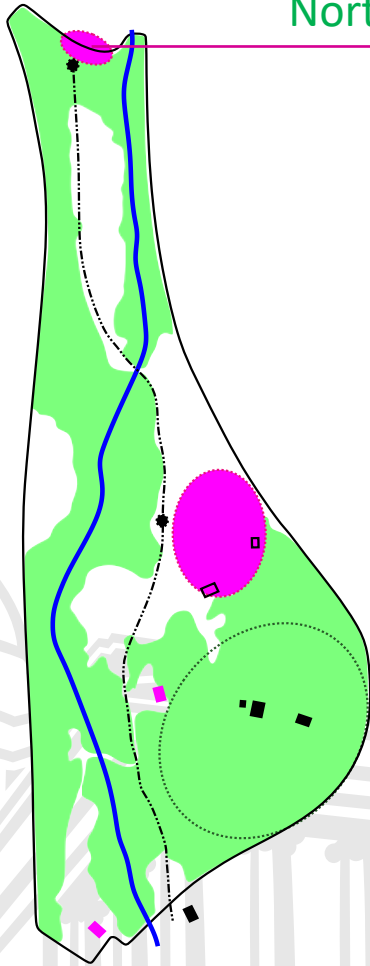
This area has been identified for overall maintenance of the existing buildings and related upgrades. Currently the area consists of staff accommodation, maintenance yard and offices.

Various development initiatives have been proposed for the Groenkloof Nature Reserve, these include (1) a northern pedestrian access point; (2) shuttle /adventure steam train; (3) a historical trail and (4) linkages to the surrounding areas.



Initiative 1: Proposed Pedestrian Northern Access Point

1

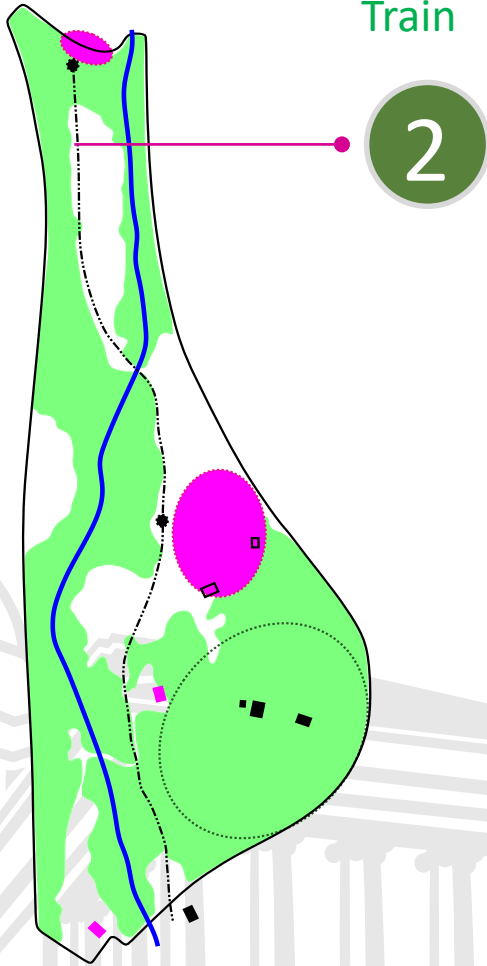


It is recommended that a northern pedestrian access point be created by developing a walkway under the existing bridge.

There would need to be access control measures put in place to monitor the entry and exit of visitors.

This site is also recommended as one of the train stations and the turning point for the proposed train that would run along some parts of the GNR area.

Initiative 2: Proposed Shuttle/ Adventure Train



A narrow gauge steam train that will run on the existing road is proposed to minimise impact.

Initiative 3: Proposed

3

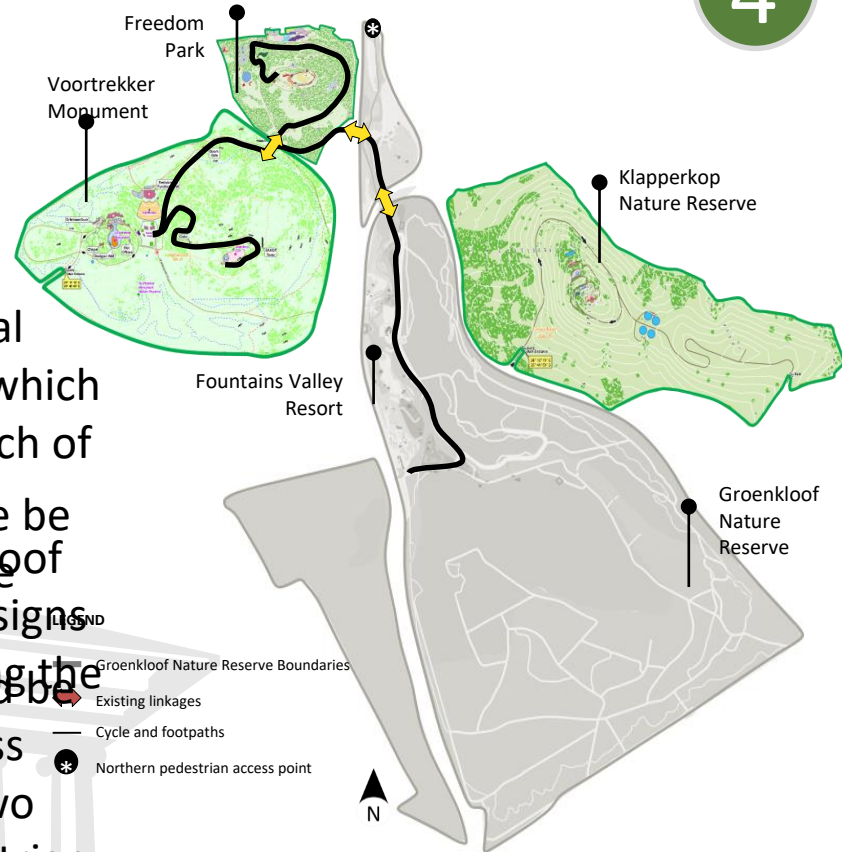
ical Trail

A number of areas have been identified as areas of great historical and heritage significance, therefore it is recommended that a historical hiking trail be introduced, in which visitors will be able to visit each of the historic buildings and structures within the Groenkloof Nature Reserve. Information signs would need to be placed along the route and at each site.

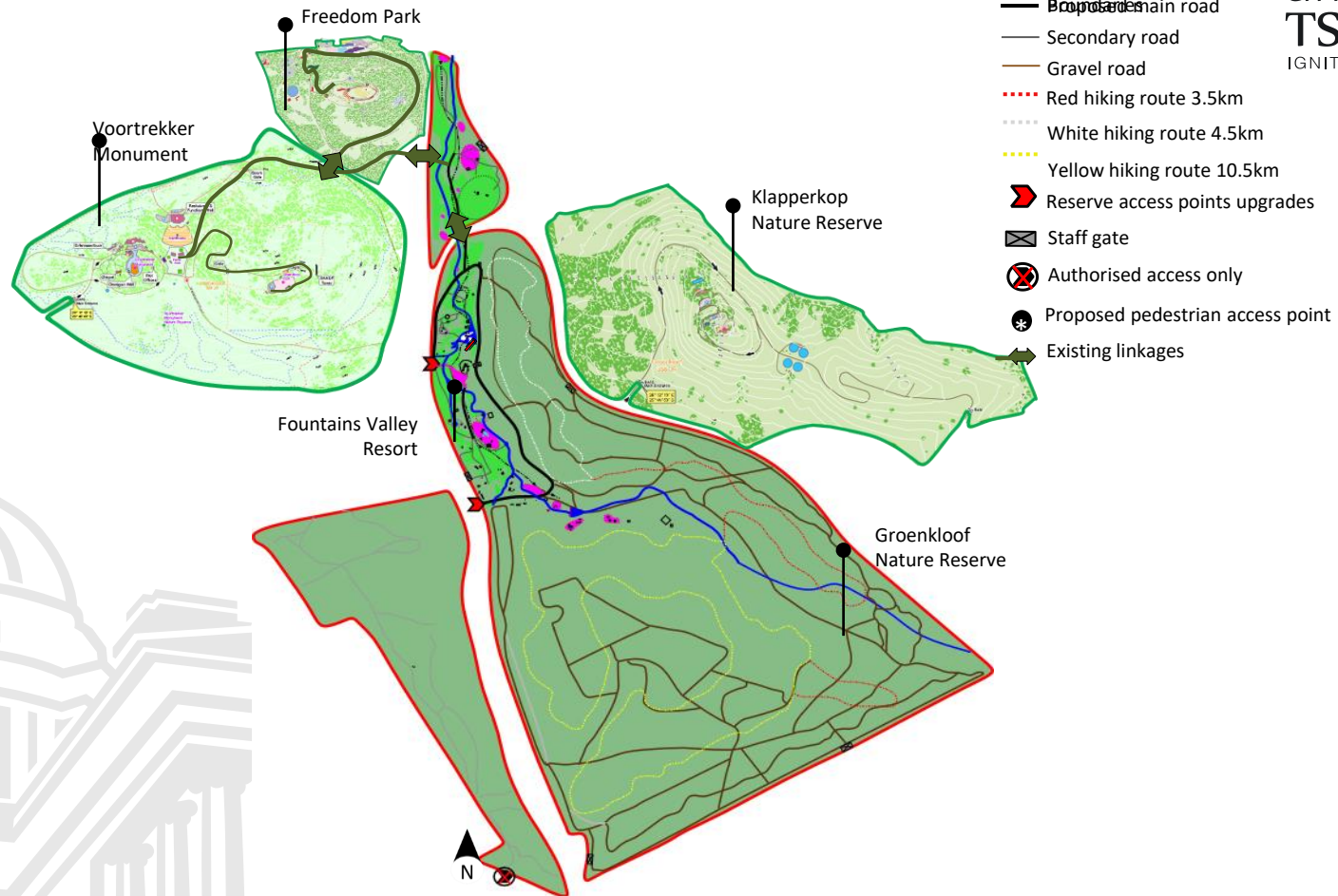
Pedestrians and cyclists would be able to make use of this access point both to and from the two reserves. The northern pedestrian linkage would serve to help link the GNR to the Pretoria Central specifically the Station and

Initiative 4: Proposed Linkages to the Surrounding Areas

4



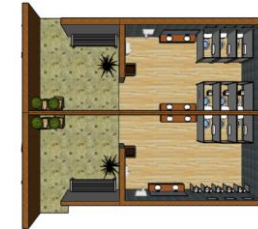
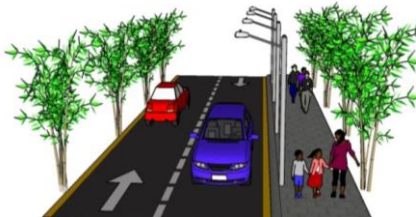
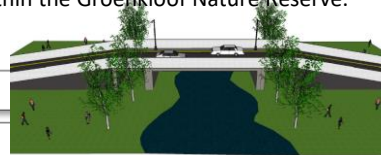
5. Movement Framework



6. Development Guidelines

The design guidelines for the development proposals and initiatives are explained in detail, in order to give guidance to future and existing development within the Groenkloof Nature Reserve. The guidelines are focused on the following elements:

- ☐ Fencing and Boundaries
- ☐ Safety and Security
- ☐ Architecture and Building Material
- ☐ Historical Houses and Accommodation Ch
- ☐ Public Utilities and Services
- ☐ Vehicular, Public Transport and Pedestrian Mo
- ☐ Picnic and Braai Areas
- ☐ Caravan and Camping Area
- ☐ Recreational Sports Area
- ☐ Swimming Pool Complex
- ☐ Playground Area
- ☐ Ablution Facilities
- ☐ Public Furniture
- ☐ Streets



- ☐ Sustainable Development

7. Implementation Framework

The implementation framework and guidelines for realising the vision for the Groenkloof Nature Reserve Precinct Plan is focused on the following aspects

Key Projects

- 1 Entrance Access and Vehicle Bridge over Apies River
- 2 Perimeter and Internal Security Upgrades
- 3 Upgrading Existing Linkages to Surrounding Areas
- 4 New Northern Area Development
- 5 Northern Pedestrian Access Point
- 6 Adventure / Shuttle Train
- 7 Provide Recreational and Sporting Area
- 8 Preserve Heritage / Historical Buildings

Monitoring and Management Actions

- Visitor Management and Services
- Infrastructure Management
- Cultural and Heritage Management
- Environmental Management
- Vegetation Management
- Wetland / Riparian Management
- Fire Management
- Wildlife Management
- Eco-System Management
- Urban Management

Crucial Studies, Investigations and Operational Plans

Crucial Studies	Land Use Changes Investigations	Operational Plans
<ul style="list-style-type: none"> • Capacity of Visitors Study • Demand for Facilities Survey • Bulk Services Capacity • Accommodation Study 	<ul style="list-style-type: none"> • Geotechnical Investigations • Floodline Investigations • Environmental Impact Assessments • Transport Impact Studies • Engineering Services Report 	<ul style="list-style-type: none"> • Update current Ecological Plan for the reserve • Compile a Waste Management Plan • Compile a Road Maintenance Plan • Compile a Safety and Security Management Plan • Conduct an in-depth Wetland and Riparian delineation study • Compile a comprehensive surface runoff and stormwater management plan, which indicates how all surface runoff will be managed and retained • Compile and Cultural Heritage Resource Management Plan for the GNR • Compile Disaster Management Plan and Fire Safety Management Plan

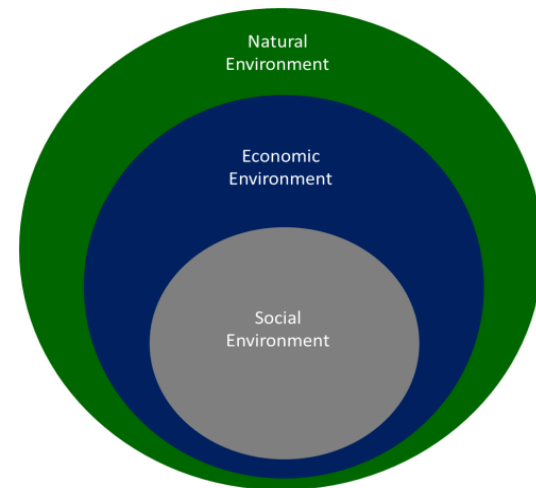
8. Conclusion

In order to achieve sustainable development within the Groenkloof Nature Reserve, the natural/ bio-physical, economic and social aspects need to be considered.

☐ **Natural environment:** Ensure that the natural environment is managed in a responsible manner, by preventing the degradation of resources; Minimise the use of non-renewable resources;

☐ **Economic Sustainability:** Explore public and private partnerships / joint ventures as tools to enable various economic opportunities in the most suitable areas

☐ **Social Sustainability:** Promote the inclusion of a diverse group of users.



Thank you!

Questions and Comments

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