

THE SMALL TOWN REGENERATION STRATEGY MEETING

PIKETBERG

Presentation
Wednesday, 13 April 2022



CONTENTS

- Bergrivier Municipality Spatial Development Framework (Bergrivier MSDF): 2019-2024
- Piketberg Gateway and Central Integration Zone Precinct Plan, February 2021

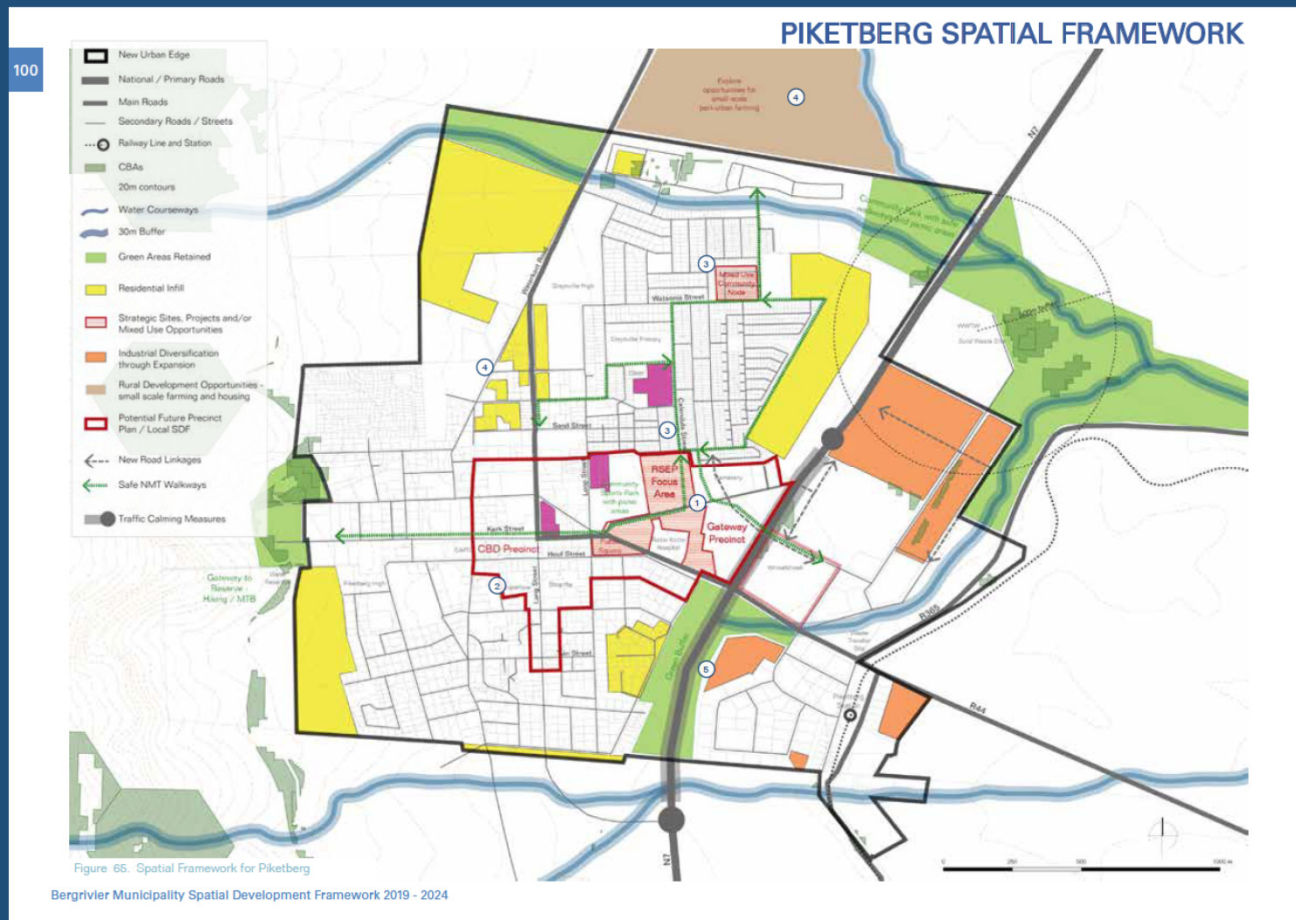
Bergrivier Municipality Spatial Development Framework (Bergrivier MSDF): 2019-2024

The development of a CBD Precinct Plan was identified as priority project no. 2 for Piketberg in the Bergrivier MSDF

Table 25. Top 5 Strategic Priority Projects for Piketberg

Priority Project Title	Description	Relevant Ward	Linkages to IDP	Timeframe
1. RSEP	The implementation and expansion of the RSEP Programme within the Integration Zone along Church Street	3, 4	Develop an investment programme to fast track new business development	Short (cons in pro
2. CBD Precinct Plan	Land use management and urban design framework for the CBD Precinct with mechanisms to support business development, informal trading and mixed use opportunities	3, 4	To develop, manage and regulate the built environment	Short
3. Connected Neighbourhood Nodes	Establishment of a commercial node along Watsonia Street to diversify the neighbourhoods in the northern parts of town. Create clear linkages between areas in town via safe walkways.	3, 4	Develop a programme for SMME development with municipal opportunities	Short
4. Diversify Housing Delivery	Provide housing through various mechanisms and designs...	3, 4	A sustainable, inclusive and integrated living environment	Ongo
5. Industrial Expansion	Skills development	3	To facilitate an environment for the creation of jobs	Ongo

Bergrivier Municipality Spatial Development Framework (Bergrivier MSDF): 2019-2024



Piketberg Gateway and Central Integration Zone Precinct Plan

PIKETBERG GATEWAY AND CENTRAL INTEGRATION ZONE PRECINCT PLAN



Prepared by



February 2021

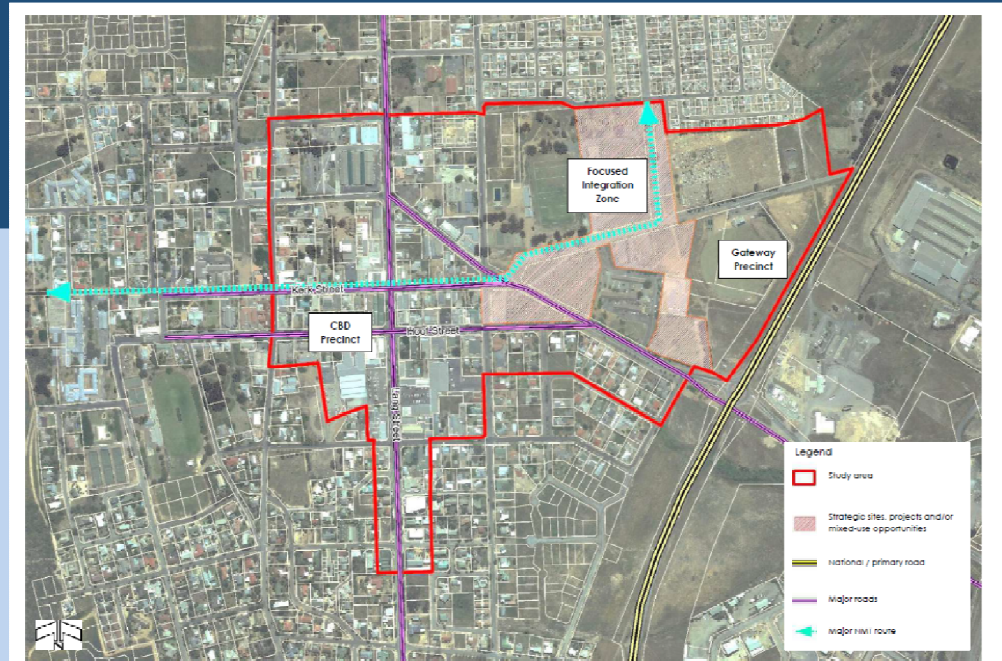


Figure 1: The study area (Source: adapted from the Bergrivier MSDF, 2019-2024)



Piketberg Gateway and Central Integration Zone Precinct Plan

Guiding Principles and Performance Qualities

- 1) Inclusive
- 2) Walkable
- 3) Flexible and Mixed Use
- 4) Economically Vibrant
- 5) Identity and Sense of Space
- 6) Safety and Security

2. GUIDING PRINCIPLES AND PERFORMANCE QUALITIES

A number of central spatial principles underpin the design concept of the Precinct Plan, namely:

INCLUSIVE



An inclusive town values the needs of all people equally. It is a town where people feel comfortable being citizens and have equal access to economic opportunities, quality public amenities and spaces, housing and basic services. Spatial integration is a key ingredient in the pursuit of an inclusive town.

WALKABLE



Walkable towns promote a public environment with a people focus rather than a car focus and can lead to addressing many social and economic problems through improved social interaction, enhanced physical fitness and diminishing crime.

FLEXIBLE AND MIXED USE



Positive urban environments allow for a mix of land uses and reflect flexibility in their spatial structures. Flexibility refers to the creation of a spatial structure that can accommodate unexpected demands made upon them over time.

ECONOMICALLY VIBRANT



Towns with vibrant economies are ones that promote inclusive economic activity (from small to large; formal and informal). By creating the conditions for a vibrant economy – which provides for increased economic security and financial sustainability – it is possible to contribute to positive individual and social outcomes.

IDENTITY AND SENSE OF PLACE



When citizens form a strong relationship with a place, then that place becomes a part of who they are – their identity. High quality public spaces can greatly enhance the dignity and pride of citizens, which in turn strengthens their identity and attachment to a place.

SAFETY AND SECURITY



Combating crime and reducing insecurity is essential if development and growth is to occur in cities and towns. Where there is fear, there is no hope. Safety and security is vital for development, investment and access to services and amenities.

Piketberg Gateway and Central Integration Zone Precinct Plan

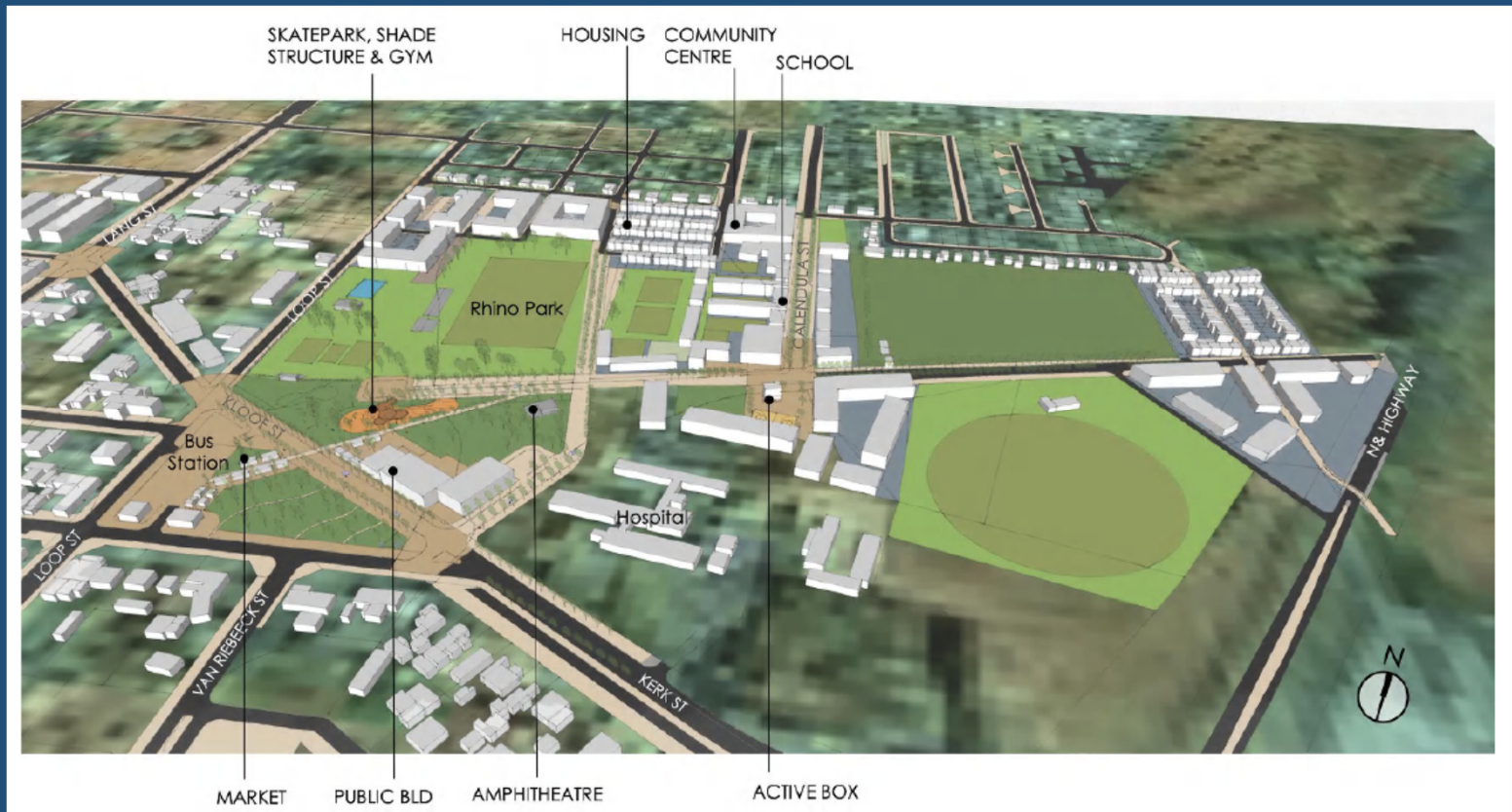
6 Focus Areas:

- 1) CBD urban design upgrade
- 2) Central “public heart”
- 3) Calendula Street and the “Active Box”
- 4) Loop Street and the Rhino sports complex
- 5) Vacant land adjacent to Rhino Park and Calendula Street
- 6) Vacant land between cemetery / cricket oval and N7



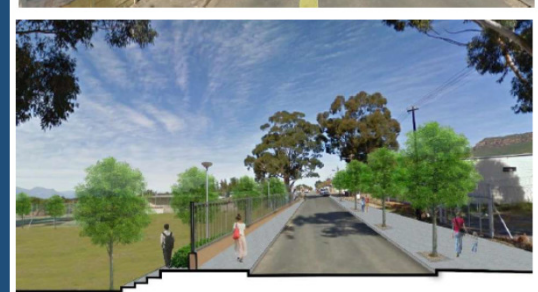
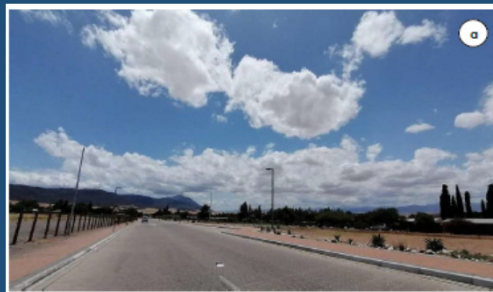
Piketberg Gateway and Central Integration Zone Precinct Plan

Conceptual 3D model of the precinct (looking North)



Piketberg Gateway and Central Integration Zone Precinct Plan

Conceptual Illustrations



Long Street (Main Road)

Calendula Street

Sarel Cilliers Street
(Rhino Park)

Loop Street

Piketberg Gateway and Central Integration Zone Precinct Plan

Regional Socio-Economic Project (RSEP)

Strategic Goal: To uplift the urban environment in neglected neighbourhoods across the province through integrated and innovative projects contributing to safety, dignity, recreation, mobility, spatial transformation and economic opportunities.

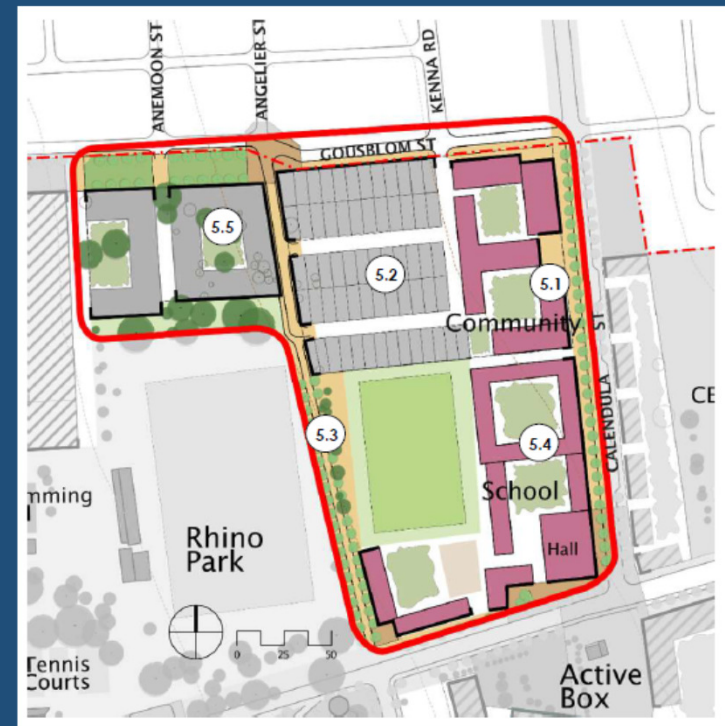


Focus Area 3



Piketberg Gateway and Central Integration Zone Precinct Plan

Conceptual design solution for Focus
Area 5



13 Church Street
P O Box 60
PIKETBERG
7320

Phone: (022) 91 36000

Fax: (022) 91 31406

E-mail: bergmun@telkomsa.net

Website: <http://www.bergmun.org.za/>