



Brits Town Precinct Plan 2014



rural development
& land reform

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Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

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April 2014

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Chapter 1: Introduction

Chapter 1: Introduction

1.1 Background

Madibeng Local Municipality in collaboration with the Department of Rural Development and Land Reform commissioned the development of a precinct plan for the Brits town precinct in the Madibeng Local Municipality, North West Province.

The project focuses on identifying development and investment opportunities in the rural and urban environment and to integrate such areas with existing urban development.

A precinct for the purpose of this plan can be defined as *“a spatially explicit area within a municipal area that is subject to particular administrative arrangements to protect and promote rural and urban landscape values and supporting activities within the precinct.”*

1.2 Purpose of the Precinct Plan

A Precinct Plan is a detailed development plan for a particular area with a specific identity or function. A Precinct Plan looks at an area on a micro level and makes proposals with regard to urban form, layout, movement, the three-dimensional environment, public space, the nature and intensity of land uses and activities, and the nature of infrastructure and investment required to support the development of the precinct.

A Precinct Plan must:

- Establish an in-depth understanding of the current situation in the physical, social and economic environment, and the challenges and opportunities that emerge from that;
- Provide a development vision for the area that will promote the development of balanced, integrated and sustainable human settlements;
- Set out a clear, desired spatial form or structure for the area;
- Provide guidance for the distribution of land uses and development typologies across the area which are functionally linked to the spatial structure;
- Stipulate guidelines and codes to inform the development of individual land parcels; and
- Provide an implementation framework indicating the required actions and functions of various role-players to implement the development vision.

1.3 Project Objectives

The specific objectives of the Brits Town Precinct Plan are to:

- Set out a vision for the future development trajectory of the area and establish a planning and management framework to guide development and land-use change that aims to achieve environmental, social and economic sustainability;
- Provide a new desired development pattern for the area, alter existing land use disparities, and promote compatible land uses;
- Set out guidelines for land use management systems within the precinct;
- Consult with the community, residents, businesses and the development industry to determine the best outcome for the precinct area and obtain vital local knowledge;
- Provide clear strategies and detailed actions for how the Precinct Plan can be achieved over time;

- Inform interventions by both the public and private sectors in order to facilitate economic growth and development through social, spatial and economic development or regeneration; and
- To give effect to development principles in the Spatial Planning and Land Use Management Act, 2013.

1.4 Defining the Study Area

The Brits Town Precinct is located in the Madibeng Local Municipality to the north of the Hartbeespoort Dam, at the intersection of the N4 Bakwena-Platinum Highway and the R511 in the North West Province.

The study area covers an area of 54.47km² of the total of 3,839km² of Madibeng Local Municipality¹, with an east-west distance of approximately 13km. The study area comprises the following areas:

- Brits town, including the Brits Central Business District (CBD);
- The Elandsrand residential neighbourhood;
- Primindia;
- The Brits Industrial Area;
- The outlying townships of Oukasie, Damonsville and Mothutlung; and
- The farm portions in-between these areas.

The demarcation of the boundaries is indicated in Figure 1.

Table 1: Precinct Boundaries

Boundary	Description
South	• R566 and Spoorweg Street
West	• Along the Crocodile River
North	<ul style="list-style-type: none"> • Western Section: Crocodile River • Central Section: Along the cadastral boundaries of Portion 427/482 including Oukasie. • Eastern Section: Cadastral boundary of the Farm Elandsfontein 440 JQ
East	• Along the boundaries of Mothutlung and southwards towards Spoorweg Street.

¹ Source: Madibeng Integrated Development Plan Review 2013/2014

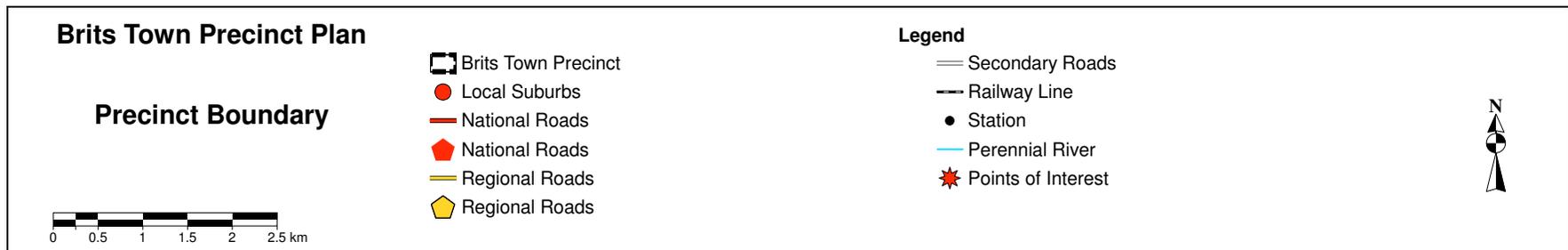


Figure 1: Study Area



Chapter 2: Context

Chapter 2: Context

2.1 Administrative Context

The Administrative context of the precinct is set out in Table 2, Figure 2 and Figure 3.

Table 2: Administrative Context

Administrative Level	
Province	North West Province
District Municipality	Bojanala Platinum District Municipality
Local Municipality	Madibeng Local Municipality
Municipal Wards	Wards 13, 21, 22 and 23 Portions of Wards 14, 20, 30 and 33
Surrounding Local Municipalities	Moses Kotane Local Municipality (North West Province) Rustenburg Local Municipality (North West Province) Moretele Local Municipality (North West Province) Thabazimbi Local Municipality (Limpopo Province) City of Tshwane Metropolitan Municipality (Gauteng Province) Mogale City Local Municipality (Gauteng Province)

2.2 Regional and Local Context

The Brits Town Precinct lies in the southern part of the Madibeng local Municipality approximately 15km north of the Hartbeespoort Dam, and is the main economic and governance centre in Madibeng Local Municipality.

Brits is situated in relative close proximity to and with good connectivity to major urban centres in Gauteng. It is located approximately 65km from Rustenburg along the N4 Bakwena-Platinum Highway, which is one of the main economic centres in the North West Province. The N4 Bakwena-Platinum Highway also provides a strong link to the Tshwane urban areas in Gauteng Province.

Brits is in fact physically and functionally linked to the northern parts of Tshwane through a band of informal settlements that stretches eastwards from Mothutlung up to Ga-Rankuwa. Rosslyn, which is a major employer in the area, is situated approximately 30km from Brits (refer to Figure 5).

Table 3 indicates the distances to major regional urban centres.

Table 3: Distances to Major Regional Urban Centres

Urban Centre	Approximate Distance	Road Link
Pretoria	52km	N4
Akasia (Tshwane)	30km	N4
Sandton	60km	R511
Randburg	55km	R511
Midrand	40km	R511
Krugersdorp	50km	R512
Rustenburg	65km	N4

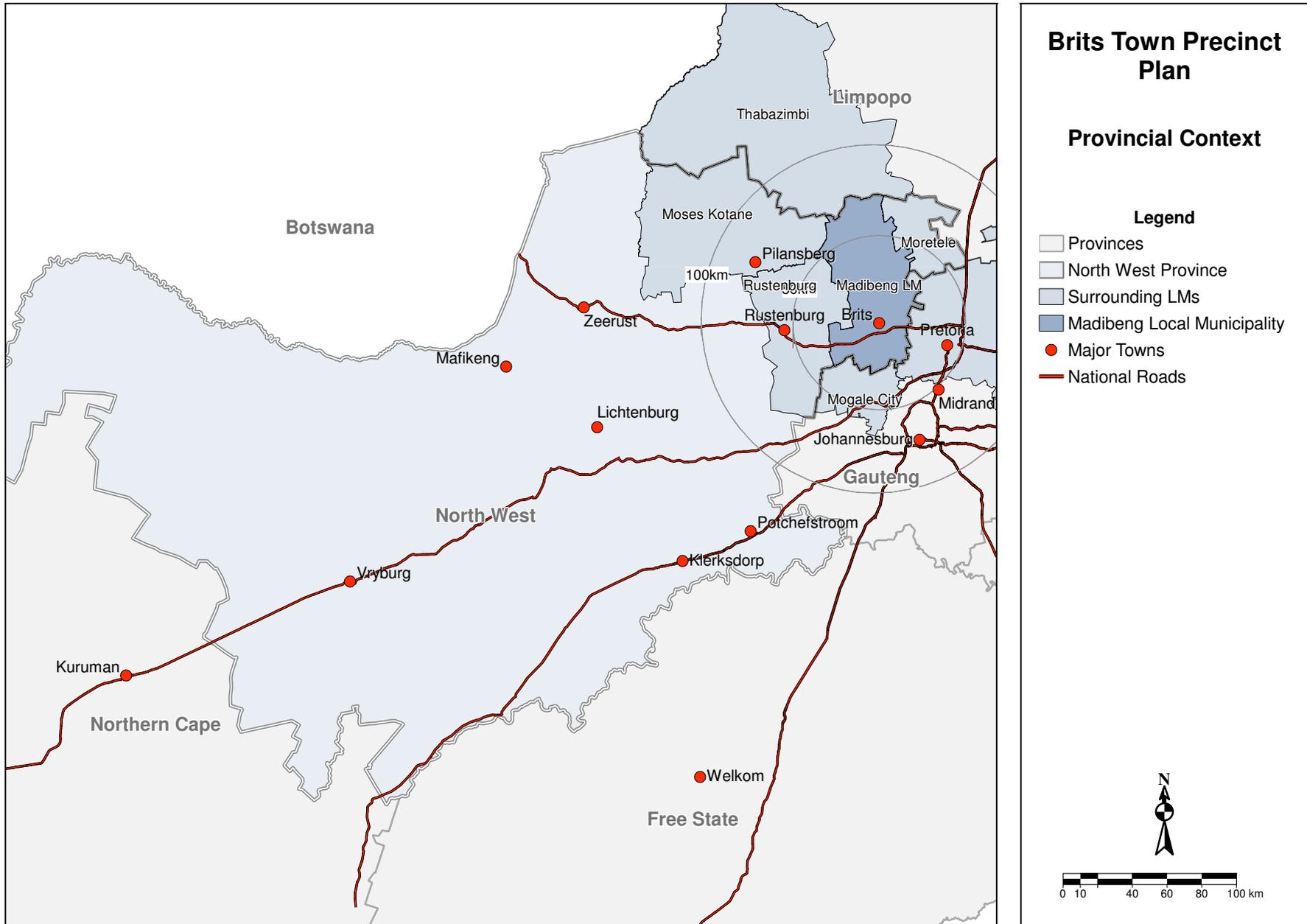


Figure 2: Provincial Context

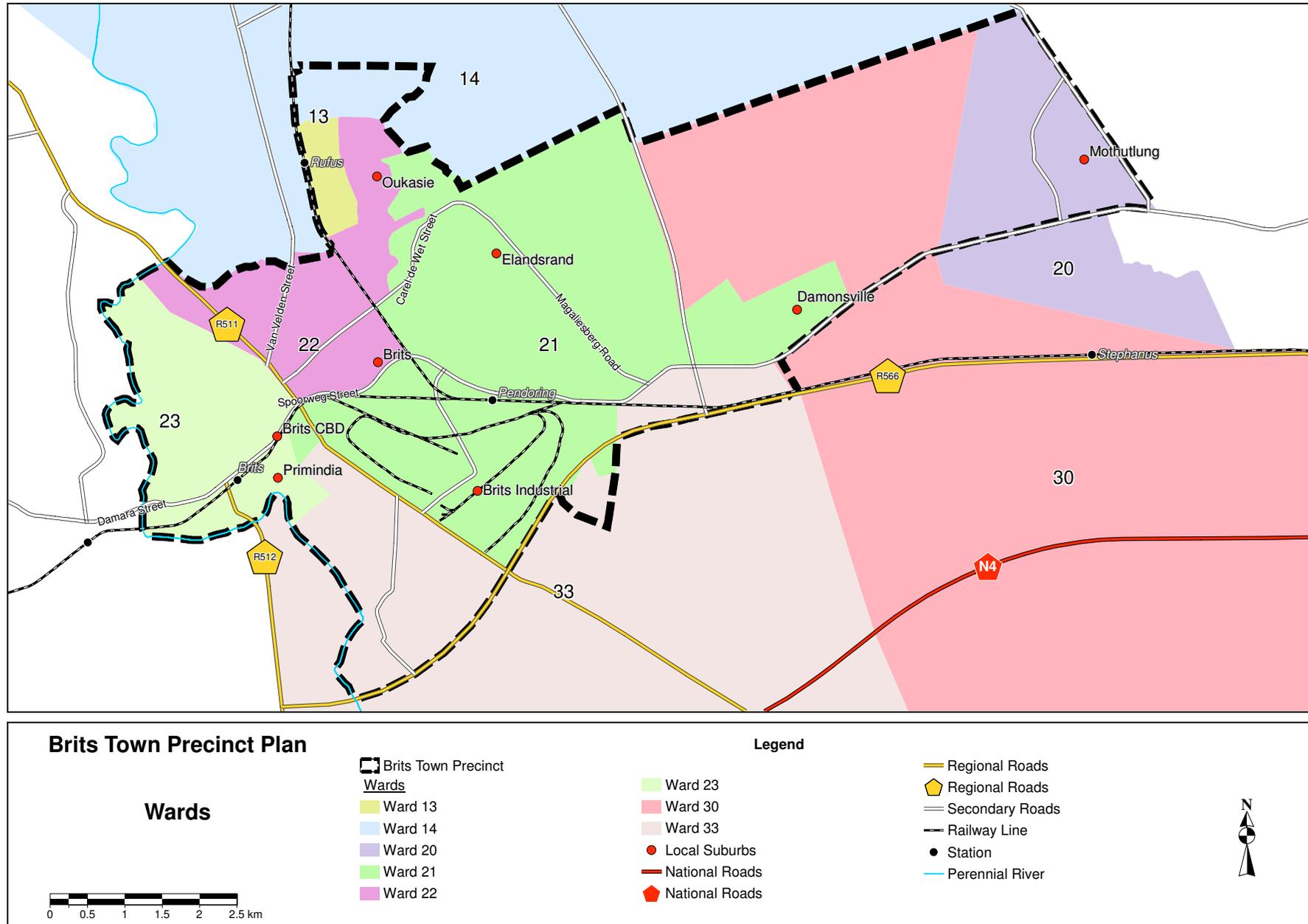


Figure 3: Municipal Wards

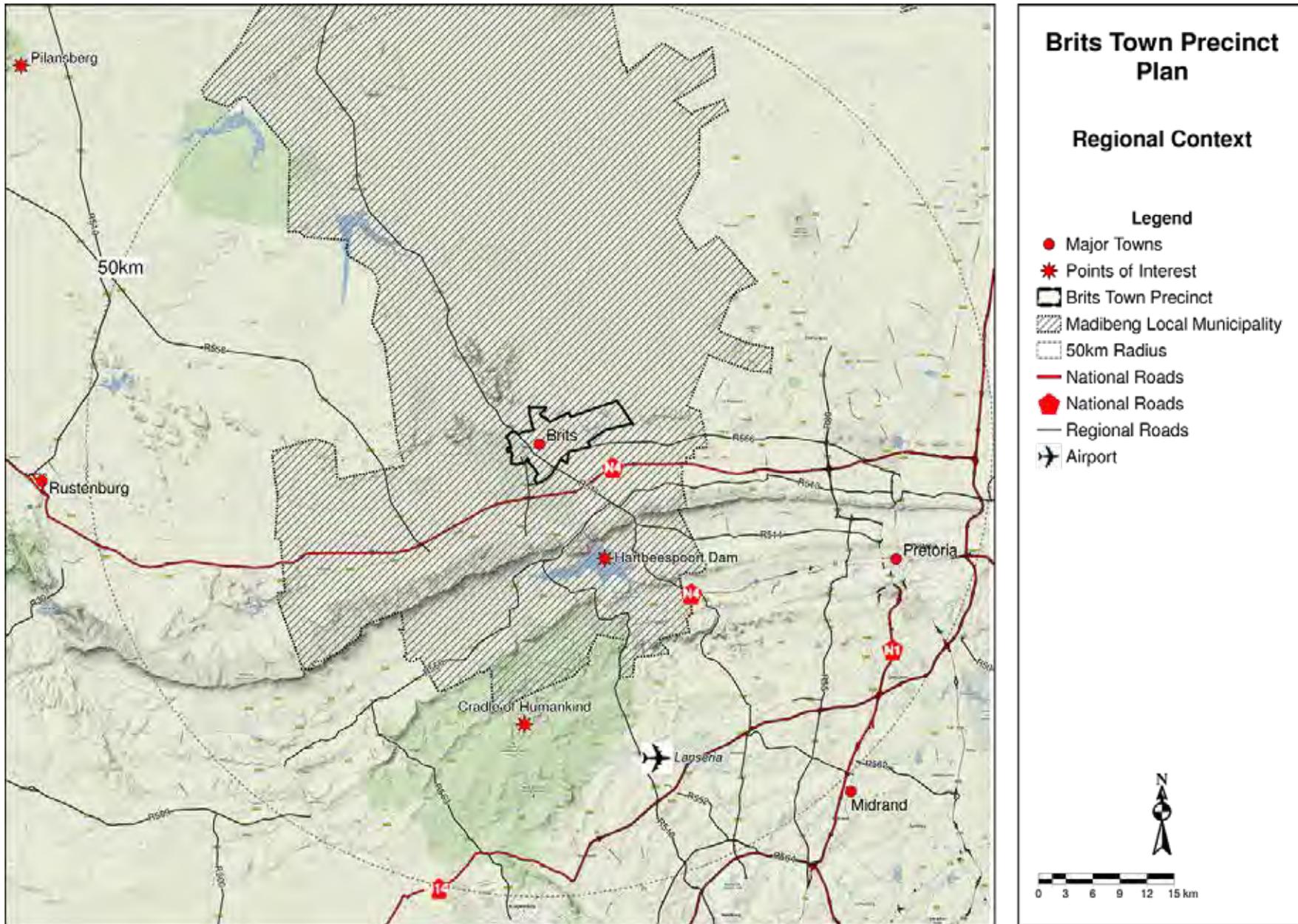


Figure 4: Regional Context

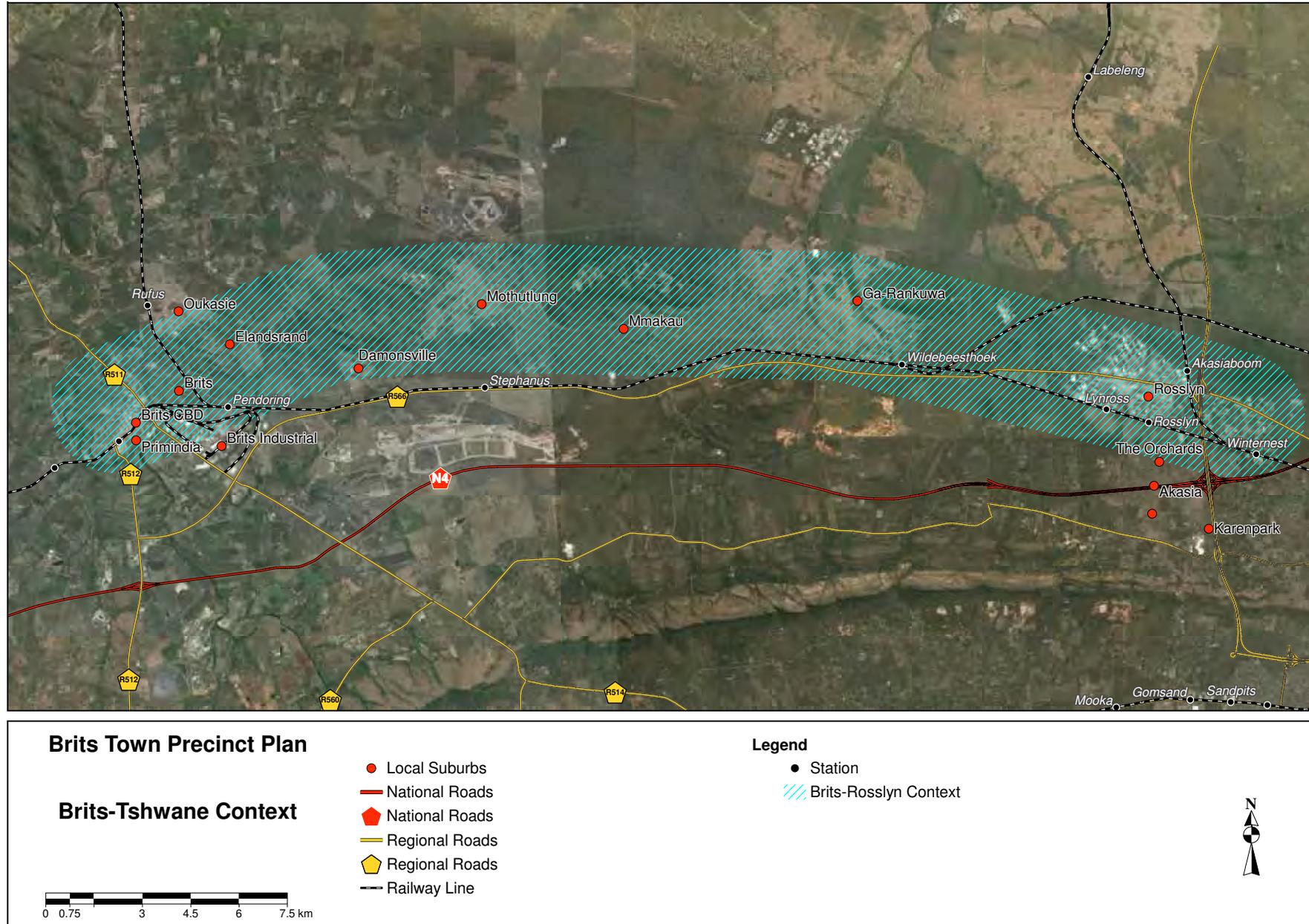


Figure 5: Brits-Tshwane Linkages

2.3 Socio-Economic Profile

The following section together with Figure 7 to Figure 16 provide a brief overview of the socio-economic status of the population in the study area.¹

- The study area comprises a total population of 62,165 (13% of the total population of Madibeng Local Municipality (MLM)) with a total of 21,574 households. 45% of the population reside in Oukasie.
- The economically active population constitutes 30,320 people, of which 72% is employed (66% for MLM) and 24.6% unemployed. The lowest employment levels are in Oukasie (64%), Mothutlung (63%) and Damonsville (68%).
- 57.3% of households have an annual income of less than R38,200.00 (62.4% for MLM), while 16.7% has no income (16.2% in MLM).
- The lowest incidence of tertiary qualification (any form) or a matric qualification is in Oukasie and Damonsville, followed by Mothutlung.
- There is a high incidence of rental accommodation, with 42% of households renting their homes, as opposed to only 28.6% in MLM. 46% of households own their homes.
- 56% of households live in a formal house on a separate stand (51.6% for MLM), while 28% live in informal dwellings (39.4% for MLM). Only 6% of households live in multiple residential units such as flats, cluster homes or town houses.
- 85% of households utilise electricity for lighting (81% in MLM).
- 44.3% of households have piped water inside their buildings (22.2% for MLM) while another 37.3% has piped water inside their yard (45.7% for MLM). 16.4% of households have to utilise a community tap and 2% have no access to piped water. Oukasie has the lowest percentage of households with piped water inside their dwelling (13.6%).

¹ Source: Statistics South Africa Census 2011

- 79.5% of households have access to flush toilets as opposed to only 27.2% in MLM. 10.12% of households however only has access to a pit toilet without ventilation (with the highest occurrence in Oukasie and Damonsville), while 2.8% has no access to sanitation (toilet) facilities.
- 77% of households have access to municipal refuse removal once a week, as opposed to only 25.7% in MLM. 6.8% of households in the precinct have no form of rubbish disposal.

2.4 Policy Context

2.4.1 Provincial Spatial Development Framework

The North West Spatial Development Framework identifies the Brits Town as a Primary Regional centre that is located in close proximity to the priority development zone located along the N4 highway. A provincial flagship project identified for Brits is the development of a vehicle component manufacturing hub and dry-port.

2.4.2 Provincial Growth and Development Strategy, 2004-2014

The Brits area has been identified as a motor manufacturing hub with tremendous location advantages to benefit from the Maputo railway line and harbour.

2.4.3 Bojanala Spatial Development Framework, 2005

The Bojanala Spatial Development Framework, 2005 states that the feasibility of establishing a vehicle component manufacturing hub and associated dryport for distribution purposes in the Brits area, should be investigated. The locational benefits of this area in view of a significant number of vehicle component manufacturers located in Brits, as well as its proximity to vehicle and vehicle component manufacturing industries

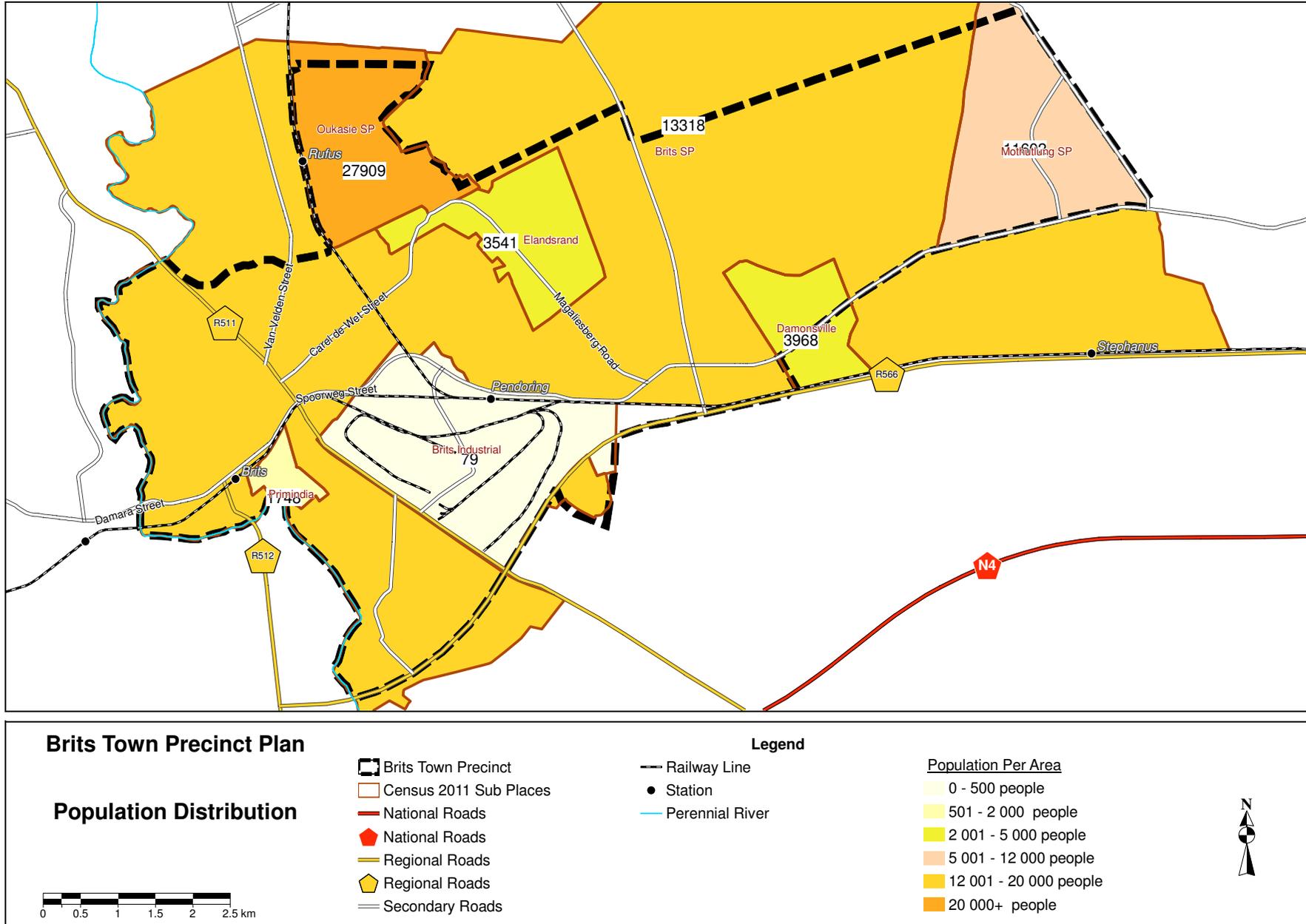


Figure 6: Population Distribution