

Figure 7: Household Size

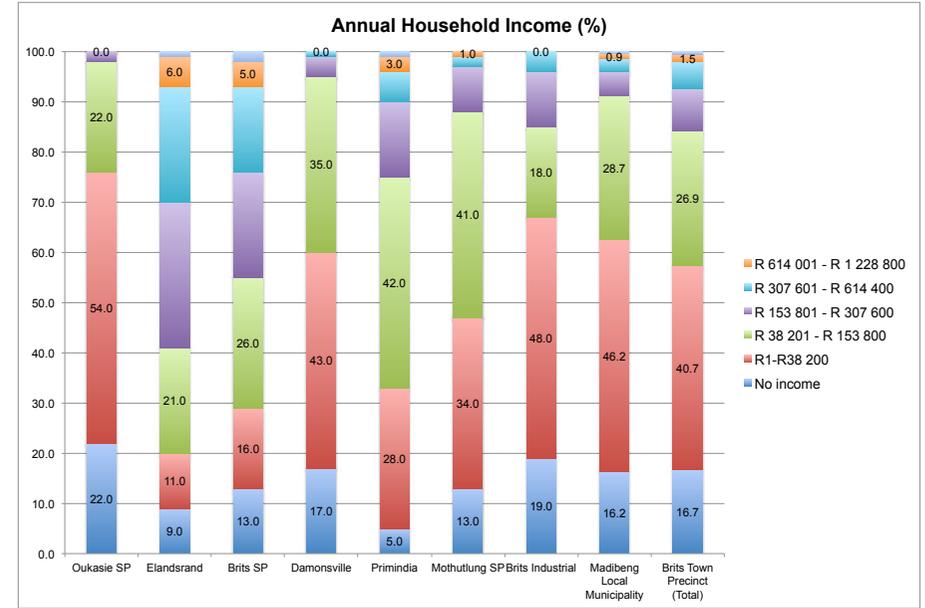


Figure 9: Annual Household Income

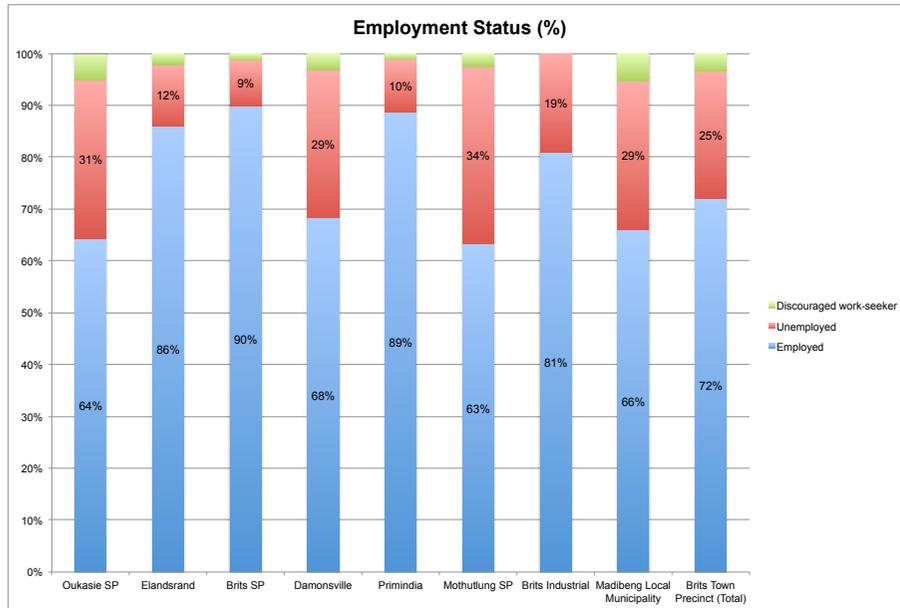


Figure 8: Employment Status of Economically Active Population

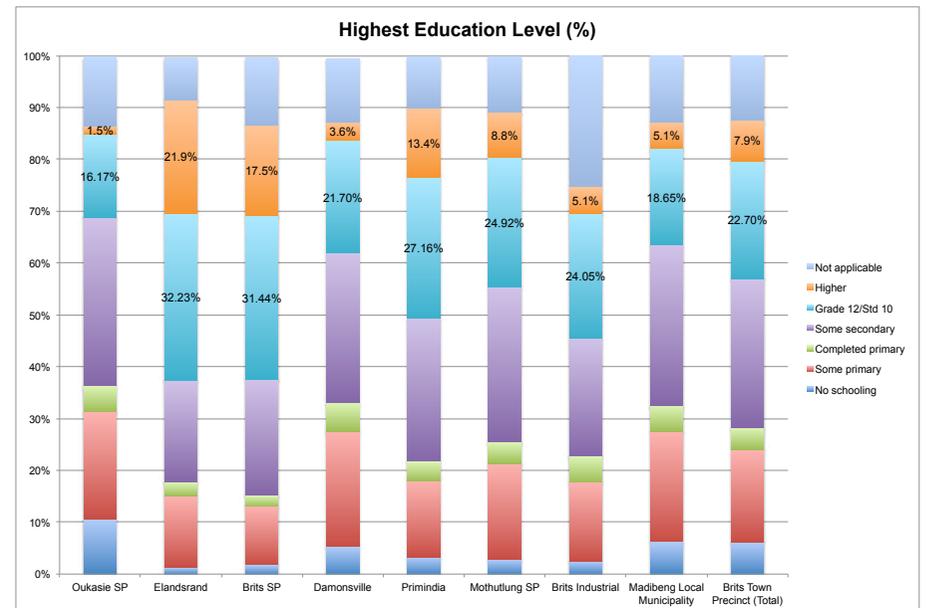


Figure 10: Level of Education

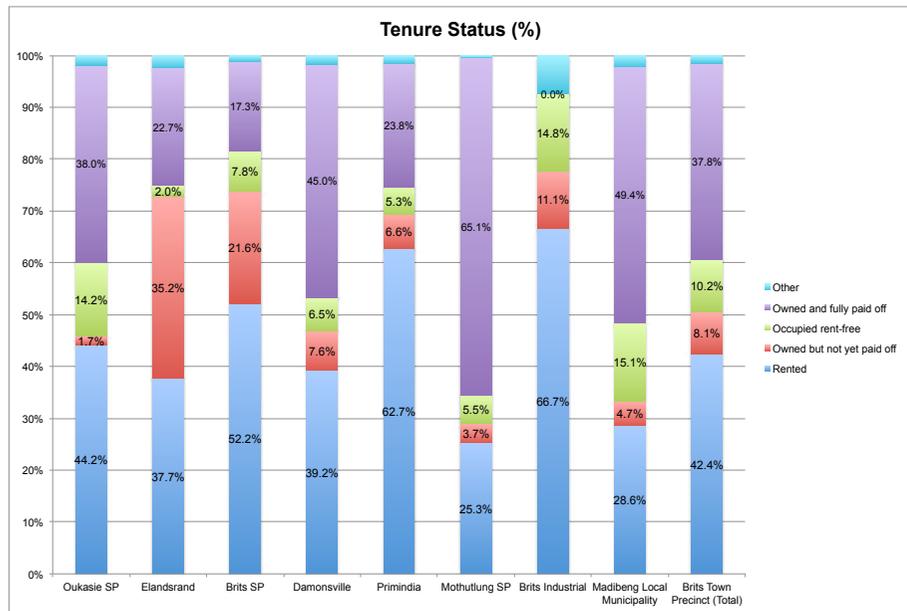


Figure 11: Tenure Status

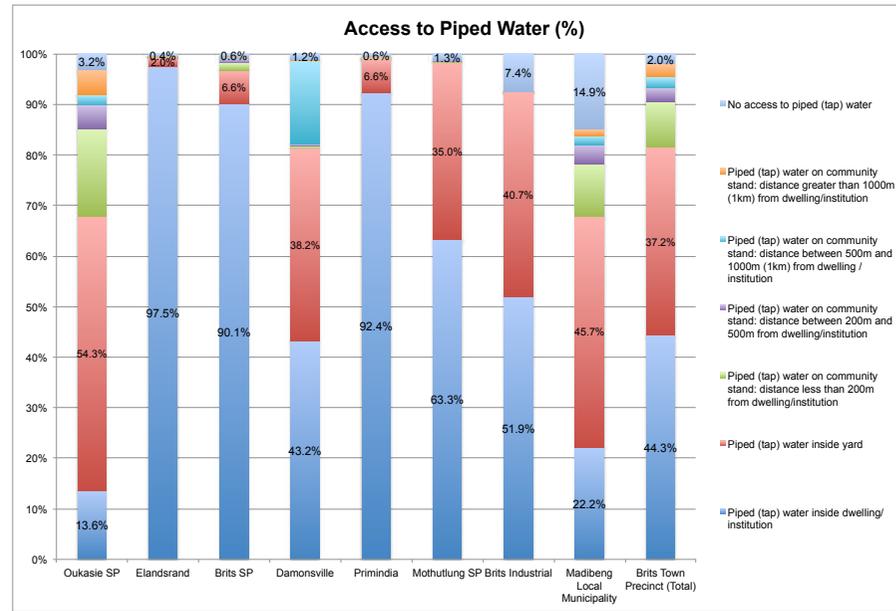


Figure 13: Household Access to Piped Water

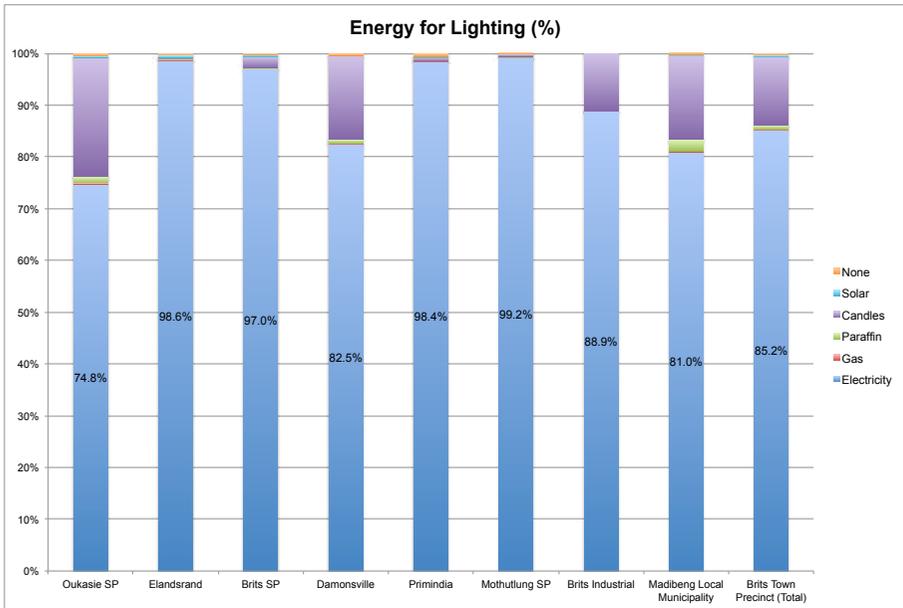


Figure 12: Energy Source for Lighting

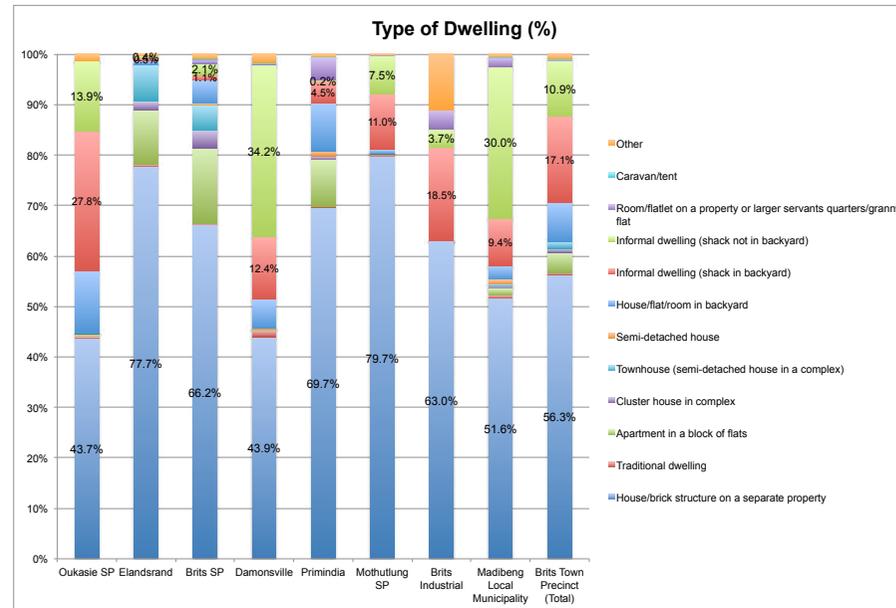


Figure 14: Dwelling Type

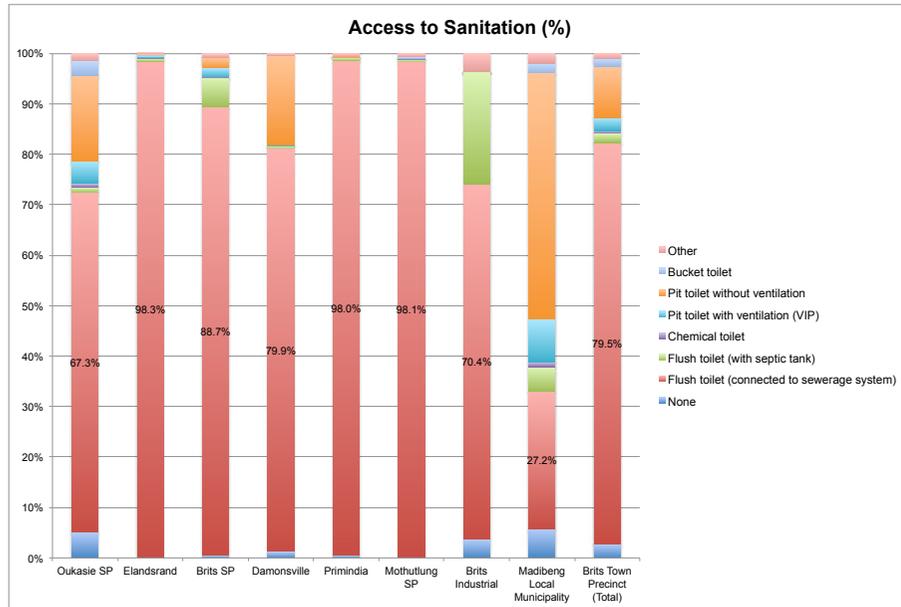


Figure 15: Household Access to Sanitation

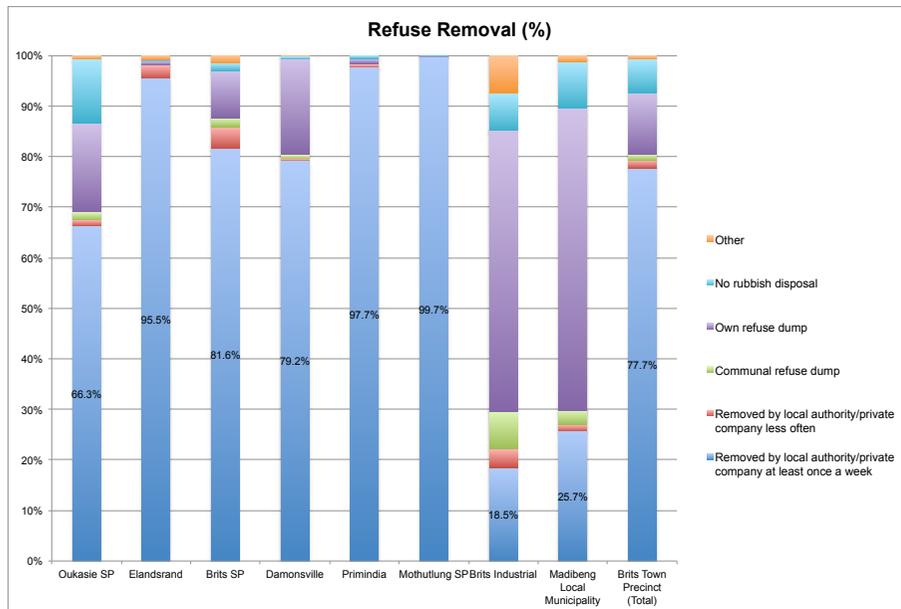


Figure 16: Household Access to Refuse Removal

in the Rosslyn industrial area could also support the possible development of a dryport in this area for vehicle and vehicle component distribution purposes.

2.4.4 Madibeng IDP Review 2013/2014

The Madibeng Integrated Development Plan (Review) 2013/2014 emphasizes the following strategic objectives:

- To provide basic municipal services in accordance with approved budget and set targets;
- To provide and promote access to free basic services in accordance with available resources and set targets;
- To upgrade (including capital infrastructure development) and maintain existing municipal services in accordance with set targets, standards and norms;
- To enhance quality of life of communities through social development initiatives in line with set targets, norms & standards;
- To provide risk-free, safe, clean and healthy environment to the community in line with set targets, norms & standards;
- To promote integrated human settlement and land use management in line with set targets, norms and standards;
- To promote and support LED initiatives in line with set targets, norms and standards;
- To promote good governance and culture of accountability through public and stakeholder participation in line with set targets, norms and standards; and
- To promote integrated municipal planning, monitoring, evaluation and improvement in line with set targets, norms and standards.

Table 4 sets out the prioritised needs per ward in the study area, as indicated in the Integrated Development Plan 2013/2014.

Table 4: Prioritised Ward Needs

	Ward 13	Ward 14	Ward 20	Ward 21	Ward 22	Ward 23	Ward 30	Ward 33
Roads and Stormwater	Upgrading of Stormwater drainage Tarring of Access Road Upgrading of Internal Roads (Resealing, paving & Gravelling) Speed Humps Closing of Canal	Bus Road – Rankotea Internal Roads & Streets Paved	Internal roads tarred & Paving Storm water drainage Construction of Roads	Stormwater Drainage Speed Humps Cleanup operation on Streets & Sidewalks plus Cutting and Pruning of Trees	Paving of Internal Roads Construction of all Access Roads Upgrading of Existing Roads (including Speed Humps & Sidewalks) Storm water Drainage & Man Holes Expansion of Road Upgrade of Road & bridge – Fruit & Veg till after bridge Upgrade of Thabazimbi Rd Speed humps in Danie Street too high	Re-sealing of Roads Rehabilitation of Storm Water	Upgrading of Gravel Roads Upgrading of Tarred Roads Construction of Speed Humps Upgrading of storm water system Upgrade and construction of curbing, storm water drainage system and litter traps	Rehabilitate & re-seal all roads Erection of road traffic signs Upgrading and constructing of curbing & Storm water drainage system

	Ward 13	Ward 14	Ward 20	Ward 21	Ward 22	Ward 23	Ward 30	Ward 33
Social and Community Services	<p>Primary & Middle Schools</p> <p>Multi-Technical Training Centre</p> <p>Community Health Centre (24/7)</p> <p>CCTV Cameras</p> <p>Expansion, Fencing & Paving of Cemetery & Taxi Rank</p> <p>Satellite Police Station</p> <p>Orphanage & Old Age Home</p>	<p>Clinic</p> <p>Post Office</p> <p>Upgrading of High Schools</p> <p>Developing & Upgrading of Cemeteries</p> <p>Sport grounds</p> <p>Multi Purpose centre</p> <p>Library</p> <p>Satellite Police Station</p>	<p>CCTV Camera</p> <p>Cricket Pitch</p> <p>Development and maintenance of Park</p> <p>Erecting of a Proper Police Station</p> <p>Taxi Rank</p>	<p>High School</p> <p>Taxi Rank</p> <p>Upgrading of Library</p> <p>Sports Facilities</p>	<p>Development of Sporting Facilities</p> <p>Day Care Centres</p> <p>Library</p> <p>Youth Development Centre</p> <p>Emergency Services</p> <p>Erection of a fence next to canal – Greenside/Phase 2 & 3</p> <p>Erection of cameras on all outgoing roads</p> <p>Traffic Control after 17:00</p> <p>Formalization of Hawkers</p> <p>Clinic at Phase 2/3 - urgent</p>	<p>Upgrading of Fire Department</p> <p>Upgrading of Waste Transfer Station</p>	<p>Construction of Taxi Rank</p> <p>Building/Upgrading of Clinic</p> <p>Expand Municipal Services including Library</p> <p>Satellite Licensing Office</p> <p>Erecting multipurpose community centre & sport grounds</p> <p>Upgrading of Municipal Fire Equipment</p> <p>Establishment of Traffic Law Enforcement System</p> <p>Waste Transfer Station with recycling facilities</p>	<p>Upgrading of Clinic</p> <p>Erecting multi-purpose community centre & Sports grounds (Bowling Green)</p> <p>Taxi Rank</p> <p>Development of Sport Facilities</p> <p>Transport</p> <p>Traffic Calming</p> <p>Construction of Fire Hydrants</p> <p>Fire First Response</p>
Land and Housing	<p>Acquisition of Land</p> <p>Acquisition of Land for Church & Business Sites</p> <p>PHP Houses</p> <p>Waste Transfer Station</p> <p>Revenue Office</p>	<p>Acquisition of Land for Housing</p> <p>RDP Houses</p>		<p>RDP Houses</p> <p>Formalizing of Illegal Squatters</p> <p>Land Transfer & Title Deeds</p> <p>Development & Allocation of stands</p> <p>PHP Houses</p>	<p>Provide Housing</p> <p>Acquisition of Land for Business Sites & Housing</p> <p>Affordable Housing</p>		<p>Formalization of Informal Settlements</p> <p>Acquisition of land</p> <p>RDP Houses</p> <p>Affordable Housing</p> <p>Upgrade existing park areas and Maintenance</p>	<p>Land Acquisition</p> <p>Housing formalizing of illegal squatters</p> <p>RDP Houses</p> <p>Upgrade existing park areas</p>
Electricity	<p>Expansion of Power Station</p> <p>High Mast Lights</p> <p>Installation of 10MVA transformer</p>	<p>Farm Reticulation programme</p> <p>Apollo Lights</p> <p>House connections</p> <p>Household electrification</p>	<p>Transformer</p> <p>Street Lights Maintenance</p>	<p>Yard connections</p> <p>Street Lights Maintenance</p> <p>Replace underground cable with overhead line</p>	<p>Upgrade of High Mast Lights Phase 3</p>	<p>Upgrading of Electricity Network</p>	<p>Overhead line to be replaced by cable</p> <p>House connections</p> <p>Cables to be sunk</p> <p>Erection of high mast lights</p>	<p>Upgrade of network</p> <p>High Mast Lights</p>

	Ward 13	Ward 14	Ward 20	Ward 21	Ward 22	Ward 23	Ward 30	Ward 33
Local Economic Development	Heritage & Monument Site Agriculture Multi-Purpose Sport Centre Shopping Complex Art and culture & youth development	Agricultural land and farming Cattle farming Tourism site Car wash Skills development & Transfer Carpentry Piggery Upgrading of vegetable garden Chicken poultry	Hawkers pavilion Multi Enterprise Centre – Chain of Stores Gas Station (petrol)	Youth Skills Development Centre Hawkers Facilities Agricultural Development Tourism Business Development Business Complex	Agricultural Projects – Identified Municipal farm next to Oukasie Cultural Village – Next to Botshabelo High School Poultry Farming – Identified farm next to Oukasie	Formalization, upgrading & refurbishment of hawkers Upgrading of Berhens & Pretoria Taxi Rank		Skills Development Sustainable Job Creation
Water and Sanitation	Expansion Sewer Pipe Lines - Msawawa Expansion of Water Pipe Lines Toilets – Phase 3	Construction of VIP Toilets Sewer House connection Water reticulation		Upgrading of Sewerage	Rehabilitation of Existing Sewage System Yard connections Water Tanks Sewage pumps	Cleaning of Reservoirs	Lowering of suction pump Upgrading of sewage plant (pump station) Construction of water purification plant Provision of water Provision of sewage	Upgrading capacity of purification plant Drilling of boreholes at informal settlements Upgrade of sewage plant Replace network lines Installation of VIP toilets

2.4.5 Madibeng Spatial Development Framework, 2009

The Madibeng Spatial Development Framework, 2009 identifies the Brits area as the highest order settlement and the main economic and administrative centre in Madibeng, and an area that is under great pressure for development. The area between Brits and Zilkaatsnek is identified as the area under greatest development pressure.

The Madibeng SDF, 2009 identifies the following issues with regard to the Brits Town Area:

- The Fafung-Letlhabile-Brits public transport route (following P63, D1382 and P110) lacks direct linkages between Brits, Oukasie and Letlhabile.
- Many of the roads in Brits have not been resealed for 25 years and maintenance is therefore a high priority.
- There is a need for an efficient public transport system running between Bapong and Brits.
- The municipality is not able to meet the demand for potable water in the Brits area.
- Conflicts exist between the expansion of the Brits area and the high potential, listed irrigation land that lies around it.

The following development proposals from the Madibeng SDF, 2009 should be considered in the development of the Precinct Plan:

- The precinct lies within the urban edge as demarcated by the Madibeng SDF, 2009 and is demarcated as 'Urban Areas';
- The further outward development of Brits must be directed in an eastern direction, along the R566 towards Tshwane;
- The R566 transport corridor between Brits and Mmakau, which links with Ga-Rankuwa and the Rosslyn industrial area is an important economic corridor

in Madibeng. The development corridor should be aligned along the R566, stretching from Brits/Oukasie past Damonsville towards Rosslyn. The primary focus of this corridor should be industrial, commercial and mining expansion;

- The commuter railway line that runs from Mmakau eastwards to Rosslyn should be extended along the existing freight line to Brits;
- Valuable agricultural land for food production must be protected;
- The extension of Brits southwards makes sense from a planning perspective, however this is restricted by high potential agricultural land;
- The existing Brits economic cluster should be strengthened in order to maximise existing competitive advantage;
- The area between to the western side of the R511 between Brits and the N4 Platinum Highway should be developed for a high quality economic activity corridor (Important to consider aspects such as aesthetic quality, urban design and management of illegal land uses);
- The southern entry point into Brits along the R511 does not reflect a positive image and should be addressed through urban design measures, landscaping and stricter land use control; and
- Land next to Oukasie (100ha) towards Brits along the main road should be kept aside for a cemetery.

Table 5 sets out the subdivision guidelines of farm portions as set out by the Madibeng SDF, 2009. The precinct forms part of Zone 3.

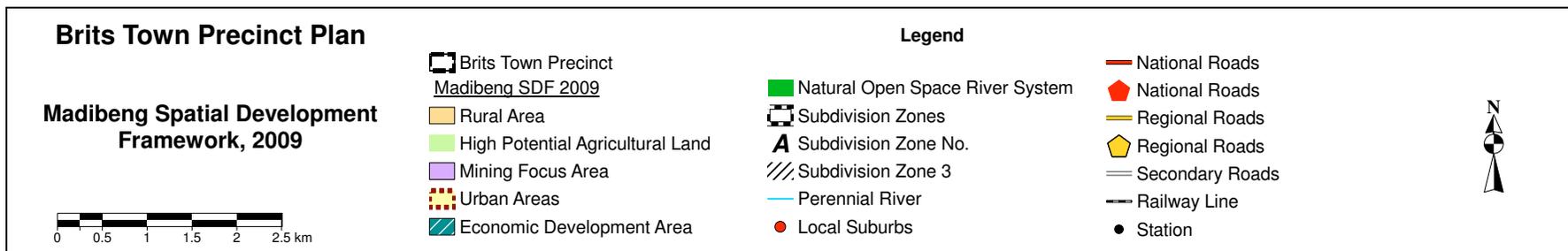
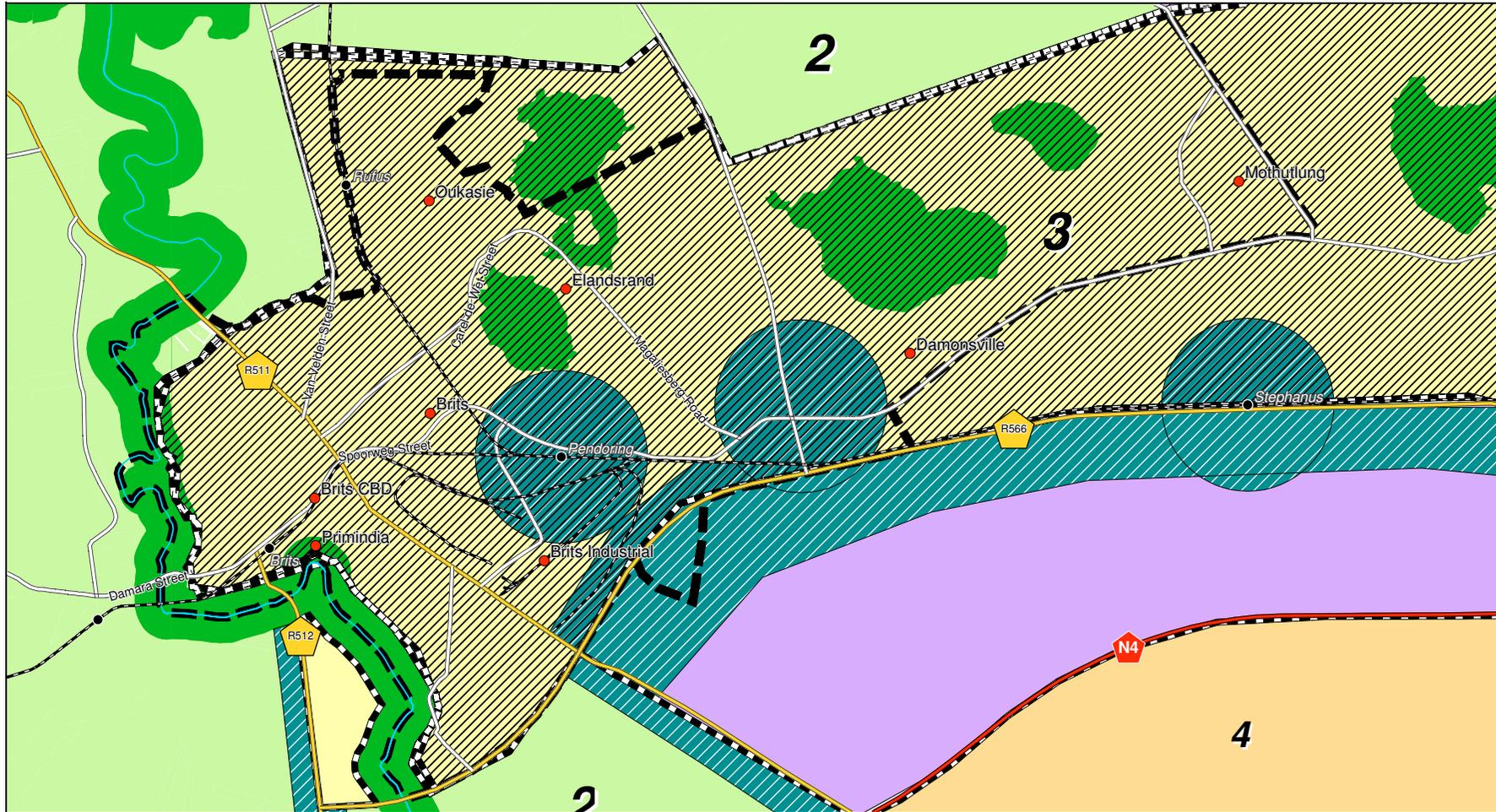


Figure 17: Madibeng Spatial Development Framework, 2009

Table 5: Madibeng SDF, 2009 Subdivision Guidelines for Farm Portions

Zone No	Zone	Minimum Size
1	Rural Areas	20 hectares
2	High Potential Agricultural Land	20 hectares
3	larger Brits area	1 hectares
4	Rural Area south of N4	5 hectares
5	Urban Area around Hartbeespoort Dam	In accordance with Hartbeespoort Dam Structure Plan. 5 hectares where Plan does not apply
6	Cradle of Humankind	5 hectares as interim measure. Subdivision guidelines in the Environmental Management Framework for this area shall apply
7	Pelindaba Restriction Zone	20 hectares
8	South of N4, between R511 and R512	3 hectares

2.4.6 Madibeng Environmental Management Framework, 2009

The rationale for the Environmental Management Framework (EMF) is based on the fact that the -

“municipality is experiencing development pressure, especially along the south through to the eastern boundaries, which is threatening the sustainability of its natural resources. As a result, one of the main aims of the EMF would be to define the environmental limits within which development can occur and the levels of environmental quality beyond which development cannot be sustained. This will be achieved by ensuring that the EMF is used to pro-actively plan development expansion in a sustainable manner.”

The Madibeng Environmental Management Framework identifies the following pressures on the Brits environment:

- Increased urban development;
- Informal housing and sprawl;
- Unsustainable harvesting of natural resources including wetlands and flora for medicinal and domestic use;
- Mining and industrial related processes;
- Dumping and Land transformation;
- Poorly Governed agricultural activities resulting in Biodiversity loss; and
- Poor land management practices resulting in loss of wetlands and degradation of freshwater systems.

The EMF identified four development constraint zones (DCZ) for the municipality, as indicated in Table 6 and Figure 18. The study area comprises Very High Development Constraint Zones around environmentally sensitive areas (e.g. watercourses and ridges) and High Development Control Zones on the undeveloped farm portions (in particular the farm portions between Elandsrand and Mothutlung which will be the main new development areas in the precinct). The developed urban areas are indicated as Medium Control Zones.

Please note that the recommended land uses as indicated in this table merely represents a summary of the land uses indicated in the EMF, and the EMF itself should be consulted for detailed information regarding land uses in specific areas.