



City of Tshwane
Metropolitan Municipality
Department Housing, City Planning &
Environmental Management

Tshwane Metropolitan Profile

A Compendium of Planning Information

Compiled by: Metropolitan Planning
Urban Research & Strategic Directions

Enquiries: Riana Du Plessis 012 358 7838
rianadpl@tshwane.gov.za



City of Tshwane Metropolitan Municipality

Department: Housing, City Planning & Environmental Management

Tshwane Metropolitan Profile

A Compendium of Planning Information

Compiled by: Metropolitan Planning
Urban Research & Strategic Directions
Enquiries: Riana Du Plessis
012 358 7838
rianadpl@tshwane.gov.za

Table of Contents



METROPOLITAN PLANNING

PROFILE 2004

<u>Introduction</u>	1	4.2 Migration Trends	18
<u>Explaining the use of Planning Regions</u>	2	<u>Section 5</u>	
<u>City Development Strategy</u>	3	Population, Growth and HIV/AIDS	19
<u>Section 1</u>		A Scenario of 2010	19
Establishment & Composition of		5.1 Tshwane	20
Tshwane	5	5.2 Gauteng	23
<u>Section 2</u>		5.3 South Africa	26
Geographical and Cadastral Context	7	<u>Section 6</u>	
<u>Section 3</u>		Socio-Economic Profile	29
Natural Environment	9	6.1 Economically Active Profile	29
3.1 Climate	9	6.2 Poverty	30
3.2 Rivers and Dams	11	6.3 Employment	33
3.3 Ridges and Valleys	12	6.4 Income	37
3.4 Conservation Areas	13	6.5 Social Profile	41
<u>Section 4</u>		6.6 Cultural Profile	44
Demographic Profile	14	6.7 Access to Services	45
4.1 Population	14		



**Section 7**

Residential Profile	47
7.1 Permanent	47
7.2 Temporary Residential	48
7.3 Population Densities	50

Section 8

Business, Commercial and Industrial Profile	52
8.1 Business	52
8.2 Commercial	59
8.3 Industrial	61

Section 9

Office Profile	62
----------------	----

Section 10

Development Profile	72
10.1 Building Applications	72
10.2 Land-Use Applications	73
10.3 Proposed New Townships	74

Section 11

Economic Profile	75
------------------	----

Section 12

Legislation Relevant to Planning	82
----------------------------------	----

List of Tables



METROPOLITAN PLANNING

PROFILE 2004

Table 1: Contact Details for Planning Regions	2	Table 21: % Persons living in Enumerator Areas	51
Table 2: Climate	9	Table 22: Business Sites per Planning Region	57
Table 3: Population – Tshwane 2001	14	Table 23: Shopping Centre Retail Space – Tshwane	58
Table 4: Inner-Cities Migratory Comparison	18	Table 24: Tshwane Retail Market	58
Table 5: Population HIV/AIDS Tshwane	20	Table 25: Commercial – Tshwane	59
Table 6: Estimates of Maternal Orphans – Tshwane	22	Table 26: Industrial Type – Tshwane	61
Table 7: Total Population HIV/AIDS – Gauteng	23	Table 27: Supply and Demand of Offices – Tshwane	62
Table 8: Maternal Orphans – Gauteng	24	Table 28: Vacancy Rates in Major Office Areas – Last 3 Quarters	64
Table 9: Population Profile for 2000 – 2010 - Gauteng	25	Table 29: List of Addresses of Embassies & High Commissions	
Table 10: Total Population HIV/AIDS – South Africa	26	in Tshwane	66
Table 11: Maternal Orphans – South Africa	27	Table 30: List of Government Departments in Central Pretoria	69
Table 12: Population for 2000 – 2010 – South Africa	28	Table 31: Building Statistics – Tshwane	72
Table 13: Poverty indicators in Tshwane	30	Table 32: Applications Approved – Tshwane	73
Table 14: Job Creation in Cities	36	Table 33: Synopsis of the CTMM Economy (2002)	78
Table 15: Economic Trends	37	Table 34: Productivity	81
Table 16: Average Monthly Accounts for Small Households	38		
Table 17: Movement of People – Cities	43		
Table 18: Allocation of Resources to Social Facilities	46		
Table 19: Residential Land-Uses per Planning Region	47		
Table 20: Temporary Residential	48		



List of Figures



Figure 1: Planning Zone Boundaries and Areas	2
Figure 2: Composition of Tshwane	5
Figure 3: Proclamation Dates	6
Figure 4: National Context	7
Figure 5: Provincial Context	8
Figure 6: Tshwane Size and Dimensions	8
Figure 7: Average Daily Max. & Min. Temp.	9
Figure 8: Climate Differences in Tshwane	10
Figure 9: Precipitation Average Monthly	10
Figure 10: Rivers and Dams	11
Figure 11: Ridges and Valleys	12
Figure 12: Conservation Areas	13
Figure 13: Ethnic Composition	14
Figure 14: Population per Ethnic Group	14
Figure 15: Total Population – Tshwane 1996 vs. 2001	14
Figure 16: South African Population by Gender and Age	15
Figure 17: Tshwane Population by Age	15
Figure 18: Gender Population – Tshwane	16
Figure 19: Disabled in Tshwane, 2001	16
Figure 20: Average Population Growth per Annum – Metropolitan Area	17
Figure 21: Average Economic Growth – Metropolitan Area	17

Figure 22: Inter-Cities Migration Composition	18
Figure 23: Provincial Origins of Tshwane Residents	18
Figure 24: Migration In and Out of Tshwane	18
Figure 25: Relationship between Poverty, Inequality and HIV/AIDS	19
Figure 26: Population – Tshwane	21
Figure 27: Population Growth – Tshwane	21
Figure 28: Annual AIDS Deaths – Tshwane	21
Figure 29: Cumulative AIDS Deaths - Tshwane	21
Figure 30: HIV Positive – Tshwane	22
Figure 31: % HIV+ - Tshwane	22
Figure 32: Estimates of Maternal Orphans – Tshwane	22
Figure 33: Population – Gauteng	23
Figure 34: HIV+, AIDS Deaths and AIDS Sick - Gauteng	23
Figure 35: Maternal Orphans – Gauteng	24
Figure 36: Population Pyramid – Gauteng	25
Figure 37: Population – South Africa	26
Figure 38: HIV+, AIDS Deaths and AIDS Sick – South Africa	26
Figure 39: Maternal Orphans – South Africa	27
Figure 40: Population Pyramid – South Africa	28
Figure 41: Economical Active Population as % - Total Population	29
Figure 42: Formal and Informal Employment	29



List of Figures



METROPOLITAN PLANNING

PROFILE 2004

Figure 43: Unemployment Rate – Tshwane Wards	30	Figure 63: Refuse Removal – Tshwane	45
Figure 44: Share of Households with no Income – Tshwane	31	Figure 64: Energy Source & Lighting – Tshwane	45
Figure 45: Unemployment among the Youth – Tshwane	31	Figure 65: Telephone Communication – Tshwane	45
Figure 46: Poverty Percentage – National & Provincial	32	Figure 66: Sanitary Facilities – Tshwane	45
Figure 47: Poverty Percentage – Magisterial District	32	Figure 67: Water Source of Domestic Use – Tshwane	46
Figure 48: Economic Trends – Unemployment	33	Figure 68: Access to Water – Tshwane	46
Figure 49: Unemployment in Major Cities	33	Figure 69: Permanent Residential – Tshwane	47
Figure 50: National & Cities Employment Comparisons	34	Figure 70: Housing: Single Dwelling – Tshwane	47
Figure 51: Unemployment per Region – CTMM	35	Figure 71: Housing: Group Housing – Tshwane	47
Figure 52: Employment Status – Tshwane 2001	35	Figure 72: Housing: Flats – Tshwane	47
Figure 53: Job Creation: 1996-2001	36	Figure 73: Housing: Hotel – Tshwane	48
Figure 54: Yearly Household Income	37	Figure 74: Housing: Home for the Aged – Tshwane	48
Figure 55: Per Capita Income – Comparative for 1996-2001	37	Figure 75: Housing: Boarding House & Tenements – Tshwane	48
Figure 56: Employment Sector – Tshwane	39	Figure 76: Housing: Welfare Homes – Tshwane	49
Figure 57: Professions – Tshwane	40	Figure 77: Housing: Temporary Residential – Tshwane	49
Figure 58: Twenty Years + with no Schooling	41	Figure 78: Population Densities around Urban Cores	50
Figure 59: Adult Schooling Levels – Tshwane	42	Figure 79: Population Densities	51
Figure 60: Human Development Index	43	Figure 80: Business Sites – Tshwane	52
Figure 61: Home Languages – Tshwane 2001	44	Figure 81: Business Sites: Planning Region 1	53
Figure 62: Marital Status	44	Figure 82: Business Sites: Planning Region 2	54



List of Figures



METROPOLITAN PLANNING

PROFILE 2004

Figure 83: Business Sites: Planning Region 3, 4 & 8	55	Figure 103: Building Applications	72
Figure 84: Business Sites: Planning Region 5, 6, 7 & 8	56	Figure 104: Building Plans Approved	72
Figure 85: Shops – Tshwane	57	Figure 105: Applications Served before Planning Committee	73
Figure 86: Banks & Mutual Banks – Tshwane	57	Figure 106: Applications Approved by Evaluation Committee	73
Figure 87: Filling Stations – Tshwane	58	Figure 107: Application Approved through Delegated Authority	73
Figure 88: Other Businesses – Tshwane	58	Figure 108: Proposed New Townships	74
Figure 89: Commercial Uses – Tshwane	59	Figure 109: Detailed Sector Growth	76
Figure 90: Warehouses – Tshwane	59	Figure 110: Employment Growth	76
Figure 91: Stores – Tshwane	60	Figure 111: Sector Share in the Economy	76
Figure 92: Wholesale – Tshwane	60	Figure 112: Gini Coefficient	77
Figure 93: Industrial Land Value – Tshwane	61	Figure 113: Location Quotients for CTMM (2002)	79
Figure 94: Industrial Uses – Tshwane	61	Figure 114: Change in Quotients in CTMM – Period 1996-2002	79
Figure 95: Tshwane Offices: Market Share	62	Figure 115: Economic Sectors	80
Figure 96: Tshwane Offices: Vacancy Rates	62	Figure 116: Broad Sectoral Shares – Tshwane	80
Figure 97: Supply and Demand – Office Space	62	Figure 117: CTMM – Gross Value Added per Region	80
Figure 98: Major Office Areas – Tshwane	63		
Figure 99: Supply of Offices in Major Office Areas	63		
Figure 100: Vacancy Rates in Major Office Areas	64		
Figure 101: Location of Embassies in Central Pretoria	65		
Figure 102: Location of Government Departments in Pretoria	68		



Introduction



The purpose of the Tshwane Metropolitan Profile is to provide a broad overview of the municipal area in terms of its physical, demographic, social, economic and land use characteristics.

The aim is for this information to contribute to informed planning and decision making both within and outside of the Municipality.

According to the CTMM's Restructuring Grant Application, the ability to manage information is seen as one of the key institutional shifts required.

"In order to act in an informed manner within an extremely complex environment, Tshwane needs speedy and ready access to strategic information. Thus, requiring the ability to manage information in a more integrated manner, not only within the municipality, but also to the outside – establishing crucial linkages with suppliers, other municipalities and spheres of government, civil society and communities (Smart City'). This requires the development of IT architecture which can also be used to help deepen democracy by providing communities greater access to political leaders and input in political decision-making as well as helping to build a learning society through providing people with greater access to knowledge and informatuon."

This is the first publication of the Tshwane Metropolitan Profile, and the intention is to annually update the document, and to, through a process over time, be able to provide a comprehensive and accurate source of statistical and strategic information.

To this effect, an invitation is extended to anyone to make suggestion with regard to future editions.

Although reference is made to the sources within the document, it is perhaps pertinent to already now acknowledge the major sources of information that were used:

- Statistics South African, Census 2001 and 1996 (Stats SA)
- South African Property Owners' Association (SAPOA)
- Report by HSRC: Indicators of Poverty in the City of Tshwane, 2004 (HSRC)
- Report by Actuarial Society of South Africa: HIV/AIDS Profile in the Provinces of South Africa, Indicators for 2002 (ASSA)
- Gauteng Department of Housing: Updated Integrated Land Invasion and Housing Monitoring/Management System for the City of Tshwane, 2004 (Gauteng)
- CTMM: Property Valuation Section (CTMM)
- Business Enterprises at UP: Economic Analysis Of The Tshwane Metropolitan Municipality, 2003 (BE at UP)
- Urban Studies: Tshwane Retail Location Pre-Study, 2004 (Urban Studies)

While every reasonable effort was made to include current and accurate information in this document, the City of Tshwane Metropolitan Municipality accepts no responsibility or liability for any errors or omissions, or for direct or indirect damage as a result of the use of the information provided or as a result of the non-provision of information. We request that you confirm any information obtained from this document with the relevant departments before initiating any projects based on it.

Compiled by: Urban Research and Strategic Directions Subsection
Metropolitan Planning Section
City Planning Division
Enquiries: Riana du Plessis
(012) 358 7838
rianadpl@tshwane.gov.za



Explaining the Use of Planning Regions



Within the document, reference is often made to Planning Regions. These Planning Regions are not official municipal demarcations, but zones that the Department Housing, City Planning and Environmental Management use for administrative and spatial planning purposes. A number of departments have some form of informal spatial divisions in order to facilitate their work because of the vast geographical area.

The division of data into smaller geographical areas are necessary in some instances in order to provide a clearer or more differentiated picture of data distribution across the municipal area.

For the purpose of this document, it was decided to use the Department Housing, City Planning and Environmental Management's Planning Regions.

		Tel:	Fax:	Cel:
SEO	Nava Pillay			083 414 5666
Act. Gen Man.	Dr Verna Nel	671 7252	671 7865	083 657 2965
Region 1	André du Plessis	358 3081/6	358 9131	082 337 4898
Region 2	Louis Robinson	358 7670	358 8082	084 581 5214
Region 3	Louis van der Walt	358 7948	358 8082	082 878 9838
Region 4	Petru Wooldridge	671 7461	671 7592	083 235 4390
Region 5	Lettie van den Berg	671 7457	671 7865	082 926 3545
Region 6	Albrecht Herholdt	358 7906	358 8082	083 459 9109
Region 7	Ashok Sudu	358 7933	358 8082	083 324 5823
Region 8	Jean le Roux	358 7937	358 8082	082 467 0141

Table 1: Contact details for Planning regions, City Planning Division

Source: CTMM 2004

Source: CTMM 2004

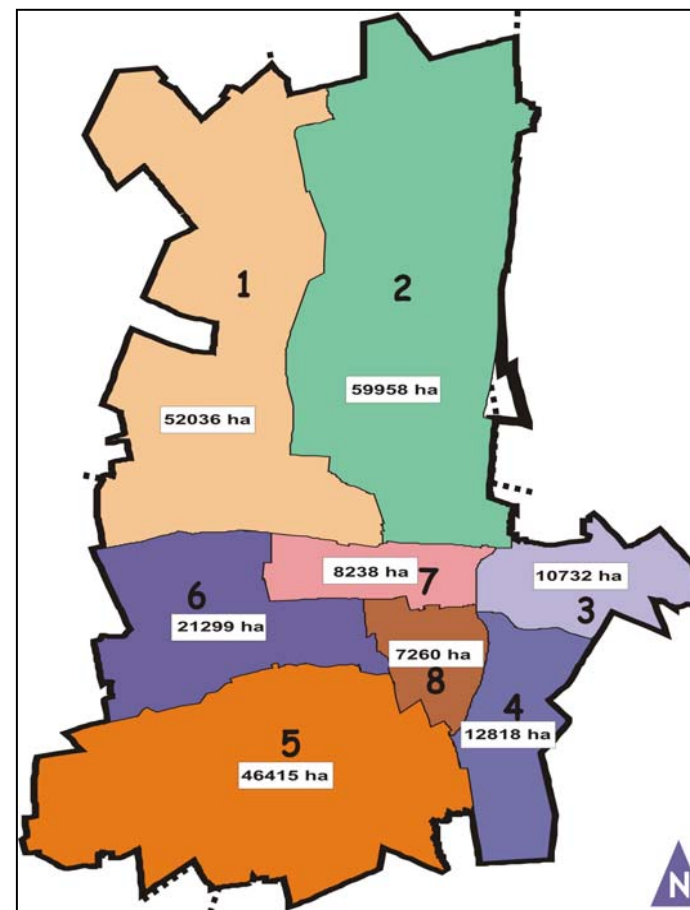


Figure 1: Planning Zone Boundaries and Areas



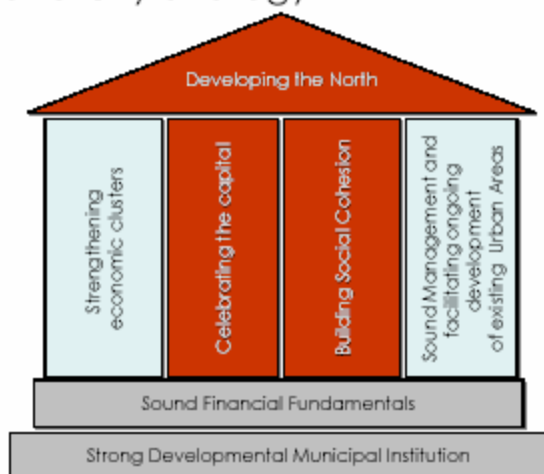


City Development Strategy

METROPOLITAN PLANNING

PROFILE 2004

Tshwane City Strategy



The Tshwane City Strategy is a bold initiative by the City of Tshwane Metropolitan Municipality (CTMM) to influence the development path of the City over the next 20 years.

The City Strategy (CS) proposes a substantial programme of public-led investment to develop new patterns of housing, transport links and business opportunities in the northern part of the municipality. This concentration on the North will be associated with linked programmes in six other focus areas.

The CS aims to provide the basis for a social compact and a process of sustainable growth that will offer new opportunities for poor and marginalised communities.

The CS introduces important implicit policy and emphasis shifts. These are required to shape an action agenda that has full impact on urban efficiency and the quality of life – specifically targeting the poor. The most important shifts are:

- From unfocused, low-impact public expenditure to focused high-impact public investment.
- From a concentration on individual household infrastructure to balanced investment in public benefit infrastructure and individual households.
- From a broad intention of compacting and integrating the apartheid city to a more sophisticated and strategic intervention package.
- From unsustainable patterns of infrastructure investment to an approach that balances growth and maintenance.
- From unproductive investments to investments with a multiplier effect.





- From being a development facilitator to directing development. In probably the most important shift, the CTMM will define its strategic role as initiating public investment to which private business can respond.

The City Strategy:

- Outlines a course requiring bold leadership from the state and the public sector, through local government;
- Prioritises real opportunity, not need;
- Recognises the right of the poor to dignity and community respect;
- Provides a basis to involve the municipality and all stakeholders in a social compact
- Expresses confidence in the future of our city and its people.

The key elements of the City Strategy are:

- Focus i:** *Infrastructure-led expansion of development potential of the North to tackle poverty.*
- Focus ii:** *Continued sound management and development of the established urban areas (Pretoria Central, Centurion, South-eastern Pretoria, Mamelodi and Atteridgeville/Laudium) by maintaining services and support market-driven initiatives to support the overall development of Tshwane.*
- Focus iii:** *Strengthening key economic clusters to gain leverage from growth trends in manufacturing, government and business services.*
- Focus iv:** *Celebrating the National Capital and Repositioning the Inner City as a vibrant cultural and government centre.*
- Focus v:** *Building high levels of social cohesion and civic responsibility to maximise development opportunities.*
- Focus vi:** *Ensuring a Solid Foundation: Modernising the administration for developmental opportunities.*
- Focus vii:** *Ensuring a Solid Foundation: Ensuring municipal financial fundamentals as a platform for services and development.*

Section 1

Establishment and Composition of Tshwane

METROPOLITAN PLANNING

PROFILE 2004

Tshwane

The name Tshwane is derived from Chief Mushi, who settled in the Pretoria area about 100 years before the arrival of the Voortrekkers in the early 1800s. Chief Mushi and his tribe had moved from Zululand and first settled at Mokgapane (Mooiplaas, east of Pretoria). He later moved from Mooiplaas to what is now the Pretoria area, on the banks of the Tshwane River, named after his son Tshwane (today called the Apies River).

Tshwane is the authentic African name for Pretoria.

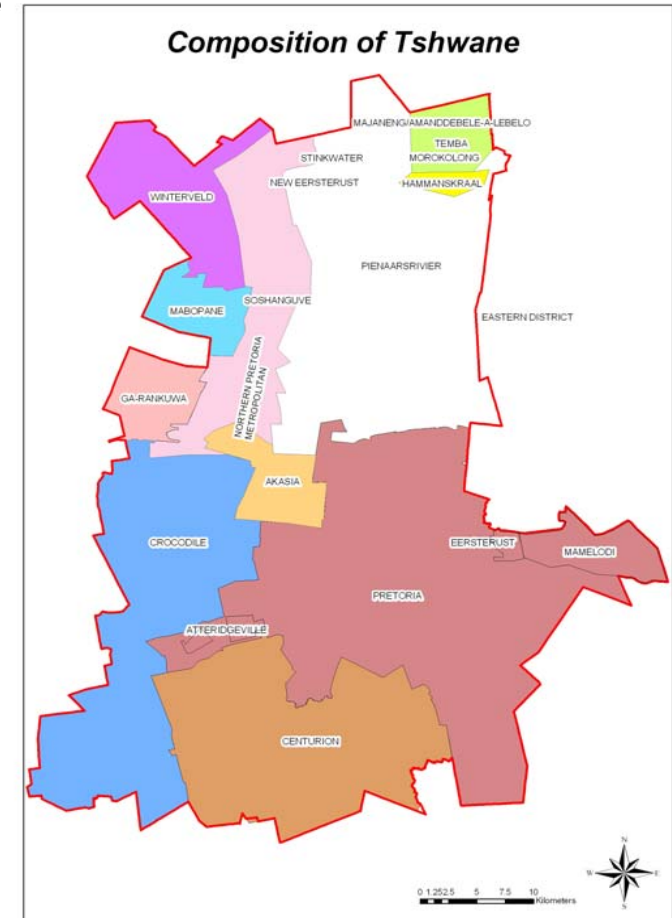
Also interesting is that the word tshwane means "we are the same" or "we are one because we live together".

Source: www.Tshwane.gov.za 2004

The City of Tshwane Metropolitan Municipality (CTMM) was formed at the end of 2000. The local authorities that were amalgamated to form the new municipality, as listed in the Provincial Gazette Vol. 6 No.53 of May 2000, included:

- the **Greater Pretoria Metropolitan Council**
- the **City Council of Pretoria**
- the **Town Council of Centurion**
- the **Northern Pretoria Metropolitan Local Council**
- the **Hammanskraal Local Area Committee**
- the **Pienaarsrivier Transitional Representative Council**
- the **Crocodile River Transitional Representative Council**
- the **Winterveld Transitional Representative Council**
- the **Temba Transitional Representative Council**
- the **Ga-Rankuwa Transitional Representative Council**
- the **Majaneng/Amandebele-A-Lebelo Traditional Authority**
- the **Mabopane Transisional Representative Council**
- the **Nuwe Eersterust Local Area Committee**
- the **Stinkwater Local Area Committee**
- the **Morokolong Local Area Committee**
- the **Eastern District Council**

Figure 2: Composition of Tshwane

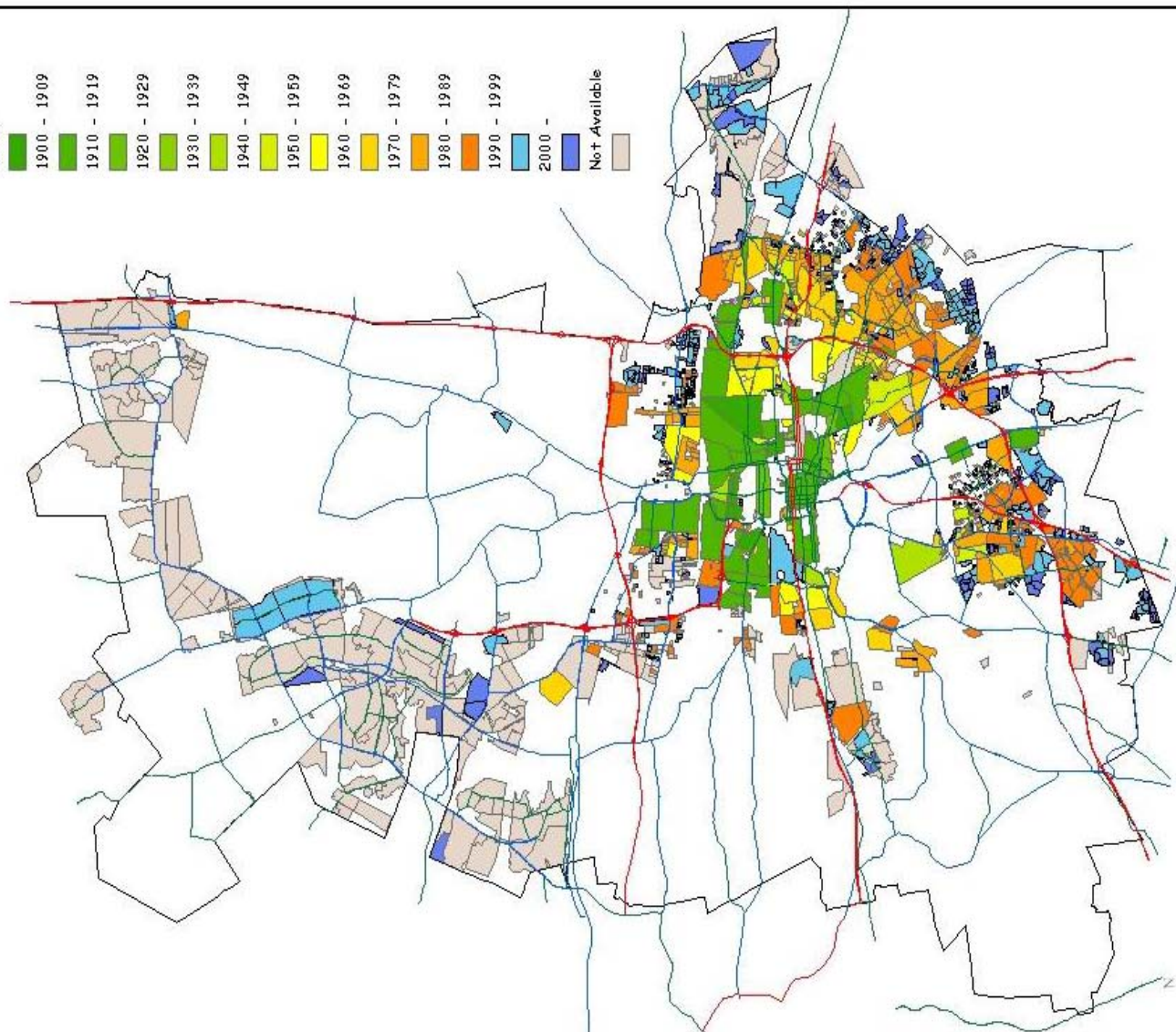
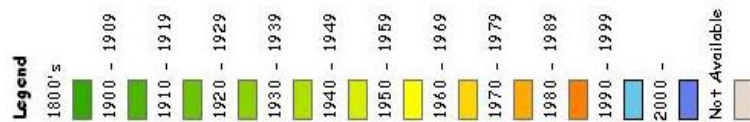


Source: Geomatics, CTMM 2004





Proclamation Dates



Source: Geomatics, CTMM 2004

Figure 3



Section 2

Geographical and Cadastral Context

METROPOLITAN PLANNING

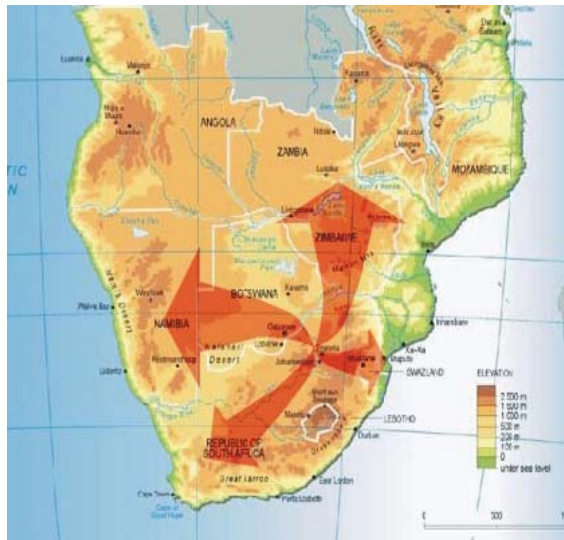
PROFILE 2004

Cadastral Information

Global Position: 25° 44' S 28° 11' E
Average height above sea level: 1330m

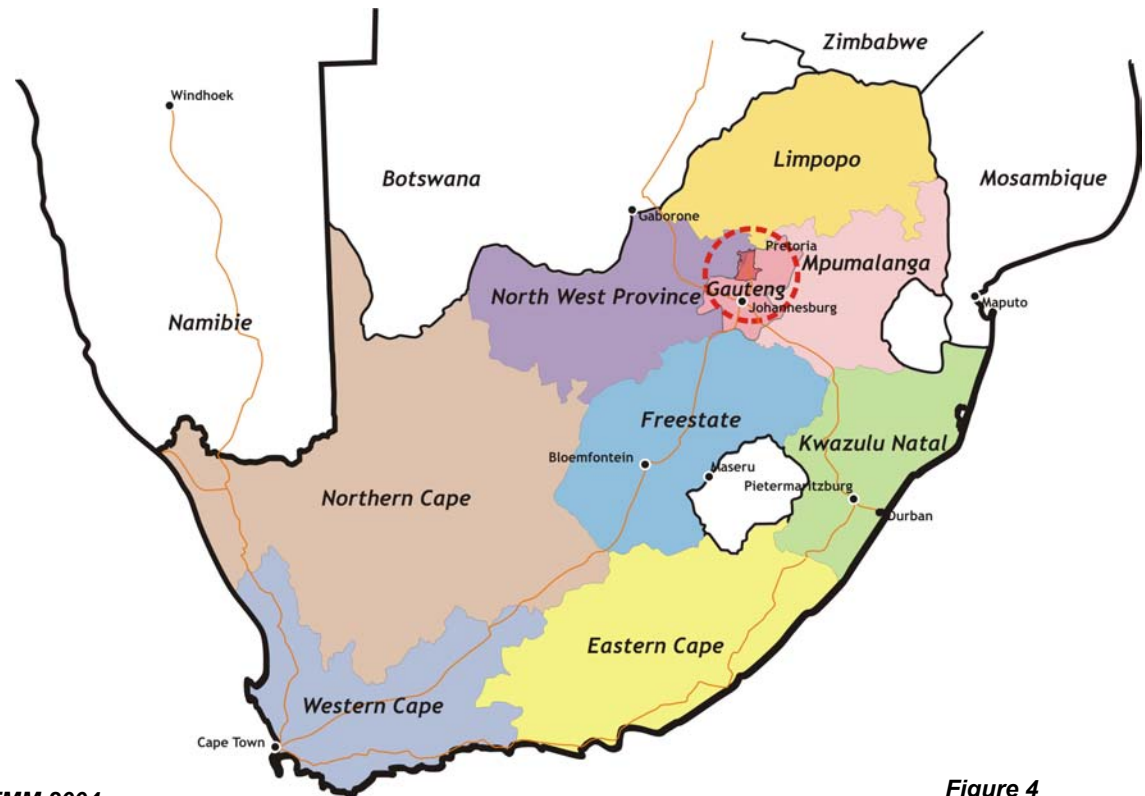
International context

Tshwane is strategically situated as the northernmost influential city in the country. Tshwane is centrally positioned right on two major arteries in the southern African region. Stretching from the West to the East coasts of southern Africa, The Platinum corridor intersects with the North-South route that links Africa over its longitude from Cape Town to Cairo.



National Context

Tshwane lies within the smallest of the country's nine provinces, Gauteng (a Sotho word for the Place of Gold). Tshwane's neighbouring provinces are North West Province, Mpumalanga, the Freestate and the Limpopo Province.



Source: CTMM 2004

Figure 4





Figure 5: Provincial Context

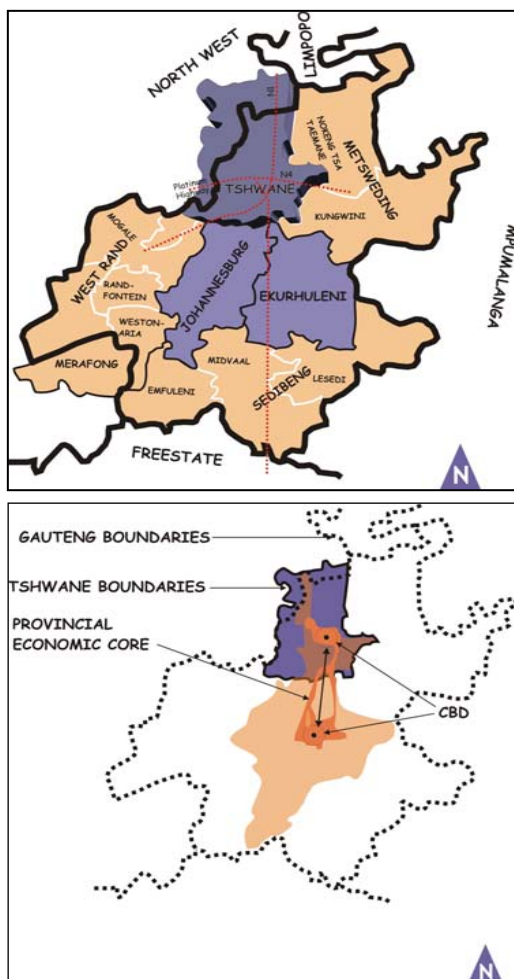
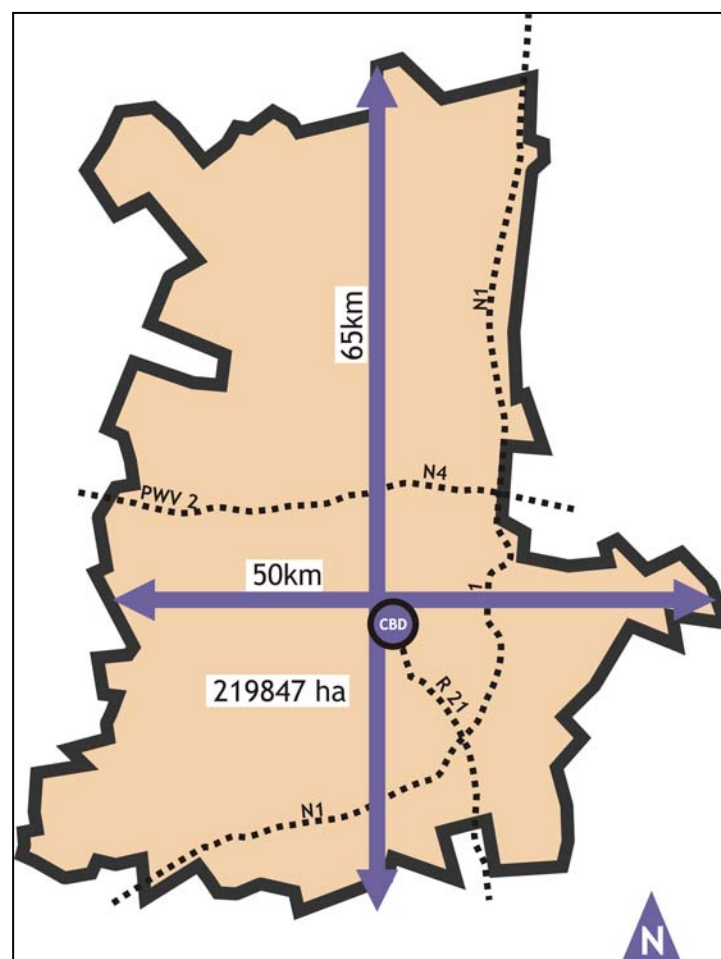


Figure 6: Tshwane Size and Dimensions



Source: The City of Tshwane Metropolitan Municipality

Regional Context

The **City of Tshwane Metropolitan Municipality** covers a total area of **2198km²**. The area measures approximately **65 km** in length and **50 km** in width.

The Tshwane metropolitan area lies in the northern part of Gauteng, at the confluence of the **N1** and **N4** national roads. It forms part of the Tshwane - Johannesburg - Ekurhuleni city region and it lies north of Johannesburg and north-west of Ekurhuleni. This vast conurbation forms the economic power-house of South Africa and indeed of Africa. Tshwane's inner city is situated approximately 60 km from Johannesburg's city centre and the same distance from the Johannesburg International Airport. To the north and west Tshwane borders onto, and even extends into, the North West Province, with the Limpopo Province's boundary only a short distance away. Tshwane is the only Metropolitan City that extends over cross-Provincial borders.



Section 3

Natural Environment

3.1 Climate

Table 2 **Climate**

Month	Temperature (° C)				Precipitation		
	Highest Recorded	Average Daily Maximum	Average Daily Minimum	Lowest Recorded	Average Monthly (mm)	Average Number of days with ≥ 1 mm	Highest 24 Hour Rainfall (mm)
January	36	29	18	8	136	14	160
February	36	28	17	11	75	11	95
March	35	27	16	6	82	10	84
April	33	24	12	3	51	7	72
May	29	22	8	-1	13	3	40
June	25	19	5	-6	7	1	32
July	26	20	5	-4	3	1	18
August	31	22	8	-1	6	2	15
September	34	26	12	2	22	3	43
October	36	27	14	4	71	9	108
November	36	27	16	7	98	12	67
December	35	28	17	7	110	15	50
Year	36	25	12	-6	674	87	160

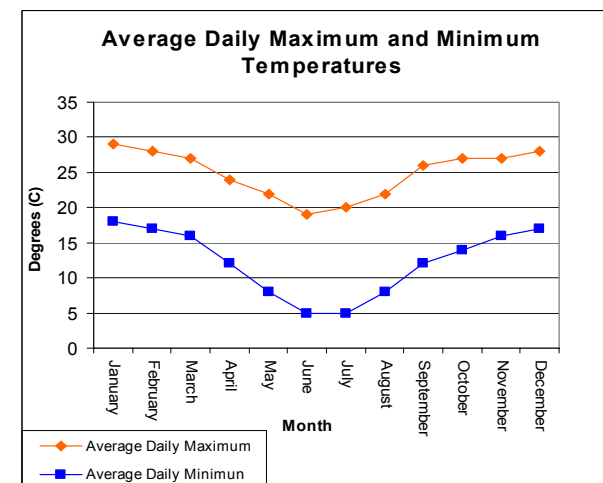


Figure 7

The Tshwane Municipal Area has a very moderate climate, which makes it a sought-after area to live in. The Tshwane area is on average at least 3 degrees warmer than the Johannesburg area.

Source: South African Weather Service

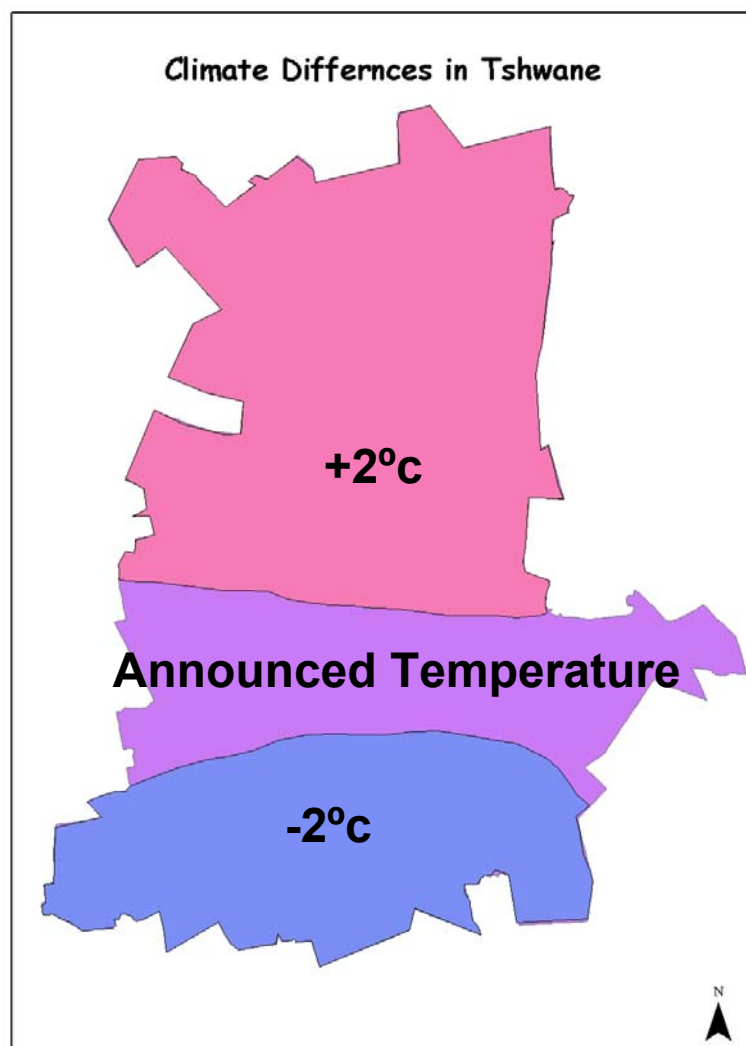


Figure 8

Tshwane has three major temperature regions that vary with approximately 2°C on an average daily temperature. The forecasted temperature, which is announced over broadcasting media, is for the central regions of Tshwane. Temperatures vary to the north by approximately 2°C hotter, and to the southern region by approximately 2°C cooler. The southern region is more prone to frost during the winter season, whereas the northern region does not experience extreme cold temperatures during winter.

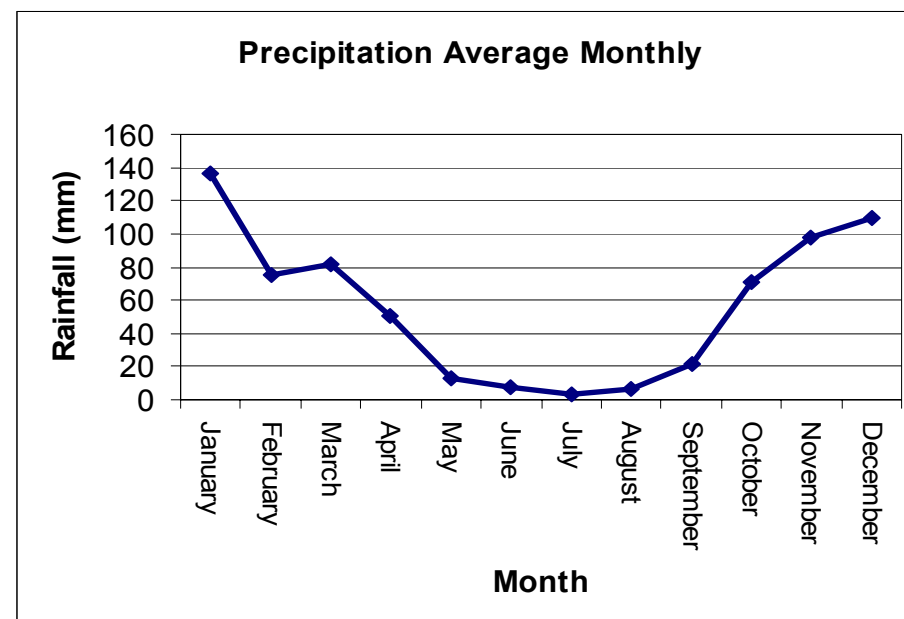


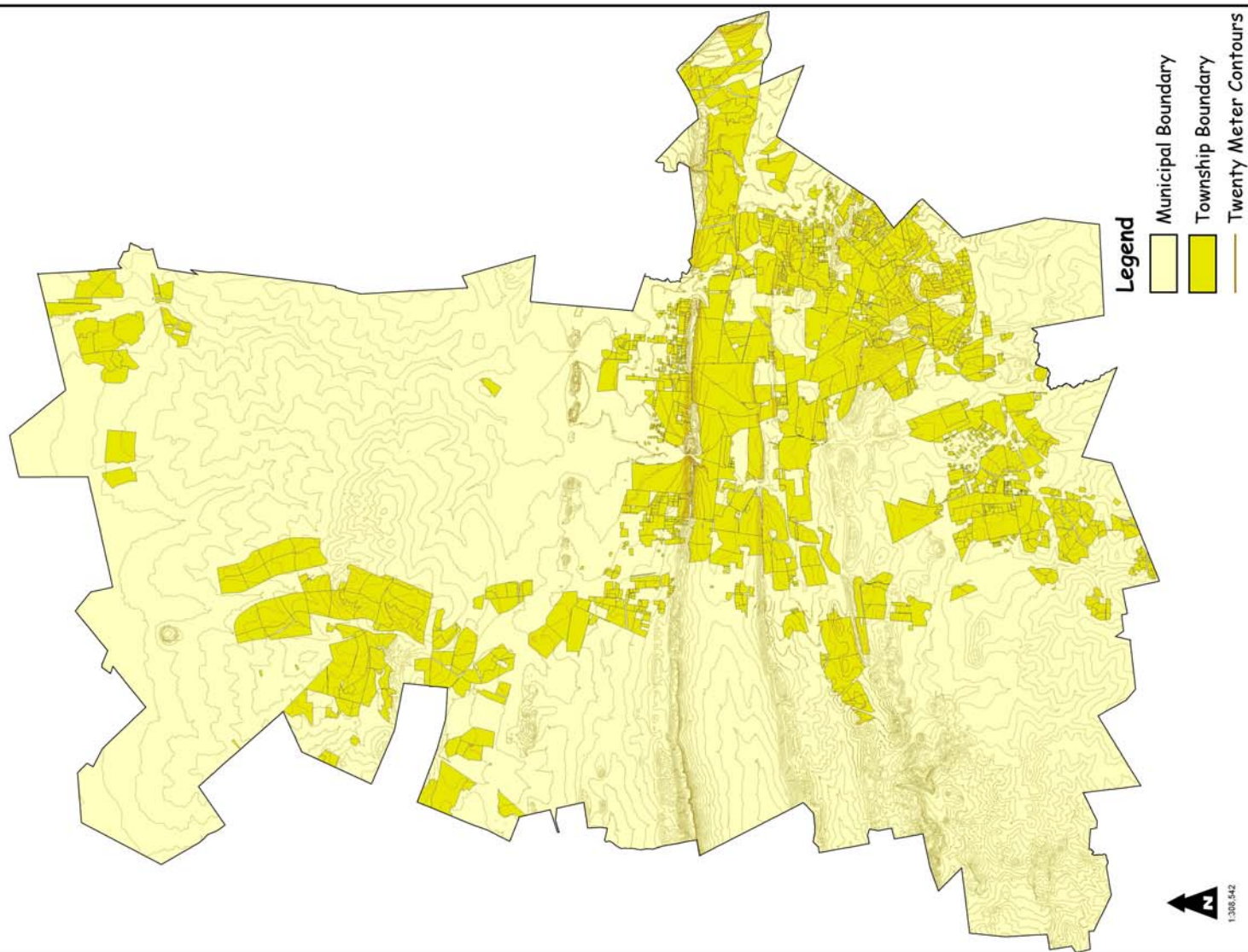
Figure 9

Source: South African Weather Service





Ridges & Valleys in the City Tshwane



Source: CTMM 2004

Figure 11





3.4 Conservation Areas



Source: CTMM 2004

Figure 12





Section 4

Demographic Profile

4.1 Population

Population Size

Tshwane has a total population of 1 985 983 people (2001 Census).

The population divided into the various planning regions are:

Population – Tshwane 2001

Planning Region	Total (approx)	
		%
Planning Region 1	664244	33
Planning Region 2	268291	14
Planning Region 3	341628	17
Planning Region 4	97548	5
Planning Region 5	182157	9
Planning Region 6	198984	10
Planning Region 7	108756	6
Planning Region 8	124375	6
Total Population	1985983	

Table 3

Source: CTMM 2004

Ethnic Composition

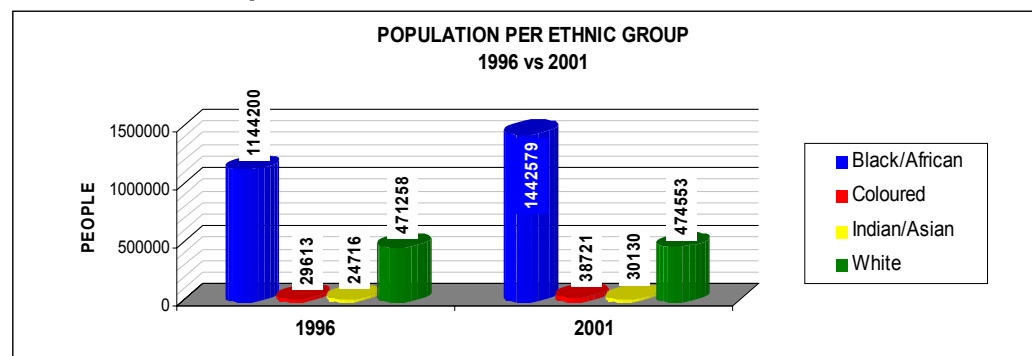


Figure 13

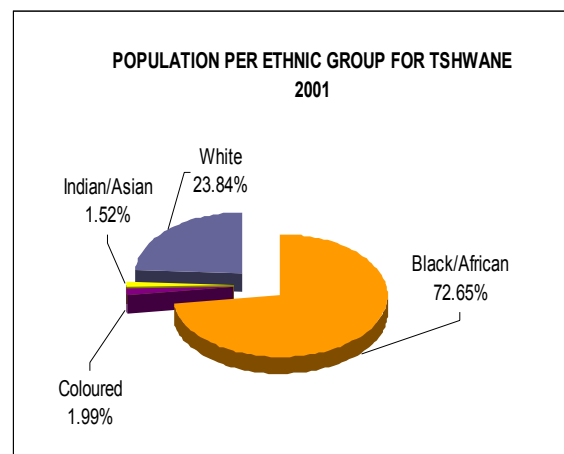


Figure 14

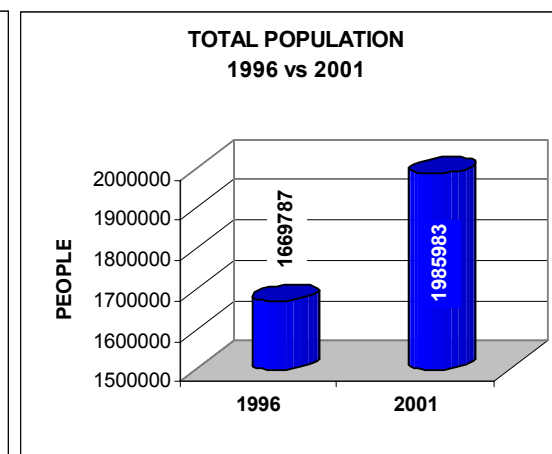


Figure 15

Source: STATS SA 2001



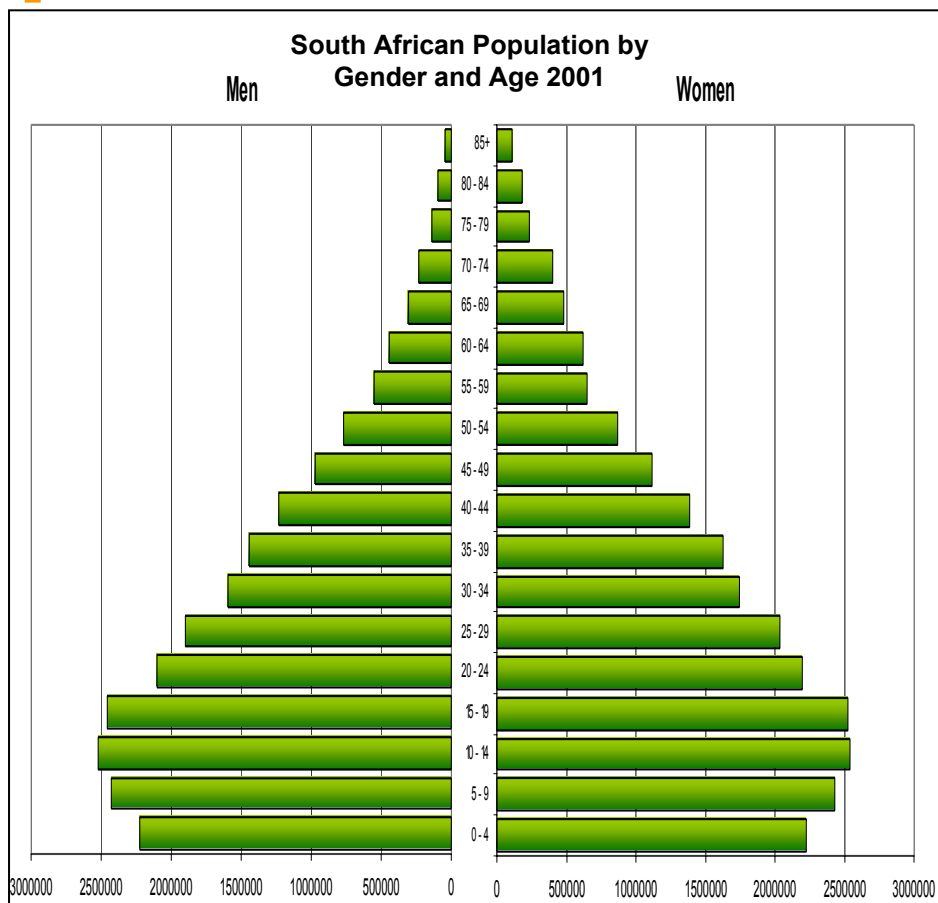


Figure 16

Source: STATS SA 2001

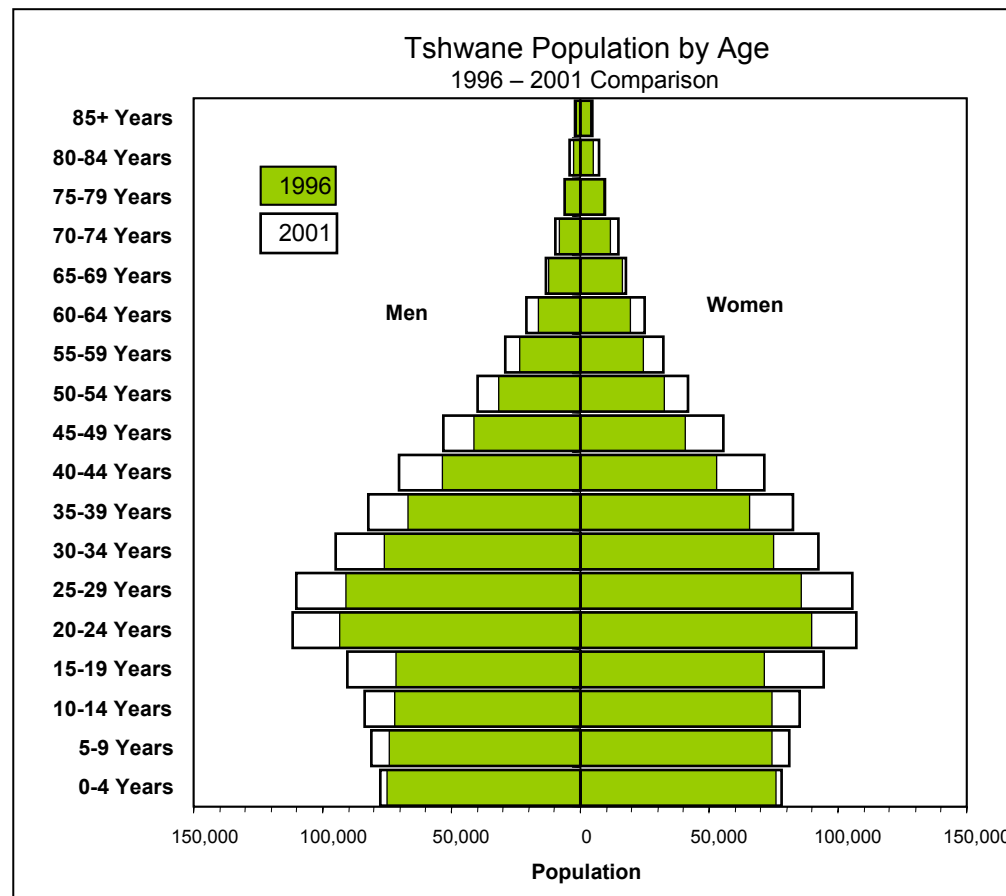


Figure 17

Source: South African Cities Network
State of the Cities Report 2004



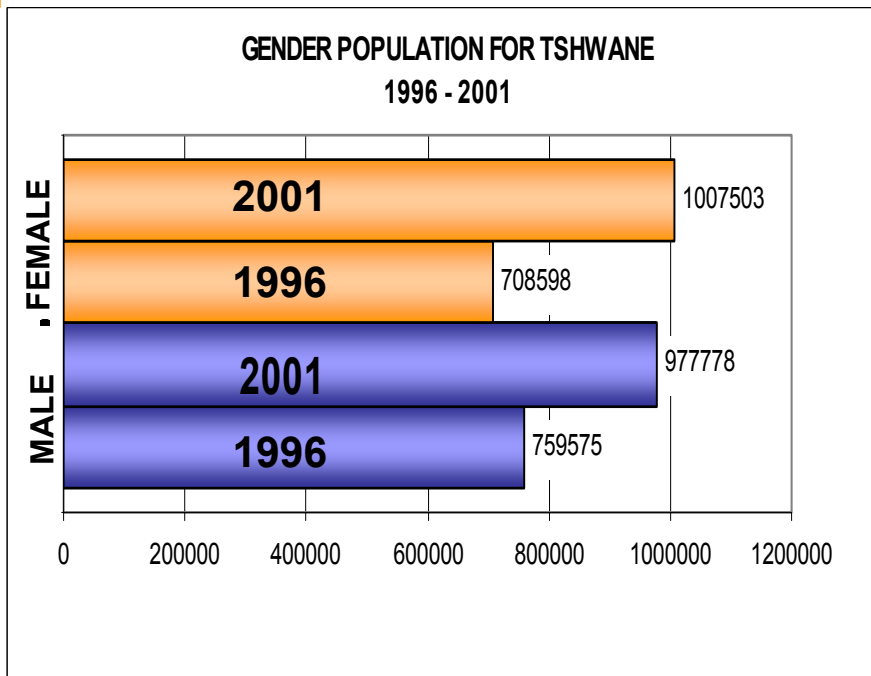


Figure 18

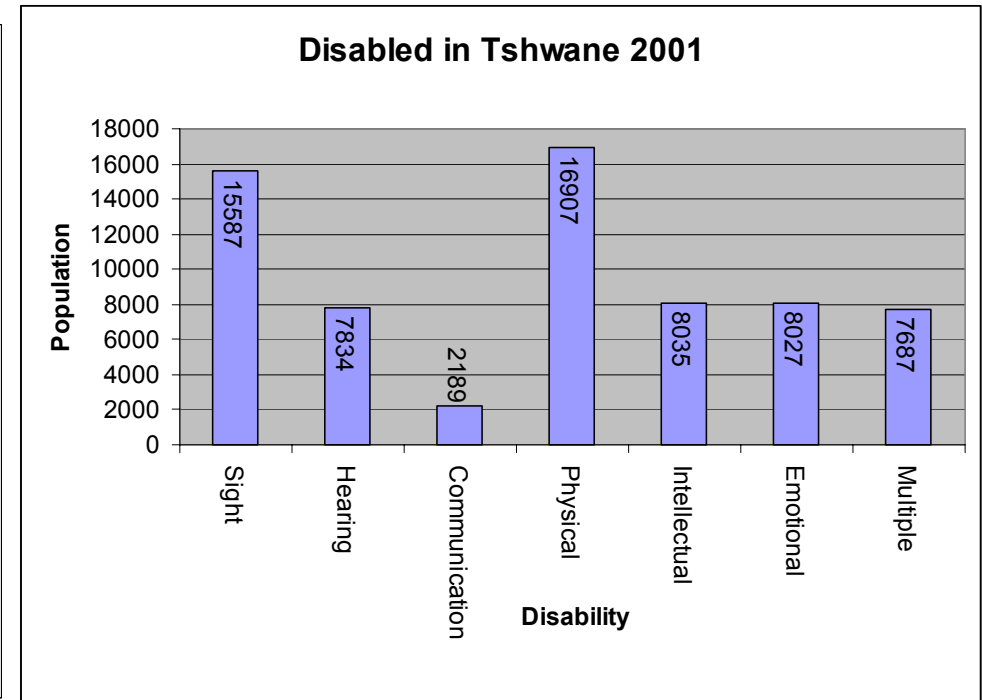


Figure 19

Summary of demographic characteristics for 2001:

- 73% of the population is Black/African
- 51% of the population is female.
- Disabled people constitute 3.4% of the total population.

Source: STATS SA 2001

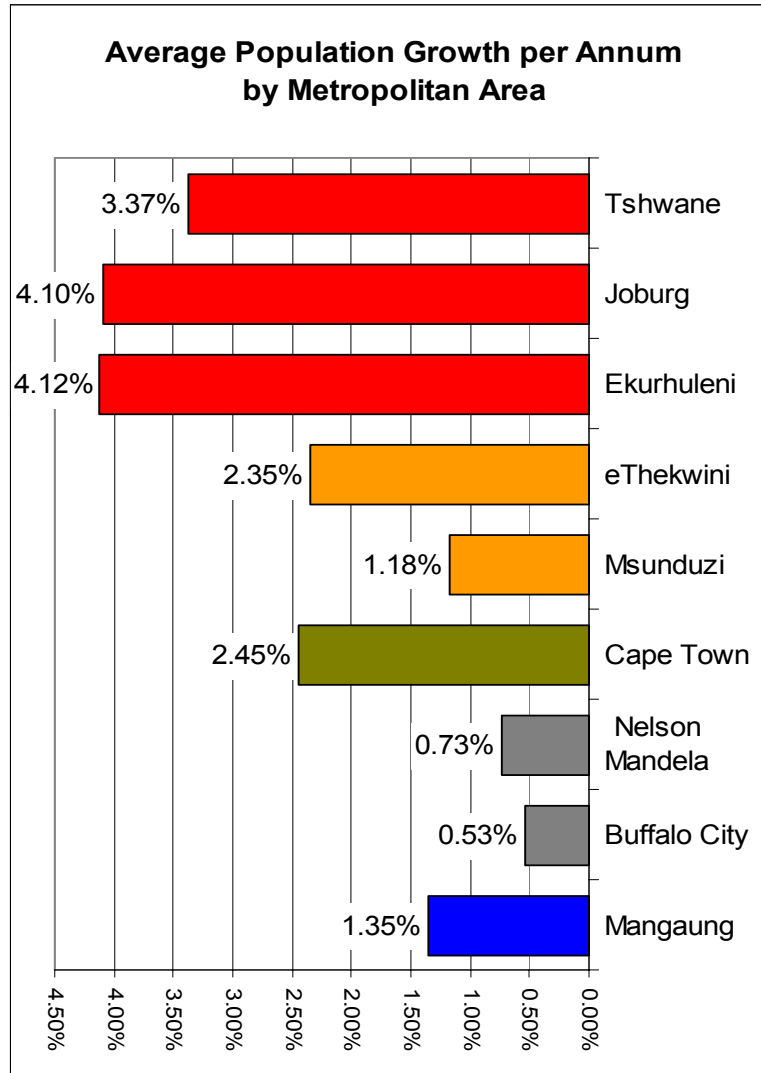


Figure 20

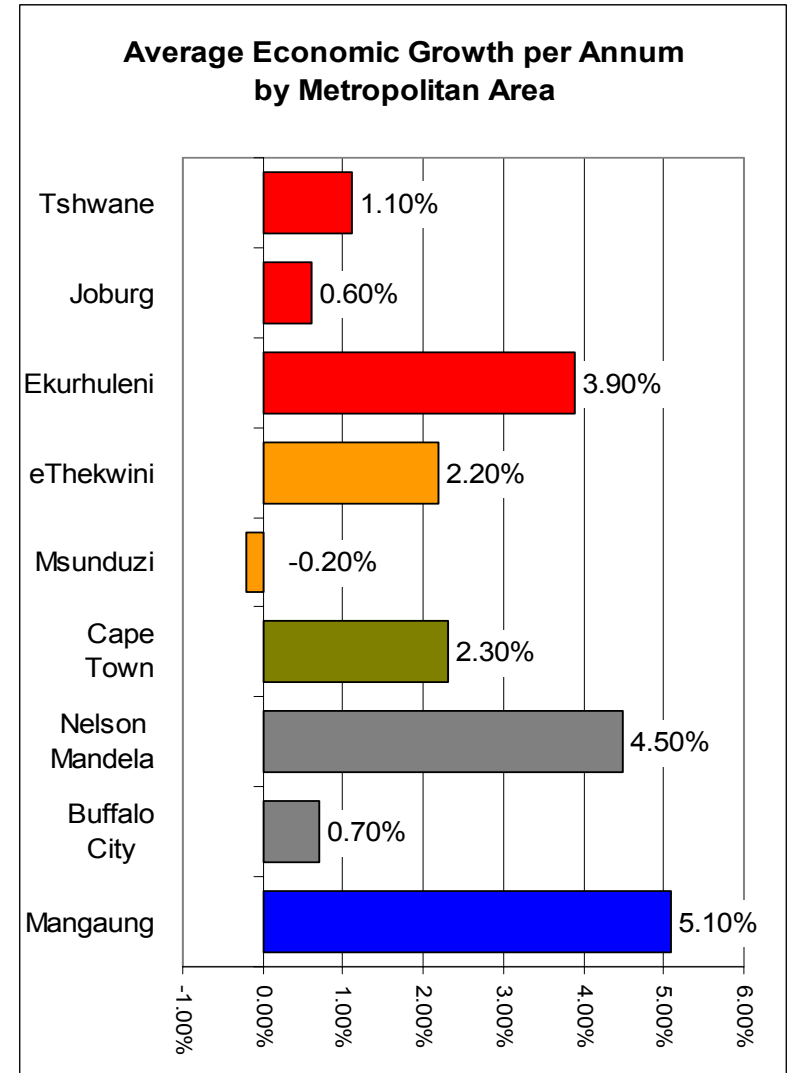


Figure 21

Source: South African Cities Network
State of the Cities Report 2004



Inter-Cities Migration Composition

4.2 Migration Trends

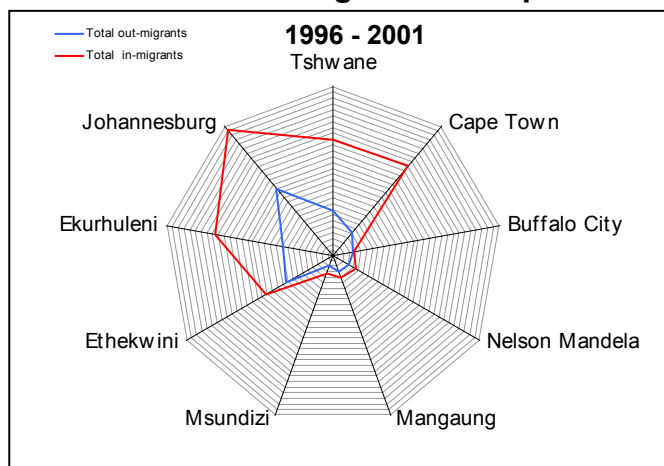


Figure 22

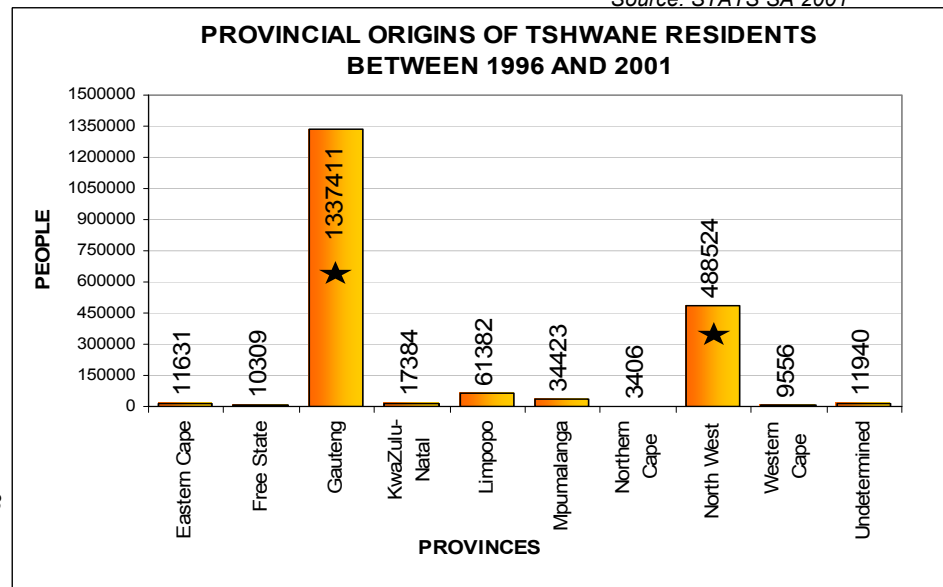


Figure 23

Inter-Cities Migratory Comparison (1996 - 2001)

Cities	Out-migrants	In-migrants	Nett In-migrants
Tshwane	99880	256239	156359
Cape Town	65891	258514	192623
Buffalo City	45019	46627	1608
Nelson Mandela	40280	57069	16789
Mangaung	37936	50681	12745
Ethekewini	119823	169783	49960
Johannesburg	194604	364792	170188

Table 4

The largest number of in-migrants are from North-West, Limpopo and Mpumalanga. A large number of these are people of rural origin, seeking employment in Tshwane. This places pressure on housing, infrastructure and social facilities.

Migration In and Out of Tshwane between 1996-2001

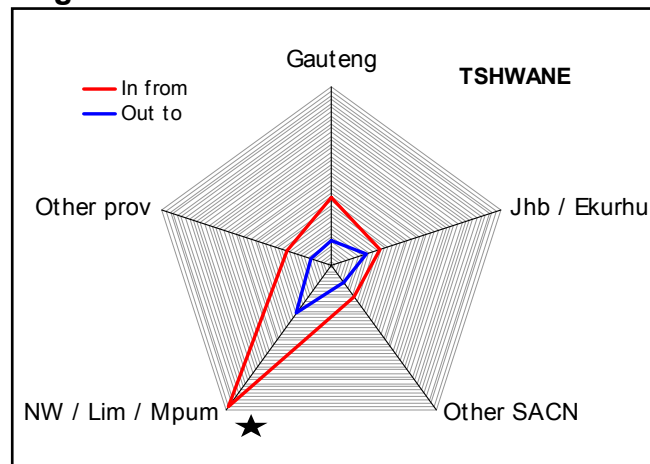


Figure 24

★ These include residents of Tshwane (boundaries outside Gauteng)

Source: South African Cities Network
State of the Cities Report 2004





Section 5

Population, Growth and HIV/AIDS

A Scenario for 2010

Scenario

A scenario is a possible state of the future.

This particular scenario for Tswane has been based on “HIV/AIDS Profile in the Provinces of South Africa; Indicators for 2002” by The Actuarial Society of South Africa (ASSA) in collaboration with The Medical Research Council (The Burden of Disease Research Unit) and The Centre for Actuarial Research. The recently published “State of the Cities Report 2004” by the South African Cities Network also made use of the same source.

The ASSA model assumes a worst-case scenario with no changes in behaviour and no interventions. The Tswane scenario therefore similarly represents a worst-case scenario rather than an accurate projection.

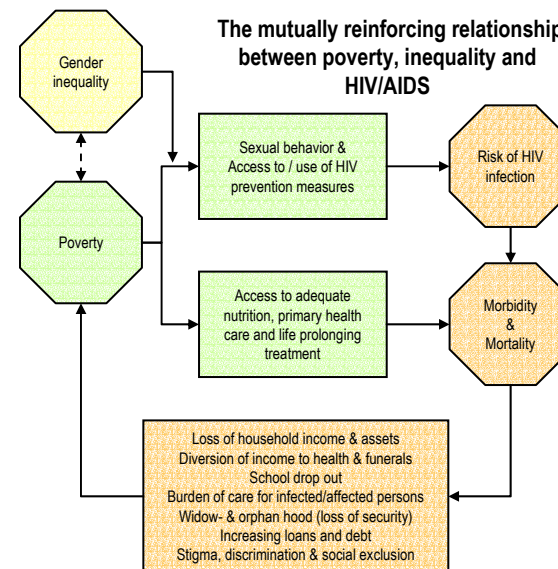
Therefore one can expect a less severe outcome, albeit not to a large extent.

Assumption.

The Tswane scenario was based on the ASSA model for Gauteng, assuming that Tswane’s somewhat lower risk profile is offset by its lower historical growth.



Figure 25



Source: HIV/AIDS AND URBAN POVERTY IN SOUTH AFRICA
Mirjam van Donk, 3 August 2002



5.1 Tshwane

Population and HIV/AIDS Estimates for Tshwane

Year	Population	Population Growth	Cumulative AIDS Deaths	Annual AIDS Deaths	HIV +	HIV + as % of Total Population
1996	1,682,701	91,080	1,168	602	58,877	3.50%
1997	1,773,781	71,981	2,282	1,114	127,787	7.20%
1998	1,845,762	57,567	4,259	1,977	174,181	9.44%
1999	1,903,329	46,106	7,545	3,286	219,838	11.55%
2000	1,949,435	36,548	12,681	5,136	260,881	13.38%
2001	1,985,983	27,911	20,279	7,598	295,373	14.87%
2002	2,013,894	19,956	30,979	10,700	322,558	16.02%
2003	2,033,850	12,199	45,380	14,401	342,204	16.83%
2004	2,046,049	4,737	63,964	18,584	354,327	17.32%
2005	2,050,786	-2,176	86,984	23,020	359,919	17.55%
2006	2,048,610	-8,205	114,372	27,388	357,356	17.44%
2007	2,040,405	-13,018	145,677	31,305	349,756	17.14%
2008	2,027,387	-16,413	180,093	34,416	337,594	16.65%
2009	2,010,974	-18,335	216,545	36,452	322,279	16.03%
2010	1,992,639	-19,156	253,851	37,305	305,278	15.32%

Source: ASSA 2002(Adapted)

Table 5



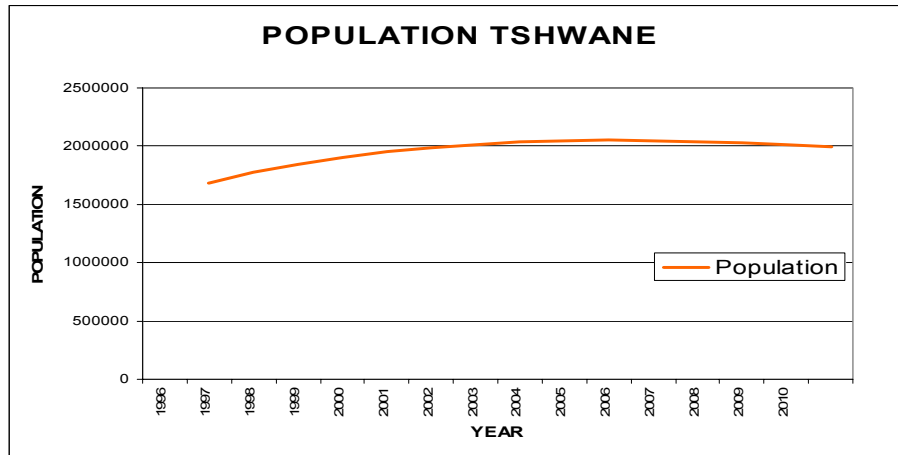


Figure 26

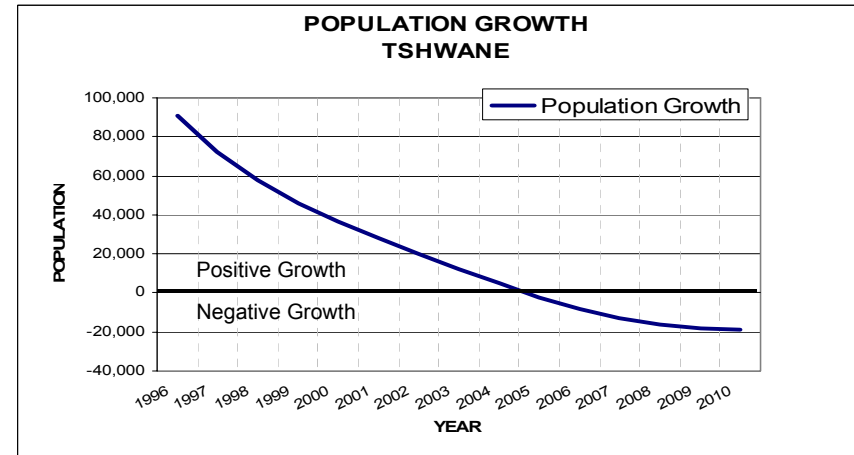


Figure 27

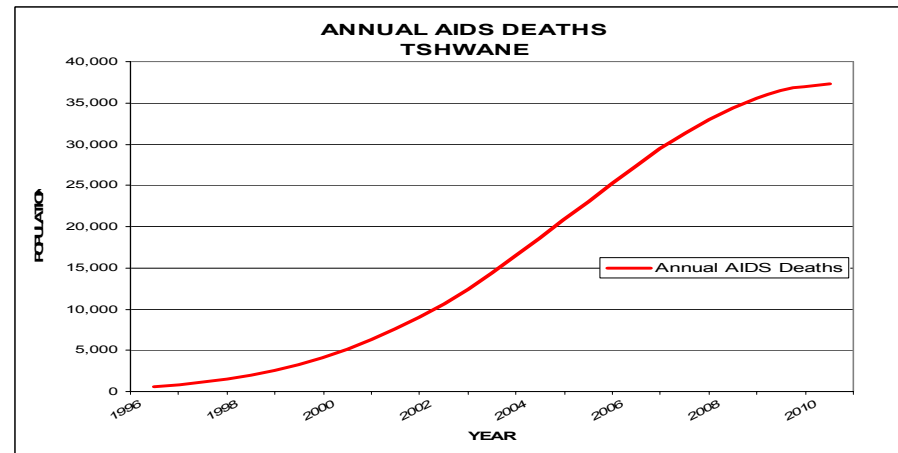


Figure 28

Source: ASSA 2002(Adapted)

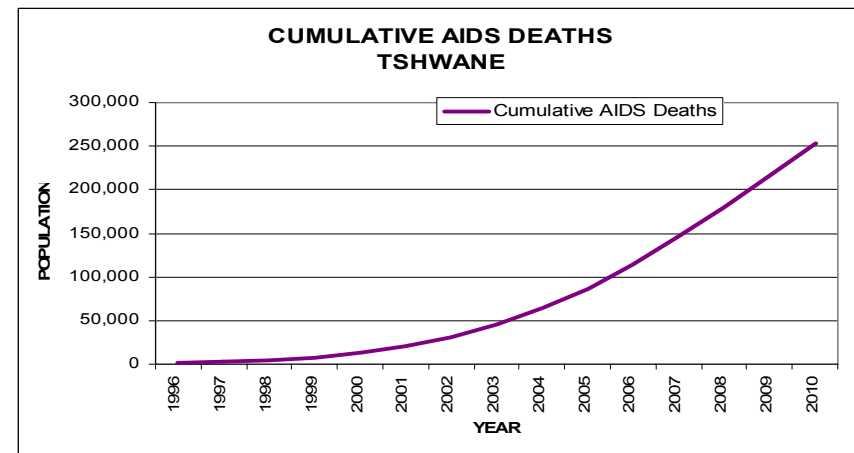


Figure 29



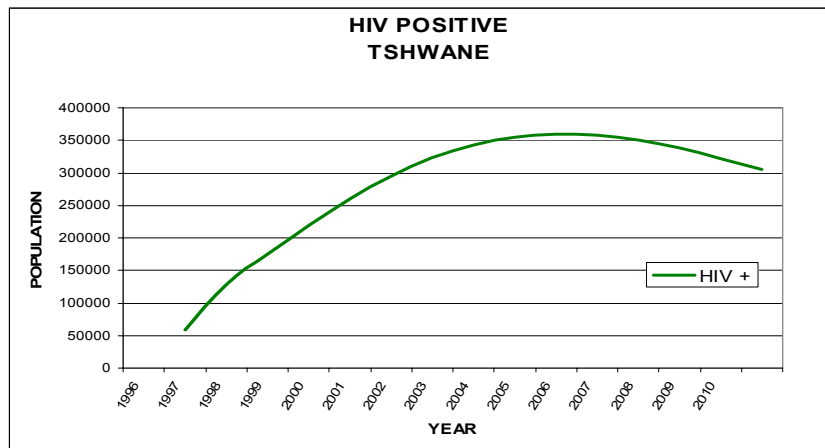


Figure 30

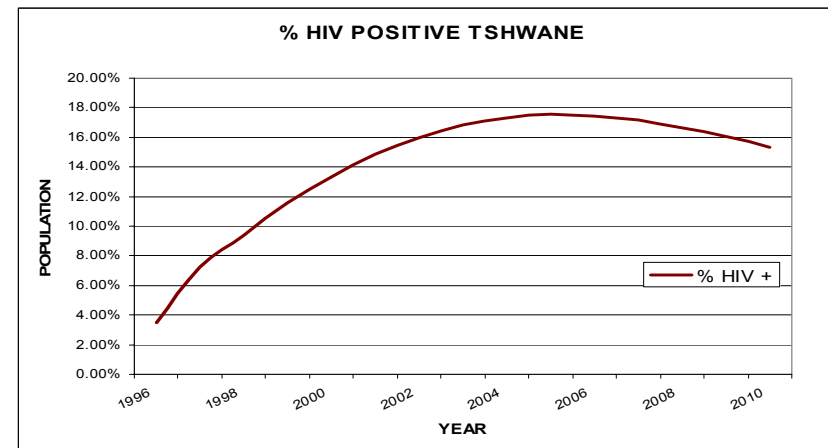


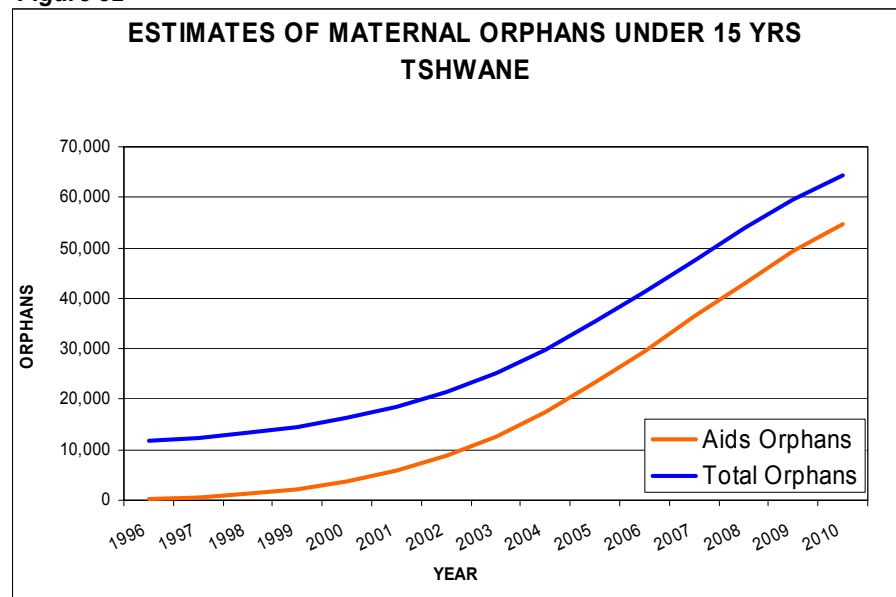
Figure 31

* Estimates of Maternal Orphans under 15 years - Tshwane

Year	Aids Orphans	Total Orphans
1996	322	11,769
1997	642	12,417
1998	1,213	13,304
1999	2,164	14,547
2000	3,645	16,265
2001	5,808	18,561
2002	8,789	21,539
2003	12,684	25,301
2004	17,523	29,904
2005	23,237	35,306
2006	29,634	41,333
2007	36,351	47,604
2008	43,015	53,788
2009	49,238	59,548
2010	54,610	64,455

Table 6

Figure 32



Source: ASSA 2002(Adapted)

* With reference to AIDS Orphans A maternal AIDS Orphan is a person below the age of 18 years, whose mother has died as a result of AIDS.





5.2 Gauteng

Total population, number of HIV+ and AIDS sick people and cumulative AIDS deaths, Gauteng

Year	Total Population	Total HIV+	Cumulative AIDS Deaths	Total AIDS sick
1990	6,328,715	7,662	28	48
1991	6,442,341	17,454	78	121
1992	6,704,382	38,067	203	300
1993	6,960,527	75,996	502	707
1994	7,212,175	140,057	1,166	1,542
1995	7,457,711	240,786	2,548	3,157
1996	7,696,861	386,063	5,251	6,069
1997	8,035,008	574,402	10,257	11,070
1998	8,323,680	782,943	19,146	19,432
1999	8,565,328	988,170	33,917	31,502
2000	8,765,262	1,172,658	57,002	48,377
2001	8,927,110	1,327,703	91,156	70,234
2002	9,052,454	1,449,899	139,249	97,296
2003	9,142,158	1,538,208	203,984	128,870
2004	9,196,997	1,592,701	287,517	163,778
2005	9,218,283	1,614,551	390,994	199,745
2006	9,208,500	1,606,316	514,100	233,920
2007	9,171,622	1,572,151	654,820	263,149
2008	9,113,106	1,517,485	809,517	284,744
2009	9,039,331	1,448,642	973,371	297,036
2010	8,956,913	1,372,225	1,141,060	299,723

Table 7

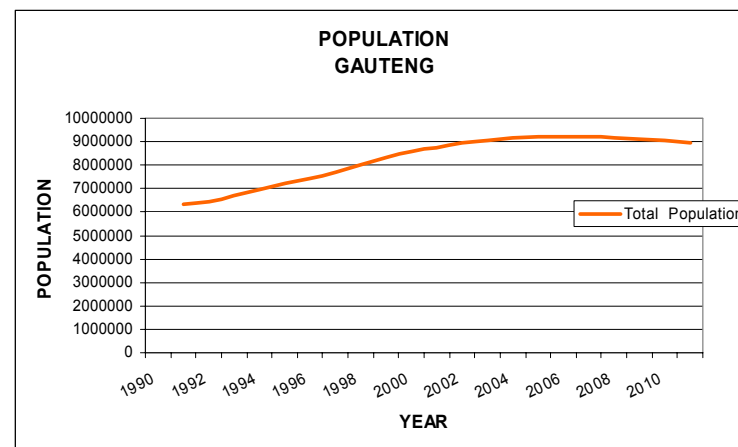


Figure 33

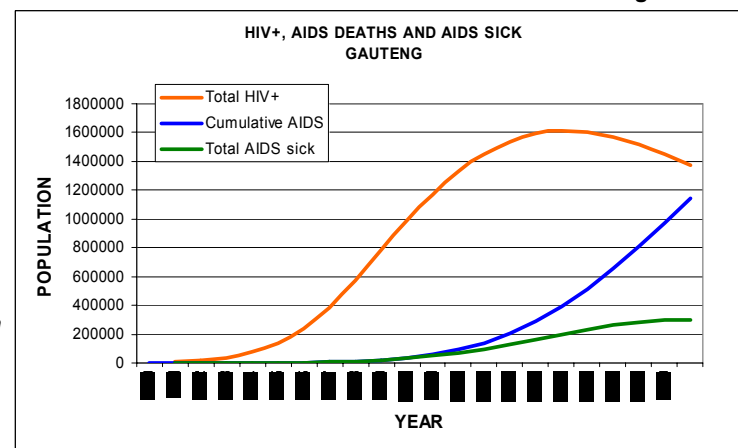


Figure 34

Source: The Actuarial Society of South Africa 2001



*** Maternal orphans under 15 years, Gauteng**

Year	Total Orphans	Total AIDS Orphans	Total non-AIDS Orphans
1991	45,228	18	45,210
1992	46,083	49	46,034
1993	47,289	125	47,164
1994	48,801	302	48,499
1995	50,638	682	49,956
1996	52,903	1,446	51,457
1997	55,814	2,886	52,928
1998	59,801	5,451	54,350
1999	65,389	9,726	55,663
2000	73,111	16,384	56,727
2001	83,432	26,107	57,325
2002	96,816	39,506	57,310
2003	113,727	57,013	56,714
2004	134,417	78,764	55,653
2005	158,699	104,449	54,250
2006	185,793	133,204	52,589
2007	213,979	163,399	50,580
2008	241,775	193,352	48,423
2009	267,668	221,326	46,342
2010	289,727	245,470	44,257

Table 8

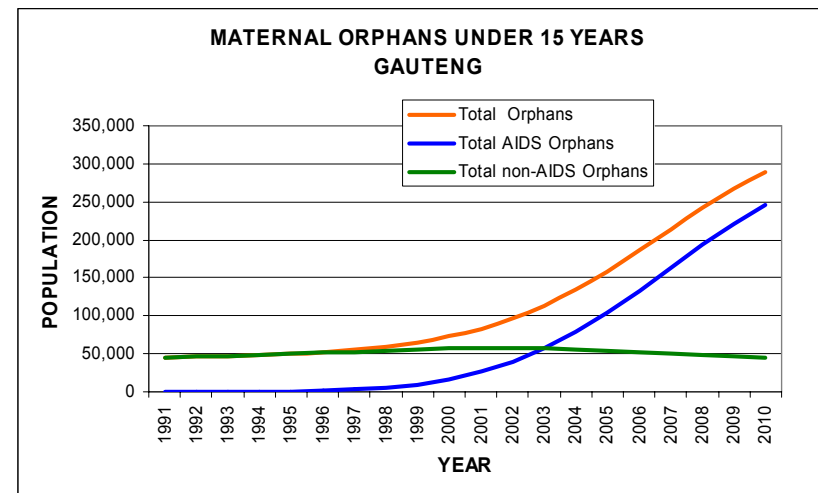


Figure 35

*** With reference to AIDS Orphans**

A maternal AIDS Orphan is a person below the age of 18 years, whose mother has died as a result of AIDS.

Source: ASSA 2001





Population profile for 2000 and 2010, Gauteng

Age	2000		2010	
	Male	Female	Male	Female
0-4	450,296	436,500	386,767	377,971
5-9	362,587	400,937	423,023	414,845
10-14	307,051	342,282	440,786	441,455
15-19	289,416	313,389	362,609	417,734
20-24	354,894	338,536	307,545	349,310
25-29	507,594	433,274	293,652	299,244
30-34	491,285	423,749	331,395	284,989
35-39	424,615	374,869	398,887	331,276
40-44	367,465	330,732	348,521	319,868
45-49	287,409	263,270	294,651	295,977
50-54	215,033	202,053	257,460	279,238
55-59	152,996	153,253	203,309	233,625
60-64	102,425	107,341	152,406	180,285
65-69	62,479	71,479	104,026	130,668
70-74	37,276	50,912	62,677	83,676
75-79	21,914	35,759	31,476	48,634
80-84	11,298	21,304	14,185	27,850
>=85	5,381	14,208	7,150	19,740

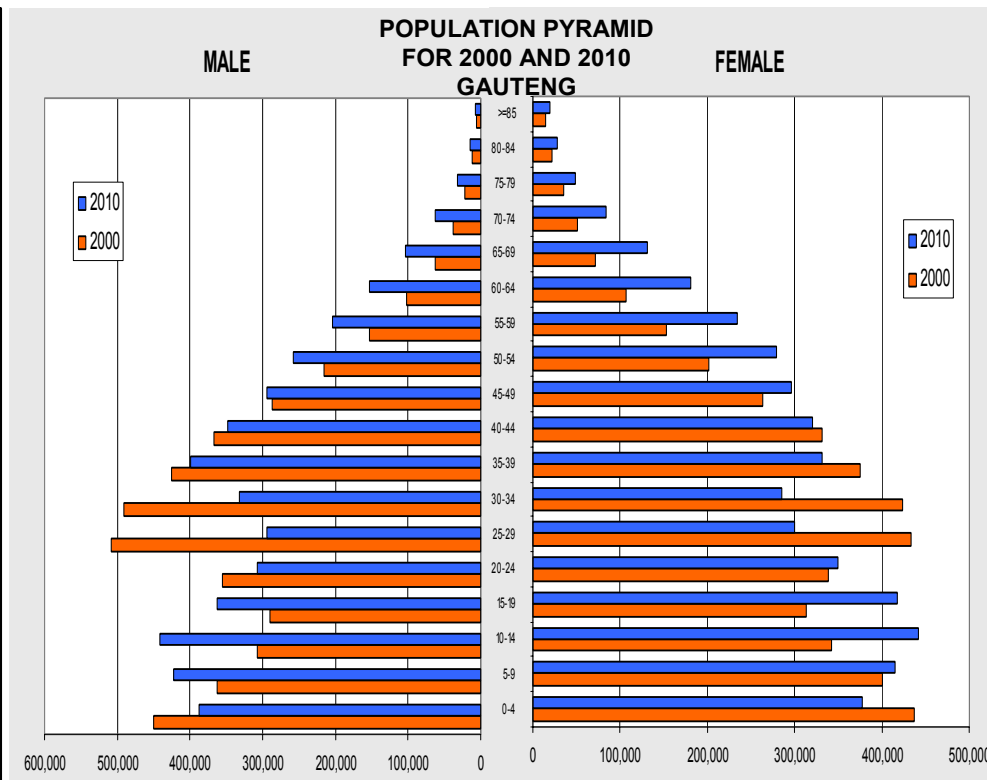


Figure 36

Table 9

Source: ASSA 2001





5.3 South Africa

Total population, number of HIV+ and AIDS sick
People and cumulative AIDS deaths, South Africa

Year	Total Population	Total HIV+	Cumulative AIDS Deaths	Total AIDS sick
1990	35,783,975	48,818	242	394
1991	36,513,522	106,732	648	974
1992	37,422,066	218,197	1,606	2,258
1993	38,375,873	412,674	3,725	4,922
1994	39,375,664	727,452	8,139	10,085
1995	40,410,256	1,203,847	16,817	19,519
1996	41,452,486	1,864,140	32,954	35,714
1997	42,489,541	2,684,545	61,410	61,996
1998	43,439,051	3,578,195	109,043	102,097
1999	44,298,552	4,457,033	184,624	159,180
2000	45,078,805	5,263,841	298,645	236,228
2001	45,768,984	5,968,521	462,642	334,253
2002	46,361,337	6,558,628	688,428	453,352
2003	46,848,269	7,027,931	987,061	591,088
2004	47,223,831	7,373,071	1,367,429	742,519
2005	47,485,369	7,594,403	1,834,484	899,071
2006	47,635,680	7,697,600	2,387,587	1,049,742
2007	47,683,822	7,695,201	3,019,659	1,182,710
2008	47,645,665	7,605,111	3,717,519	1,287,844
2009	47,540,955	7,449,678	4,463,489	1,358,743
2010	47,392,059	7,252,801	5,237,867	1,393,926

Table 10

Source: The
Actuarial
Society of South
Africa 2001

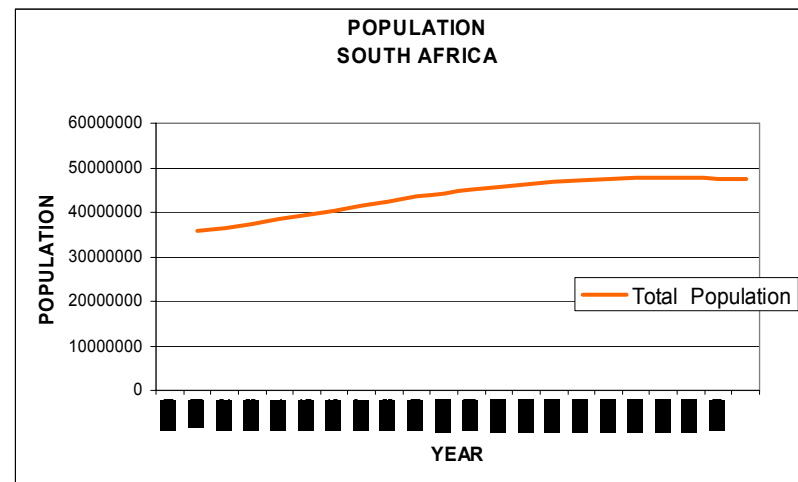


Figure 37

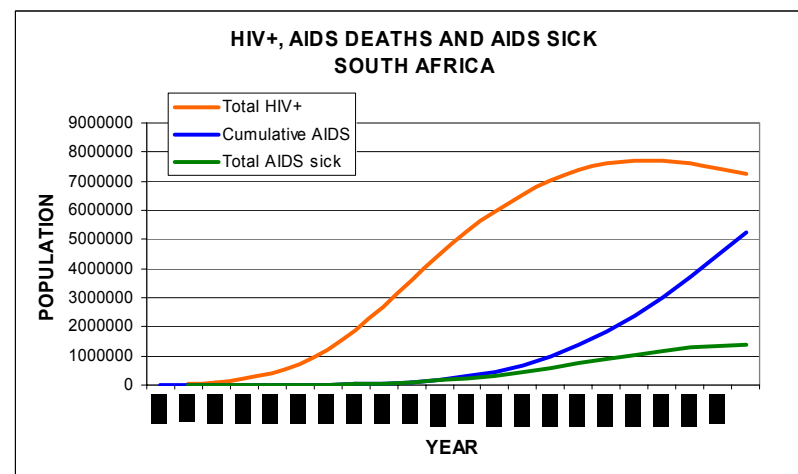


Figure 38



*** Maternal orphans under 15 years, South Africa**

Year	Total Orphans	Total AIDS Orphans	Total non-AIDS Orphans
1991	346,751	227	346,524
1992	347,701	581	347,120
1993	350,631	1,398	349,233
1994	355,642	3,162	352,480
1995	363,299	6,736	356,563
1996	373,229	13,469	359,760
1997	388,824	25,520	363,304
1998	412,435	45,799	366,636
1999	447,522	77,887	369,635
2000	493,846	124,989	368,857
2001	555,684	190,993	364,691
2002	636,876	279,102	357,774
2003	739,572	391,052	348,520
2004	865,216	527,054	338,162
2005	1,011,457	684,364	327,093
2006	1,172,985	857,201	315,784
2007	1,336,483	1,034,085	302,398
2008	1,499,424	1,208,646	290,778
2009	1,647,293	1,367,926	279,367
2010	1,770,870	1,502,457	268,413

Table 11

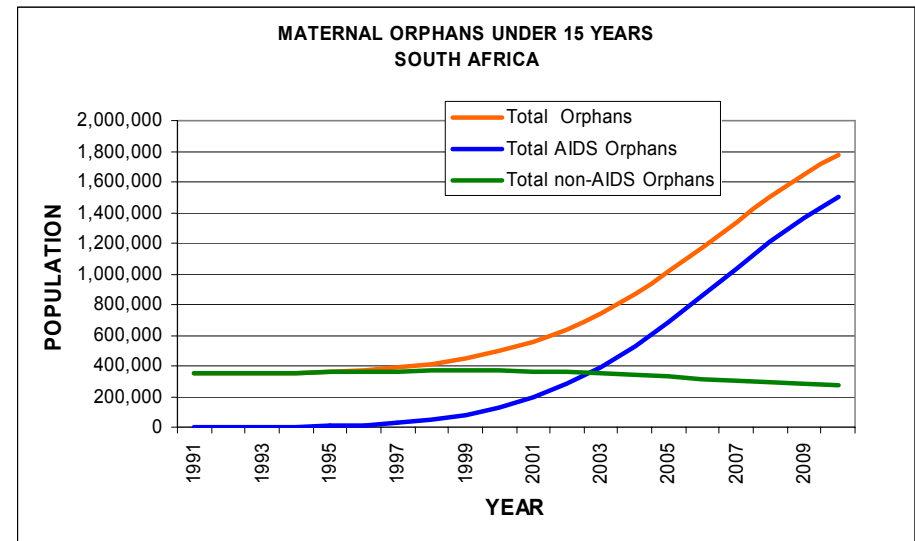


Figure 39

*** With reference to AIDS Orphans**

A maternal AIDS Orphan is a person below the age of 18 years, whose mother has died as a result of AIDS.

Source: ASSA 2001



Population profile for 2000 and 2010, South Africa

Age	2000		2010	
	Male	Female	Male	Female
0-4	2,627,264	2,588,025	2,445,272	2,405,342
5-9	2,408,441	2,380,491	2,498,542	2,464,815
10-14	2,327,617	2,306,987	2,526,926	2,499,311
15-19	2,198,234	2,201,901	2,377,371	2,363,462
20-24	2,096,313	2,132,964	2,272,112	2,256,177
25-29	1,995,412	2,072,358	2,091,707	1,991,600
30-34	1,713,882	1,825,019	1,824,188	1,690,510
35-39	1,530,748	1,623,630	1,519,514	1,520,565
40-44	1,347,930	1,423,919	1,203,272	1,332,898
45-49	1,089,738	1,158,612	1,054,323	1,240,890
50-54	846,912	924,110	934,110	1,163,580
55-59	634,345	724,370	760,033	995,492
60-64	469,458	566,620	590,839	798,883
65-69	321,470	413,751	426,926	598,097
70-74	214,672	299,869	287,948	427,637
75-79	125,514	198,208	165,310	271,583
80-84	63,460	116,197	83,802	158,730
>=85	31,914	78,451	42,836	107,456

Table 12

Source: ASSA 2001

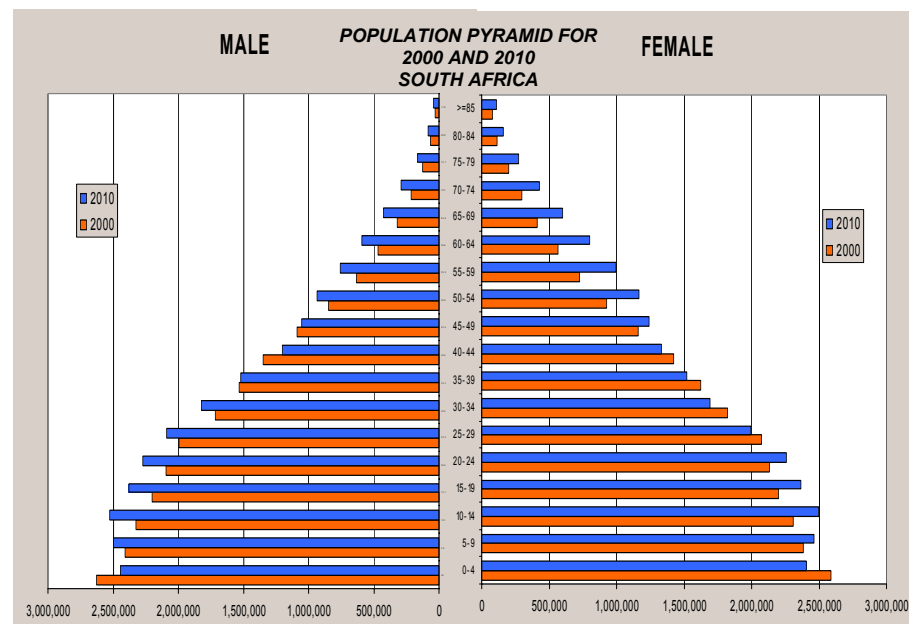


Figure 40



Section 6

Socio-Economic Profile

6.1 Economically Active Profile

Economically active population

The economically active population (EAP) is defined as the number of persons that are able and willing to work between the ages of **15** and **65**. It includes both employed and unemployed persons. The expanded definition of the EAP includes those persons who consider themselves unemployed and did not take recent active steps to find employment. In 2002, the economically active population (EAP) of CTMM totalled **47.2%** of the total population (the economically active population includes working persons as well as those who are actively looking for work). This is higher than the national average of **38.3 %**, but lower than Gauteng's average of **52.7 %**. In all areas of CTMM (see Figure 39) the EAP increased between 1996 and 2002. This implies that more people are entering the labour force and as such are searching for jobs with a associated impact on unemployment.

EAP and Employment

The gap between the economically active population and formal job opportunities is widening. From 1996 to 2002, the economically active population increased by approximately **220 000**, while job opportunities increased by only **180 000**. For the same period, informal employment more than doubled, from just more than **43 000** in 1996, to approximately **98 000** in 2002.

Source: *Economic Analysis of the Tshwane Metropolitan Municipality – November 2003 – University of Pretoria*

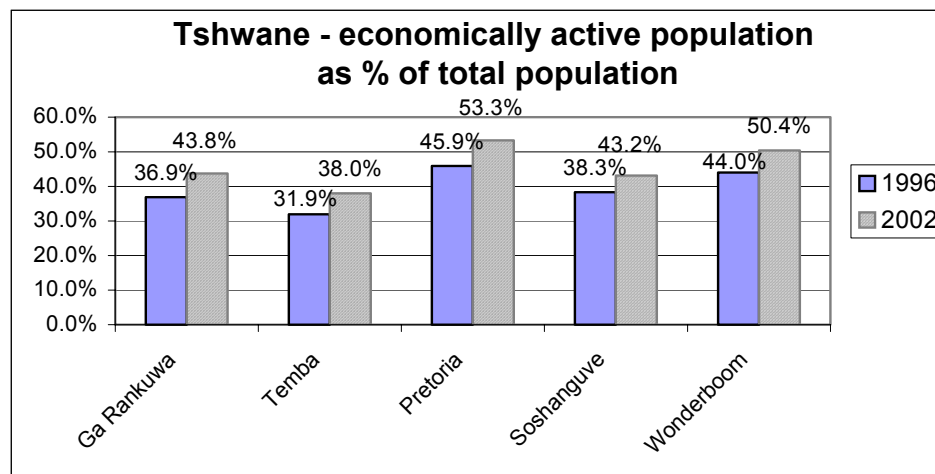


Figure 41

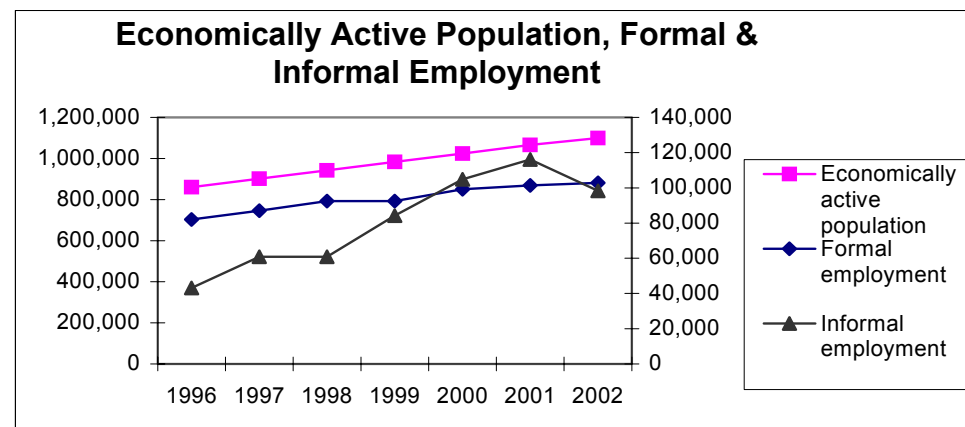


Figure 42

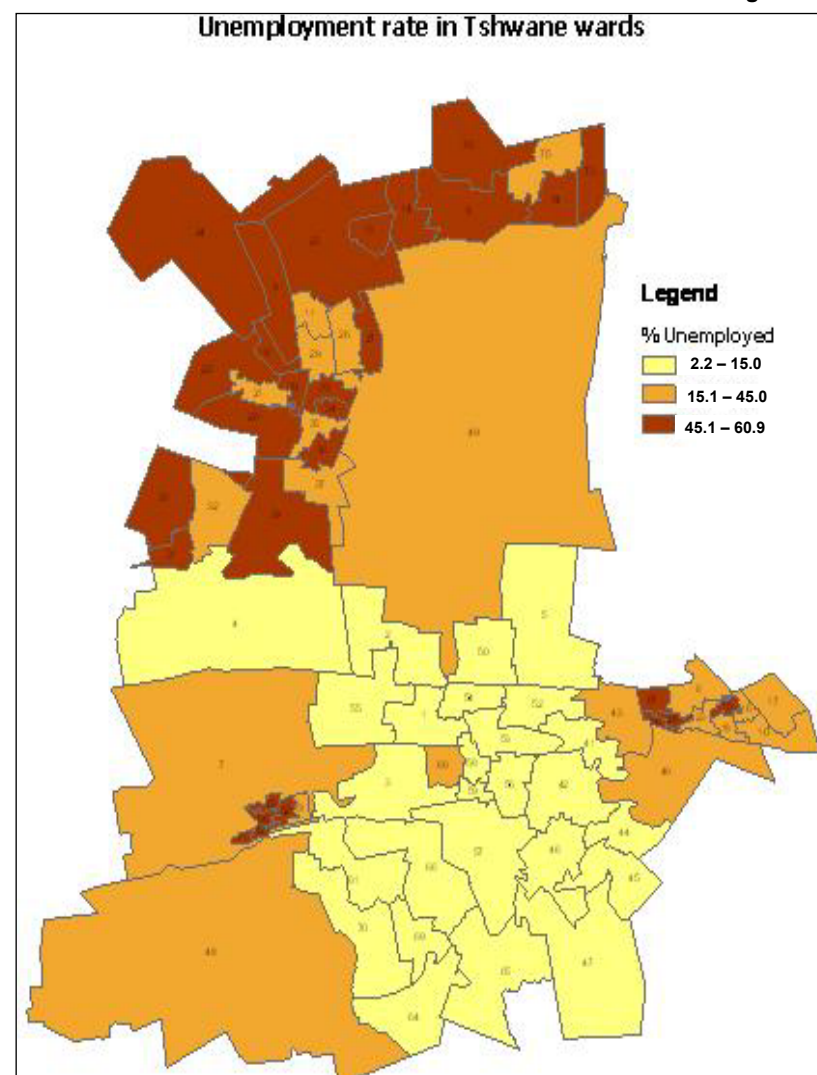


6.2 Poverty

Figure 43

Poverty Indicators in Tshwane	1996	2001
•Households with no income as a percentage of all households	6.7%	15.3%
•Children of child support grant age (0-9) as a percentage of all people	18.0%	16.0%
•Youth in the age group 20-24 years as a percentage of all people	11.0%	11.0%
•The percentage of female headed households	29.9%	35.8%
•Older people (65 and older) as a percentage of all people in Tshwane	4.7%	4.5%
•People with disabilities as a percentage of all people in Tshwane	4.7%	3.7%
•The unemployment rate in Tshwane	24.2%	31.9%
•The unemployment rate among youth in the age group 20-24 years	49.0%	53.2%

Table 13



Note: LFS, Feb. 2002 indicates that "strict" unemployment is now at 18,93%

Source: Indicators of Poverty in the City of Tshwane HSRC 2004



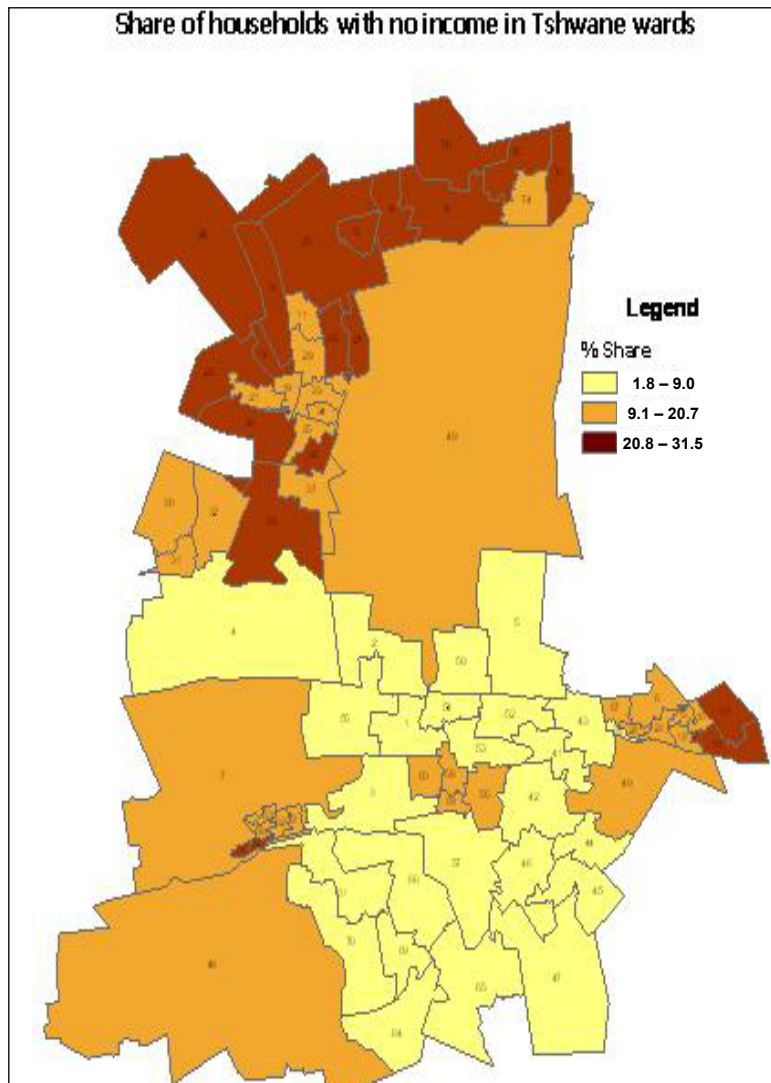


Figure 44

Source: Indicators of Poverty in the City of Tshwane HSRC 2004

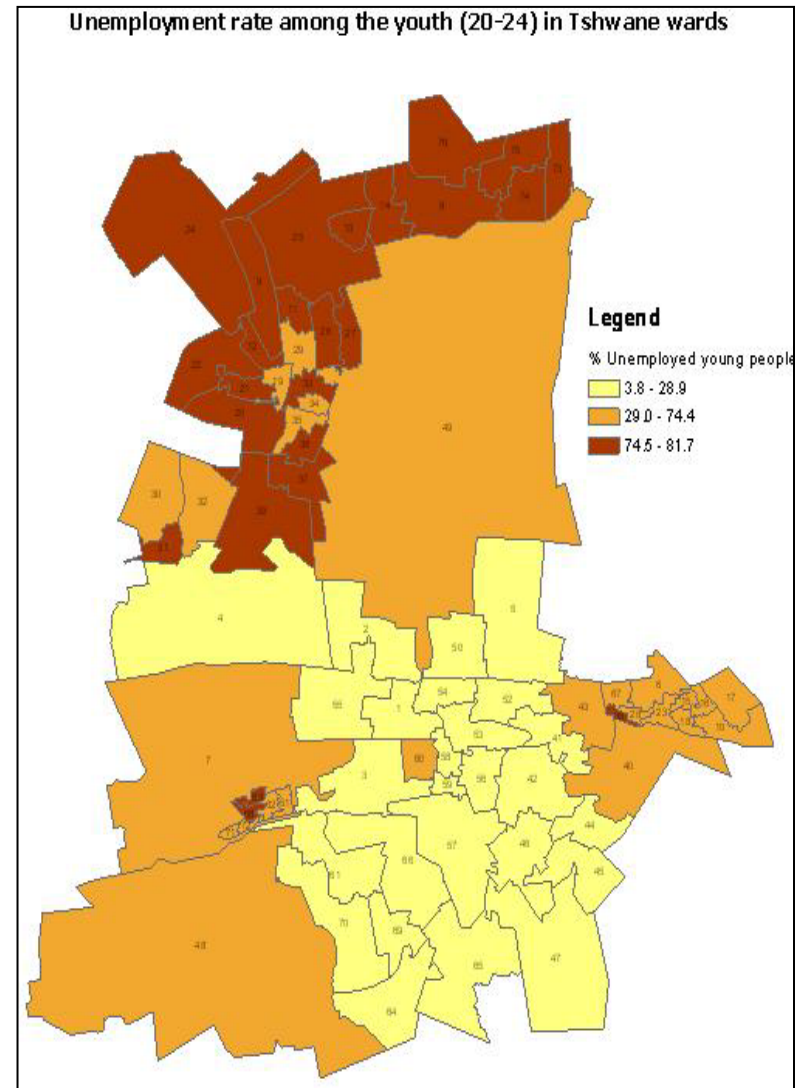


Figure 45





Percentage of the population living in poverty National and Provincial Comparison

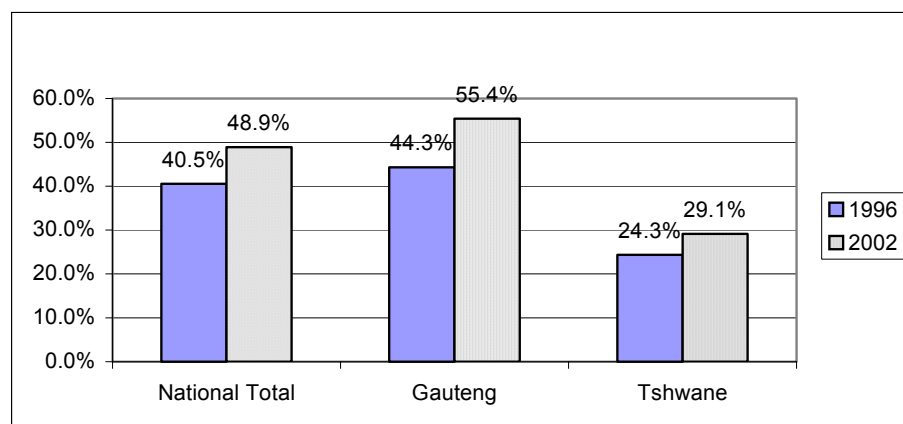


Figure 46

Poverty

Figure 44 shows an increase in the number of people living in poverty (29.1% in 2002 compared to 24.3% in 1996). The national figure also shows an increase of nearly eight percentage points whereas Gauteng experienced an increase of ten percentage points. However, despite the fact that the percentage of people living in poverty has increased, the percentage is still far below that of Gauteng and also the national level.

Percentage of the population living in poverty per Magisterial District

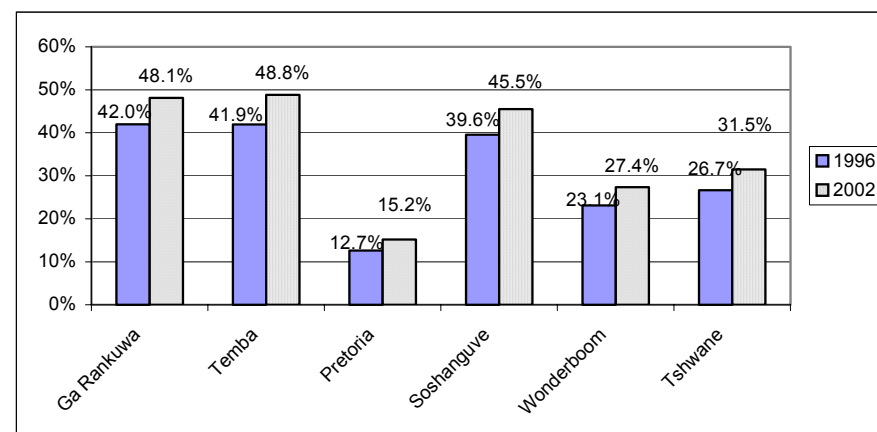


Figure 47

Source: Economic Analysis of the Tshwane Metropolitan Municipality – November 2003 – University of Pretoria





6.3 Employment

Economic Trends: Unemployment

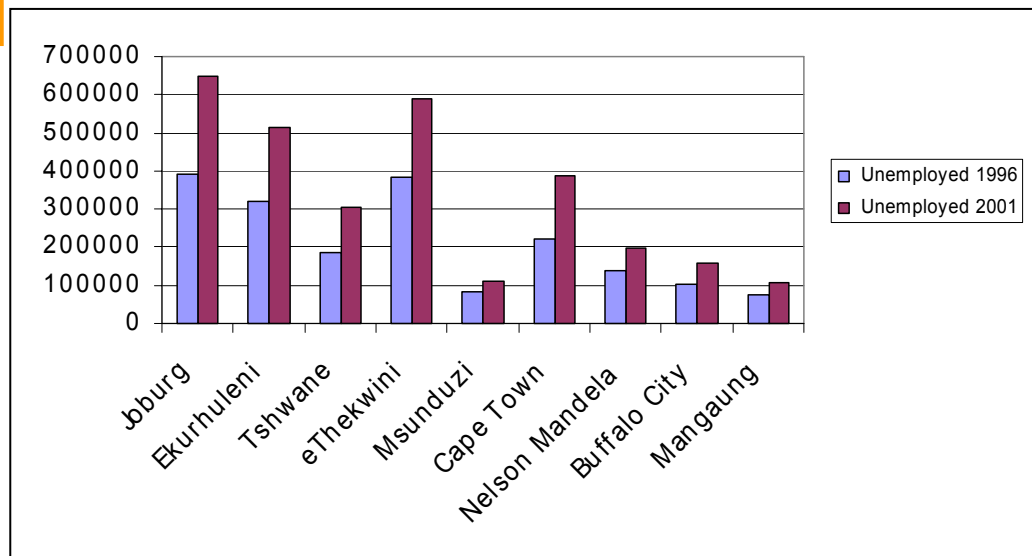


Figure 48

Tshwane has a relatively low unemployment rate as compared with most of the other major cities.

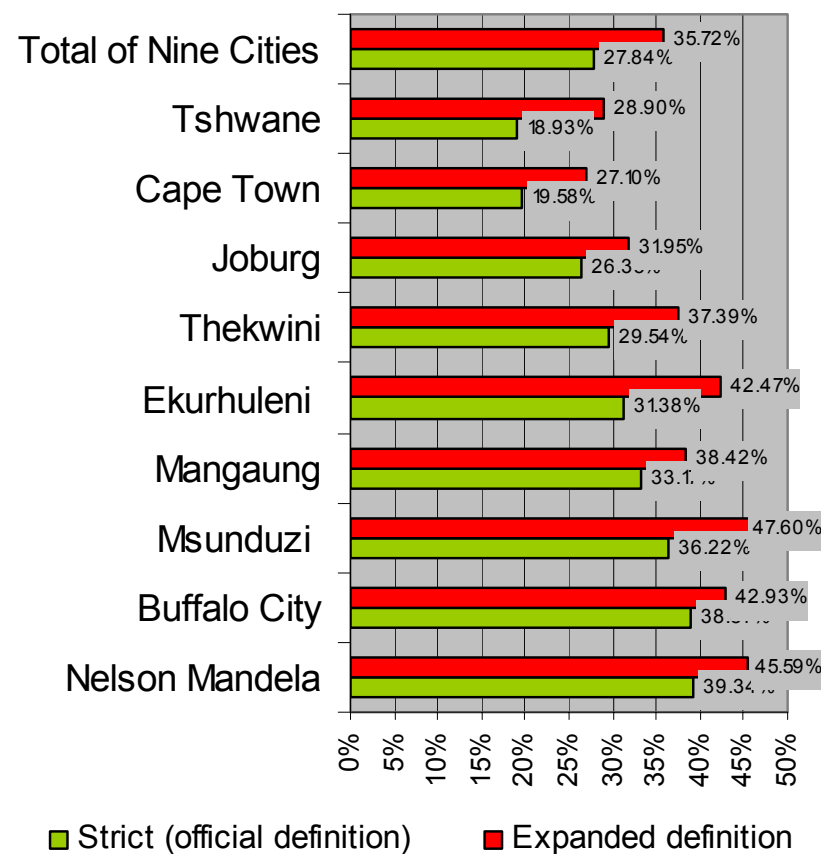
Expanded definition:

Those people who could work but are not working, regardless of whether they are currently looking for work or not.

Strict definition:

Those people who are not currently and actively looking for work.

Unemployment in major cities in South Africa



The 'strict definition' unemployment figure is 27,85% for all cities.

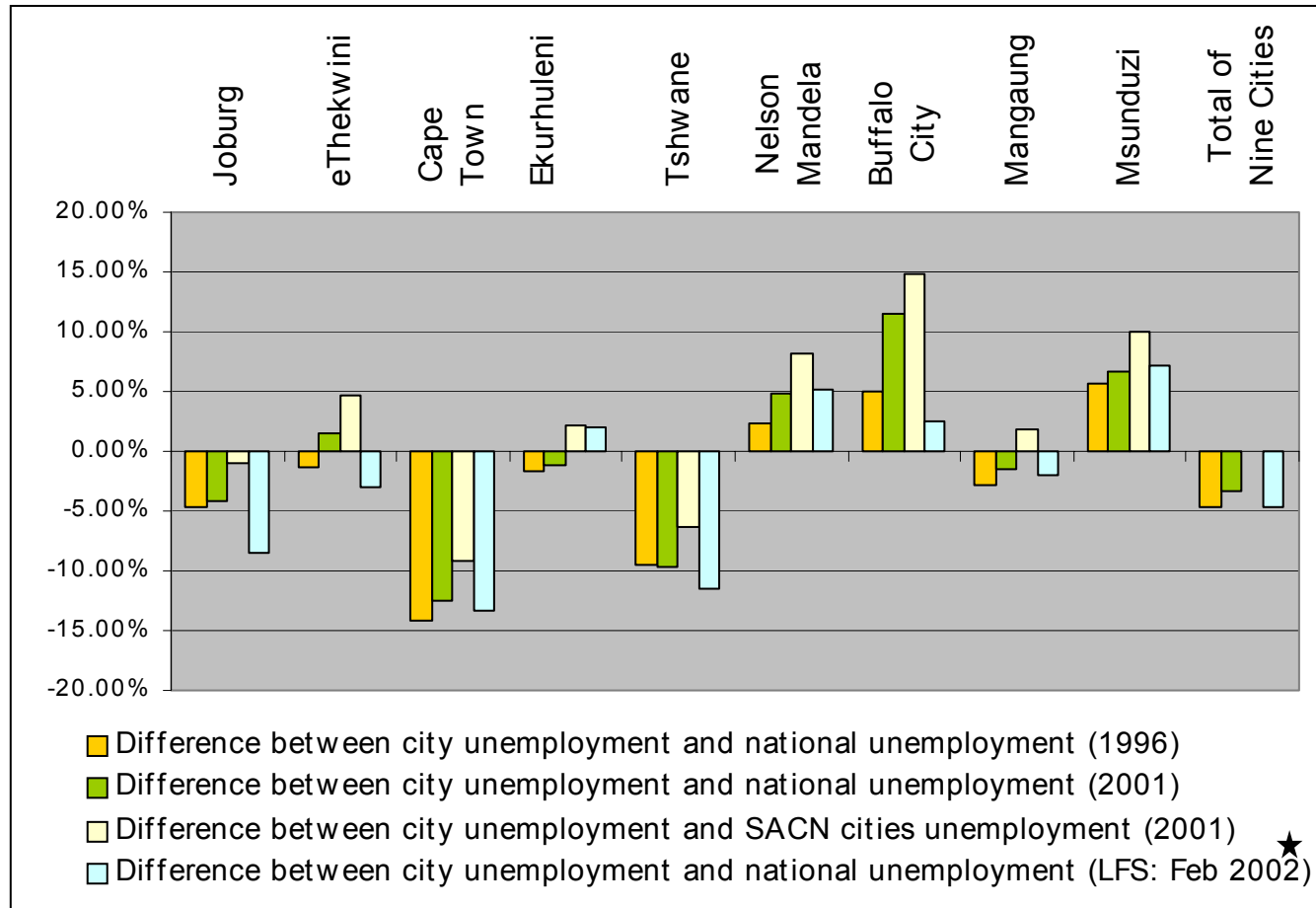
Figure 49

Source: SA Cities Network; State of the Cities Report 2004





National and Cities Employment comparison



★ **LFS:** This is the Labour Force Survey which was issued in February 2002

Figure 50

Negative figures indicate the City unemployment rate is far below the other unemployment rates

Positive figures indicate the unemployment rate is far greater than the other unemployment rates

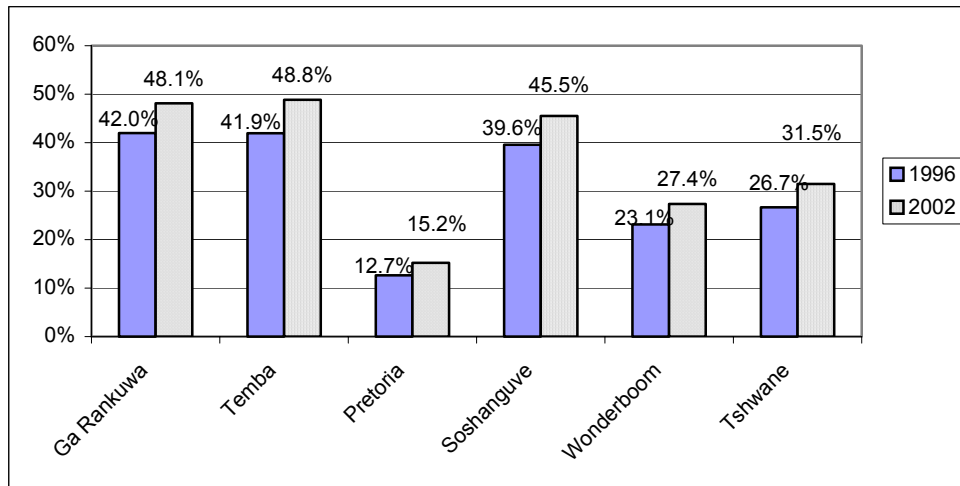
Source: South African Cities Network
State of the Cities Report 2004





Unemployment per region in CTMM

Figure 51



**EMPLOYMENT STATUS FOR TSHWANE
2001**

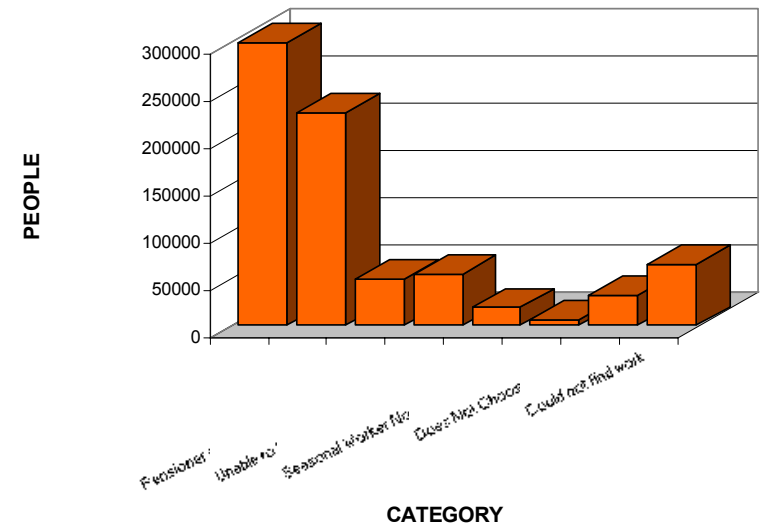


Figure 52

Source: ASSA 2001

Unemployment

Despite the increased numbers of people employed, the labour absorption capacity of the CTMM could not accommodate the number of job seekers and as a result the level of unemployment has increased over the period 1996-2002 (see Figure 45). This is most notable in Ga-Rankuwa, Temba and Soshanguve where unemployment increased by 6, 7% and 6%, respectively. Both Wonderboom and Pretoria's unemployment rates have increased at a rate lower than the average for the CTMM (3% and 4%, respectively).

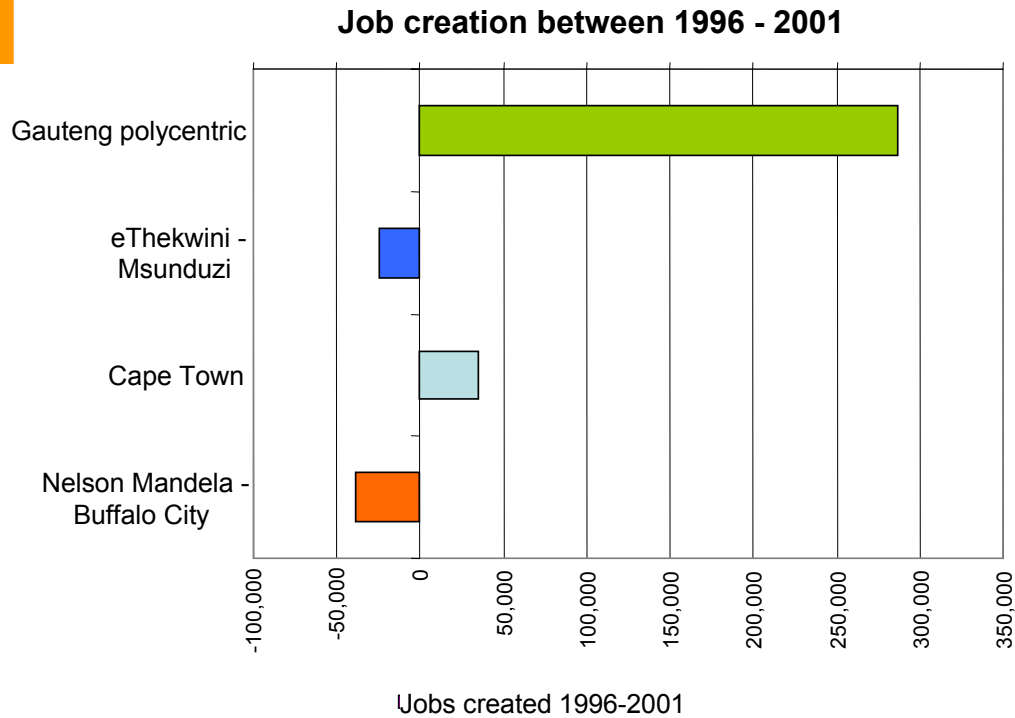


Figure 53

Job Creation in Cities:	Change in Number of employed persons: 1996 - 2001
Tshwane	+69,500
eThekwini	-18,085
Mangaung	-10,969

Table 14

Source: South African Cities Network State of the Cities Report 2004





6.4 Income

Per Capita Income

The per capita income in CTMM has since 2000 excelled above that of the whole of Gauteng and according to the forecast, the gap will widen over the next few years. Also, the per capita income in CTMM is far above that of the national economy (R27 000 in CTMM in 2002 compared to only R14 000 for the national economy in the same year).

Per Capita Income – Comparative Figure (1996 – 2006 Forecast)

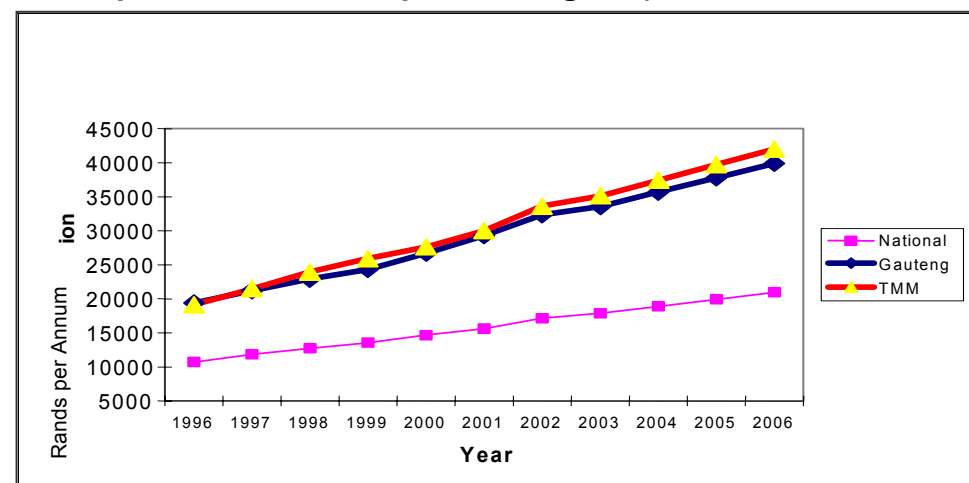


Figure 55

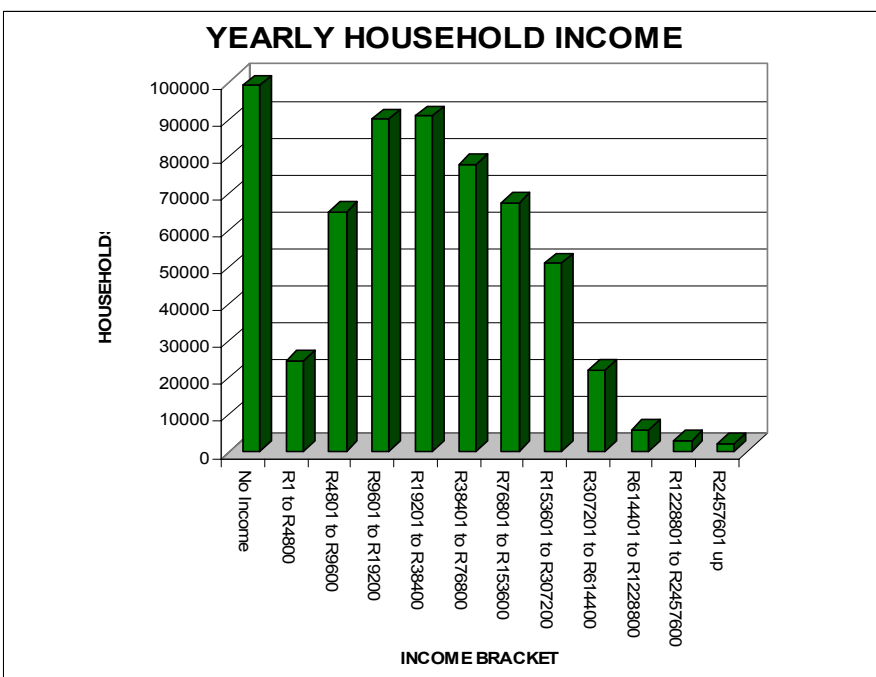


Figure 54

Source: STATS SA 2001

Economic Trends

National Income Vs City Income

	Average Monthly Income (AMI) per employed person: 2001	Difference in AMI for each city and National AMI: 2001
Mngaung	R 3561.97	- R 500.77
Buff City	R 3694.04	- R 368.70
Ethekwini	R 4226.88	R 164.13
Tshwane	R 6483.81	R 2421.07
Total	R 5297.22	R 1234.47

Table 15

Source: Economic Analysis of the Tshwane Metropolitan Municipality – November 2003

– University of Pretoria





Average monthly account for small households

	Joburg	Nel Mand	eThekwini	Tshwane
Average mnthly account for small hshlds	R 313.24	R 396.96	R 455.70	R 409.60
Annual hsh income R 1 – R 4 800 (median = R267/m)	117.47%	148.86%	170.89%	153.60%
Annual hsh income R 4 801 – R 9 600 (median = R600/m)	52.21%	66.16%	75.95%	68.27%
Annual hsh income R 9 601– R 19 200 (median = R1131/m)	27.69%	35.09%	40.28%	36.21%
Annual hsh income R 19 201– R 38 400 (median = R2263/m)	13.84%	17.54%	20.14%	18.10%
Annual hsh income R 38 401– R 76 800 (median = R4526/m)	6.92%	8.77%	10.07%	9.05%
Annual hsh income R 76 801– R 153 600 (median = R9051/m)	3.46%	4.39%	5.03%	4.53%

Table 14 shows the percentage of total monthly income represented by a typical household bill for a small household (300m² land/plot, 48m² improvements, 498 units electricity and 25kl water). The data suggests that a typical household would need to be earning at least R2 263 a month before an average monthly bill becomes affordable. A social package refers to a total subsidy package including but not limited to free basic service subsidies.

Table 16

Source: South African Cities Network

State of the Cities Report 2004



EMPLOYMENT SECTOR FOR TSHWANE

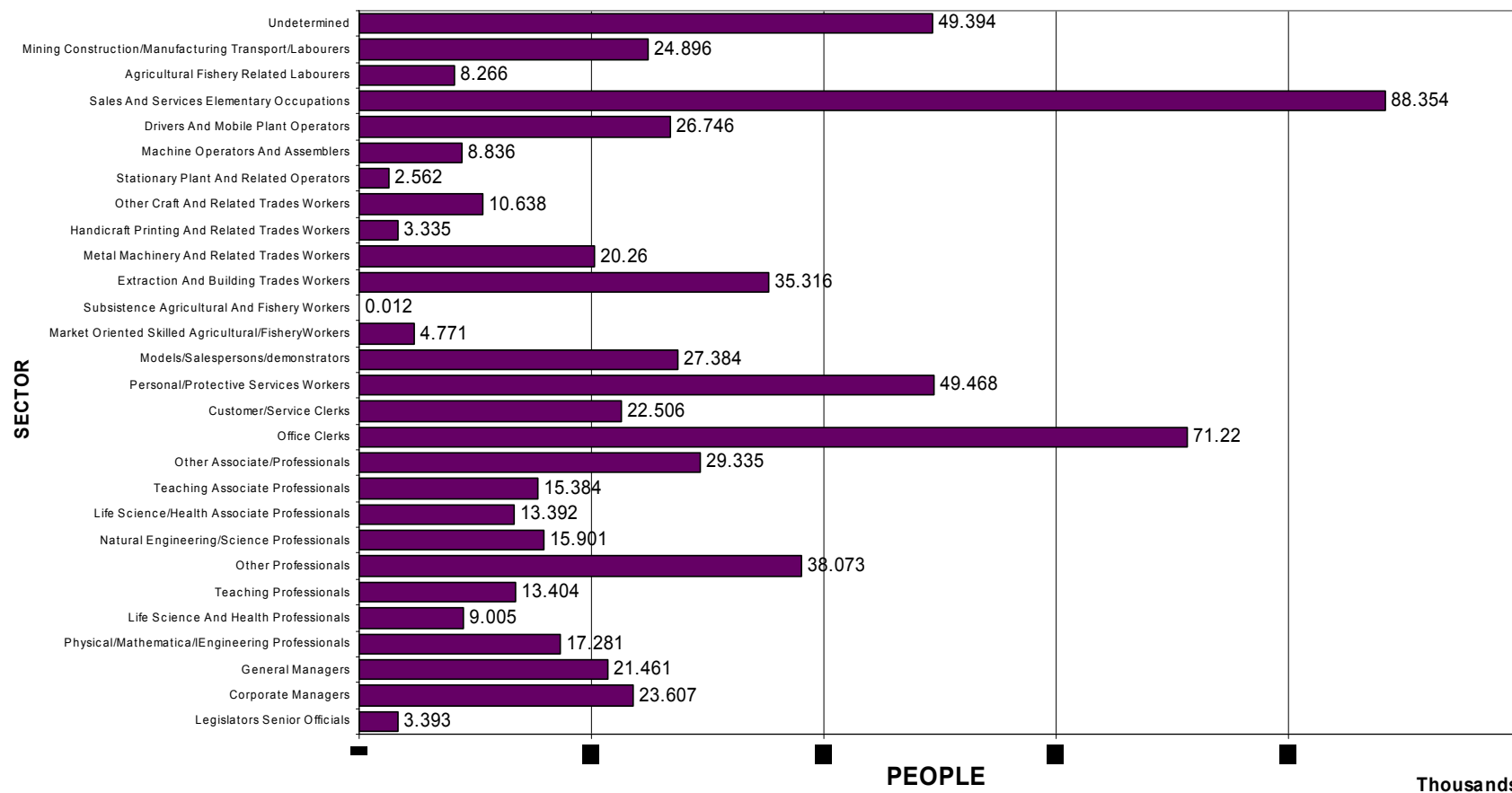


Figure 56

Source: STATSSA 2001



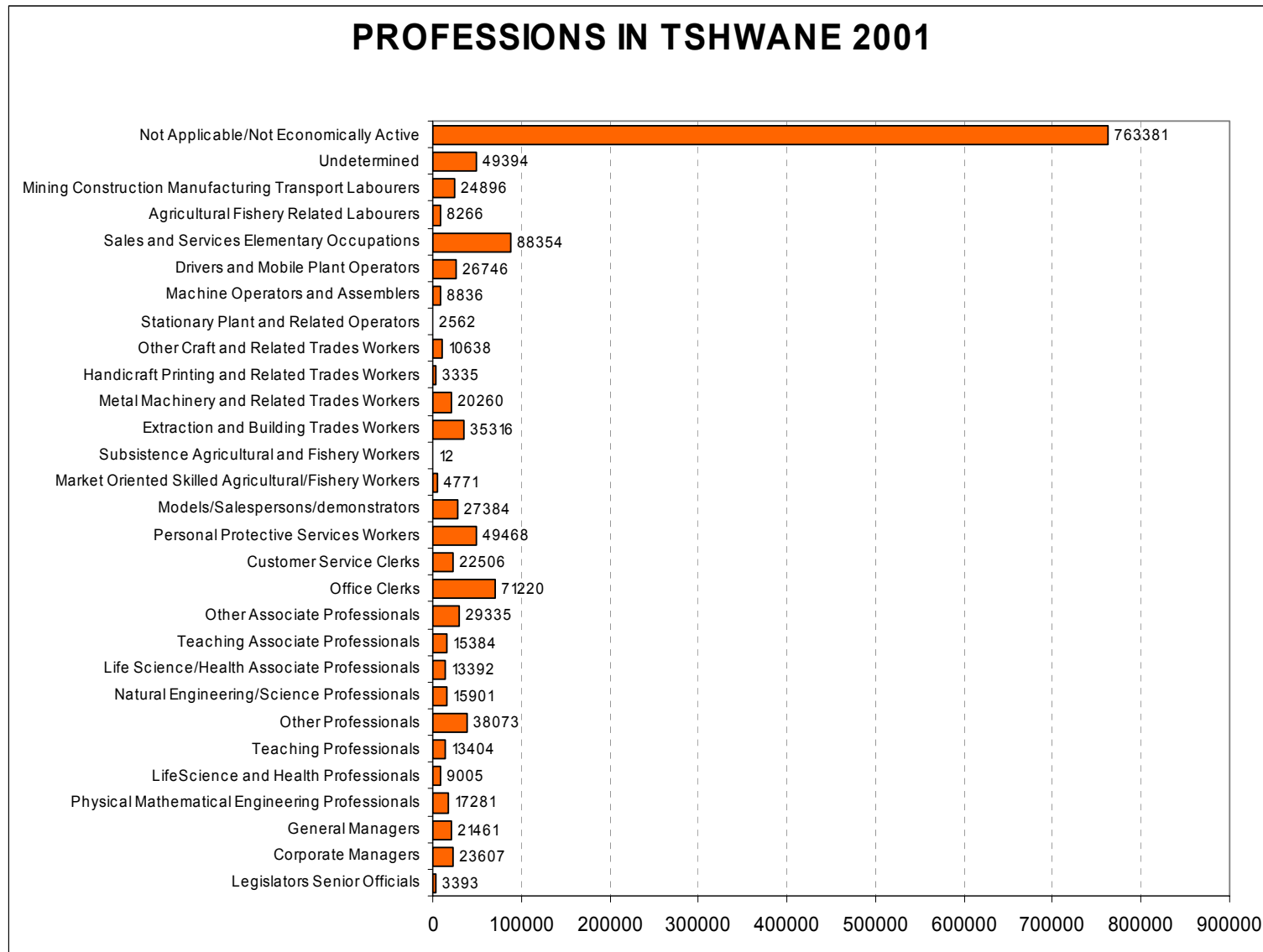


Figure 57

Source: STATSSA 2001





6.5 Social Profile

20years+ with no schooling

Source: STATSSA 2001

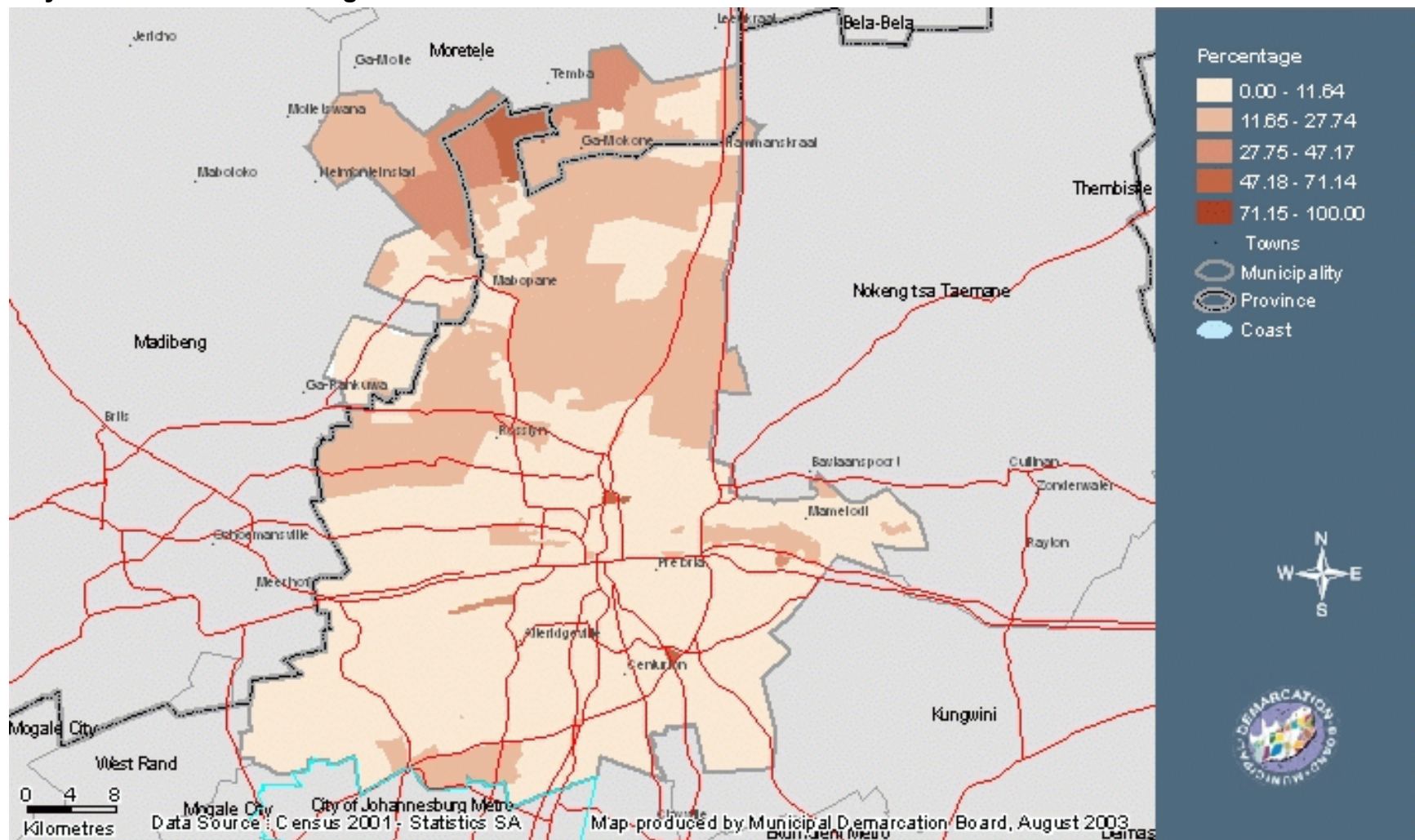


Figure 58

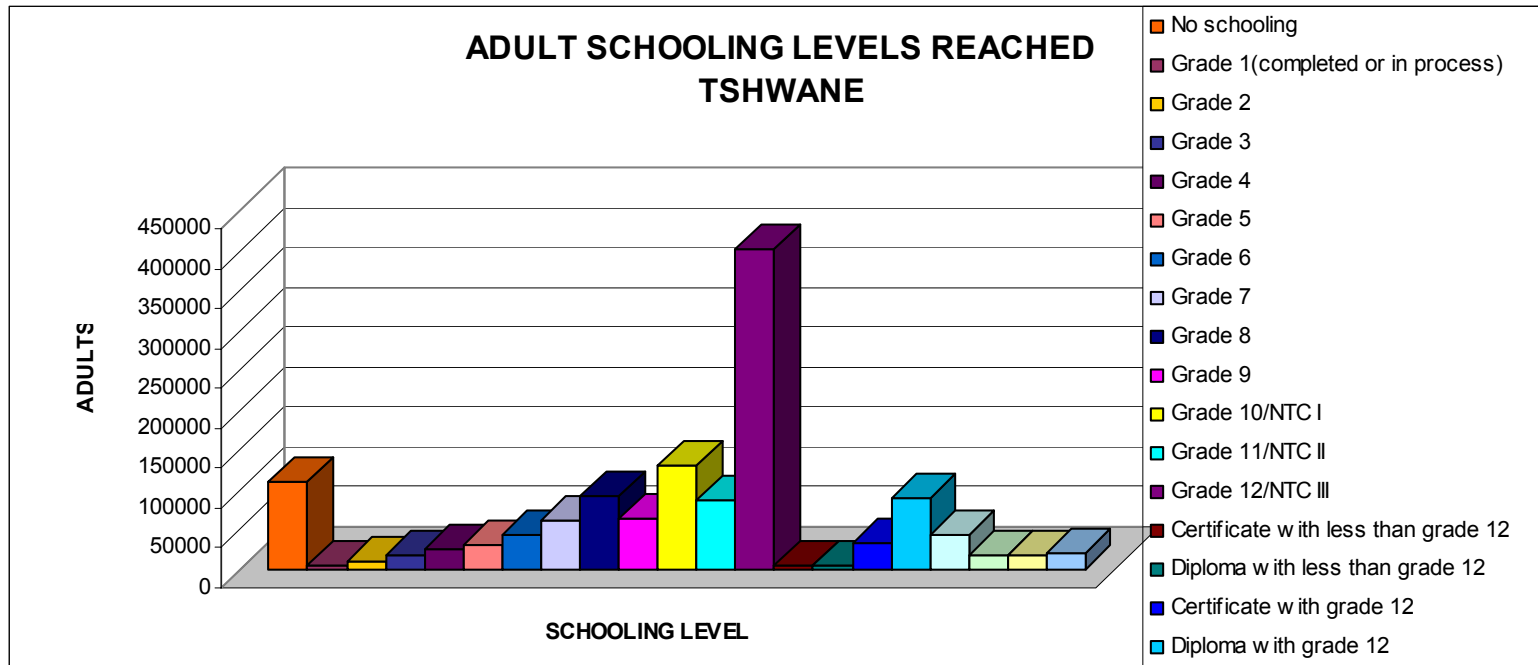


Figure 59

Source: STATS SA 2001



Human development index

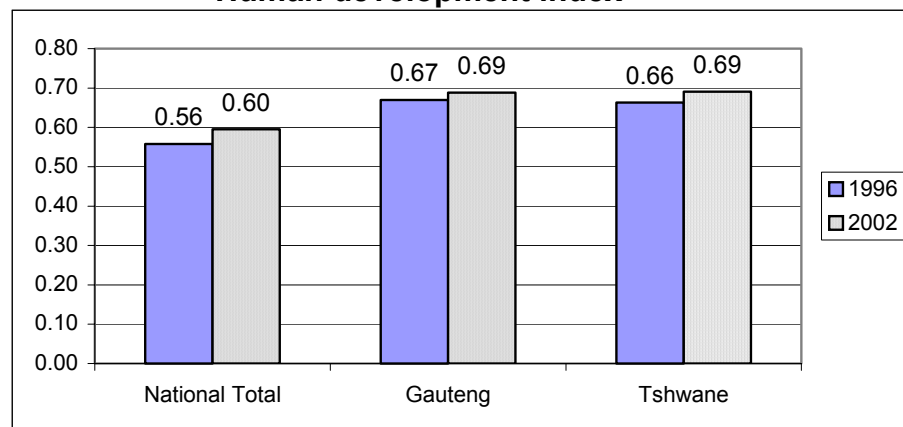


Figure 60

Human Development Index (HDI)

The HDI quotient of 1 indicates the highest level of human development, while a minimum value of zero indicates an extremely low level of human development.

HDI is based on three indicators, namely longevity (life expectancy at birth) knowledge (adult literacy) and standard of living (per capita income).

Source: *Economic Analysis of the Tshwane Metropolitan Municipality – November 2003*
– University of Pretoria

Infant Mortality Rate (IMR)

The Infant and under 5 years of age mortality rate for Tshwane is currently at 45 deaths per 1000 births. For Gauteng the IMR stands at 35 per 1000 births and Nationally the IMR is at 59 per 1000 births.

Source: *Tshwane Annual Health Report 2002/2003*

Movement of people

	eThekweni	Cape Town	Tshwane
Average number of home to work trips per day	2 000 000	900 000	600 000
Percentage of commuters using public transport	54%	45%	47%
Percentage of commuters using private transport	46%	48%	39%
Percentage using both or other	--	7%	13%
Average travel time (one way) in minutes: Public	42 min	--	67 min
Average travel time (one way) in minutes: Private	19 min	15 min	29 min

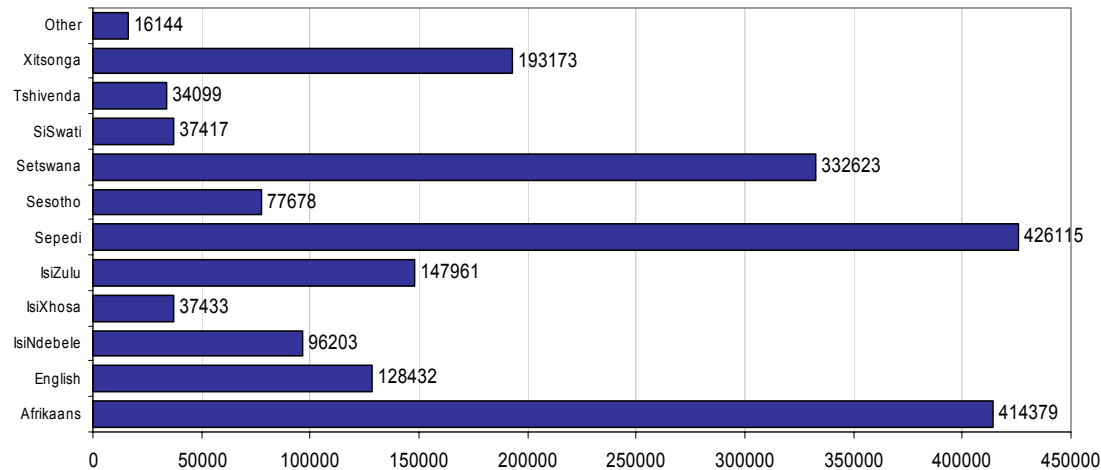
Table 17

Source: *South African Cities Network*
State of the Cities Report 2004



6.6 Cultural Profile

HOME LANGUAGES SPOKEN IN TSHWANE 2001



Because of the strong Diplomatic presence and Cosmopolitan character, a number of other world languages are spoken within Tshwane.

Figure 61

MARITAL STATUS

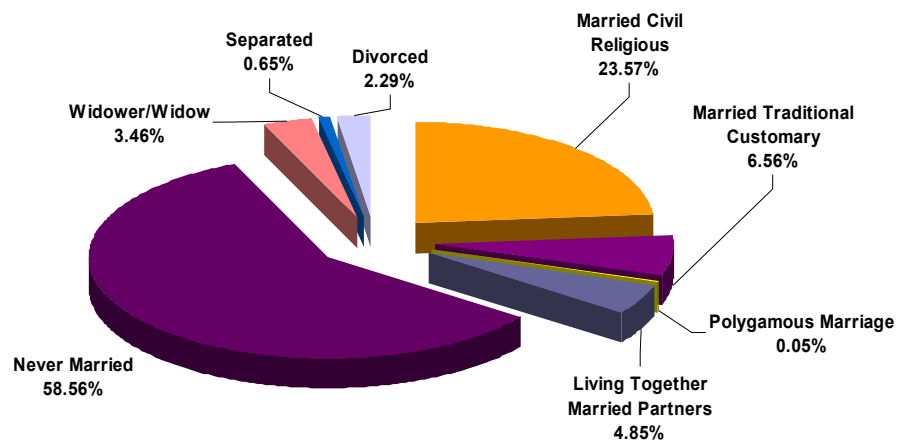


Figure 62

Source: STATS SA 2001

6.7 Access to Services

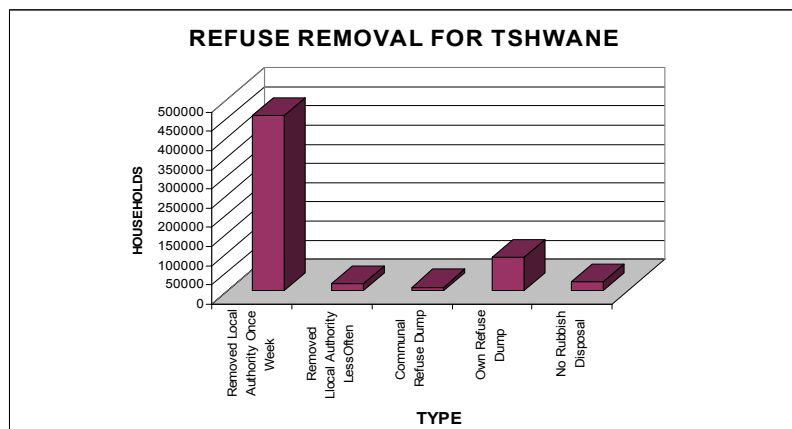


Figure 63

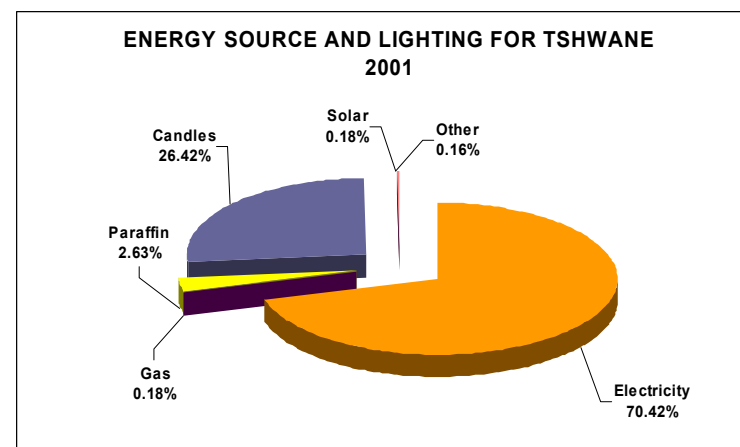


Figure 64

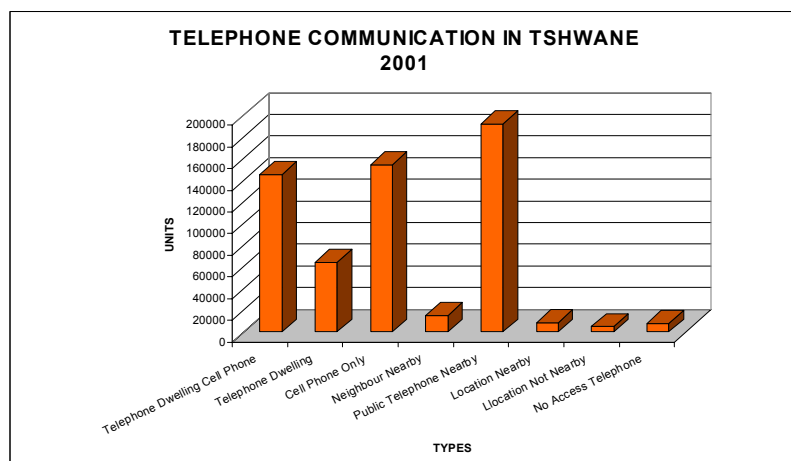


Figure 65

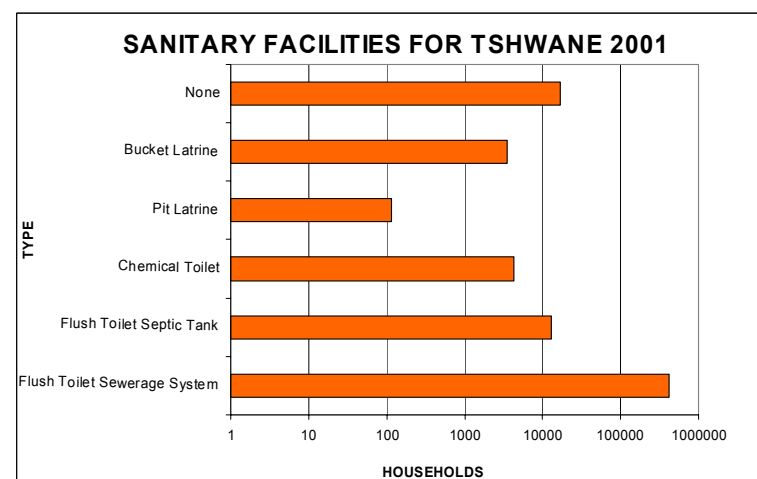


Figure 66

Source: STATS SA 2001



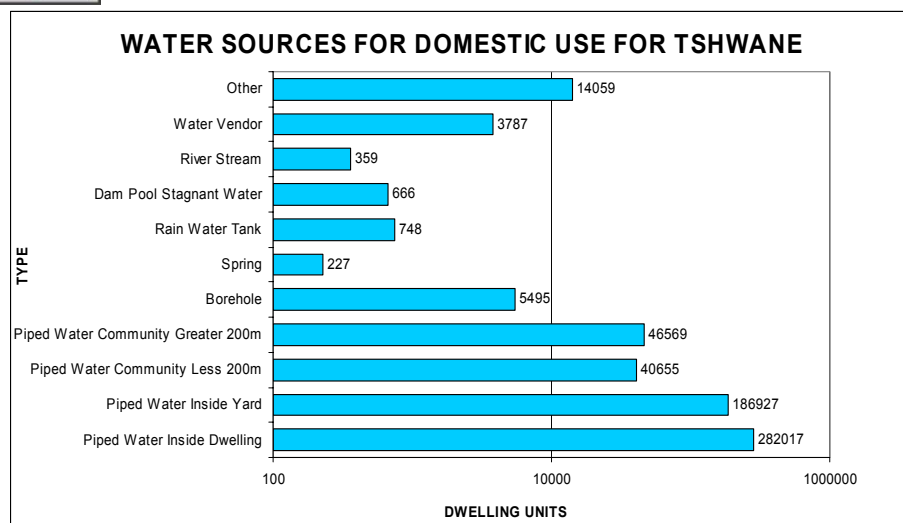


Figure 67

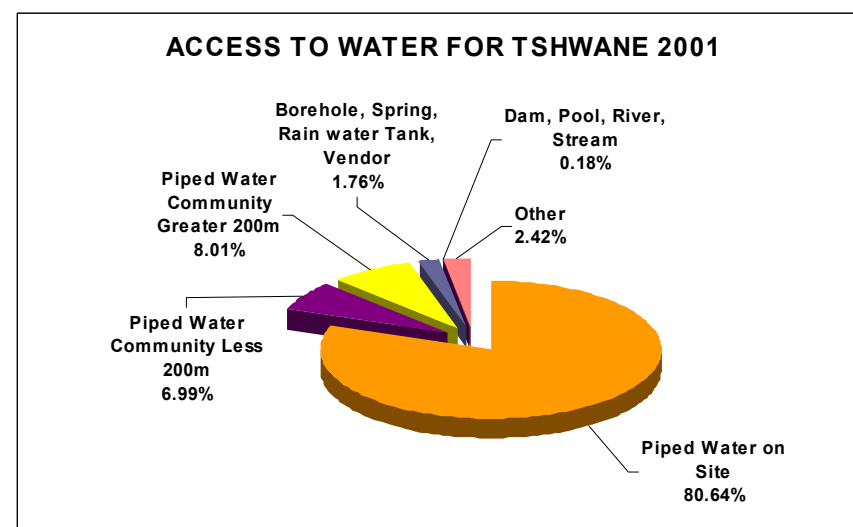


Figure 68

Source: STATS SA 2001

	City of Joburg	Cape Town	Ekurhuleni	Nelson Mandela	Tshwane
Total rates per capita 2002/03	R 653.97	R 640.24	R 444.60	R 367.56	R 588.42
% CapX on comm. projects 02/03	7.83%	3.72%	2.79%	8.28%	3.92%
CapX / p on comm. projects 02/03	R 29.10	R 24.01	R 7.86	R 35.78	R 16.97
Establishment Of Parks And Gardens	R 7.74	R 3.21	R 0.15	R 8.29	R 2.83
Sports Fields	R 8.92	R 6.58	R 2.94	R 10.96	R 0.49
Community Halls	R 5.87	R 0.75	R 2.09	R 0.49	R 3.78
Libraries	R 1.65	R 0.54	R 0.24	R 0.39	R 2.72
Recreation Facilities	R 0.60	R 3.83	R 0.92	R 2.52	R 2.17
Clinics	R 2.23	R 4.02	R 0.55	R 2.17	R 2.37
Museums and Art Galleries	R 0.91	R 2.36	R 0.97	R 7.50	R 0.01
Other	R 1.19	R 2.73	R 0.00	R 3.45	R 2.62

Allocation of Resources to Social Facilities

Table 18

Source: South African Cities Network
State of the Cities Report 2004





Section 7

Residential Profile

7.1 Permanent

Residential Land Uses per Planning Region

Table 19

Source: City of Tshwane Property Valuation Section

Figure 69

Planning Regions	Township Area m ²	Single Dwelling Houses		Group Housing		Flats	
		Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven
1	155411024	53879052	101439	248562	32	76634	37
2	79,523,334	57,137,120	10,543	463,209	76	33,156	13
3	62,204,526	21,329,398	47249	747476	78	106892	22
4	57,066,379	24,917,231	19752	3469578	368	164737	16
5	78272276	34254098	28319	1266055	263	58596	4
6	36210336	10323157	22209	8447	2	288446	35
7	57874644	27763728	23011	297911	84	439981	119
8	51416017	18983723	12129	310821	62	623433	235
Refer to pg. 2 for map of Planning Region		248587507	264651	6812059	965	1791875	481

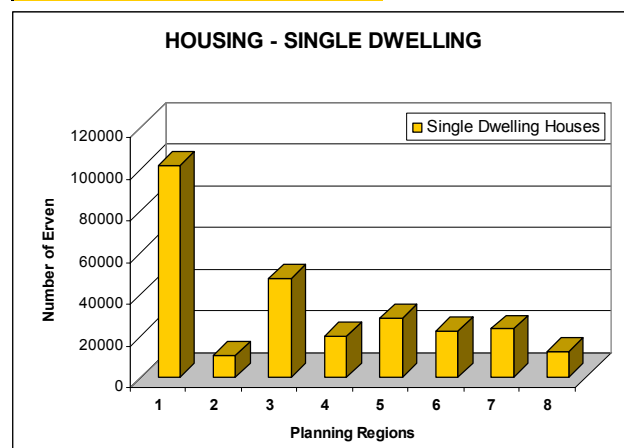
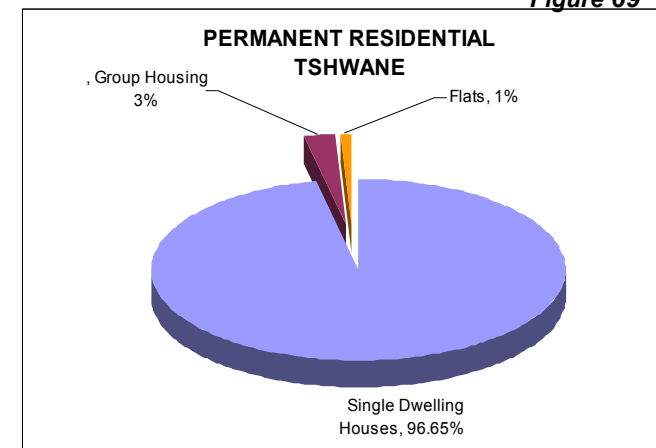


Figure 70

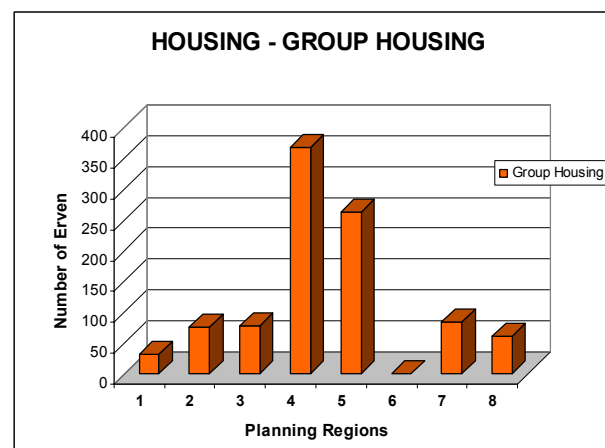


Figure 71

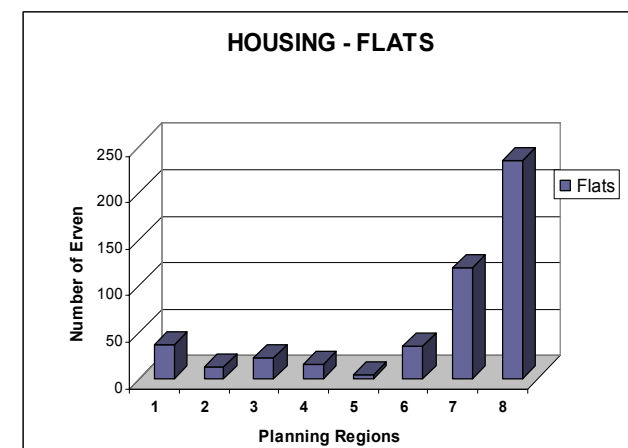


Figure 72

7.2 Temporary Residential

Table 20

		Hotels		Homes for the Aged		Boarding Houses & Tenements		Welfare Homes		Other Residential	
Planning Regions	Township Area m ²	Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven	Area of Erven m ²	Number of Erven
1	155411024	8069	2	15311	3	30106	3	1520155	6		
2	79,523,334			34,221	1						
3	62,204,526	3225	2	22541	5	519387	6	40075	10	1399	1
4	57,066,379			386542	13	11013	6				
5	78272276			84144	1						
6	36210336	13111	2	25516	4	311982	6	11970	5		
7	57874644	14,170	2	138,850	25	18,504	6	131976	10		
8	51416017	143,362	43	130,388	16	81,913	26	54947	5	2507	2
		181937	51	837512.955	68	972905	53	1759123	36	3906	3

Source: City of Tshwane Property Valuation Section

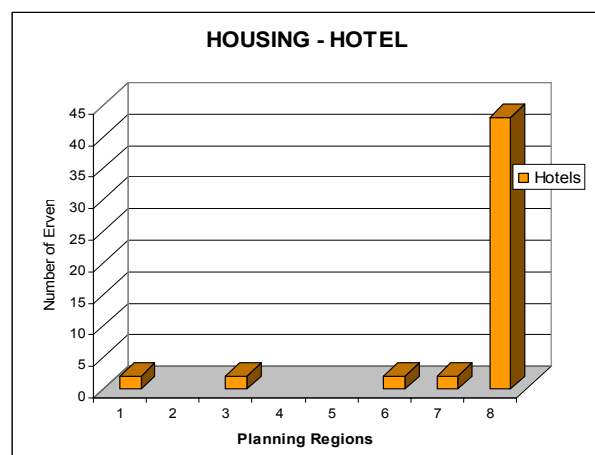


Figure 73

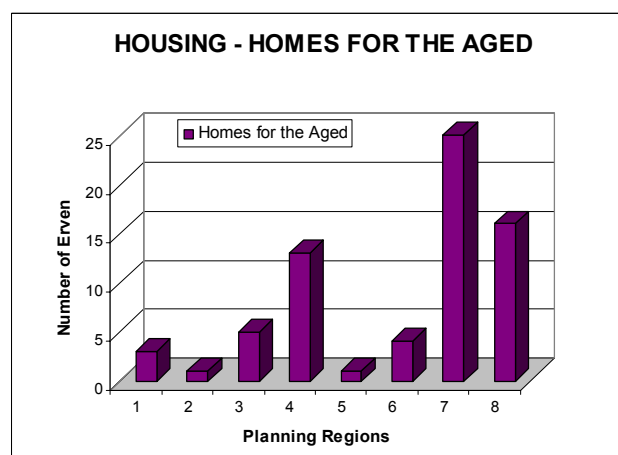


Figure 74

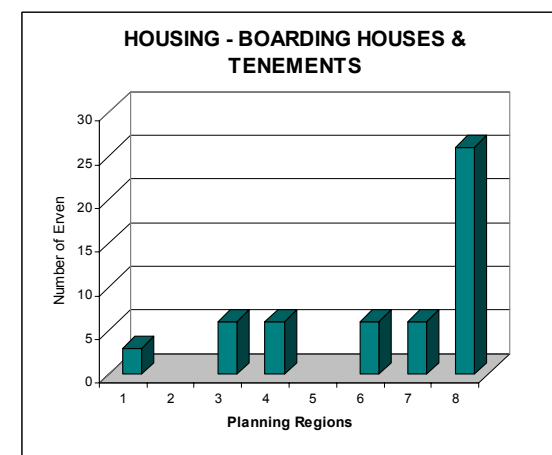


Figure 75

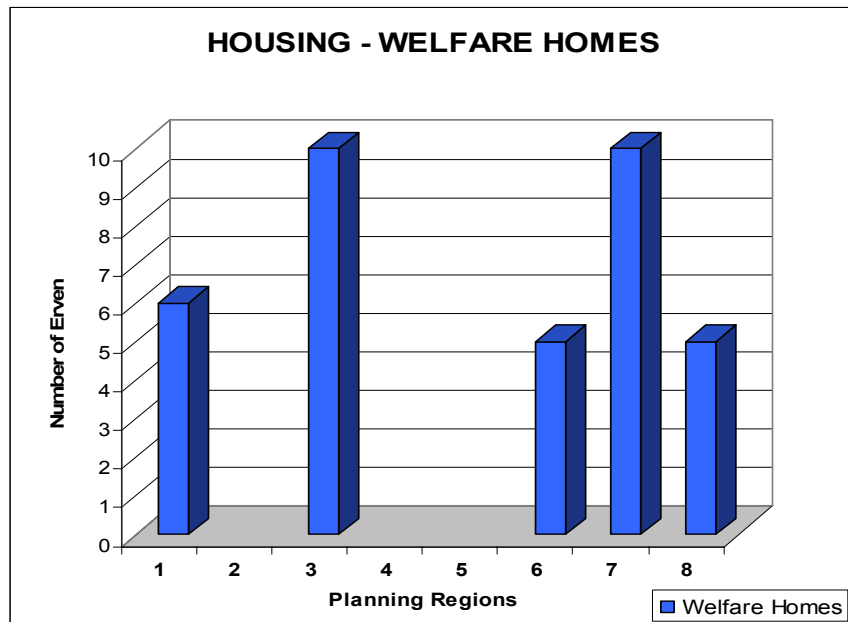


Figure 76

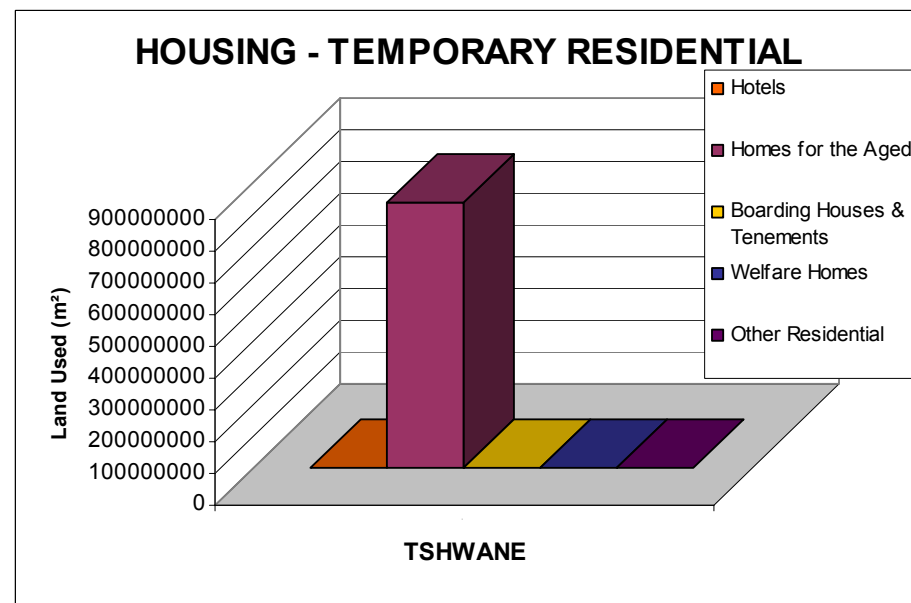


Figure 77

Source: City of Tshwane Property Valuation Section



7.3 Population Densities

Population densities around Urban Cores

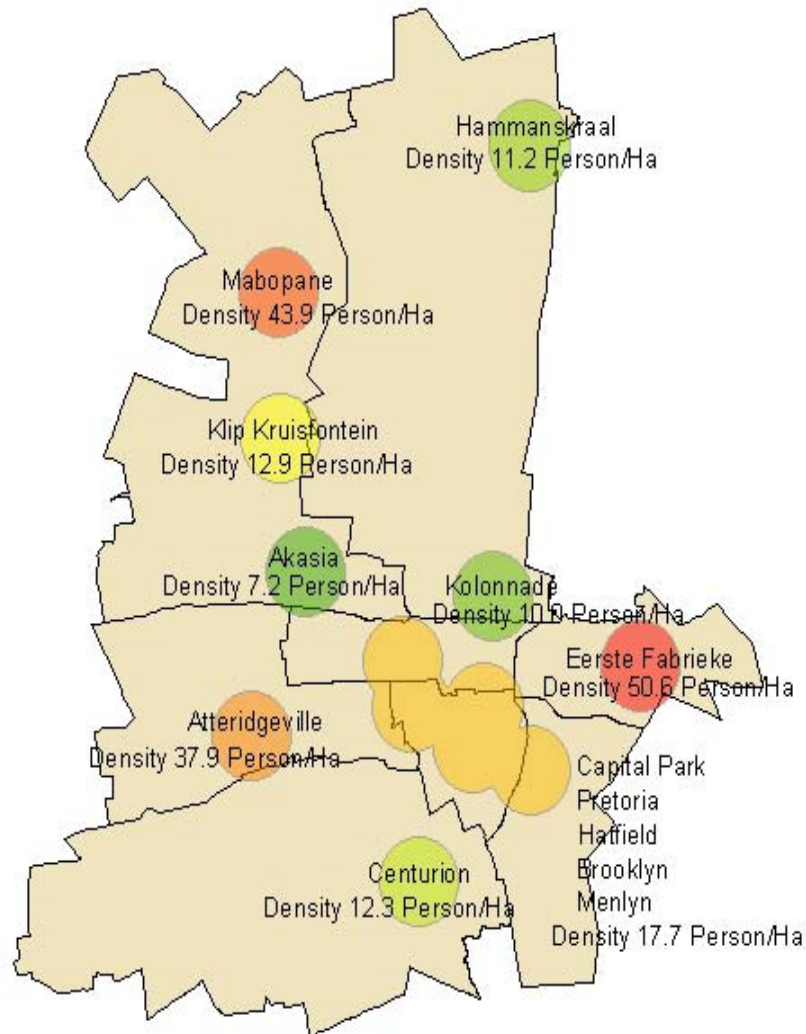


Figure 78

Source: CTMM derived from STATS SA 2001

Urban Cores

In terms of the Metropolitan Spatial Development Framework, Urban Cores are activity nodes of metropolitan significance aimed at providing economic, social and residential opportunities in an integrated, vibrant, high-intensity, mixed-use and pedestrian friendly environment linked to public transport facilities and the highest level of accessibility.

In order for these Urban Cores to function efficiently, high densities should surround these cores.



Population Densities

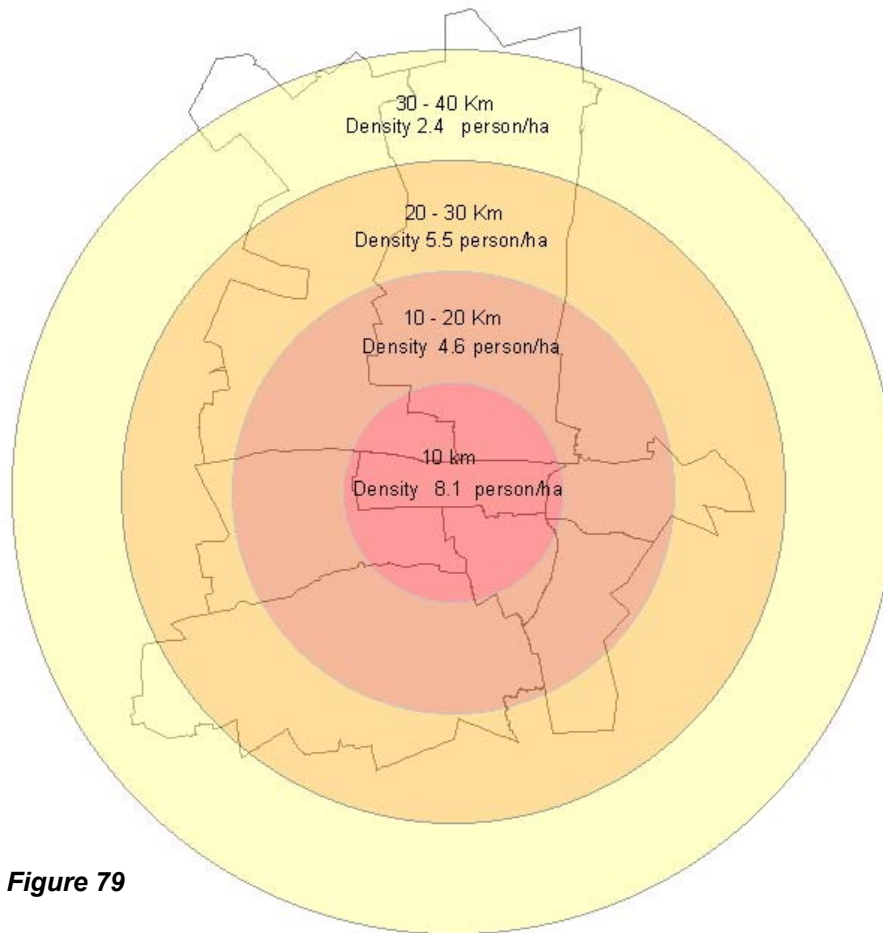


Figure 79

Source: CTMM derived from STATS SA 2001

% persons living in each type of Enumerator Area

	Joburg	eThekweni	Buffalo City	Tshwane
Sparse (10 hsh)	0.22%	0.04%	1.11%	0.23%
Tribal settlement	0.00%	9.92%	21.84%	6.79%
Farm	0.26%	0.45%	1.60%	2.03%
Small holding	1.07%	0.45%	0.45%	1.26%
Urban formal	88.51%	62.24%	54.01%	72.08%
Informal	6.70%	24.43%	19.36%	15.23%
Recreational	0.03%	0.02%	0.01%	0.09%
Industrial area	0.70%	0.46%	0.37%	0.32%
Institution	1.10%	0.44%	1.02%	1.35%
Hostel	1.40%	1.55%	0.24%	0.63%

Table 21

Source: South African Cities Network
State of the Cities Report 2004

Section 8

Business, Commercial and Industrial Profile

8.1 Business

METROPOLITAN PLANNING

PROFILE 2004

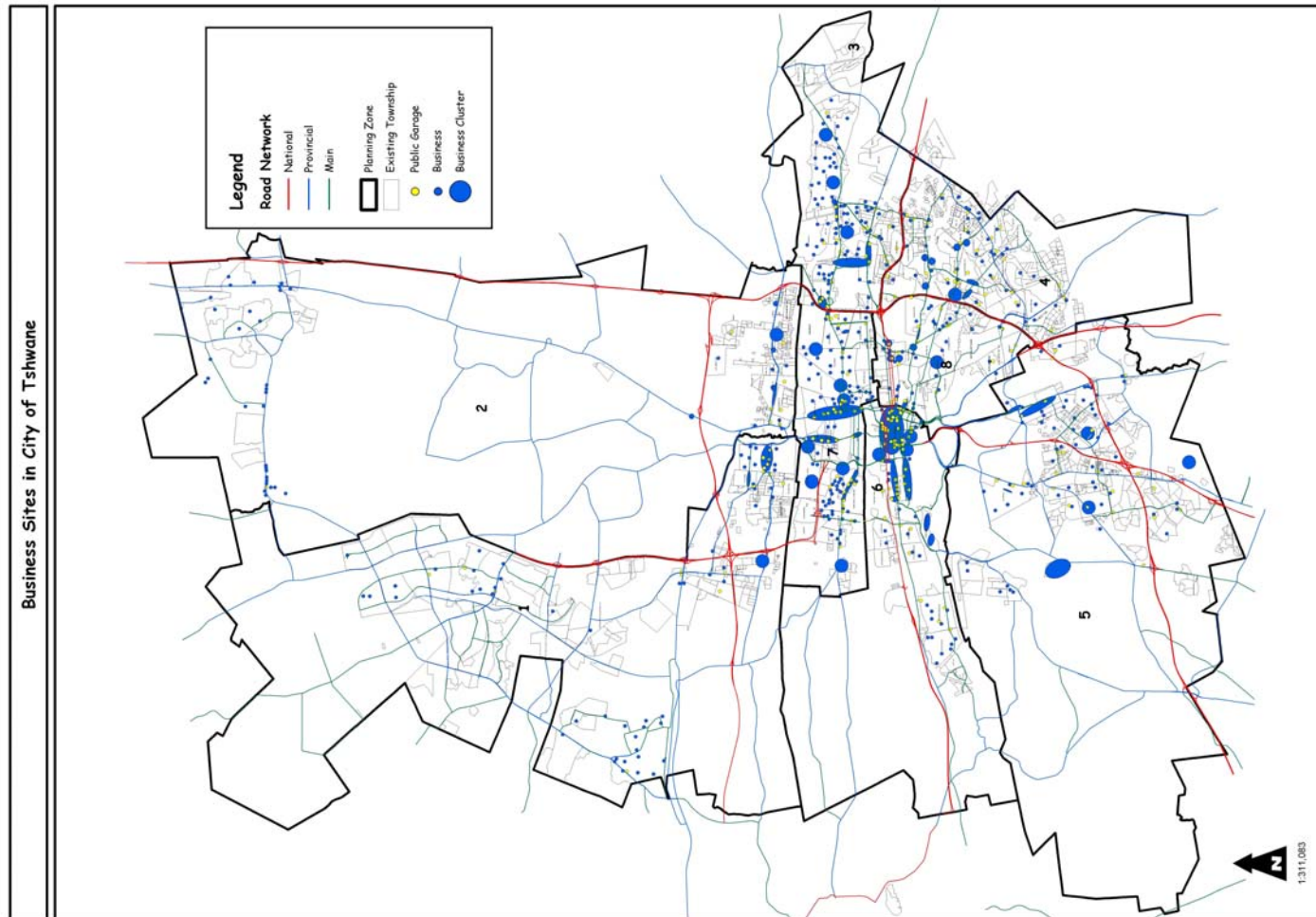


Figure 80

Source: CTMM 2004



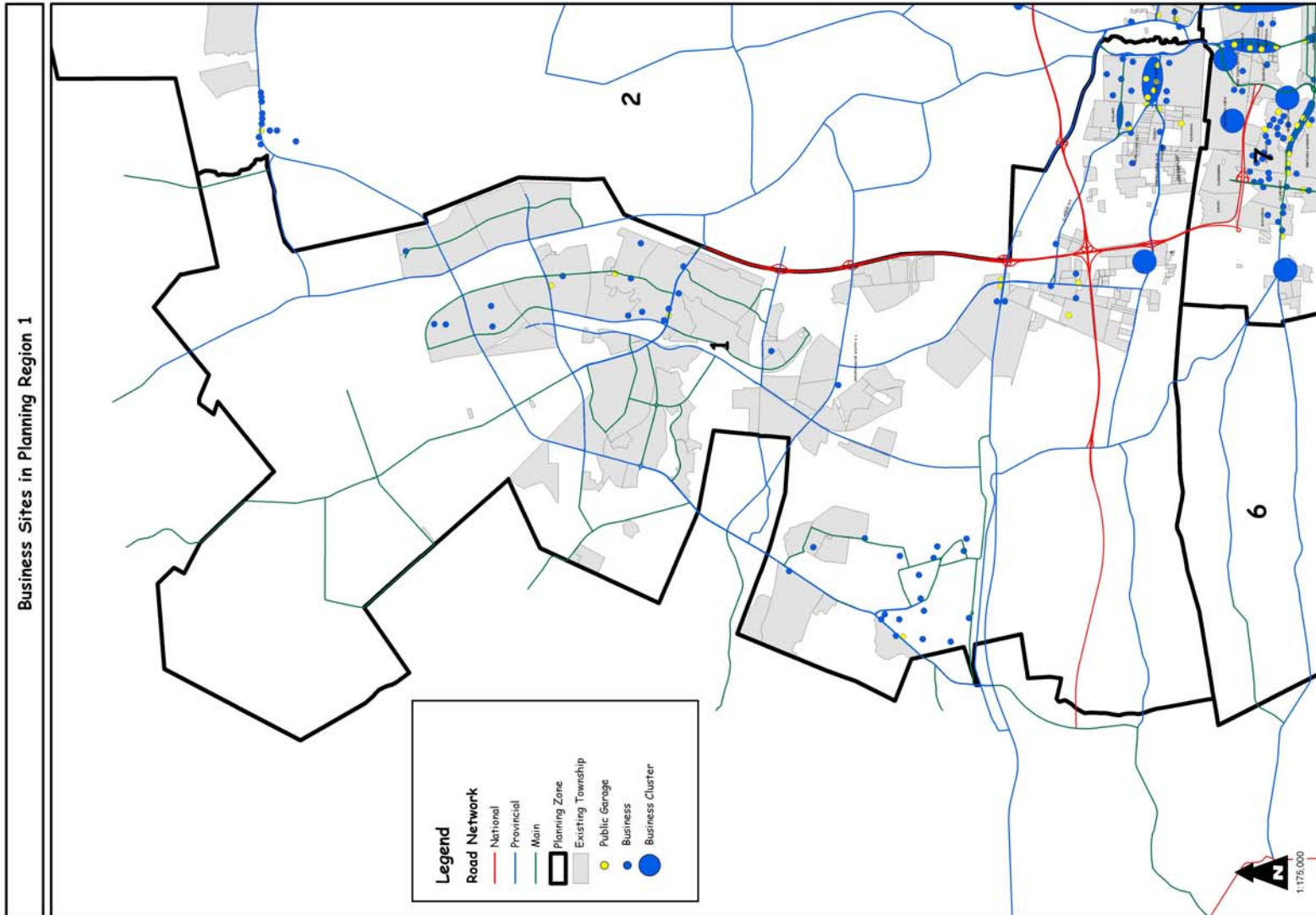


Figure 81

Source: CTMM



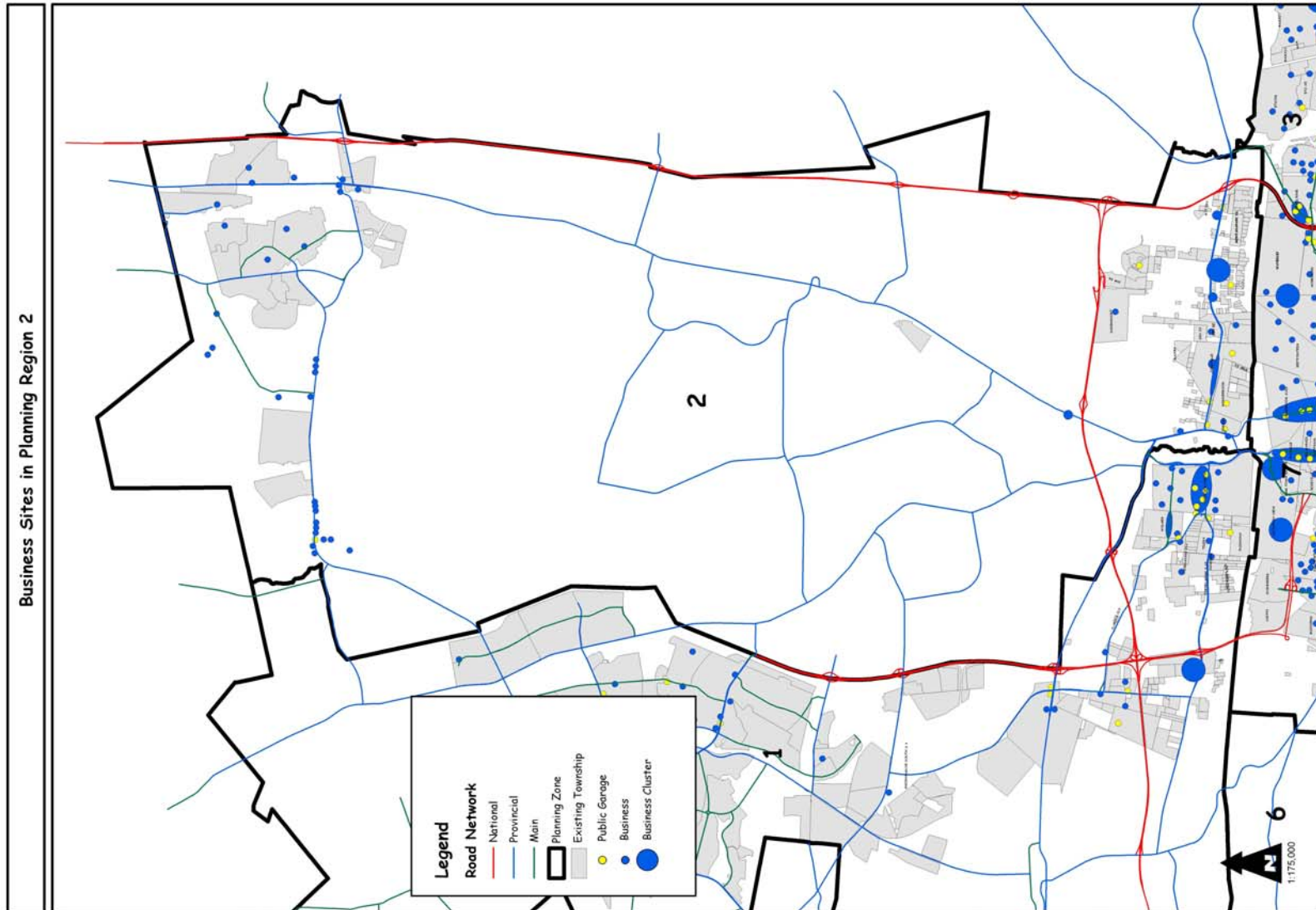


Figure 82

Source: CTMM 2004



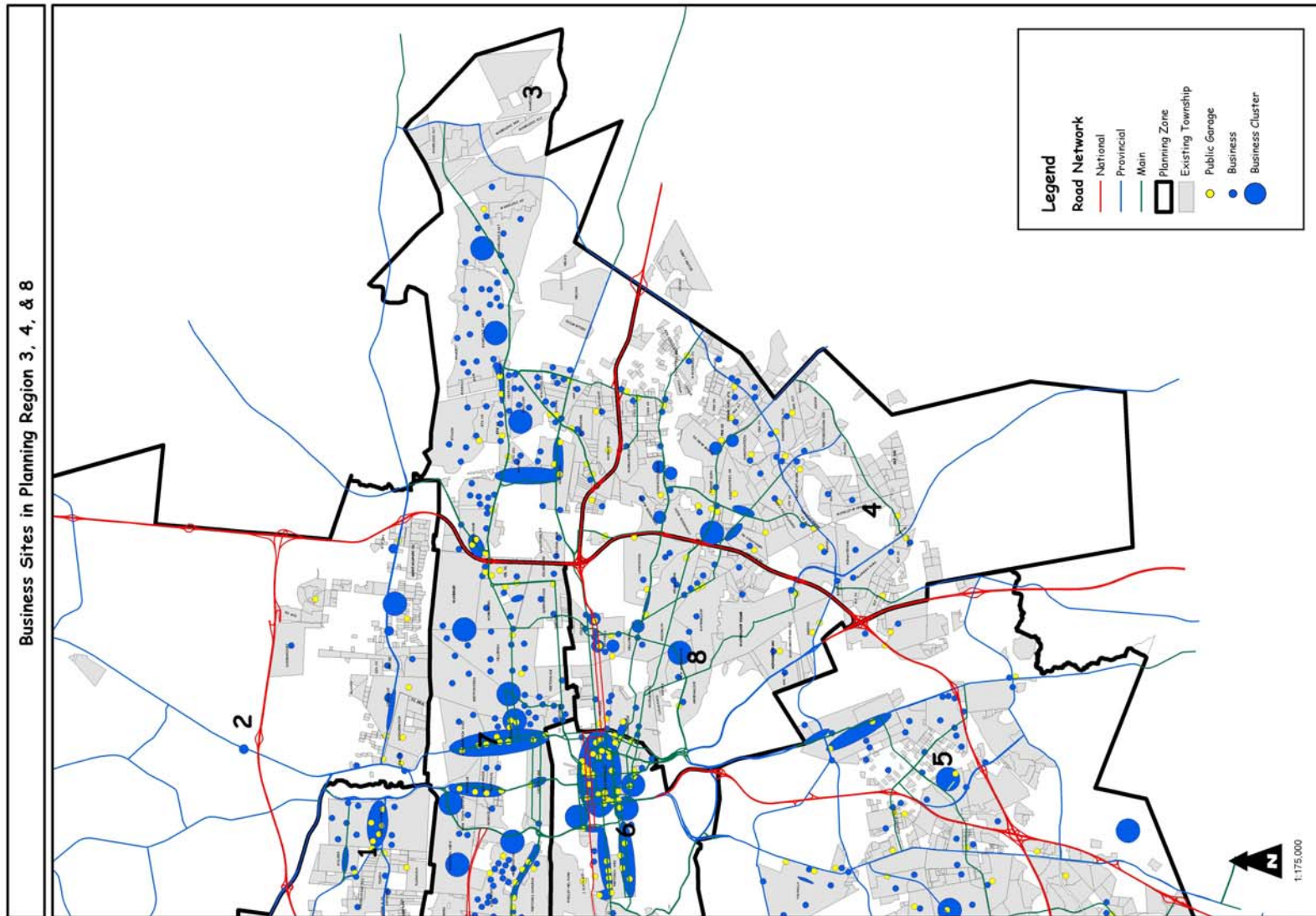


Figure 83

Source: CTMM 2004



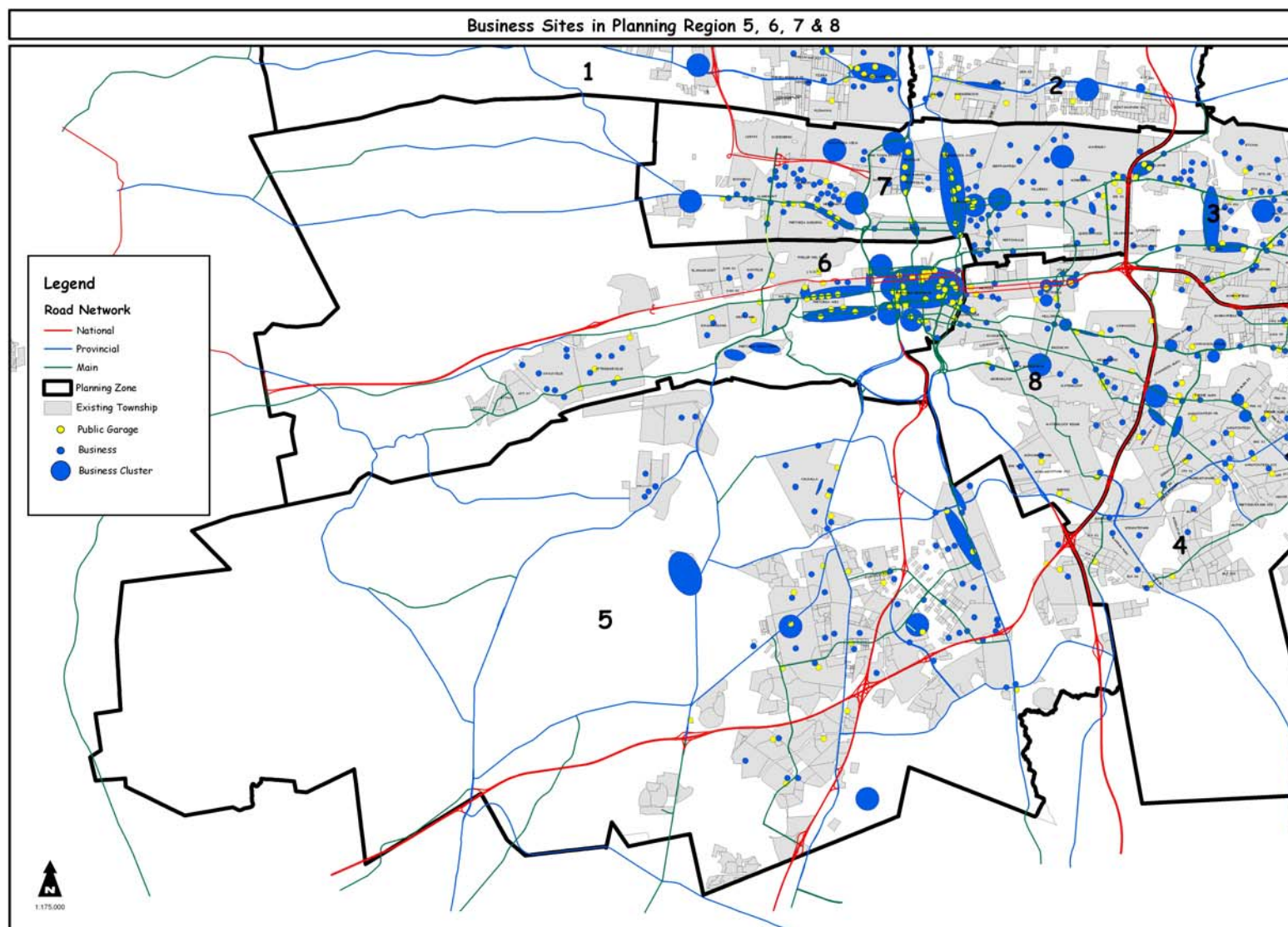


Figure 84

Source: CTMM 2004





Summary of Business Type per Region - Tshwane

Regions	Land Used m ²						
	Filling Station	Shops Only	Shops & Other Uses	Shops & Offices	Shops & Flats	Other Businesses	Banks & Mutual Banks
Planning Region 1	84954	283107	188906	35749	8376	144031	2597
Planning Region 2	42899	40026	297557	38604	2612	0	0
Planning Region 3	70549	157253	268040	168250	42845	1336	414785
Planning Region 4	99127	376445	142640	416439	33034	231295	19322
Planning Region 5	326237	459721	7216	32935	242025	51930	0
Planning Region 6	101404	93291	98979	112209	43034	71728	6368
Planning Region 7	116933	280659	396549	182745	180602	221859	3841
Planning Region 8	202954	484519	215350	519693	194133	204643	31139
Total area (m ²) of land used	1045057	2175021	1615237	1506624	746661	926822	478052

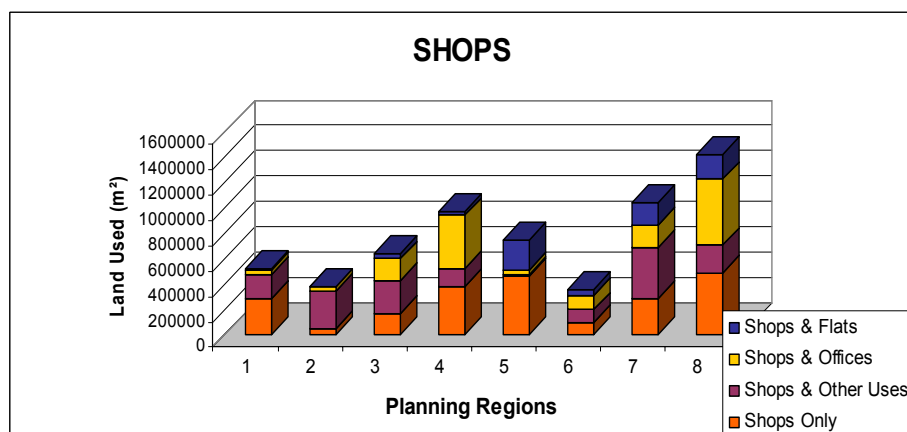


Figure 85

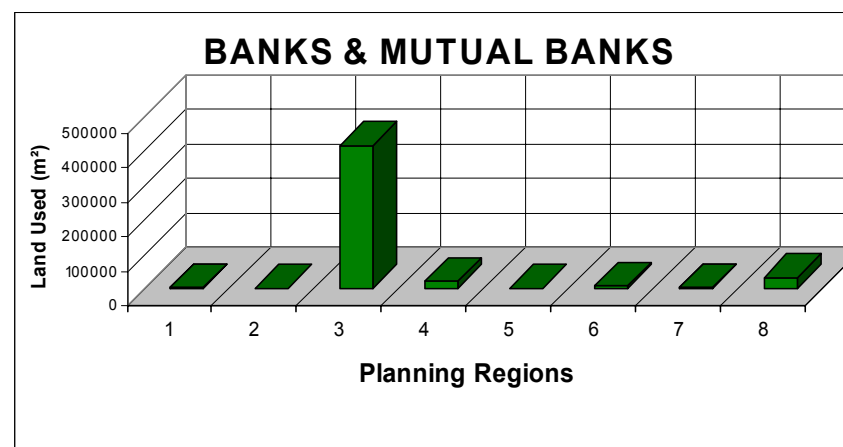
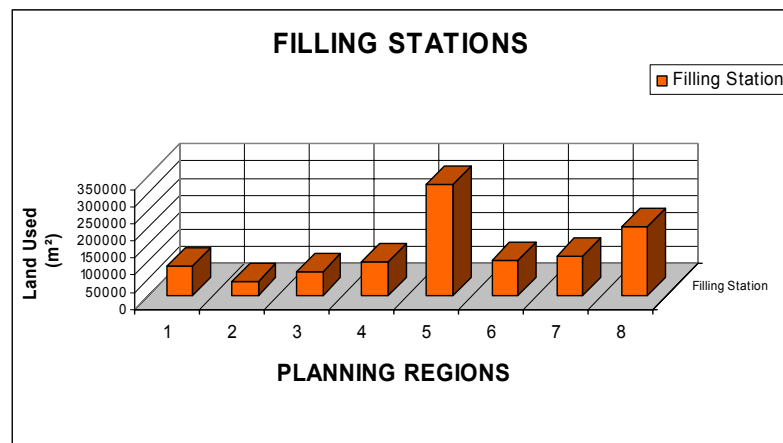
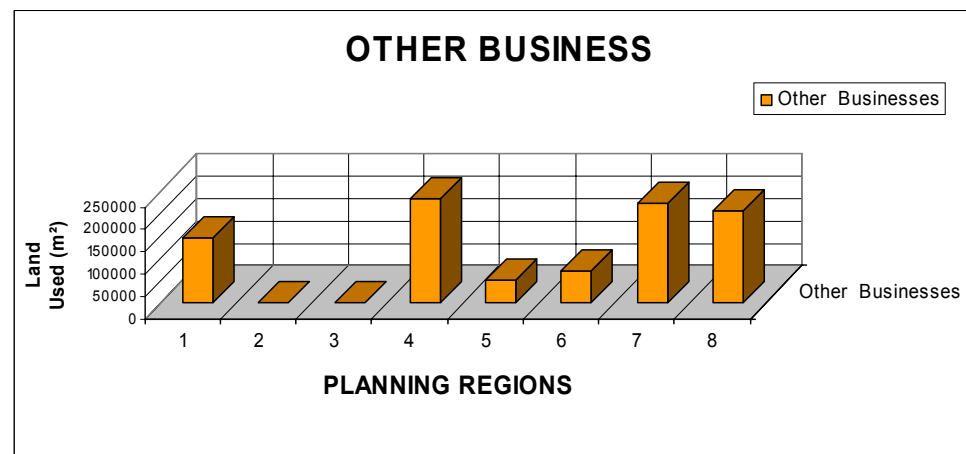


Figure 86

Source: CTMM 2004


Figure 87

Source: CTMM 2004


Figure 88

Source: CTMM 2004

Shopping Centre Retail Space in Tshwane

Categories	Categories	Area (m²)	No. of Centres	% Retail Space	% Area
C.B.D	➤ 100 000m²	115 000	1	1,2	9,9
Regional Centers	30 000 – 100 000m²	268 531	6	7,0	23,2
Community Centers	15 000 – 29 999m²	237 807	12	14,0	20,6
Neighborhood Centers	2 000 – 14 999m²	534 808	67	77,8	46,3
	Total	1 156 146	86	100	100

Table 23

Source: CTMM 2004

Tshwane Retail Market

Total Retail Sales SA (per Annum)	R 235,000,000,000
Total Retail Gauteng (per Annum)	R 79,921,000,000
Estimated Total Retail Sales Tshwane (per Annum)	R 28,200,000,000
Tshwane % of Gauteng Estimated (per Annum)	35.28%
Total Retail Space (m²)	22,563,636
CBD 30% of Tshwane	769,090
Total Non-CBD (m²)	1,794,545
1999 Retail (m²)	1,370,246
Growth 1999 to 2004 (m²)	424,299
% Growth	5.50%

Table 24

Source: Tshwane Retail Location Pre-Study, 2004





8.2 Commercial

Commercial - Tshwane

Planning Regions	Warehouse Land Used (m ²)	Stores Land Used (m ²)	Wholesaler Land Used (m ²)
Planning Region 1	10564		
Planning Region 2			
Planning Region 3	219623	151759	15368
Planning Region 4	16285		
Planning Region 5	656480		
Planning Region 6	219823	42398	7376
Planning Region 7	108314	39884	166699
Planning Region 8	53370	5805	16909
Total area (m²) of Land used	1284459	239846	206352

Table 25



Figure 90

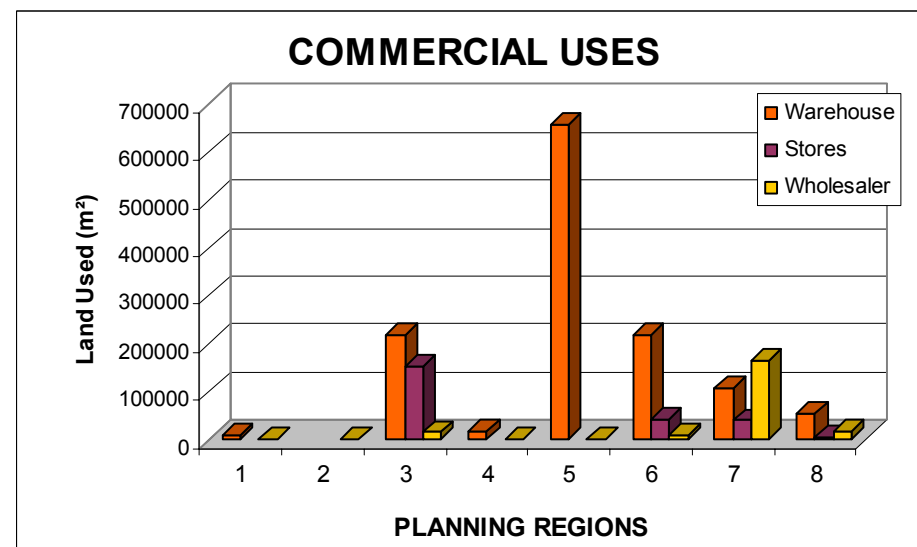


Figure 89

*

The Property Valuation Division distinguishes between Warehouses and Stores, because according to their classification, Warehouses may contain a sales component, whereas stores may be used solely for storage facilities.

Source: CTMM 2004

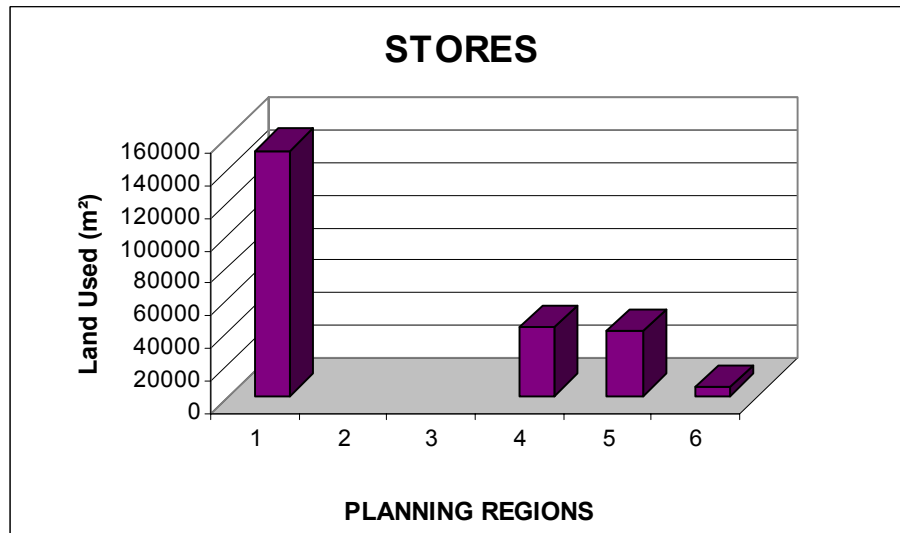


Figure 91

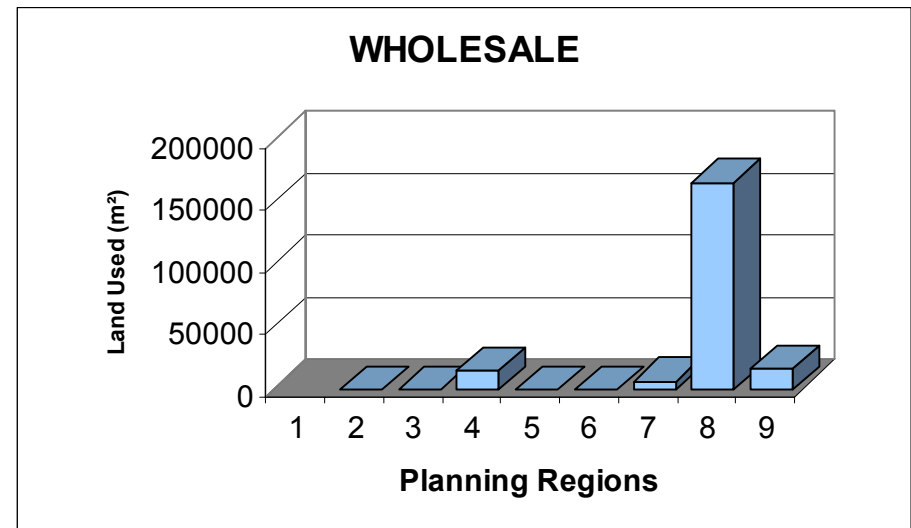


Figure 92

Source: CTMM 2004





8.3 Industrial

Table 26 Summary of Industrial Type per Planning Region - Tshwane

Planning Regions	Total Site Value	Total Improved Value	Workshop Land Used (m ²)	Manufacturing Land Used (m ²)
Planning Region 1	R 83,009,000.00	R 553,038,000	121902	4389162
Planning Region 2	Information not available			
Planning Region 3	R 127,742,800.00	R 646,704,800	919683	697566
Planning Region 4	R 7,700,000.00	3900000	★	★
Planning Region 5	R 60,686,000.00	R 348,648,000	299325	76074
Planning Region 6	R 48,963,000.00	R 169,753,000	264050	588211
Planning Region 7	R 49,898,000.00	R 242,791,000	213849	372561
Planning Region 8	R 25,707,000.00	R 62,635,000	64970	58281
Total	R 403,705,800.00	R 2,027,469,800	1883779	6181855

★ Due to the classification categories of the Valuation Roll, data for this area, is presently unavailable.

Source: CTMM 2004

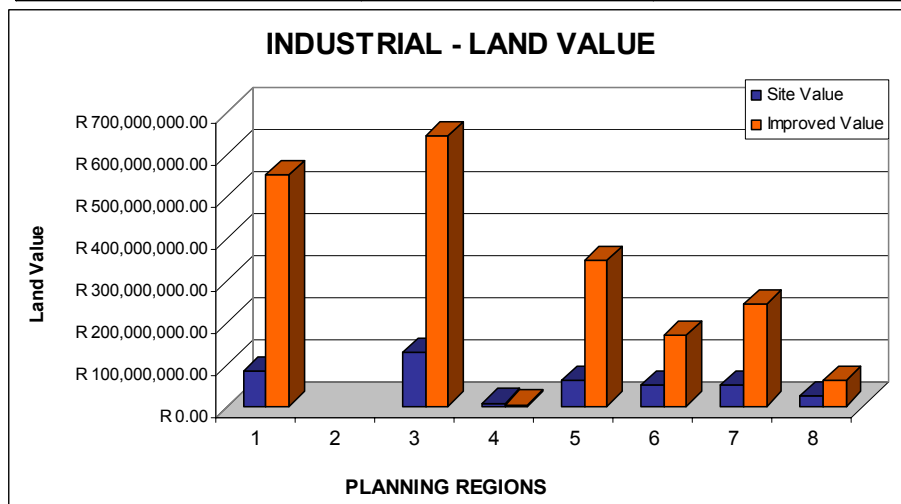


Figure 93

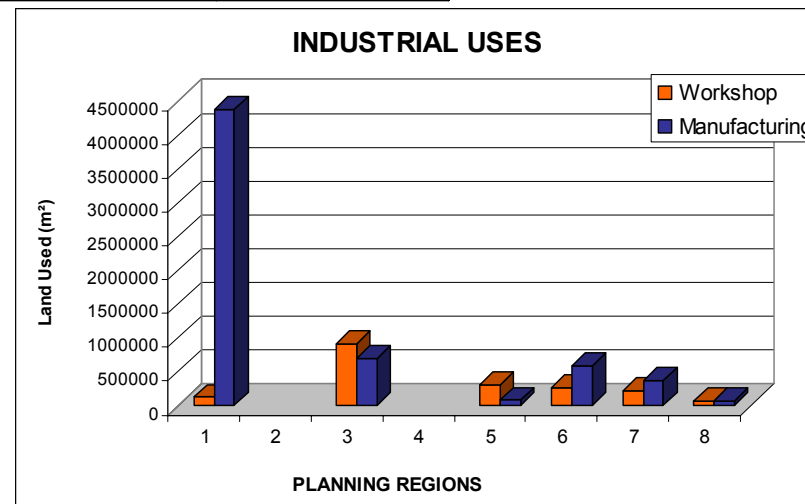
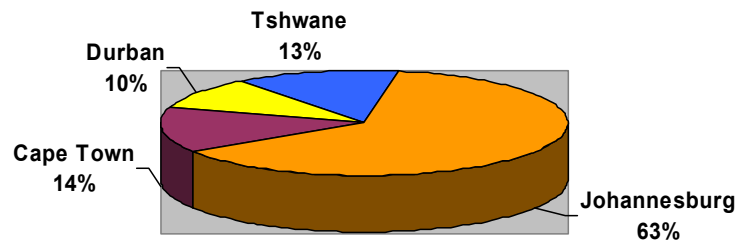


Figure 94

Section 9 Office Profile

Tshwane Offices: Market Share March 2004



Tshwane Offices: Vacancy Rate Compared with Other Major Cities March 2004

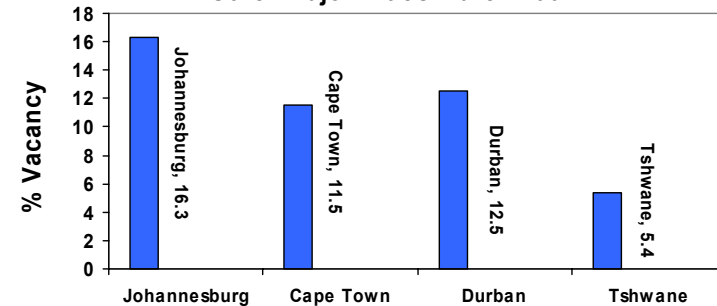


Figure 95
Supply and Demand of Offices in Major Office Areas
in Tshwane (A- and B-grade) – March 2004

Supply	1 520 269 m ²
Demand	1 437 673 m ²
Vacant	82 596 m ²
Vacancy rate	5,4%

Table 27

Source: SAPOA Office
Survey March 2004

Figure 96

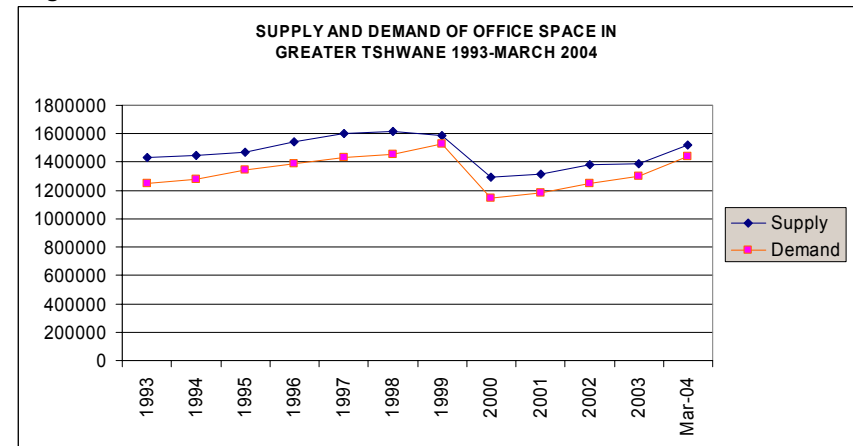


Figure 97





Major Office Areas as Defined by SAPOA

Figure 98

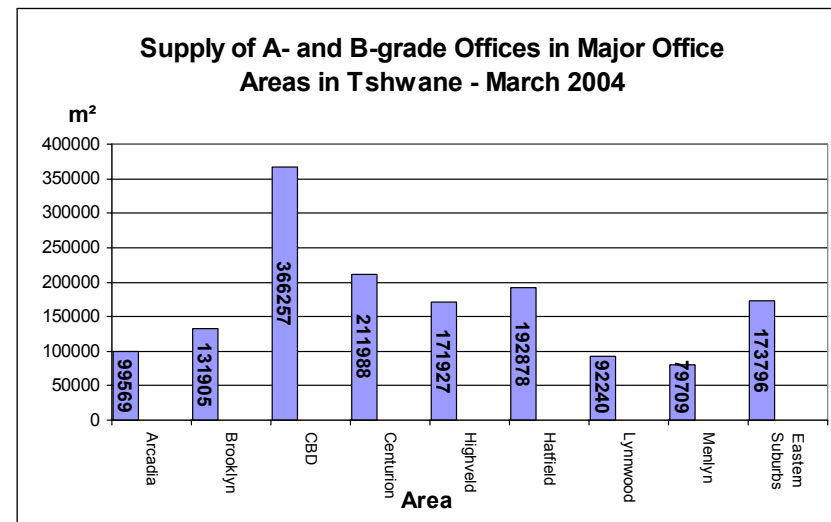
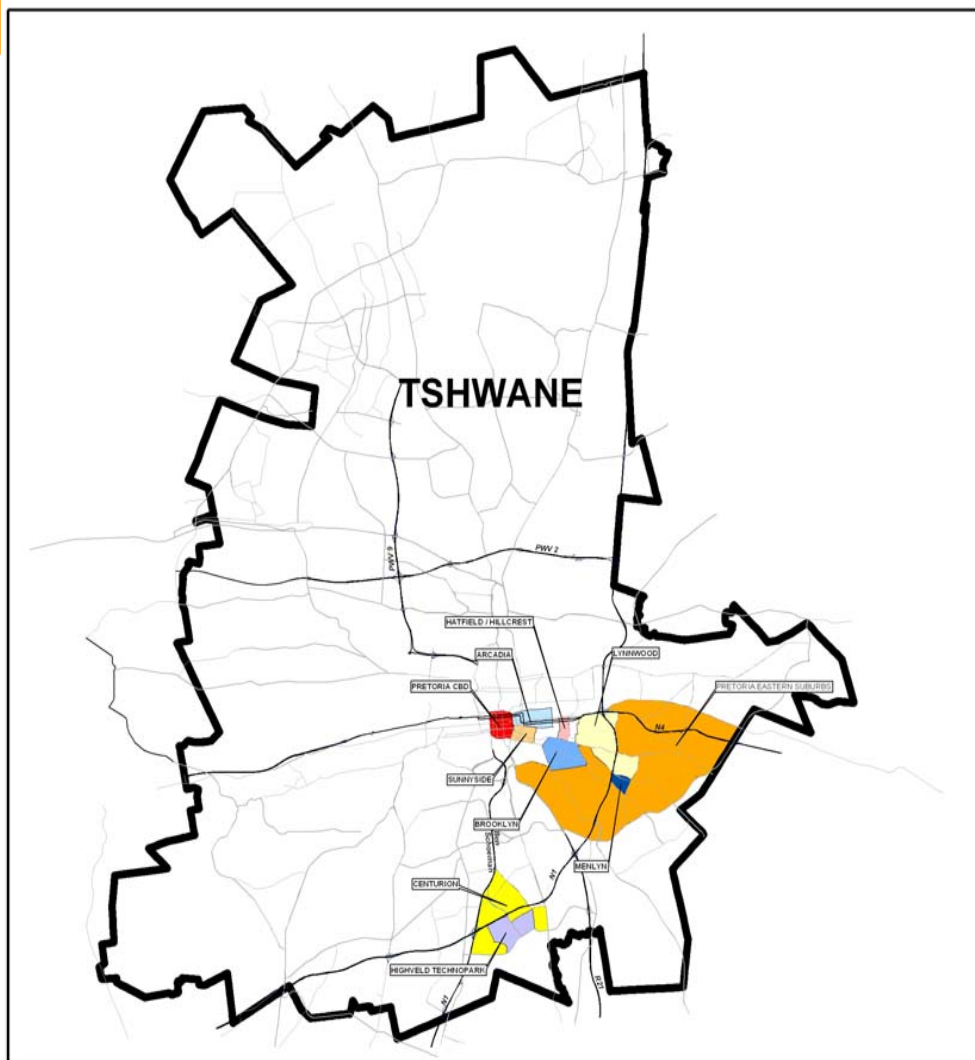


Figure 99

Source: SAPOA Office Survey March 2004



Vacancy Rates in Major Office Areas over Last Three Quarters

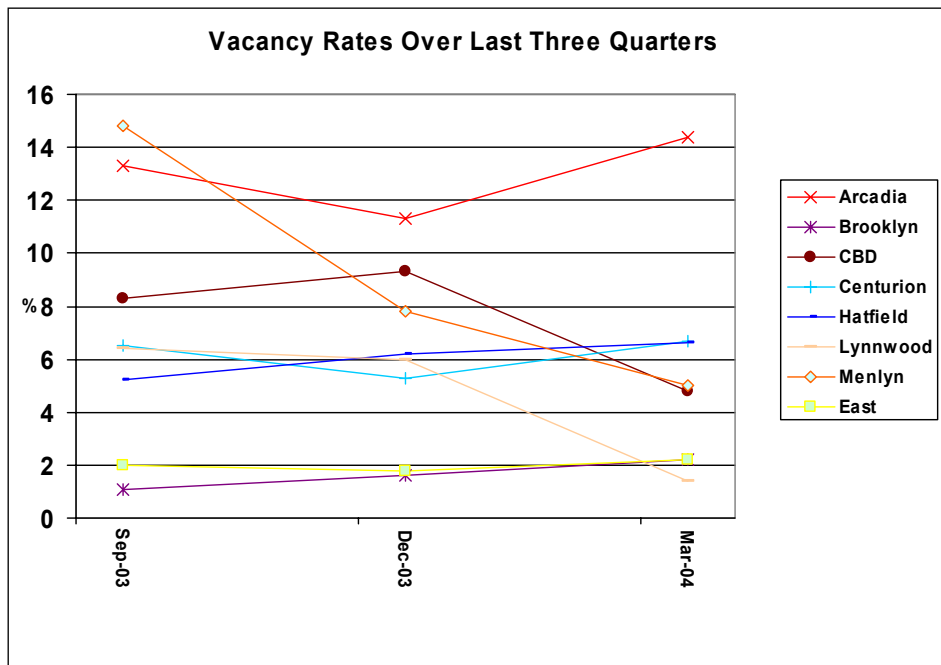


Figure 100

% Vacancy Rates Per Major Office Area over Last Three Quarters

	Arcadia	Brooklyn	CBD	Centurion	Hatfield	Lynnwood	Menlyn	Eastern. Suburbs
04-Mar	14.4	2.2	4.8	6.7	6.6	1.4	5	2.2
03-Dec	11.3	1.6	9.3	5.3	6.2	6	7.8	1.8
03-Sep	13.3	1.1	8.3	6.5	5.2	6.4	14.8	2

Table 28

Source: SAPOA Office Survey March 2004





Location of Embassies and High Commissions in Central Pretoria

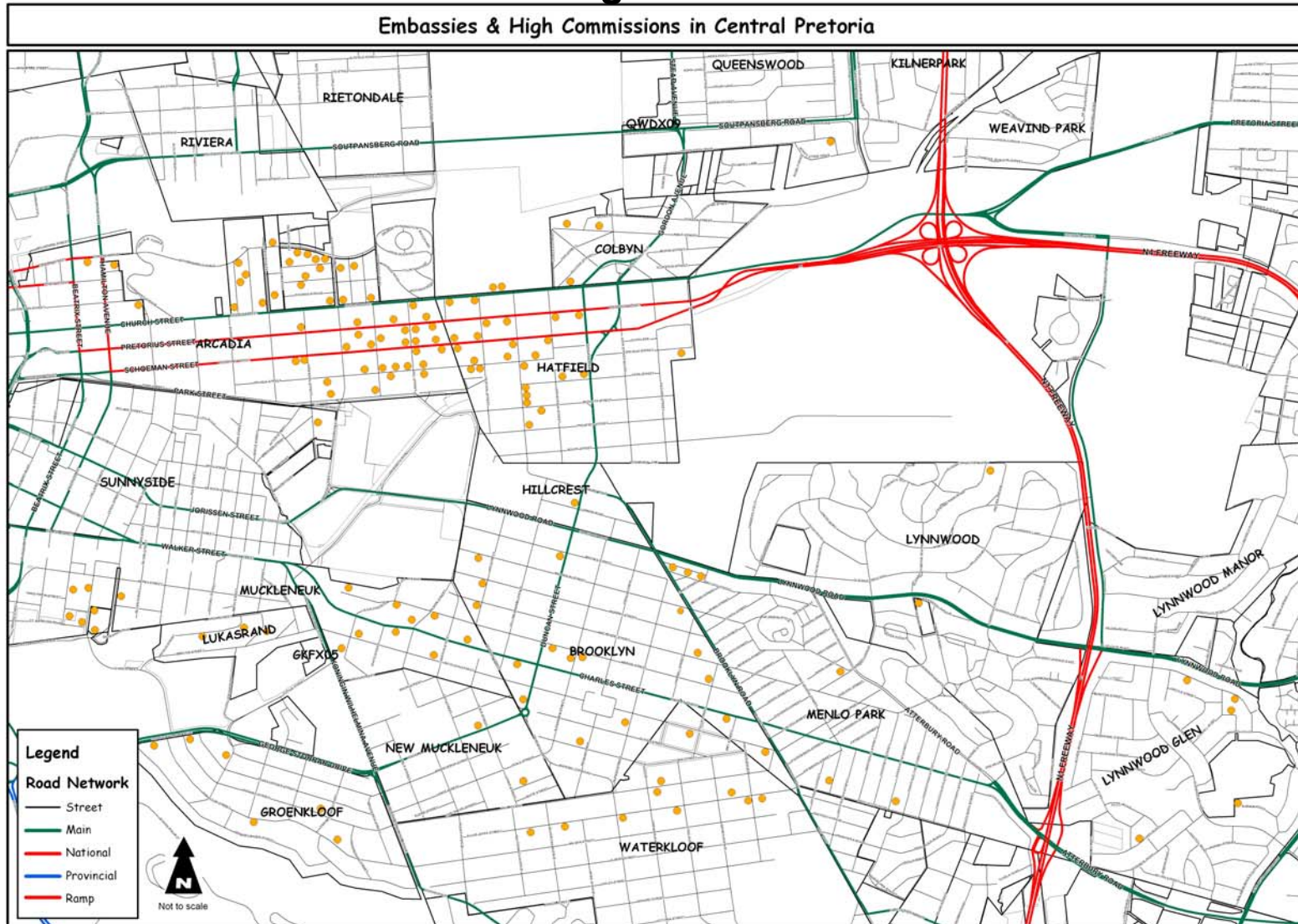


Figure 101

Source: CTMM 2004 and
Pretoria News 28 July
2004





Embassies and High Commissions in Tshwane

Source: CTMM 2004 and Pretoria News 28 July 2004

Table 29

Country	Status	Address
Algeria	Embassy	950 Arcadia Street Hatfield
Angola	Embassy	1030 Schoeman Street, Hatfield
Argentina	Embassy	200 Standard Plaza, 440 Hilda Str, Hatfield
Australia	High Commission	292 Orient Str, Arcadia
Austria	Embassy	Monument Office Park, 1109 Duncan Str, Brooklyn
Banladesh	High Commission	410 Farenden Str, Sunnyside
Belaus	Embassy	327 Hill Street, Arcadia
Belgium	Embassy	625 Leyds Street, Muckleneuk
Bénin	Embassy	900 Park Street, Arcadia
Bosnia and Herzegovina	Embassy	25 Stella Street, Brooklyn
Botswana	High Commission	24 Amos Street, Colbyn
Brazil	Embassy	Hatfield Office Park, 1267 Pretorius Str, Hatfield
Bulgaria	Embassy	1071 Church Street, Hatfield
Burundi	Embassy	Infotech Bld, 1090 Arcadia Str, Hatfield
Cameroon	High Commission	924 Pretorius Street, Arcadia
Canada	High Commission	1103 Arcadia Street, Hatfield
Chile	Embassy	Brooklyn Garden, Co Veale&Middle Str, N Mucklen
China (People's Republic)	Embassy	927 Pretorius Street, Arcadia
Colombia	Embassy	FNB Bld, 1105 Park Street, Hatfield
Comores	Embassy	Annemari Flat 203, 419 Leyds Str, Sunnyside
Congo (Democratic Rep)	Embassy	791 Schoeman Street, Arcadia
Congo (Republic of)	Embassy	960 Arcadia Street, Arcadia
Côte D'Ivoire/Ivory Coast	Embassy	795 Government Avenue, Arcadia
Croatia	Embassy	1160 Church Street, Colbyn
Cuba	Embassy	45 Mackenzie Street, Brooklyn
Cyprus	High Commission	Cnr Hill & Church Streets, Arcadia
Czech (Republic of)	Embassy	936 Pretorius Street, Arcadia
Denmark	Embassy	Iparioli Office Park, 1166 Park Str, Arcadia

Country	Status	Address
Egypt	Embassy	Drostdy Bld, 270 Bourke Str, Muckleneuk
Eritrea	Embassy	1281 Cobham Road, Queenswood
Ethiopia	Embassy	47 Charles Str, Baileys Muckleneuk, Brooklyn
European Union	Delegation	2 Greenpark Est, 27 George Storrar Dr, Groenkloof
Finland	Embassy	628 Leyds Str, Muckleneuk
France	Embassy	807 George Avenue, Arcadia
Gabon	Embassy	921 Schoeman Street, Arcadia
Germany	Embassy	180 Blackwood Street, Arcadia
Ghana	High Commission	1038 Arcadia Street, Hatfield
Greece	Embassy	1003 Church Street, Arcadia
Guinea (Republic of)	Embassy	336 Orient Street, Arcadia
Holy See	Apostolic Nuniat	800 Pretorius Street, Arcadia
Hungary	Embassy	959 Arcadia Street, Hatfield
India	High Commission	852 Schoeman Street, Arcadia
Indonesia	Embassy	949 Schoeman Street, Arcadia
Iran (Islamic Republic of)	Embassy	1002 Schoeman Street, Brooklyn
Iraq (Republic of)	Embassy	803 Duncan Street, Brooklyn
Ireland	Embassy	Southern Life Plaza, 1059 Schoeman Str, Arcadia
Israel	Embassy	339 Hilda Street, Hatfield
Italy	Embassy	796 George Avenue, Arcadia
Japan	Embassy	259 Baines Street, Groenkloof
Jordan (Heshemite Kingd)	Embassy	209 Festival Street, Hatfield
Kenya	High Commission	302 Brooks Street, Menlo Park
Korea (Republic of)	Embassy	Greenpark Est, 27 George Storrar Dr, Groenkloof
Korea North (Democratic)		7 Bourke Street, Sunnyside
Kuwait (the State of)	Embassy	890 Arcadia Street, Arcadia
Lebanon (Lebanese Rep)	Embassy	290 Lawley Street, Waterkloof
Lesotho	High Commission	391 Anderson Street, Menlo Park



Embassies and High Commissions in Tshwane

Source: CTMM 2004 and Pretoria News 28 July 2004

Country	Status	Address
Liberia (Republic of)	Embassy	Infotech Bld, 1090 Arcadia Str, Hatfield
Libya	LibyanAb Bureau	900 Church Street, Arcadia
Lichtenstein		Represented by Swiss Embassy
Malawi	High Commission	770 Government Avenue, Arcadia
Malaysia	High Commission	1007 Schoeman Street, Arcadia
Mali	Embassy	876 Pretorius Street, Arcadia
Mauritius	High Commission	1163 Pretorius Street, Hatfield
Mexico	Embassy	1 Hatfield Square, 1101 Burnett Str, Hatfield
Morocco	Embassy	799 Schoeman Street, Arcadia
Mozambique	High Commission	529 Edmund Street, Arcadia
Myanmar (The Union of)	Embassy	210 Leyds Street, Arcadia
Namibia	High Commission	197 Blackwood Street, Arcadia
Netherlands	Embassy	825 Arcadia Street, Arcadia
New Zealand	High Commission	Hatfield Gardens, 1110 Arcadia Str, Hatfield
Nigeria (Federal Rep of)	High Commission	971 Schoeman Street, Arcadia
Norway	Embassy	Iparioli Office Park, 1166 Park Str, Arcadia
Pakistan (Islamic Rep of)	High Commission	312 Brooks Street, Menlo Park
Palestine (the State of)	Embassy	809 Government Avenue, Arcadia
Papa New Guinea	High Commission	Represented by the Australian High Commission
Paraguay	Embassy	189 Strelitzia Road, Waterkloof Heights
Peru	Embassy	Infotech Bld, 1090 Arcadia Str, Hatfield
Philippines	Embassy	54 Nicholson Street, Muckleneuk
Poland	Embassy	14 Amos Street, Colbyn
Portugal	Embassy	599 Leyds Street, Muckleneuk
Qatar	Embassy	Rooms 514-517 Sheraton, Hot Str, Arcadia
Romania	Embassy	117 Charles Street, Brooklyn
Russian Fed	Embassy	316 Brooks Street, Menlo Park
Rwanda	Embassy	35 Marais Street, Brooklyn

Country	Status	Address
Saudi Arabia (Kingdom of)	Embassy	146A Percy Street, Eastwood
Seychelles	High Commission	939 Schoeman Street, Arcadia
Senegal	Embassy	57 Charles Street, Baileys Muckleneuk
Singapore	High Commission	980 Schoeman Street, Arcadia
Slovakia Republic	Embassy	930 Arcadia Street, Arcadia
Spain (Kingdom of)	Embassy	169 Pine Street, Arcadia
Sri Lanka (Democratic Rep)	High Commission	410 Alexander Street, Brooklyn
Sudan (Republic of)	Embassy	1203 Pretorius Street, Hatfield
Swaziland	High Commission	715 Government Avenue, Arcadia
Sweden (Kingdom of)	Embassy	1166 Park Street, Hatfield
Switzerland (Swiss Conf)	Embassy	818 George Avenue, Arcadia
Syrian Arab Republic	Embassy	963 Schoeman Street, Arcadia
Tanzania (United Rep)	High Commission	822 George Avenue, Arcadia
Thailand	Embassy	428 Hill Street, Arcadia
Tunisia	Embassy	850 Church Street, Arcadia
Turkey	Embassy	1067 Church Street, Hatfield
Uganda	High Commission	992 Church Street, Arcadia
Ukraine	Embassy	398 Marais Street, Brooklyn
United Arab Emirates	Embassy	992 Arcadia Street, Arcadia
UK of Great Britain	High Commission	255 Hill Street, Arcadia
United States of America	Embassy	877 Pretorius Street, Arcadia
Uruguay	Embassy	301 MIB House, 1119 Burnett Str, Hatfield
Venezuela	Embassy	Hatfield Gables, 474 Hilda Street, Hatfield
Vietnam	Embassy	87 Brooks Street, Brooklyn
Yemen	Embassy	1063 Pretorius Street, Hatfield
Yugoslavia (Fed Rep)	Embassy	163 Marais Street, Brooklyn
Zambia	High Commission	Zambia House, 570 Ziervogel Avenue, Arcadia
Zimbabwe	High Commission	Zimbabwe House, 798 Merton Street, Arcadia



Location of Government Departments in Central Pretoria area

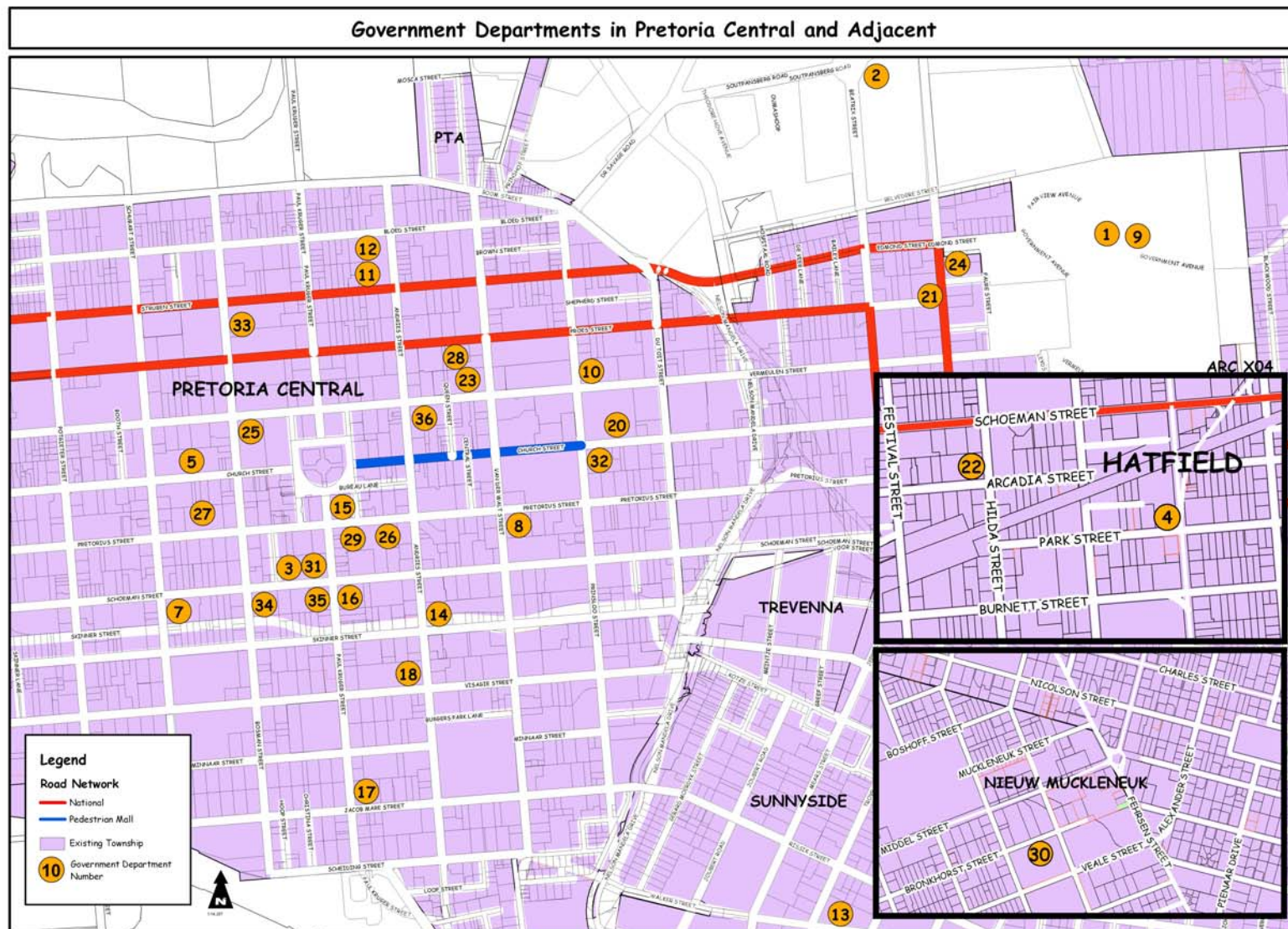


Figure 102

Source: CTMM 2004 and Pretoria News 28 July 2004



Table 30

List of Location of Government Departments

Number	Street Address	E-mail/Internet	Tel. Number
1	The Presidency	President@pa.gov.za	(012) 300 5200
	Union Buildings, West Wing, 2nd Floor		
	Government Avenue		
	Pretoria		
2	Agriculture	www.nda.agric.za	(012) 319 6000
	Agricultural Building, Block DA, Gr Floor, R 10		
	Cnr Beatrix Str & Soutpansberg Rd		
	Arcadia		
	Pretoria		
3	Arts and Culture	www.dac.gov.za	(012) 337 8000
	Oranje Nassau Building		
	188 Schoeman Street		
	Pretoria		
4	Communications	www.docweb.pwv.gov.za	(012) 427 8000
	Iparioli Office Park		
	399 Duncun Street		
	Hatfield		
	Pretoria		
5	Correctional Services	www.dcs.gov.za	(012) 307 2000
	Poyntons Building, West Block		
	Cnr Church Schubart Streets		
	Pretoria		
6	Defence	www.mil.za	(012) 355 6200
	Defence Headquarters		
	Cnr Delmas Avenue & Nossob Street		
	Erasmusloof Ext 4		
	Pretoria		

Number	Street Address	E-mail/Internet	Tel. Number
7	Education	www.education.pwv.gov.za	(012) 312 5531
	Sol Plaatje House		
	123 Schoeman Street		
	Pretoria		
8	Environmental Affairs and Tourism	www.environment.gov.za	(012) 310 3911
	Fedsure Forum Building, North Tower		
	Cnr Van der Walt & Pretorius Streets		
	Pretoria		
9	Foreign Affairs	www.dfa.gov.za	(012) 351 1000
	Union Buildings, East Wing		
	Government Avenue		
	Pretoria		
10	Government Communications	www.gcis.gov.za	(012) 314 2911
	Midtown Building		
	356 Prinsloo & Vermeulen Streets		
	Pretoria		
11	Health	www.doh.gov.za	(012) 312 0000
	Civitas Building		
	Cnr Andries & Struben Streets		
	Pretoria		
12	Home Affairs	www.home-affairs.gov.za	(012) 314 8911
	Civitas Building	dha@dbs1.pwv.gov.za	
	Cnr Andries & Struben Streets		
	Pretoria		



METROPOLITAN PLANNING

Number	Street Address	E-mail/Internet	Tel. Number
13	Housing	www.housing.gov.za	(012) 421 1311
	Govan Mbeki House		
	240 Walker Street		
	Sunnyside		
	Pretoria		
14	Independent Complaints Directorate	www.icd.gov.za	(012) 392 0400
	ICD House	icdpta@icd.pwv.gov.za	
	388 Andries Street		
	Pretoria		
15	Justice & Constitutional Development	www.doj.gov.za	(012) 315 1111
	Presidia Building, 8th Floor, Room 816		
	Cnr Pretorius & Paul Kruger Streets		
	Pretoria		
16	Labour	www.labour.gov.za	(012) 309 4000
	Laboria House		
	215 Schoeman Street		
	Pretoria		
17	Land Affairs	www.land.pwv.gov.za	(012) 312 8911
	184 Jacob Marè & Paul Kruger Streets		
	Pretoria		
18	Minerals and Energy	www.dme.gov.za	(012) 317 9000
	Mineralia Centre		
	Cnr Andries & Visagie Streets		
	Pretoria		
19	National Intelligence	www.nia.org.za	(012) 427 4000
	NIA-Gebou		
	Delmaspad		
	Rietvlei		

PROFILE 2004

Number	Street Address	E-mail/Internet	Tel. Number
20	National Treasury	www.treasury.gov.za	(012) 315 5111
	Reserwebankgebou		
	40 Kerkplein		
	Pretoria		
21	Provincial and Local Government	www.dplg.gov.za	(012) 334 0600
	H/v Hamilton & Proesstraat		
	Arcadia		
	Pretoria		
22	Public Enterprises	www.dpe.gov.za	(012) 342 7111
	Infotech Building, Suit 401	info@dpe.gov.za	
	1090 Arcadia Street		
	Hatfield		
	Pretoria		
23	Public Service and Administration	www.dpsa.gov.za	(012) 314 7911
	Bathopele House, 22nd Floor	info@dpsa.gov.za	
	Cnr Vermeulen & Van der Walt Streets		
	Pretoria		
24	Public Service Commission	www.psc.gov.za	(012) 328 7690
	Commission House		
	Cnr Hamilton & Ziervogel Streets		
	Arcadia		
	Pretoria		
25	Public Works	www.publicworks.gov.za	(012) 337 2000
	Central Government Building		
	Cnr Bosman & Vermeulen Streets		
	Pretoria		
26	Secretariat for Safety and Security	www.gcis.gov.za	(012) 339 2500
	Van Erkom Building, 7th Floor		
	217 Pretorius Street		





Number	Street Address	E-mail/Internet	Tel. Number
27	Social Development	www.welfare.gov.za	(012) 312 7500
	HSRC Building, North Wing		
	134 Pretorius Street		
	Pretoria		
28	South African Man. & Dev. Inst.	www.samdi.gov.za	(012) 314 7911
	Bathopele House		
	Cnr Van der Walt & Vermeulen Streets		
	Pretoria		
29	South African Police Service (SAPS)	www.saps.gov.za	(012) 393 1000
	Wachthuis, 7th Floor		
	225 Pretorius Street		
	Pretoria		
30	South African Revenue Service (SARS)	www.sars.gov.za	(012) 422 4000
	Lehaelasars Building		
	299 Bronkhorst Street		
	New Muckleneuk		
	Pretoria		
31	Sport and Recreation	www.srsa.gov.za	(012) 334 3189
	Oranje Nassau Building		
	188 Schoeman Street		
	Pretoria		
32	Trade and Industry	www.thedti.gov.za	0861 843 384
	House of Trade & Industry, 10th Floor		
	226 Prinsloo Street		
	Pretoria		

Number	Street Address	E-mail/Internet	Tel. Number
33	Department of Transport	www.transport.gov.za	(012) 309 3000
	Forum Building		
	159 Struben & Bosman Streets		
	Pretoria		
34	Department of Water Affairs and Forestry	www.dwaf.co.za	(012) 336 7500
	Sedibeng Building		
	185 Schoeman Street		
	Pretoria		
35	Department of Science and Technology	www.dsrt.gov.za	(012) 317 4302
	Oranje Nassau Building		
	188 Schoeman Street		
	Pretoria		
36	Statistics SA	www.statssa.gov.za	(012) 310 8911
	170 De Bruyn Park		
	Pretoria		
37	South African Secret Services		(012) 427 6110
	Rietvlei Complex		
	Delmas Road		
	Pretoria		



Section 10

Development Profile

10.1 Building Applications

Building Statistics - Tshwane

Statistics	July - Sept. 2003	Oct. - Dec. 2003	Jan. - March 2004	April - June 2004	July - Sept. 2004	Oct. - Dec. 2004
Building Plan Applications received	4565	5592	2998	4289	3853	5947
Building plan applications approved	★ 10124	3210	3386	3825	2570	2841
Site Development plans submitted	260	172	318	290	402	566
Site Development plans approved	275	143	144	169	319	320
Encroachment and height relaxation applications received	395	380	360	470	505	701
Building related inspections conducted	21080	18281	18975	19560	20444	18468
Building related kilometres travelled	118980	92703	115431	108333	74166	86973
Contravention notices served	1681	1117	668	976	687	1109
Occupation Certificates issued	1545	1810	1592	1649	1431	1079

★ Backlog in low cost housing building plan submission included

Table 31

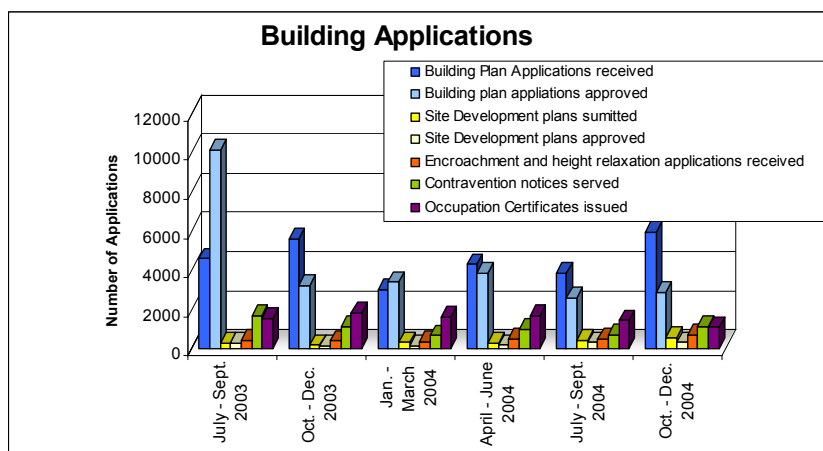


Figure 103

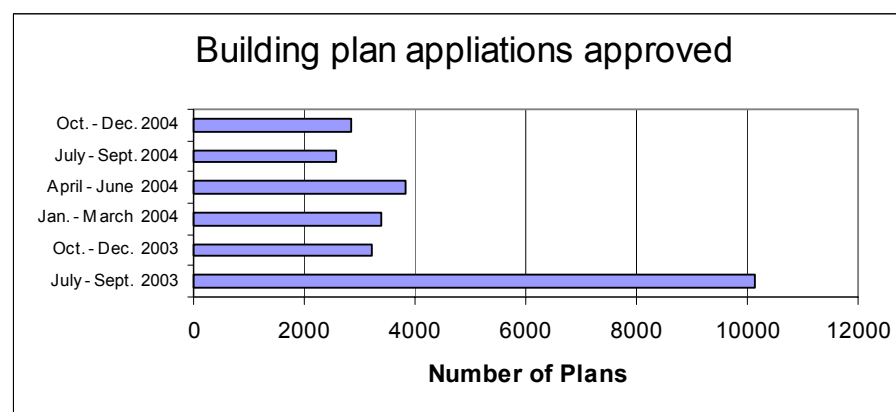


Figure 104

Source: CTMM 2004



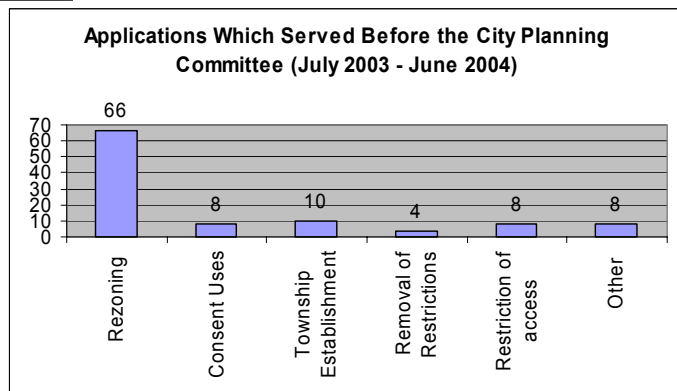


Figure 105

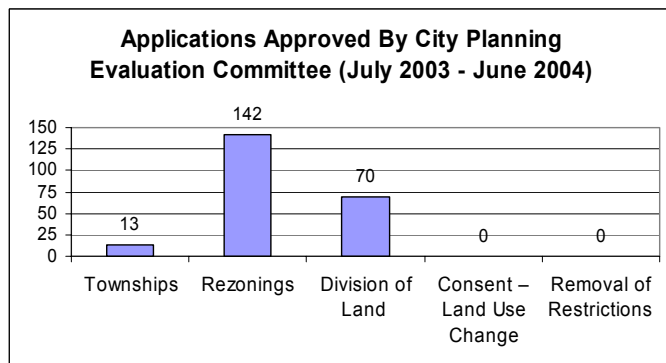


Figure 106

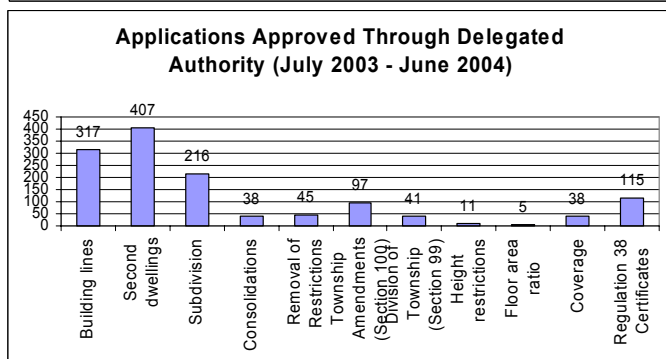


Figure 107

Source: CTMM 2004

Table 32

Applications Approved: July 2003 – June 2004				
	Akasia	Pretoria	Centurion	Total
Applications and reports approved under delegated authority:				
Building Lines	0	0	317	317
Second Dwellings	29	113	265	407
Subdivision	12	131	73	216
Consolidations	3	25	10	38
Removal of Restriction (Not Land Use Change)	2	28	15	45
Amendment of Township (Section 100)	4	4	89	97
Division of Township (Section 99)	2	0	39	41
Height restrictions	0	0	11	11
Floor area ratio	0	0	5	5
Coverage	0	0	38	38
Regulation 38 Certificates	0	0	115	115
Total	52	301	977	1330
Applications and reports to the City Planning Evaluation Committee meeting				
Township Establishment	0	0	13	13
Rezoning Applications	2	111	29	142
Division of Land	0	65	5	70
Consent – Land Use Change	0	0	0	0
Removal of Restriction – Land Use Change	0	0	0	0
Total	2	176	47	225
Applications and reports to the City Planning Committee				
Rezoning	4	54	8	66
Consent Uses	4	4	0	8
Township Establishment	1	8	1	10
Removal of Restrictions	0	4	0	4
Restriction of Access	1	6	1	8
Other (alienation, street closure)	2	4	2	8
Total	12	80	12	104
TOTAL	66	557	1036	1659



10.3 Proposed new Townships

November 2004

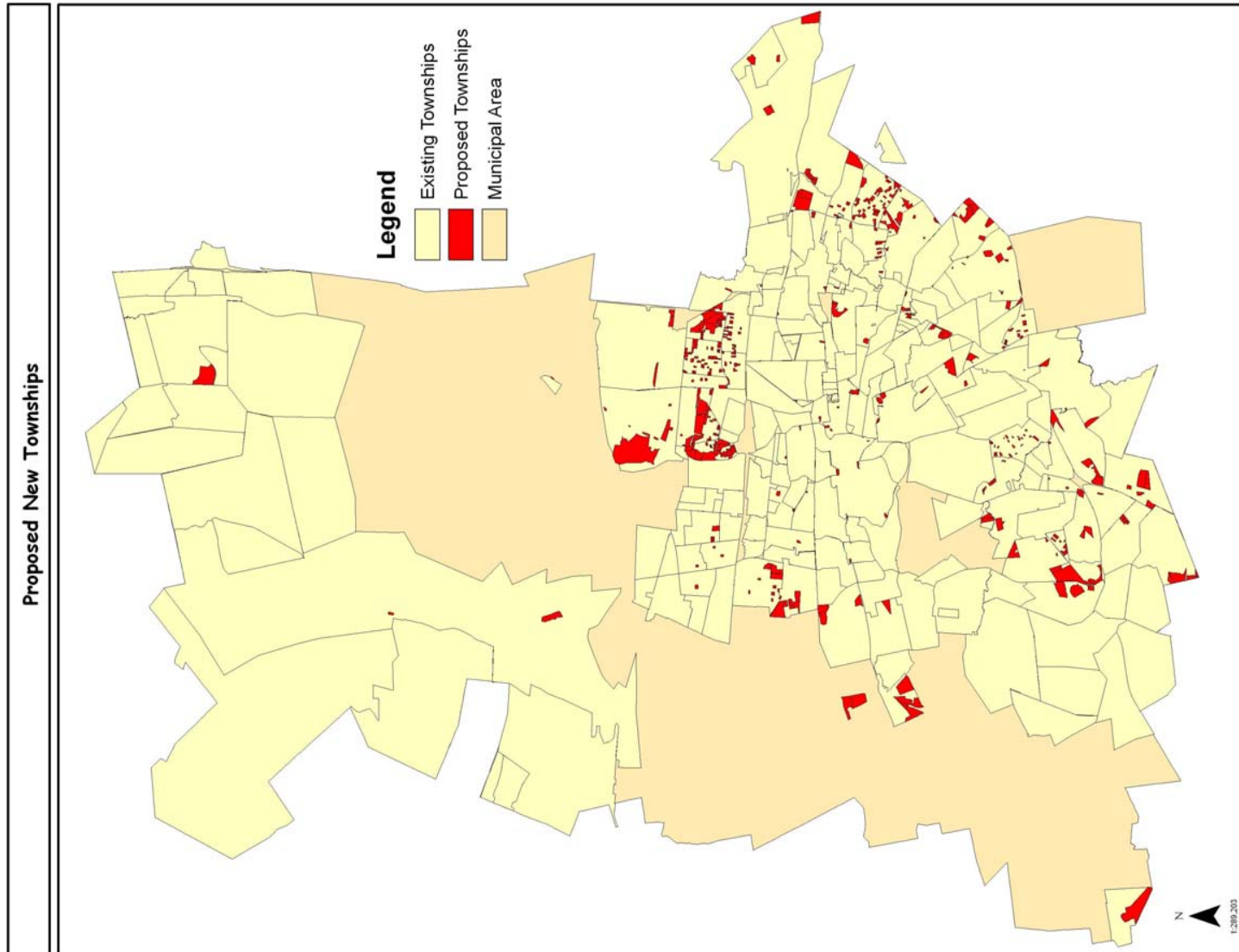


Figure 108

Source: CTMM 2004



Section 11

Economic Profile



METROPOLITAN PLANNING

PROFILE 2004

From an economic perspective, the broad economic objectives of the CTMM are in line with the national economy, namely balanced export-led economic growth that will ensure increased welfare, employment opportunities, economic and social stability; a positive trade balance and reducing the unequal distribution of income in the CTMM.

The economic performance of CTMM in terms of value added compares favourably with that of the national economy. However, as is the case with the national economy, the CTMM is characterised by high unemployment and an unequal distribution of income and job opportunities.

Although economic growth is above the national average, it differs largely between the different areas that make up the municipality. A major problem is that the labour absorption capacity of the CTMM economy is not keeping pace with economic growth and the number of job seekers.

A positive development has been the improvement in export performance, especially the export of motor vehicles. CTMM is a net exporter to Asian countries, North America and southern African countries, while it is a net importer from Europe and the South Americas. In total, however, a trade surplus was reported in 2002 between CTMM and its trading blocks. The majority of CTMM export products originate from the manufacturing sector. The CTMM has gained substantially from a large increase in the export volume of motorcars and spares manufactured within its borders. After a gradual increase until the end of the nineties, exports rose sharply since the beginning of the twenties, especially in 2002. In general, it is evident that the export sector is one of the main drivers of the economy of the CTMM.

A point of concern is that the export sector is mainly concentrated in a few industries and there seems to be a need to diversify exports. Also, the increase in exports has not had the same favourable effect on employment thus far.

From a human development, demographic and economic perspective, huge disparities exist in Tshwane, especially in the northern areas.

The AIDS pandemic will have a substantial negative impact on the demographics of the region over the next number of years, the impact which is difficult to determine at this stage. Although reliable statistics on crime are not readily available, indications are that crime is getting worse and what makes it more serious is the fact that the situation in CTMM seems to be worse than in other regions in South Africa, including Johannesburg.

*Source: Economic Analysis of the Tshwane Metropolitan Municipality
– November 2003 – University of Pretoria*





Detailed Sector Growth 1996 - 2002

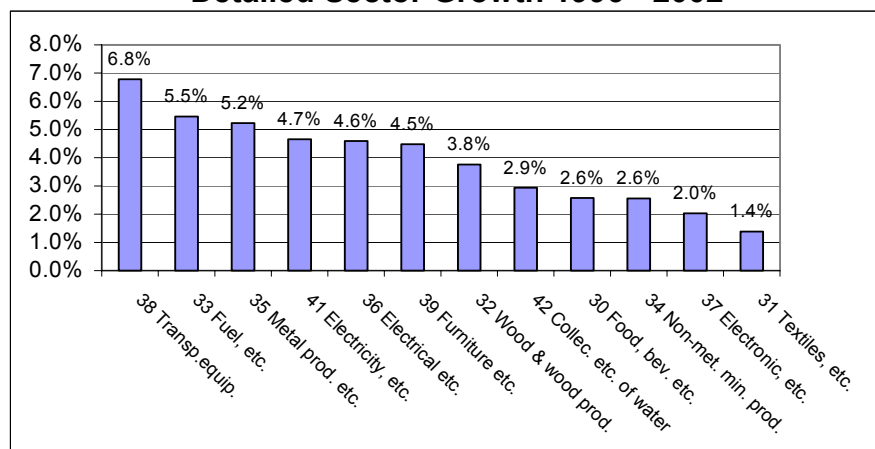


Figure 109

Employment Growth per Sector 1996 -2002

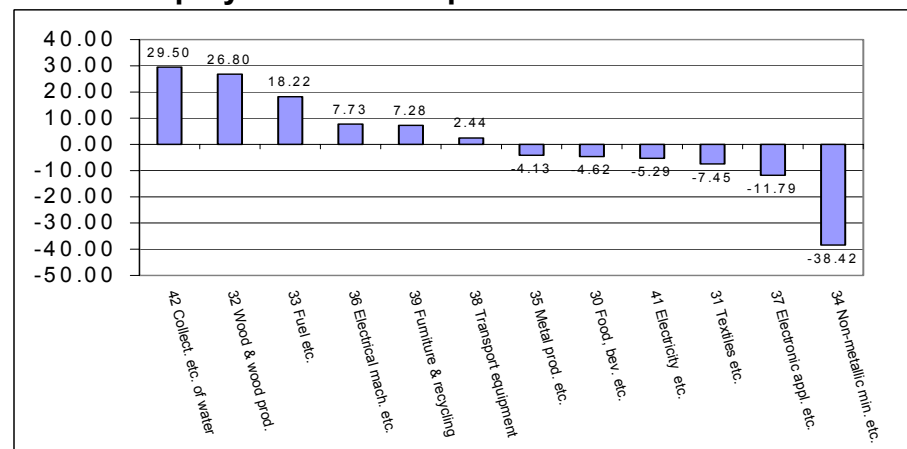


Figure 110

Sector Share in the Economy - 2002 (%)

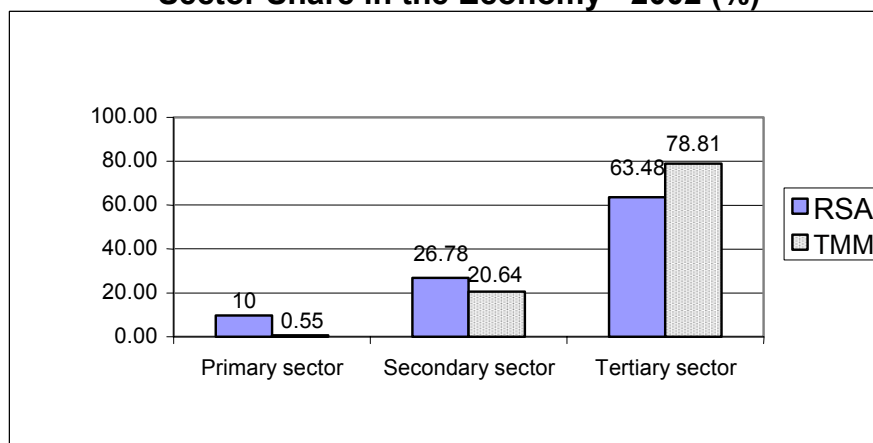


Figure 111

Source: Economic Analysis of the Tshwane Metropolitan Municipality
– November 2003 – University of Pretoria



Income distribution

The level of distortion in income distribution can be measured by the Gini coefficient. The Gini coefficient is a summary statistic of income inequality, which varies from 0 (in the case of perfect equality where all households earn equal income) to 1 (in the case where one household earns all the income and other households earn nothing). In practice the coefficient is likely to vary from approximately 0,25 to 0,70.

The CTMM is marginally more equally distributed than in the national economy, (0,6 compared to 0,64 for RSA and 0,61 in Gauteng). However, within the different municipal areas one could expect large differences. It is disconcerting to note that the Gini coefficient had worsened between 1996 and 2002, not only for CTMM but also for Gauteng and the national economy.

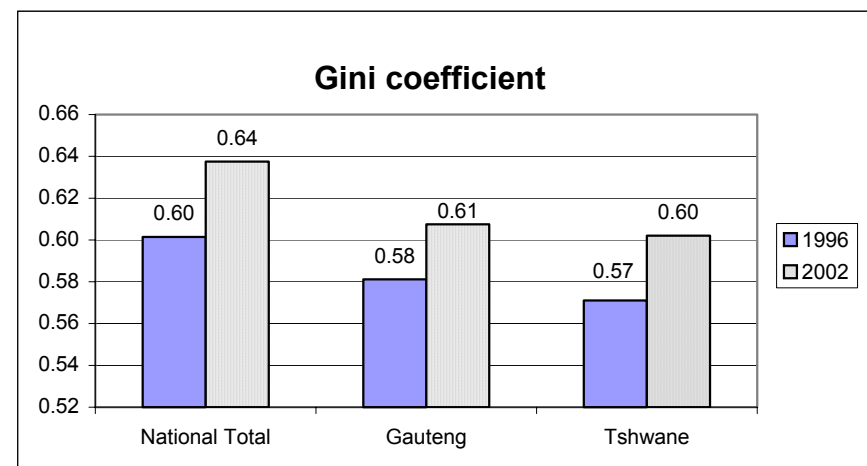


Figure 112

*Source: Economic Analysis of the Tshwane Metropolitan Municipality
– November 2003 – University of Pretoria*





Synopsis of the CTMM Economy (2002)

1. Sectoral contribution	GDP	% of GDP	Formal employment	% of total	Net shift/share	Location quotient
Agriculture	284,112	0.457	8,686	1.109	(48,119)	0.11
Mining	60,673	0.097	983	0.126	(6,307)	0.02
Manufacturing	9,363,107	15.046	101,139	12.912	665,735	0.74
Electricity	1,651,831	2.654	4,993	0.637	378,584	0.78
Construction	1,825,586	2.934	33,925	4.331	(224,940)	0.99
Trade	8,087,341	12.996	162,689	20.770	428,120	0.99
Transport	11,833,694	19.016	53,094	6.778	5,966,161	1.61
Finance	14,453,770	23.226	136,867	17.473	4,215,849	1.24
Comm serv	14,671,052	23.575	200,828	25.639	(1,803,033)	1.29
Total	62,231,167	100.000	783,292	100.000	9,572,050	1.00
2. Detailed sector	Contribution to GVA	Contribution to	Shift-share GVA	Shift-share employment	Trade balance	
	Rbillion	Thousands	R million	Thousands	R000	
Metal products	2,8	23,710	451,852	2,055	7,627,905	
Transport equipment	2.1	16,618	482,272	2,532	2,800,851	
Furniture	1,2	9,140	147,145	1,582	2,453,534	
Food	0.9	11,819	23,556	967	66,013	
Wood and wood products	0.6	5,765	56,354	3,722	471,121	
3. Regional analysis	Contribution to GVA	% of total GVA	Contribution to employment	Tress		
Ga-Rankuwa ★	4,925,874	4.9	6,7	68.82		
Temba ★	2,023,737	2.0	4,4	66.24		
Pretoria ★	82,873,541	83.0	76,7	55.88		
Soshanguve ★	2,035,913	2.0	1,4	87.44		
Wonderboom ★	8,036,621	8.0	10,8	59.25		
Total	99,895,685	100.0	100	55.43		

Table 33

★ Magisterial Districts

Source: Economic Analysis of the Tshwane Metropolitan Municipality
– November 2003 – University of Pretoria





Location quotient

The location quotient is an indication of the comparative advantage of an economy. A provincial or magisterial economy has a location quotient larger (smaller) than one, or a comparative advantage (disadvantage) in a particular sector when the share of that sector in the provincial economy is greater (less) than the share of the same sector in the national economy.

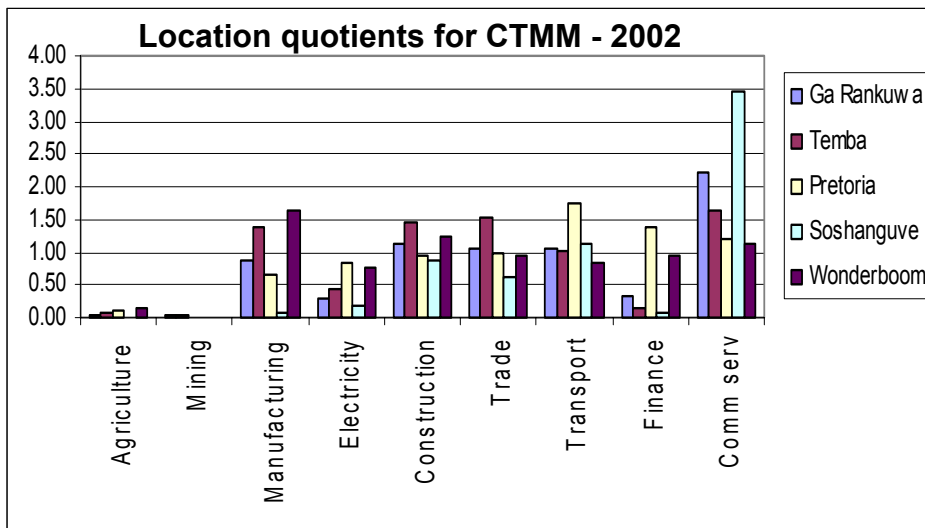


Figure 113

Given the location quotients for 2002, it is clear that the Pretoria region is unique with regard to the dominance of especially community services (public sector) and also transport. Temba and Wonderboom are unique for their manufacturing, construction and trade activities, while Soshanguve is unique in terms of the importance of community services and transport.

The CTMM is becoming less unique in terms of manufacturing, construction, trade and finance, with the location quotients declining in these sectors.

Electricity, community services and transport, on the other hand, are becoming more important within the CTMM compared to the rest of the South Africa.

As far as the total location quotient per sector for CTMM is concerned, the 2002 figures highlight the uniqueness of the CTMM with regard to transport and community services.

Change in location quotients in CTMM over the period 1996-2002

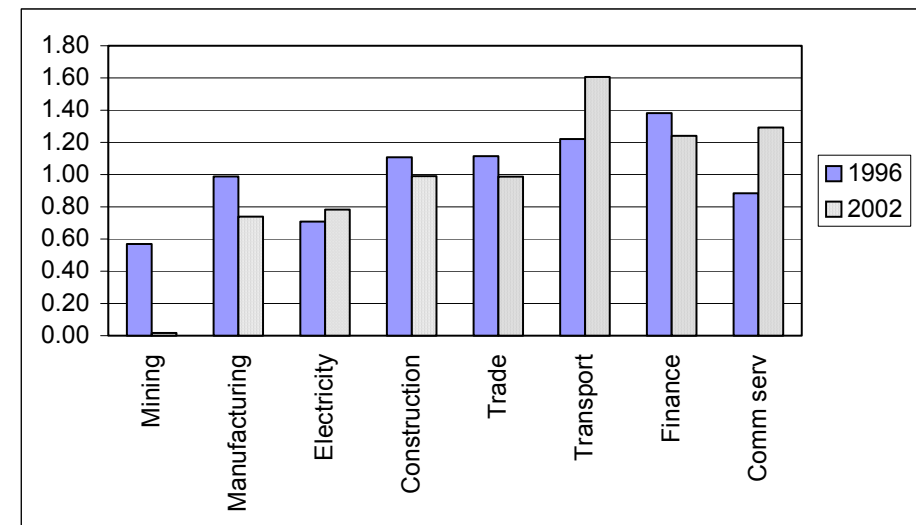


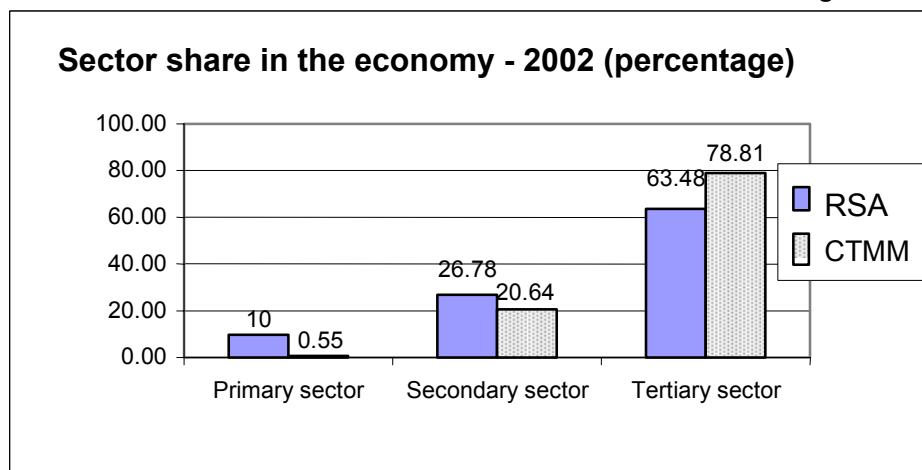
Figure 114

Source: Economic Analysis of the Tshwane Metropolitan Municipality
– November 2003 – University of Pretoria



Economic sectors

Figure 115



The tertiary sectors in CTMM, such as trading, transport, financial and community services, play a dominant role with above-national average outputs. Figure 115 shows the dominance of the tertiary sector in both South Africa and CTMM. With the primary sector virtually insignificant, the secondary sector contributes 21 per cent to total production with the tertiary (services) sector contributing 79 per cent. It is interesting to note that the contribution of the tertiary sector in CTMM is substantially larger than in the whole of South Africa, while its share in the secondary sector and especially the primary sector, is substantially lower.

The community and financial services are the largest contributors to value added in CTMM followed by transport, manufacturing and retail trade.

Source: *Economic Analysis of the Tshwane Metropolitan Municipality*
– November 2003 – University of Pretoria

Broad Sectoral Shares within Tshwane

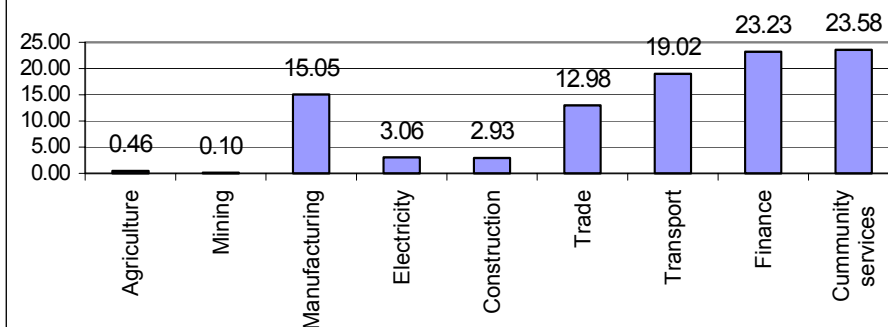


Figure 116

CTMM – gross value added per region

Financial services are almost non-existent in Temba and Soshanguwe. A striking feature from the figure is the small role that construction plays in all these regions. Manufacturing is relatively strong in Wonderboom and Ga-Rankuwa as well as in Temba and virtually non-existent in Soshanguwe. All the regions are relatively strong in community services and to a lesser extent in trade.

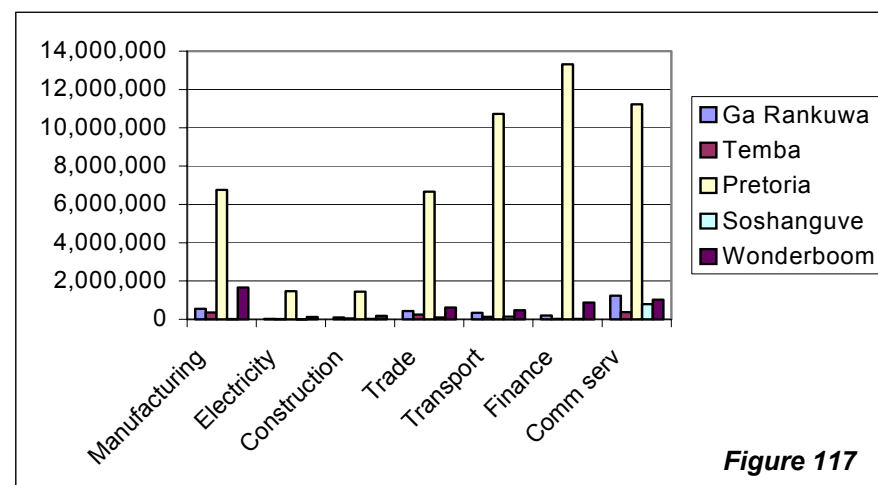


Figure 117



Productivity - a sectoral analysis

Productivity levels provide a useful indication of the level of competitiveness of an industry and therefore also longer term sustainability. In this analysis, productivity is measured as the real GVA divided by real labour remuneration. It is acknowledged that this definition allows for multi-factor productivity, but in view of a lack of relevant data it was decided to use this ratio. Productivity measured this way, is shown in Table 20, for the broad sectors of the economy for 1996 to 2002.

Productivity

Manufac						
	1996	1997	1998	1999	2000	2001
CTMM	1.6	1.6	1.5	1.5	1.6	1.6
RSA	1.9	1.9	1.8	1.8	1.8	1.9
Trade						
CTMM	2.1	2.1	2.0	2.0	2.1	2.2
RSA	2.1	2.0	2.0	2.0	2.1	2.2
Transport						
CTMM	2.1	2.2	2.2	2.3	2.5	2.7
RSA	2.0	2.1	2.0	2.2	2.3	2.3
Financial services						
CTMM	2.6	2.7	2.6	2.6	2.6	2.6
RSA	3.0	3.0	3.0	3.1	3.1	3.1
Community services						
CTMM	1.2	1.2	1.2	1.2	1.2	1.2
RSA	1.2	1.2	1.2	1.2	1.2	1.2

Table 34

Source: *Economic Analysis of the Tshwane Metropolitan Municipality*
– November 2003 – University of Pretoria



Section 12

Legislation Relevant to Planning



In terms of Chapter 10 of the *Constitution of the Republic of South Africa* 108 of 1996, the *Local Government: Municipal Structures Act* 117 of 1998 and the *Local Government: Municipal Systems Act* 32 of 2000, which are National legislation, local authorities received a mandate to exercise certain functions. City Planning is responsible for some of these functions related to the drafting and the implementation of the Integrated Development Plan, the sustainable provision of infrastructure services and the promotion of the development of the City. In order to exercise these functions, there is various legislation that has to be managed by the Division City Planning.

•Town-planning and Townships Ordinance 15 of 1986.

This piece of legislation stipulates the manner in which land development and land development applications have to be dealt with. Applications in terms of this legislation include township establishment, rezoning, subdivision and consolidation. It further empowers the Local Government to draw up a Town Planning Scheme for its municipal area and to administer it in accordance with the prescriptions of the Ordinance.

•Pretoria Town planning scheme 1974.

The Pretoria Town planning scheme forms the basis of land use rights in the former Pretoria municipal area. The Division City Planning manages the Scheme regarding the changes to the rights of property and the control of development in Pretoria.

•Centurion Town planning Scheme 1992.

The Centurion Town planning scheme forms the basis of land use rights in the former Centurion municipal area. The Division City Planning manages the Scheme regarding the rights of property and the control of development in Centurion.

•Akasia - Soshanguve Town planning Scheme 1996.

The Akasia- Soshanguve Town planning scheme forms the basis of land use rights in the former Akasia - Soshanguve area. The Division City Planning manages the Scheme regarding the rights of property and the control of development in the area.

•Peri-Urban Areas Town planning Scheme 1975

The Peri-Urban Areas Town planning scheme forms the basis of land use rights in the former Western and Eastern Gauteng Services Council areas. The Division City Planning now manages the Scheme regarding the rights of property and the control of development in these areas.

•Malelane Town planning Scheme.

This Town planning scheme forms the basis of land use rights in the former Temba area which falls in the North West Province. The Division City Planning now manages the Scheme regarding the rights of property and the control of development in this area.

•The Pretoria Region Scheme, 1960

This Scheme forms the basis of land use rights in a small part of Tshwane not covered by the other Schemes. The Division City Planning now manages this Scheme regarding the rights of property and the control of development.

•Division of Land Ordinance 20 of 1986.

This Ordinance ascertains the manner in which agricultural land is divided.



Legislation Relevant to Planning

•Local Government Ordinance 17 of 1939.

This Ordinance deals with the manner in which local authorities are to be managed. Section 67 deals with the closure of roads. The Division City Planning forms part of the process to close a municipal road.

•Agricultural Holdings (Transvaal) Registration Act 22 of 1919.

This Act deals with the registration of agricultural land as well as the division of this land in smaller portions.

•National Building Regulations and Building Standards Act 103 of 1997

This act prescribes minimum standards for the erection of buildings and the manner in which Local Government must approve building plans and manage ancillary matters.

•Deeds Registries Act 47 of 1937.**•Local Government Transition Act 209 of 1993.**

In terms of this act each local authority is obliged to draft Integrated Development Plans (IDP) applicable to their area of jurisdiction. Centurion

•Local Government Transition Act Second Amendment Act 1996.**•Gauteng Rationalisation of Local Government Affairs Act 10 of 1998.**

In terms of Chapter 7 of this act, applications for the restriction of access to public places for safety and security purposes may be submitted to Council. The Division City Planning is responsible for the administration and approval of these applications.

•Gauteng Removal of Restrictions Act 3 of 1996

The Division City Planning receives applications for the removal of restrictive conditions from the title deeds and must manage such applications which can also include a simultaneous rezoning.

•Development Facilitation Act 67 of 1995.

This act determines that every local authority shall draft Land Development Objectives (LDO) applicable to their area of jurisdiction. This legislation contains the development principles for land development, which have to be exercised by the State as well as the local authority, the Division City Planning is responsible for ensuring that land development complies with these principles as well as commenting on applications from land owners in terms of this Act.

•Black Communities Development Act 4 of 1984.**•Less Formal Township Establishment Act 113 of 1991.****•Law on Development of Church Square, Pretoria 53 of 1972.**

The Division City Planning must ensure that any application or building plan application for development on Church Square complies with this Act.

•Sectional Titles Act 95 of 1986.**•Environmental Conservation Act 73 of 1989.**

This Act requires that certain land use applications, whether private or by the state, comply with Environmental Impact Assessment conditions. The Division City Planning in conjunction with The Division Environmental Planning is responsible for ensuring that such applications comply with this Act.



Legislation Relevant to Planning

- **Upgrading of Land Tenure Act 112 of 1991.**
- **R1897/1986 township establishment and land-use control.**
- **PN 733/1989 establishment and amendment of town planning schemes.**
- **R1886 Township establishment Regulations.**
- **R1888 Regulation on Town planning schemes.**
- **R293 Administration and Control of Townships in Black Areas.**
- **Bylaws on Outdoor Advertising.**
This bylaw regulates the installation of outdoor advertising signs. The Division City Planning is responsible for the management of this bylaw.
- **Gauteng Planning and Development Act, 2003.**
- **Land Survey Act 9 of 1927.**
- **Business Act 71 of 1991.**
The Division City Planning is responsible for commenting on applications for business licences in terms of this Act.
- **City Improvements Districts Act**
This Act controls the establishment of City Improvement Districts which have been established with the facilitation of officials in the Division City Planning.

- **Land Use Management Bill 2002**

This Bill will replace all other Acts and Ordinances relating to Town Planning matters. It will prescribe to Local Authorities what their Town Planning Scheme should contain and what such a Scheme can control. The Division City Planning will be responsible for managing the regulations of this Act as well as drawing up a new Uniform Town Planning Scheme for Tshwane in terms of this Act.

- **Physical Planning Act 1991.**

- **Liquor Act 27 of 1989.**

The Division City Planning is responsible for approval of applications for liquor licences in terms of this Act.