

# VISIT 1: CENSUS OFFICE

## CITY SURVEY PROTOCOL

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PLEASE ENTER DATA IN THE FORMS BELOW. YOU MAY ENTER THE DATA IN MULTIPLE SESSIONS. NEW ENTRIES IN ANY FIELD REPLACE PREVIOUSLY ENTERED DATA. PLEASE ENTER COMPLETE UNITS FOR NUMERIC RESPONSES (INCLUDE ANY REQUIRED ZEROS).

### A. INFORMATION OBTAINED FROM LATEST CENSUS FOR THE METROPLITAN AREA AS A WHOLE

**1A(1) TOTAL POPULATION****1A(2) TOTAL NUMBER OF HOUSEHOLDS****1A(3) TOTAL NUMBER OF DWELLINGS****1A(4) PERCENT OF TOTAL NUMBER OF DWELLINGS THAT ARE:****1A(5) PERCENT OF DWELLINGS THAT ARE UNOCCUPIED (%)****1A(6) PERCENT OF DWELLINGS THAT ARE MULTI-UNIT (%)****1A(7) PERCENT OF DWELLINGS THAT ARE SINGLE-FAMILY UNITS (%)****1A(8) PERCENT OF DWELLINGS THAT ARE OWNER-OCCUPIED (%)****1A(9) PERCENT OF DWELLINGS THAT ARE RENTED (%)****1A(10) PERCENT OF DWELLINGS THAT HAVE MORE THAN 2 PERSONS PER ROOM (%)****1A(11) PERCENT OF DWELLINGS THAT HAVE MORE THAN 3 PERSONS PER ROOM (%)**

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N/A

**1A(12) PERCENT OF DWELLINGS THAT HAVE NON-PERMANENT ROOF MATERIALS (%)**

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21.37

**1A(13) PERCENT OF DWELLINGS THAT HAVE NON-PERMANENT WALL MATERIALS (%)**

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21.37

**1A(14) PERCENT OF DWELLINGS THAT HAVE NON-PERMANENT FLOOR MATERIALS (%)**

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21.37

**1A(15) PERCENT OF DWELLINGS THAT HAVE IMPROVED WATER SUPPLY (%)**

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91.04

**1A(16) PERCENT OF DWELLINGS THAT HAVE IMPROVED SANITATION (%)**

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84.76

**1A(17) PERCENT OF DWELLINGS THAT HAVE ELECTRICITY (%)**

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84.89

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### B. PRICE/WAGE INFORMATION OBTAINED FROM DIRECT INSPECTION OR CONTACTS IN CITY

**1B(1) PRICE OF STANDARD GRADE GASOLINE, AVERAGE FROM THREE LOCAL RETAIL STATIONS (LOCAL CURRENCY INCLUDE UNITS).**

6.73 Rand per Liter

**1B(2) WEEKLY EARNINGS BEFORE TAX OF MALE CONSTRUCTION WORKER WITH 5 YEARS EXPERIENCE (INCLUDE CURRENCY)**

633.03 Rand

**1B(3) WEEKLY EARNINGS BEFORE TAX OF MALE SCHOOL TEACHER WITH 5 YEARS EXPERIENCE (INCLUDE CURRENCY)**

1230.77 Rand

**1B(4) WEEKLY EARNINGS BEFORE TAX OF FEMALE SCHOOL TEACHER WITH 5 YEARS EXPERIENCE (INCLUDE CURRENCY)**

1590.34 Rand

**1B(5) WEEKLY EARNINGS BEFORE TAX OF MALE PHYSICIAN (NON-SPECIALIST) WITH 5 YEARS EXPERIENCE (INCLUDE CURRENCY)**

N/A

PLEASE ENTER HERE NOTES AND COMMENTS ON THE DATA COLLECTED DURING YOUR VISIT:

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**Submit Survey**

# VISIT 2: MUNICIPAL PLANNING OFFICE

## CITY SURVEY PROTOCOL

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### 2A. THE STATUS OF METROPOLITAN AREA PLANNING AND CONDITIONS

#### 2A(1) ARE MUNICIPAL GOVERNMENTS IN THE METROPOLITAN AREA ELECTED OR APPOINTED?

- Elected
- Appointed
- No Municipal Government

#### 2A(2) ARE THERE BUILT-UP AREAS IN THE METROPOLITAN AREA THAT ARE NOT UNDER THE JURISDICTION OF ANY MUNICIPALITY?

- Yes
- No

#### 2A(3) HOW MANY DIFFERENT MUNICIPALITIES ARE THERE IN THE METROPOLITAN AREA?

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1

#### 2A(4) DO THESE MUNICIPALITIES SET INDEPENDENT LAND USE PLANNING POLICIES OR COOPERATE IN FORMULATING REGIONAL POLICY?

- Independent
- Cooperate

#### 2A(5) IS THERE AN AGENCY EMPOWERED TO PREPARE ZONING AND TRANSPORTATION PLANS FOR THE METROPOLITAN AREA AS A WHOLE?

- Yes
- No

#### 2A(6) WHEN WAS IT ESTABLISHED (YEAR)?

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N/A

#### 2A(7) IS ITS GOVERNING BOARD ELECTED OR APPOINTED BY A HIGHER LEVEL OF GOVERNMENT?

- Elected
- Appointed

#### 2A(8) ARE ALL MUNICIPALITIES REPRESENTED ON ITS GOVERNING BOARD?

- Yes

No

**2A(9) WHAT IS ITS ANNUAL BUDGET (IN LOCAL CURRENCY)?**

8,493,603,083 Rand

**2A(10) DOES IT HAVE POLICE POWERS TO ENFORCE ITS POLICIES AND PLANS?**

Yes  
 No

**2A(11) IS THERE A ZONING AND TRANSPORTATION PLAN FOR THE METROPOLITAN AREA?**

Yes  
 No

**2A(12) DOES IT HAVE FORMAL AND BINDING LEGAL STATUS?**

Yes  
 No

**2A(13) ARE ALL CENTRAL-GOVERNMENT AGENCIES OBLIGED TO FOLLOW THE PLAN?**

Yes  
 No

**2A(14) ARE ALL MUNICIPALITIES IN THE AREA OBLIGED TO FOLLOW THE PLAN?**

Yes  
 No

**2A(15) IN WHAT YEAR WAS THE PLAN ORIGINALLY APPROVED?**

Akasia Soshanguve Town Planning Scheme:1996, Pretoria Town Planning Scheme: 1974

**2A(16) IN WHAT YEAR WAS THE PLAN LAST OFFICIALLY REVISED?**

All the above mentioned town planning schemes are being revised and consolidated into initially three s

**2A(17) DOES IT SPECIFY THE PERMISSIBLE LAND USE FOR EACH LAND PARCEL?**

Yes  
 No

**2A(18) WHAT IS THE LAND AREA COVERED BY THE CURRENT PLAN (KM2)?**

Entire municipal/metropolitan area of 2175.4 square km

**2A(19) PERCENT OF LAND AREA COVERED BY THE PLAN ON WHICH DEVELOPMENT IS FORBIDDEN.**

**2A(20) IF THERE IS A GREENBELT, THE AREA IT ENCLOSES (KM2)**

**2A(21) IF THERE IS A GROWTH BOUNDARY, THE AREA IT ENCLOSES (KM2)**

**2A(22) HEIGHT OF THE TALLEST BUILDING IN THE CITY (NUMBER OF FLOORS)**

32-33 floors (148.6m)

**2A(23) IS THERE A RAIL TRANSIT NETWORK IN THE METROPOLITAN AREA?**

- Yes
- No

**2A(24) IF SO, HOW MANY STATIONS ARE THERE IN THE METROPOLITAN AREA?**

59

**2A(25) ESTIMATED PERCENT OF BUILT-UP AREA OF THE CITY SERVED BY PIPED WATER FROM A COMMON UR WATER SUPPLY (%)**

30

**2A(26) ESTIMATED PERCENT OF BUILT-UP AREA OF THE CITY SERVED BY WELL WATER (%)**

N/A

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### B. THE STATUS OF ZONING AND LAND SUBDIVISION REGULATIONS

**2B(1) TYPICAL TIME IT TAKES TO OBTAIN ALL PERMITS TO CONVERT LAND FROM RURAL TO URBAN USE (MO**

6-12 months (depending on applicant and whether there are problems--geology, environmental, access,

**2B(2) TYPICAL TIME IT TAKES TO OBTAIN ALL PERMITS FOR A MEDIUM-SIZE RESIDENTIAL SUBDIVISION ON URBAN FRINGE (MONTHS)**

4-6 months if no problems

**2B(3) THE TAX RATE AS PERCENT OF REAL MARKET VALUE ON VACANT LAND LOCATED AT THE URBAN FRINGE LOCATION WHERE URBAN DEVELOPMENT IS NOT APPROVED (%)**

13.48

**2B(4) THE TAX RATE AS PERCENT OF REAL MARKET VALUE ON VACANT LAND LOCATED AT THE URBAN FRINGE LOCATION WHERE URBAN DEVELOPMENT IS APPROVED (%)**

13.48

**2B(5) MAXIMUM SLOPE ON WHICH BUILDING IS ALLOWED (%)**

5

**2B(6) MAXIMUM ELEVATION ON WHICH BUILDING IS ALLOWED (METERS)**

**2B(7) IS DRILLING FOR WATER FOR USE IN NEW RESIDENTIAL BUILDING ALLOWED?**

- Yes
- No

**2B(8) IF DRILLING IS ALLOWED, ESTIMATED PERCENTAGE OF NEW LAND DEVELOPMENT WHERE WATER IS OBTAINED FROM DRILLED WELLS?**

**2B(9) MAXIMUM FLOOR AREA RATIO (FAR) ON THE URBAN FRINGE**

0.9 or 1.5 (30%-50% coverage and 2-3 stories)

**2B(10) MAXIMUM BUILDING HEIGHT (SPECIFY METERS OR NUMBER OF STORIES) ON URBAN FRINGE**

2 or 3 stories depending on town planning scheme applicable

**2B(11) MAXIMUM DENSITY (RESIDENTIAL UNITS PER LAND AREA) ON URBAN FRINGE**

25-40 units per hectare

**2B(12) MINIMUM LOT SIZE IN NEW LEGAL SUBDIVISION ON THE URBAN FRINGE**

400 square meters

**2B(13) MINIMUM ROAD WIDTH IN NEW LEGAL SUBDIVISION ON THE URBAN FRINGE**

13m for residential; 16m for non-residential

**2B(14) MAXIMUM NET LAND AREA ALLOWED AS PLOTS IN NEW LEGAL SUBDIVISION ON FRINGE (PERCENT L SALE AFTER SET ASIDES)?**

Gross residential density (townships) 10-12 dwelling units per hectare; in rural areas 1-2 dwelling units p

**2B(15) ESTIMATED PERCENT OF LAND PARCELS WITH PROPER LAND REGISTRATION (%)**

100% (however, this excludes informal settlements and tribal settlements on these registered portions)

**2B(16) ARE RESIDENCE PERMITS NECESSARY TO LIVE IN THE METROPOLITAN AREA?**

- Yes
- No

**2B(17) IF SO, ESTIMATED PERCENT OF URBAN POPULATION WITHOUT RESIDENCE PERMITS**

N/A