

- schools (Central Johannesburg College and Langlaagte Technical High School);
- Abraham Kriel Orphanage;
- a significant residential component (both flats and houses); and
- a 'high street' (Deville Street in the vicinity of the station) with businesses such as micro loans, car spares, surgery, stationary shop, dry cleaners, green grocer, appliance repairs, butcher, liquor shop, hair dresser, take-away and convenience stores.

There are a number of vacant sites, as well as sites with structures that seem to have been abandoned.

The overall feel of the area is peri-urban, although there are enclaves of attractive or potentially attractive urban and sub-urban environments (such as Deville Street, Church Square and Marais Street).

Development Trends

The area seems to be stagnating in terms of development. Predominant economic activities, apart from residential and educational use, are commercial and light industrial with a conspicuous presence of motor-car related businesses, such as car spares, scrap yards, garages, car and truck services, etc.

In the area closer to Deville Street and the station, a trend of conversion of residential and non-residential buildings into communal housing ('rent-a-rum') facilities is evident and this indicates that there is more demand for housing than commerce in the area.

Land Ownership

(See Figure 10)

The major landlords in the area are the municipality, Transnet, government and Abraham Kriel Orphanage.

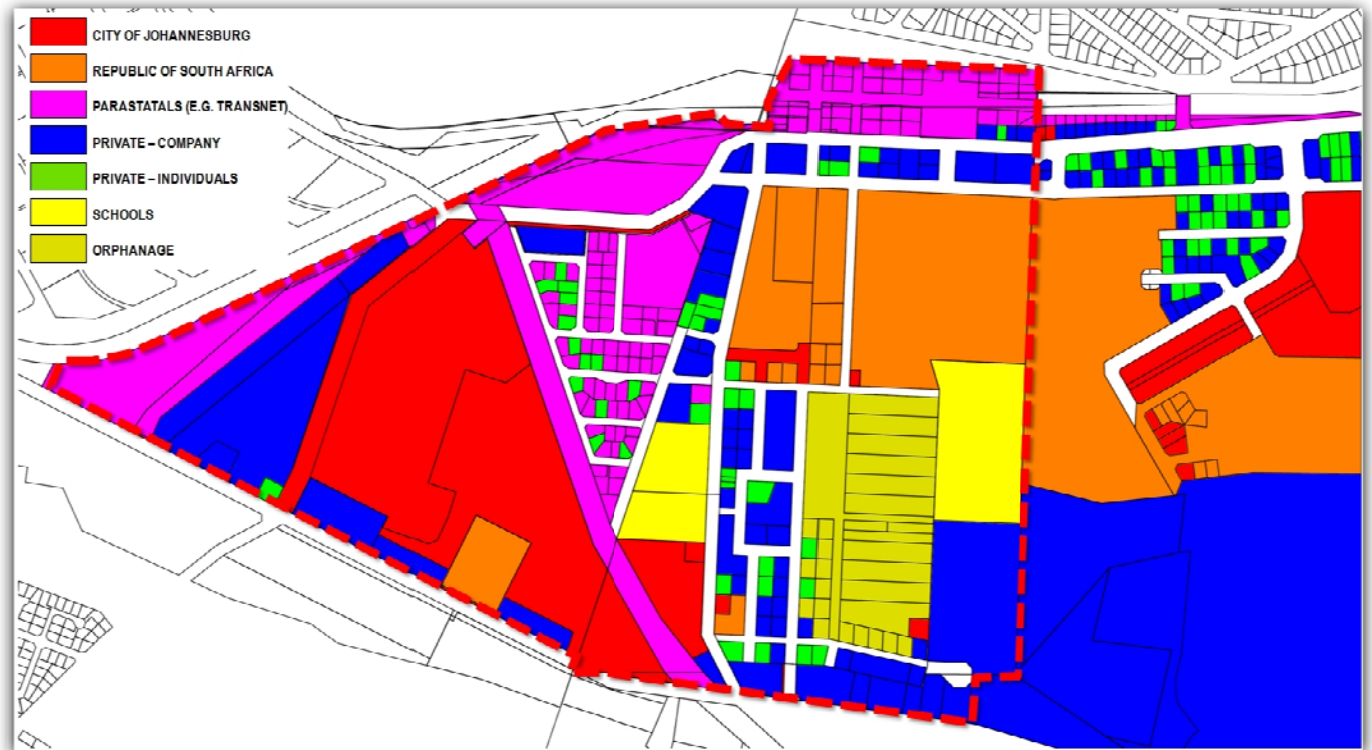


Figure 10: Land ownership

Most of the vacant land is owned either by the municipality or by government.

Service Infrastructure

Electricity

The capacity of the electricity infrastructure in the broader area has already reached 75 to 100% of its capacity and cannot support further development.

Water

The study area falls within the Hursthill, Brixton and Direct Feed Water sub districts. According to the Network analysis

report of the sub-district, all the reservoirs have spare capacity. There are few areas in the distribution network where the pressure might exceed 90m e.g. the western area of the Paarlshoop. The report has proposed new water zones boundaries to improve supply. When these boundaries are implemented Paarlshoop will continue to be supplied directly from Rand water bulk lines while Langlaagte will be supplied from Brixton Reservoir sub district.

Sewer

The study area falls within the Bushkoppies Phase II sewer basin. Johannesburg water is in the process of compiling the