

LOCAL AUTHORITY NOTICE
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
PUBLIC PARTICIPATION IN RESPECT OF THE PROPOSED DEVELOPMENT AND LONG-TERM LEASE OF THE REMAINDER OF PORTION 205
OF THE FARM LANGLAAGTE 224 – IQ INTO MIXED USE DEVELOPMENT

INFORMATION STATEMENT

RE/205/224 – IQ Langlaagte current site was previously used for mining purposes by DRD Gold Ergo (DRD) who currently holds the mining rights and has completed the mining operations on the site. DRD has informed the CoJ about the reclamation and rehabilitation process that they have commenced with in order to make the site developable by the CoJ.

PROPERTY DESCRIPTION	Remainder of Portion 205 of the Farm Langlaagte No 224 I.Q.
EXTENT	1 506 433 m ²
ZONING	Demarcated Mining land
CURRENT LAND USE	Mining activities – Reclamation process initiated by DRD Gold Ergo
PROPOSED LAND USE AS IDENTIFIED BY THE SPATIAL DEVELOPMENT FRAMEWORK 2040	Mixed Use development
PROPERTY VALUATION	Since the development of properties that are mining dumps is a new phenomenal in the CoJ and we anticipate the property value to exceed R10 million due to the extent/ size of the property

The proposed development and long-term lease of the remainder of portion 205 of the farm Langlaagte 224 – IQ into mixed use development. The subject property is located at No 31 Ashburton Street in Riverlea and it is along the Mining Belt of the City of Johannesburg adjacent to the Riverlea Residential area and borders the N1 on the western boarder of the property, Colorado Drive to the east and Turkey Road on the northern property of the site.

The proposed property to be developed into a mixed-use development in line with the SDF 2040 and relevant localised spatial planning and legislations.

The The expected outcomes for the rehabilitation and development of the site:

- a) Clear polluted land
- b) Reduce health risks and protect natural resources;
- c) Free up valuable land for mixed use development
- d) Transform the mining belt from a feature of exclusion to one of connection and inclusion.
- e) Economic stimulation and growth
- f) Rejuvenation of the Inner City back to its former glory and private investors attraction
- g) Prevention of the illegal usage of the site and, irrecoverable from rehabilitation.
- h) Elimination of the maintenance burden to the City.
- i) Revenue generation over the lease period.
- j) Job creation and SMME empowerment within the local community

The cost for the development of the above mentioned sites will be funded by private sector development partners. The third party developers will be given a development lease agreement. The rental price will be payable to CoJ for the duration of the lease, and at the end of the rental period the development with all the improvements will revert to the CoJ at no cost (R0.00). This means that after the lease period, CoJ will own debt free assets with net value of more than R1.2 billion that will be key assets in the CoJ’s future sustainability. A long term lease is proposed in order for the private sector development partners to make a return on investment.

During construction more than 3000 temporary jobs will be created and more than 200 Small Medium and Micro Enterprises (SMMEs) will be empowered, and others will be trained and developed to ensure they are capable and competitive.

Notice is hereby given, in terms of Regulation 35 read with Regulation 34 (1) (a) of the Municipal Asset Transfer Regulations, published under GN R 878 in Government Gazette 31346 of 22 August 2008.

The Notice, is further published in accordance with the provisions of section 21 of the Local Government: Municipal Systems Act, act no 32 of 2000, as amended, of both the proposal and intention of the City of Johannesburg Metropolitan Municipality to make the aforesaid properties available for development by private sector development partners.



a world class African city

City of Joburg Property Company SOC Ltd.

3rd Floor
Forum 1
Braam Park
33 Hoofd Street
Braamfontein
2017

PO Box 31565
Braamfontein
2017

Tel +27(0) 10 219 9000
Fax +27(0) 10 219 9400

www.jhbproperty.co.za

The details of each of the projects and the venues where the information can be inspected at the following sites :

- The City of Joburg Property Company (SOC) Ltd offices at Johannesburg, Braamfontein, 33 Hoofd Street, Braampark, Forum I, B- Block, 3rd Floor (entrance level)
- The City of Johannesburg's Region F offices at CJ Cronje Building, 80 Loveday Street JHB
- Calvary Baptist Church , 23 Aalwyn Street Riverlea ext
- On the actual site (No 31. Ashburton Street in Riverlea and it is along the Mining Belt of the City of Johannesburg adjacent to the Riverlea Residential area and borders the N1 on the western boarder of the property, Colorado Drive to the east and Turkey Road on the northern property of the site.
- The City of Joburg Property Company (SOC) Ltd website www.jhbproperty.co.za

Anyone, who has a comment or representation in respect of the proposed granting of the rights or on the proposed development of the aforesaid property, submit their comments in writing with the Acting Chief Executive Officer, City of Joburg Property Company SOC Ltd, before or **2025**.

Plans of the project be may be inspected between 09:00 to 15:00 (Monday to Friday) Working days from**2025 until** **2025**, at the City of Joburg Property Company SOC Ltd Office, Forum I Block A Building, Braampark Office Park, 33 Hoofd Street, Braamfontein, Johannesburg. In addition, information related to the other venues where the plans may be inspected during the same period for each of the projects are available on JPC's website.

Any person who cannot write may come to offices of the City of Joburg Property Company where a staff member will assist that person to transcribe that person's comments and representation.

Musah Makhunga
Acting Chief Executive Officer
City Of Joburg Property Company SOC Ltd
P. O. Box 31565
Braamfontein



Non-Executive Directors: Simon Motha (Chairperson)
Bettycourt Teffo | Fulufhelo Ratshikhopha | Sandy Collophen | Mxolisi Zondo |
Ntombikayise Tini | Thapelo Mashamaite |
Tshepang Thatelo | Yolisa Ngxabazi | Moeketsi Rabodila |

Executive Directors: Musah Makhunga (Acting Chief Executive Officer)
Mfanafuthi Zondo (Acting Chief Financial Officer)

Company Secretary: Gontse Dlamini
City of Joburg Property Company SOC Ltd.
Registration Number: 2000/017147/07