

## LOCAL AUTHORITY NOTICE

### CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

**PUBLIC PARTICIPATION IN RESPECT OF THE PROPOSED REDESIGN, REDEVELOPMENT AND LEASE OF WALTER SISULU SQUARE OF DEDICATION LOCATED ON ERVEN 11883, 11884, 11885, 11886, 11887, 11889 PIMVILLE ZONE 9, PORTION OF PORTION 4 OF ERF 11915 PIMVILLE ZONE 9 AND A PORTION OF THE REMAINDER OF THE FARM FREEHOLD 389 IQ**

#### INFORMATION STATEMENT

On the 26th June 1955, the Congress of the People, met at the Walter Sisulu Square of Dedication(WSSD) to draw up the Freedom Charter, an alternative vision to the repressive policies of the apartheid state. WSSD was established to honour the liberation hero, Walter Sisulu, and was declared a national heritage by the former President Thabo Mbeki in 2005. It was developed into a mixed use development anchored by the square which features an open air museum that explains how the Freedom Charter was written as a collaborative effort by thousands of South Africans of all races. The conical brick tower at the centre of the square is a monument itself and contains the full principles of the Charter engraved in Bronze. The WSSD also constitutes the following :

- Soweto Hotel
- Conference centre / community hall
- informal traders stalls
- Retail shops
- Transport facility
- Office section that used to be leased to South African Post Office and Licensing Department

WSSD was vandalised during the July 2021 unrest and the only thing left is the Square which features the open air museum that explains how the Freedom charter was written, transport facility and the Soweto hotel.

| PROPERTY DESCRIPTION                   | Erven 11883, 11884, 11885, 11886, 11887, 11888, 11889 Pimville Zone 9       | Portion of Portion 4 of Erf 11915 Pimville Zone 9 | A portion of the remainder of the Farm Freehold 389 IQ |
|--|---|---|--|
| EXTENT                                 | 76 608m <sup>2</sup>  |   |  |
| ZONING                                 | Industrial  |   |  |
| PROPERTY VALUATION (21 SEPTEMBER 2021) | R70 405 000.00 ( Seventy million, four hundred and five thousand rand only) |   |  |

The proposed redesign and redevelopment will show additions / modification in a manner that complements the existing heritage facility, style, materials and aesthetics. The aim is to create a harmonious blend of the existing and new, where modern elements enhance the historic character without overpowering it.

The property to be redeveloped as a vibrant mixed – use development mainly focused on well framed and connected public open spaces, transport node, including retail, residential, offices, hotel and conference centre, museum, formal and informal trading spaces, and other uses as may be anticipated in the property plan.

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 R500 million 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 2000 temporary jobs will be created and Small Medium and Micro Enterprises (SMMEs) will be empowered, and entrepreneurs and others will be trained and developed to ensure they are competitive and capable of running their businesses.

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.

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 D offices at No.1 Koma Road, Jabulani
- Pimville Skills Centre, corner Modjaji and Mohloka Street, Pimville Zone 3
- Pimville Library at 11624 Modjaji Street, Pimville zone 4
- On the actual site (WSSD)
- The City of Joburg Property Company (SOC) Ltd website [www.jhbproperty.co.za](http://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 Chief Executive Officer, City of Joburg Property Company SOC Ltd, before or **31 March 2025**.

Plans of the project be may be inspected between 09:00 to 15:00 (Monday to Friday) Working days from **20 January 2025 until 31 March 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

