


Annexure 1: Regional Locality Map




 The Soweto Gateway Precinct

Annexure 2: Site Specific Locality Map



-  Soweto Gateway Precinct
-  Soweto Empowerment Zone

 <p>Johannesburg a world class African city</p>		<h2 style="text-align: center;">ZONING INFORMATION NOTE PAD</h2>			
REQUESTED BY:					
LAND USE SCHEME:		CITY OF JOHANNESBURG LAND USE SCHEME , 2018			
NAME OF APPLICANT:					
ERF / HOLDING / FARM PORTION: 159/319-IQ (304700M ²)					
TOWNSHIP NAME / HOLDING NAME / FARM NAME: DIEPKLOOF 319-IQ					
STREET NAME AND NUMBER:					
ZONING INFORMATION					
USE ZONE: MINING					
HEIGHT ZONE: A (REFER TO TABLE 4)					
FLOOR AREA RATIO:	Business	Residential	Institutional	Industrial	Other REFER TO TABLE 6
COVERAGE:					REFER TO TABLE 5
DENSITY:		REFER TO TABLE 3			
BUILDING LINE: REFER TO TABLE 7					
PARKING: REFER TO TABLE 8 OR 9					
AMENDMENT SCHEME APPLICABLE: N/A					
SERVED BY: <i>MOTLASE</i>				DATE: 2019-02-05	

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevards (previously 158 Loveday Street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.



It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

CORPORATE GEO-INFORMATICS

Community Facility

 Residential 1
 Residential 1

Residential 1

GI Approved Townships
Registered and SG Approved Farm Labels

GI Approved Townships
Registered and SG Approved Farm Labels

GI Approved Townships
Registered and SG Approved Farm Labels

1:6 418

a world class African city

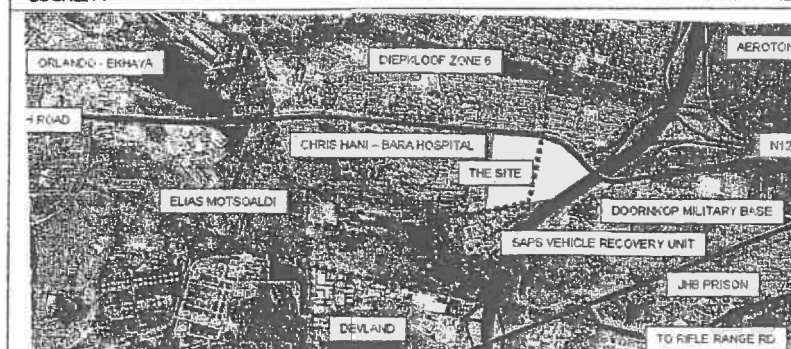
PROPOSED TOWNSHIP

DIEPKLOOF EXTENSION 6

SITUATED ON - PORTION 159
OF THE FARM
DIEPKLOOF No. 319 - I.Q.

LOCALITY

NOT TO SCALE



USE ZONE	No. OF ERVEN	AREA (ha)	% OF TOWNSHIP	ERF NUMBERS
BUSINESS 1 PLUS PLACES OF AMUSEMENT, SMALL AND MEDIUM MICRO ENTERPRISES, MEDICAL FACILITIES AND INDUSTRIAL PURPOSES.	10	14,3186	46,90	1,2,3,8,9; 10,11,12,13, 14,15,16,17
BUSINESS 1 PLUS PLACES OF AMUSEMENT, SMALL AND MEDIUM MICRO ENTERPRISES, MEDICAL FACILITIES AND INDUSTRIAL PURPOSES, RESIDENTIAL 3, RESIDENTIAL 4, 75 DWELLING UNITS PER HECTARE.	3	8,2133	26,90	4,6,7
PUBLIC OPEN SPACE	1	3,1638	26,20	5
ROAD		7,9973	26,20	
TOTAL	14	30,5292	100 %	

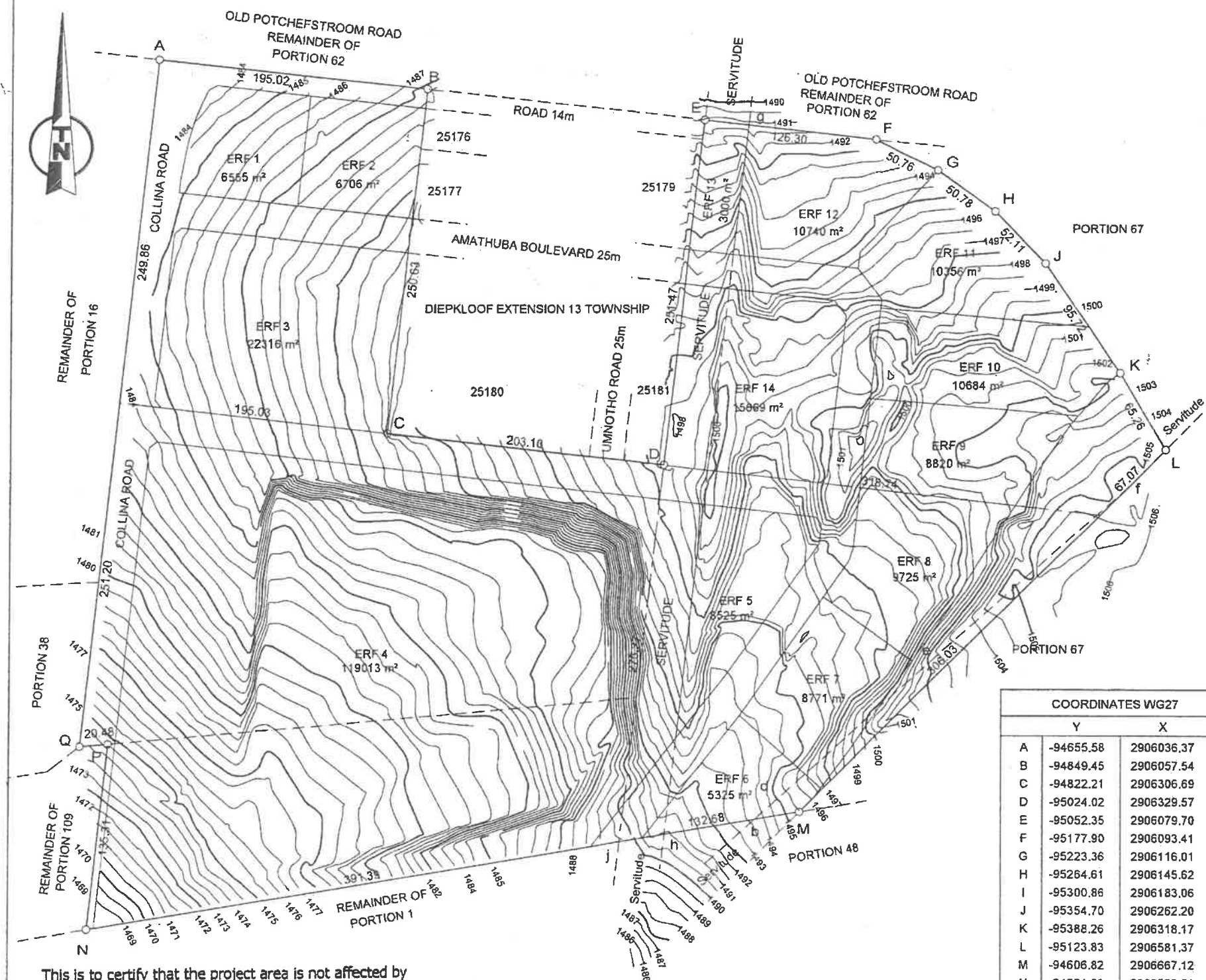
GENERAL NOTES

- * THE TOWNSHIP IS DENOTED BY THE FIGURE ' ABCDEFGHJKLMNPQ '.
- * ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
- * CONTOUR SURVEY DONE BY W.D. ROTH LAND SURVEYORS.
- * CONTOURS CONFORM TO THE STANDARDS LAID DOWN IN REGULATION 18 (1) OF THE TOWN PLANNING AND TOWNSHIPS REGULATIONS.

DATE	AMENDMENTS NOTES	SIZE OF ERVEN			STREETS
		USE	MINIMUM	RULING	
CLIENT:		DRAWING Ref. No.		DRAWN - WDR	
		R1858 REV12		SCALE 1 : 3500	

P.O. Box 9518
CENTURION
0046
No. 12 Basalt Street
Zwartkop Extension 8
Centurion
Gauteng

Tel. (012) 663 2070
Fax. (012) 663 8404



This is to certify that the project area is not affected by any floodwaters in terms of the specifications laid down by Article 169A of the Water Act (Act 54 of 1956) as amended by Article 18 of the Water Amendment Act (Act 73 of 1978).

SERVITUDE NOTES :

1. The figure b d e f represents the centre line of a Gas pipe Line Servitude 2,00 metres wide
2. The figure E g h j represents a Servitude 32,00 metres wide

Signature: *W.D. ROTH* 80228
Date: 9/1/07



"Ideas never work; unless we do!"

TOWN PLANNING REPORT FOR THE SOWETO GATEWAY PRECINCT

Town Planning
and Property
Development
Consultants

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Krugersdorp
1741

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Krugersdorp North
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Tel: 011 953 1082 /
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Reg. No.: 2014/109844/07
VAT No.: 4700275284

TOWN PLANNING REPORT FOR THE SOWETO GATEWAY PRECINCT LOCATED ON PORTION 159 OF THE FARM DIEPKLOOF NO 319 IQ

1. Introduction

Turning Point Project Managers appointed Atlega Development Practitioners (Pty) Ltd as part of the project team to undertake a Property Plan Report for Portion 159 of the Farm Diepkloof No 319 IQ. The overall project was commissioned by the City of Joburg Property Company (JPC). Atlega was appointed to compile a Town Planning Report on the property that included:

- To obtain the relevant zoning information;
- To obtain the relevant zoning map;
- To review the conveyancer's certificate
- To undertake a heritage impact assessment report
- To assess if there were any town planning applications submitted to Council;
- To conduct a land use investigation;
- To interpret the spatial planning guidelines for the area in terms of the Municipal and the Regional Spatial Development Frameworks.
- To provide inputs into the Urban Design Framework;
- To provide recommendations into the property plan so as to prepare a township establishment application.

This town planning report is to be read in conjunction with other specialist reports from the various professional disciplines mentioned below. On approval of the property plan by JPC, a process of township establishment will commence with in order to obtain the required zoning rights in preparation for the development of the property. The project is located on Portion 159 of the farm Diepkloof No 319 IQ, which will be referred to as the Soweto Gateway Precinct.

Atlega formed part of a multi-disciplinary team comprised of the following professional disciplines:

- Civil Engineers
- Geotechnical Engineers
- Environmental Specialist
- Electrical Engineers
- Traffic Engineers
- Property Conveyancers
- Land Surveyors
- Quantity Surveyors
- Heritage Specialist
- Urban Designers

- Stakeholder Engagement
- Economic Market Demand Assessment

The information obtained from the multi-disciplinary team will be collated into a Property Plan Report that identifies the opportunities and constraints that the parcel of land presents.

The Report is made up of the following annexures:

Annexure Number	Description of Annexure
Annexure 1	Regional Locality Map
Annexure 2	Site Specific Locality Map
Annexure 3	Zoning Certificate
Annexure 4	Zoning Map
Annexure 5	Township Layout of existing application
Annexure 6	Site Investigation Images
Annexure 7	Servitude Survey Plan
Annexure 8.1	Conveyancer Certificate
Annexure 8.2	Consolidation Diagram
Annexure 9	Title Deed
Annexure 10	SG Diagram of Portion 158 Diepkloof No 319 I Q
Annexure 11	SG Diagram of Portion 159 Diepkloof 319 I Q

2. The Site

The site is located south-west of the Chris Hani Road and N1 intersection. Attached as **Annexure 1** is a regional locality map and **Annexure 2** is a site specific locality map. The site lies in the far eastern part of Soweto. It is regarded as the Gateway to Soweto from the Johannesburg Inner City. Directly west of the site is the Chris Hani Baragwanath Hospital Precinct. South and south-west of the site is the SAPS Vehicle Recovery Unit offices as well as Elias Motsoaledi Township, respectively. Approximately 500m west of the site is the Bara Taxi Rank.

The property is currently zoned as 'Mining' in terms of the City of Johannesburg Land Use Scheme of 2018 and is vacant. A zoning certificate is attached as **Annexure 3** ad a zoning map is attached as **Annexure 4**.

3. The City of Johannesburg Spatial Development Framework 2017/18

The City of Johannesburg is characterised by a spatial and economically marginalised settlement pattern to the south-west, being Soweto. Although Soweto is home to approximately 40% of the city's population, Soweto is characterised with a relatively low level of economic activity. It is considered as a dormant residential town.

The City of Johannesburg Spatial Development Framework 2017/18 aims to create strong linkages between the City and Soweto by improving highway access from the N1 on the eastern side and to develop Soweto into a strong secondary economic centre. Soweto is characterised by a high population density but low density built form, that creates planning opportunities to allow for specific densification strategies around mixed use nodes as well as high mobility transit routes. According to the SDF, there is great potential to develop Soweto into a Compact City where people live in close proximity to their employment opportunities.

4. The Regional Spatial Development Framework 2010-2011

The Regional Spatial Development Framework 2010-2011 (RSDF) guides the spatial development of the region. The site is situated in Region D which has a population of approximately 1.3 million people (Census 2011), 98.5% of which is black African people as a result of Apartheid spatial planning. The population density is 6 357 people per km². Soweto has relatively high unemployment and a rapid increase in the number of informal businesses. Majority of Soweto residents are formally employed outside Soweto. The Region is characterised by high levels of urban sprawl, with predominantly residential land uses.

The City aims to improve accessibility and mobility as well as encourage the use of public transport in the Soweto area through the Strategic Public Transport Network (SPTN) initiative. The site is situated on Chris Hani Road which has been identified as one of the SPTN routes. Along this route, approximately 100m from the site, a Bus Rapid Transit (BRT) station has been proposed as part of the future Immink Road BRT trunk route.

The Soweto Gateway Precinct falls within Sub Area 1 of Region D in the City of Johannesburg. The Soweto Gateway Precinct and the SEZ, has been identified as the ideal sites for social and economic integration of previously disadvantaged people and have been earmarked for the creation of employment opportunities by providing an investor friendly environment. This is due to its

high visibility from Chris Hani Road and the N1 highway. In order to realise this potential, the property does require huge infrastructure investment.

The RSDF proposes higher intensity mixed use development along Chris Hani Road, comprising small manufacturing enterprises, warehousing, retail and wholesale with high visibility from Chris Hani Road and the N1 highway. A range of housing types in 2 and 3 storey walk-ups with an appropriate interface with Baragwanath Hospital and densities of no less than 50 dwelling units per hectare will be supported in the Soweto Gateway Precinct. The RSDF aims to promote and protect the medical precinct and advocates for ancillary and complementary uses of a convenience nature and of appropriate scale.

The RSDF proposes pedestrian-friendly designs to improve walkability and connectivity with surrounding precincts. The promotion of natural surveillance by providing informal trading facilities at key points and semi-private courtyards to ensure 'eyes on the street' as increased safety is of importance and is supported in the regional plan.

5. The Soweto Empowerment Zone

The Soweto Empowerment Zone (SEZ), was established in 2006 as a support facility for small businesses in Soweto. The development of the SEZ was set to enable the Soweto township to become a significant contributor to the City's economy. Situated on the intersection of Chris Hani Road and N1 Highway within the Bara-link Regional Node, the main aim of the SEZ is to mobilise and grow black economic empowerment SMMEs from Soweto by formalising them and creating links with established businesses.

The Soweto Empowerment Zone has not developed as planned and there are only a few tenants that actively trade from the site. The zone has been developed with roads and associated infrastructure – street lights, water and sewer as indicated on the site specific locality map (Annexure 2). The road infrastructure provides closed access to the Soweto Gateway Precinct and certain key elements will need to be incorporated into the overall town planning recommendation for the project.

6. Project Methodology and Approach

Site visits were conducted in order to determine the physical conditions of the site and its surroundings as well as prevailing land uses. A meeting was held with various members of the City of Johannesburg's City Transformation, Economic

Development and Housing Departments to discuss current and future plans for the site as well as surrounding areas within Region D.

The outcome of the meeting was as follows:

- The City do not have any existing plans for the Soweto Gateway Precinct and are open to a mixed use development proposal that will benefit the economy of Soweto.
- A suggestion was made to engage with stakeholders at various levels in order to determine what land uses are in demand. Part of this involves the engagement of business owners who are operating on illegal land and are facing eviction to determine their interest in relocating to the Gateway Precinct.
- A township establishment application had been submitted in 2007 (proposed Diepkloof Extension 6) and was pending due to the absence of a detailed traffic impact assessment. The proposed township layout is attached as **Annexure 5**. The town planner allocated to the application then informed us that it would need to be withdrawn before submitting a new township application.

A workshop was held with the Project Team in order to determine possible uses and layouts on the site.

7. Property Assessment Report

The property was assessed by means of a site inspection and a land use survey. A collage of photographs is attached as **Annexure 6**. The site inspection revealed current access points, servitudes registered against the site as well as the physical characteristics of the site. The land surveyors map revealed 3 servitudes on the property;

- A 2-metre wide gas pipe line on the eastern boundary of the site,
- A 20-metre wide public road reserve along the western boundary and
- A 32-metre wide water pipeline servitude close to the centre of the site.

There are also unprotected services on the site which are not within a registered servitude and is shown on the Servitude Survey Plan. The Servitude Survey Plan is attached as **Annexure 7**.

As part of the town planning report, Atlega further conducted an assessment into the existing and potential maximum land use rights for Portion 159 of the farm Diepkloof No 319 I Q.

The Town Planning Report also determines the development potential of the site. This is determined by the size of the property, zoning and applicable densities as well as an investigation into the engineering services which are currently available on the site.

The Soweto Gateway Precinct is situated in Region D of the City of Johannesburg. The site is currently zoned as 'Mining' and is 30,5292 hectares in extent as shown in the table below.

Erf	Zoning	Size ha
Portion 159 of the Farm Diepkloof 319 I Q	Mining	30,5292 ha
	Total Area	30,5292 ha

The RSDF for Region D identifies the site as ideal for the social and economic integration of previously disadvantaged and has been earmarked for the creation of employment opportunities. A mixed use development with residential densities of no less than 50 dwelling units per hectare should be supported.

The title deed states the possibility of undermining and the existence of mining rights assigned to the site. Furthermore, the title deed contains a condition which stipulates that a portion of the site be used to upgrade the Elias Motsoaledi informal settlement, although this settlement has now been established as a township.

The property is held under title deed number T 169982/07. In terms of the conveyancing certificate (**Annexure 8.1** and Consolidation Diagram as **Annexure 8.2**) that was obtained, attention is drawn to the following conditions:

- Conditions A (a) to (d) of title deed. (Copy of Title Deed attached as **Annexure 9**).
- The above-mentioned title conditions will not form part of the title conditions in the township title for the proposed township.

The following servitudes are registered in the title deed:

- S.G. No. A4322/1988
20m wide Public Road Servitude
- S.G. 2378/2001
32m wide Rand Water Pipe
- S.G. A5501/1990
2m wide Gas Pipeline

The title deed contains the following restrictions (Former Portion 158 Diepkloof 319 I.Q. Surveyor General Diagram attached as **Annexure 10**):

Condition C 1. (a) The transferee shall use the property solely for purposes of upgrading the Elias Motsoaledi informal Settlement by the development of low-cost housing and related municipal infrastructure.

(b) Should the properties not be used for the purposes referred to in Clause (a) above, the properties shall revert to the Transferor. All costs giving effect to the reversion shall be for the account of the Transferee or its successors in title.

According to the conveyancer's certificate (Annexure 8.1), in order for the above conditions to be removed, a letter must be obtained from the relevant authority. It is important to note that the owners of the property have requested that the Project Team complies with this condition.

8. Conclusion

Based on the above assessment of the property, it is recommended that the site be used for a mixed use development in support of the Bara-link Medical and Transportation Precinct and the Soweto Empowerment Zone. The design of the development and the composition of land uses will be determined by the outcomes of the highest and best use economic market study and the urban design framework.

TOWN PLANNING REPORT SUMMARY

The Soweto Gateway Precinct	Portion 159 of the farm Diepkloof No 319 I Q
Verification of Property Descriptions	
Legal property description	Portion 159 of the farm Diepkloof No 319 I Q
Municipal Area	City of Johannesburg Metropolitan Municipality
Town Planning Project Deliverables	
Locality Map.	Annexure 1 Regional Locality, Annexure 2 Site Locality
Street Address	South of Chris Hani Road, and west of the N1 highway
SG Diagrams	Annexure 11
SG Diagram Number	SG No: 4685/2002
Size of property ha	30,5292 ha
Zoning rights	Mining
Land Use Scheme	City of Johannesburg Land Use Scheme, 2018
Land use	Vacant
Specialist reports:	<ul style="list-style-type: none"> ➤ Traffic Assessment, ➤ Water and Sewerage report, ➤ Geotechnical Investigation, ➤ Environmental Sensitivity Report, ➤ Heritage Impact Assessment Report, ➤ Aerial Photography and Detail Contour Survey ➤ Highest and Best Use Economic Market Study ➤ Electrical Report ➤ Stakeholder Engagement plan ➤ Conveyancer Certificate ➤ Urban Design Site Assessment
Legal Project Deliverables	
Deed Search	Completed
Ownership confirmation.	City of Johannesburg Metropolitan Municipality
Title deed number	T169982/2007
Copy of title Deed	Annexure 9

OFFICE COPY

SUBDIVISIONAL DIAGRAM

MERIDIAN
SURVEYS
LAND SURVEYORS
PRETORIA

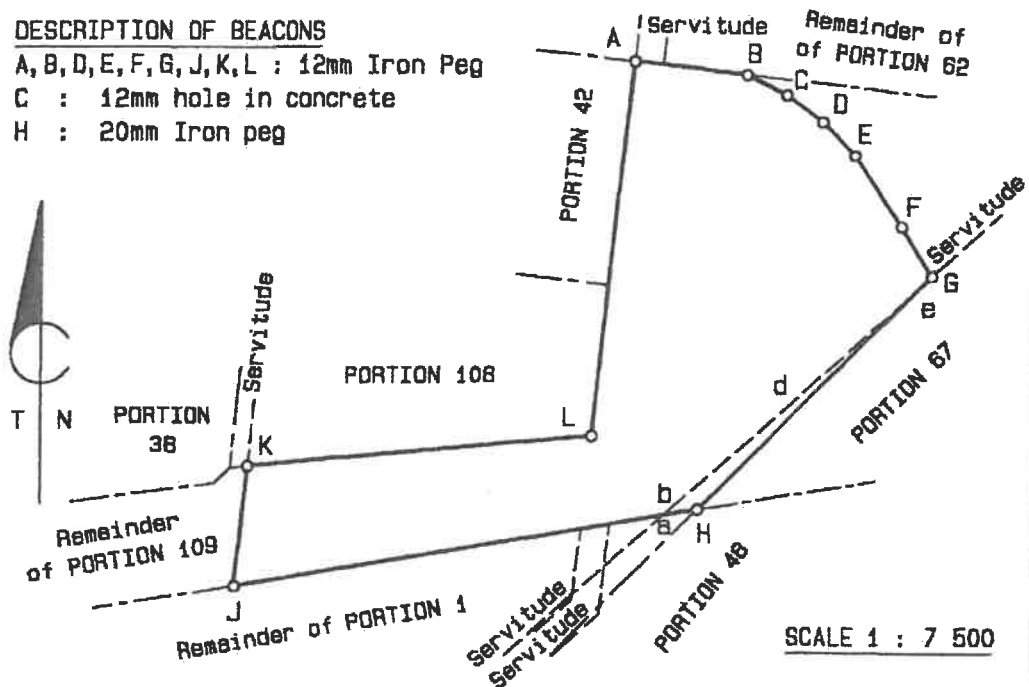
SIDES metres	ANGLES OF DIRECTION		CO-ORDINATES Y System WGS 27° X		S.G.No: 4684/2002 Approved H.C. Frank - Schalk by SURVEYOR GENERAL 2002.08.27 Ord No. 20/1986 Section 2(1)s
			+0,00	+2 900 000,00	
AB	126,30	276.19.00	A - 95 052,38	+ 6 079,73	
BC	50,61	296.10.10	B - 95 177,93	+ 6 093,63	
CD	50,78	305.40.10	C - 95 223,35	+ 6 115,95	
DE	52,11	315.55.30	D - 95 264,60	+ 6 145,56	
EF	95,71	325.45.30	E - 95 300,84	+ 6 182,99	
FG	65,26	329.02.50	F - 95 354,69	+ 6 262,11	
GH	373,10	45.08.00	G - 95 388,26	+ 6 318,07	
HJ	524,07	80.35.00	H - 95 123,83	+ 6 581,27	
JK	135,26	186.14.20	J - 94 606,82	+ 6 667,03	
KL	384,82	264.54.30	K - 94 621,52	+ 6 532,57	
LA	421,37	186.29.00	L - 95 004,82	+ 6 498,41	
VER 71 (361)			- 93 717,83	+ 7 695,47	
KRUG 118 (413)			- 91 812,65	+ 6 291,73	

SERVITUDE NOTE:

1. The line a b d e represents the centre line of a Gas Pipe Line
Servitude 2,00 metres wide vide
Diagram S.G.No. A5501/1990 Deed of Servitude No. K1241/1995s

DESCRIPTION OF BEACONS

- A, B, D, E, F, G, J, K, L : 12mm Iron Peg
C : 12mm hole in concrete
H : 20mm Iron peg



The figure A B C D E F G H J K L A

represents 17,2732 hectares of land being

PORTION 158 (a portion of Portion 109) of the farm
DIEPKLOOF No. 319-IG

Province of Gauteng

Surveyed in April 2002 by me F.M. HATTINGH PLS0252

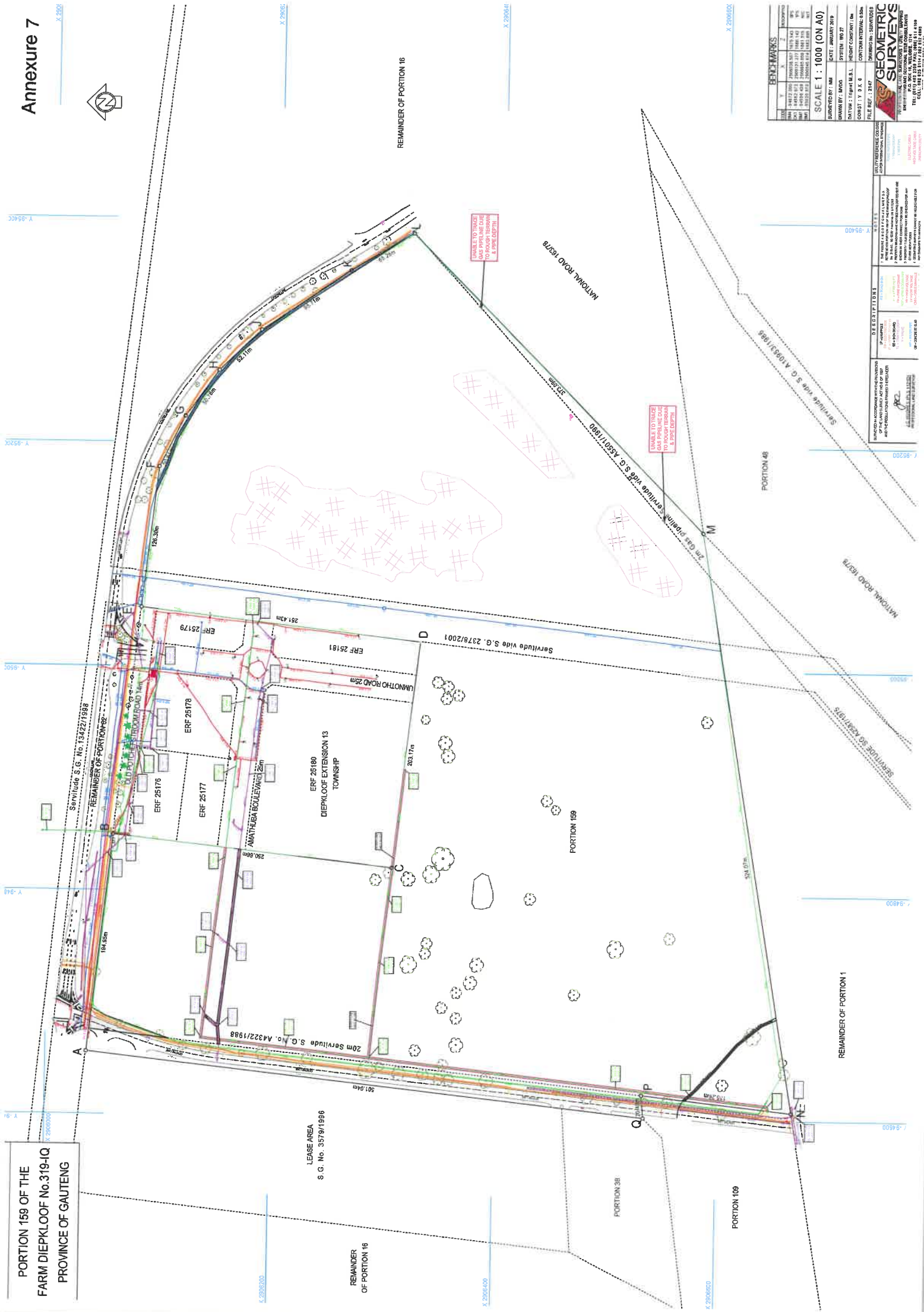
Professional Land Surveyor

This diagram is annexed to No. T1163/2005 dated i.f.d. Pta JOHANNESBURG registrar of Deeds	The original diagram is S.G.No. A4323/1988 Transfer No. T73497/1991	File -/33 S.R.No. 2106/2002 G.P. Comp. IQNP-41,42 IQNP-4241
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CHIEF CLERK/REKANESELE

Now/Now: Portion 159
See diagram S.G.No. 4684/2002
See diagram S.G.No. 4684/2002
for Certificate of Confirmation of the Survey
of the land of the farm No. 319-IG
at Johannesburg

27/08/2016





Annexure 8.1
SMITH TABATA
BUCHANAN BOYES

t: +27 (0) 11 219 6200
f: +27 (0) 11 219 6238
Ground Floor, Boundary Place
18 Rivonia Road, Cnr Rivonia Road and Boundary Road,
Illovo, 2196
PO Box 3274, Parklands, 2121
DX 6 Parktown North

gertm@stbb.co.za | www.stbb.co.za

Your Ref:

Our Ref:

Date: 26 February 2019

**CONVEYANCER'S CERTIFICATE
IN RESPECT OF PORTION 159 OF THE FARM DIEPKLOOF 319 REGISTRATION DIVISION IQ
GAUTENG PROVINCE**

I, the undersigned,

JOHANNES GERHARDUS STEPHANUS MINNAAR

hereby certify that I am a duly qualified and admitted conveyancer and sign this certificate in order to indicate:

GENERAL

1. the description of the land on which the proposed township establishment will take place;
2. the various title conditions contained in the title deed relating to the land on which this township will be established;
3. the way in which these title conditions must be disposed of for township establishment purposes;
4. the particulars of the registered owner of the land;
5. the particulars of the township applicant;
6. the particulars of the local authority;
7. conveyancing steps to be followed before or simultaneously with the opening of the township register.

Attorneys Notaries & Conveyancers

Directors: Darren Brander | Tiaan Esterhuyse | Karl-Heinz Göhring | Anastasia Haji-Pavliou

Senior Associates: Y Baia | L Ferreira | S Harvey

Associates: S Bharath | G Enslin | K Tsebe

Executive Consultants: Gert Minnaar | Tony Newell | Richard van Schalkwyk | Kristo Scholtz | Pieter Smith | Kim Zolty

Cape Town: 021 406 9100 | Bedfordview: 011 453 0577 | Blouberg: 021 521 4000 | Centurion: 012 001 1546 | Claremont: 021 673 4700 | East London: 043 721 1556 | Fish Hoek: 021 784 1580 | Fourways: 010 001 2632 | Helderberg: 021 850 6400 | Illovo: 011 219 6200 | Tyger Valley: 021 943 3800

Registration No: 2007/007774/21

VAT Reg No: 4540235860

1. Property description

It appears from information received from information received from Atlega Development Practitioners that the proposed township will be established on the following property:

Portion 159 of the farm DIEPKLOOF 319
Registration Division I.Q., Gauteng Province
Measuring 30,5292 (Thirty Comma Five Two Nine Two) hectares
Held by Certificate of Consolidated Title T169982/2007

2. Title conditions

The following title conditions are recorded against Certificate of Consolidated Title T169982/2007 in respect of Portion 159 of the farm DIEPKLOOF 319, Registration Division I.Q., Gauteng Province

A. Specially subject to the following conditions:

- (a) The land is proclaimed land and as such is subject to the provisions of the Gold Law now or hereafter to be in force affecting such land, and subject to all mining titles and to all rights attaching to them under the Gold Laws on and under the area of the said land. The CROWN MINES LIMITED, or its successors in title, retains and reserve to itself all rights to minerals and rights to mine, as also all rights which may be allotted to the freehold owner, arising from rights to minerals, such as its rights to one half of the claim licence moneys received by the State in respect of the gold mining claims, but this reservation shall not apply in respect of any licence moneys payable by the owner to the State in respect of the said land in respect of which Certificate of Mineral Rights 269/1948 RM was issued on 23 May 1948. Notwithstanding anything to the contrary contained in the aforesaid reservation of rights to minerals, the transferee and its successors in title or assigns to the land hereby transferred, shall at all times be entitled to establish and maintain Townships, Agricultural Holdings, Locations and other settlements on the said land and to construct or cause or permit to be constructed thereon streets, houses, buildings, erection and structures of all kinds.
- (b) As the land may be undermined and is adjoining or adjacent to land which has been and is being undermined, neither CROWN MINES, LIMITED, nor its successors in the title to the remaining extent of a portion of the farm "DIEPKLOOF" 319 I.Q., district Johannesburg, measuring 1383,1478 morgen, held by the Company by Deed of Transfer No. 5386/1930, dated 4th June, 1930, nor the holder of any mining title over the land or any adjoining or any adjacent land shall be liable or responsible for any damage or injury caused by past or future mining operations beneath the land or any adjoining or any adjacent land.
- (c) The owner of the land shall not directly or indirectly interfere with or in any way restrain or prevent gold mining operations being carried on beneath the surface of the said land by the CROWN MINES, LIMITED, or its successors in title to the minerals reserved, whether the surface be occupied by buildings, roads or otherwise.
- (d) THE CROWN MINES, LIMITED, or its successors in title to the said remaining extent or portion of the farm "DIEPKLOOF" 319 I.Q. Transvaal shall not be responsible for any damage caused to the Transferee or its successors in title or any occupiers of the said land from the dumps in the vicinity thereof or from the flowing of water or sand

m

or slime over the said area from any slimes dams or sand dumps adjoining or adjacent to the said area or from any water flowing therefrom.

- B. The former Remaining Extent of Portion 16 of the said farm Diepkloof, measuring 163,9287 hectares of which the property held hereunder forms a portion, is subject to the following.

Onderhewig aan 'n kraglynserwituut met bykomende regte en onderhewig aan voorwaardes ten gunste van ESKOM soos vollediger sal blyk uit Notariële Akte van Serwituut K2348A/1981S.

Note – The examiners in the Deeds Office are now demanding the amplification of existing registered title conditions by the insertion of references to the figures of the servitude areas as depicted on the relevant diagrams.

It may be required for this title condition to be amplified by the insertion of references to the figures of the servitude areas as depicted on the relevant diagrams prior or simultaneously with any registration in the Deeds Office to read as here below:

Onderhewig aan 'n kraglynserwituut 20 meter wyd met bykomende regte en onderhewig aan voorwaardes ten gunste van ESKOM soos aangedui deur die figuur A a P Q A op die aangehegte kaart SG No 4685/2002 en soos vollediger sal blyk uit Notariële Akte van Serwituut K2348A/1981S.

- C. The former Portion 158 (a portion of Portion 109) of the said farm Diepkloof, indicated by the figure E F G H J K L M N P g E on the said diagram SG No 4685/2002, is subject to the following conditions:

1. (a) The transferee shall use the Properties solely for purposes of upgrading the Elias Motsoaledi Informal Settlement by the development of low-cost housing and related municipal infrastructure.
- (b) Should the properties not be used for the purposes referred to in Clause (a) above, the properties shall revert to the Transferor. All costs giving effect to the reversion shall be for the account of the Transferee or its successors in title.
- (c) The parties agree that the donation of the properties is further subject to a pre-emptive right in favour of the transferor whereby the transferee or its successors in title grants the transferor the right of first refusal to acquire its land for the transferor's needs, free of charge, whenever the Council decides to dispose of any superfluous land vested in it, and whenever the State identifies Council land for the domestic purposes of the State and such land is found to be superfluous to the domestic needs of the Council, up to a value equivalent to the value of the donated land, duly escalated to its future value, as at the date of any such acquisitions.
2. Subject to a 2,00 metres wide servitude in perpetuity over the property in favour of AECI Limited for the purpose of constructing, laying and maintaining a gas pipeline with ancillary rights, the centre line of which servitude is indicated by the line b d e f on the said diagram SG No 4685/2002 as will more fully appear from Notarial Deed of Servitude K1241/1995S with diagram annexed thereto.

M

3. Disposal of the title conditions for township establishment purposes

3.1 *The following title conditions refer to the reservation of rights to minerals*

Conditions A (a) to (d) on pages 2 to 4 of Certificate of Consolidated Title T16998/2007

These title conditions have lapsed and will not form part of the title conditions in the township title for the proposed township

Since 1 May 2004 the Deeds Office no longer perform the functions relating to the registration of rights to minerals because Section 2 of the Mining Titles Registration Act, 1967 (No 16 of 1967) was amended to replace the Deeds Office from 1 May 2004 by the Mineral and Petroleum Titles Registration Office as the office for the registration of all mineral and petroleum and all other related rights, deeds and documents

The township applicant whose intention it is to use the surface of this property for township establishment purposes, must in any event apply in terms of section 53 of the Mineral and Petroleum Resources Development Act, 2002 (No 28 of 2002) to the Minister of Mineral Resources for such approval after an investigation first identified which mining and mineral resources could be detrimentally affected by such township establishment. Alternatively the township applicant can circulate the township application to the Department of Mineral Resources and await its comments at that later point in time

3.2 *The following title condition relates to an electrical power transmission servitude in favour of ESKOM for which the exact route and/or situation of the servitude has been determined and it can be plotted.*

Condition B on page 4 of Certificate of Consolidated Title T8731/1947 relating to Notarial Deed K2348A/1981S.

The land surveyor's servitude certificate must indicate if this electrical power transmission servitude affects the proposed township area through the situation thereof. If so, it must be accommodated in the lay-out plan of the proposed township and the conditions of establishment must indicate which erven and/or streets are affected by it.

However, if this servitudes does not affect the proposed township area through the situation thereof the conditions of establishment must indicate that it will not be carried forward to the title deeds of the erven in this township

3.3 *The following title conditions restrict the use of a portion of the land to be used solely for purposes of upgrading the Elias Motsoaledi Informal Settlement, failing which it shall revert back to the Donor of the former Portion 158 (portion of Portion 109) of the said farm DIEPKLOOF*

Conditions C.1 (a) to (c) on pages 4 to 5 of Certificate of Consolidated Title T8731/1947

The conditions of establishment for the proposed township must indicate that Conditions C.1 (a) to (c) on pages 4 to 5 of Certificate of Consolidated Title T8731/1947 must be cancelled, removed or suspended simultaneously with the opening of the township register of the proposed township established on Portion 159 of the said farm DIEPKLOOF

The township applicant must obtain a letter from the relevant authority processing this township application confirming that the former Portion 158 (portion of Portion 109) of the



said farm DIEPKLOOF is used solely for the purposes of upgrading the Elias Motsoaledi Informal Settlement

This letter will then be used by the conveyancers to cancel Conditions C.1 (a) to (c) on pages 4 to 5 of Certificate of Consolidated Title T8731/1947 in terms of section 68(1) of the Deeds Registries Act, 1937, No 47 of 1937) simultaneously with the opening of the township register of the proposed township established

- 3.4 *The following title condition relates to a gas pipeline servitude in favour of AECI LIMITED for which the exact route and/or situation of the servitude has been determined and it can be plotted.*

Condition C.2 on page 5 of Certificate of Consolidated Title T8731/1947 relating to Notarial Deed K1241/1995S.

The land surveyor's servitude certificate must indicate if this gas pipeline servitude affects the proposed township area through the situation thereof. If so, it must be accommodated in the lay-out plan of the proposed township and the conditions of establishment must indicate which erven and/or streets are affected by it.

However, if this servitudes does not affect the proposed township area through the situation thereof the conditions of establishment must indicate that it will not be carried forward to the title deeds of the erven in this township

4. Particulars of the Registered Owner

City of Johannesburg Metropolitan Municipality

5. Particulars of the Township Applicant

City of Johannesburg Metropolitan Municipality

6. Particulars of the Local Authority

City of Johannesburg Metropolitan Municipality

7. Conveyancing steps to be followed before or simultaneously with the opening of the township register

7.1 Cancellation of Conditions C.1 (a) to (c) on pages 4 to 5 of Certificate of Consolidated Title T8731/1947 in terms of section 68(1) of the Deeds Registries Act, 1937, No 47 of 1937)

7.2 Opening of the township register and the registration of the General Plan

SIGNED at ILLOVO on 26 February 2019


CONVEYANCER

MERIDIAN
SURVEYS
LAND SURVEYORS
PRETORIA

CONSOLIDATION DIAGRAM

OFFICE COPY

COMPONENTS

1. The figure A B C D g Q A represents PORTION 108 vide Diagram S.G.No. A4322/1988 Deed of Transfer No.
2. The figure E F G H J K L M N P g E represents PORTION 158 vide Diagram S.G.No. 4684/2002 Deed of Transfer No.

SERVITUDE NOTES:

1. The line B g e represents the centre line of a Gas Pipe Line Servitude 2,00 metres wide vide Diagram S.G.No. A5501/1990 Deed of Servitude No. K1241/1995s
2. The figure A g B Q A represents a Servitude 20,00 metres wide vide Diagram S.G.No. A4322/1988 Deed of Servitude No.
3. The figure E m n p E represents a servitude area vide diagram S.G.No. 2378/2001

S.G.No.

4685/2002

Approved

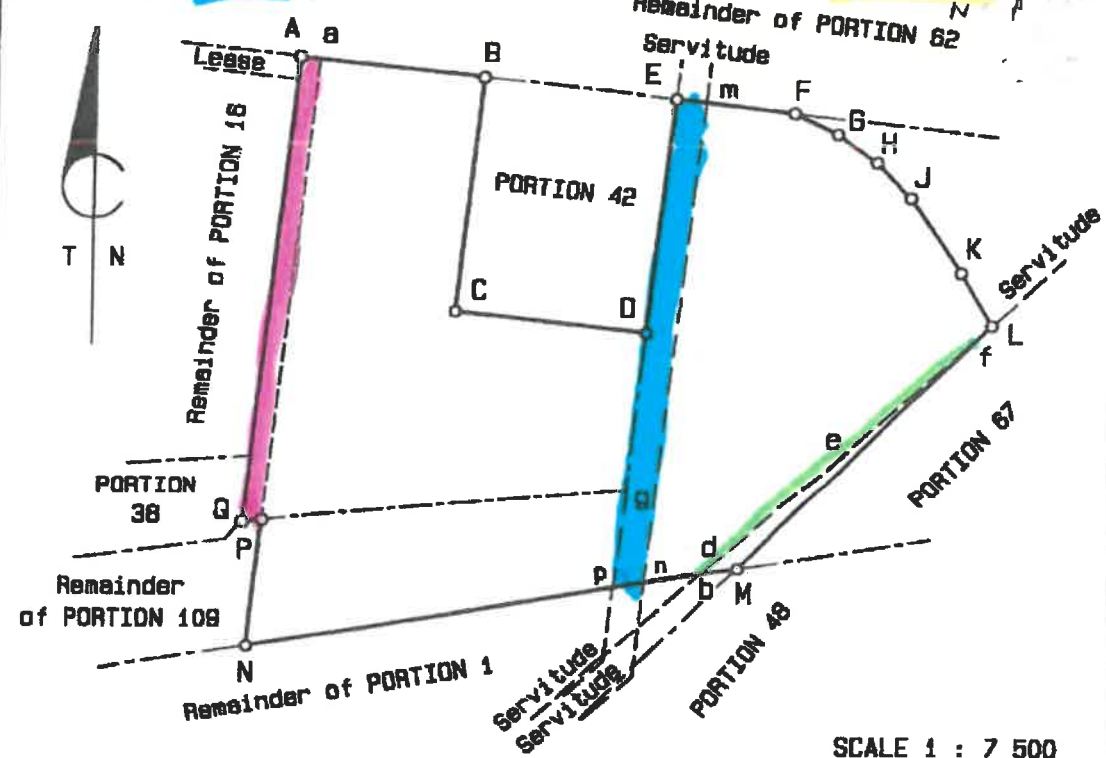
R.C. Frank-Schultz

by
SURVEYOR
GENERAL

2002.08.27

Ord No. 20/1986

Section 2(1)a



SCALE 1 : 7 500

The figure A B C D E F G H J K L M N P Q A

represents 30,5292 hectares of land being

PORTION 158 of the farm

DIEPKLOOF No. 319-1Q

and comprises components 1) and 2) as quoted above

Province of Gauteng

Surveyed in April 2002 by me F.M. HATTINGH PLS0252

Compiled

Professional Land Surveyor

This diagram is annexed to

No. T169982/2007

dated

i.f.o.

Pta

JOHANNESBURG registrar of Deeds

The original diagrams are

as quoted above

Transfer No.

File -/57

S.R. No. 2106/2002

G.P.

Comp. IQNP-41, IQNP-4162
IQNP-42, IQNP-4241

PROPOSED TOWNSHIP
DIEPKLOOF EXTENSION 16
TO BE ESTABLISHED ON
PORTION 159
OF THE FARM
DIEPKLOOF 319-IQ

Province of Gauteng

LOCALITY PLAN - NOT TO SCALE



LAND USE TABLE

ZONING	ERF No.	No. OF ERVEN	AREA (Ha)	% OF AREA
RESIDENTIAL 3	4,5,6	3	3,2157	10,5
RESIDENTIAL 4	7,9-11	4	9,7122	31,8
BUSINESS 1	2,14	2	2,6018	8,5
BUSINESS 2	3	1	2,9417	9,6
EDUCATIONAL	12,13	2	4,2068	13,8
PUBLIC OPEN SPACE	8	1	0,6944	2,3
GENERAL	1	1	1,3749	4,5
EXIST. PUBLIC ROAD			5,7645	18,9
TOTAL		14	30,5292	100,0

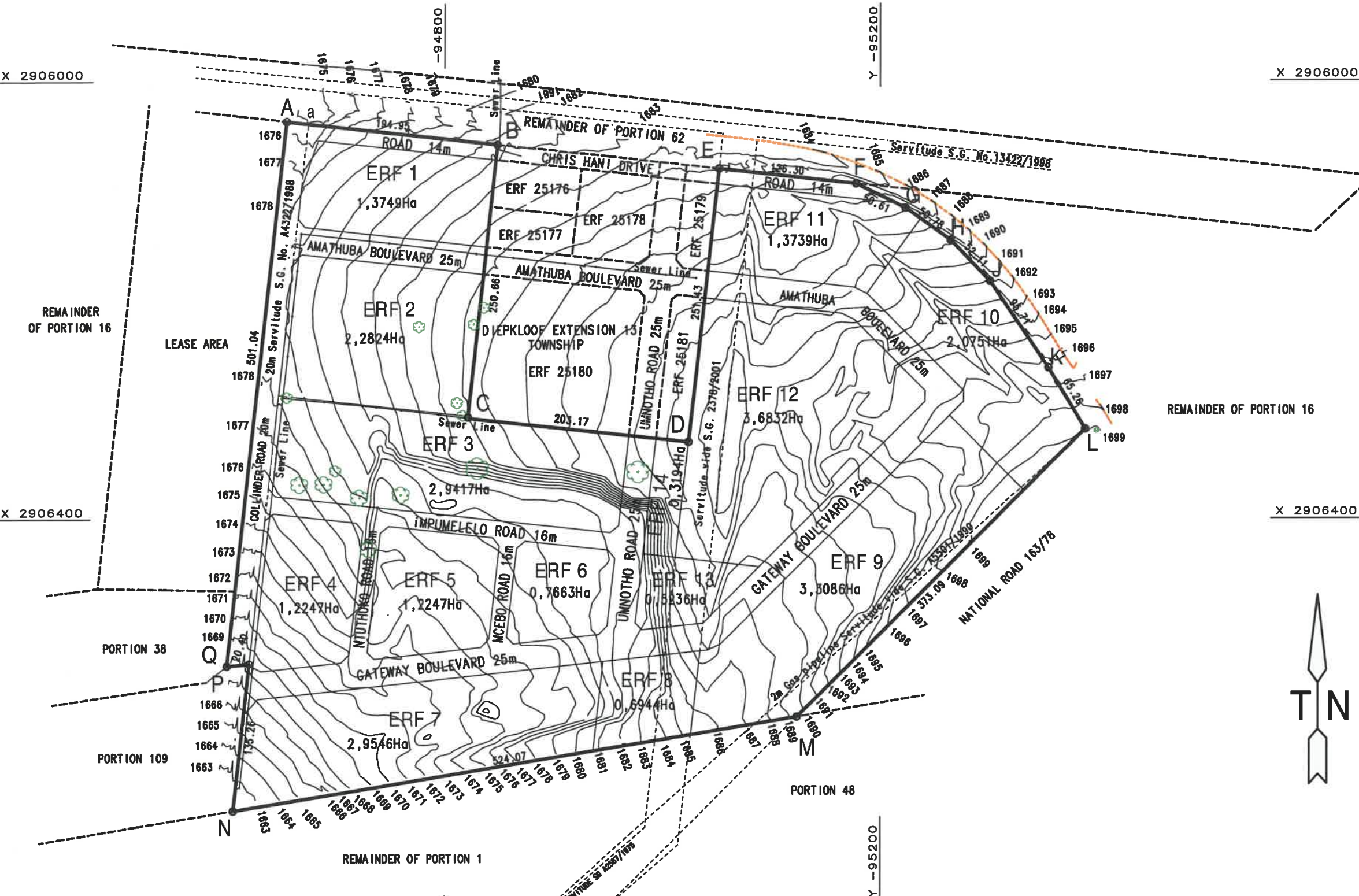
CONTOURS

INTERVAL	1m
DATE	
SURVEYED BY	

AMENDMENTS	DATE

FILE: DIEPKLOOF X16

REF: 2019/108



NAME	CO-ORDINATES	
	Y	X
A	-94655.66	2906036.31
B	-94849.45	2906057.54
C	-94823.05	2906307.73
D	-95024.09	2906329.56
E	-95052.35	2906079.70
F	-95177.93	2906093.63
G	-95223.35	2906115.95
H	-95264.60	2906145.56
J	-95300.84	2906182.99
K	-95354.69	2906262.11
L	-95388.26	2906318.07
M	-95123.82	2906581.27
N	-94606.82	2906667.03
P	-94621.52	2906532.57
Q	-94601.20	2906534.38

It is hereby certified that the proposed township is not affected by a 1:100 year floodline.

(Pr Eng) (Nr. 200370199)

NOTES:

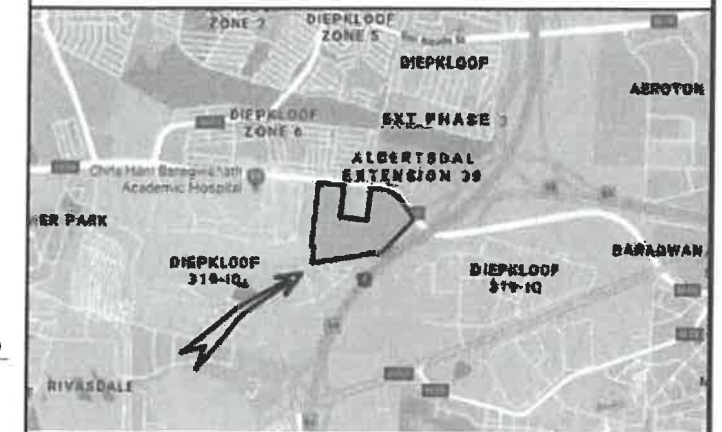
1. The figure ABCDEFGHJKLMNPQA represents proposed DIEPKLOOF EXTENSION 16 and covers an area of approximately 30.52 Hectares.
2. All measurements are given in metres.
3. Dimensions are approximate and are subject to final survey.
4. Contour interval: 1m
5. Datum: Mean Sea Level.
6. Survey system: WG 27
7. The figure AaPQA represents a servitude, vide diagram S.G. No. A4322/1988.

PROPOSED TOWNSHIP DIEPKLOOF EXTENSION

TO BE ESTABLISHED ON
PORTION 159
OF THE FARM
DIEPKLOOF 319-IQ

Province of Gauteng

LOCALITY PLAN - NOT TO SCALE



LAND USE TABLE

ZONING	ERF No.	No. OF ERFEN	AREA (Ha)	% OF AREA
RESIDENTIAL 3	4, 5, 6	3	3,2157	10,5
RESIDENTIAL 4	7, 9-11	4	9,7122	31,8
BUSINESS 1	2, 14	2	2,6018	8,5
BUSINESS 2	3	1	2,9417	9,6
EDUCATIONAL	12, 13	2	4,2068	13,8
PUBLIC OPEN SPACE	8	1	0,6944	2,3
GENERAL	1	1	1,3749	4,5
EXIST. PUBLIC ROAD			5,7645	18,9
TOTAL		14	30,5292	100,0

CONTOURS

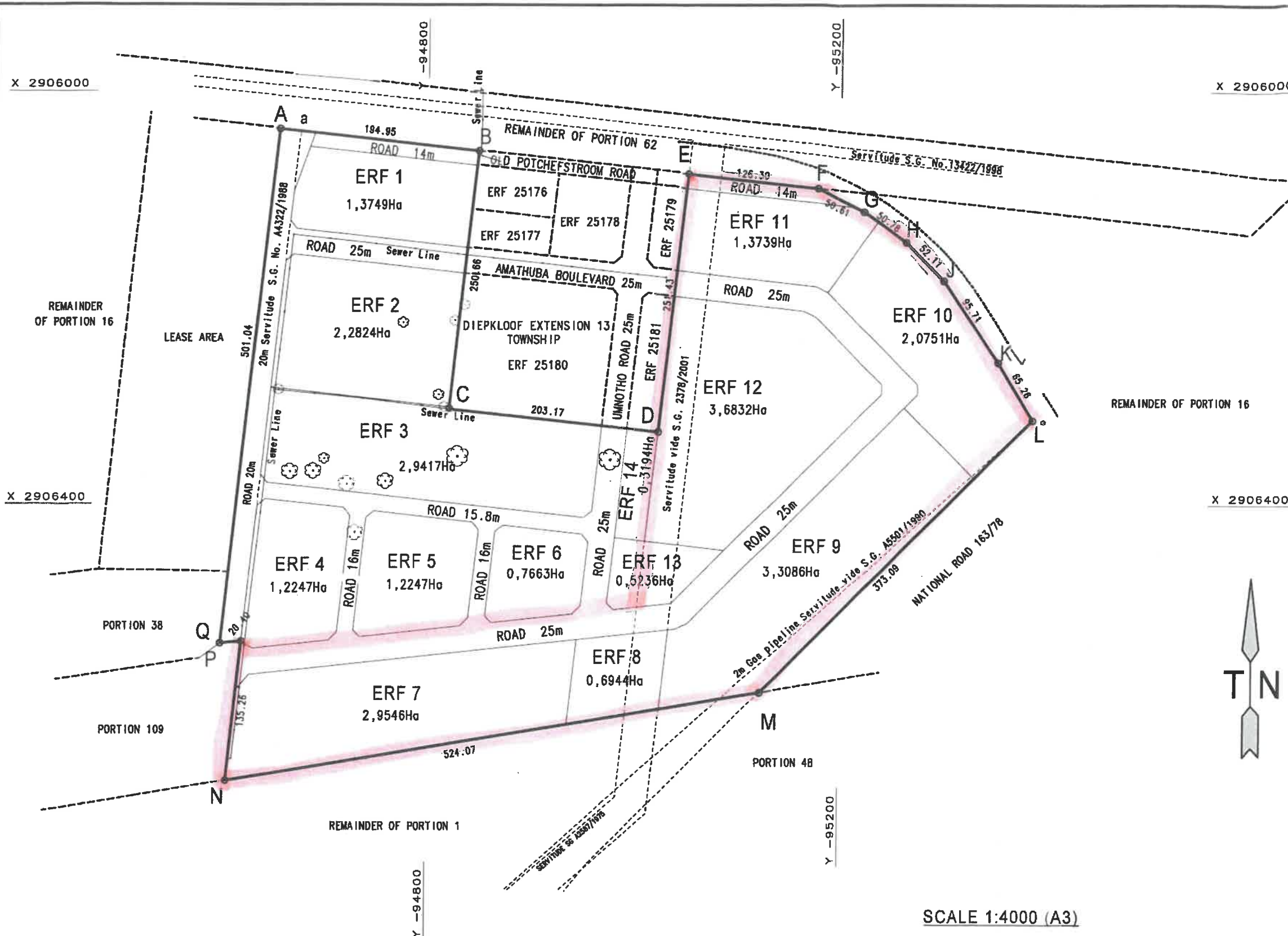
INTERVAL	1m
DATE	
SURVEYED BY	

AMENDMENTS

DATE

FILE: DIEPKLOOF X

REF: 2019/



NAME	CO-ORDINATES	WG 27	X
A	-8006,21	+94542,43	

It is hereby certified that the proposed township is not affected by a 1:100 year floodline.

(Pr Eng)(Nr.)

NOTES:

1. The figure ABCDEFGHJKLMNPQA represents proposed DIEPKLOOF EXTENSION and covers an area of approximately 30.52 Hectares.
2. All measurements are given in metres.
3. Dimensions are approximate and are subject to final survey.
4. Contour interval: 1m
5. Datum: Mean Sea Level.
6. Survey system: WG 27
7. The figure AaPQA represents a servitude, vide diagram S.G. No. A4322/1988.



Image showing Marthinus Smuts Road.



Entrance to the SEZ from Chris Hani Road.



Chris Hani Road and Marthinus Smuts Drive intersection.



Currently the only access point onto the site from within the SEZ



The existing SEZ is surrounded by concrete fencing, limiting accessibility onto the site.



Secopa Printing, a small, black-owned manufacturing business within the SEZ which specialises in silk screen printing.



Bosch Soweto Service Centre, operating within the SEZ.



The former Soweto Wholesale Market located within the SEZ. Current use is unclear.



Existing street furniture in the SEZ.



Collinder Road, separating the site from the Chris Hani Baragwanath Hospital.



Existing access road to Elias Motsoaledi Township from Collinder Road.



Northern boundary of the site surrounded by palisade fencing, thus enhancing visual permeability.



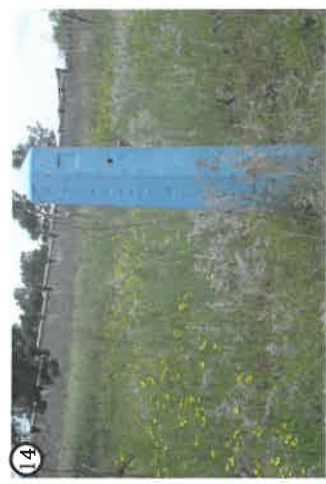
Chris Hani Road and Collinder Road intersection.



Main Elias Motsoaledi through road.



Eastern boundary wall of the site on the N1 side.



Gas pipeline servitude.

CONSOLIDATION DIAGRAM

Annexure 11
OFFICE COPY

COMPONENTS

1. The figure A B C D g Q A represents PORTION 108 vide Diagram S.G.No. A4322/1988 Deed of Transfer No.
2. The figure E F G H J K L M N P g E represents PORTION 158 vide Diagram S.G.No. 4684/2002 Deed of Transfer No.

SERVITUDE NOTES:

1. The line b d e f represents the centre line of a Gas Pipe Line Servitude 2,00 metres wide vide Diagram S.G.No. A5501/1990 Deed of Servitude No. K1241/1995s
2. The figure A a P Q A represents a Servitude 20,00 metres wide vide Diagram S.G.No. A4322/1988 Deed of Servitude No.
3. The figure EmnpE represents a servitude area vide diagram S.G.No. 2378/2001

S. G. No.

4685/2002

Approved

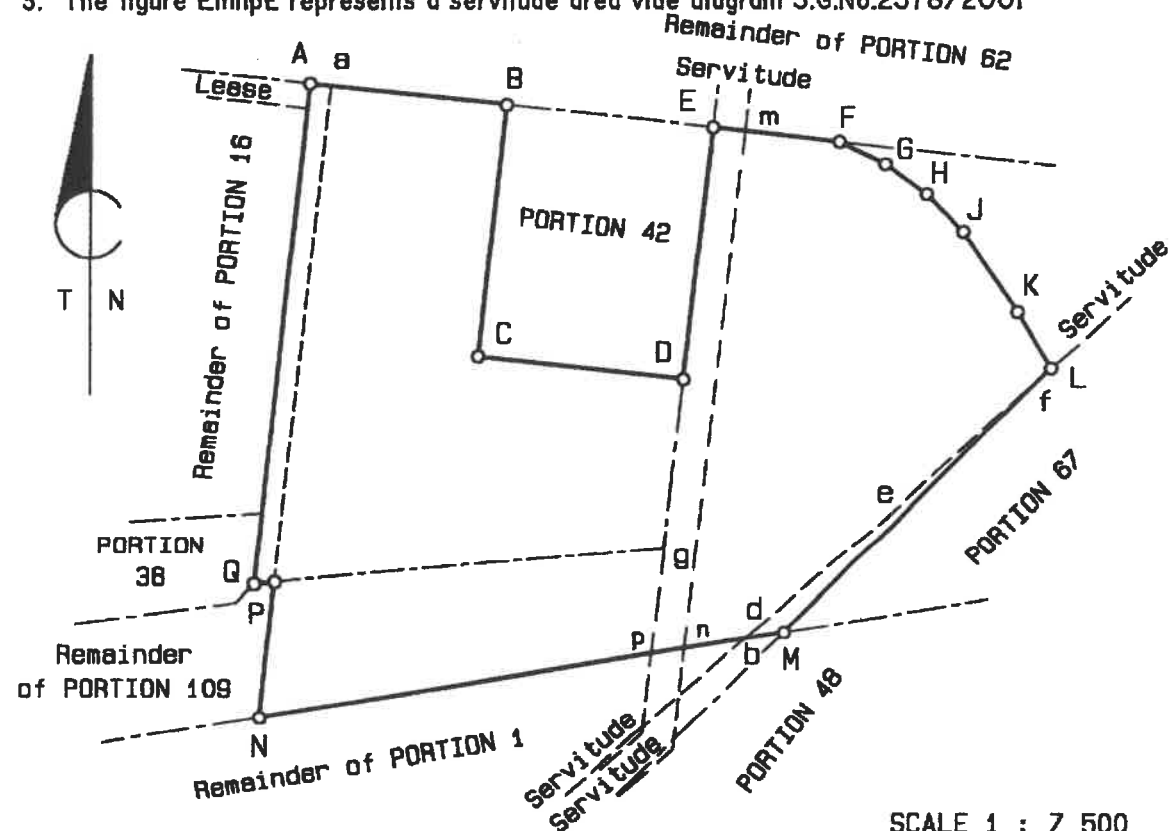
H. C. Frank - Smith

by
SURVEYOR
GENERAL

2002.08.27

Ord No. 20/1986

Section 2(1)a



SCALE 1 : 7 500

The figure A B C D E F G H J K L M N P Q A
represents 30,5292 hectares of land being
PORTION 159 of the farm
DIEPKLOOF No. 319-IQ
and comprises components 1) and 2) as quoted above

Province of Gauteng

Surveyed in April 2002 by me F.M. HATTINGH PLS0252

Professional Land Surveyor

Compiled

This diagram is annexed to

No. T169982/2007

dated

i.f.o.

Pta

JOHANNESBURG registrar of Deeds

The original diagrams are

as quoted above

Transfer No.

File -/57

S. R. No. 2106/2002

G. P.

Comp. IQNP-41, IQNP-4162
IQNP-42, IQNP-4241

Annexure 9

UITVOERING - EXECUTION

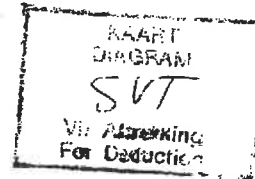
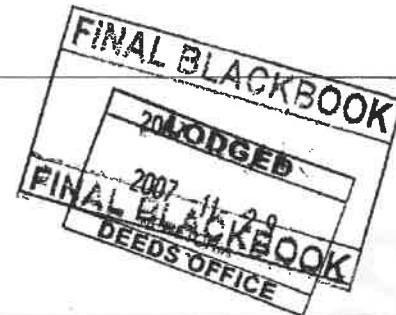
ROLF GERKE

56

TEL: 452 0860

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement:



	Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1	AS BODENHOUT K. 107				
2	S. 107		2		
3					

B. VIR AKTEBESORGER SE GEBRUIK
FOR CONVEYANCER'S USE:Aard van Akte byv: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

CCI

169982 /07

Verwysingsno./Reference No.

141/0610

Skakeling/Linking

6 3

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye/NAMES of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1	T City of Jhb.	56	1	SG No 4685/2002
2	do	56	2	T1163/2005
3	do	56	3	
4	do	56	4	
5	do	56	5	
6	do	56	6	
7				
8				
9				
10				
11				
12				
13				

MARRY

2008-01-04

PRETORIA

CAPTURER

VIOLET

2008-01-04



010005084357

REGISTRASIE VERSOEK DEUR:

REGISTRATION REQUEST BY:

DATUM:

DATE:

Ptn 159 Niephof 319 I & Q.

15/12

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simult with other registries/sectional titles:			
Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			
(b) Klant afskrifte van aktes permanent in Aktekantoor gelasseer: Client copies of deed filed permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed		Kode Code	Parawe van ondersoekers Initials of examiners
		T.R.	
(c) Notas/Notes:			

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
Datum Date	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan		
	(7) Titel akte Title deed		
	(8) Verbande teen dorpsitel Bonds against township title		
	(9) Datum nagesien Date checked		
Kantoor instruksies/Office instructions:			
Seksie/Section:			

UITVOERING - EXECUTION

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

(a) Datum van indiening/Date of lodgement:

(b)

	Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1					
2					
3					

**B. VIR AKTEBESORGER SE GEBRUIK
FOR CONVEYANCER'S USE:**

Aard van Akte byv: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

Verwysingsno./Reference No.		Skakeling/Linking		
GELYKTYDIGES/SIMULS				
Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. in stel/batch	Titelaktes ens. binne Titles etc. within
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

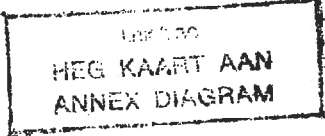
REGISTRASIE VERSOEK DEUR:

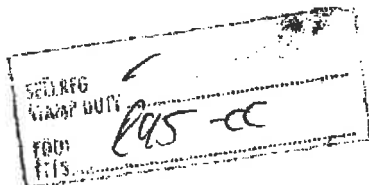
REGISTRATION REQUEST BY:

DATUM:

DATE:

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:			
(a) Gelyktydiges met ander registrasiekantore/deeltitels : Simult with other registries/sectional titles:			
Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor gelasseer: Client copies of deed filed permanently in Deeds Office:			
Aard en nommer van akte Nature and number of deed		Kode Code	Parawe van ondersoekers Initials of examiners
T.R.			
(c) Notas/Notes:			

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:			
		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
Datum Date	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6) Algemene plan General plan		
	(7) Titel akte Title deed		
Datum Date	(8) Verbande teen dorps-titel Bonds against township title		
	(9) Datum nagesien Date checked		
Kantoor instruksies/Office instructions:			
Seksie/Section: 2) 			
3) veruys na Lb			



Prepared by me,


CONVEYANCER
R GERKE

T 169982 / 07

CERTIFICATE OF CONSOLIDATED TITLE
(Issued under the provisions of Section 40 of the
Deeds Registries Act, 1937 - Act No. 47 of 1937)

WHEREAS -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(a Body Incorporated by Statute)

has applied for the issue to it of a Certificate of Consolidated Title under the
provisions of Section 40 of the Deeds Registries Act, 1937.

For Information Only

AND WHEREAS the said CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY is the registered owner of the following properties :

1. PORTION 108 (A PORTION OF PORTION 16) OF THE FARM DIEPKLOOF 319, REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG

HELD by Certificate of Registered Title T

2. PORTION 158 (A PORTION OF PORTION 109) OF THE FARM DIEPKLOOF 319 REGISTRATION DIVISION I.Q, PROVINCE OF GAUTENG

HELD by Deed of Transfer No. T1163/2005

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at PRETORIA do hereby certify that the said -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(A Body Incorporated by Statute)

its Successors in Title or Assigns, is the registered owner of -

**PORTION 159 OF THE FARM DIEPKLOOF 319, REGISTRATION
DIVISION I.Q, PROVINCE OF GAUTENG**

**MEASURING 30,5292 (THIRTY COMMA FIVE TWO NINE TWO)
HECTARES**

As will more fully appear from the annexed Diagram S.G. No. 4685/2002


A. Specially subject to the following conditions :-

- (a) The land is proclaimed land and as such is subject to the provisions of the Gold Law now or hereafter to be in force affecting such land, and subject to all mining titles and to all rights attaching to them under the Gold Laws on and under the area of the said land. The



For Information Only

CROWN MINES, LIMITED, or its successors in title, retains and reserves to itself all rights to minerals and rights to mine, as also all rights which may be allotted to the freehold owner, arising from rights to minerals, such as its rights to one half of the claim licence moneys received by the State in respect of the gold mining claims, but this reservation shall not apply in respect of any licence moneys payable by the owner to the State in respect of the said land in respect of which certificate of Mineral Rights 269/1948 RM was issued on 23 May 1948. Notwithstanding anything to the contrary contained in the aforesaid reservation of rights to minerals, the transferee and its successors in title or assigns to the land hereby transferred, shall at all times be entitled to establish and maintain Townships, Agricultural Holdings, Locations and other settlements on the said land and to construct or cause or permit to be constructed thereon streets, houses, buildings, erections and structures of all kinds.

- (b) AS the land may be undermined and is adjoining or adjacent to land which has been and is being undermined, neither CROWN MINES, LIMITED, nor its successors in title to the remaining extent of a portion of the farm "DIEPKLOOF" 319 I.Q., district Johannesburg, measuring 1383,1478 morgen, held by the Company by Deed of Transfer No. 5386/1930, dated 4th June, 1930, nor the holder of any mining title over the land or any adjoining or any adjacent land shall be liable or responsible for any damage or injury caused by past or future mining operations beneath the land or any adjoining or any adjacent land.
 - (c) THE owner of the land shall not directly or indirectly interfere with or in any way restrain or prevent gold mining operations being carried on beneath the surface of the said land by the CROWN MINES, LIMITED, or its successors in title to the minerals reserved, whether
- 

For Information Only

4

the surface be occupied by buildings, roads or otherwise.

- (d) THE CROWN MINES, LIMITED, or its successors in title to the said remaining extent or portion or the farm "DIEPKLOOF" 319 I.Q. Transvaal shall not be responsible for any damage caused to the Transferee or its successors in title or any occupiers of the said land from the dumps in the vicinity thereof or from the flowing of water or sand or slime over the said area from any slimes dams or sand dumps adjoining or adjacent to the said area or from any water flowing therefrom.

- B. The former Remaining Extent of Portion 16 of the said farm Diepkloof, measuring 163,9287 hectares of which the property held hereunder forms a portion, is subject to the following condition:

Onderhewig aan 'n kraglynserwituut met bykomende regte en onderhewig aan voorwaardes ten gunste van ESKOM soos vollediger sal blyk uit Notariële Akte van Serwituut K2348A/1981S.

- C. The former Portion 158 (a portion of Portion 109) of the said farm Diepkloof, indicated by the figure E F G H J K L M N P g E on the said diagram SG No 4685/2002, is subject to the following conditions:

1. (a) The transferee shall use the Properties solely for purposes of upgrading the Elias Motsoaledi Informal Settlement by the development of low-cost housing and related municipal infrastructure.
- (b) Should the properties not be used for the purposes referred to in Clause (a) above, the properties shall revert to the Transferor. All costs giving effect to the reversion shall be for the account of the Transferee or

For Information Only

5
its successors in title.

- (c) The parties agree that the donation of the properties is further subject to a pre-emptive right in favour of the transferor whereby the transferee or its successors in title grants the transferor the right of first refusal to acquire its land for the transferor's needs, free of charge, whenever the Council decides to dispose of any superfluous land vested in it, and whenever the State identifies Council land for the domestic purposes of the State and such land is found to be superfluous to the domestic needs of the Council, up to a value equivalent to the value of the donated land, duly escalated to its future value, as at the date of any such acquisitions.


2. Subject to a 2,00 metres wide servitude in perpetuity over the property in favour of AECL Limited for the purpose of constructing, laying and maintaining a gas pipeline with ancillary rights, the centre line of which servitude is indicated by the line b d e f on the said diagram SG No 4685/2002 as will more fully appear from Notarial Deed of Servitude K1241/1995S with diagram annexed thereto.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

AND that by virtue of these presents, the said -

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(A Body Incorporated by Statute)

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.



IN WITNESS WHEREOF, I, the said REGISTRAR, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA.

19 12 / 07

dh

REGISTRAR OF DEEDS

2

For Information Only



1-3-4

Prepared by me,
CONVEYANCER
R. Gerke

**APPLICATION FOR THE ISSUE OF A CERTIFICATE OF CONSOLIDATED
TITLE IN TERMS OF SECTION 40(3) OF THE DEEDS REGISTRIES ACT, 1937
(NO. 47 OF 1937).**

I the undersigned

GUGU ESMERALDA MILLICENT MAZIBUKO

duly authorised hereto by a resolution dated 26 April 2005 of

**CITY OF JOBURG PROPERTY COMPANY (PROPRIETARY) LIMITED
NO. 2000/017147/07**

the said company being duly authorised thereto by a Power of Attorney signed at
Johannesburg on 19 June 2002 and granted to the company by

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
(a Body Incorporated by Statute)**

which said Power of Attorney is registered under number PA 1015/2002 hereby apply to the
Registrar of Deed at Pretoria for the issuing of a Certificate of Consolidated Title in terms of
Section 40 of Act 47 of 1937 in respect of the following property:

1. **PORTION 108 (A PORTION OF PORTION 16) OF THE FARM DIEPKLOOF 319,
REGISTRATION DIVISION I.Q;
PROVINCE OF GAUTENG**

Held by Certificate of Registered Title

- 2 **PORTION 158 (A PORTION OF PORTION 109) OF THE FARM DIEPKLOOF 319
REGISTRATION DIVISION I.Q; PROVINCE OF GAUTENG**

HELD by Deed of Transfer No. T1163/2005

which properties on consolidation will be known as:

1 P 2

For Information Only



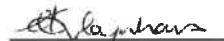
PORTION 159 OF THE FARM DIEPKLOOF 319, REGISTRATION DIVISION I.Q;
PROVINCE OF GAUTENG

MEASURING 30, 5292 (THIRTY COMMA FIVE TWO NINE TWO) HECTARES;

As will more fully appear from Diagram S.G. No. 4685/2002

SIGNED AT JOHANNESBURG on 21 November 2006

AS WITNESSES:

1. 



2. 

1

1

For Information Only

R

Prepared By : DRS01288 - JACOB NGWETJANA

TRACK NUMBER : 10005084357

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER - 00159
FARM NUMBER - 0000319
REGISTRATION DIVISION - IQ

REG DIV OR FARM NO OR FARM PORTION DOES NOT EXIST

*** END OF REPORT ***

For Information Only

Prod DEEDS REGISTRATION SYSTEM - PRETORIA
Prepared By : DRS01288 - JACOB NGWETJANA

DATE : 20071130 TIME : 07:54:37.1 PAGE : 1

TRACK NUMBER : 10005084357

PROPERTY DETAILS PRINT FOR PORTION 158 ✓
OF PORTION 109
FARM NO 319 ✓
REG DIV IQ

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T1163/2005
EXTENT 17.2732 H
CLEARANCE CITY OF JOHANNESBURG
FARM NAME DIEPKLOOF

INTERDICTS	CASE NUMBER	CASE DATE/TITLE NR	NOTED ON
I-25737/1997LG-97112	7453	8/18/97	19971203
I-8618/2004LG - SG copy of 7451/93 withdrawn	7451/93	20040612 /	20040618
I-8619/2004LG - SG copy of 7454/93 withdrawn	7454/93	20040612 /	20040618
I-8615/2004LG - SG copy of 7452/93 withdrawn	7452/93	20040612 /	20040618

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	MICROFILM REF	MMD
K1241/1995S				1995 0325 3096	
VA82/2005				2005 0513 1612	0104

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMD	MICROFILM REF
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY					T1163/2005	0104	2005 0513 1641
		DONATION		P			

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** Please Note : The information appearing on this printout is furnished for purposes of information only.
For more detailed information, please refer to the registered source documents.

*** END OF REPORT ***

6:3

① Refer to the extent
of the components on
the application doc ①

Dit is nie die praktyk om die
groottes op te stel nie.

② Nota 1 staan.

F. STRYDOM
ROOM 808

For Information Only

MEMORANDUM

**PROPOSED APPLICATION FOR THE ESTABLISHMENT
OF A TOWNSHIP ON PORTION 159 OF THE FARM
DIEPKLOOF NO 319 IQ,
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY:
DIEPKLOOF EXTENSION 16**

1. INTRODUCTION

The purpose of this application is for the establishment of a township on Portion 159 of the farm Diepkloof No 319 IQ, City of Johannesburg Metropolitan Municipality, which will consist of 14 erven and public roads.

This application is lodged in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law 2016, read with the provisions of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013) and will be advertised in the Gauteng Provincial Gazette and The Star newspapers on 10 July 2019.

2. DETAILS CONCERNING THE APPLICATION

2.1 Locality of the property

The property is located on Chris Hani Drive, west of the N1 highway in Diepkloof. It is directly adjacent to and east of the Chris Hani Baragwanath Hospital Precinct. (See Locality Map).

2.2 Access to the property

Access to the property is obtained from Collinder Road and through the Soweto Empowerment Zone (Diepkloof Extension 13) on Chris Hani Drive.

2.3 Size of the property

Portion 159 of the farm Diepkloof No 319 IQ is **30,5292ha** in extent.

2.4 Owner of the property

Portion 159 of the farm Diepkloof No 319 IQ is registered in the name of **City of Johannesburg Metropolitan Municipality**.

2.5 Deed of Transfer

Portion 159 of the farm Diepkloof No 319 IQ is registered under deed of transfer **T169982/2007**.

2.6 Bond holder's consent

There is no bond registered against the property.

3. PHYSICAL FEATURES OF THE PROPERTY

3.1 Topography

The property is located at an elevation of between 1662m and 1699m with a general slope direction towards the south-western corner of the property. No steep slopes are present on the site and the complete property can be developed.

3.2 Drainage

Storm water will be dealt with as part of the provision of engineering services in the township and will be installed in such a manner that it does not cause any harm to the natural environment. It is likely that storm water attenuation will be required.

3.3 Geological Survey

A geo-technical investigation has been undertaken which revealed that the main geotechnical constraints on site are the presence of potentially collapsible soils and the presence of shallow bedrock in places. Rocky outcrops within the study area no longer provide unique habitats as a result of illegal dumping of rubble and litter.

The site can be seen to be underlain by quartzite, conglomerate and shale of the Turffontein Subgroup, Central Rand Group of the Witwatersrand Supergroup. On site, thin horizons of topsoil, hillwash and fill were noted to be overlaying the residual sandstone and /or sanstone bedrock. In some instances, sandstone bedrock was observed from the surface. No groundwater seepage occurred on site in any of the test pits.

A further comprehensive geological investigation could be required prior to the design of high rise buildings. Based on the existing developments in the surrounding area, it does not seem that there will be any fatal geotechnical conditions that will limit the development of the site.

4. EXISTING USE AND ZONING

4.1 Existing zoning

In terms of the City of Johannesburg Land Use Scheme 2018, the property is zoned "Mining".

4.2 Existing use of the property

The property is currently vacant.

4.3 Surrounding land uses

To the west of the property is the Chris Hani Baragwanath Hospital Precinct. South of the property is the SAPS Vehicle Recovery Unit Offices. Southwest of the property is the Elias Motsoaledi Township. Approximately 500m northwest of the property is the Bara Transportation Node. North of the property is the Diepkloof Hostels.

4.4 Environmental Impact Assessment

An environmental screening report was compiled for the property, which did not indicate any environmental sensitivities that would prohibit the development of the property. An application is being lodged to the Gauteng Department of Agriculture and Rural Development for environmental authorization in terms of the applicable legislation. As soon as the project receives a registration number and as soon as the Record of Decision is issued, it will be provided to the Municipality for information purposes. A copy of the environmental screening report and letter of confirmation from the environmental consultant is attached hereto.

5. THE PROPOSED TOWNSHIP

5.1 The township layout

The township layout is based on an Urban Design Framework that was compiled for the proposed development of the property. A copy of the Urban Design Framework is attached for information purposes. Written comments on the Urban Design Framework from the Department Development Planning: City Transformation and Spatial Planning that are in support of the proposed development are also attached for information purposes.

The following provides a brief description of the proposed zoning and development controls for each of the proposed erven in the township:

Erf 1 Diepkloof Extension 16:

Erf 1 Diepkloof Extension 16 will be zoned “General” to allow for business purposes, shops, restaurants, offices, car sales lot, motor showrooms, showrooms, dwelling units, residential buildings, and warehouses. Access onto Erf 1 Diepkloof Extension 16 will be gained from the proposed extended Amathuba Boulevard and from the existing Collinder Road.

The size of Erf 1 Diepkloof Extension 16 will be approximately 1,3749ha. The following development controls are proposed:

- Height: 4 storeys
- Coverage: 60%
- FAR: 1,8; provided that a maximum of 0,6 of the floor area ratio may be used for residential purposes
- Density: 100 dwelling units per hectare
- Building lines: 3m from street boundaries. 5m along Chris Hani Road
- Parking:
 - Shops: 3,0 bays per 100m²
 - Offices: 2,0 bays per 100m²
 - Restaurants: 3,0 bays per 100m²
 - Motor showrooms: 3,0 bays per 100m²
 - Showrooms: 1,5 bays per 100m²
 - Warehouses: 1,0 bay per 100m²
 - Dwelling units: 0,5 bays per dwelling unit plus 1,0 bay per 3 units for visitors
 - Residential buildings: 0,5 bay per room
 - Social / Inclusionary housing: 0,5 bay per unit

Erf 2 Diepkloof Extension 16:

Erf 2 Diepkloof Extension 16 will be zoned “Business 1” to allow for business purposes, shops, restaurants, offices, car sales lot, motor showrooms, showrooms, dwelling units, residential buildings, and warehouses. Access onto Erf 2 Diepkloof Extension 16 will be gained from the proposed extended Amathuba Boulevard and from the existing Collinder Road.

The size of Erf 2 Diepkloof Extension 16 will be approximately 2,3111ha. The following development controls are proposed:

- Height: 4 storeys

Coverage:	60%
FAR:	1,8; provided that a maximum of 0,6 of the floor area ratio may be used for residential purposes
Density:	100 dwelling units per hectare
Building lines:	3m from street boundaries.
Parking:	Shops: 3,0 bays per 100m ² Offices: 2,0 bays per 100m ² Restaurants: 3,0 bays per 100m ² Motor showrooms: 3,0 bays per 100m ² Showrooms: 1,5 bays per 100m ² Warehouses: 1,0 bay per 100m ² Dwelling units: 0,5 bay per dwelling unit plus 1,0 bay per 3 units for visitors Residential buildings: 0,5 bay per room Social / Inclusionary housing: 0,5 bay per unit

Erf 3 Diepkloof Extension 16:

Erf 3 Diepkloof Extension 16 will be zoned "Business 2" to allow for shops, restaurants, medical consulting rooms, clinic, place of instruction, dwelling units, residential buildings. Access to Erf 3 Diepkloof Extension 16 will be gained from the proposed iMpumelelo Road, the proposed extended Umnotho Road and the existing Collinder Road.

The size of Erf 3 Diepkloof Extension 16 will be approximately 2,9302ha. The following development controls are proposed:

Height:	4 storeys
Coverage:	60%
FAR:	1,8; provided that a maximum of 0,6 of the floor area ratio may be used for residential purposes
Density:	100 dwelling units per hectare
Building lines:	3m from street boundaries.
Parking:	Shops: 3,0 bays per 100m ² Medical consulting rooms: 3,0 bays per 100m ² Clinic: 1,0 bay per bed Dwelling units: 0,5 bay per dwelling unit plus 1,0 bay per 3 units for visitors Residential buildings: 0,5 bay per room Social / Inclusionary housing: 0,5 bay per unit

Erven 4, 5 and 6 Diepkloof Extension 16:

Erven 4, 5 and 6 Diepkloof Extension 16 will be zoned "Residential 3" to allow for dwelling units and residential buildings. Access onto Erven 4, 5 and 6 Diepkloof Extension will be gained from the

proposed iMpumelelo Road, proposed Ntuthuko Road, proposed Mcebo Road, proposed Gateway Boulevard, the proposed extended Umnotho Road or the existing Collinder Road surrounding the erven.

The sizes of Erven 4 and 5 Diepkloof Extension 16 will be approximately 1,2247ha each. The size of Erf 6 Diepkloof Extension 16 will be approximately 0,7663ha. The following development controls are proposed:

Height:	4 storeys
Coverage:	60%
FAR:	1,5
Density:	150 dwelling units per hectare
Building lines:	3m from street boundaries.
Parking:	Dwelling units: 0,5 bay per dwelling unit plus 1,0 bay per 3 units for visitors Residential buildings: 0,5 bay per room Social / Inclusionary housing: 0,5 bays per unit

Erven 7, 9 and 10 Diepkloof Extension 16:

Erven 7, 9 and 10 Diepkloof Extension 16 will be zoned "Residential 4" to allow for dwelling units and residential buildings. Access onto Erven 7, 9 and 10 Diepkloof Extension 16 will be gained from the proposed Gateway Boulevard and the proposed extended Amathuba Boulevard.

The size of Erven 7, 9 and 10 Diepkloof Extension 16 will be approximately 2,9546ha; 3,3086ha and 2,0751ha respectively. The following development controls are proposed:

Height:	4 storeys
Coverage:	70%
FAR:	2,0
Density:	250 dwelling units per hectare
Building lines:	3m from street boundaries.
Parking:	Dwelling units: 0,5 bay per dwelling unit plus 1,0 bay per 3 units for visitors Residential buildings: 0,5 bay per room Social / Inclusionary housing: 0,5 bay per unit

Erf 8 Diepkloof Extension 16:

Erf 8 Diepkloof Extension 16 will be zoned "Public Open Space" to be used as a public open space. Access onto Erf 8 Diepkloof Extension 16 will be gained from the proposed Gateway Boulevard.

The size of Erf 8 Diepkloof Extension 16 will be approximately 0,6944ha. The following development controls are proposed:

Height: 1 storey
Coverage: 20%
FAR: 0,2
Building lines: 3m from street boundaries.
Parking: As per Scheme

Erf 11 Diepkloof Extension 16:

Erf 11 Diepkloof Extension 16 will be zoned “Residential 4” to allow for dwelling units, residential buildings, hotel, conference centre and restaurant. Access onto Erf 11 Diepkloof Extension 16 will be gained from the proposed extended Amathuba Boulevard.

The size of Erf 11 Diepkloof Extension 16 will be approximately 1,3739ha. The following development controls are proposed:

Height: 6 storeys
Coverage: 60%
FAR: 1,2
Density: 100 dwelling units per hectare
Building lines: 3m from street boundaries. 5m along Chris Hani Road
Parking: Restaurant: 3,0 bays per 100m²
Conference centre: 0,2 bay per seat
Residential buildings: 0,5 bay per room
Social / Inclusionary housing: 0,5 bay per unit

Erf 12 Diepkloof Extension 16:

Erf 12 Diepkloof Extension 16 will be zoned “Educational” to allow for a place of instruction, child care centre, religious purposes, institutions, social halls, sport and recreation clubs. Access onto Erf 12 Diepkloof Extension 16 will be gained from the proposed extended Amathuba Boulevard and the proposed Gateway Boulevard.

The size of Erf 12 Diepkloof Extension 16 will be approximately 3,6832ha. The following development controls are proposed:

Height: 3 storeys
Coverage: 50%
FAR: 0,4
Building lines: 3m from street boundaries.

Parking: Primary school: 1,0 bay per classroom plus
0,1 bays per learner plus 1,0 bay per additional
teacher / administrator or staff,
Child care centre: 0,1 bay per child plus 1,0
bay per classroom,
Religious purposes: 0,2 bay per seat

Erf 13 Diepkloof Extension 16:

Erf 13 Diepkloof Extension 16 will be zoned "Educational" to allow for a place of instruction and child care centre. Access onto Erf 13 Diepkloof Extension 16 will be gained from the proposed Gateway Boulevard and the proposed extended Umnotho Road.

The size of Erf 13 Diepkloof Extension 16 will be approximately 0,5236ha. The following development controls are proposed:

Height: 2 storeys
Coverage: 50%
FAR: 0,4
Building lines: 3m from street boundaries.
Parking: Primary school: 1,0 bay per classroom plus
0,1 bay per learner plus 1,0 bay per additional
teacher / administrator or staff,
Child care centre: 0,1 bay per child plus 1,0
bay per classroom

Erf 14 Diepkloof Extension 16:

Erf 14 Diepkloof Extension 16 will be zoned "Business 1" to allow for shops, restaurants, business purposes, car sales lot, motor showrooms, showrooms. Access to Erf 14 Diepkloof Extension 16 will be gained from the proposed extended Umnotho Road.

The size of Erf 14 Diepkloof Extension 16 will be approximately 0,3194ha. The following development controls are proposed:

Height: 2 storeys
Coverage: 70%
FAR: 0,6
Building lines: 3m from all street boundaries.
Parking: Shops: 3,0 bays per 100m²
Offices: 2,0 bays per 100m²
Restaurants: 3,0 bays per 100m²
Motor showrooms: 3,0 bays per 100m²
Showrooms: 1,5 bays per 100m².

Roads:

Proposed roads will be zoned "Existing Public Road". The total size of all the roads is 5,7593ha. The road reserve width differs between 16m and 25m to allow for sufficient road area, pedestrian walkways and taxi lay-bye areas, where required.

In terms of street names, it is proposed that Amathuba Boulevard and Umnotho Road in Diepkloof Extension 13 be extended into Diepkloof Extension 16. It is further proposed that the following new street names be approved for Diepkloof Extension 16: Gateway Boulevard, iMpumelelo Road, Mcebo Road and Ntuthuko Road. The proposed street names follow the same theme of economic improvement, as the names in Diepkloof Extension 13, which is more commonly known as the Soweto Empowerment Zone. The English meaning of the proposed street names are:

Amathuba = Opportunities.

Umnotho = Economy.

Gateway = Gateway.

iMpumelelo = Success.

Mcebo = Wealth.

Ntuthuko = Development.

5.2 Engineering Services

An engineering services outline scheme report for the proposed township is in the process of being compiled for the provision of **water and sanitation services, roads and storm water management**. The report will be provided to the Council as soon as it is available.

Access to the proposed erven in the township will be directly from Collinder Road and Chris Hani Road. No provincial routes are affected by the proposed development. A traffic impact assessment report is in the process of compilation, which will also be provided to the Municipality on completion.

An engineering services outline scheme report for the proposed township is in the process of being compiled for the provision of **electricity**. It has, however, been indicated that the Orlando substation is operating at full capacity.

Due to the locality of other developments in the surrounding area, it will be easy to provide this township with the necessary engineering services of water, sewerage, roads and storm water management. The detail of this service provision will be negotiated with the Engineering Departments of the Council.

6. NECESSITY AND DESIRABILITY

This application can be motivated as necessary and desirable by the following:

1. This application is part of a project initiated by the City of Joburg Property Company (SOC) Ltd on behalf of the City of Johannesburg Metropolitan Municipality to prepare the land for development of a precinct with a mixture of land uses such as offices, shops, restaurants and a high density residential development to create a precinct where people can live, work and be entertained.
2. The proposed development falls within the Transformation Zone in terms of the Spatial Development Framework 2040. These are areas where investment is prioritized for future urban intensification and growth, as they have the capacity to trigger positive effects on a metropolitan scale.
3. The proposed development is strategically located within an emerging corridor of development between the Greater Soweto and the Johannesburg CBD. The proposed development will promote and strengthen the Bara Link Node into a high intensity mixed-use node, with a range of housing typologies and targeting a range of income beneficiaries.
4. In terms of the Regional Spatial Development Framework of 2010/2011, the property is located within Region D, Sub Area 1 of the City of Johannesburg. The region is characterised by relatively high unemployment and high levels of urban sprawl. The site has been identified as ideal for social and economic integration of previously disadvantaged people and has been earmarked for the creation of employment opportunities by providing an investor friendly environment.
5. The proposed development is in line with the development objectives of the sub-area which is to “integrate Soweto with the City by promoting commercial and retail development along Chris Hani Road and within the adjacent Nasrec area” as well as to “Establish a sustainable economic development area that mobilises, supports and grows small businesses in and from Soweto” through the following interventions and guidelines:
 - a. Promote higher intensity mixed use development along Chris Hani Road, comprising small manufacturing enterprises, warehousing, retail and wholesale with high visibility from Chris Hani Road and the N1 highway.

- b. Promote and protect the medical precinct as such and only allow ancillary and complimentary uses of a convenience nature and appropriate scale.
 - c. Create key road and pedestrian linkages to improve accessibility and connectivity within and between precincts.
 - d. Provide a range of housing types in 2 and 3 storey walk-ups with an appropriate interface with Baragwanath Hospital and densities of no less than 50 dwelling units per hectare will be supported.
6. The development objective of the proposed township is to accommodate a mixture of land uses, taking advantage of the strategic location of the site within the Bara Link Node, in order to complement and reinforce the surrounding uses and activities. These include Residential-, Institutional-, Educational-, Commercial-, Medical purposes.
7. The mix of land uses will be well supported by mixed income residential, community facilities, recreation and public spaces within a balanced and sustainable urban structure that is well connected and accessible to the rest of Soweto and the City.
8. The complete development has the potential to provide the following land use activities:
- Approximately 3300 dwelling units with a variety of housing typologies and catering for a variety of income groups, including student/nurses accommodation, social housing and inclusionary housing.
 - Convenience retail facility of approximately 24 000m² that should focus on the needs of people living and visiting the Bara Link Precinct on a daily basis.
 - Combination of retail facilities and wholesale trade of approximately 41 000m² in the form of a value centre with discount stores, and factory outlets.
 - A private medical facility in support of the Chris Hani Baragwaneth Hospital that can include a private day-clinic; a variety of medical consulting rooms for doctors, physio-therapists, occupational therapists, speech therapists, dentists, optometrists, etc; pharmacy; restaurant / coffee shop; and accommodation for students, nurses and doctors related to the Chris Hani Baragwaneth Hospital.

- A hotel at the “Gateway to Soweto” to cater for people visiting the Bara Link Precinct on a regular basis and to provide a hotel for visitors to experience Soweto; to provide conference facility to the Precinct, but also to the City; and to provide a restaurant venue as a destination and experience to Soweto.
 - A facility that can be developed as a combination primary school and community facility to cater for the needs of not only the children of the City, but also to educate the adults. The facility can also be partly designed and developed as a community sports and recreation ground.
 - A child care facility for the education and care of the young children of the City, although the facility will be mainly focussed on the needs and requirements of the surrounding development.
9. The proposed township development will contribute positively to the local economy of the Region and the City, as there will be some valuable employment opportunities during the construction and operational phases of the development. This facility will provide both employment opportunities and a service to the community at the same time.
 10. The developer will also investigate and consider the use of alternative energy sources in order to reduce the required electrical demand for the proposed development.
 11. The property is currently vacant and under-utilised. This proposed township is therefore desirable and reasonable to unlock the development potential of the property to ensure future development thereof. The positive development of the property, will improve the general appearance of the area as one of the key access routes into Soweto.
 12. The proposed development will eliminate the threat of land invasions on the currently vacant site and address the housing shortage in the City.
 13. This application is in line with the Chapter 2, Section 7 Development Principles of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013) through:
 - Promote land development in locations that are sustainable and limits urban sprawl;
 - Result in communities that are viable;
 - Land development that optimizes the use of existing resources and infrastructure; and
 - The principle of good administration.

14. The proposed development will be done in accordance with all applicable legislation, municipal by-laws and the latest available technology in terms of construction processes and services provision. The proposed development will not have a negative impact on any of the surrounding developments.
15. The development will not be done on valuable agricultural land and will not affect any natural resources in the surrounding area in terms of any wetland areas or red data fauna and flora species.

Seen against the above motivation and the economic injection this project will provide in the economy of the City of Johannesburg through direct investment and employment opportunities, as well as the provision of housing, the Council is requested to give this application their favourable consideration.