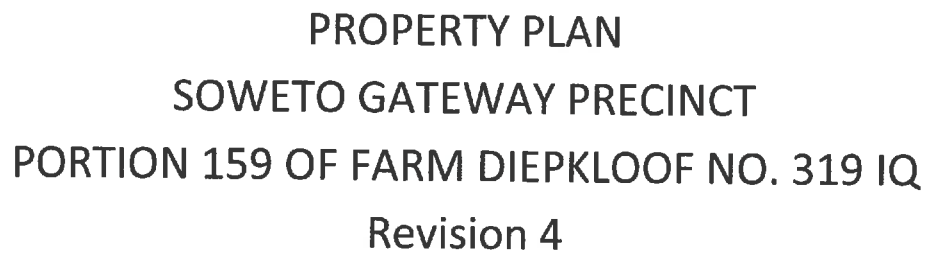


ANNEXURE N



EXECUTIVE SUMMARY

The proposed development is on Portion 159 of the Farm Diepkloof No. 319 IQ in Soweto within the City of Johannesburg Metropolitan Municipality. The farm is approx. 30.5ha, it is bordered by Chris Hani Road (M68) to the north and the Western Bypass (N1) to the east.

The site is strategically located at the main entry point into Soweto and therefore a hotspot for high value proposition infrastructure development. The site is envisioned as a 'Gateway Site' that has the potential to be an iconic, unique destination place and will be subdivided into 14 portions with various uses.

Our development objectives for the site is to accommodate a mix of land uses which not only take advantage of the properties strategic location to the existing Baralink Node.

Our intension is providing a complementing catalyst for the reinforcing of surrounding uses, existing activities and to integrate the commercial elements of the Soweto Empowerment Zone i.e. Office Space Optimization Regional Municipal Offices, extend the existing Opportunity Centre initiative and promote for more automotive / entrepreneurial resource centre type of square.

We looking to transform this corner of Soweto into a liveable district in its own right that is well connected, accessible to the rest of Greater Soweto including the City, having access to job opportunities and the full array of urban amenities within a balanced and sustainable urban framework.

Ownership

City of Johannesburg Metropolitan Municipality

Locality

The site is in the eastern part of Soweto, located south-west for Chris Hani Road and the N1 intersection. The site is also easily identifiable by the existing Soweto Empowerment Zone facility as its land mark.

Locality Plan attached as **ANNEXURE 2**

Yes

Title Deed Number

T 169982/2007

Copy of Title Deed attached as **ANNEXURE 3**

Yes

Property Size

Property measures 30,5292 hectares

SECTION 2: DEPARTMENTAL & MOE COMMENTS

Development Planning

Development concept supported in principle subject to various proposed amendments to land use zoning and densities

City Transformation

Development concept is viewed positively and well received as it aims to unlock Soweto as a True City District by diversifying land uses through densification and mixed-uses

City Parks

Township establishment application submitted on 14 June 2019 and we are pending comments

Environment

The draft basic assessment report is being has been prepared and pending the vegetation study which can only be undertaken in November as per GDARD requirements.

City Power / Eskom

Orlando substation is currently fully utilised (30MVA) therefore no spare capacity available at the substation. Nancefield substation has capacity but is situated 10Km from the development and concern is that this may result in a high voltage drop on the supply cable. Therefore Orlando substation needs to be upgraded to supply additional power for any new developments in the area.

JRA

Outline scheme report as per township layout is ready and will be submitted by 28 June 2019 for formal comments

Joburg Water

Outline scheme report as per township layout is ready and will be submitted by 28 June 2019 for formal comments

Ward Councillor

A feedback session is being arranged with Region D to present outcomes of the investigations and progress to-date on the proposed development (03 July or 04 July 2019)

Comments attached as **ANNEXURE 4 / 5 / 6**

Yes

SECTION 3: DEVELOPMENT RESTRICTIONS

Current Uses on site

The majority of the site is vacant although a portion appears to be illegally occupied by vagrants.

Current occupants

Illegal occupants appear to be vagrants (temporary shelters on site).

Existing structures and features

The site has concrete palisade boundary fencing around its extent including around the existing Soweto Empowerment Zone facility. The vacant site has uneven terrain, topsoil, rocky outcrops, barrow pits and building waste disposal. Refer to Annexure 7 & 8.

Existing Vegetation

The site vegetation on the north to north-western quadrant is short grass and few small trees, while on southern to eastern portions is the medium to larger trees. The most common vegetation type is thatching grass and khaki weed. No species of concern were recorded and the rocky outcrops present on the site no longer provide unique habitats as a result of illegal dumping. Refer to Annexure 7 & 8.

Contour survey on site plan **ANNEXURE 10**

Yes

1:100 year floodlines

The site is situated far from wetlands and rivers thus falls outside the 1:100 year floodline and the proposed development will not trigger a water use licence application process. Refer to Annexure 8.

Floodlines on site plan **ANNEXURE 8**

Yes

Geotechnical conditions

The site is underlain by topsoil, hillwash and fill overlying the residual sandstone and sandstone bedrock. Soft excavation may be anticipated at depths above 1.6m below natural ground level and intermediate to hard excavation at depths below this level. Overall, the site is developable.

Geotechnical Report attached as ANNEXURE 11	Yes
Wetland Deliniation	No rivers and wetland on site.
Wetland Report attached as ANNEXURE 8	Yes
Environmental Fatal Flaw Analysis	Environmental significance for development is low as revealed by various desktop studies. However it is recommended that the project undergoes detailed studies as per NEMA requirements and any mitigation measures are undertaken before construction.
Fatal Flaw report attached as ANNEXURE 8	Yes
Heritage Issues	There are no visible restrictions or negative impacts in terms of heritage associated with the site therefore development on the site can proceed. In the event that historical deposits and graves are discovered during infrastructure or construction works a heritage/archaeologist should be commissioned to investigate.
Heritage Report attached as ANNEXURE 7	Yes
Registered Servitudes	<ul style="list-style-type: none"> • S.G. No. A4322/1988 20m Public road servitude • S.G. 2378/2001 32m Rand Water Pipe • S.G. A5501/1990 2m Gas pipeline
Unprotected Council Services	There are unprotected services on the site which are not within a registered servitude and are shown on the Servitude Survey Plan. The Servitude Survey Plan is attached as Annexure 10
Restrictive conditions of title	<p>There are no restrictive conditions but just the following special conditions:</p> <p>Condition C 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.</p> <p>(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.</p>

SG diagram No. attached as **ANNEXURE 12**

SG No: 4685/2002

Town Planning Report attached as **ANNEXURE 14**

Yes

DEVELOPABLE AREA SUMMARY

Site Plan reflecting above findings* attached as **ANNEXURE 15**

Yes

Total Site Area

30,5292 hectares

Minus undevelopable areas:

Description	Area (Hectares)
Road reserves i.e. Roads, Sidewalks, Rand Water and Gas pipeline	5,7593 Ha
TOTAL	5,7593 Ha

Net Development Area

24,7699 Ha

SECTION 4: ZONING RIGHTS

Current Zoning

Mining

Zoning certificate attached as **ANNEXURE 13**

Yes

Town Planning Policy

City of Johannesburg Land Use Scheme, 2018

Maximum Potential Zoning

Residential 3 (Erf 4, 5, 6)
Residential 4 (Erf 7, 9, 10, 11)
Business 1 (Erf 2, 14)
Business 2 (Erf 3)
Educational (Erf 12, 13)
General (Erf 1)
Public Open Space
Road Reserves – Roads, Sidewalks & Rand Water

Floor Area / units
48,237m2 (483 units)
183,253m2 (2,222 units)
43,516m2 (231 units)
52,744m2 (292 units)
16,827m2
24,748m2 (137 units)
1,389m2
57,593m2

Letter from DPUM attached as **ANNEXURE 5 / 6**

City Transformation and Land Use Management are support of the proposed development. Refer to comments per annexure 5 and 6

SECTION 5: SERVICES

The current availability of bulk and link services to the site together with the additional bulk and link requirements to service the proposed development on the site are summarised as follows:

Engineering Assessments were undertaken by the various consultants on the availability of services. The investigation revealed that there are water and sewer connections available on the site. Surrounding roads will need to be upgraded in order to meet the anticipated traffic flow. There is no additional electrical capacity in the Orlando Substation and this will need to be upgraded before development can take place.

Electrical

Electricity is provided by City Power. The Orlando substation is currently operating at full capacity, meaning there is no available capacity for future development.

Electrical Engineers report

Available. Refer to Annexure 17

Water

Available. Refer to Annexure 18

Sewer

Available. Refer to Annexure 18

Roads

One access road is available. Potential access points on Collinder Road and Elias Motsoaledi Road. Refer to Annexure 18

Stormwater

Existing stormwater drainage next to the site. An internal storm water management system will be provided for the development. See Annexure 18

Estimated cost of supply of bulk and link services to the proposed development: This item is in progress as we currently are in receipt of scoping reports from the various consultants.

Electrical	R
Water	R
Sewer	R
Roads	R
Stormwater	R
TOTAL	R

Engineers report attached as **ANNEXURE 17 / 18**

Yes

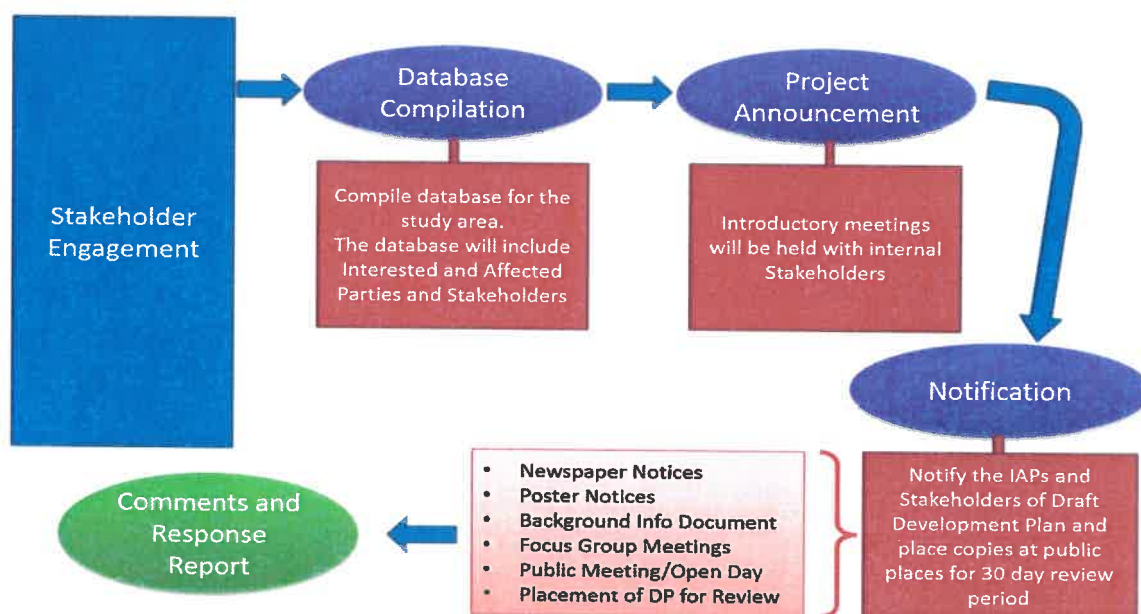
The purchaser will be responsible for the payment of all services and parks contributions which are payable as a result of the rezoning / township establishment of the site.

SECTION 6: COMMUNITY ISSUES

The stakeholder engagement, various stakeholders from different levels have been engaged with and notified of current plans for the site. These stakeholders include Region D officials, the Department of Economic Development, The Chris Hani Baragwanath Academic Hospital and COJ Housing Department thus far. Minutes are attached and refer to Annexure 22.

After approval of the proposed property plan by JPC, a detailed stakeholder engagement process will be undertaken in order to get the township layout approved. The outcomes of the property plan investigations will then be presented to City Transformation, Land-use Management, Region D officials, COJ Housing Department including Local ward councillors, The Department of Transportation and The Community at large in order to commence the public participation process.

Stakeholder Engagement Flow Diagram



SECTION 7: DEVELOPMENT PROPOSAL

Proposed Development Concept – Refer to Annexure 21 (Draft Urban Design Report)

SECTION 8: PROPOSED IMPROVEMENTS

Proposed Improvements – Refer to Annexure 15 (Township Layout and Development Controls)

SECTION 9: ESTIMATED COSTS AND EXPECTED RETURNS

Refer to Annexure 23 – In progress and currently being updated to suit the township layout and development controls

SECTION 10: DEVELOPMENT TIMEFRAMES

Available. Refer to Annexure 24

SECTION 11: DEVELOPMENT FEASIBILITY / DEMAND STUDY

Available. Refer to Annexure 25