

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 sandstone 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 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 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
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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 100m ² 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 area 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.