

# Portion 159 of Farm Diepkloof No. 319-IQ Draft Urban Design Report

June 2019



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# 1 INTRODUCTION

This is a draft report indicating the proposed development components and land use opportunities to guide the development of the site, Portion 159, No. 319-IQ Diepkloof, Soweto. This study has been coordinated by Turning Point, the professional team includes, Economists, Town and Regional Planners, Traffic and Services Engineers, Stakeholders liaison, Land Surveyor and Environmentalist.

The study site occupies an area of 35ha and includes what is known as the Soweto Empowerment Zone (SEZ) and Municipal offices. It is currently accessible from Chris Hani Road through a controlled access point into an internal road providing the backbone for the future access and connectivity network to structure development within it. It is strategically located and has been the subject of previous investigations and proposals.

The purpose of this study is to reassess the opportunities for its development and formulate an integrated project plan articulating current development opportunities. The work undertaken is informed by the market research conducted by property economists and input received from key stakeholders.

**This report must be read in conjunction with other specialist's reports, this component of work only refers to the preliminary urban design input illustrating a concept that fits the context and the recommended land use mix for final comments and input. Further integration and consolidation of information will be undertaken for the preparation of the final project plan and town planning process.**



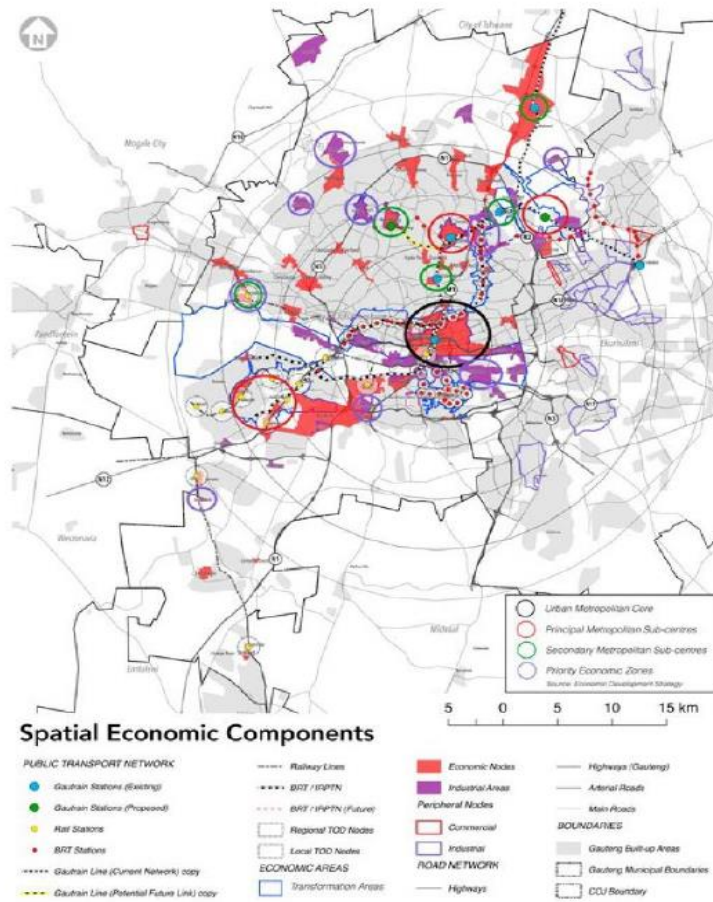


Figure 1: Spatial economic components (CoJ SDF, 2016)

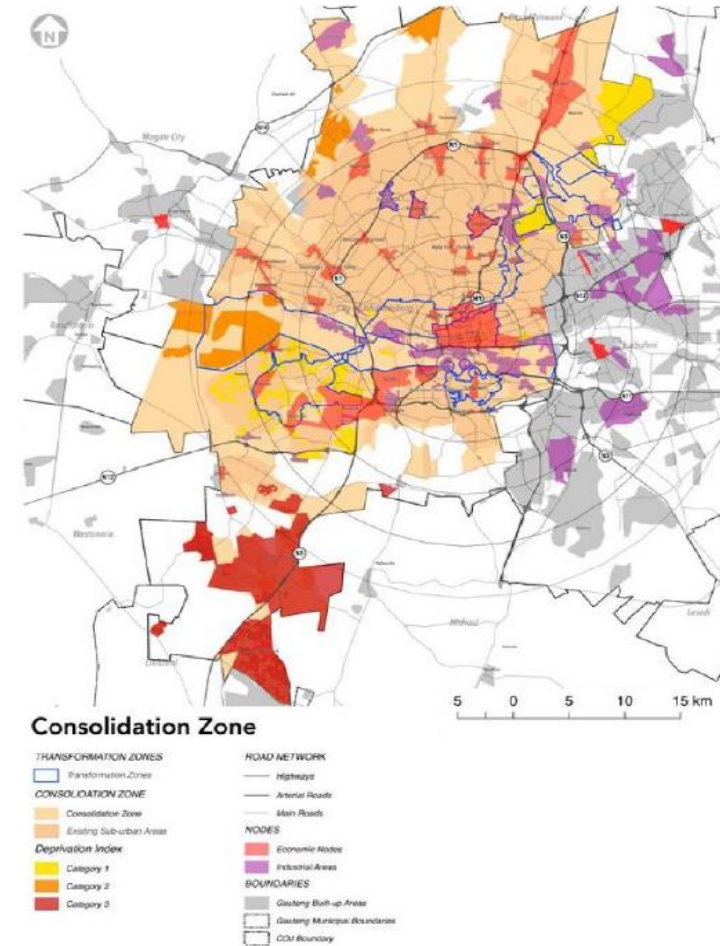
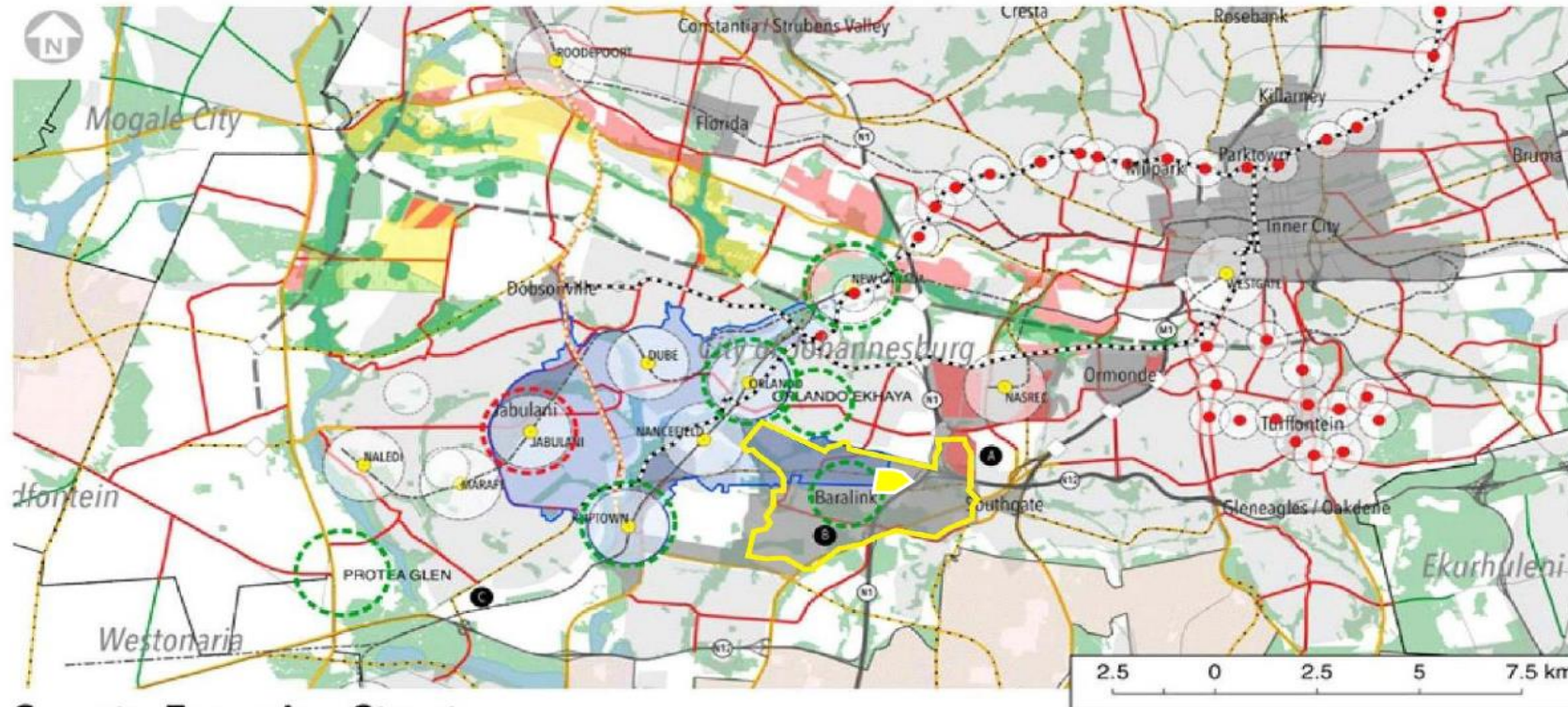


Figure 2: Consolidation zone (CoJ SDF, 2016)



**Soweto Emerging Structure**

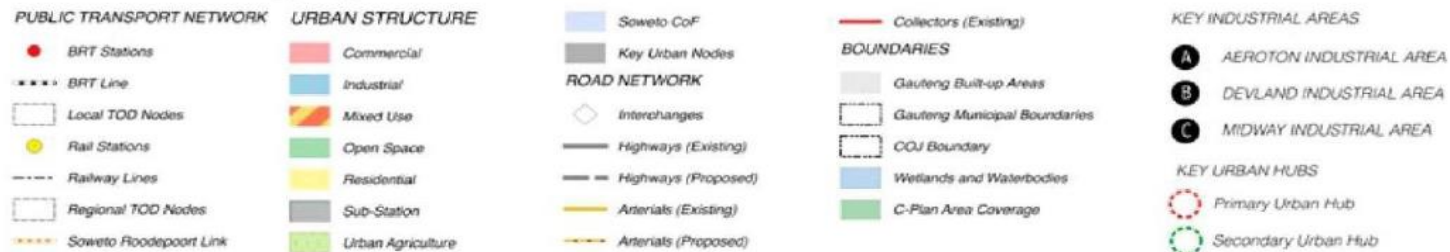


Figure 3 : Soweto emerging structure (CoJ SDF, 2016)

### 3 CONTEXTUAL FRAMEWORK

The site has been assessed in the context of the current policy framework reflecting upon the development trajectory put forward in the Strategic Development Framework (SDF,2016) regarding the role that Soweto plays in the Metropolitan context and highlighting the need for it to become a more diverse and economically integrated place.

As indicated in the SDF the aim is ...

#### **Unlocking Soweto as a True City District 7.2.3.**

*Transform Soweto into a liveable city district in its own right with access to jobs and the full array of urban amenities. Create a series of self-sufficient mixed-use nodes as growth points for jobs within the area.*

*Develop mixed land uses (particularly economically productive ones) and social services, making use of a good street pattern and public transport.*

#### **Local Context**

The site sits in a prominent position next to Chris Hani Baragwanath Hospital and a range of institutions and medical facilities serving the region. It is located on Chris Hani Road and west of the N1, it is accessible from Chris Hani with Collinder Road forming the western boundary. It has the potential to connect to the adjacent areas and facilities including the Baragwanath Public Transport hub, the existing residential areas and hostels to the north and the Ellias Motsoaledi residential area currently being developed to the south west.

Furthermore, it sits between two important retail hubs, South Gate Regional Shopping centre to the east and Maponya Mall to the west and in walking distance to the 3<sup>rd</sup> largest training hospital in the world. Along Chris Hani Road several other institutional, municipal and educational facilities are located, making this area a prime zone to develop into a high intensity and mixed-use node to complement other nodes such as the Jabulani node attracting investment and new development into Soweto

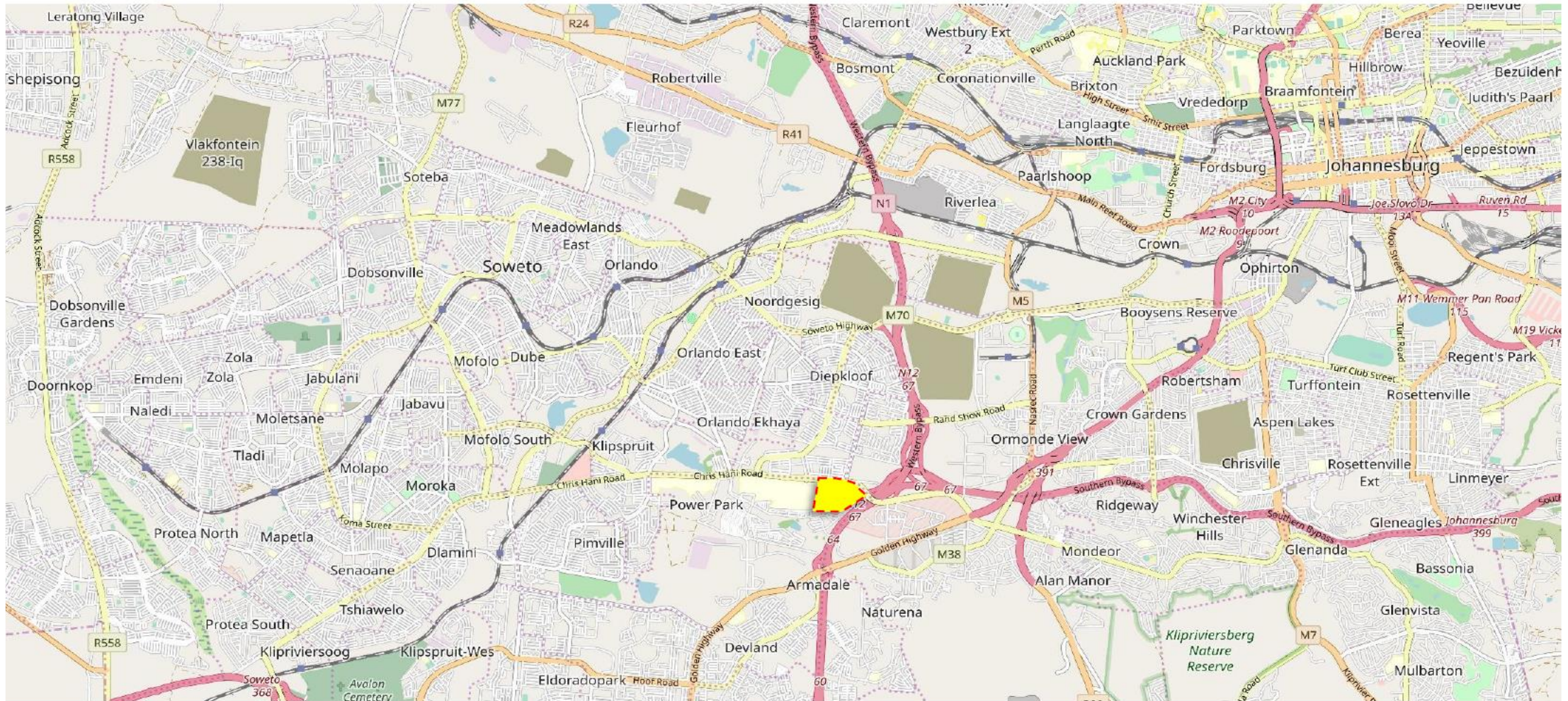


Figure 4: Study Site Locality Map



The Site in Context

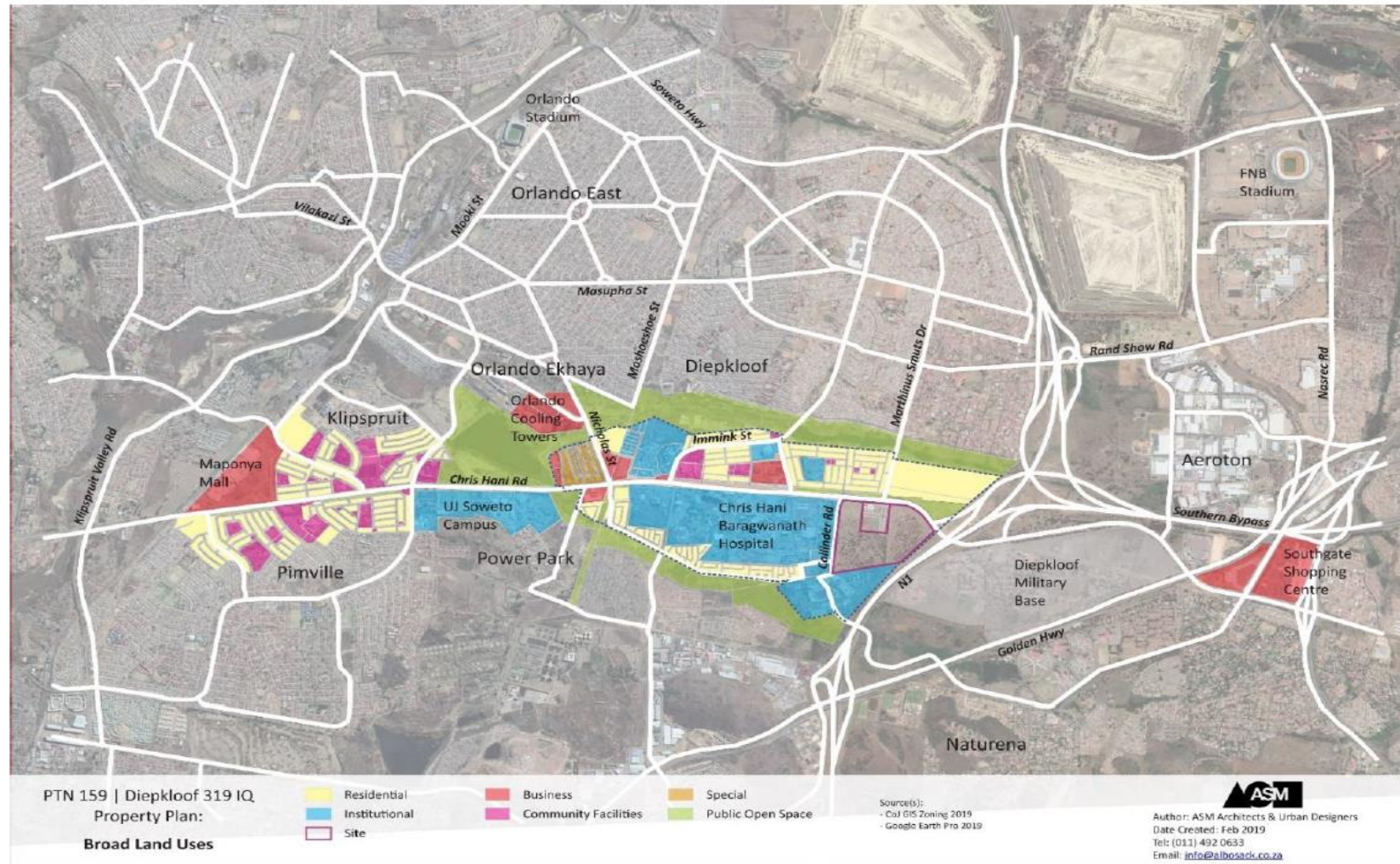


Figure 5: Chris Hani Corridor Land Use Map/



Figure 6: Composite images of Baragwanath Taxi Rank and surrounds

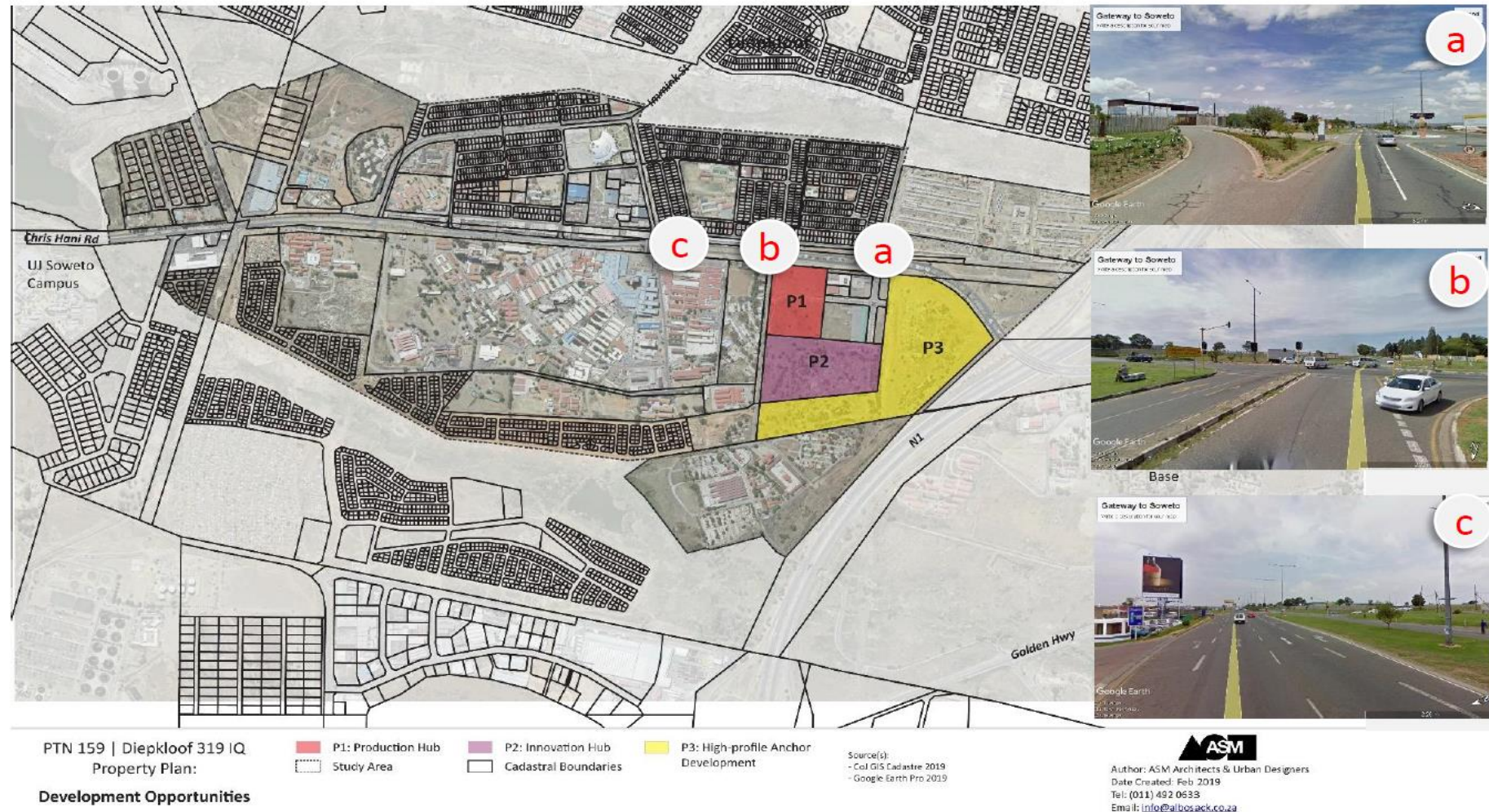


Figure 7: Views of the Site from Chris Hani Road



The phasing strategy for the intensification of the Baralink area (Baralink Business Plan, 2006)

#### Previous Studies

The Baralink Development Framework formulated in 2006 is seminal to the conceptualisation of the development potential of this node and provides clear guidelines from which to develop a more integrated approach to the structuring of the site which follows the principles listed below.

#### The review of the Baralink Development Framework: (2006).

The vision and principles of the Baralink Node Development Framework will be adhered to:

- Making connections to integrate Baralink and Soweto in the urban fabric;
- Creating an interconnected or gridded network of streets;
- Promoting empowerment through urban form;
- Integrating and mixing land use;
- Improving safety and security through all development;
- Consolidating a regional social and economic centre; and
- Promoting sustainability in all development solutions.

## The Site

The site occupies an area of 35ha and includes what is known as the Soweto Empowerment Zone (SEZ) and municipal offices. It is currently accessible from Chris Hani Road through a control access point into an internal boulevard type road providing the starting point for the future access and connectivity network to structure the development of the site.

The Soweto Empowerment Zone (), supported by a Business Plan approved by CoJ in 2006 highlighted in a CoJ report prepared in 2013 was established as a *..mixed use zone that mobilises and promotes Black Economic Empowerment and Small, Medium and Micro Enterprises* and irrespective of the investment made by the public sector... *the site is currently underutilised and has not reached its optimal levels of investment given the public-sector led driven approach.*

Transform Soweto into a liveable city district in its own right with access to jobs and the full array of urban amenities. Create a series of self-sufficient mixed-use nodes as growth points for jobs within the area.

Baralink :Develop a Gateway Node with .. mixed land uses (particularly economically productive ones) and social services, making use of a good street pattern and public transport (CoJ SDF, 2016).



Figure 8: Vision for Bara Gateway Node

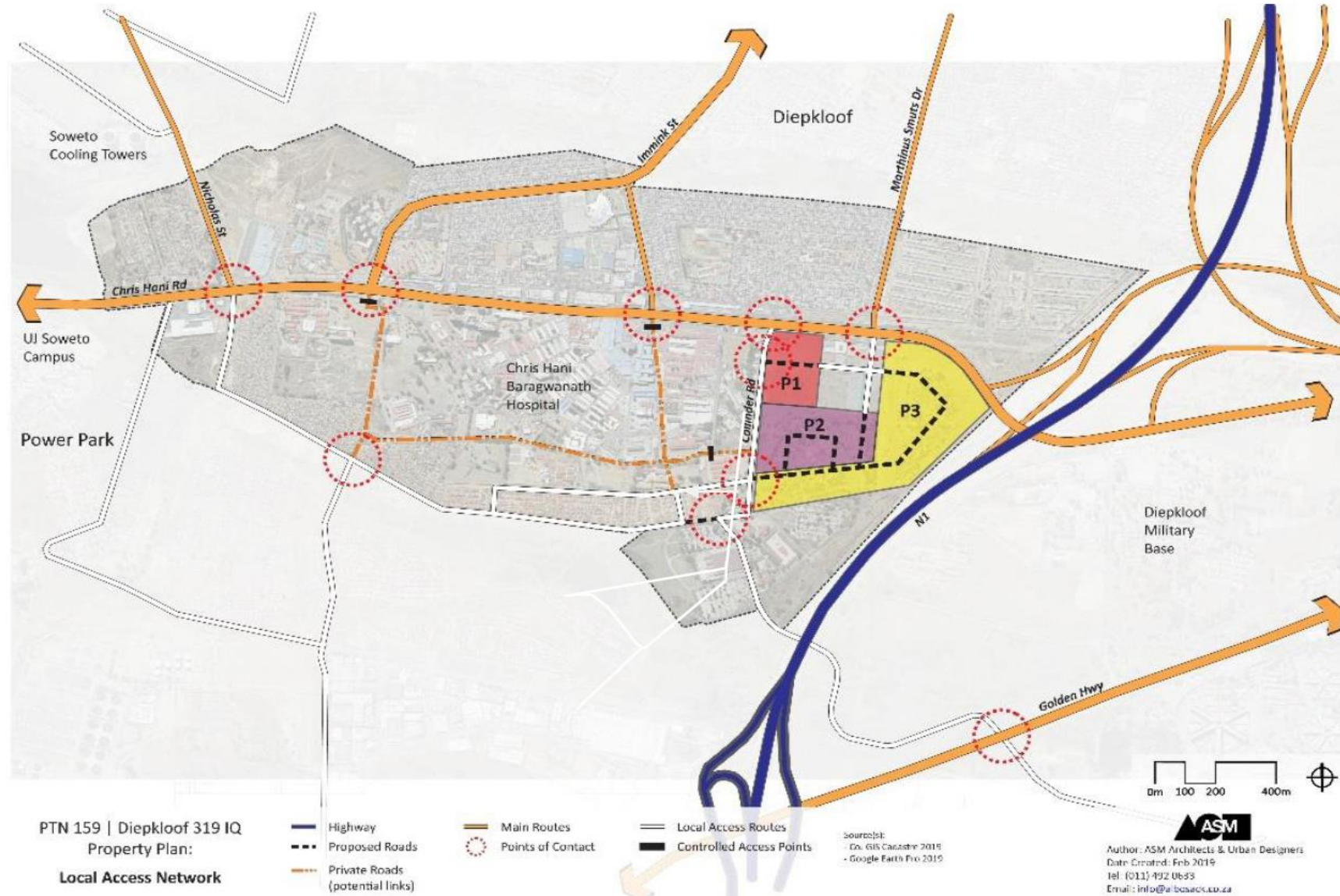


Figure 9: Structuring Elements of Bara Gateway Site

## The Development Site

The Legal property description is Portion 159 of farm Diepkloof 319 IQ, the development site excluding the SEZ consist of 30,5292ha, the current zoning is Mining. It is owned by the City of Johannesburg Metropolitan Municipality. Its development will be governed by the City of Johannesburg Land Use Scheme, 2018. The title deed number T169982/07 contains the following restrictions:

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.

(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. The above has been considered in preparing the development concept and in the allocation of potential rights for the different land parcels.

- i) Environmental Study  
From the preliminary environmental assessment there are no sensitive areas to be protected, rock outcrops are present on the eastern side of the undeveloped portions which will be incorporated into the development proposals. Further assessments and consultation are still to be conducted with relevant departments and agencies and will be reflected in the final report.

i) Road Network and Transportation

The site is well located and adjacent to the main arterial connecting it to the rest of the Metro and Soweto. The surrounding road network has been compromised due to security control measures introduced to manage access into the different institutional and medical facilities resulting in the configuration of large blocks only accessible from designated access points.

This condition is also limiting the distribution of the existing public transport network and facilities which relies primarily on the services provided by the Barawanath Taxi Rank and the BRT services along Immink Street.

i) Land Use Zoning

The site is zoned “Mining” and the title deed contains the following restrictions:

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.

(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.

i) Services Infrastructure

The final assessment is still to be conducted which will determine the current and future capacity of services infrastructure through further consultation with relevant services providers and based on the approved land use rights for the different precincts within the site.



Figure 10: Site Conditions indicating existing services



Figure 11: Development Areas

## 4 DEVELOPMENT CONCEPT

The development concept responds to the objectives and principles listed below. These design principles will be further refined incorporating additional information required to ensure that the development results in harmonious and mutually reinforcing interventions.

### Development Objectives

Accommodate a mix of land uses taking advantage of the strategic location of the site within the Baralink Node, complementing and reinforcing surrounding uses and activities such as: Institutional, Educational, Commercial, high profile local manufacturing and training facilities. That is to be well supported by medium to high density mixed income residential, community facilities, recreation and public spaces within a balanced and sustainable urban structure, well connected and accessible to the rest of Soweto and the City.

### Guiding principles

The following is promoted:

- A sustainable and integrated urban structure connected to the surrounding urban fabric.
- A structure of well-defined and interconnected precincts.
- A destination place for the local community and the city.
- Integrating and mixing land use to accommodate a range of uses and activities
- Application of green building principles in the design and management of all developments.
- Promoting innovation and sustainability in all development solutions.
- Build well integrated and sustainable urban communities.
- Management structure to enhance safety and security.



Figure 13: Development Concept

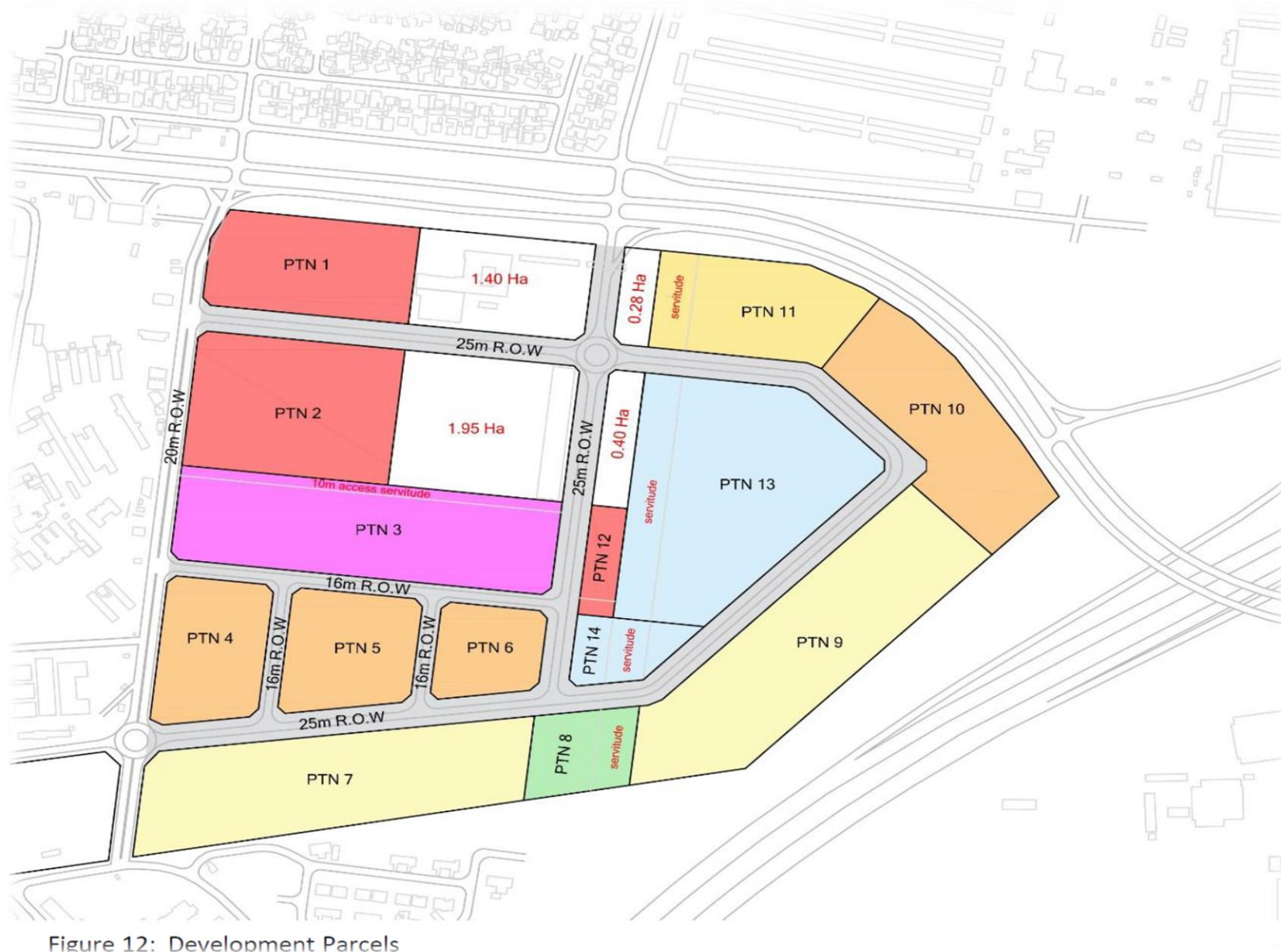


Figure 12: Development Parcels

PTN 159 Diepkloof 319IQ - Detailed Proposed Land Uses								
Site	Area (m2)	Area (Ha)	Zoning	Proposed Land Uses	FAR	Bulk (m2)	Density (Du/Ha)	No. of dwelling Units
PTN 1	13749	1,37	General	Business purposes, Shops, Restaurants, Offices, Car sales lot, Motor showrooms, Showrooms, Dwelling units, Residential buildings, Warehouses	1,8	24748	100	137
PTN 2	23111	2,31	Business 1	Business purposes, Shops, Restaurants, Offices, Car sales lot, Motor showrooms, Showrooms, Dwelling units, Residential buildings, Warehouses	1,8	41600	100	231
PTN 3	29302	2,93	Business 2	Offices, Shops, Restaurants, Medical Consulting Rooms, Clinic, Place of instruction, Dwelling units, Residential buildings	1,8	52744	100	293
PTN 4	12247	1,22	Residential 3	Dwelling units, Residential buildings	1,5	18371	150	184
PTN 5	12247	1,22	Residential 3	Dwelling units, Residential buildings	1,5	18371	150	184
PTN 6	7663	0,77	Residential 3	Dwelling units, Residential buildings	1,5	11495	150	115
PTN 7	29546	2,95	Residential 4	Dwelling units, Residential buildings	2	59092	250	739
PTN 8	6944	0,69	Public Open Space	Public Open Space	0,2	1389	0	0
PTN 9	33086	3,31	Residential 4	Dwelling units, Residential buildings	2	66172	250	827
PTN 10	20751	2,08	Residential 4	Dwelling units, Residential buildings	2	41502	250	519
PTN 11	13739	1,37	Residential 4	Dwelling units, Residential buildings, Hotel, Conference Centre, Restaurant	1,2	16487	100	137
PTN 12	36832	3,68	Educational	Place of instruction, Child care centre, Religious purposes, Institutions, Social halls, Sport and recreation clubs	0,4	14733	0	0
PTN 13	5236	0,52	Educational	Place of instruction, Child care centre	0,4	2094	0	0
PTN 14	3194	0,32	Business 1	Shops, Restaurants, Business purposes, Car sales lot, Showrooms, Motor Showrooms	0,6	1916	0	0
Roads	57645	5,76	Public Road	Public Roads	0	0	0	0
	305292	30,53				370712		3366

ROAD LENGTH	2403.38m
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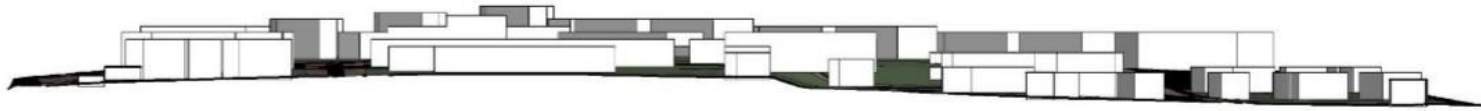
Table 1: Development Rights



Figure 13: Indicative Massing



Section 1



Section 2

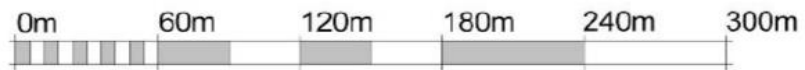


Figure 14: Conceptual Sections

# Recommendation.

## Access Network

- Provide an interconnected system with a well-defined hierarchy of roads and pedestrian paths.
- Pedestrian system with 3-meter minimum width landscaped sidewalks.
- Introduce a well-defined Non Motorised Transport (NMT) system connected to surrounding developments.
- Introduce traffic calming measures at main intersections and within the residential Precincts.
- Introduce appropriate and robust urban fabric, locally produced and easy to maintain.
- All services and inspection outlets to be carefully designed so as not to obstruct pedestrian movement.
- Associated social and educational facilities bringing communities together.
- Attract higher order facilities such as hotels and conference facilities to stimulate local economic development and a create a local destination place for visitors and tourists.

## Land Use Distribution

- Medium to high intensity development taking advantage of the site's location.
- Flexible land use framework to encourage intensification over time.
- Business and Commercial hub to attract medical services and other complementary activities.
- Medium to high density residential products.

## Public Space Network

The structuring of public spaces within the site takes into consideration the recommendations contained in the SDF 2016/17

- *Public environment quality and community facilities:* A strong emphasis should remain on improving liveability in Soweto, including the creation of a good quality public environment. Designing spaces for social activities; focussing on streets as public space and enhancing public life through investment in social infrastructure mixed-use nodes are key strategies to transform Soweto into a liveable urban environment.
- *Strengthening the natural structure as a provider of ecological services:* A major component of Soweto's natural structuring system is its river and wetland system, which is of metropolitan significance as a Critical Biodiversity Area. The system's importance in forming ecological corridors and environmental infrastructure should be protected and enhanced.
- *Storm water management:* To protect the rivers and wetland system is not adequate and with the proposed intensification the river and wetland system will need to be restored and protected as a part of the storm water management solution.
- *Open space networks as a strong structuring element:* in – key nodes such as Kliptown, Jabulani and Bara Central which are all within walkable distance from major open space systems that should be integrated into the urban fabric.

## Built Form Guidelines

This section is still to be developed further into more refined guidelines specific to each site to prevent large sites becoming internalised and disconnected from the rest of the precinct.

The aim is to develop a rich and diverse environment with unique character that builds a vibrant environment encouraging local participation and investment.

### Commercial and retail

- Activate edges providing a range of interactive spaces for economic activities and socialisation.
- Building edges to include arcades and overhangs to provide comfort and protection from weather to people moving through their spaces.
- Soft Landscaping to parking areas of no less than 25% of the surface area.
- Well defined signage, advertising and wayfinding policy.
- Buildings and Precincts to be designed to high level energy efficiency and conservation principles and statutory standards.
- Integrated precinct management system.
- Integrate open air markets and facilities for starter business.
- Placemaking elements that builds a coherent identity for the node.

## Residential

- Buildings presenting a positive interface with the street.
- Well defined building entrances.
- Articulated facades with windows and balconies opening towards the street edge.
- Well defined playgrounds and social spaces.
- Surface parking concealed from public viewing.

## DETAILED LAND USES

### Neighbourhood Retail Centre

### Discount Centre



## DETAILED LAND USES

### Medical Facility



## DEVELOPMENT CONCEPT



## DETAILED LAND USES

Residential: 250 du/ha



## DEVELOPMENT CONCEPT



## DETAILED LAND USES

Residential: 150 du/ha



## DEVELOPMENT CONCEPT

DETAILED LAND USES  
Residential: 100 du/ha



## DEVELOPMENT CONCEPT



## DETAILED LAND USES Neighbourhood Park



## DEVELOPMENT CONCEPT



## DETAILED LAND USES Hotel



Property Plan for Portion 159, Diepkloof 319-IQ-  
Albonico Sack Metacity

## DEVELOPMENT CONCEPT



## DETAILED LAND USES Automotive Showroom



# DEVELOPMENT CONCEPT



## DETAILED LAND USES

Multi-purpose Centre  
Education Facility and  
Day Care Centre





## DEVELOPMENT CONCEPT



## 5 CONCLUSION

As identified previously, this site presents an enormous potential not only for Soweto but for the entire city. The packaging of the site needs to take into consideration the existing municipal site and SEZ site to ensure that investment is applied across the precincts. The aim is to develop an intense and diverse node that reflects the new economic trends which are turning Soweto into a desirable destination for new business working in close collaboration with local entrepreneurs. Equally important is to continue to stimulate economic growth and the contribution that Soweto makes to the Metro economy to create jobs and economic opportunities across the sectors.

Following international examples, the SEZ needs to be reinforced and redirected to incorporate the needs and abilities of the millennial population which are in the majority and provide skills that are relevant to a fluid and changing job market.

The node must be built as a dynamic and truly Sowetan space through the cooperation of all city agencies and local investors opening opportunities to improve and upgrade surrounding areas and the public environment.