



"Ideas never work; unless we do!"

TOWN PLANNING REPORT FOR THE SOWETO GATEWAY PRECINCT

Town Planning
and Property
Development
Consultants

81 Von Brandis Street
Krugersdorp
1741

Po Box 7149
Krugersdorp North
1741

Tel: 011 953 1082 /
082 416 9323

Fax: 086 699 2362

Email:

andre@atlegadp.co.za

Website:

www.atlegadp.co.za

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 I Q. 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 I Q, 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** and 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 IQ	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 IQ
Verification of Property Descriptions	
Legal property description	Portion 159 of the farm Diepkloof No 319 IQ
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