



# Baralink

## DEVELOPMENT PRECINCTS

### LEGEND






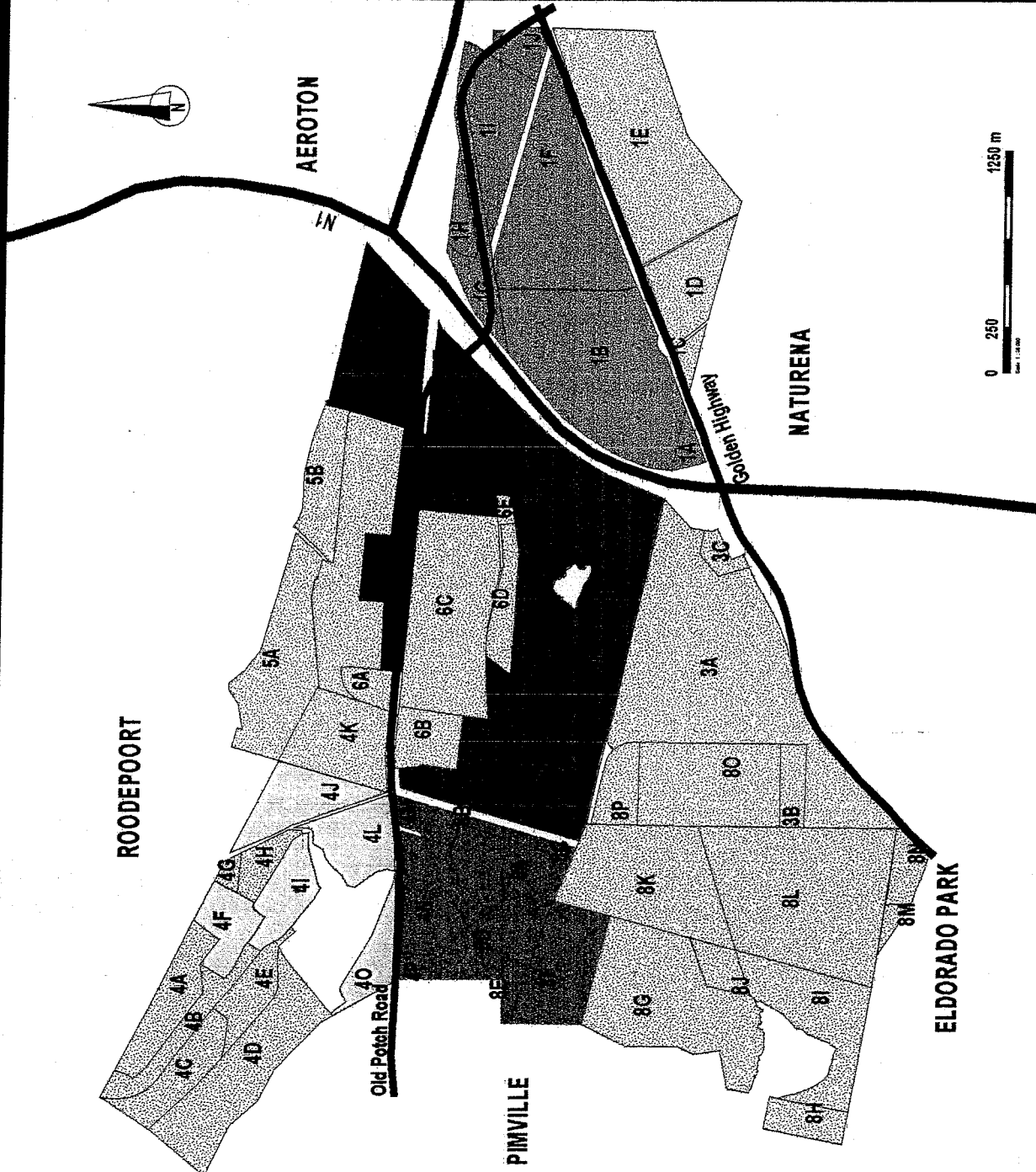
-  "Gateway" Precinct
-  Elias Motsoaledi Precinct
-  Orlando Precinct
-  Vista University Precinct
-  Doornkop Precinct

Figure 6



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# Baralink

## DEVELOPMENT PROJECTS

### LEGEND

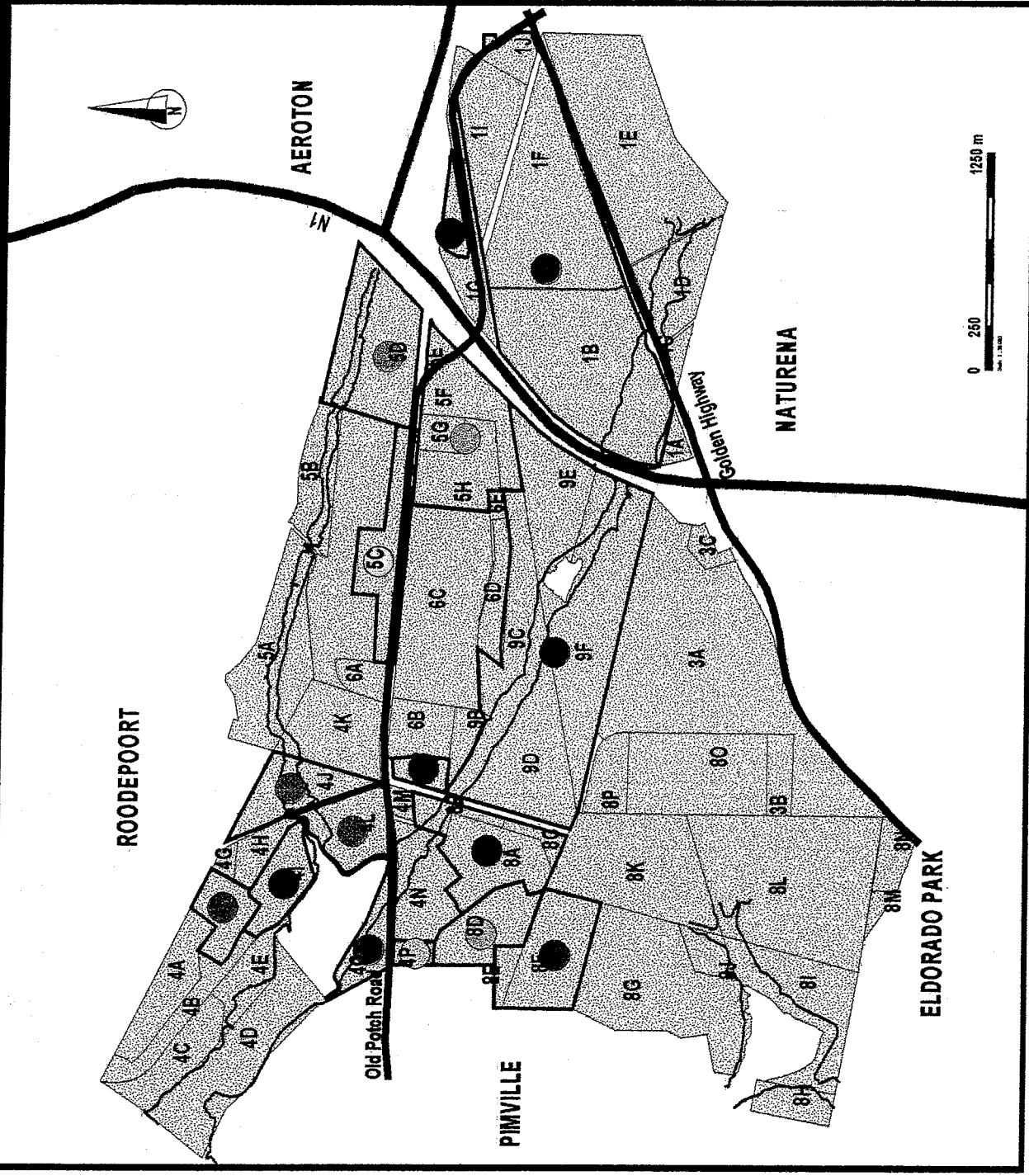
- BARAGWANATH RANK DEVELOPMENT
- DIEPKLOOF HOSTEL
- DIEPKLOOF SOUTH
- DOORNKOP CITY VIEW
- DOORNKOP MILITARY BASE
- KLIPSPRUIT ENVIRONMENTAL CENTRE
- ORLANDO DAM TRIANGLE
- ORLANDO POWER STATION
- POWER PARK EXTENSION
- POWER STATION & HOSTELS
- RESIDENTIAL NEIGHBOURHOOD
- RESIDENTIAL PRECINCT
- PENSION FUND SITE
- SOWETO MARKET
- VISTA EDUCATIONAL CENTRE
- VISTA KOPPIES

Figure 7



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Baragwanath Taxi Rank and Holding area; as well as the Black Chain Shopping Complex. Old Potchefstroom Road bisects the precinct in an east west direction.

Given their prime location the development of these land parcels would provide for the strategic development of the entrance to the Baralink area. In particular those land parcels fronting Old Potchefstroom Road and the N1 freeway have the potential for commercial, retail, entertainment and residential development. In general the area is well serviced in terms of bulk infrastructure, has excellent access to transport modes and has minimal encumbrances in term of legal or technical constraints.

#### 7.1.1 Baragwanath Rank Development (Immediate Time Horizon)

The Baragwanath Rank Development Project area comprises part of land parcel 5C (Diepkloof Extension) which has been identified as having the highest land development potential in the immediate term. The area fronting onto Old Potchefstroom Road is approximately 5 hectares in extent and presents an opportunity for the development of an activity strip along this road. The land parcel is mostly privately owned, but the Baragwanath Taxi Rank and taxi holding area is owned by the GJMC. The land development potential analysis has estimated that this area is suitable for an additional 20 167m<sup>2</sup> of commercial use and 16 167m<sup>2</sup> of retail use.

The Baragwanath Taxi Rank is one of the busiest public transport ranks in South Africa and a large majority of Sowetan residents must pass through the rank in order to commute to work on a daily basis. Short-term interventions have been initiated by the GJMC to improve conditions at the rank, but most of these have been uncoordinated or have not looked at integrating the rank with the surrounding area. As a result of this situation, and in accordance with proposals outlined in the Baralink Node Development Framework (1998), the Executive Committee of the GJMC, on 9 June 1999, approved a business plan for the development of the 'Baragwanath Rank Development Precinct'. This report recommends a number of projects that aim to ensure the short and long-term viability of the area. These projects respond to a wide range of community concerns regarding the facility and address the following:

- The need to upgrade the pedestrian bridge connecting the rank with the hospital
- The demand for further bus and taxi ranking space
- The demand for additional taxi holding space
- The need for additional hawking space and facilities
- The need for public facilities including a public square
- The need for a precinct management structure

The proposals contained within the Baragwanath Rank Development Precinct and Business Plan are in principle supported by the Economic Impact Assessment and Implementation Strategy, and are seen to compliment the proposals for the development of the 'Gateway' Precinct.

In order to release this land for development the Council should call for development proposals in accordance with the approved Baragwanath Rank Development Precinct and Business Plan, and should initiate discussions with the surrounding land owners, in particular the owners of the Black Chain Shopping Complex so as to ensure an integrated and coordinated approach to the development of this site.

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### 7.1.2 Diepkloof Hostel (Short Term Time Horizon)

The Diepkloof Hostel site comprises land parcel 5D. This land parcel is owned by the GJMC, is 39.3 hectares in extent and has been targeted for development in the short term. The site is bounded by the N1 Motorway to the east, Diepkloof Extension Six to the North, Diepkloof to the west, and Old Potchefstroom Road to the South. The site enjoys good visibility from the surrounding areas, is close to existing bulk services and transportation infrastructure, has reasonable founding conditions and has a slope of between 1:5 and 1:10.

The site is currently encumbered with the Diepkloof Hostel, but its proximity to Diepkloof Extension Six, known as the 'Beverly Hills' of Soweto for its upmarket houses, and its frontage onto Old Potchefstroom Road, makes this site ideal for a mix of more upmarket residential development and commercial and retail uses.

The development rights for the Diepkloof Hostel site were sold to a private developer in the early 90's. In order to expedite development on this site, the Council should engage in discussions with the developer with a view to understanding those factors that may have delayed development from proceeding.

Where possible the Council should initiate and facilitate any processes that may result in the development hiatus on this site being unlocked. This could include, *inter alia*, facilitating negotiations between the hostel dwellers and the developer.

### 7.1.3 Diepkloof South (Short Term Time Horizon)

The Diepkloof South project area comprises land parcels 5E; 5F; 5G and 5H and is approximately 45 hectare in extent. The N1 Motorway bounds the site to the east, the South African Police Compound to the south, the SANTA Clinic to the west and Old Potchefstroom Road to the north. Land parcel 5E is owned by the South African Roads Board, 5F by the National Department of Public Works, 5G by Putco Property (Pty) Ltd and 5H by the GJMC. The site is largely vacant, encumbered only marginally by the old Putco depot (currently utilised as a vehicle holding area by the South African Police Vehicle Recovery Unit), and a burrow pit used in the construction of encumbered only marginally by the old Putco bus depot (currently utilised by the South African Police Vehicle Recovery Unit), and a burrow pit used in the construction of the N1 Motorway. The site has good visibility from the N1 Motorway and Old Potchefstroom Road, is in close proximity to bulk services and road transportation infrastructure, has reasonable founding conditions and has a slope of between 1:5 and 1:10

The site has been identified for development in the short term and is proposed for a mix of retail, commercial, light industrial and residential uses. The land development potential analysis has estimated that this area is suitable for 31 761m<sup>2</sup> of commercial use, 23 413m<sup>2</sup> of light industrial use 10 514m<sup>2</sup> of office use, 1301m<sup>2</sup> of retail use, 1 280 residential mortgaged units and 900 affordable residential units.

In order to optimise the development potential of the site and to ensure that the area is developed as a coherent entity, the Council should facilitate discussions between the various land owners aimed at reaching agreement on how the land parcels may best be pooled to form

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a single development envelop. The Council should also seek agreement on the proposed development vision, the approach to land release and the marketing strategy for the development of these land parcels.

## 7.2 THE ORLANDO DAM PRECINCT

The Orlando Dam Precinct is approximately 48 hectares in extent and comprises some of the most scenic land parcels in the Baralink area. The precinct is bounded by the Diepmeadow municipal offices to the east, Old Potchefstroom Road and Vista University to the South, the Orlando Dam floodplain to the west and Orlando East residential township to the north. The precinct includes the decommissioned Orlando Power Station, the Orlando Power Station Hostel, the Orlando Power Station Residential Village, as well as vacant parcels of land to the east and the south of the dam. The area is well supported by existing road and rail infrastructure that connects the site to the wider metropolitan area.

The Orlando Dam Precinct is endowed with a number of unique feature, including the landmark power station building and cooling towers, the dam, the surrounding vegetation and open space system, and views of the Vista and Devland Koppies to the south. These attributes, together with the site's central location within Greater Soweto and strategic connection to the wider region, presents an opportunity to establish the Orlando Dam Precinct as a hub of retail, commercial recreational and entertainment activities in the Baralink area, creating a draw-card for business and an attraction for tourists to Soweto.

### 7.2.1 Orlando Power Station Residential Precinct (Immediate Time Horizon) *X*

*Proposed*

The Orlando Power Station Residential Precinct is constituted by land parcel 4L. The land parcel is owned by the GJMC, is 16.8 hectares in extent and is proposed for development in the immediate term. The site forms a triangle bound by the Orlando Dam to the west, Old Potchefstroom Road to the south and Nicholas Street to the east. The site comprises approximately 55 single storey, detached residential units, currently occupied by GJMC staff, a bowling green and scenic open space which fronts onto the Orlando Dam. The site has fair founding conditions and a slope of 1:10. The land development potential analysis identified the site as being suitable for approximately 900 mortgaged residential units and 6 425m<sup>2</sup> of office use.

In order to release the Orlando Power Station Residential Precinct for development it is proposed that the GJMC prepare a detailed brief for development in terms of the proposed development vision for the site, and calls for development proposals. Current occupants within the existing residential units should be given a first right of refusal to purchase units within a newly developed higher density residential scheme.

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### 7.2.2 Soweto Market (Short Term Time Horizon)

Land parcel 4J is proposed for the development of a Soweto Market. The site is owned by the GJMC, is 17.6 hectares in extent and has been identified for development in the short term. The site is bound by the old Diepmeadow municipal offices to the east, Old Potchefstroom Road to the south, Nicholas Street to the west and the Baily Spruit to the north. The proposed Soweto Market site is undeveloped. Bulk services are available and the area has good access to major road network. The site has reasonable founding conditions and has a slope of 1:10.

The land development potential analysis identified the site as being suitable for 5 631m<sup>2</sup> of commercial use, 54 061m<sup>2</sup> of light industrial use and 6 758m<sup>2</sup> of office use.

The site has been identified as being particularly suited to the development of a market to facilitate the exchange of goods in the traditional style of African markets. Such a market is envisaged to comprise a combination of traders and hawkers selling a mix of goods including fresh produce, arts and crafts, herbs and traditional medicines, textiles and fabrics.

Local hawkers in the Baralink area have complained about having to travel long distances to the fresh produce market in City Deep in order to purchase their wares, and have expressed the desire for a fresh produce market in Soweto. The development of an 'African' market at this site would not only benefit local hawkers, traders and residents of Soweto, but would provide much needed tourism infrastructure to Soweto, which is seen as being critical to sustaining Soweto as one of the most popular tourist destinations in the country.

In order to facilitate the development of an 'Africa' market at this site it is suggested that the Metropolitan Markets Company be approached with a view to the Markets Company undertaking the necessary feasibility studies and managing the design, development and operation of such a facility.

### 7.2.3 Orlando Power Station Hostel (Short Term Time Horizon)

The Orlando Power Station Hostel is situated on land parcel 4F. This land parcel is owned by the GJMC, is 11.5 hectares in extent and is proposed for development in the short term. The site is bounded by the Orlando Power Station to the south, schools to the west, Orlando East to the north and over-head power-lines to the east. The site has good access to roads and bulk infrastructure, has fair founding conditions and a slope of 1:10.

In terms of the GJMC Egoli 2002 programme the Orlando Power Station Hostel has been target for closure in the short term. The Land Use Identification and Optimisation exercise has targeted the site for a mix of residential, and light industrial uses in particular an SMME park.

In order to release this land parcel for development the GJMC must proceed with plans to close the hostel. The GJMC should apply to the Department of Constitutional Development (DCD) for funding to undertake the necessary feasibility studies to determine the viability of converting the hostel building into an SMME park and to seek advise on how best to manage and operate such a facility.

#### 7.2.4 Orlando Dam Triangle (Short Term Time Horizon)

*The he have  
go ahead.*

The Orlando Dam Triangle is represented by land parcel 40. Site is 10.1 hectares in extent, is owned by the GJMC, and is proposed for development in the short term. The site is bound by the Orlando Dam to the north, and Old Potchefstroom road and Vista University to the south. The site is in close proximity to bulk services and road infrastructure, has reasonable founding conditions and a slope of 1:10.

The site is undeveloped and provides a link between the Vista University complex and the proposed retail and leisure facilities associated with the redevelopment of the Orlando Power Station. The site is considered as a prime location for the establishment of a signature tourist facility that will act as the destination for local and international tourists coming to Soweto. A development which combines the elements of open space, entertainment, leisure, education and research would be well placed on the site. Added to the potential tourism aspect of this site is the potential for the development of an indoor sports centre with ancillary uses which would benefit both the students of the Vista Campus and the community at large. Any development of the site must however be sensitive to protecting the view of the power station building from Old Potchefstroom Road.

In order to release the Orlando Dam Triangle for development it is proposed that the GJMC prepare a detailed brief for development in terms of the proposed development vision for the site, and calls for development proposals

#### 7.2.5 Orlando Power Station (Medium Term Time Horizon)

*Prepared - change  
person  
3 months  
plan.*

The Orlando Power Station is situated on land parcel 41. The power station was shut down in June 1998 and officially decommissioned in September 1999. In September 1999 a private contractor was appointed to strip the power station of all equipment and insulation material with a view to making the structure available for some future alternative land use. The site is owned by the GJMC, is 13.2 hectares in extent, and has been identified for development in the medium term. The site has excellent access to road and rail infrastructure and has good access to bulk infrastructure. The power station stacks and cooling towers are a well-known landmark and are visible from nearly any point in Soweto. The site has fair founding conditions and a slope of 1:10.

The Orlando Power Station site presents a major opportunity for the development of a regional retail facility with ancillary facilities, including leisure and entertainment facilities, a hotel and office park. The land development potential exercise identified the site as being suitable for 10 117m<sup>2</sup> of office use, 20 233m<sup>2</sup> of retail use, and 15 175m<sup>2</sup> for the development of an 80 room hotel.