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The following have been identified as important considerations for the planning and redevelopment of the site:

#### ***7.2.5.1 Pedestrian and Vehicle Access***

The site is unlikely to work as a major retail centre if it does not allow for the through movement of pedestrians and vehicles, and both public and private transport modes must be strongly connected to other destination modes. A rail link utilising the existing rail infrastructure on the site to the main line would allow for public transport connections with minimal expenditure. New road links are proposed as per the strategic transport infrastructure plan.

#### ***7.2.5.2 Scale of the Development***

The area of the power station site is approximately 15 000m<sup>2</sup>. Utilising the existing floor area (without new floor areas being developed) allows for approximately 30 000m<sup>2</sup> which is a considerable area that can be developed.

The initial discussions for the redevelopment of the complex indicate that a mix of retail, entertainment, food halls and conferencing facilities could be appropriate. The possibility also exists for the development of a free-standing building immediately south of the power station as a sports/events/music/entertainment pavilion. The two cooling towers lend themselves to south-facing office development at the lower levels and executive hotel apartments at the upper levels, overlooking the city. The latter to be serviced by the retail, food, leisure and conferencing facilities in the power station. The north side as indicated on the sketch plans will make for dramatic boardroom and lounge facilities overlooking Soweto.

#### ***7.2.5.3 Access Within the Site***

The site slope allows for vehicle and rail access at two levels, namely ground and first floor. Taxi access is proposed from the north via the "buskers" piazza with rail access from the west, escalated to the first floor level, to join the east car park, giving access via the two existing bridge structures. The lower car park on the west (dam) side will be ramped and escalated to ground floor level. This arrangement brings the entrances to the complex into close proximity with the major modes of transport. Attention will need to be given to the use of "escalator" friendly trolleys both within the complex and moving out to the arrival points.

#### ***7.2.5.4 The Orlando Dam Edge***

As part of the proposed redevelopment of the power station, two performance venues are proposed, edging onto Orlando Dam, for use for promotional and cultural events, performing arts, dance, busking, etc. The lake edge will be overlooked by the proposed food halls and will require careful landscaping. The edge of the dam having been upgraded, its extension as a major Soweto public facility becomes a real possibility, perhaps linked to housing and a major sports academy. Regardless of the final option, the waters' edge should be retained as an open access public way.

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Initial concept plans for the refurbishment of the Power Station structure have produced and are attached as Appendix 1.

In order to release the Power Station site 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.

### 7.3 THE "ELIAS MOTSOALEDI" PRECINCT

*P. de Vries*

The Elias Motsoaledi precinct is located at the centre of the Baralink area, is approximately 160 hectares in extent and is proposed for development in the short term. The area comprises land parcels 9A, 9B, 9C, 9D, 9E and 9F and is bounded by Axle Road, Devland to the south, the N1 motorway to the east, Chris-Hani/Baragwanath Hospital to the north and Power Park to the west.

The area is split into two distinct halves by the Diepkloofspruit that runs through the area in an east/west direction. Most of the area (land parcels, 9C, 9D, 9E and 9F) belongs to the National Department of Public Works. Land Parcel 9A is owned by the Johannesburg Municipal Pension Fund and 9B is owned by Grace Bible Church.

The Elias Motsoaledi Informal Settlement is located to the west of the site, comprises 1300 units and is approximately 35 hectares in extent. The SAPS Vehicle Recovery Unit and Police Compound are located to the east of the site. Other than these developments the site comprises approximately 100 hectares of undeveloped land. The site has good access to bulk infrastructure and to major road infrastructure, has reasonable founding conditions and a slope of 1:10.

The land development potential exercise has identified the Elias Motsoaledi Precinct as being suitable for approximately 2700 low cost residential units, 6800 'affordable' residential units, and 15 314 m<sup>2</sup> of neighbourhood retail use.

#### 7.3.1 Elias Motsoaledi Residential Neighbourhood (Short Term Time Horizon)

The Elias Motsoaledi Residential Neighbourhood comprises land parcels 9C, 9D, part of 9E and 9F. The upgrading of the Elias Motsoaledi informal settlement, which falls within this area, has been identified by the Baralink Node Development Framework as one of the key catalytic projects in the Baralink area. Following the award of 2500 Provincial Housing Board Mayibuye/Upgrading Subsidies, and the approval by the Minister of Public Works to the transfer of portions of its land to the Southern Metropolitan Local Council for the upgrading and development of the Elias Motsoaledi informal settlement, the SMLC, on 26 August 1999 called for proposals from developers to manage and implement the Elias Motsoaledi Informal Settlement upgrading and development programme. In addition interested parties were invited to submit proposals which went beyond a simple 'Mayibuye' upgrading programme, that would result in the development of a more complete, mixed-use medium/higher density residential development in the area. 21 submissions were received, and the SMLC has targeted the end of October 1999 to announce the chosen developer.

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If the above programme is successful the Elias Motsoaledi precinct will be the first area to be developed on a large scale within the Baralink area. Although it is not the intention to develop Baralink into a predominantly residential area, the need for housing in the area is acknowledged and will be used as a catalyst for further development of associated neighbourhood retail, SMME and commercial and light industrial activities.

### **7.3.2 Johannesburg Municipal Pension Fund Site (Short Term Time Horizon)**

The land release process for the development of the Elias Motsoaledi Precinct has, as discussed above, already been initiated. The successful implementation of the Elias Motsoaledi informal settlement upgrading project will free up land parcel 9A, which is owned by the Johannesburg Municipal Pension Fund, for development. The site is approximately 5.2 hectares in extent and is situated immediately south of Old Potchefstroom Road, between Lillian Nqoi Clinic to the east and Power Park to the west. The site is strategically located adjacent to a number of educational and medical facilities and may present an opportunity for the expansion of these services. The site is also well suited for an extension of the ribbon development activities occurring along Old Potchefstroom Road as well as SMME activities.

In order to facilitate the release of this land for development, the GJMC should initiate discussion with the Johannesburg Municipal Pension Fund to inform them of the current development initiatives and development opportunities surrounding their property, and where possible and appropriate introduce them to potential investors.

## **7.4 THE DOORKOP MILITARY BASE PRECINCT**

The Doornkop Military Base Precinct is located at the eastern sector of the Baralink area and is bound by the N1 motorway to the west, the N12 highway to the north, Old Potchefstroom Road to the east and the Golden Highway to the south. The military base site is probably the most strategically located site within the Baralink area in terms of its access to the regional road network and presents an opportunity for the integration of greater Soweto into the urban fabric of the southern areas of Johannesburg.

### **7.4.1 The Doornkop Military Base (Short to Medium Term Horizon)**

The Doornkop Military Base is approximately 157 hectares in extent and comprises land parcels 1B, 1F, 1I and 1J. The land is owned by the National Department of Public Works and is currently utilised by the SA National Defence Force to house staff members and to carry out certain operational functions. Large tracts of the military base land are undeveloped and the rationalisation of military operations and built form on the site would allow for substantial land parcels to be released for development.

Land parcels 1I and 1J are physically unencumbered and have been identified for release in the short term. Land parcels 1B and 1F are encumbered with single dwelling units, blocks of flats, warehouse buildings and a variety of administrative buildings and have been identified for development in the medium term. The site has good access to bulk services with direct access

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to major routes and the freeway. The site is highly visible and has reasonable founding conditions and an average slope of 1:10

The Doornkop Military Base falls within the Economic Development Corridor proposed by the SMLC, and is in close proximity to Southgate Shopping Centre, Aeroton industrial township and the residential suburbs of Naturena and Loggherin. The site, and has been identified as a prime site for the development of a mix of higher income residential units, commercial, retail and light industrial uses.

The land development potential exercise has identified that this site is suitable for approximately 1000 affordable residential units, 9000 mortgaged residential units, 63 590m<sup>2</sup> of commercial use and 1 584m<sup>2</sup> of neighbourhood retail use.

The process to initiate the release and rezoning of the land would involve the Department of Public Works, the SANDF, and the GJMC to agree in principle that the land could achieve a greater value should it be made available for redevelopment. Proposals for the rationalisation of the military operational area would allow the SANDF to reconcile their land needs and decide where the facilities could be relocated or how they could be rationalised. Agreement must be reached on the proposed development vision, the approach to land release and the marketing strategy for the development of these land parcels.

#### 7.4.2 Doornkop City View (Short Term Time Horizon)

The Doornkop City View site (land parcel 1H) is 5.3 hectares and is owned by the GJMC. The site is physically unencumbered and is identified for release in the short-term. The site forms a wedge bounded by the N12 to the north and west, and Old Potchefstroom Road to the south. The site is in close proximity to bulk services and has direct access to regional routes. The land parcel is easily visible from the freeway, has reasonable founding conditions and has a slope of less than 1:10.

The site faces north and affords excellent views of the city. The proximity of the site to the regional road network and to Southgate Shopping Centre, and the views from the site make this land parcel well positioned for the development of a small hotel with ancillary uses, and some higher density residential uses.

The land development potential exercise identified this land parcel as being suitable for an eighty roomed hotel, 265 affordable residential units, 190 mortgaged residential units and 1356m<sup>2</sup> of retail use.

In order to release the Doornkop City View site 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 call for development proposals.

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## 7.5 VISTA UNIVERSITY PRECINCT

The Vista University Precinct is located to the western edge of the Baralink site and is approximately 103 hectares in extent. The precinct is bounded by Old Potchefstroom Road and the Orlando Dam to the north, Elias Motsoaledi informal settlement to east, the decommissioned Klipspruit Sewerage Works to the south and Pimville to the east. The Vista University Precinct includes, Vista University, the Vista Koppies, Power Park, Shell Garage, the Klipspruit Environmental Trust, and a number of vacant parcels of land.

The unique environmental features of this area and the existing uses suggests that this precinct should be reinforced as an environmental and educational centre. The proximity of the Vista koppie, Orlando Dam and the associated riparian areas to Vista University opens possibilities for the development of facilities for outdoor activities that will allow for educational and recreational activities to be undertaken. The land parcels adjacent to Vista University could be utilised as an extension of the existing facility to accommodate sports grounds or expansion of the teaching buildings or accommodation facilities, while the construction of trails through the koppies would open the area for the community and provide the opportunity to learn more about the environment and how it contributes to the quality of life in urban areas.

### 7.5.1 Power Park Extension (Immediate Time Horizon)

Power Park Extension comprises land parcels 8B and 8C, and part of land parcel 8A. The area is approximately 15.6 hectares in extent, is owned by the GJMC and is proposed for development in the short term. The site is bound by Elias Motsoaledi informal settlement to the east, the Goudkoppies Sewerage Works to the south, Power Park residential township to the east and the Shell Garage site to the north. Township establishment for the site has been completed and internal infrastructure provided. The area has, however, remained undeveloped for many years and the current state of the infrastructure is unknown. The site has good access to bulk infrastructure, has fair access to the road network, has poor to fair founding conditions and has a slope of 1:10.

The site is particularly suited for residential purposes and could provide accommodation for Vista University students and staff, as well as staff employed within the surrounding medical facilities. The site could also provide alternative accommodation for residents from the Orlando Dam Hostel once the facility has been closed down.

In terms of the land development potential exercise the site has been identified as being suitable for approximately 900 affordable residential units and 700 mortgaged residential units.

In order to release Power Park Extension 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 call for development proposals.

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### 7.5.2 Vista Educational Centre

Land parcel 4P has been identified for the expansion of learning activities associated with Vista University. The site is 3.2 hectare in extent, is owned by the GJMC, and is proposed for development in the short term. Vista University binds the site to the east, the Soweto College of Education to the west, Old Potchefstroom Road and the Orlando Dam to the north, and the Vista Koppies to the south. The site has direct access to Old Potchefstroom Road, is in close proximity to existing bulk infrastructure, fair founding conditions, and has a slope of 1:10.

The creation of a substantial university or college campus on this site would provide a logical expansion to the existing educational facilities at Vista University. The development of a learning centre on this site should seek to promote not only academic and technical studies, but also the creative arts and adult education.

In order to release this land for development the GJMC should engage in discussions with Vista University as well as other private colleges to understand their needs and to solicit their views on the development of this site as an educational centre. Based on this understanding the GJMC should prepare a detailed brief for development and call for development proposals.

### 7.5.3 Klipspruit Environmental Centre

The proposed Klipspruit Environmental Centre site comprises land parcels 8E and 8F. The site is 28.5 hectares in extent, is owned by the GJMC and is proposed for development in the short term. The site is bound by the Vista Koppies to the south; the decommissioned sewerage works to the north, Pinville to the west and the Goudkoppies Sewerage Works to the east. Access to the site is limited, the founding conditions range from good to poor, and the average slope is 1:10.

The site is home to secondary and disturbed grasslands, which have been identified as having a moderate conservation status. The Klipspruit Environmental Trust is currently located on this site and the Trust has indicated intentions to establish the area as an environmental educational centre. The proximity of the site to Vista University, the Vista Koppies, the Goudkoppies Sewerage Works and the Goudkoppies Landfill site, creates a unique opportunity to develop an environmental education centre that can explore issues of environmental management, conservation, waste disposal management, recycling and job creation.

In order to release this land for development the GJMC should engage with NGOs concerned with environmental issues, such as DANCED, together with the Klipspruit Environmental Trust, and prepare a detailed development plan and implementation strategy for this site.

### 7.5.4 Vista Koppies

Vista Koppies (land parcel 8D), is owned by the GJMC and is approximately 18.2 hectare in extent. The Vista Koppies falls within the Rocky Highveld Grassland Zone and has a very high conservation value. Vista koppies has been earmarked as public open space, but it could be incorporated into the Vista Precinct as an area for undertaking field studies and for provision

of walking trails through an area of high conservation status. In this way, the area would be managed, and available to the community as a learning experience and an urban green space. The take up of land near to the Vista Koppies will require sensitivity in development so as not to destroy one of the natural areas that is of high conservation value.

## 7.6 SUMMARY OF DEVELOPMENT PROJECTS AND TIME HORIZONS

A summary of the key development projects and development time horizons is given in Table 4 below to provide an indication as to the timing of the key projects.

Table 4. Summary of Development Projects

TIME HORIZON	DEVELOPMENT PROJECT	LAND PARCEL	TOTAL AREA
Immediate (Year 1)	Baragwanath Bank	5C	5 hectares
	Orlando Power Station Residential Precinct	4L	16.8 hectares
	Power Park Extension	8B, 8C Part of 8A	
Short-term (Year 2-5)	Diepkloof Hostel	5D	39.3 hectares
	Diepkloof South	5E, 5F, 5G, 5H	45 hectares
	Soweto Market	4J	17.6 hectares
	Orlando Power Station Hostel	4J	11.5 hectares
	Orlando Dam Triangle	4O	10.1 hectares
	Elias Motsoaledi Residential Neighbourhood	9C, 9D, Part of 9E, 9F	Approximately 140 hectares
	Johannesburg Municipal Pension Fund Site	9A	5.2 hectares
	Doornkop City View	1H	5.3 hectares
	Vista Educational Centre	4P	3.2 hectares
	Klipspruit Environmental Centre	8E, 8F	28.5 hectares
Medium-term (Year 6-10)	Orlando Power Station	4I	13.2 hectares
	Doornkop Military Base	1B, 1F, 1I, 1J	157 hectares

## 7.7 MARKET DEVELOPMENT POTENTIAL AND SITE DEVELOPMENT POTENTIAL

The market demand analysis identified the potential for take up of land in terms of a leasable area that was then optimised against the available areas of suitable land parcels, primarily as an input to the economic impact assessment model. The site development potential as described in this section aims to provide a more general indication of the potential of particular land parcels for development. These two aspects can and will only be reconciled in reality when development takes place on the ground; however they provide a useful guideline to potential investors in terms of development possibilities.