



"Ideas never work; unless we do!"

28 November 2019

To whom it may concern,

**COMPILATION OF A PROPERTY DEVELOPMENT PLAN FOR THE
REMAINING EXTENT OF PORTION 315 OF THE FARM
SYFERFONTEIN NO 51 IR, CITY OF JOHANNESBURG
METROPOLITAN MUNICIPALITY**

The City of Joburg Property Company (SOC) Ltd appointed Kenkha Company as the project managers for the relocation of the City Parks Depot from Paterson Park to CYDNA. Kenkha Company appointed Atlega Development Practitioners (Pty) Ltd, in November 2018, to compile a Property Development Plan for the overall planning and development of the Remaining Extent of Portion 315 of the farm Syferfontein No 51 IR. During the investigation phase, it was decided to include Portion 535 of the farm Syferfontein No 51 IR into the Property Development Plan as it is surrounded by Remaining Extent of Portion 315 of the farm Syferfontein No 51 IR.

A number of specialist studies were conducted that included a town planning investigation, a legal assessment, a civil engineering services report, an electrical services report, a road network plan, an environmental sensitivity assessment and obtaining of Surveyor General data and aerial photography. Information was also obtained from previous studies and proposals which had been for the property. The specialist studies and previous information obtained, was consolidated into a new high-level Urban Design Proposal.

The high-level Urban Design Proposal was presented to various Municipal Departments for comments and updated accordingly. As a first round of public participation, the high-level urban design proposal was presented to representatives of the following Residents Associations on Tuesday 26 November 2019:

- Abbotsford RA.
- Norwood Orchards RA.
- Lower Houghton RA.
- Birdhaven RA.
- Highlands North RA.
- Waverley RA.
- Orange Grove RA.
- Cllr Eleanor Huggett (Ward 73).
- Cllr David Fisher (Ward 74).

Directors: Terrence Mokale (B Iuris LLB),
Ernst de Wet (Pr. Pln. A/174/1985) (B Art et Scientiae Planning)
Andre Enslin (Pr. Pln. A/948/1997) (B Art et Scientiae Planning)

**Town Planning
and Property
Development
Consultants**

22 De Wet Street
Krugersdorp North
1739

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

The presentation and discussion that followed was well accepted by the people present at the meeting, where the following was concluded as a way forward to conclude the Property Development Plan:

- A copy of the presentation will be sent to the representatives of the Residents Associations and Councillors who attended the meeting, under this cover letter.
- The presentation will be distributed to the residents who form part of the Residents Associations that were represented, for written comments and input, by the middle of January 2020.
- The high-level urban design proposal will be refined into a Property Development Plan, with detailed development proposals, development control measures and development conditions for each of the proposed land parcels on the property; The refined Property Development Plan will incorporate and make reference to the written submission received by the Residents Associations.
- The refined Property Development Plan will be circulated for comment, to the affected Municipal Departments – e.g. City Parks.
- A date will be confirmed in early January 2020 for a public meeting to present the refined Property Development Plan to the wider community, before any town planning applications will be commenced with.
- It is proposed that representatives of the above-mentioned Residents Associations form a Project Working Group to assist with the refinement of the high-level urban design proposal into a Property Development Plan. The Project Working Group will then also act as a link between the professional team and the respective communities for information purposes regarding the process to be followed.

As a valuable member of your respective community, you are requested to please read through the presentation, attached hereto, and to provide your written comments and inputs through your Residents Association.

Please take cognisance that what is presented in the attached presentation is a high-level proposal and by no means a final Property Development Plan. Your written comments and input will be valued and considered for the further refinement of the current proposal into a final Property Development Plan.

We trust that you regard the above information and request in a positive spirit and look forward to receiving your valuable comments and input.

Kind regards

Andre Enslin

Andre Enslin
Director: Town Planning

Directors: Terrence Mokale (B Iuris LLB),
Ernst de Wet (Pr. Pln. A/174/1985) (B Art et Scientiae Planning)
Andre Enslin (Pr. Pln. A/948/1997) (B Art et Scientiae Planning)