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TOWN AND REGIONAL PLANNERS

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Attention: Pamela Lamoreaux

RE: EXECUTIVE SUMMARY - JABULANI BASIC ASSESSMENT REPORT

The Jabulani Basic Assessment Report comprises the environmental information of three land parcels, located in two different townships, namely, Jabulani Proper and Jabulani Ext 1. The land parcels and townships are as follow:

- Erf 2612, Jabulani Ext 1 (Parcel A);
- Re/erf 2605, Jabulani (Parcel B); and
- Re/erf 2332, Jabulani (Parcel C).

The following can be concluded from the Basic Assessment Report:

Only a Basic Assessment Report was necessary and not a full Environmental Impact Assessment due to the size of each land parcel. If a land parcel is smaller than 20ha it triggers a Basic Assessment Report and if it's bigger than 20ha it triggers an Environmental Impact Assessment in which the proposed development area is studied in detail. The land parcel sizes vary as follow:

- Parcel A – 10,4454ha;
- Parcel B – 3,6585ha;
- Parcel C - 5,2211ha.

Bolweki SSI Environmental was appointed by the City of Johannesburg Property Company (JPC) as an independent environmental consultancy to undertake the completion of a Basic Assessment Report for the proposed development of three individual land parcels in the Jabulani and Jabulani Ext 1 townships i.e. Parcel A, Parcel B and Parcel C.

Jabulani is already a significant node in Soweto, but remains poorly focuses and thus the area has been identified as a major lead-investment area for the City of Johannesburg (CoJ) through land owned by the City of Johannesburg Property Company (JPC) in Jabulani. In terms of the CoJ's Densification Strategy, higher density residential development around nodes should be encouraged. Due to the presence of the nearby Inhlanzane Station on the Naledi-Johannesburg rail commuter line, as well as the planned Bus Rapid Transit (BRT) route along Koma Road in Jabulani, the node is envisaged as a transport based hub to be developed in line with the principles of transport-orientated development.

The Jabulani node has been identified as a key focus area for Region D of the City of Johannesburg. The aim of the planned project is to enable the development of multi-functional mixed uses in such a way that they not only benefit the immediate community, but also play a catalytic tile in stimulating further economic investment in the area.

The JPC ultimately intends developing approximately 36ha of the land it owns in the Jabulani area. However, it first wishes to develop the mixed land-use concept on land Parcels A-C in the Jabulani CBD. When the report was in process of completion, the following was planned for the Jabulani parcels.

The total proposed development area comprises approximately 19,26ha in extent, whilst the area taken up by developable erven will be restricted to approximately 17,32ha. The land use zoning rights proposed for the development is "Special" for residential, commercial purposes, open space

and supporting infrastructure. The existing Jabulani Amphitheatre situated on Parcel A will be retained and the facilities associated with the Amphitheatre will be upgraded.

The public Participation process was announced on 14 November 2008. A public meeting was held on 30 November 2008. The registration process to register as an Interested and Affected Party (I&AP) concluded on 15 January 2009.

The following process was undertaken:

1. Publication of a media advertisement in the newspaper, Jabuvu Urban News on 14 November 2008
2. Erecting site notices at visible and accessible entry points in the project area
3. Notify I&APs and landowners directly of the project by distributing information via fax, e-mail or post to stakeholders representing various sectors of society; and hand-deliver letters to adjacent landowners within 100m of the proposed development.

Potential risk and key issues identified during the Scoping Phase of the project were based on consultation with the I&APs through an internal process based on similar developments, desktop studies, current state of the environment of the site and site visits.

Based on the above, the proposed specialist studies were conducted during the Impact Assessment phase:

- Geotechnical Assessment
- Bulk Services Report
- Electrical Service Report
- Cultural and Heritage Resources Report
- Traffic Impact Assessment Report
- Ecological Survey and Habitat Assessment Report

The following can be concluded from the various reports mentioned above:

Geotechnical Report

The site can be classified as follows:

R	Area underlain by shallow rock, negligible settlement anticipated
R / H2	Area underlain by shallow rock and 15-30mm heave movement predicted
C2 / H3	Greater than 10mm collapse and consolidation settlement and greater than 30mm heave movement predicted
P / H3	Area underlain by uncontrolled fill and greater than 30mm heave predicted

Bulk Services Report

Since the Basic Assessment Report from SSI was approved, the current developer (Calgro M3 Holdings, (Pty) Ltd and Inkanyeli Projects (Pty) Ltd) has appointed Bigen Africa Services (Pty) Ltd in do an updated report for the Jabulani CBD and Jabulani Hostels.

According to this updated report, the following bulk service upgrades are necessary in order to supply services to Jabulani CBD and Jabulani Hostels:

Stormwater

Alternative 1:		
Pipeline	994m	1500mm Diameter Concrete
Channel	766m	Earthlined Channel
Attenuation Ponds	7.70ha	
Alternative 2:		
Pipeline	1760m	1500mm Diameter Concrete
Attenuation Ponds	1.70ha	

Water

Pipeline	1880m	315mm Diameter uPVC

Sewer

Link Pipeline	750m	200mm Diameter uPVC

Electrical Report

Since the Basic Assessment Report from SSI was approved, the current developer (Calgro M3 Holdings, (Pty) Ltd and Inkanyeli Projects (Pty) Ltd) has appointed Ubunye Engineering Services (Pty) Ltd in do an updated report for Parcels A-C, in Jabulani.

Parcel A

There is existing electrical infrastructure around the area and the connection point will be advised by the local supplying authority. The total load required for the development is estimated at 4MVA. A new MV room will be constructed alongside the development boundary to connect from the local authority supply. Mini-substations will be strategically positioned on site alongside the internal streets connected by an underground MV cable in ring-feed configuration.

The total load estimate of the development is based on 5kW per unit. The calculated load for 472 units in Parcel A is 2360kW. The load for the development is 1.77MVA maximum demand in total when a 60% diversity factor is considered.

Parcels B & C

There is existing electrical infrastructure around the area and the connection point will be advised by the local supplying authority. The total load required for both Parcels B and C is estimated at 4MVA. A new MV room will be constructed alongside the development boundary to connect from the local authority supply. Mini-substations will be strategically positioned on site

alongside the internal streets connected by an underground MV cable in ring-feed configuration.

The calculated load for Parcel B and C is 3390kW and 4820kW respectively. The total load for the development is therefore 8210kW and 5.3 MVA maximum demand in total when a 60% diversity factor is considered.

Cultural and Heritage Resources Report

A sports stadium as identified on one of the sites. As it was the venue for many past community actions, ranging from political gathering to sport, religious and cultural activities, it is judged to have a high significance on a local level.

Traffic Impact Assessment

The intersections listed in Section 1.3 of the TIA forms part of the study area. The road upgrading requirements to accommodate the existing traffic demand is shown schematically in Annexure C of the TIA. The total private vehicle trip generation for the development is 771 (AM Peak) and 303 (SAT Peak) peak hour trips. Recommendations are included in Section 11.2 (p18) of the report.

Ecological Survey and Habitat Assessment Report

The Jabulani study area comprises limited suitable habitat for animals and plants in general. The secondary grasslands which form the majority of the proposed development area are dominated by transformed habitats that no longer comprise the natural vegetation, and have little or no conservation or biodiversity value. Development should ideally be situated to existing road, electricity, water and sewerage infrastructure.

Conclusion

The application is in line with the relevant planning policies of Gauteng SDF and City of Johannesburg IDP. The proposed project has received, in principle, support from the City of Johannesburg, local councilors and I &APs. The site can be readily connected to bulk services (sewage, water, electricity and solid waste) and capacity has been confirmed for such services.

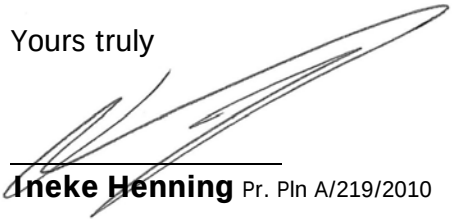
The proposed land use mix is compatible with a CBD and transport orientated development that reinforces Jabulani as a node, providing residential, commercial, recreational and employment opportunities.

No red data species are situated on the site, nor has it any real potential to host such species. All the habitats on site are either transformed or severely degraded. The site is not ecologically connected to systems outside its boundaries.

I trust that you will find the above in order.

Should you require any additional information, please contact directly with the writer.

Yours truly



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