

**LINKSFIELD**  
live work play

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## INTRODUCTION

The Linksfeld, Integrated Mixed Use Development, comprising of a central Mixed Use Hub, Commercial Development, Retail Precinct, Residential Estate, and Inclusionary Housing, will form the hub and starting seed for a new economic node which, through its innovative urban design framework, will cater to all aspects of life and all creeds.

The development encompasses multifaceted living and will include the following:

- Apartments and residential suburbs
- Primary and Secondary Schools
- Private University
- Offices
- Entertainment
- Restaurants
- Retail precinct
- Business parks
- Hotels
- Conference facilities

- Showrooms
- Gymnasium
- Light industrial / commercial areas

It is envisioned that this development should be a turning point and mark the creation of a new era of lifestyle for South Africans of a truly multi class, multi-racial working and living environment. Interconnectivity of the site with the surrounding associated land uses is important for the socio economic sustainability of the site. Therefore the development will connect with the surrounding built environment in order to uplift the area as a whole.

The main focus of the development is on promoting our uniquely South African outdoor extroverted lifestyle and the integration of South Africans from all walks of life into the integrated development precinct. The prime focus will be on building and reinforcing the family unit which is so vital, considering the frantic pace at which most people live today.

Equicent's main goal is to create a fully integrated, mixed use development that can serve both as an example and a showcase for Gauteng and South Africa as a whole.





# THE VISION



SANDRINGHAM HIGH SCHOOL

SENIOR SERVICE RETIREMENT PLACES

EDENDALE GENERAL HOSPITAL

HUDDLE PARK GOLF & RECREATION

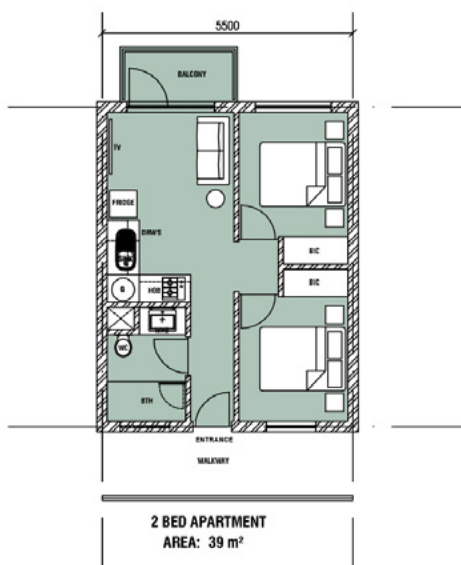
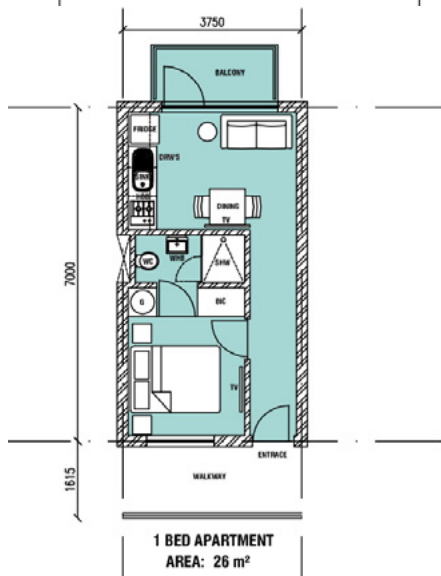
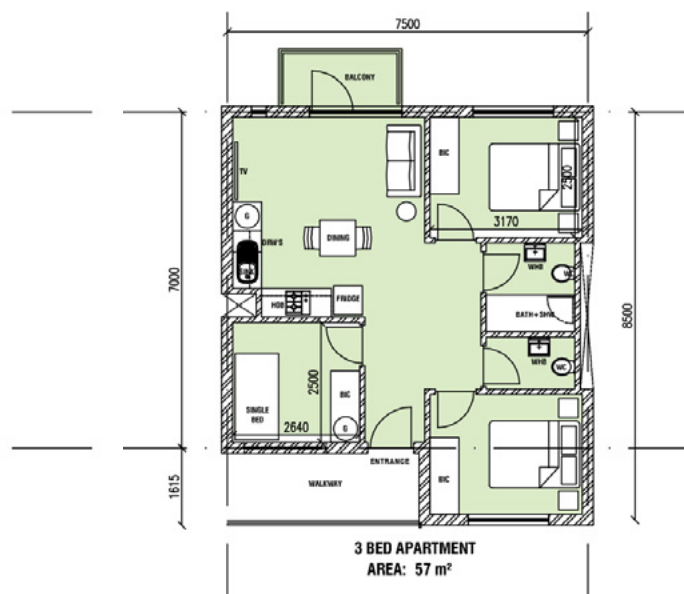
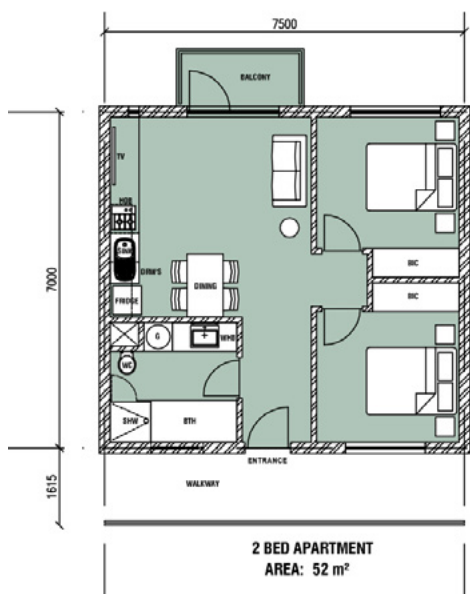
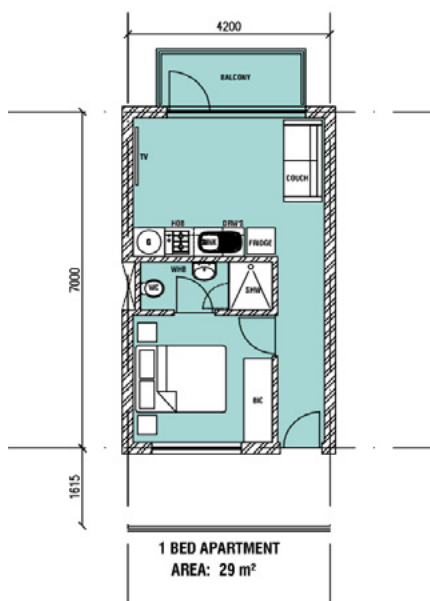
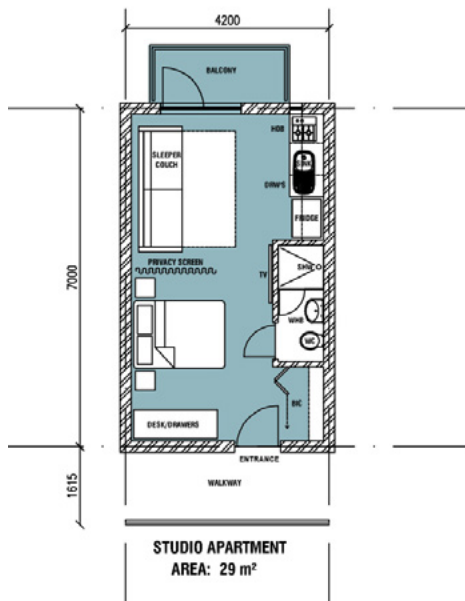
LINKSFIELD RD

SAHETI SCHOOL

- Retail
- Mixed Used
- Light Industrial / Commercial Areas
- Institutional
- Business
- Residential







The development will contain a range of quality residential apartments ranging from studio apartments to tree bedroom family units







## SPECIALIST STUDIES

The EIA Regulations, 2010 and the associated Government Notices Nos R544, R545 and R546 promulgated in terms of NEMA specify the process to be followed to obtain Environmental Authorisation. Since the proposed development includes activities listed in all the notices (No. R544, No. R545 and No. R546), an application for a full EIA process was lodged at the Gauteng Department of Agriculture and Rural Development (GDARD).

In order to comply with the requirements of the Act and Regulations, as well as the directive by GDARD, comprehensive investigations are being carried out. The outcomes of these studies will be included in the Environmental Impact Assessment Report (EIR) will inform the decision to be taken on this application. The specific studies include the following:

- Geohydrology- Aurecon
- Agricultural Potential- Terrasoil
- Bulk Electrical Supply - LTE Consulting
- Services Report- WSP
- Stormwater Management Plan- WSP
- Flora- Galago Ecological
- Avifauna- Galago Ecological
- Herpetofauna - Galago Ecological
- Wetland Addendum- Galago Ecological
- Geotechnical - J Louis van Rooyen
- Heritage Study - Leonie Marais-Botes
- Baseline Forensic soil investigation into potential Pathological risks- Terrasoil
- Additional input from Anthrax Specialist - Varies Specialists
- Noise Impact Assessment - Enviro Acoustic Research
- Town Planning Report- Urban Dynamic Gauteng
- Traffic Impact Assessment - WSP
- Visual impact assessment - Zone Land Solutions
- Wetland Delineation - Terrasoil

## TRAFFIC IMPACT SUMMARY

In order to accommodate the additional traffic demand at acceptable congestion levels to the regional community, new infrastructure and road upgrades are required. The road upgrades proposed in the traffic impact assessment include:

- A new link parallel to the N3.
- A new interchange between Modderfontein Road and Linksfield Road.
- A new access road on Modderfontein Road to provide direct access to the development.
- New north-south and west-east links, passing through the development to improve regional traffic accessibility and mobility.
- Additional lanes on Club Street, Linksfield Road and Modderfontein Road.
- Additional ramps on Linksfield Road
- Improvements on the surrounding intersections.
- An integrated public transport facility
- A new BRT complementary route passing through the site.
- A new Gautrain feeder route to Marlboro station. This will entail the upgrade of sections of Shakespeare Rd.
- Access management improvements.



MODDERFONTEIN RD

R25

7

# NEW AND UPGRADING ROADS

EDENVALE  
GENERAL HOSPITAL

SENIOR SERVICE  
RETIREMENT PLACES

SANDRINGHAM  
HIGH SCHOOL

N3

NEW BLVD

NEW BLVD

CLUB STR

NEW BLVD

HUDDLE PARK  
GOLF & RECREATION

LINKSFIELD RD

SAHETI SCHOOL





**Q. What will happen to the Graves and Grave Yard on Site?**

Nothing, none of the Grave Yards on site will be disturbed by the Development. These four grave yards, two adjacent to Club Street, one adjacent to the Jukskei River and the other in the current Sizwe Hospital grounds will be retained in their current positions. These grave yards will be retained as Public Open Space to ensure the Heritage of the sites are retained. The extent of these sites have been verified by a team of specialists and surveyed by a registered land surveyor to ensure they are correctly demarcated on the Development Layout Plan.

**Q. There have been allegations of Mass and Unmarked Graves on Site. Has any evidence of this been forthcoming?**

No, Despite extensive specialist studies undertaken on the site, as well as an extensive Public Participation Process with various advertisements placed in prominent newspapers, no evidence of mass graves or any additional grave sites other than the four identified on the Layout Plan attached have been identified.

**Q. How does the Development take Grave Sites into consideration?**

The grave sites are a large portion of the history of the site and will be retained as Public Open Spaces to ensure that the Heritage of the Site is retained as well as various Buildings of historical significance such as Dr. Mellis' House, which will be retained as a public Museum to retain a sense of Place and a portion of the history of Linkfield.

**Q. How is the Project being Financed and does it include Government Funds?**

The Development was Tendered Out in 2011 and was awarded to Equicent Infrastructure Development the following year. The project is, in its entirety, being funded by Equicent, however qualified purchasers of inclusionary Units within the development will receive the standard inclusionary housing subsidy as per the National Housing Legislation.

**Q. Was the Heritage on the Site taken into consideration?**

Yes, extensive heritage studies been done and these were taken into account regarding the future development on the site. Detailed research has been done in order to ascertain which buildings are of historical significance and architectural merit and should be retained, as well as what these Buildings should be used for. For example; the Dr. Mellis' House is being restored as a Museum, as well as Wards 1 and 2 of the original Sizwe Hospital, which will be restored and converted into an Information Centre within the Development.

**Q. Was the Fauna & Flora on the Site taken into consideration?**

Yes, sensitive Fauna and Flora, as identified by the relevant specialists, will be protected during the development of the site. Extensive studies have been done to identify the sensitive areas on the Site as well as what rehabilitation will need to take place along the River's Edge. This is included in the EIA and a copy of the Sensitivity Plan is attached herewith.

**Q. How will the Development impact on Engineering Services and Infrastructure?**

Detailed studies have been done by the various Engineering Firms to ascertain what upgrades will be required, the following have been identified;

**Sewer:**

The current Bruma Outfall Sewer has capacity and it has been confirmed that no upgrades on the sewer will be required.

**Water:**

The existing 450mm water pipe on the site will need to be upgraded.



**Roads:**

Significant road upgrades are required to accommodate the traffic for this Development. The primary purpose of these road upgrades is to solve existing traffic issues in the area, as well as ensure that the development and surrounding suburbs have increased access to the Freeway and main arterial routes.

**Public Transport:**

In addition to the road upgrades, allowances have been made for future BRT Routes both from Ekurhuleni and The City of Johannesburg.

**Electricity:**

The electrical infrastructure requires significant upgrades. The existing overhead power lines that run through the Development will be upgraded and a new 100KV MVA Substation will be built on the site. This Substation will only use 20% of its capacity to supply the development, the remaining capacity being utilized to further strengthen the existing power grid that is currently experiencing strain within the area.

**Gas:**

To further reduce electrical consumption within the development an existing Egoli Gas line is being extended into the site and will supply both residential and commercial users.

**Q. Can the existing Support of Facilities, such as Police Stations and Schools sustain the Development?**

As part of the Development Proposal additional facilities as are currently planned to be built. This includes Schools, both Private and Public a Fire Station and Police Station in order to ensure that the current facilities are bolstered and more capacity is provided rather than over straining existing facilities.

**Q. There is a Perception that this Development is Aimed to Provide Low Cost Housing; How will the Development Impact on the Property Values of Surrounding Homeowners?**

Positively, The Linksfield Integrated Mixed Used Development will be the First Fully Integrated Development in South Africa providing access to facilities as well as accommodation to both Upmarket as well as Inclusionary Housing. It is anticipated that the surrounding property values will increase significantly over the duration of the Development, both due to the increase in accessibility because of the Road Upgrades, as well as additional Amenities that will be provided.

Currently one of the major risks that drive open property values down is the possibility of Land invasion occurring. With the development of this Site this possibility is effectively, eliminated.

**Q. How will this development impact on the developments to the East of the Highway such as Marais Steyn Park?**

It won't, There is an existing underpass beneath the Freeway which will be used specifically to link to an additional new Bypass Road acting as an off-ramp from the Freeway. There is no planned link into the Marais Steyn Park suburb, it will remain a completely separate area.

**Q. How Will the Proposed Development Impact SAHETI School and the Elphin Lodge Retirement Village?**

Although there will be additional traffic within the area, the Road Upgrades that have been provided will provide significantly increase capacity and it is believed that the access to both the Saheti School as well as the Retirement Village located on the opposite sides of the Development will be improved, rather than affected, by the Development.





Client and Land Owner  
Department of Human Settlements



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For more information visit: [www.linksfield.dev](http://www.linksfield.dev)