

# Construction of infrastructure at Leratong City to commence

The new Leratong City integrated nodal development is set to get under way in Leratong, Mogale City in a joint development by McCormick Property Development, Calgro M3 and Sasuka Logistics Services.



Leratong City

Situated across the road from the existing Leratong Hospital, the first phase of the R6.2bn development will consist of 15,000 residential units, an intermodal transport hub, a government precinct as well as a 30,000m<sup>2</sup> regional mall. The total development extends over 400ha and construction of the bulk infrastructure is expected to commence by June 2016.

Located on two major regional movement routes that form part of the primary movement network of Gauteng, the Leratong City project has been selected as an area for neighbourhood development partnership grant investment. It forms an integral part of a larger regional node set in the context of a previously disadvantage township area, which has the potential to transform into a high intensity regional node.

## The project will include the following units:

- 4,200 fully subsidised breaking new ground units;
- 8,300 grass roots affordable housing, finance linked individual subsidy programme and social housing (subsidised rental) units; and
- 2,500 freehold housing units aimed at the affordable housing market.

Units will be available for families qualifying for fully subsidised units to families earning over R15,000 a month, resulting in a housing solution based on a wide range of financial capacity. Affordability and a variety of products were important considerations during the design process.

## Social amenities

To complement the housing and other facilities, essential social amenities such as crèches, a community centre, educational facilities and healthcare facilities will be developed. Other amenities will include mixed-use business centres, religious sites, various recreational parks and green spaces, as well as public sports facilities. Proximity of the residential units to the amenities has been taken into consideration in the spatial arrangement.

A major benefit of this development lies in its location. Positioned across the road from the regional Leratong Hospital and at the intersection of major roads linking Mogale City, Soweto, Randfontein, Merafong, Roodepoort, Florida and Johannesburg, Leratong allows generous access to these business nodes.

To make provision for the predicted increase in traffic, the project will provide for the construction and improvements of major road upgrades, as well as opening up critical links to connecting suburbs. Plans are in place for the execution of a major sewer and water supply upgrade, in addition to the construction of a new electrical substation to support the development and surrounds.

“A wide range of quality, well-priced residential products will be offered to a range of income earners. In addition, the implementation of this project will stimulate the local economy through the participation of the local community in the different phases of the project, in terms of Calgro M3’s local community-based employment philosophy,” explains Calgro M3 MD, Wikus Lategan.

## **Mixed-use neighbourhood**

“The project is aimed at transforming a disadvantaged former mining area into a more vibrant community where housing, shops, schools, and places of work are integrated in a single, mixed-use neighbourhood,” comments Thamsanqa Mfundisi, executive chairman of Sasuka.

“This significant housing development will not only provide housing for thousands of families, but also provide increasing support to our development of the Leratong City Mall which remains a cornerstone of this exciting development. The project has taken an immense amount of planning and coordination and we are thrilled to see it finally take off,” notes Jason McCormick, MD of McCormick Property.

“The project also aims to revive the Chamdor Industrial area, making it accessible and attractive to potential investments. This will create more jobs, converting the unemployed into income earners and providing a market for rental and bonded housing units,” adds Mfundisi.