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CONSTITUTIONAL ASSEMBLY

30 January 1996

To: Members of the Constitutional Committee Sub-Committee
From: Hassen Ebrahim
Re: Submission on the Relocation of Parliament

Please find attached a submission on the Relocation of Parliament.

P. O. Box 15, Cape Town, 8000
Republic Of South Africa

Tel: (021) 245 031, 403 2252 Fax: (021) 241 160/1/2/3, 461 4487, E-mail: conassem@iaccess.za



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THE NEW CONSTITUTION

NORTHERN AREAS PARLIAMENTARY OPTION PROJECT COMMITTEE

P O BOX 2887 RIVONIA 2128 •
TELEPHONE (011) 803-8437 • TELEFAX (011) 803-7807 •

OUR REF: 3230/E HAACKE/cs
YOUR REF:

REGISTERED POST

27 November 1995

The Executive Director
Constitutional Assembly
P O Box 1192
CAPE TOWN
8000

Attention: Mr Hassen Ebrahim

Dear Sir

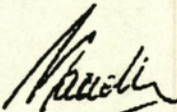
CHAPTER 3: PARLIAMENT

1. As the location of future parliament is still uncertain, this matter lends itself to bitter differences of opinion and rivalry between existing towns and cities for its location.
2. This problem has been experienced in all countries where the parliamentary location was not final.
3. Specific instances are:
 - Brasilia - Brazil
 - Canberra - Australia
 - New Delhi - India
 - Ottawa - Canada
 - Washington - USA
 - Putrajaya - Malaysia (under construction)
4. In every case a "greenfields" area was eventually chosen where the new parliament was settled in a new city.
5. This in every case attracted huge investments and diffused tension amongst existing cities.
6. Our proposal, which has specifically addressed the above problem, does not appear to have received the appropriate attention and hence the existence of a 5th location, i.e. portion of

the farm Nietgedacht 535 - JQ, owned by the Government and situated in Greater Johannesburg TMC, Northern MSS, was not mentioned in your Special Edition of Constitutional Talk, page 14, 3rd last paragraph.

7. This omission is very prejudicial to the proponents of the suggested location.
8. The proposal has to date been submitted to every Cabinet Minister and every member of the Gauteng executive and we can assure you that it is receiving very serious consideration in these circles.
9. I include a copy of our updated document for your guidance - from which you will notice that the Greater Johannesburg Randburg management has given it its full support.
10. It is more than likely that the Greater Johannesburg TMC will in time give its official support.
11. May we therefore urge you to:
 - 11.1 Rectify the omission of this 5th location in your next publication.
 - 11.2 Accept this as an official request to give this proposal the full support of the Constitutional Assembly.
12. Your Departments' executives are aware that for some reason the documentation in your possession did not receive the consideration it should have had and they have promised to rectify this oversight.

Yours faithfully


E HAACKE

Boston

A S S O C I A T E S

TOWN AND REGIONAL PLANNERS

PROPERTY VALUERS

STADS-EN STREEKBEPLANNERS

EIENDOMSWAARDEERERS

OUR REF: 3230/E HAACKE/ch

YOUR REF:

19 May 1995

The Secretary
Department of Constitutional Development
260 Walker Street
PRETORIA

Attention: Mr Eduan du Plessis

Dear Sir

PROPOSED RELOCATION OF PARLIAMENT

Herewith please find in duplicate, a proposal for the relocation of Parliament.

Kindly contact writer should you have any further requirements.

Yours faithfully

BOSTON ASSOCIATES


E HAACKE

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TELEPHONE/TELEFOON: (011) 803 8437
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E HAACKE BSc(ENG) PRLISA, MIVISA, TRPISA, MSAITRP
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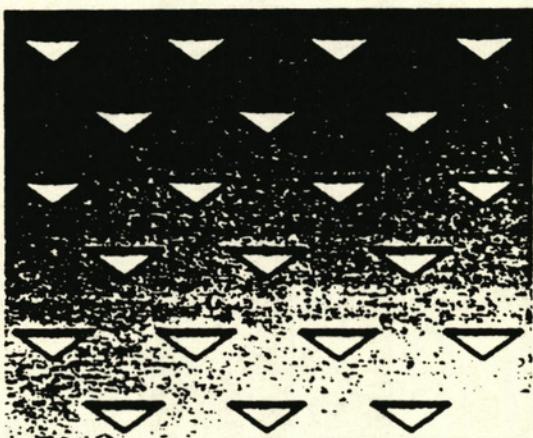
A S S O C I A T E S

TOWN AND REGIONAL PLANNERS

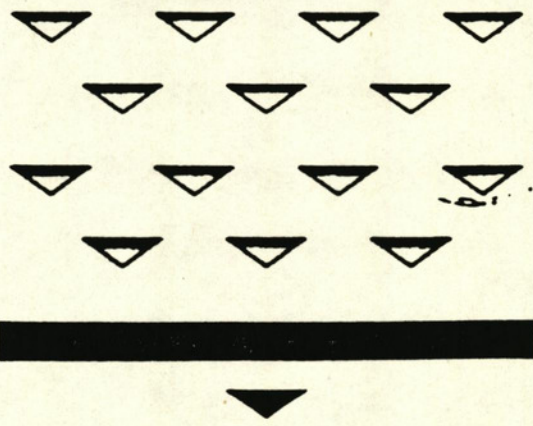
PROPERTY VALUERS

STADS-EN STREEKBEPLANNERS

EIENDOMSWAARDEERDERS



**PROPOSAL FOR RELOCATION
OF
PARLIAMENT**
MAY 1995





- TOWN AND REGIONAL PLANNERS
- PROPERTY VALUERS
- STADS-EN STREEKBEPANNERS
- EIENDOMSWAARDEERDERS

OUR REF: 3230/E HAACKE/ch
YOUR REF:

19 May 1995

The Secretary
 Department of Constitutional Development
 260 Walker Street
 Sunnyside
 PRETORIA

Attention: Mr Eduan du Plessis

Dear Sir

PROPOSED RELOCATION OF PARLIAMENT

1. This proposal is made with the support and cooperation of the surrounding population.
2. The following properties are proposed to form the core for any development:
 - 2.1 The Remainder of Portion 19 of the farm Nietgedacht 5354-JQ
 - 2.2 Portion 20 of the farm Nietgedacht 535-JQ
3. The total area of these properties amounts to 169.76 hectares.
4. The State is the registered owner.
5. The properties are located north-west of Randburg as per Annexure A.
6. The interchange of the Pretoria-Krugersdorp free-way (R28) with the Randburg-Pelindaba main road (R512) is on the north western corner of the properties.
7. The old Krugersdorp-Pretoria district road (P39-1) forms the south-eastern boundary.
8. The R512 forms the western boundary.
9. The subject properties at their southern tip are at an elevation which is higher than the surrounding terrain from where they have a gentle downward slope to the north, resulting in an obstruction free vista to the Magaliesberg on the northern horizon. (Annexure B)

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10. It follows that the properties and any future development thereon are highly visible from especially the R28 free-way.
11. Annexure A shows up the unique accessibility of the proposed location in relation to:-
 - Soweto, some 30 km to the south;
 - Johannesburg, 25 km to the south-east;
 - Pretoria, 35 km to the north-east;
 - Kempton Park, 35 km to the east;
 - Verwoerdburg, 25 km to the east-north-east;
 - Sandton, 20 km to the south-east; and
 - 90 % of all developments of the Pretoria/Gauteng region, being within 45 km.
12. Lanseria airport is located within 7 km from the terrain with direct access thereto via the Pelindaba road.
13. This airport can be upgraded to full international standards, should Parliament be moved.
14. Private funding amounting to several hundred million Rand appear to be available from overseas sources in such an event.
15. The locality of the suggested properties form the heart of existing development proposals as per Annexure C.
16. These indicate major cruciform employment axes, being an industrial one along the Pelindaba road from the Kya-Sand industrial area some four km to the south right up to Lanseria in the north and a commercial development axis along the R28 free-way stretching from Muldersdrift 10km to the south-west to Diepsloot, 6km to the north- east.
17. Extensive residential areas are proposed to flank these employment generators, thus eliminating costly transportation problems.
18. Between the site and Lanseria there already exist applications for 200 hectares industrial townships while there is ongoing expansion at Kya Sand to the south.
19. The ABSA group controlles a block of some 700 hectares potential residential township land to the immediate south of the site. (Annexure D)
20. The Lion Park south-east of and adjoining the site, in extent some 200 hectares, is available either for recreation or urban uses. (Annexure D)
21. The above is an indication that here supporting large-scale and coordinated urban development is not only possible but highly likely.
22. Basic urban infrastructure either exists or is presently being planned:

- 22.1 The Diepsloot sewage works are located some 8 km to the north-east of the site.
- 22.2 A new water supply pipe to the Lanseria area from Kya Sand via the subject properties has already been planned and at present is awaiting the voting of the necessary funds.
- 22.3 Electricity is available.
- 22.4 The properties are located on the interchange of route R28 with the Pelindaba road.
- 22.5 The latter is presently being upgraded to a four-lane major collector between Randburg and Kya Sand, with planning now being completed to a point five kilometres beyond Lanseria airport.
- 22.6 The development cost of that portion of the Pelindaba road between Kya Sand, the R28 interchange, with access to the subject properties and Lanseria, can easily be incorporated in an upgrading project of the latter.
- 22.7 Electricity is available.
23. The relocation of Parliament on the subject properties will result in the development of a new city, untainted by historic imbalances in urban planning, historically dictated by political considerations, with the associated benefit of massive job creation resulting from existing industrial and commercial catalysts in the form of Kya Sand, Lanseria - compare the effect of Johannesburg airport on the growth of Kempton Park- and the excellent existing road system - compare Halfway House development.
24. Here parliament will enjoy the following benefits, these being:
- the most convenient and shortest access from most areas in the Gauteng/Pretoria region;
 - easy and rapid access by air transport to and from locations in the rest of South Africa as well as international;
 - a very prominent and visible locality;
 - some of the most desirable recreational areas on it's north-western boundary;
 - a location with very low if any air pollution;
 - an area not tainted with historical apartheid planning;
 - an area where the resulting job creation in terms of numbers and cost efficiency thereof will outperform any other locality in South Africa; (e.g. work for the resettled Zevenfontein community);
 - the overall cost/benefit advantages of the relocation thereof, in terms of our preliminary research, outstripping those for any other location.
25. In short, with all due respect, we are of the opinion that no other locality in either Gauteng or for that matter any other location in South Africa can equal the benefits arising from a

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relocation of Parliament to it's siting on the proposed properties, these, amongst others, being international prestige, cost efficiency, work creation, accessibility and popular pride.

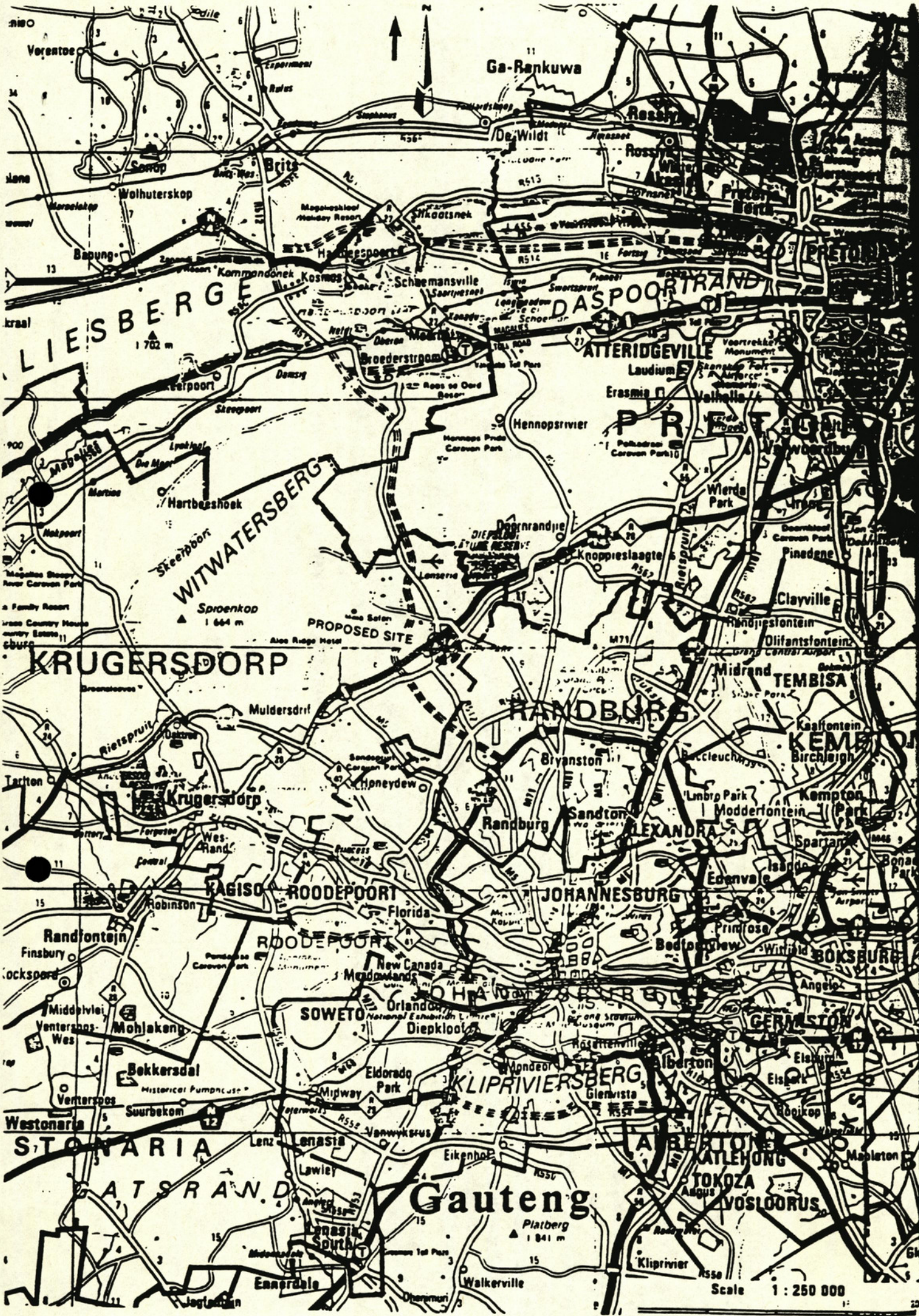
26. The above is a very short summary of merits arising from relocating Parliament to the subject site, additional background however being available and gladly supplied on request.

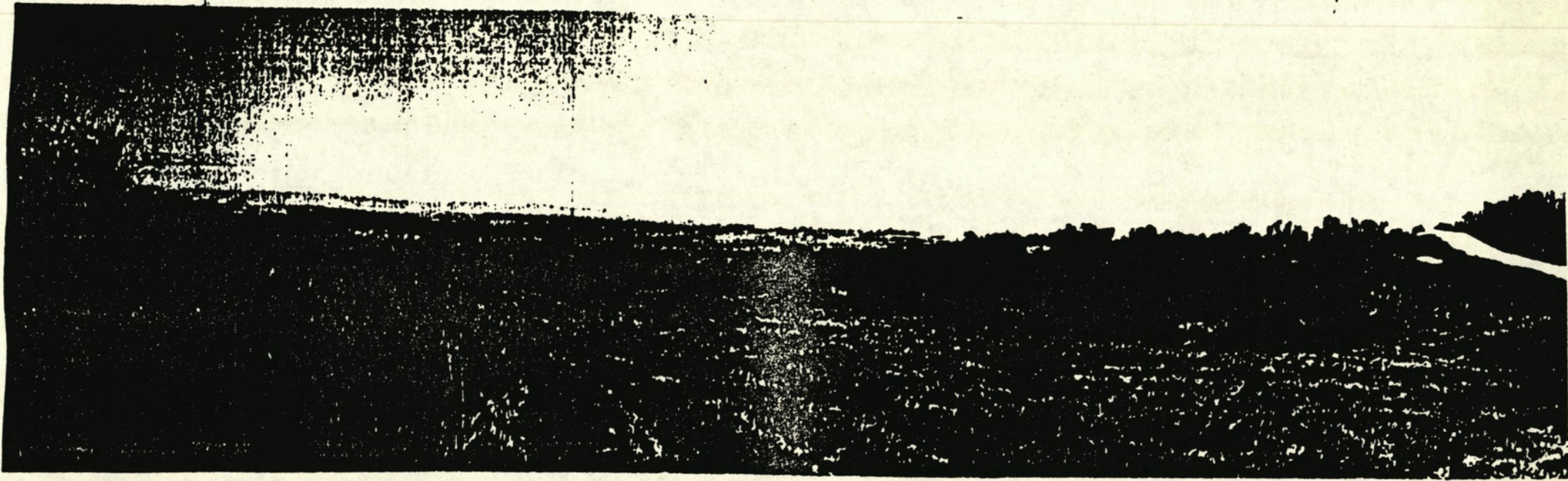
Yours faithfully

BOSTON ASSOCIATES



E HAACKE





VIEW TO NORTH







**MULDERSDRIFT STRUKTUURPLAN
VERSLAG 1
STREEKSPERSPEKTIEF EN
SUBSTREEKPLAN**

**INFRAPLAN
Stads- en Streekbeplanners
Postbus 1847
PARKLANDS
2121**

AUGUSTUS 1991

SUBSTREEK



-  **LAE DICHTEID**
DORPSONTWIKKELING
-  **MIDDEL TOT HOE DICHTEID**
DORPSONTWIKKELING
-  **INDUSTRIEEL /**
KOMMERSEEL
-  **EKONOMISE AKTIVITEIT**
-  **LANSKA**
-  **BESIGHEIDSNODE**

TOTALE OFFERVLAKTE = 8640ha
 BEVOLKING @ 4,5 PERSONE /ha
 = 151 725

178ha @ 5 a/ha = 890 eenhede
 705ha @ 10 a/ha = 7050 eenhede
 470ha @ 20 a/ha = 9400 eenhede
 TOTALE EENHEDE = 25 860
 TOTALE OPPV. = 3 380ha

2000ha @ 2 a/ha = 4000 eenhede

DICHTEIDSPAN

INFRA. PLAN **PLAN 12**

DEPT. S.O.

24/2/94

**MULDERSDRIFT
STRUKTUURPLAN**

JANUARIE 1992

WESRAND STREEKDIENTSTERAAD

PGK MULDERSDRIFT

SUBSTREEK

SUBSTREEK

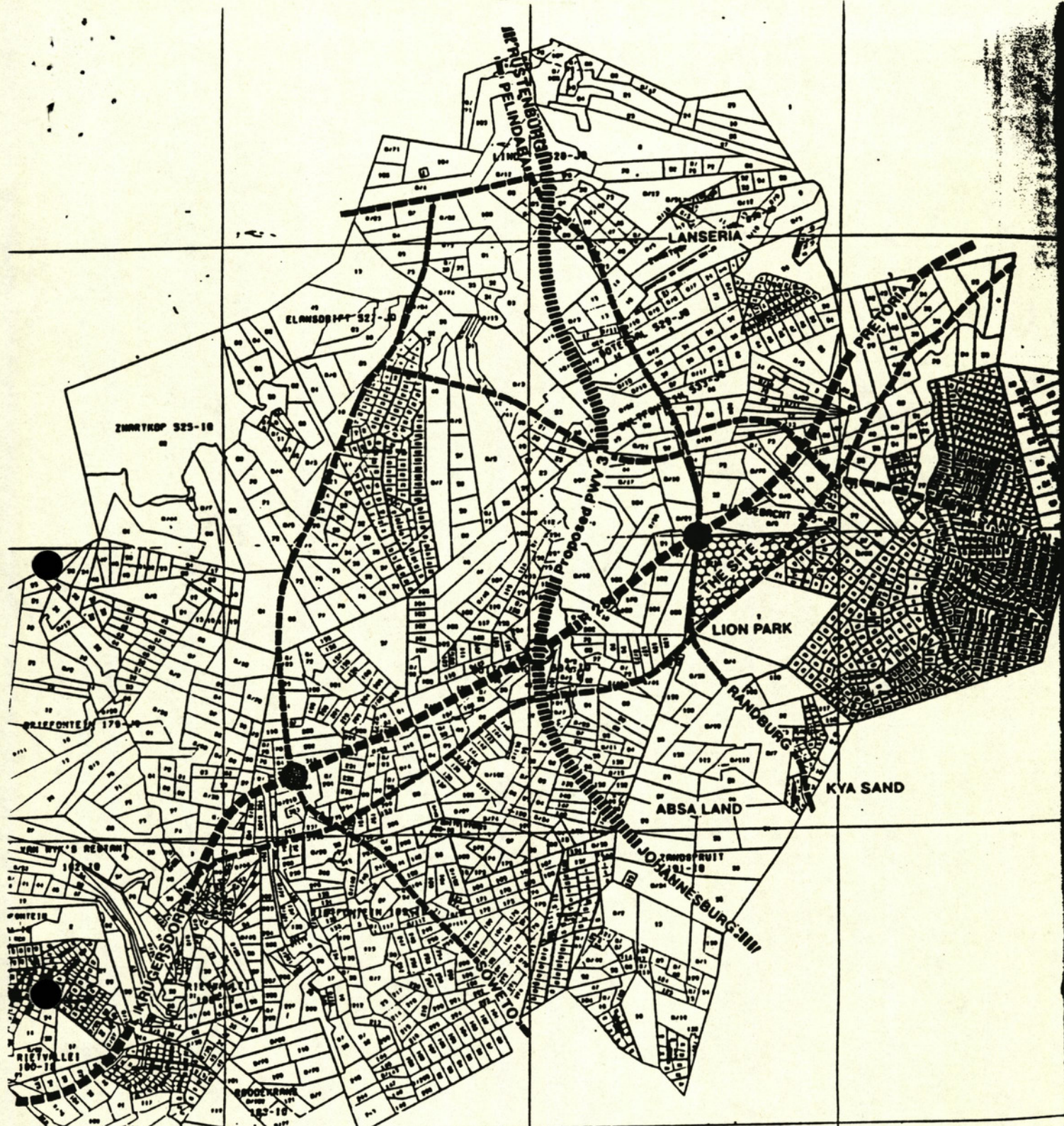
-  DORPSONTWIKKELING
-  LANDBOU / ONDERSTEUNINGSZONE
-  LANSERIA
-  EKONOMIESE AKTIWITEITSZONE
-  AKTIWITEITSNODUSSE
-  KORRIDORONTWIKKELING
-  INDUSTRIEEL / KOMMERSIEEL
-  BEWARING
-  STREEKSOOPRUIMTE
-  RESERVOIR

SUBSTREEK VOORSTELLE

INFRAPLAN

PI AN 7





*Kadastrale kaart van die
L.M.C. - Gebied.
Kaart 5.*