

Total current surface area 148 400m² (as listed in Table 1 Alternatives)

Alternative 1: Riverine Corridor Alternative: 150 000 m² of floor space to be developed

20% of the total floor space (=30 000m²) for accommodation and of this, 20% (or 6000 m²) for inclusionary housing (these units will be integrated into the same blocks of apartments as the other residential units. To do so, the proponent is prepared to “subsidise the rental in respect of the inclusionary housing units.”

The inclusionary housing units will be an average size of 35m²

Net first year income = R 400 million (before tax)

Alternative 2: Island Concept Alternative 150 000 m² of floor space to be developed

Essentially the same as Alternative 1 but different road layout and slightly taller buildings precinct 1

20% of the total floor space (=30 000m²) for accommodation and of this, 20% (or 6000 m²) for inclusionary housing (these units will be integrated into the same blocks of apartments as the other residential units.

Net first year income = R 400 million (before tax)

Alternative 3: Mixed Use Affordable Alternative 110 000 m² of floor space to be developed

About 40% is developed for accommodation (44 500 m²) of which 21 000 m² or 45% is for inclusionary housing.

Net first year income of R 276,220,000 (before tax) is considered financially unfeasible. (“With a projected annual return of 7.01% (pre-tax), this alternative is not considered financially viable for the proponent and therefore will not be assessed as a feasible development alternative.”)

Alternative 4: Reduced Floor Space Alternative: 102 000 m² of floor space to be developed

Only 15 000 for accommodation and nothing stated about affordable housing

Net first year income of R 265,903,000 (before tax) is considered financially unfeasible.

The Urban Design comment: “NEMA requires that alternatives must be “reasonable” and “feasible”. Given that alternatives 3 and 4 are not financially viable to the proponent, these alternatives will be screened out when the alternatives are assessed in the Basic Assessment Report.” But NEMA does not reduce “reasonable” and “feasible” to solely financial feasibility.

LLPT envisages that beneficiaries of inclusionary housing will be households of employed civil servants (teachers, nurses, policemen etc.) earning between R6 000 – R18 000/month.