



# GAUTENG HIGHLANDS

the vision





# our vision

our vision is to create Johannesburg's most modern, attractive and sustainable community - one that incorporates best practice principles for community design and will become the premier business and lifestyle destination for the region.



## affordability

Providing a variety of housing and lifestyle opportunities



integration

A connected community



## sustainability

Caring and working with the environment



prosperity

A place for business and employment



## lifestyle

A place of health and wellbeing





## community

Creating spaces and places for people



welcome to



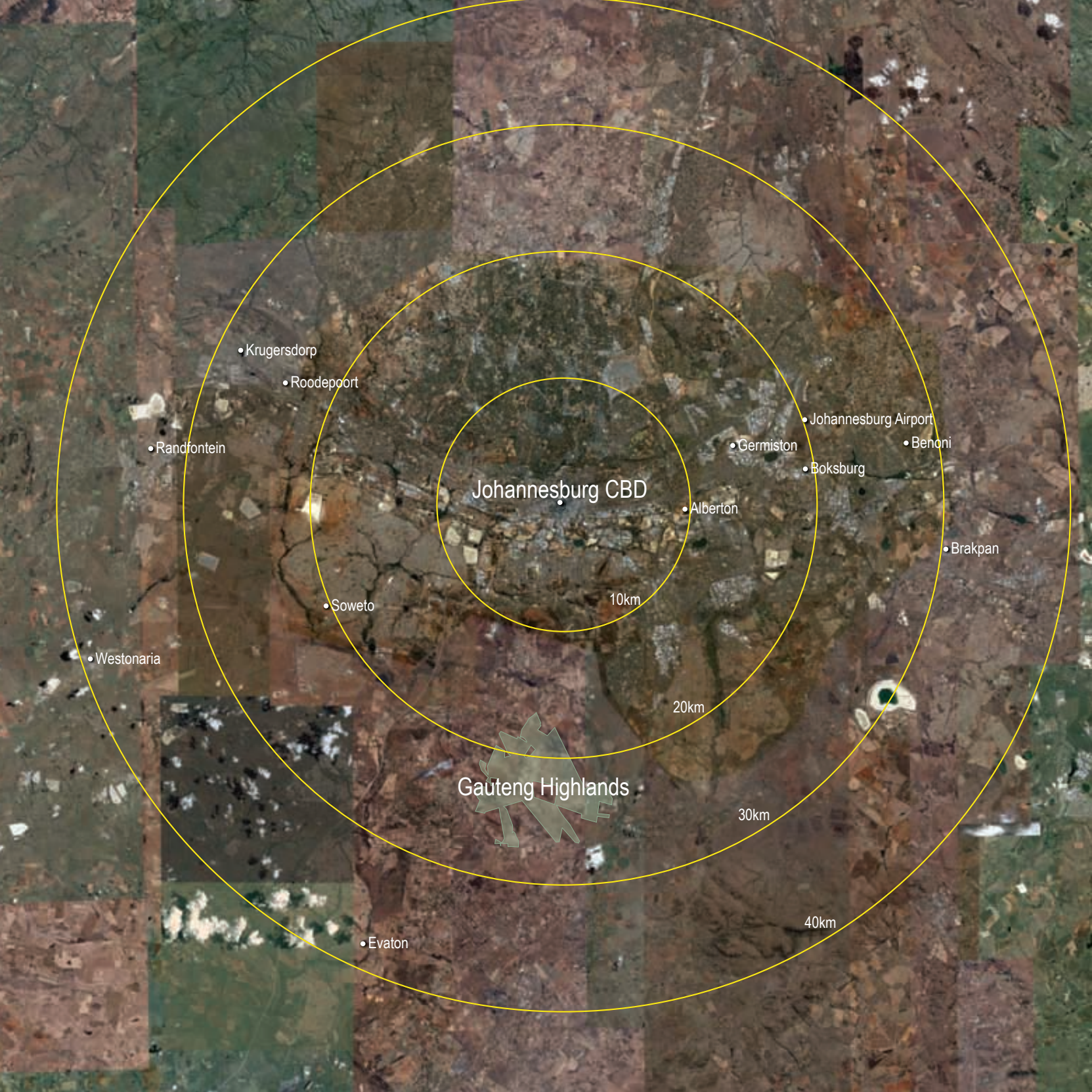
GAUTENG HIGHLANDS





## Introduction

*Gauteng Highlands is an exciting new multi-use community which is currently being developed in Gauteng, just to the South of Johannesburg, in the Sedibeng District. Covering over 4500ha, the vision for Gauteng Highlands is to create a totally integrated master planned community that will generate economic growth, make tangible environmental improvements to the area and create significant new housing, recreational and lifestyle opportunities for the region. With the potential to provide such an exceptional array of benefits, the following document is intended to communicate the key features and principles of Gauteng Highlands and to provide the opportunity for the people of Johannesburg and the region to take part in the shaping and sharing of this exciting project.*



Johannesburg CBD

Gauteng Highlands

10km

20km

30km

40km

• Krugersdorp

• Roodepoort

• Randfontein

• Soweto

• Westonaria

• Alberton

• Germiston

• Johannesburg Airport

• Boksburg

• Benoni

• Brakpan

• Evaton

# A Strategic Opportunity

*Gauteng is the most vibrant and fastest growing province in Southern Africa and the economic heart of Africa, with Johannesburg providing the entrance gate for all multi-nationals wanting to conduct business in the continent. Strategically located only 20km south of the Johannesburg CBD, and boasting convenient highway access and an attractive landscape of mountains, valleys and conservation areas, the Gauteng Highlands site offers the only remaining opportunity to create a significant new multi-use master planned community within the heart of Gauteng.*

*Recognising the potential economic, environmental and social benefits of this opportunity, the Blue Rose Group has generated a vision to create a totally integrated new city incorporating:*

- *thousands of new homes*
- *a new node of business and industrial activities*
- *a mixed use town centre*
- *large areas of active and passive recreation and environmental conservation zones*



*Strategic location of Gauteng Highlands*





## Benefits to the region

*The development of Gauteng Highlands is widely recognised as offering the greatest opportunity for job creation, poverty alleviation, and the upliftment of the regional economy in the Gauteng Province. Gauteng Highlands will deliver tremendous benefits to the region now, and in the future, as it gradually develops and provides much needed housing and industrial and commercial facilities as well as an exciting new range of employment, lifestyle and leisure opportunities including:*

- *Creating 275 000 jobs within Gauteng over the next 15 years*
- *Estimated financial impact of more than R130 Billion to the local economy*
- *Providing a model of best practice city design for the region through adoption of leading business, environmental and community principles*
- *Large tracts of land proposed to be retained as open space, rehabilitated conservation and wetland areas*
- *Industry and mixed use business areas creating new economic opportunities for the Gauteng region*
- *Community uses including schools and sports facilities and a range of community improvement programs*
- *A mixed use Town Centre providing a community based gathering place and specialty shopping, entertainment and retail uses*
- *New residential choices ranging from affordable and medium density housing through to large premium golf course frontage stands*



# Working with the Community

Residents, businesses, local groups and the wider community have been and will continue to be given the opportunity to provide input as the project evolves. The vision for Gauteng Highlands also includes a commitment to undertaking a variety of social and community projects, with key initiatives to date including:

- HIV Orphanage and Hospice in Kibler Park
- Provision of Rand Water access to local houses
- Upgrading of local schools
- Improvement and upgrade of common areas in Eikenhof
- Establishment of a large dairy farm project to take up spent-grain from the Heineken Brewery, which will provide jobs and create a constant stream of income for a large number of community and social upliftment projects. This is being done in conjunction with Vesco, a well known section 21 (non-profit) organisation together with Heineken
- A program to assist Midvaal Municipality and the Provincial Department of Housing to uplift the poverty stricken, informal settlement dwellers in the region is in place
- A youth empowerment program is currently being developed
- Further social upliftment projects are being evaluated



*Community Program at the Elethu Themba Public School*





# the opportunity

Creating a totally integrated master planned community that will offer an exciting new range of housing, economic, recreational and lifestyle opportunities for Johannesburg and the region.....



Johannesburg CBD

Johannesburg Airport

• Edenvale

• Bedfordview

• Germiston

• Boksburg

• Alberton

• Oakdene

• Glenvista

• Bassonia

• Mulbarton

• Willowdene

• Katlehong

• Langlaagte

Old Vereeniging Road  
R82 / M1

R59 Freeway

Gauteng Highlands

• Grasmere

• Walkerville

• Daleside

• Meyerton

• Soweto

• Lenasia

R52

R54

M7

R82

R550

R59

K154

R52

R57

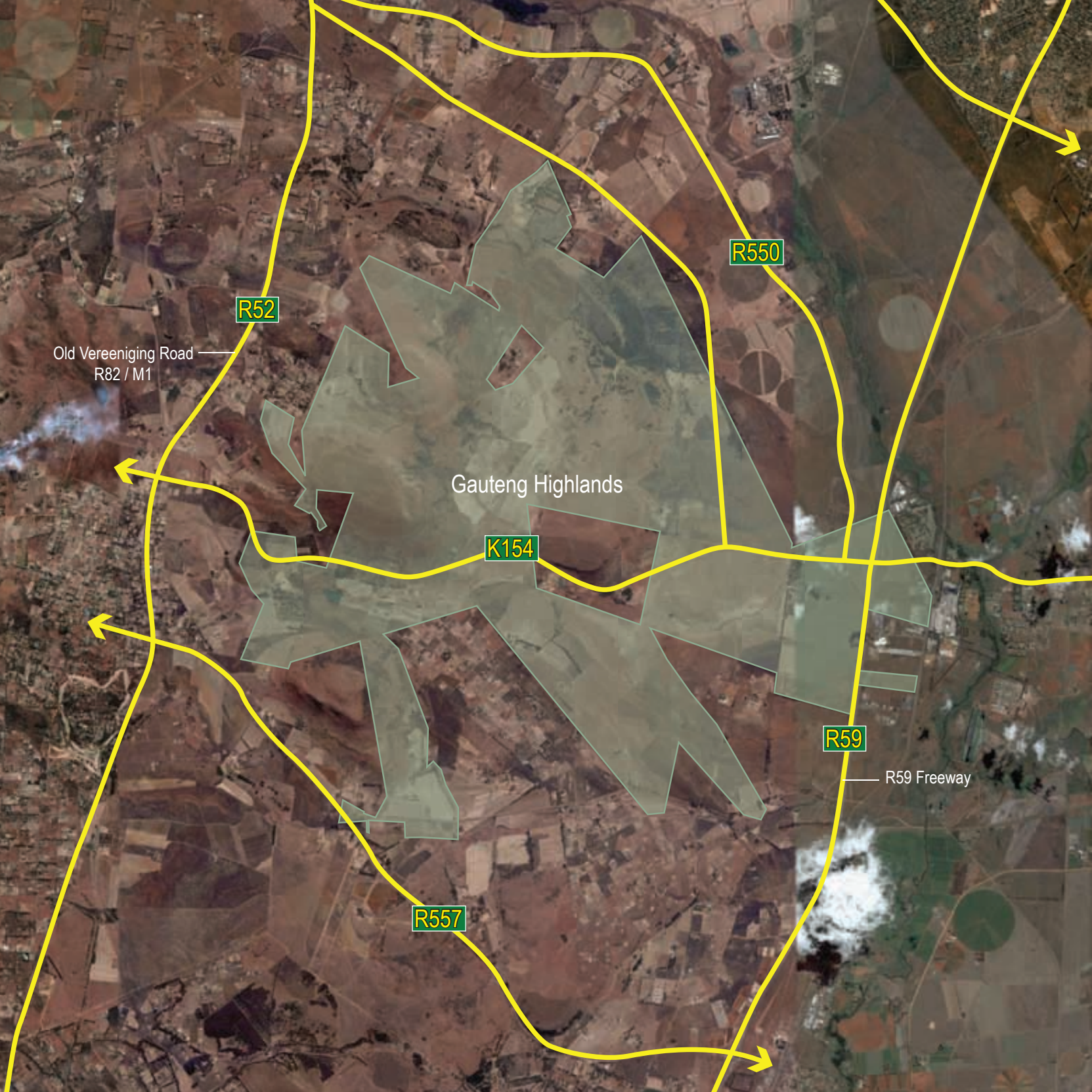
## The Context

*Traditionally, the areas to the south of Johannesburg have experienced limited development, with the majority of growth being focused to the North, East and West of the city. Over recent years, with improvements in highway access, the south of Johannesburg has experienced significant growth in suburbs such as Glenvista, Mulbarton, Bassonia, Oakdene and extending further south with the R59 Industrial Corridor, and new developments in the Meyerton region.*

*Situated only 15km from the Johannesburg CBD, Gauteng Highlands lies between the Old Vereeniging road and the R59 freeway, providing fast road access and linking with the ring-road highways to provide convenient access to the city and Gauteng region.*



*Johannesburg City*



R52

R550

Old Vereeniging Road  
R82 / M1

Gauteng Highlands

K154

R59

R59 Freeway

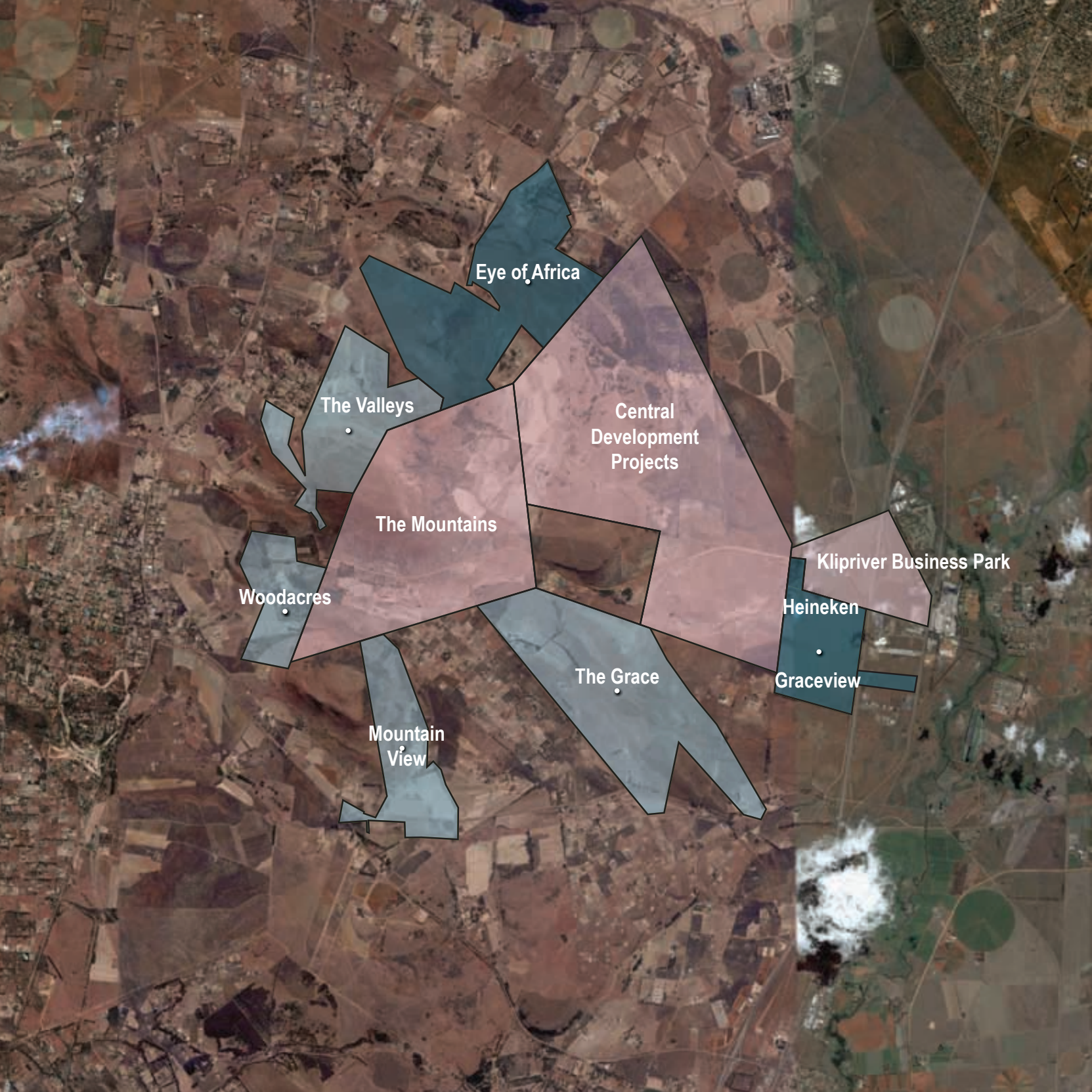
R557



## The Site

*The Gauteng Highlands site incorporates over 4500ha of privately owned land. The site is defined by the mountains and valleys characteristic of the local area, and incorporates a variety of landscape settings ranging from cleared and degraded land through to environmentally protected ridges and wetlands.*





Eye of Africa

The Valleys

Central  
Development  
Projects

The Mountains

Klipriver Business Park

Woodacres

Heineken

The Grace

Graceview

Mountain  
View

# The Components

Over six years ago the Blue Rose Group initiated a sequential land acquisition program targeting strategic sites with a focus on providing a controlled and integrated approach towards realizing the full potential for the Gauteng Highlands vision. A summary of the key components / landholdings that comprise the of the Gauteng Highlands area include:

- *Blue Rose Group Projects (approved and under construction)*
  - *Eye of Africa (680ha)*
  - *Graceview Industrial Park (147ha)*
  - *Heineken Sedibeng Brewery (83ha) - Blue Rose Group obtained approvals and sold the site to Heineken*
  
- *Blue Rose Group Projects (currently undertaking approval)*
  - *The Grace (708ha)*
  - *Mountainview (293ha)*
  - *Woodacres (197ha)*
  - *The Valleys (384ha)*
  
- *Other*
  - *Future Project (currently under negotiation between Blue Rose Group and Landowner)*
    - *The Mountains (1180ha)*
  - *Projects outside of the control and involvement of the Blue Rose Group*
    - *Klipriver Business Park (150ha)*
    - *Central Developments' Projects (1250ha)*



*Eye of Africa*

# A Partnership for Success

*The Blue Rose Group, the visionaries and key driving force behind the Gauteng Highlands project, have an established track record in the land development business with involvement in a number of successful large developments in the region including Eye of Africa and the Graceview Industrial Park (including the Heineken Brewery). The Blue Rose Group has also gathered together a highly experienced professional team to assist in the delivery of the vision including:*

- *Town-planning - Des van As and Associates*
- *Urban Design Consultants - V2i*
- *Land Surveyors - W D Roth Surveyors*
- *Civil Engineering - Willie Coetzee Engineers*
- *Geotechnical Engineering Holland – Muter and Associates*
- *Traffic Engineering - Arcus Gibbs*
- *Electric Engineering - Lyon & Partners*
- *Environmental Consultants - Seaton Thomphson*
- *Environmental Consultants - Ecoscapes*
- *Community Liaison Officers - Blue Rose Management Trust*
- *Accounting - Rautenbach & Associates*
- *Market Research team - Demacon*
- *Sales Consultant - Montagu*



*Eye of Africa*



*Heineken Brewery*



*Heineken Brewery*





# key principles

What are the key principles that we can adopt to guide the creation of a modern and sustainable city...

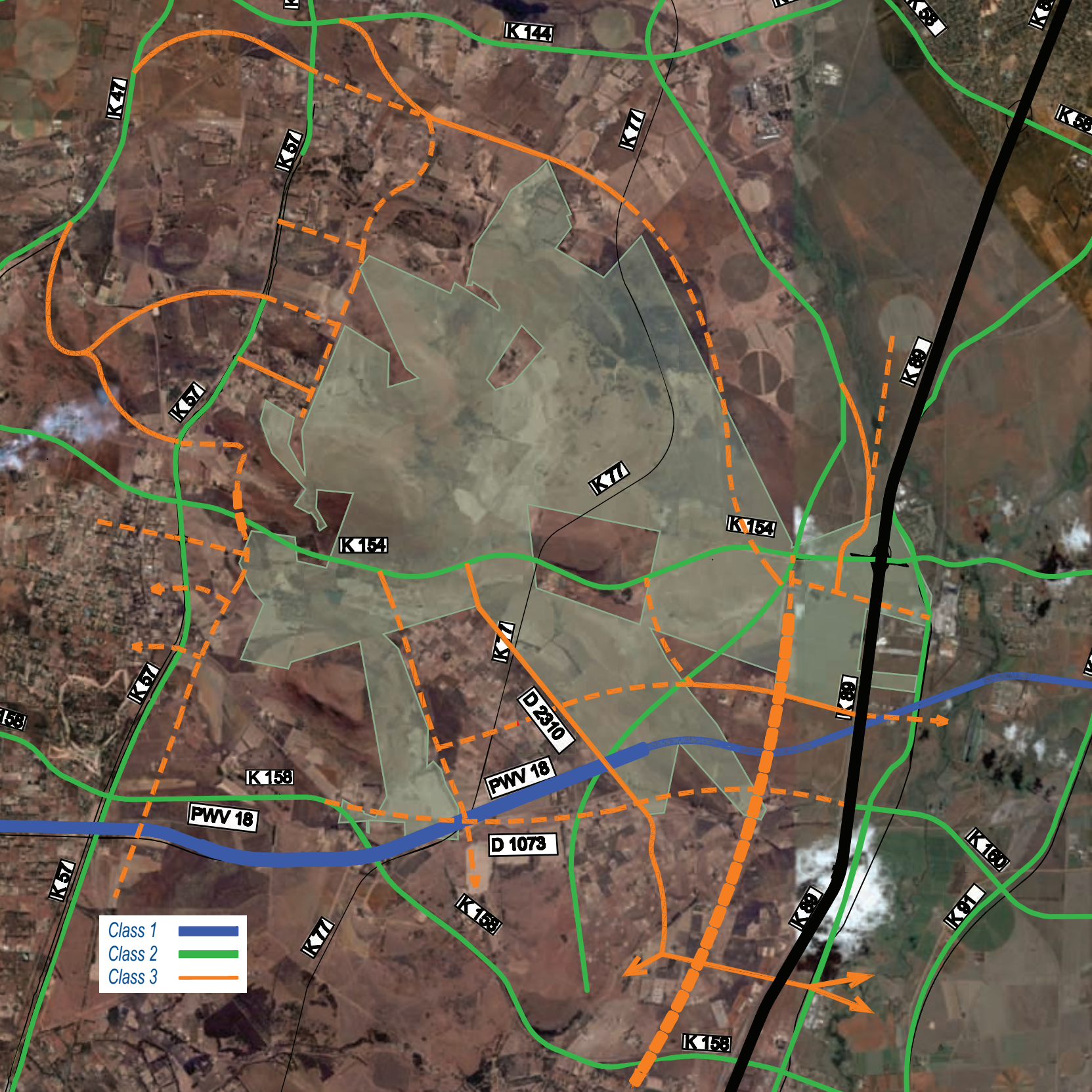






## Evolving the vision

*The vision for Gauteng Highlands will continue to evolve through stakeholder and community input, and as part of the ongoing design evolution and development process. However, to ensure that development occurs in an integrated and coordinated manner, the following section identifies a number of key principles and structural opportunities that are focused on achieving the overall vision for Gauteng Highlands and to provide a framework for various stakeholders and interrelated developments.*



- Class 1 
- Class 2 
- Class 3 