**PROJECT NAME: SYFERFONTEIN MEGA DEVELOPMENT**

**PROJECT LOCATION: RAND WEST CITY, GAUTENG**

**PROJECT VALUE: R 36BN**

**PROJECT SUMMARY:**

LTE has been a partner to government in the planning, designing and implementation of low cost housing units since 2003. As a Professional Resource Team panel member at metropolitan, provincial and national levels, LTE has been involved in numerous projects across South Africa from Greenfields to Title Deed handover. Our expertise covers ground and environmental studies, spatial planning, bulk infrastructure and internal reticulation planning and design, architectural and structural designs, construction and construction management, and conveyancing.

**CONTINUE TO DETAILED PROJECT SUMMARY**

The availability of developable land in Gauteng is becoming critical whilst the demand for housing is rapidly escalating. This has prompted the call for innovative design and a shift in the mind-set with regard to the rollout of housing opportunities in Gauteng, and subsequently, the country. Detailed Engineering studies for Roads and Stormwater, Water and Sanitation, Electricity, Traffic and Transportation, and Waste Use Management have been concluded to ensure that bulk and link supply as well as internal reticulation is adequately designed for a development of this magnitude. Accordingly, the LTE design team is in constant liaison with the relevant authorities for each specific discipline in order to ensure compliance and input from the onset to the completion of the project. The LTE design team has incorporated industry leading technologies in its design criteria so as to ensure environmental friendliness by reduced energy consumption, reduced waste generation and the use of alternative energy. Eco-mobility and reduced carbon footprints are hallmarks of the development.

**Design Phase:**

• Potential range of housing typologies from 250m²

• Single Res up to 3 / 4 Storey Walk-Ups

• Potential for Local Business Floor Area: 227 000m²

• Potential for Local Office Floor Area: 22 700m²

• Complete range of community facilities (incl. all high order facilities)

• Extensive open space areas (26%)

• Housing Typology Split

• 40% Subsidized

• 20% FLISP

• 20% Full bonded

• 20% Rental stock

In addition to the standard pre-planning studies and investigations that would be undertaken in a development of this nature – Environmental, Geotechnical, Spatial and Urban Designs, Engineering, etc., the dynamics of the site triggered several very specialised scientific studies, including a Radioactivity Safety Assessment in compliance with National Nuclear Regulatory requirements, a Geohydrological and Groundwater Analysis, as well as detailed Dolomitic Risk Assessment in compliance with the Council for Geosciences. The culmination of the various studies, all carried out by leading specialists and professionals have yielded an Urban Design Framework and Township Layout that sets the benchmark for design and development, specifically in the face of numerous challenges and dynamics. It is a privilege for LTE Consulting to partner with the Office of the Premier and the Gauteng Department of Human Settlements in this notable project.