

S&J INDUSTRIAL ESTATE ECODISTRICT™

ROADMAP

31 March 2022



Proudly developed by:



TABLE OF CONTENTS

1.	INTRODUCTION & ADOPTION PROCESS	4
2.	THE S&J INDUSTRIAL ESTATE ECODISTRICT BOUNDARY	5
3.	PRIORITY-BASED ASSET MAP	8
4.	CENSUS OF LOCAL PLANS	10
5.	ONGOING AND IMMINENT ACTIVITIES BY OTHER	16
6.	PRIORITIES, OBJECTIVES & INDICATORS	16
7.	UNDERSTANDING THE TARGETS AND ANTICIPATED OUTCOMES	21
8.	EXISTING CONDITIONS & BASELINE PERFORMANCE ASSESSMENT	22
8.1	Co-Ownership Endorsement and Support for the S&J NPC Sustainability Ambitions and EcoDistrict Aspirations	22
8.1.1	Redefine	22
8.1.2	Abland	24
8.2	Contextual Overview	25
8.2.1	Economy:	25
8.2.2	Employment:	26
8.2.3	Demographic Highlights:	26
8.2.4	Land Use:	27
8.2.5	Housing:	27
8.2.6	Recreation Facilities & Programs:	27
8.2.7	Education Facilities & Programs:	28
8.2.8	Historic & Cultural Resources:	30
8.2.9	Health & Human Services:	31
8.2.10	Public Safety:	31
8.2.11	Access Roads:	32
8.2.12	Transportation (All Modes):	33
8.2.13	Gatehouses	37
8.2.14	Water Supply:	37
8.2.15	Wastewater Treatment	37
8.2.16	Natural Environment:	38
8.2.17	Climate:	40
8.2.18	Baseline Year Indicator Results	41
8.3	Baseline Performance Assessment	41
8.3.1	Modelling Protocol	41
8.3.2	Energy Use Profile	41
8.3.3	CO ₂ Emissions Inventory	42
9.	EXISTING LOCAL TARGETS & PARALLEL EFFORTS	43
9.1	LOCAL TARGETS - EKURHULENI	43
9.2	PARALEL EFFORTS - CITY OF JOBURG	43
10.	ROADMAP HORIZON YEAR	44

10.1	DISTRICT BUILD-OUT ESTIMATE	44
10.2	HORIZON YEAR PERFORMANCE TARGETS	45
11.	POTENTIAL STRATEGIES	45
12.	STRATEGIES ASSESSMENT	49
12.1	Carbon Emission Calculations	50
12.1.1	General Model Inputs	50
12.1.2	Neighbourhood Inputs - Current Development	50
12.1.3	Area Inputs	50
12.2	Pathway to Carbon Neutrality Updates	52
13.	RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION SCHEDULE	52
	ANNEXURE A - FULL ROSTER OF ATTENDANCE TO ROADMAP DEVELOPMENT ACTIVITIES	54
	ANNEXURE B - SIGNATORIES	55
	ANNEXURE C - ROADMAP PRIORITIES, OBJECTIVE CATEGORIES, OBJECTIVES, INDICATORS, BASELINES AND 2030 TARGETS	56
	ANNEXURE D - SPATIAL DEVELOPMENT FRAMEWORK LAND USE MAP OF SURROUNDING NODE (EMM)	57
	ANNEXURE E - SPATIAL DEVELOPMENT FRAMEWORK LAND USE MAP OF SURROUNDING NODE (COJ)	58
	ANNEXURE F - ROADMAP STRATEGIES, STRATEGIES ASSESSMENT, RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION TIMELINES	59

LIST OF TABLES

Table 1:	Steering Committee and Principal Authors	4
Table 2:	S&J Steering Committee & External Meeting Schedule Overview	4
Table 3	S&J Industrial Estate Development Timeline	8
Table 4:	Preliminary Assets of the S&J EcoDistrict	8
Table 5:	Existing policies, programmes, and plans applicable to the S&J EcoDistrict	10
Table 6:	S&J Roadmap Priorities, Objectives, and Indicators.....	17
Table 7:	Redefines' commitment to the Primary SDGs within their direct sphere of influence and the link to the EcoDistrict Protocol.....	23
Table 8:	Redefines' commitment to the Primary SDGs within their direct sphere of influence and the link to the EcoDistrict Protocol.....	24
Table 9:	S&J Specific Demographics	26
Table 10:	Educational Facilities (filtered according to distance from S&J)	28
Table 11:	Clinics and Government Hospitals Closer than 10km in Proximity (filtered according to distance from S&J) ..	31
Table 12:	S&J Industrial Estate Estimated baseline energy consumption in million BTU/year for the 2021 calendar year	42
Table 13:	S&J Industrial Estate Estimated baseline CO ₂ emissions in metric tons/year for the 2021 calendar year	42
Table 14:	COJ Climate Action Plan Targets	43
Table 15:	S&J Industrial Estate Development Timeline	44
Table 16:	S&J Roadmap Potential Strategies.....	45
Table 17:	Ranking Criteria and Scoring Descriptions for S&J Industrial Estate EcoDistrict Recommendations	49
Table 18:	S&J Industrial Estate EcoDistrict Input Sources.....	50

Table 19: Area Contribution Assumptions	51
Table 20: EcoDistricts Carbon Emissions Reduction Targets	51

LIST OF MAPS

Map 1: The site location in Context	5
Map 2: S&J Industrial Estate access and boundary delineation	6
Map 3: Macro Locality	7
Map 4: Spatial Development Framework Land Use Map of Surrounding Node (EMM)	27
Map 5: Spatial Development Framework Land Use Map of Surrounding Node (COJ)	28
Map 6: Police Precinct Applicable to S&J	32
Map 7: Internal street network of the S&J Industrial Estate.....	33
Map 8: Signage Entrance Wall	34
Map 9: Street Furniture – Public Litter Bins	34
Map 10: Street Furniture – Sidewalk Details.....	35
Map 11: Street Furniture – Streetlights	35
Map 12: Streetscape Design Guidelines	36
Map 13: Private road reserve.....	36
Map 14: Public road reserve	36
Map 15: The extent of the delineated wetland area	38
Map 16: Location of alien vegetation.....	39
Map 17: Landscaping zones and maintenance responsibility areas.....	39
Map 18: South African Energy Zone Map	40

LIST OF ARTISTIC RENDERINGS

Artistic Render 1: Imagined aerial view of the S&J Industrial Estate	6
Artistic Render 2: The proposed retail centre (layout and look and feel).....	29
Artistic Render 3: The Winding House events centre (layout and look and feel)	30

LIST OF PHOTOS

Photo 1: Look and Feel of Retail Space.....	29
Photo 2: Look and Feel of Events Space	30
Photo 3: Additional perspective view of the proposed eventing space.....	31
Photo 4: Photos of developed gatehouses.....	37
Photo 5: Category 1b species – stands of Cortaderia Selloana and Arundo Donax predominantly on the edges of the wetland.....	38

LIST OF FIGURES

Figure 1: The Corporate Net Zero Pathway.....	21
Figure 2: Carbon emissions reduction	51
Figure 3: Carbon offset rollout.....	52

1. INTRODUCTION & ADOPTION PROCESS

The S&J Industrial Estate EcoDistricts Steering Committee¹ was established in 2020 by S&J Industrial Estate Owners Company Not-For-Profit Company (NPC)² to enhance the vision of the S&J Industrial Estate³ to set the gold standard for all industrial developments in South Africa. This team of representatives engaged through workshops and discussion sessions to ensure that the goals of boosting the Estates' developmental focus, long-term operational performance, integrating the requirements of the EcoDistricts methodology of equity, resilience and working toward the positive environmental outcome of achieving carbon neutrality at a future date, aligned with the sustainability strategies and commitments of the Co-Ownership and other stakeholders involved with and affected by the EcoDistrict certification process and related commitments.

Table 1: Steering Committee and Principal Authors

Primary Authors:	Steering Committee		
	Core Working Group	Planning & Implementation Team	
For Redefine:	Victor Mathey	Adam Koekemoer	Morgan Wratten
Johann Nell	Adam Koekemoer	Anelisa Keke	Retha Bezuidenhout
Victor Mathey	Morgan Wratten	Chantelle Mathomes	Roan Stewart
	Retha Bezuidenhout	Grant Silverman	Tebogo Mojapelo
For Solid Green:	Tebogo Mojapelo	Hein Papenfus	Victor Mathey
Adrie Fourie	Mike Ruttell	Joshua van Tonder	
Chilufya Lombe		Mike Ruttell	

A Core Working Group was created to allow for a smaller, but representative group of participants to work closely with the Solid Green Team to develop submission report content, which required a more substantial time commitment to participate in workshops or meetings.

All members of the Steering Committee also formed what is known as the Planning & Implementation Team which was the interim decision-making structure for the S&J EcoDistricts certification process. This larger group of people are convened for workshops to consider final drafts of content, strategy development or to provide further input, clarify or correct any content issues that might not have been picked up by the Core Working Group. Once approval from this group was secured, the documentation and content were presented to the Board of the respective companies that constitute the S&J NPC for final approval.

Refer to Annexure A for a full roster of the Steering Committee members and other participants that were involved in the various Roadmap development discussion and workshop sessions, and Annexure B for the names and affiliations of the mandated signatories acting on behalf of the S&J Industrial Estate EcoDistrict NPC Trustees in signing off the S&J EcoDistrict Roadmap.

Specific workshop sessions included an overview of the EcoDistricts Protocol, several in-depth sessions to unpack what the requirements for certifications were, several sessions specifically focussed on refining the S&J EcoDistricts Imperative Commitments, a session providing an overarching view of the formation requirements and how the collaborative commitment will be operationalised, the roadmap process while several sessions focussed on the roadmap content development activities.

Due to the ongoing restriction imposed on the S&J EcoDistricts team because of a hard lockdown in South Africa to curb the spread of Covid, a range of integrated, immersive online working sessions in addition to a safe site visit workshop session were undertaken on the following dates:

Table 2: S&J Steering Committee & External Meeting Schedule Overview

14 May 2020	10 February 2021	3 May 2021	26 August 2021	8 November 2021	27 January 2022
27 July 2020	11 February 2021	10 May 2021	13 September 2021	19 November 2021	2 February 2022
31 July 2020	15 February 2021	1 June 2021	27 September 2021	22 November 2021	14 March 2022
30 October 2020	25 February 2021	24 June 2021	29 September 2021	23 November 2021	6 April 2022

¹ All steering committee members are listed in the table below. These representatives were supported by Adrie Fourie as the lead EcoDistricts AP, and Chilufya Lombe driving the carbon emissions modelling component with input from the S&J NPC, relevant service providers responsible for strategic investigations (i.e., Traffic Impact Assessments, security, development status tracking, etc).

² Referred to as the S&J NPC from this point forward. Registration Number 2018/364144/08.

³ Also referred to as the 'Estate'.

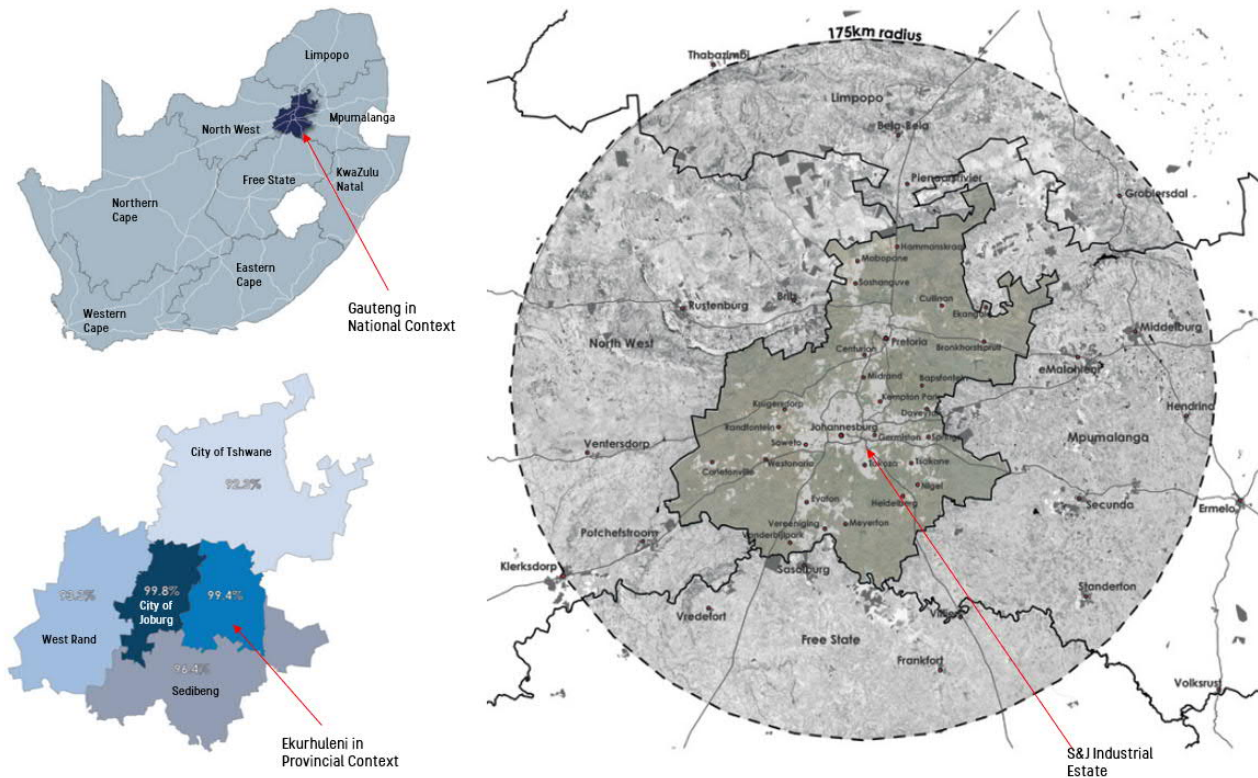
19 November 2020	8 March 2021	5 July 2021	30 September 2021	24 November 2021	13 April 2022
24 November 2020	18 March 2021	13 July 2021	4 October 2021	26 November 2021	
2 December 2020	12 April 2021	29 July 2021	14 October 2021	29 November 2021	
28 January 2021 ⁴	30 April 2021	5 August 2021	26 October 2021	22 November 2021	

Each member of the Steering Committee was provided with the opportunity to provide both verbal and written input. Once a consensus on the content of this report was reached, the relevant S&J NPC trustees requested approval from their company boards for the certification process to proceed. These engagements ensured a strong collaborative approach, and collective buy-in which ultimately culminated in the creation of both the Declaration of Collaboration⁵ and this Roadmap.

2. THE S&J INDUSTRIAL ESTATE ECODISTRICT BOUNDARY

The S&J Industrial Estate is a newly formed site consisting of a portion of the Remaining Extent of Portion 2 of the farm Elandsfontein No 90, Registration Division IR, Province of Gauteng, Republic of South Africa on which the Jupiter Extension 9, 10, 16-28, 30-34 Townships were established. The properties are located within the jurisdiction of the Ekurhuleni Metropolitan Municipality (EMM) and covers a land area of approximately 160ha. This is also the boundary of the proposed S&J Industrial Estate EcoDistrict.

Map 1: The site location in Context⁶



Situated in the South-Eastern corridor of Johannesburg adjacent to the N3 & M2 highways, S&J offers great visibility and convenient access to and from the M2, N12, N17 & N3 highways, within a 24-hour access-controlled precinct with fibre connectivity.

With a shared vision, Redefine and Abland have joined forces to establish S&J Industrial Estate as a unique industrial environment. As active stakeholders in local based property investment and development these industry stalwarts

⁴ Site-based workshop discussion.

⁵ Approved and adopted on the 8th of June 2021 clearly setting out the interim and long-term arrangements for the backbone organisation behind the S&J Industrial Estate EcoDistrict. Endorsement of the Imperatives Commitment and Declaration of Collaboration received on the 31st of March 2022.

⁶ The map inserts indicating the Gauteng provincial city context is also providing the percentage of people in urban areas per Gauteng Municipality. Map created from a combination of images taken from the Gauteng Spatial Development Framework 2030 report and adapted specifically for this roadmap document.

have combined resources to create the S&J Industrial Estate as a sustainable and smarter choice for industry, business, and the public.

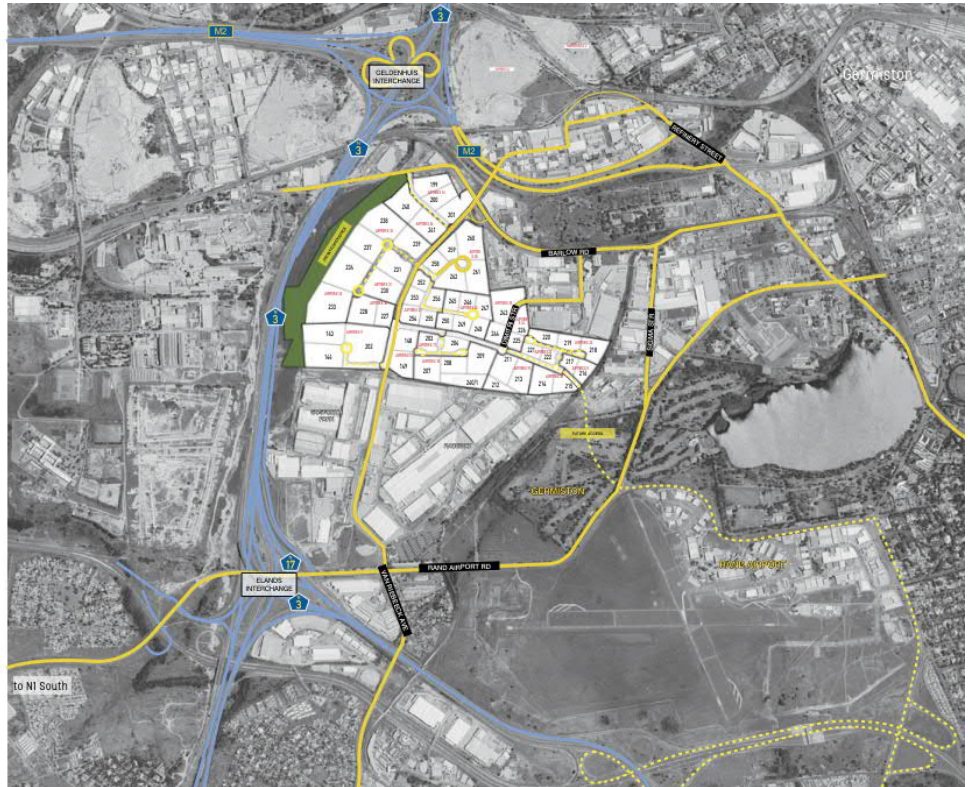
The intent is to provide a prime environment to anchor businesses, with high visibility and convenient access enabled through exceptional location relative to the network of commerce at large. S&J brings convenience retail, supply-chain hubs, light industrial operators, and conferencing facilities together in a secure environment that is served by an established public transport network that is well integrated with the local and provincial transport network.

Map 2: S&J Industrial Estate access and boundary delineation

ACCESS TO S&J

S&J Industrial Estate is ideally located between the Geldenhuys and Elands Interchanges, which makes it highly visible as well as accessible. This area is easily accessible via major highways and offers train, bus and taxi public transport options, while offering an ideal de-bulking solution to logistics providers.

-  Highways
-  Main Feeder Roads
-  Development Area



Surrounded by other industrial sites, the S&J Industrial Estate (“S&J”) sets the benchmark for industrial precincts in Gauteng. It is a forward-looking, service-driven development that is business centric, embracing diverse cultural heritage and inclusiveness. It is committed to creating a cohesive and active community defined by its centrality to economic and ecological sustainability.



Artistic Render 1: Imagined aerial view of the S&J Industrial Estate

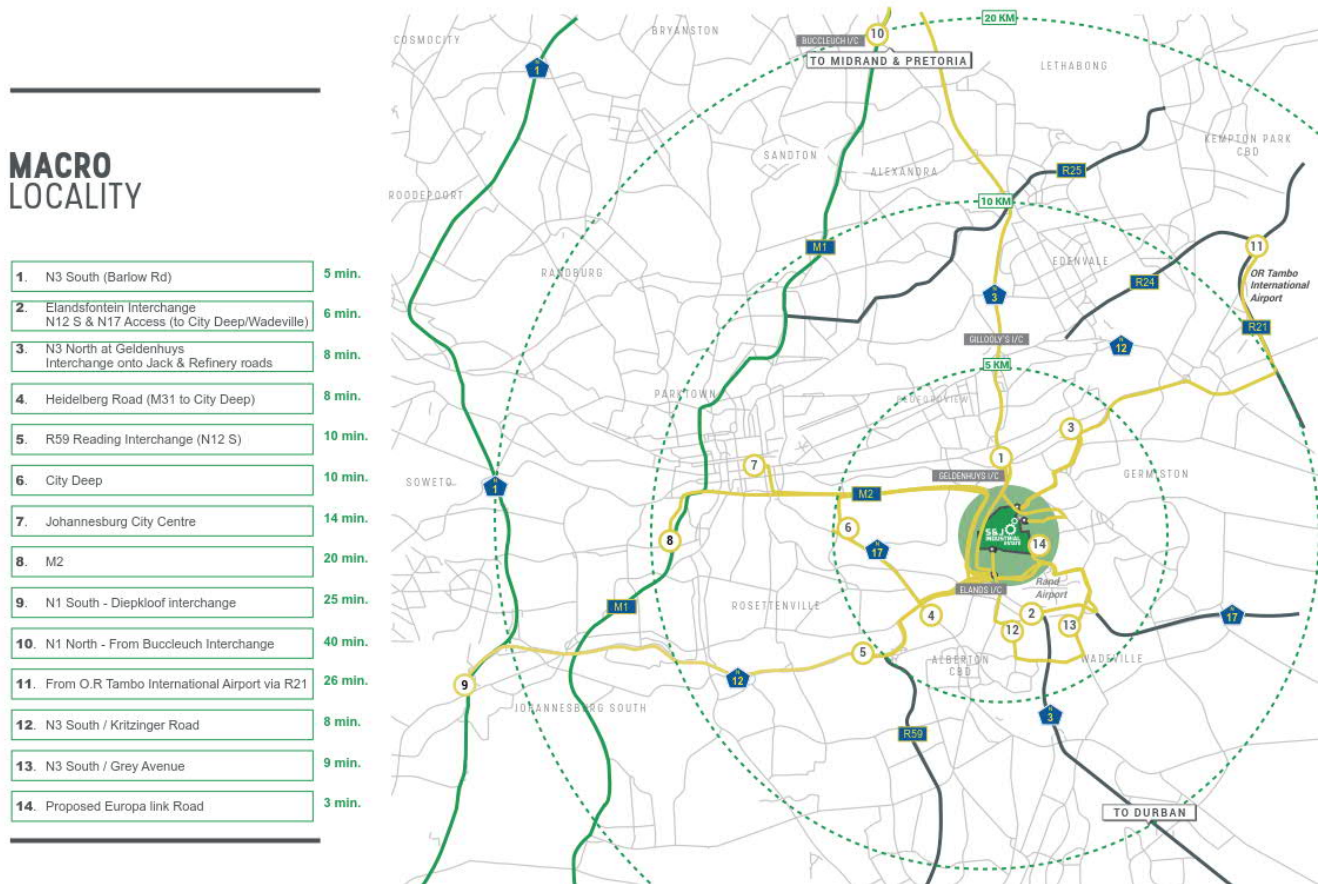
The S&J Industrial Estate is classified as a Strategic Urban Development (SUD) or Special Project by EMM, and the strategic relationship will continue to be nurtured and explored to ensure that the EcoDistrict and what it aims to achieve, along with the climate protection aspirations of the city is considered, shared, and explored.

The City of Ekurhuleni⁷ (CoE: ‘the City’) is a city focussed on strengthening social cohesion and the pursuit of prosperity – for all its residents. Pronounced ‘e-koo-roo-le-ni’, Ekurhuleni is a Tsonga word meaning ‘place of

⁷ Also referred to as the Ekurhuleni Metropolitan Municipality when referring to the wider geographic area covered by the governance structure.

peace'. It is a city where you can live, work and play. It is a city of the future. Home to approximately 3.4 million people it is commonly referred to as the manufacturing hub of the country. But there is much more to this developing city. As Africa's first Aerotropolis, the City of Ekurhuleni is filled with over 238 lakes and dams, world-class casinos, and entertainment centres, as well as premium lifestyle estates and world class golf courses.

Map 3: Macro Locality



The City is also home to OR Tambo International Airport, the busiest airport in Africa, serving the entire continent and linking to major cities across the globe. Many of the world's leading airlines fly into the airport. Supporting this is a network of roads, rail lines, telephone, electricity, and telecommunication grids that rival first world countries - infrastructure supporting a well-established industrial, commercial, and residential complex.

Regarded as an important industrial and logistics hub in South Africa, the City aims to become a "delivering, capable, sustainable" city by 2055. As part of these efforts, the City has prioritized responding to climate change through various initiatives. The EMM's Green City Action Plan⁸ has identified actions—including city-level policies, investments, and planning strategies—that can help the City meet its climate mitigation and sustainability targets.

Specific targets pursued in the Green City Action Plan are aligned with the City's existing Ekurhuleni+ Challenge 2030 targets, as follows⁹:

- 25% reduction in fossil fuel energy use*
- 20% reduction in private fossil fuel vehicle kilometres travelled**
- 20% improvement in water security**
- 50% reduction in waste sent to landfill*
- 20% reduction in greenhouse gas (GHG) emissions*.

The S&J EcoDistrict currently comprise of developable land, and in order to measure adherence to these interim targets, the intent would be to assess all relevant aspects associated with the development in comparison with reference cases. More detail on this would however be provided on the biennial reports that will commence after certification is secured.

⁸ City of Ekurhuleni. 2021. Draft Green City Action Plan.

⁹ *Ekurhuleni+ Challenge 2030 target; and **New target but aligned with Ekurhuleni+ targets.

3. PRIORITY-BASED ASSET MAP

Set to be one of the largest industrial parks in Johannesburg, the S&J Industrial Estate will span an impressive 160ha. The following extract provides insight into the specific sites of the development, which links to the table below (see Table 3) which provides a status overview of construction on site to date.

Table 3 S&J Industrial Estate Development Timeline

Description	Dates
Land acquired	Aug-15
Infrastructure Phase 1	April 2016 - One element was the main road
Infrastructure phase 2	March 2017 - Second access point to S&J-Main precinct
Infrastructure Jupiter Ext 9 Internal roads & infrastructure of this township	Nov-17
Start Stamp Mill -Top structure -In Jupiter Ext 9	Oct-18
Infrastructure Jupiter Ext 28- Roads and infrastructure	Jul-20
Start Spare Pro - Top structure	Aug-20
Infrastructure Jupiter Ext 10,17,18 -Internal roads and infrastructure	Targeting Nov 2023
Infrastructure Jupiter Ext 16, 34 -Internal roads and infrastructure	Targeting 2024
Infrastructure Jupiter Ext 10,17,18 -Internal roads and infrastructure	Targeting 2024
Infrastructure Jupiter Ext 19,20 -Internal roads and infrastructure	Targeting 2026
Infrastructure Jupiter Ext 21,22,23,24 -Internal roads and infrastructure	Targeting 2030

One township, namely Jupiter Extension 9 comprising of multiple erven has been established and the proclamation of Jupiter Extension 28 is imminent, which will add additional erven to the established zones within the precinct. Although the remainder of the development will unfold as market forces dictate, the vision behind the development is significant and the intent is to set the gold standard for industrial precincts in South Africa, using the EcoDistricts™ urban development protocol guided by the three imperatives: Equality, Resilience and Climate Protection, thus moving further and further away from the tainted legacy of the mining operations that previously occupied this land.

To develop the figurative asset map (see Table 4) which describes the S&J Industrial Estate’s priority-based assets organised according to the six EcoDistrict Priorities, it was necessary to assess both existing as well as planned interventions to accommodate for the fact that although S&J has seen the extensive development of enabling bulk infrastructure, it is still in the early stages of top-structure roll-out, albeit supported by a detailed Master Development Plan guiding that implementation. In line with the requirements of the EcoDistricts Certified Handbook, due to the fact that the S&J Industrial Estate is a greenfield development currently mostly vacant, the Steering Committee considered an 800m or one-half mile radius from the district boundary to inform this assessment.

Assets are set out by location and organised around each of the six EcoDistrict priorities. Primary assets are located and controlled within the S&J Industrial Estate, secondary assets are located within but controlled by an entity outside of S&J, and tertiary assets are located and controlled by an entity outside of S&J¹⁰.

Table 4: Preliminary Assets of the S&J EcoDistrict¹¹

DISTRICT ASSETS	PRIORITIES					
	PLACE	PROSPERITY	HEALTH & WELLBEING	CONNECTIVITY	LIVING INFRASTRUCTURE	RESOURCE REGENERATION
Primary Located & Controlled	Winding House - main and secondary halls, smaller venues, back of house, existing shaft which will become a new feature and	Stamp Mill Warehouse	Green open space	Pedestrian-friendly pavements /sidewalks	Green streetscape	Industrial tenant green guideline

¹⁰ There is no association between the EcoDistrict and these ‘assets or Points of Interest.

¹¹ The intent of the roadmap will be to give guidance on which future assets link to the various priorities and as part of the performance phase feedback, the S&J EcoDistrict will be reporting on progress made in developing the different assets as part of the overall development roll-out.

DISTRICT ASSETS	PRIORITIES					
	PLACE	PROSPERITY	HEALTH & WELLBEING	CONNECTIVITY	LIVING INFRASTRUCTURE	RESOURCE REGENERATION
within the EcoDistrict	potential photo shoot location					
	Landscaped events court, upstairs event space and rooftop, painted glass-framed courtyard	Spare Pro	CCTV network	Wi-Fi network and/or access	Wetland and associated Wetland Rehabilitation Plan	
	Street Furniture (bins, benches, taxi/bus shelters, street lighting)			S&J Industrial Estate Facebook Page / twitter account / Instagram / marketing plan	Mine shaft for water extraction and associated Groundwater Rehabilitation Plan	
	Retail centre (with anchor shops, sub-anchor shops, line shops, ablutions & fast/fresh food/restaurants)			S&J site office		
	Promotions court, piazza, parking & kiosk			1 x S&J Primary Gatehouse		
				4 x Secondary Gatehouses		
				S&J website		
Secondary Located in EcoDistrict, controlled outside EcoDistrict	Public Transport Stops (minibus taxis, rail)		EMM Emergency Services (SAPS, Fire Services, Ambulance Services)	Public transport options		
Tertiary Located & Controlled outside the EcoDistrict	Germiston Golf Club		Simmer Angling Club			ESKOM Power Supply
	Victoria Lake		Germiston Aquatic Club			EMM Waste Management Services
	Gosforth Park		VLC Rowing			

In the medium to long-term, the intent is to incorporate the priority-based asset data onto the interactive map already present on the S&J Industrial Estate website once more of the assets are developed and in place.

The Steering Committee acknowledged that this asset mapping process will be an important step in identifying the existing gaps in priority infrastructure, in terms of social-, economic- and organisational assets that might be lacking in the currently planning framework of the S&J Industrial Estate that could be addressed through interaction and engagement with appropriate stakeholders, including other Not-for-Profit organisations that might have an interest in the activities of the EcoDistricts, EMM and COJ departments and potentially non-governmental agencies whose services might benefit the S&J community and the vision that is being defined for the S&J EcoDistrict.

As more of the planned development comes online, this asset map will be expanded continuously. This asset map informed and will continue to inform the selection of objectives linked to each of the 6 priorities and assisted with setting the EcoDistricts sustainability agenda.

4. CENSUS OF LOCAL PLANS

The following table sets out various policies, programmes, and plans (on national, provincial, and local scale) that could impact the S&J Industrial Estate EcoDistrict planning and implementation roll-out and will identify specific targets set on national, provincial, and local scales that the S&J EcoDistrict should coordinate and align with in terms of their own objectives and goals identified for the three imperatives or the 6 EcoDistrict Priorities. These plans, policies and programmes could identify potential sources of information, assist with the identification of suitable objectives and appropriate indicators, but more importantly, these documents highlight areas where the concept of collective impact and collaborative approaches to development of S&J and moving it toward carbon neutrality can be supported by different government departments alongside the private sector partners behind the S&J development.

Each document is listed along with a simplified narrative describing the main aim of that document, its adoption date, and it briefly notes the Priorities to which the plan applies and how if not already clear from the short narrative or document title.

Table 5: Existing policies, programmes, and plans applicable to the S&J EcoDistrict¹²

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
National		
<p>The District Development Model (2021)</p> <p>The District Development Model was initiated by President Cyril Ramaphosa in his Budget Speech in 2019. Subsequently, the District Development Model was discussed and adopted by Cabinet, the 2019 Presidential Coordinating Council (PCC), the March 2020 extended PCC and various MINMECs. The Model consists of a process by which joint and collaborative planning is undertaken at local, district and metropolitan by all three spheres of governance resulting in a single strategically focussed One Plan for each of the 44 districts and 8 metropolitan geographic spaces in the country, wherein the district is seen as the ‘landing strip’.</p> <p>The District Development Model builds on the White Paper on Local Government (1998), which seeks to ensure that “local government is capacitated and transformed to play a developmental role”. The White Paper says developmental local government “is local government committed to working with citizens and groups within the community to find sustainable ways to meet their social, economic and material needs and improve the quality of their lives”. To which end, developmental local government is seen as having four interrelated characteristics of “maximising social development and economic growth; integrating and coordinating; democratising development; and leading and learning”. In order for local government to advance this, the Constitution calls on “national and provincial governments [to] support and strengthen the capacity of municipalities to manage their own affairs”.</p> <p>Therefore, the model is a practical Intergovernmental Relations (IGR) mechanism to enable all three spheres of government to work together, with communities and stakeholders, to plan, budget and implement in unison.</p>	National	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Living Infrastructure
<p>The South African Constitution, Act 108 (1996)</p> <p>The Constitution sets out South Africa’s values, the rights of the people, how Parliaments and other legislatures work, how the national and provincial executives are chosen and how the courts work. It also establishes six institutions to support our democracy.</p>	National	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Living Infrastructure
<p>Employment Equity Act No. 55 (1998)</p> <p>The purpose of the Act is to achieve equity in the workplace by promoting equal opportunity and fair treatment in employment through elimination of unfair discrimination and implementing affirmative action measures to redress the disadvantages in employment experienced by designated groups, to ensure equitable representation in all occupational categories and levels in the workforce. This Act provides for additional reporting requirements employers with the additional burden of submitting an Employment Equity Report.</p>	National	Equity, Prosperity
<p>Promotion of Equality and Prevention of Unfair Discrimination Act (2000)</p> <p>Created specifically to enact the rights set out in Section 9 of the South African Constitution, this Act is a comprehensive South African anti-discrimination law. It prohibits unfair discrimination by the government and by private organisations and</p>	National	Equity, Health & Wellbeing

¹² This is not an exhaustive list but is regarded as an appropriate list providing sufficient insight for the EcoDistrict processes.

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
<p>individuals and forbids hate speech and harassment. The act lists race, gender, sex, pregnancy, family responsibility or status, marital status, ethnic or social original, HIV/AIDS status, colour, sexual orientation, age, disability, religion, conscience, belief, culture, language, and birth as “prohibitive ground” for discrimination, but also contains criteria that courts may apply to determine which other characteristics are prohibited grounds.</p>		
<p>The Broad-based Black Economic Empowerment Act No. 53 (2003)</p> <p>The Act is a socio-economic program geared towards the promotion of economic change in South Africa whilst enforcing equality within the business arena; establishing a legislative framework for the promotion of black economic empowerment; empowering the Minister to issue codes of good practice and publishing transformation charters; establishing the Black Economic Empowerment Advisory Council; and providing for matters connected therewith.</p>	National	Equity
<p>Spatial Planning and Land Use Management Act 16 (SPLUMA) (2013)</p> <p>This act aims to provide a framework for spatial planning and land use management in the Republic; to specify the relationship between the spatial planning and the land use management system and other kinds of planning; to provide for the inclusive developmental, equitable and efficient spatial planning and the different spheres of government; to provide a framework for policies, principles, norms and standards for spatial development planning and land use management; to address past spatial and regulatory imbalances; to promote greater consistency and uniformity in the application procedures and decision-making by authorities responsible for land use decisions and development applications; to provide for the establishments, functions and operations of Municipal Planning Tribunals; to provide for the facilitation and enforcement of land use development measures; and to provide for matter connected herewith.</p>	National	Equity, Connectivity
<p>National Development Plan (2012)</p> <p>Commits to Energy Efficiency (EE) requirements in SA National Standards to achieve NZC building standards by 2030.</p>	National	Climate Protection
<p>National Climate Adaptation Strategy for 2020</p> <p>Supports the country’s ability to meeting its obligations in terms of the Paris Agreement on Climate Change. The document sets out the vision which is to transition to a climate resilient South Africa, which will follow a sustainable development path, guided by anticipation, adaptation and recovery from a changing climate and environment to achieve our development aspirations. It will be a country-driven approach, based on best available science and traditional knowledge. It is also based on the principles of participation, it is people-centred, and it aims at promoting Equity. It will be gender-sensitive and it will aim to promote the participation of vulnerable groups and build resilience and adaptive capacity of the most vulnerable people. The development and implementation of the NCCAS will promote the protection of ecosystems and biological diversity that are required to support South Africa’s adaptation to climate change; it will promote the development of capacity in climate change adaptation throughout South Africa while also promoting the integration of adaptation in the policies and planning of sectors as well as all three spheres of government. The intent is to ensure that the NCCAS has a strong Monitoring and Evaluation (M&E) System and that further iterations of the NCCAS will be influenced by outcomes of M&E.</p>	National	Equity, Resilience, Climate Protection
<p>South Africa’s Low Emission Development Strategy 2050 (2020)</p> <p>SA-LEDS sets out a direction of travel for South Africa as we refine our low carbon emission development pathway to meet our commitments to the international community and address our developmental agenda/priorities and needs. We know that success will require decades of dedicated effort. Therefore, this Strategy is a living document, the beginning of our journey towards ultimately reaching a net zero carbon economy by 2050.</p>	National	Climate Protection
<p>Climate Mainstreaming in South African Cities High-level analysis of key strategic planning documents (2018)</p> <p>This report examines whether climate change mainstreaming is visible in a select set of city-level strategic planning documents and, if so, to what extent. Given National Treasury’s interest in further mainstreaming climate change response at the city</p>	National	Resilience, Climate Protection

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
level, the instruments chosen for assessment those that National Treasury is able to leverage and influence most directly.		
National Integrated Resource Plan (electricity supply plan) (2019) - Sets out Renewable Energy (RE) targets/ plan.	National	Resilience, Climate Protection, Resource Regeneration
WORKING DRAFT Green Finance Taxonomy (2021) A green finance taxonomy is an official classification or catalogue that defines a minimum set of assets, projects, and sectors that are eligible to be defined as "green" in line with international best practice and national priorities. It can be used by investors, issuers, and other financial sector participants to track, monitor	National	Resilience, Climate Protection, Resource Regeneration
Sustainable Financing Initiative Report - National Treasury (2020) - Aims to regularize, build capacity and awareness across financial sector to redirect R2tn capital to lower carbon and climate change risk future.	National	Resilience, Climate Protection, Resource Regeneration, Prosperity
Energy Performance Certificates (EPC) are mandatory for non-residential buildings (2020) - EPCs are to be issued by an accredited body and displayed - valid for 5 years. Monitored by the Department of Mineral Resources and Energy (DMRE).	National	Resilience, Climate Protection, Resource Regeneration
Amendment to Section 34 Electricity Amendment Act (2020) - Enables municipalities to develop their own power generation projects and to procure from IPPs.	National	Resilience, Climate Protection, Resource Regeneration
National Building Regulations - Amendment SANS10400XA v2 (2021) - The South African National Standards (SANS) 10400-XA provides for the application of Regulation XA, or the minimum requirements of the South African National Building Regulations on energy efficiency and environmental sustainability in building design.	National	Resilience, Climate Protection, Resource Regeneration
Getting to Zero - A guide to developing Net Zero Carbon buildings in South Africa (2020) - The guide gives an overview of net-zero carbon buildings in South Africa and shows those shaping the built environment is possible (ASHRAE, 2020).	National	Resilience, Climate Protection, Resource Regeneration
Provincial		
Gauteng Provincial Environmental Management Framework (GPEMF) (2018) - The GPEMF Standard is a tool developed to streamline the requirements for environmental impact assessment (EIA) procedures to reduce timeframes for approvals and to contribute towards reducing the cost of doing business in Gauteng.	Provincial	Resilience, Climate Protection
Gauteng City Region Overarching Climate Change Response Strategy and Action Plan (2020) The Gauteng City Region Over-arching Climate Change Response Strategy and Action Plan aims to address four broad over-arching outcomes. These outcomes can be seen as broad descriptions of what a well-adapted and resilient GCR must look like. Specifically, the climate change response outcomes identified for the GCR relate to ecosystems, quality of life, disaster risk management and a green economy. These outcomes intentionally integrate mitigation and adaptation outcomes to maximise the opportunities for co-benefit outcomes.	Provincial	Resilience, Climate Protection
Ekurhuleni Metropolitan Municipality (EMM)		
Growth and Development Strategy 2055 (In Development) With a population of over 3,3 million, with a very youthful skills base, the future of Ekurhuleni rests on the implementation of a bold vision for social and economic transformation. Ekurhuleni's economy makes up 21% of the total economic output of the Gauteng province equalling 7,7% of the national production. Ekurhuleni is an integral part of the Gauteng City-Region, an integrated cluster of cities, towns and urban nodes that together make up the economic heartland of South Africa. Inspired by a desire to see Ekurhuleni taking the lead as a powerhouse in the economy of the entire continent, city planners have put the Ekurhuleni Aerotropolis at the core of its development strategy. A part of the broader National Strategic Infrastructure Plan (NSIP), the Ekurhuleni Aerotropolis is at the heart of a broader programme of urban revitalisation. To this end, the Metropolitan Spatial Development Framework (MSDF) dovetails with the overarching vision of the city, which is encapsulated in the Growth and Development Strategy 2055 (GDS 2055).	Municipal/City	Resilience, Climate Protection, Prosperity, Living Infrastructure

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
<p>The GDS 2055 identifies five strategic imperatives:</p> <p>Re-industrialise for job creation and economic growth purposes;</p> <p>Re-urbanise: to achieve sustainable urban integration;</p> <p>Re-govern: Effective cooperative governance.</p> <p>Re-mobilise: To achieve social empowerment;</p> <p>Re-generate sustainable environmental benefit.</p>		
<p>Draft Green City Action Plan (2021)</p> <p>This plan has identified actions, including city-level policies, investments and planning strategies that can help the City meet its climate mitigation and sustainability targets. As such, it aims to increase the pipeline of public and private climate-related investments, which can be influenced by city-level policies and plans.</p> <p>The specific targets pursued in the Green City Action Plan are aligned with the City's existing Ekurhuleni+ Challenge 2030 targets (which are captured elsewhere in this report).</p>	Municipal/City	Resilience, Climate Protection, Living Infrastructure
<p>Urban Heat Island Assessment (2021)</p> <p>The City of Ekurhuleni is currently receiving technical assistance from the World Bank through National Treasury's City Support Programme to undertake an Urban heat island assessment. The urban heat island assessment will provide a spatial view on heat across the City, thereby addressing the long-term heatwave risk for the City. This assessment will generate urban heat data for the City, using vehicle transverse method where volunteers would drive across the City with heat sensors attached to vehicles. The readings from this would be used to create area-wide heat and humidity maps. The assessment would require about 20 – 40 volunteers.</p> <p>The urban heat assessment will:</p> <p>Strengthen city systems and tools to plan and prioritize capital investment in resilience building projects;</p> <p>Strengthen capability within the City to package and prepare capital investments projects/ projects and portfolios and mobilise private investments</p>	Municipal/City	Climate Protection, Health & Well-being, Living Infrastructure
<p>City of Ekurhuleni Free Wi-Fi Programme – Among its achievements in the last 20 years is the City's installation of Wi-Fi hot spots to 223 offices in Ekurhuleni. The wireless nature of such networks allows users to access network resources from nearly any convenient location. Hot spot Wi-Fi is available 24/7, and communities make use of or facilities including libraries. In addition, communities, customer, learners, and university students use the Wi-Fi any time of the day for study research and for personal needs.</p> <p>The benefit of having Wi-Fi allows mobile users to access real-time information. City employees also have access to the Wi-Fi network which allows them to be productive even when they are out of the office.</p>	Municipal/S&J	Connectivity
<p>City of Ekurhuleni Bioregional Plan (2020)</p> <p>The purpose of a bioregional plan is to inform land-use planning, environmental assessment and authorisations, and natural resource management, by a range of sectors whose policies and decisions impact on biodiversity. This is done by providing a map of biodiversity priority areas, including Critical Biodiversity Areas and Ecological Support Areas, with accompanying land-use planning and decision-making guidelines.</p>	Municipal/City	Resilience, Climate Protection, Living Infrastructure
<p>Ekurhuleni+ Challenge¹³ (2020)</p>	Municipal/City	Resilience, Climate Protection
<p>EMM Climate Change Response Strategy (2017)¹⁴</p>	Municipal/City	Resilience, Climate Protection
<p>Ekurhuleni Strategic Urban Developments (2017)</p> <p>This document provides a summary of all the projects identified as SUDs in EMM.</p>	Municipal/City	Place, Prosperity
<p>Ekurhuleni Urban Design Policy Framework (2017)</p>	Municipal/City	Equity, Place, Health & Well-being,

¹³ This provides a set of targets leading the City to become a more resilient city by 2050.

¹⁴ This strategy is currently being revised to a Climate Action Plan which will be more aligned with the Paris Agreement and the United Nations Sustainable Development Goals (SDGs).

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
The policy aims to guide decision making around the growth and form of the built environment within the Municipality, with specific emphasis on the impact that the built form has on the functioning of the city's public realm and in essence the city as a whole. With that said, the Urban Design Policy is intended to provide guidance to the City Administrators in decision making on development applications, while also serving as a guide to developers and other professionals in the built environment, in regard to the way in which they design both public and private developments/ urban spaces.		Connectivity, Living Infrastructure
<p>Renewable Energy Loss Mitigation Policy (2017)</p> <p>The policy aims to mitigate against revenue loss as a result of the traditional electricity grid no longer being the only option in supplying electricity to a captive group of customers. Technology and new materials advances are now creating the opportunity for customers to supplement grid supply with alternative energy, at installation costs that are continuously becoming more affordable.</p> <p>The policy is not created to take a stance against renewable and alternative sources of energy, but rather to embrace these technologies and adopt them as part of the CITY OF EKURHULENI grid.</p>	Municipal/City	Climate Protection, Resource Regeneration
<p>Ekurhuleni Youth Policy (2013)</p> <p>This policy reflects the City's political and strategic intention on the mainstreaming of youth development in all policies, programmes and plans with a specific view of mainstreaming youth in socio-economic life.</p>	Municipal/City	Equity, Prosperity
<p>Grand Open Space Plan Ekurhuleni (2013)</p> <p>The objective of the Grand Open Space Plan (GOSP) lies within the notion that it will aim to identify a specific purpose for open space within the Ekurhuleni region.</p>	Municipal/City	Climate Protection, Place, Health & Well-being, Living Infrastructure
<p>Regional Spatial Development Framework for Region A (2012)</p> <p>The aim of this document is to propose a Spatial Plan to guide development in the region for the next 20 years. The Plan should:</p> <ul style="list-style-type: none"> Ensure efficient functioning of the urban system; Equity between different income groups; and Environmental sustainability. 	Municipal/City	Place, Prosperity, Health & Well-being, Resource Regeneration
<p>EMM Environmental Policy & Implementation Plan (2013)</p> <p>The revision of the policy provides a bigger opportunity to align EMM Environmental Policy with sustainability initiatives, future considerations, e.g., the impacts of climate change, the green economy, mining reclamation and pollution, and land reform and agrarian transformation. Importantly, as the Growth and Development Strategy for EMM is currently being revised there is enormous potential to align the environmental policy and vision to the growth and development vision for the region.</p>	Municipal/City	Climate Protection, Living Infrastructure
<p>Air Quality Management Plan for the EMM (2005)</p> <p>Ekurhuleni Metropolitan Municipality, which comprises a mixture of industrial, mining, commercial, agricultural, and residential land use activities in close proximity to one another, faces complex and pressing air pollution challenges. The collation, analysis, and presentation of relevant and recent existing information on sources, emissions, ambient air quality and air pollution control represented an important first step in the intensive air quality management plan development process initiated by Ekurhuleni Metro. This includes reference to the Germiston node within which the S&J Industrial Estate is located.</p>	Municipal/City	Climate Protection, Resource Regeneration
The City of Johannesburg Metropolitan Municipality (COJ)		
<p>Draft Green Building Policy (2021)</p> <p>In response to growing climate change concerns and an imperative to transition to sustainability, the City of Johannesburg¹⁵ has formulated this policy to guide the development of new green buildings within the City. The aim of the City's first GBP is to promote resource efficiency and set high-performance standards for all new</p>	Municipal/City	Climate Protection, Resource Regeneration

¹⁵ Led by the Development Planning Department and supported internally by inter-departmental project steering committee. The policy formulation was informed by extensive stakeholder engagements and supported by the C40 South African New Buildings Programme (Towards Net Zero Carbon).

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
buildings within Johannesburg’s built environment, on a pathway towards a low carbon future.		
<p>Climate Action Plan (2020)</p> <p>The City of Johannesburg Metropolitan Municipality (abbreviated City of Johannesburg) is South Africa’s largest and fastest growing city, and capital of Gauteng Province, the smallest and wealthiest of South Africa’s nine provinces. As a response, C40 together with its member cities, including the City of Johannesburg, have committed to playing their part. Signing up to C40’s Deadline 2020 initiative, a public commitment to develop and implement ambitious climate action plans (CAPs) in line with science-based targets to limit global temperature rise to 1.5°C, the City has committed to delivering on the most ambitious goals of the Paris Agreement.</p> <p>Since 2020, the COVID-19 pandemic has decimated economies worldwide and exposed stark inequalities, with poorer communities disproportionately burdened by the virus itself and its social and economic consequences. Overall global economic contraction is estimated at over 3% in 2020. According to the Minister of Finance, the South African economy is estimated to contract by over 7% in 2020, a depression that according to Minister Mboweni, has not seen in 90 years. Metropolitan municipalities across the country have noted significant drops in revenue collection, impacting their services and operations. The South African government has responded by injecting one of the biggest stimulus packages in the global south, totalling R500 billion (nearly US\$30 billion) to support COVID-19 recovery.</p> <p>As the country began to chart a path towards a post-COVID future, the City of Johannesburg, which was one of the world’s worst affected cities, has reaffirmed its commitment to supporting the well-being and livelihoods of all its citizens through a sustainable and just recovery. The implementation of the Climate Action Plan (CAP) will help the City to forge a ‘new normal’, one which addresses systemic risks, one that will be transformative in the longer term, while meeting the immediate needs of creating sustainable jobs, improving service delivery, and alleviating poverty and inequality. A COVID-recovery plan that aligns with the CAP is essential to ensure that the benefits are maximised.</p>	Municipal/City	Resilience, Climate Protection
Draft Integrated Development Plan (2020/21) – The Municipal Systems Act, Act 32 of 2000 requires that a municipality develops a five-year Integrated Development Plan (IDP) to guide it in executing its constitutional mandate of a developmental local government. This five-year strategic plan guides the City’s plan in delivering services.	Municipal/City	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Connectivity, Living Infrastructure, Resource Regeneration
<p>Joburg Smart City Strategy Revised 2019- 2021</p> <p>Provides a new way to engage our citizens to build a sustainable, safe, resilient, and liveable City by providing an overview of how the City will go about disrupting the landscape of city governance through the use of digital platforms.</p>	Municipal/City	Climate Protection
<p>Joburg Growth and Development Strategy 2040 (2019) – The GDS encapsulates the City’s long-term perspective on urban development into succinct outcomes and outputs aimed specifically at achieving smart and inclusive growth by 2040, effectively establishing Joburg as world class in its development approach. The 2006 GDS sought to consolidate the aforementioned strategies into a single, comprehensive city-wide strategy, while the 2011 GDS provided a renewed focus on sustainability, liveability, and resilience as key issues.</p>	Municipal/City	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Connectivity, Living Infrastructure, Resource Regeneration
<p>Air Quality Management Plan City of Johannesburg (2017)</p> <p>While air quality management activities have been on-going since 2003, there has been a lack of a continuous concerted effort to improve air quality. Currently, the air pollution in the City is not in compliance at many sites of the NAAQS. In order to improve air quality in the City of Johannesburg, it was identified that air quality management needed to improve, and emission reductions are needed in prioritised sectors.</p> <p>Thus, it is critical that the AQMPs and the air quality management activities across Gauteng are well aligned. In addition, due to the close proximity of the metropolitan/district municipalities to each other, trans-boundary pollution is a</p>	Municipal/City	Climate Protection, Resource Regeneration, Living Infrastructure

Existing Policies, Programmes and Plans	Geography	Applicable Priorities
common problem. Thus, the alignment between municipal and Provincial AQMPs, and between municipalities, is critical to effectively manage and improve air quality in the Province.		
S&J Industrial Estate		
S&J Master Development Plan	S&J	Governance, Place
Wetland Rehabilitation & Landscape Management Plan for the Wetland Rehabilitation and Sewer Pipeline Construction Activities associated with the Abland Mixed Use Development (2019)	S&J	Living Infrastructure
S&J Industrial Estate Development Manual (2017) – The design philosophies set out in these guidelines encourage simplicity, scale and vertical proportions, refined details, and the use of the prescribed colour palette. Thus, establishing a recognizable and notable node in this area. This document should be read in conjunction with the National Building Regulations [“NBR”] and related National and Local Authority laws, the Town planning scheme, and bylaws. None of the guidelines herewith should be read as not to comply with any laws of the Republic of South Africa.	S&J	Climate Protection, Place, Health & Wellbeing, Connectivity, Living Infrastructure, Resource Regeneration
Archaeological Impact Assessment (2015) – ArchaeoMaps was appointed by SEF to coordinate the basic HIA for the development. The basic HIA comprises a Phase 1 AIA and in accordance with the SAHRIS palaeontological sensitivity map, a ‘palaeontological protocol for finds’ study. This report represents the Phase 1 AIA only, with findings and recommendations thereof to be included in the EIA and EMPr.	S&J	
Wetland Rehabilitation & Landscape Management Plan for the Wetland Rehabilitation and Sewer Pipeline Construction	S&J	
Stormwater Management Report (2016) – Ekurhuleni Metropolitan Municipality (EMM) requires on-site attenuation facilities for all new developments regardless of size. This document provides an overview of the stormwater management system to be put in place for the S&J Estate in line with Ekurhuleni Metropolitan Municipality requirements.	S&J	Resilience, Climate Protection, Living Infrastructure
Economic Impact Assessment (2015) – this is an economic impact assessment conducted on the proposed development.	S&J	Prosperity
Traffic Impact Assessment (2014) – this is a traffic impact assessment conducted on the proposed development. This information was also used to inform the carbon emissions calculation for the development.	S&J	Connectivity
Memorandum of Incorporation of S&J Industrial Estate Owners Company NPC (2018)	S&J	Governance
PROPERTY OWNERS COMPANY MANAGEMENT AGREEMENT – S&J INDUSTRIAL ESTATE OWNERS COMPANY NPC – Registration Number 2018/364144/08	S&J	Governance

The preceding table provides an overview of the priorities covered by national, provincial, and local policies, programmes and plans and created a clear framework for ongoing strategic engagement for the S&J Industrial Estate EcoDistrict to facilitate collaborative approaches to objectives that will address the three imperatives and six priorities that form the EcoDistrict Methodology.

We have also listed the documents, studies, or plans that were created specifically for the S&J Industrial Estate and indicated how these link to the Imperatives and the respective Priorities.

5. ONGOING AND IMMINENT ACTIVITIES BY OTHER

There are no ongoing or imminent activities by entities other than the Co-Ownership and potential new members of the S&J NPC that required consideration during Roadmap preparation.

6. PRIORITIES, OBJECTIVES & INDICATORS

The S&J EcoDistrict Roadmap is organised by EcoDistrict Priorities and Objective Categories as set out in the Certification Handbook and includes at least one objective for each of the Priority Objective Categories, with at least one indicator selected for each Objective as shown in the table below (in some cases more than one indicator was identified).

It is important to acknowledge that the indicators identified here, might be a valuable departure point, but once complete build out is reached, certain indicators in and of itself might have served its temporary purpose, and would then need to be replaced by other indicators that would have longer term tracking potential. As a master planned EcoDistrict, the intent behind some indicators were to capture the planned growth of this entirely new development. It is also this anticipated growth, which could be planned and controlled through the master planning process, that informed all decisions and targets set out below. The same was also true, for the processes involved with identifying strategies, projects and programs set out in Section 11.

The intention at this point is not to identify all possible indicators that would ever have relevance to the S&J EcoDistrict, but rather to create a kick-off point that could foster a strong partnership approach to data management, collective impact management and an EcoDistrict-wide tracking focus.

Table 6: S&J Roadmap Priorities, Objectives, and Indicators

EcoDistrict Priority	Objective Categories	Objectives	Indicators ¹⁶
PLACE	Engagement & Inclusion	Ensuring engagement of the S&J community in EcoDistrict planning and project implementation is robust and inclusive.	% of community engaged in public consultation processes (e.g., S&J NPC Forum attendance rates, number of social media subscribers, worker / employee survey participation rates, number of vulnerable group representative organisations within the S&J community that are engaged with ¹⁷)
	Culture & Identity	The (proposed) character of the S&J Industrial Estate EcoDistrict is communicated and strengthened through positive engagement.	# of times the S&J EcoDistrict is positively mentioned in the media (through media tracking to be put in place)
	Public Spaces	Public spaces are accessible to the S&J community ¹⁸ .	Length of road are designed and constructed for accessibility pedestrians /cyclists/disabled) expressed as a % of total road built in the S&J EcoDistrict
		Public spaces are high quality, engaging and active.	Extent of street furniture installed on site (# of bins, # streetlights - information to be shown per km ²)
	Housing	A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	% of affordable housing units accessible from the S&J Industrial Estate through existing public transport routes
			Extent of housing diversity within travel distance (i.e., 5km) from the S&J EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table]
PROSPERITY	Access to Opportunity	Career pathways and training are available for employees within the S&J EcoDistrict to allow multi-skilling and	Number of training programs available either through businesses within the S&J EcoDistrict or within in the wider node

¹⁶ Refer to Annexure C for details on the specific benchmarks against which progressed in each of these will be measured moving forward. This is mostly based on the current performance or status.

¹⁷ This indicator was originally defined in the Equity Imperatives Commitment and will assist with measuring progress in terms of equity conditions over time.

¹⁸ The definition for S&J Community as set out in the Imperatives Commitment and Roadmap reports refers. For ease of reference, For the EcoDistrict processes, the S&J Industrial Community was defined as the community that includes the S&J property owners, development partners/developers, tenants, employees (of tenants or businesses within S&J), employees of the management company, visitors, and service providers (and or suppliers).

EcoDistrict Priority	Objective Categories	Objectives	Indicators ¹⁶
		resilience between different employment opportunities.	matched to EcoDistrict-specific job opportunities ¹⁹
			# of eligible ²⁰ EcoDistrict participants enrolled in training programs.
			Nr of Business within the S&J community linked to training facilities in the surrounding node
	Economic Development	New job creation occurs through economic development.	# of jobs created through construction in the EcoDistrict (to be pulled by Abland during construction from the main contractors & provided to the S&J NPC)
			# of people employed by the NPC directly (security, gardeners, etc.)
			# of permanent jobs created through economic development (i.e., through new businesses located in the area) - pulled from all companies by S&J NPC
	Innovation	Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within the S&J EcoDistrict to facilitate a strong industrial estate dynamic.	# of SMMEs that participated in a pop-up event for start-ups, held in the EcoDistrict
			# of incubators, accelerators, maker spaces and co-working spaces in the EcoDistrict
			# of programs, pop-up events for SMMEs and enrolment levels to cultivate business innovation (for instance events on circular economy)
HEALTH & WELLBEING	Active Living	Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Extent of street length in the district with sidewalks on both sides (expressed as a % of total road built in the S&J EcoDistrict)
	Health	Previous operation impact areas are remediated and regenerated.	Volume of rehabilitated groundwater expressed as a % of total water consumption in the S&J area for reuse for irrigation
			% of the wetland habitat rehabilitated
		Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	# of Employee Health Plans that are in place on site (linked to each business).
	Safety	The built environment is designed for public safety.	# of safety-related incidents reported (type of incidents include motor vehicle accidents / thefts / pedestrian accidents / etc) [Reported to SAPS or the Security Company present in area]
# of engagements with 'at risk' ²¹ groups and sharing knowledge and information on anticipated shocks and stresses that might affect them. ²²			

¹⁹ This indicator was originally defined in the Equity Imperatives Commitment and will assist with measuring progress in terms of equity conditions over time.

²⁰ People employed in the EcoDistrict.

²¹ 'At risk' groups are not the same as vulnerable groups, although vulnerable groups could be 'at risk'. In this context, 'at risk' refers to groups of people that might be impacted negatively by anticipated shocks and stresses. For instance, businesses located close to the wetland on site might be more 'at risk' for flooding.

²² This indicator was originally defined in the Resilience Imperatives Commitment and will assist with measuring progress in terms of resilience conditions over time.

EcoDistrict Priority	Objective Categories	Objectives	Indicators ¹⁶
			Extent of area covered by remote monitoring.
			Nr of security guards in the EcoDistrict
			# of CCTV cameras installed
	Food Systems	Healthy and affordable fresh food is accessible.	% of commercial / industrial space with access to at least 1 fresh food source (nearby grocery stores / food garden) [Perhaps start of by looking at the travel distance of facilities external to the S&J EcoDistrict and then look to decrease this distance by advocating for internally located facilities]
Number of people educated on healthy food preparation or consumption who improve their knowledge, awareness, skills, or attitudes.			# of people that participated in healthy food options related training sessions.
CONNECTIVITY	Street Network	The street network supports all travel modes (vehicles, pedestrian, cycling, other).	# of intersections per square km
			# of public transportation stops per square km
			% of total street length with bicycle / pedestrian sharing (expressed as a % of total road built in the S&J EcoDistrict)
		The street network accommodates people of diverse ages and abilities.	Total length of road with pavements/sidewalks designed for universal access (expressed as a % of total road built in the S&J EcoDistrict)
	Mobility	EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Vehicle km travelled daily per capita
			Mode split of daily person trips
			# of EV charging points provided at strategic locations
			# of projects that increase the walkability and/or improve access to amenities for cyclists or pedestrians within the S&J EcoDistrict
	Digital Network	Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	% of the EcoDistrict with access to good quality fibre or wireless networks
			% of public spaces with free wi-fi
LIVING INFRASTRUCTURE	Natural Features	The quality and functions of habitat are enhanced.	Number of street trees and % of the EcoDistrict with tree canopy cover ²³
		Natural features are protected.	% alien vegetation removed from the S&J Wetland and NPC will monitor future invasion of alien vegetation in the attenuation pond area
	Ecosystems Health	Money is invested in projects that create green infrastructure.	# of projects and investments made in green infrastructure projects ²⁴ (this could look into the investment made into the wetland rehabilitation, the extent of investment made into the landscaping on site, etc.)

²³ This indicator was originally defined in the Climate Protection Imperatives Commitment and will assist with measuring progress in terms of climate protection conditions over time.

²⁴ This indicator was originally defined in the Resilience- and Climate Protection Imperatives Commitment and will assist with measuring progress both in terms of resilience- and climate protection conditions over time.

EcoDistrict Priority	Objective Categories	Objectives	Indicators ¹⁶
		Previous operation impact areas are remediated and regenerated for use as land for redevelopment into the S&J Industrial Estate.	Extent of land converted from previous operation impact area into the S&J Industrial Estate (tracking the conversation rate)
	Connection with Nature	Access to nature is improved.	Area of green streetscape/landscaping provided/developed.
			Number of active owl boxes installed/bat boxes (to note that this will require an Integrated Pest Management Strategy to be put in place to ensure ALL pest control on site is non-toxic, and this will ensure that the owls are the pest control, and it would also keep the wetland free from toxins washed down in stormwater)
RESOURCE REGNERATION	Air & Climate	All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	# of new buildings that are net zero carbon by 2030
			Energy savings from implemented initiatives (measured in kWh) through smart metering (and water)
			% of energy generated through renewables (possible future target)
	Water	Potable water is used efficiently.	Volume of water used daily per capita (indoors and outdoors) (expressed as megalitres)
			Extent to which landscaping on site includes water wise plants (to be linked to the development manual)
			Alternative water sources are used for non-potable purposes.
			# of people educated on water safety impacts and prevention who improved their knowledge, awareness, skills, or attitudes.
			Annual volume of stormwater attenuated on site (measured in ml)
	Waste	Waste is diverted from landfills through reduction, reuse, and recycling.	% of non-hazardous waste diverted from landfill annually
			% of organic waste diverted for energy recovery or composting annually
		The residual value of organic waste (from canteens or from the restaurants within the S&J Estate) is captured.	

The decision was made to develop the Priorities, Objectives, and Indicators section of the Roadmap as in integrated table for easy review and consideration by all parties involved. The intention is to use this framework as a dynamic, changeable framework as the development builds-out to allow a greater number of participants to the S&J NPC to join the discussion and determine the final set of objectives and indicators that will be implemented and tracked long-term. The expectation is also that some goals will be reached and removed from the list and replaced with new goals and targets through interactive engagement among the S&J community over the lifetime of the Estate.

As the first project to pursue an EcoDistrict certification in South Africa, S&J aligned their Roadmap Development process closely to the Certification Handbook, with slight deviation where the situation called for such. As would be noted in the following sections, Indicators were linked to the activities planned as part of the S&J Master Development Plan, with gaps addressed as part of the development process.

A preliminary, integrated list of the Roadmap Priorities, Objective Categories, Objectives, Indicators, Baselines and 2030 Targets can be found in Annexure C. It is anticipated that this will remain a dynamic plan that will expand and evolve as the development itself unfolds with the aim of reaching carbon neutrality at a future date remaining one of the most important constants of this process.

7. UNDERSTANDING THE TARGETS AND ANTICIPATED OUTCOMES

The following diagram provides a simplified way of understanding the important terminology used throughout this report.

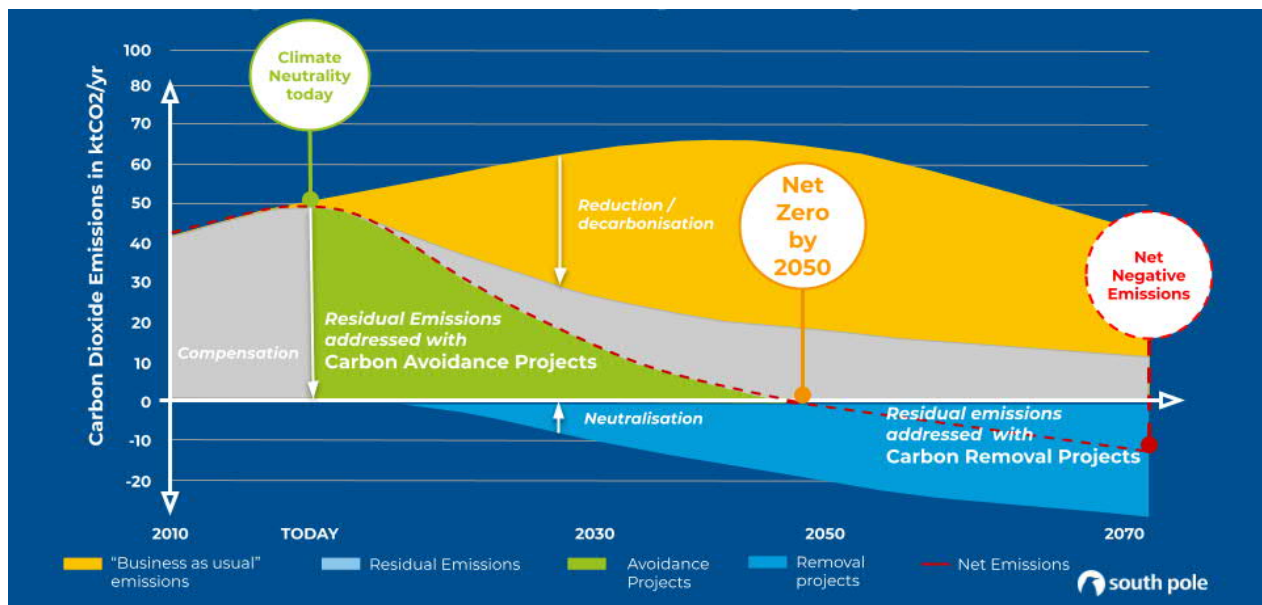
According to the diagram, there are three main elements to the corporate net zero pathway:

1. The starting point is climate neutrality;
2. With the intent of the journey really being to achieve net zero by mid-century.
3. It is however imperative that the journey extends beyond zero and aspires to reach climate positive or carbon negative at a future date.

Climate neutrality combines an organisation's need to account for their greenhouse gas (GHG) footprint and to establish a clear reduction strategy, ideally before offsetting unavoidable emissions²⁵.

Carbon neutrality is a state of net-zero carbon dioxide emissions. This can be achieved by balancing emissions of carbon dioxide with its removal (often through carbon offsetting) or by eliminating emissions from society (the transition to the 'post-carbon economy')²⁶. This is also where the target is set by the EcoDistricts Certified Protocol. Projects are required to reach carbon neutrality at a future date.

Figure 1: The Corporate Net Zero Pathway



Source: <https://www.southpole.com/blog/guide-to-climate-neutral-net-zero-climate-positive>

Net Zero is a similar concept to *carbon neutral*, however it goes beyond just carbon (unless specifically only referencing carbon) and is typically on a larger scale. Net Zero refers to when all greenhouse gases being emitted into the atmosphere are equivalent to the greenhouse gases being removed from the atmosphere on a global scale²⁷.

Lastly, according to the Green Building Council of South Africa²⁸, a **Net Zero-/Net Positive Carbon building** according to the GBCSA is defined as a 'building that is highly energy-efficient, and the remaining energy use is from renewable energy, preferably on-site but also off-site where absolutely necessary, so that there are zero net carbon emissions on an annual basis (Net Zero), or if the energy from renewable energy results in more energy being produced than what is used on site (Net Positive)'.

As part of its EcoDistricts commitment, the S&J Industrial Estate is committed to reaching carbon neutrality at a future date, but there will also be aspirations to guide the S&J NPC members to move beyond the carbon neutrality targets, and while not a mandatory requirements it is currently setting for its members as it is expected that this will fall within the scope of government legislation, this will be a focus of the advocacy role the S&J Industrial Estate EcoDistrict would play in creating awareness, sharing information and engaging the S&J NPC members on specific interventions that could be implemented to drive a comprehensive net zero pathway.

²⁵ <https://www.southpole.com/blog/guide-to-climate-neutral-net-zero-climate-positive>

²⁶ [https://en.wikipedia.org/wiki/Carbon_neutrality#:~:text=Carbon%20neutrality%20is%20a%20state,post%20carbon%20economy%22\).](https://en.wikipedia.org/wiki/Carbon_neutrality#:~:text=Carbon%20neutrality%20is%20a%20state,post%20carbon%20economy%22).)

²⁷ [https://ecometrica.com/carbon-neutral-net-zero/#:~:text=Net%20Zero%20is%20a%20similar,scale%20\(ClimatSeed%2C%202021\).](https://ecometrica.com/carbon-neutral-net-zero/#:~:text=Net%20Zero%20is%20a%20similar,scale%20(ClimatSeed%2C%202021).)

²⁸ 2019 Net Zero/Net Positive Certification Scheme Technical Manual v1.0 (released 2019-03).

8. EXISTING CONDITIONS & BASELINE PERFORMANCE ASSESSMENT

The S&J Master Development Plan was influenced by several investigations carried out over the lifespan of the project to date. This Plan formed the departure point for the Roadmap development process with further input provided by the various EcoDistricts working group participants. Information set out in this section, touching on the existing conditions as well as the baseline performance is drawn from various sources, including:

1. An Economic Impact Assessment conducted in 2015.
2. A Stormwater Management Report developed in 2016.
3. The S&J Industrial Estate Development Manual created in 2017, currently being updated to incorporate EcoDistrict-specific requirements.
4. A Wetland Rehabilitation & Landscape Management Plan for the Wetland Rehabilitation and Sewer Pipeline Construction Activities associated with the Abland Mixed Use Development developed in 2019.

As mentioned in an earlier section of this report, the development vision for the S&J Industrial Estate, was driven by the respective Sustainability Goals set by Abland and Redefine, the two companies that form the majority shareholders of the Co-Ownership²⁹, and who were also the earliest members of the S&J NPC. These sustainability aspirations were further supported by the development goals and targets of the City of Ekurhuleni, acting as an additional motivation for the development to pursue a formal EcoDistricts certification to further drive wider market transformation on a wider scale.

Information set out in the sections below touches on these guiding elements to create an overview of the existing and formative conditions shaping the S&J Industrial Estate's sustainability ambitions and EcoDistrict aspirations.

8.1 Co-Ownership Endorsement and Support for the S&J NPC Sustainability Ambitions and EcoDistrict Aspirations

The S&J NPC have taken on the ambitious goal of creating the first EcoDistrict in South Africa, which will also be the first of its kind outside of North America and the hope is that this type of thought leadership will catalyse S&J's efforts to reach net-zero carbon targets.

The original Co-Ownership that created the S&J NPC, and which still supports the efforts and aspirations that drives it toward a goal of reaching net zero carbon at a future date wholeheartedly endorses the sustainability ambitions and the EcoDistrict aspirations it is pursuing. Each Co-Owner is motivated by their own agenda, and the intent is to set out the sustainability drivers for Redefine and Abland as part of the contextualisation process.

8.1.1 Redefine




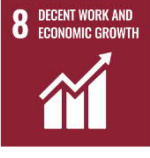




Redefine is the majority shareholder behind the S&J development, and as agreed by the various EcoDistrict Working Group participants, the ESG strategy of the company provided strong motivation and direction to the S&J NPC for pursuing an EcoDistricts certification for this node. Redefine has prioritised the 2030 United Nations Sustainable Development Goals (UN SDGs) as part of their governance priorities and identified primary and secondary SDGs based on their relevance to their core business that will guide how resources and commitments are prioritised across their value chain.

Overall, Redefine determined through their investigations that they are able to impact each of the 17 SDGs in one way or another and it is therefore that the secondary SDGs, that could potentially have an impact on and that can enable the achievement of the primary SDGs that they identified based on their relevance in SA and in the local real estate industry, was included in their overall ESG framework.

Redefine uses widely adopted measures to communicate their environmental performance to their stakeholders and to provide comparability and context. In this way, they ensure that they remain relevant in the context of global environmental protection efforts. Because they benchmark and disclose their performance through public platforms such as CDP climate change, CDP water security, GRESB and SAM CSA it ensures accountability in the processes they have committed to. This commitment will also be pulled through into the EcoDistrict Performance stage of implementation.

²⁹ Redefine (45%), Pivotal (45%) and GGP (10%). Redefine and Abland are co-owners of Pivotal while Abland will be appointed by Pivotal and GGP as developer on a turnkey basis. Abland represents GGP on the Steering Committee, but all documents created as part of the EcoDistrict processes are presented to each of the respective Boards that constitute the S&J NPC for final approval to proceed with submission for endorsement.

Table 7: Redefines' commitment to the Primary SDGs within their direct sphere of influence and the link to the EcoDistrict Protocol⁸⁰






Primary SDGs	Identified Activities to Contribute to Achieving the Intent of the SDG ³¹	Link to EcoDistrict Protocol
	Action is taken to identify potential impacts of future pandemics on employees (wider than COVID19). Supplier code of conduct is enforced through self-assessments of suppliers, confirming that they have measures in place to promote the well-being of their employees. Community education initiatives around health and well-being are expanded to include all aspects of health, safety, and well-being, particularly for vulnerable communities.	Equity Imperative; Place; Health & Wellbeing; Prosperity; and Resource Regeneration
	Gender equality will be promoted in succession planning; new ways of accommodating caregiver employees will be introduced; gender-based pay disparities between employees doing work of equal value will be eliminated. Community impacts on women and vulnerable communities are integrated into their end-to-end responsible investment approach.	Equity and Property
	Increased renewable energy installations throughout the portfolio will allow Redefine to unlock green/sustainable funding opportunities. Incentive or cost sharing agreements between Redefine and tenants are rolled out. Renewable energy is offered at the majority of their properties.	Climate Protection and Resource Regeneration.
	Job creation through the supply chain will be measured; Redefine will commit to paying a living wage and reducing the Gini coefficient over time. Measurable long-term job creation through enterprise and supplier development (ESD) programmes, which then empowers ESD beneficiaries to become tenants.	Resilience and Prosperity
	Redefine has a fully articulated and have implemented a responsible investment approach. Water and energy savings technologies are implemented throughout their portfolio. Redefine works with municipalities (through lobby groups) to reduce the regulatory impediments to green energy initiatives at scale. Partnerships with industry bodies / government / financial institutions to increase accessibility of credit for qualifying and sustainable small, medium, and micro enterprises (SMMEs).	Equity; Climate Protection; Collective Impact and Prosperity
	By partnering with social impact organisations, Redefine can understand the changing needs of its communities and how this can drive social investment. There is a fully articulated approach to social investment that considers, inter alia, investment in infrastructure.	Equity; Resilience, Climate Protection; Formation and Performance
	Climate scenario planning is conducted and incorporated into their risk and asset management strategy. Asset and property managers have guidance on how to practically incorporate scenario planning into their decision-making. An environmental management system is implemented, where physical climate risks are effectively managed and measured. Tenant awareness campaigns around climate risk management is routinely carried out for new and existing tenants. A climate risk approach will be integrated into management, maintenance & development of assets.	Climate Protection; Resilience; Formation and Performance
	Human rights / community impact assessments will become part and parcel of our due diligence framework. Anti-bribery and corruption protocols are included in tenant selection. Tenants are provided with access to training on ethics, and anti-bribery and corruption. Community and human rights impacts will inform how we manage our operations. Internal governance will be streamlined, and related risks will be managed. Anti-bribery and corruption protocols are implemented in supplier selection and through ongoing due diligences.	Equity; Prosperity; Formation and Performance

The table below contains the secondary SDGs that Redefine could implement, which will influence the achievement of the primary SDGs. The table sets out the link between the chosen SDG and the EcoDistrict Protocol.

³⁰ Created with reference to the 2020 Redefine Environmental, Social and Governance Report.

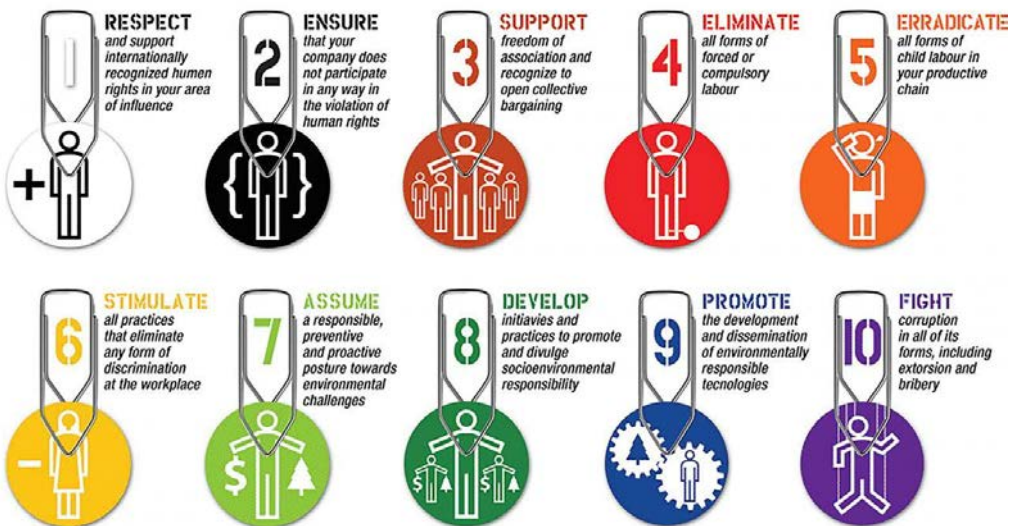
³¹ The already identified activities were used to define the Roadmap strategy, but it was deemed essential to ensure that the Roadmap had direct, and concrete links to the S&J Master Development Plan to provide longevity and relevance to the long-term commitments and strategies of the S&J EcoDistrict to move toward carbon neutrality.

Table 8: Redefines' commitment to the Primary SDGs within their direct sphere of influence and the link to the EcoDistrict Protocol³²

Secondary SDGs	Identified Activities to Contribute to Achieving the Intent of the SDG	Link to EcoDistrict Protocol
	Partnerships with South African property owners Association (SAPOA), SA REIT Association (SA REIT), etc., could help improve the training and empowerment of women, lesbian, gay, bisexual, transgender, questioning (or: queer), intersex (LGBTQI+) individuals, talented black individuals, and other underrepresented demographic groups throughout the real estate sector.	Equity; Collective Impact; Prosperity
	Ambitious water reuse initiatives, e.g., net-zero water measures, positively impact water usage and management in the context of ailing sanitation and water infrastructure in major South African cities.	Resilience; Climate Protection and Resource Regeneration
	Internal Gini coefficient is gradually reduced through wealth creation initiatives for junior employees.	Equity and Prosperity
	Focus on programmes to encourage responsible consumption, which will include carbon reduction programmes within the value chain.	Climate Protection and Resource Regeneration
	<p>Redefine drives ESG awareness and impact through local industry bodies (e.g., SAPOA, SA REIT), and partner with local municipalities to drive ESG through its investments.</p> <p>Partnering with financial institutions to help increase access to microfinancing for SMMEs and measuring our impact in this regard</p>	Collective Impact; Formation and Prosperity

Furthermore, S&J Industrial Estate, like the approach Redefine is taking, is also guided by the Ten Principles of the UN Global Compact³³:

GLOBAL COMPACT PRINCIPLES



8.1.2 **Abland**

Abland strives to create best-in-class, sustainable developments which meet their clients' exacting requirements both as investors and occupiers. They continue to be trend-setters and innovators, responsibly developing property

³² Created with reference to the 2020 Redefine Environmental, Social and Governance Report.

³³ <https://www.culturalsurvival.org/publications/cultural-survival-quarterly/changing-way-business-done-un-global-compact>

assets which enhance clients' and investors' businesses. Building on the cornerstones of excellence, commitment, and enthusiasm, Abland tirelessly pursue new growth opportunities for sustainable long-term value creation through cutting-edge commercial property development.

Abland, together with its associated companies, has been providing a fully integrated property development, asset management and property management service for more than 30 years.

GREEN BUILDING PRINCIPLES

At Abland, the belief is that sustainable building is the way forward. They take the principles of green building seriously and make 'being green' an integral part of their business and building processes. As members of the Green Building Council of South Africa (GBCSA), they are committed to creating a better built environment. They have a Strategic Green Building Philosophy in place through which they apply key energy efficiency principles in all aspects of their projects and have successfully implemented a number of these, together with other green building measures in projects. In addition to the benefits to the environment, they identified numerous benefits to clients: cost savings through energy efficiency, healthier buildings, and environments to work in, and assets which are future proofed.

Abland stays abreast of the latest technologies and research in energy saving, sustainability and carbon footprint reduction. As a market leader in this field, it is important to them to ensure that their clients make informed decisions about the green building measures they wish to implement. Each new project is approached with an eye on energy saving, sustainability and the commercial benefits that can be achieved by means of payback period analysis.

A number of their buildings have already achieved Green Star South Africa³⁴ ratings from the Green Building Council of South Africa (GBCSA). This includes the recently rated four-star buildings namely Alice Lane Phases One, Two and Three (70 000m² in total); Nedbank Lakeview Phases One and Two (34 000m² in total); Monte Circle Phase One and Two (9 900m² in total) and Rosebank Towers (25 000m²). Current developments being submitted for Green Star SA ratings include Loftus Park (20 000m²), Monte Circle Phase Three (7 200m²), 35 Lower Long, Sandton Gate and Galleria.

No building or development exists in isolation. Each has a relationship to its surrounding buildings and to the urban environment. At Abland, they believe in the sustainable transformation of the built environment. Abland conceptualises each development they undertake with the surrounding urban fabric in mind, with a view to contributing positively to the immediate neighbourhood rather than standing in isolation. It is with this same aspirational viewpoint that the S&J Industrial Estate development master plan and tenant guideline was approached. Additional reference to these documents will be provided elsewhere in this roadmap document.

8.2 Contextual Overview

Insight into Redefines' ESG Strategy and Abland's approach and commitment to sustainability and green building design, and how it shaped the S&J EcoDistrict Roadmap development and overall commitment of the Co-Ownership and the S&J NPC to the EcoDistrict certification provides one side of the picture. Understanding the other formative contextual elements that will shape the roll-out of the certification as well as the development itself provides the other.

For the contextual overview, the roadmap will take a view on the wider node around the S&J Industrial Estate which is currently still under development. Where relevant, specific reference will be made to elements that will be contained within the S&J Estate itself as it is set out in the development master plan.

8.2.1 Economy:

The Germiston sub-economy in which the S&J EcoDistrict is located represents 6.5%³⁵ of the total geographic area of the Ekurhuleni Metropolitan Municipality, while contributing 5.9% toward the Metro Gross Value Added (GVA).

³⁴ The Green Star South Africa Environmental Rating System is a voluntary certification scheme implemented by the Green Building Council of South Africa. The Green Star suite of tools are based on those developed by the Green Building Council of Australia, which in turn was based on other international rating. Green Star tools currently available in the South African market include New Buildings & Major Refurbishments, Existing Building Performance, Interiors, Green Star Public and Education Buildings, Custom Healthcare, Sustainable Precincts, Net Zero (Carbon, Water, Waste and Ecology), Energy Water Performance and EDGE systems, but has been totally customised for the South African context and conditions.

³⁵ A number which is expecting to increase to 7-9% once the S&J development is complete according to the 2015 Demacon Economic Impact Assessment.

8.2.2 Employment:

The employment pillars of the Germiston sub-economy include³⁶ Trade, Finance and Business Services, Community, Social and Personal Services; Manufacturing and General Government Services – contributing approximately 84.7%.

- The Trade Sector represents the largest employment contributing sector – with its contribution increasing from 22.7% to 23.5% between 2009 and 2013.
- The Finance and Business Services Sector represents the second largest employment contributing sector – its contribution declining from 23.7% to 22.6% between 2009 and 2013.
- The Community, Social and Personal Services Sector represents the third largest employment contributing sector with a contribution of 15.2% in 2013 – the sector’s contribution increased from 14.9% in 2009.
- The Manufacturing Services Sector (to which the proposed S&J development could contribute significantly) represents the fourth largest employment contributing sector – with its contribution declining from 14.3% to 13.0% between 2009 and 2013.
- General Government Services Sector represents the fifth largest employment contributing sector – with its contribution increasing from 8.9% to 10.5% between 2009 and 2013.

8.2.3 Demographic Highlights:

Germiston covers an area of 143.27km² with a population of approximately 256,000 people (51% male and 49% female), which represents just over 91,000 households. Most of the population fall between the ages of 20–49³⁷ and population group composition is almost 63% Black, 31.28% White, 3% Indian or Asian, 2.35% Coloured³⁸ and just over 1% classifying as Other.³⁹

Table 9: S&J Specific Demographics

Gender	Stamp Mill – Unit 1	Stamp Mill – Unit 2	Stamp Mill – Unit 3	Stamp Mill Gardeners	Stamp Mill Managers	Stamp Mill Cleaner	Security – Ganymede Guardhouse	Vacant Land	Precinct	Sparepro
	Permanent									
Male										
Female										
Sub-Total	113	Between 2 and 10 when on site	Currently Vacant	6 every week 10 workers bi-weekly for grass cutting	1 Site Manager 1 Operations Manager (2–3 days per week)	1	1 Day Guard 1 Night Guard	1 Day Guard 1 Night Guard	1 Day Guard 1 Night Guard in Patrolling Vehicle	Day Shift Triton SCS = 260 Night Shift Triton SCS = 160 Current SparePro Site (incl. Permanent contractors i.e., couriers, security, etc.) estimate of 75
Sub-Total	113	8	0	16	2	2	2	2	2	495
Total	642 ⁴⁰									

³⁶ Demacon, 2015.

³⁷ 2011 RSA Census: <https://census2011.adrianfrith.com/place/797008>

³⁸ It should be noted that the term ‘coloured’ is currently treated as a neutral description in Southern Africa, classifying people of mixed racial ancestry, and is specially not regarded by the communities that this term refers to as an offensive term as is the case in some other western countries, such as the United Kingdom or the United States. As a consequence of Apartheid policies and despite the abolition of the Population Registration Act in 1991, Coloureds are regarded as one of four race groups in South Africa.

³⁹ This mirrors the demographics of the greater Ekurhuleni.

⁴⁰ This is based on information provided by Retha Bezuidenhout, Abreal. A detailed breakdown of the demographic composition of the staff contingent was not yet available but will be sourced when more detailed employee/tenant engagement processes commence.

8.2.4 Land Use:

The S&J EcoDistrict, in accordance with the Germiston Town Planning Scheme and the Spatial Development Framework (SDF), will host an end land use which will be a mixed use / Industrial Zone 1 zoning. Surrounding land comprise primarily of built-up industrial areas and major roadways, including the N12 / N3, and a railway line borders the northern section of the study site. The land on which the S&J industrial Estate is located, along with a large band of land across the Germiston node, shown are still classified as the Mining Belt. Although some of this land in the greater Germiston area has been earmarked for development, much of this land is currently occupied by mining dumps, slimes dams and informal settlements (EMM, 2012⁴¹).

As shown in the following map, S&J sits on the boundary of Region A, with the to the west forming part of the City of Johannesburg. The land uses surrounding the site is identified as general mixed use to the south, corridor mixed use to the north and east with some open space (the Germiston Golf Club and Victoria lake) to the south-east. The Rand Airport is shown in blue to the south. Similarly, the land that falls within the jurisdiction of the City of Johannesburg, is zoned mainly as *Demarcated Mining Land, Industrial, Industrial 3 and Business 4* as shown in Map 5 below.

Map 4: Spatial Development Framework Land Use Map of Surrounding Node (EMM)⁴²



Source: EMM Online Self-Service Mapping

8.2.5 Housing:

There will be no residential component within the S&J EcoDistrict due to the nature of the industrial development that it will contain, and no residential offerings are provided within an 800m⁴³ buffer zone - which consists almost exclusively of industrial land uses. As part of the initial investigations conducted during the Imperatives Commitments formulation stage of the S&J EcoDistricts project, the required 800m (half-mile) buffer zone was further extended to 1.8km⁴⁴ (1.13 miles) to further assess the housing context within the vicinity.

No housing was identified even within the extended buffer zone, and a decision was made that as part of the roadmap objectives, strategies and programmes and projects, the S&J EcoDistrict would endeavour to address housing accessibility through advocacy with the EMM.

8.2.6 Recreation Facilities & Programs:

The S&J Master Plan includes plans to develop a retail centre and events centre. will provide retail and food outlets complimented by the Winding House that will serve as a new conference or events centre. The Winding House, which

⁴¹ Ekurhuleni Metropolitan Municipality. 2012. Regional Spatial Development Framework Region A. Spatial Concept.

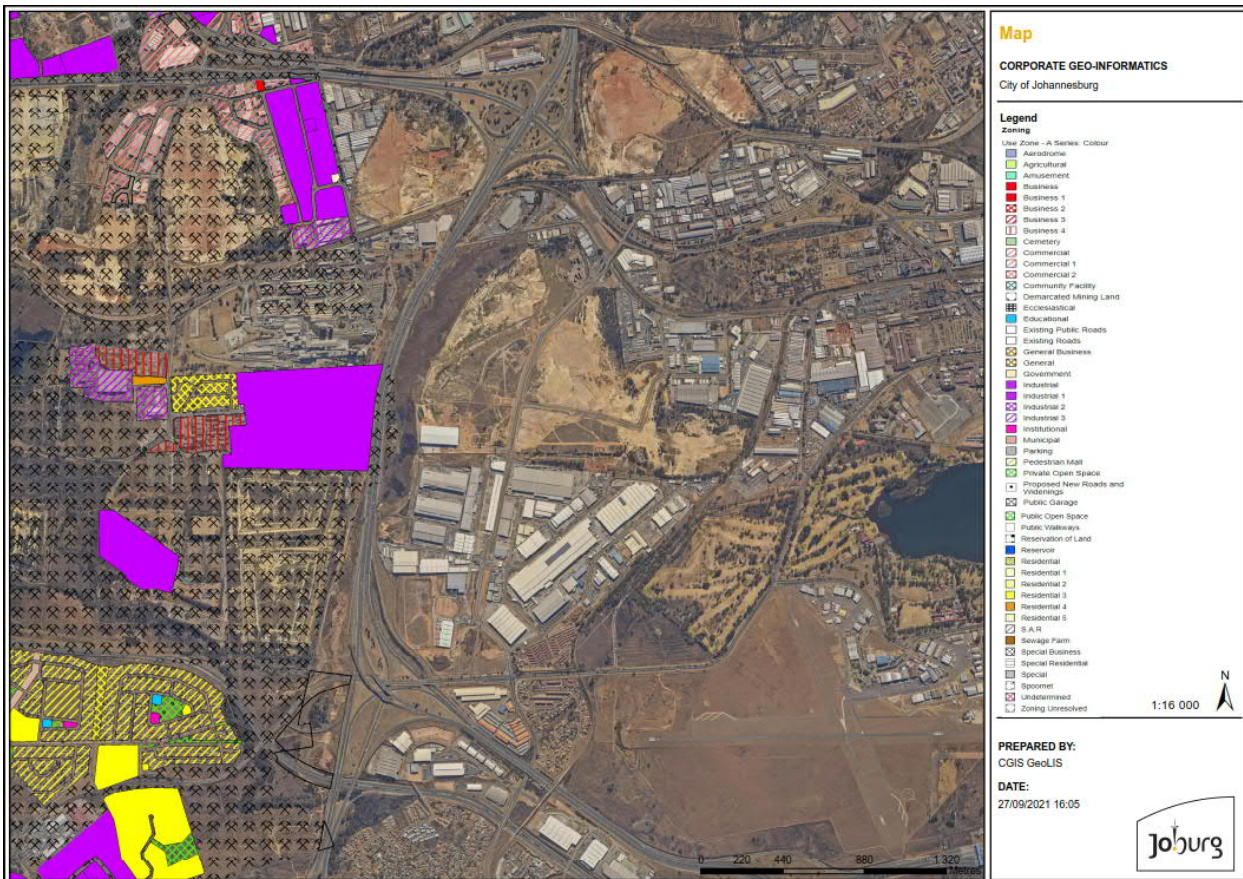
⁴² See Annexure D for a larger version of this map.

⁴³ 800m is equivalent to the half-mile radius the EcoDistricts Certification Handbook requires projects to describe for a surrounding sphere-of-influence.

⁴⁴ This more than doubles the original buffer requirement.

dates back to the 1950s was left behind by the mine which previously occupied the site, and the plan is to incorporate it into the aesthetics of the estate as a new events centre. The following images provide some insight into the vision for these spaces on site.

Map 5: Spatial Development Framework Land Use Map of Surrounding Node (COJ)⁴⁵



Source: City of Johannesburg, Corporate Geo-Informatics

8.2.7 Education Facilities & Programs:

The S&J EcoDistrict does not contain any educational facilities *per se*, but the intent, as set out in the Roadmap indicators, is to include various forms of educational programmes or the facilitate relevant training sessions in line with the chosen priorities and objective categories identified as appropriate for this node.

As mentioned in an earlier section, there will be no residential component reliant on educational facilities and the focus on proposed programmes will be to address Priority Areas – more information is set out in the relevant sections of this report and could include facilitating matchmaking between training institutions and venues in the wider community surrounding the S&J Estate and the businesses that form part of the S&J community.

There are currently no schools within the S&J Industrial Estate EcoDistrict or within the immediate surroundings. The nearest facilities that have been identified during the preliminary assessment is set out in the table below:

Table 10: Educational Facilities (filtered according to distance from S&J)

Facility Name	Address	Distance from S&J
Ekurhuleni West College Germiston	6 Driehoek Rd, Germiston, Johannesburg, 1401	3.8km
The Lynn Harris Reading Centre & Primary School	3 Selkirk St, Germiston South (Industries E A), Germiston, 1401	4.4km
Eager beaver pre-school & day care	17 Queen & Cross street 2nd floor Revelas Towers Germiston West, Georgetown, 1401	4.9km
Boston City Campus - Germiston	2nd F1 Trustbank Building Corner Victoria & Odendaal Germiston, Johannesburg, 1402	5.3km

⁴⁵ See Annexure E for a larger version of this map.

Facility Name	Address	Distance from S&J
Institute Status Acres Combined School	Railway St, Georgetown, Germiston, 1401	5.8km
Edu-Build Institute JP Campus	Corner Mons &, Menin Rd, Delville, Germiston, 1401	6.3km

These institutions could be approaches for potential locations or partnerships in training programmes.

Refer to Annexure F for a detailed framework of the potential S&J EcoDistrict Strategies, the associated assessment overview along with the preliminary overview of the responsibilities, funding and implementation timeline of the identified strategies, projects, and programmes.

Artistic Render 2: The proposed retail centre (layout and look and feel)

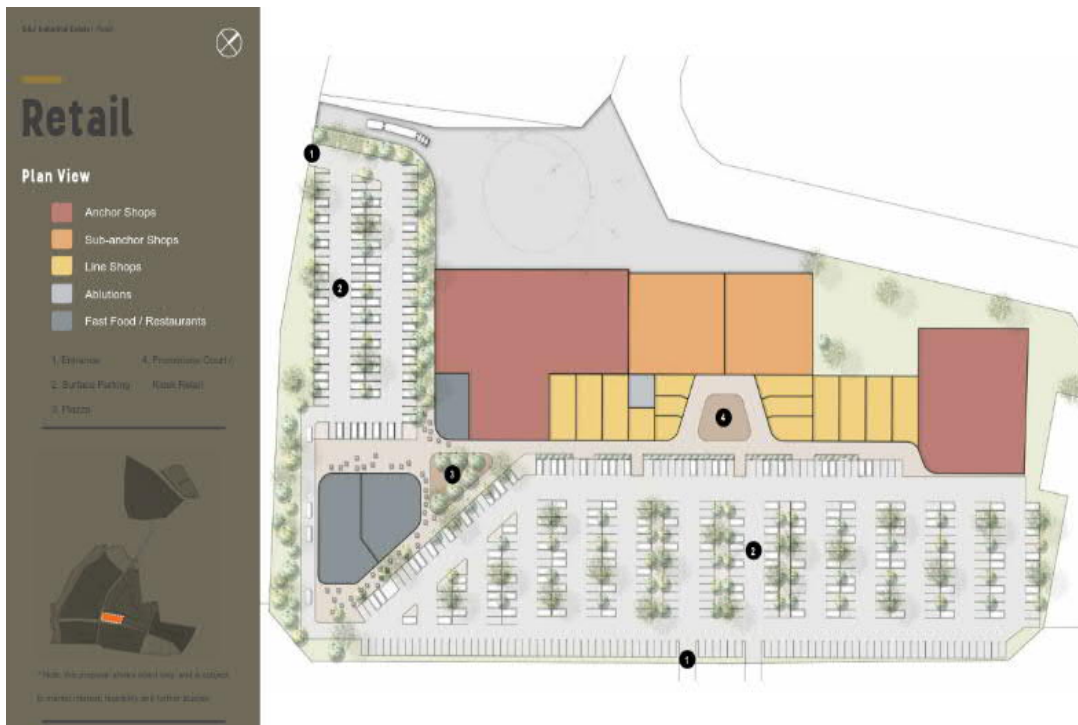
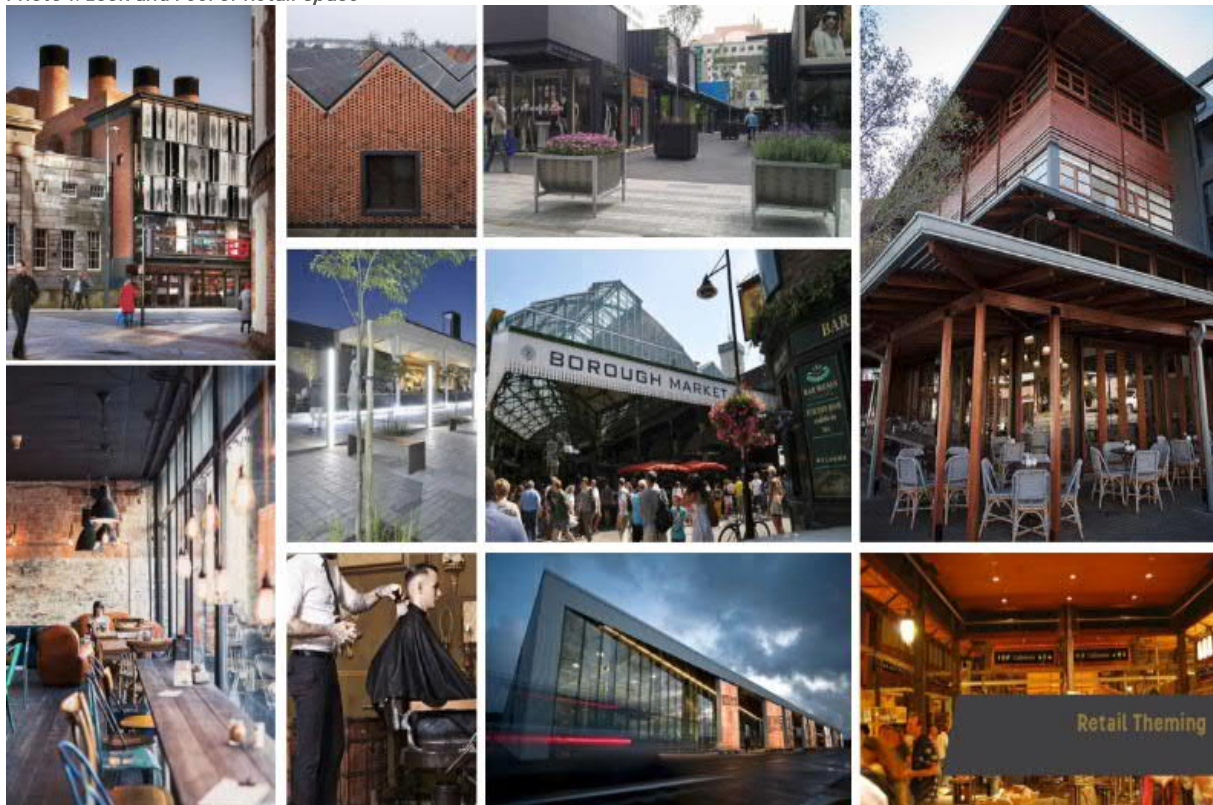


Photo 1: Look and Feel of Retail Space



8.2.8 Historic & Cultural Resources:

The Winding House is the most prominent historic resource in the S&J EcoDistrict and will be celebrated as a cultural asset. The intent behind this celebration is set out in the preceding section, with further details on how the S&J EcoDistrict will integrate the Winding House events centre into the Roadmap Matrix as set out in Annexure F.

Artistic Render 3: The Winding House events centre (layout and look and feel)

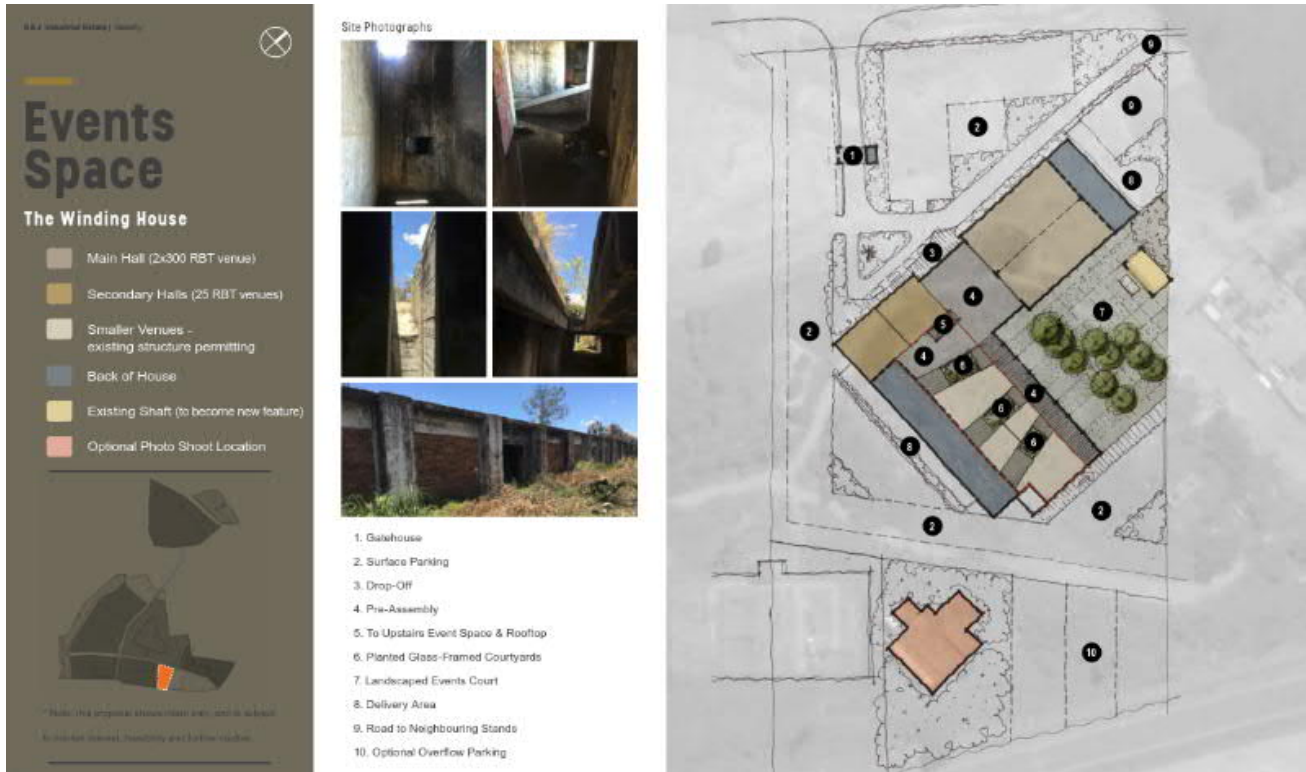


Photo 2: Look and Feel of Events Space

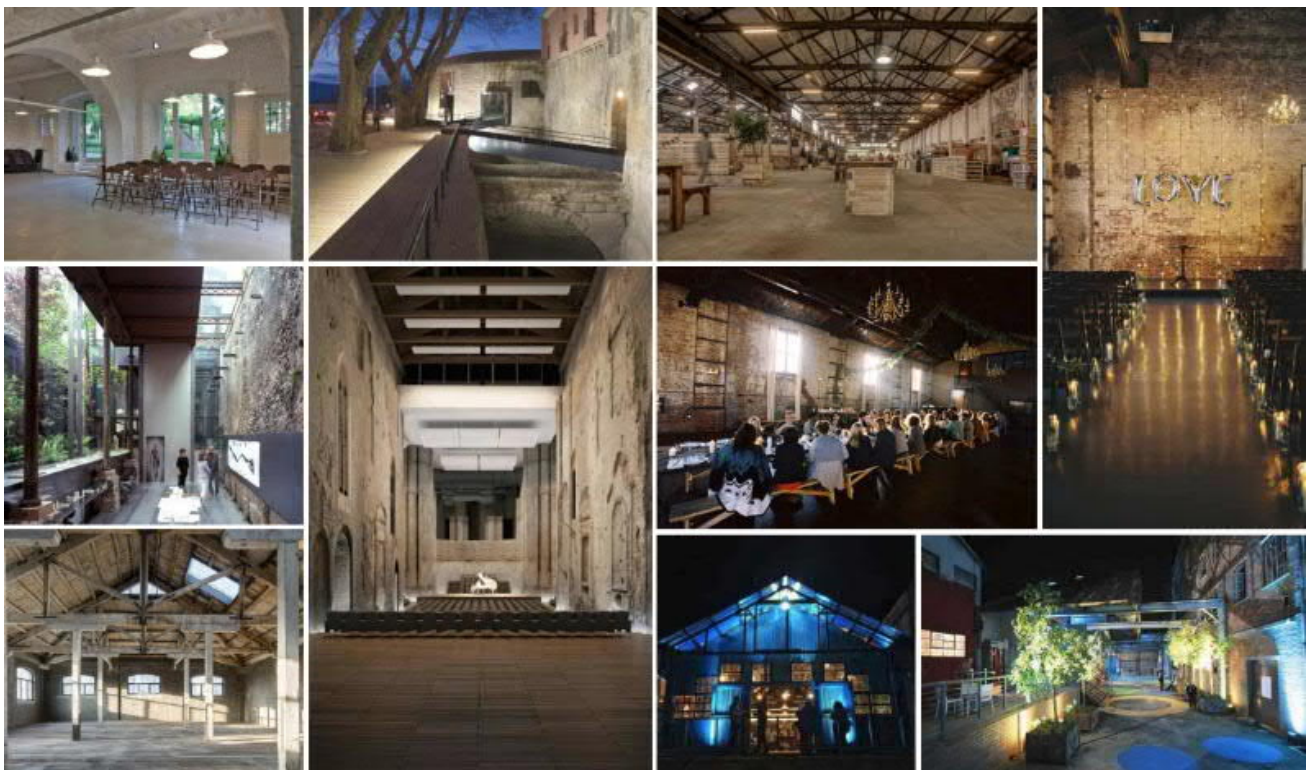
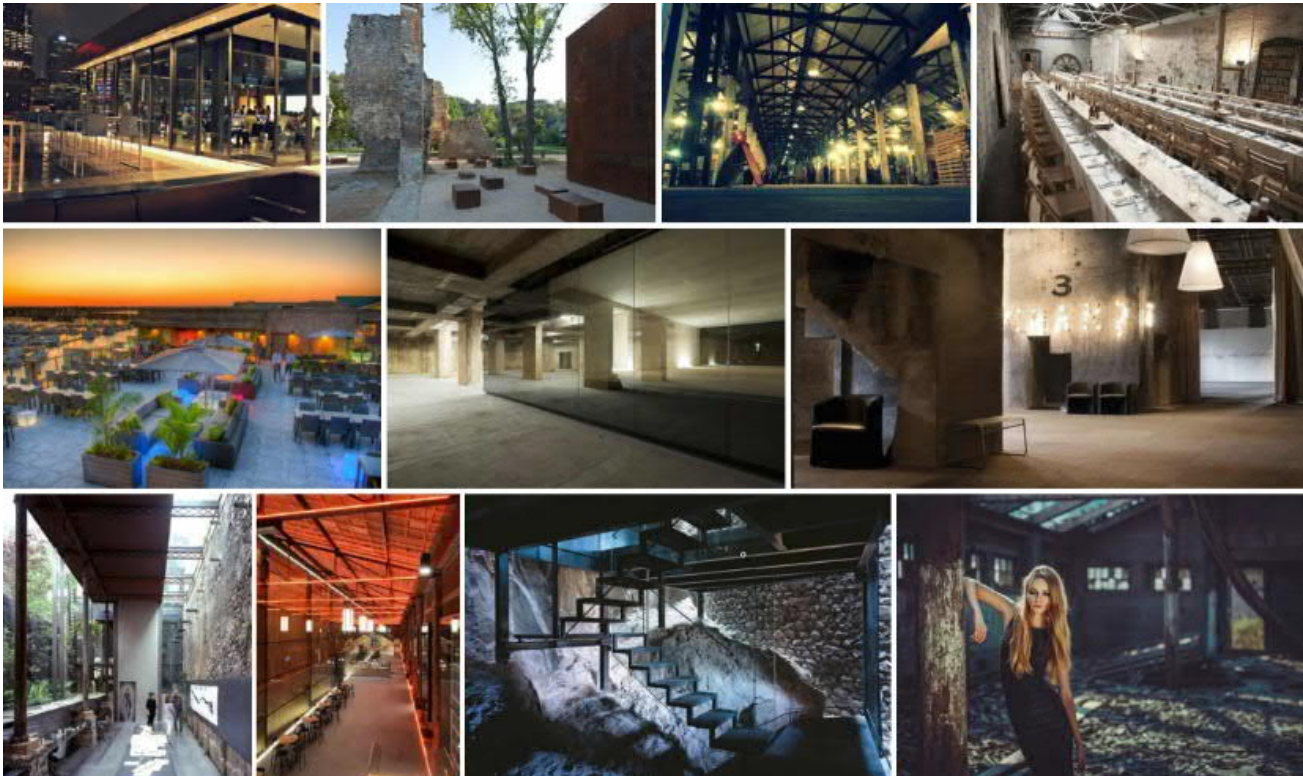


Photo 3: Additional perspective view of the proposed eventing space



8.2.9 Health & Human Services:

Over 90 clinics are operated by the City of Ekurhuleni, of which nine are open 24/7 and 18 are open 12-hours a day from Monday to Saturday. There are social development offices as well as rehabilitation centres that provide further healthcare services.

There are a number of clinics and government hospitals in the surrounding area that will be accessible to the S&J Industrial Estate community.

Table 11: Clinics and Government Hospitals Closer than 10km in Proximity (filtered according to distance from S&J)

Facility Name	Address	Type	Operational Times	Distance from S&J
Alberton North Clinic	Cnr Hendrik Potgieter & 2nd Ave Alberton North	Clinic	Mon to Fri 08:00-16:30	3.6km
Germiston City Clinic	Cnr Queen & Cross Street, Germiston	Clinic	Mon to Fri 08:00-16:30	5km
Bertha Gxowa GateWay Clinic	1 Angus Street, Germiston (Private bag 1035, Germiston)	Clinic	Mon to Fri 08:00-16:30	5.3km
Bertha Gxowa Provincial Hospital	Angus St, Germiston South (Industries E A), Germiston, 1401	Hospital	Open 24 hours	5.3km
Dukathole Clinic	Kiewietjie Rd, Tedstonville Ext 1	Clinic	Mon to Fri 08:00-16:30 & Sat 08:00-14:00	8.3km
Bedfordview Clinic	3 Skeen Boulevard, Bedfordview	Clinic	Mon to Fri 08:00-16:30	9.6km
Elsburg Clinic & [Dental]	772 Ext, Cnr Els and Voortrekker Str, Elsburg	Clinic	Mon to Fri 08:00-16:30	9.9km

8.2.10 Public Safety:

It is the role of the Ekurhuleni Metropolitan Police Department (EMPD) to provide community safety, traffic policing and related security services and personal protection of the community, political offices, Council and visiting dignitaries. This includes the following divisions relevant to the S&J Industrial Estate⁴⁶:

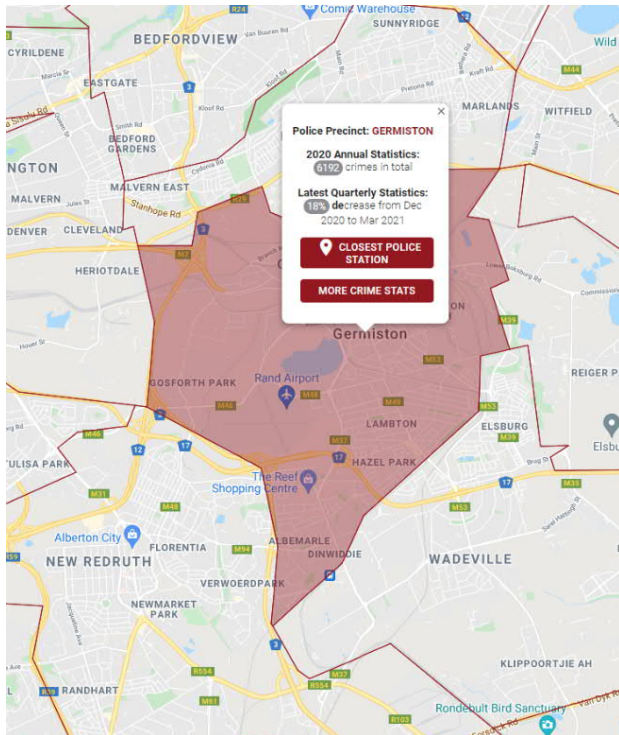
- Licensing which is responsible for the administration and logistics, including running of a Business Desk and development of standards and ensuring compliance;
- Compliance - Bylaw enforcement: Monitoring violations and attending to complaints relating to street trading; vagrancy; signage and advertising; dumping; land invasion; waste; etc.

⁴⁶ Source: <https://www.ekurhuleni.gov.za/departments/2/empd.html>

- Operations and Specialized Services improves safety and security to plan and execute crime prevention through operations and joint operations with other law enforcement agencies; and
- Security and Loss Control consist of four sections – Security, CCTV and Alarms, Anti-Cable Theft and Loss Control (investigations) that deals with security related matters of the institution.

The S&J Industrial Estate falls within the Germiston Police Precinct, which covers the area in red shown in the map below. More detailed crime statistics for the area immediately surrounding the estate is currently not available, but as seen from the image below, the South African Police Services has reported an 18% decrease in crime from December 2020 to March 2021.

Map 6: Police Precinct Applicable to S&J



Source: <https://www.crimestatssa.com/> [Accessed October 2021]

A state-of-the-art closed circuit television system surveillance system will be installed on the perimeter as well as at the guardhouses. Video analytics will be used with Black Screen Technology to monitor for perimeter intrusions and the system will be monitored offsite by the Intel Dynamic Intelligence Centre.

CCTV cameras installed to date in the different precincts:

- 11 PTZ⁴⁷ cameras which are all monitored remotely;
- 47 static⁴⁸ cameras, of which 30 are currently being monitored remotely;
- 11 LPR⁴⁹ cameras which are not monitored; and
- 6 ANPR⁵⁰ (sniper) cameras which are monitored.

These cameras are installed across the S&J NPC, Ganymede Precinct, around the POD Office as well as Amalthea Precinct.

8.2.11 Access Roads:

Linked to security, as well as transportation (which is dealt with in the following section) is access roads, and how the access control system will be used to ensure tenant safety.

- Tenants will gain access via the S&J Industrial Estate application which can be downloaded from the apple application store or from the Google Play Store.
- Tenants will register for parking, be verified as a tenant, and then gain access to the park via a license plate recognition system.

⁴⁷ Pan, tilt and zoom camera. This refers to a camera that can zoom up to 100–200m, rotate 360 degrees and tilt 90 degrees.

⁴⁸ This refers to various types of cameras. Used for fixed monitoring of perimeter monitoring and monitoring of general areas.

⁴⁹ License Plate Recognition Camera. Used at Entrances to read vehicle number plates and open vehicle boom gates based on an approved list.

⁵⁰ Automated Number Plate Recognition Camera. Used in the precinct, to read vehicle number plates, linked to law enforcement external databases to verify and alert on stolen and suspicious vehicles.

- 'Admyt' has been the preferred system but may be changed to a similar system in due course.
- Visitors can also be given temporary / one off access via the system.

Alternatively, those tenants who do not wish to register via the app will be registered on the biometrics system, to gain access to the estate. This system will also be utilized for staff accessing the estate on foot.

Deliveries and visitors will not be pre-booked on the LPR system. The guard on duty will scan the vehicle license disc and the driver's license upon entry and exit. This will allow verification that the same driver leaves with the vehicle used to enter.

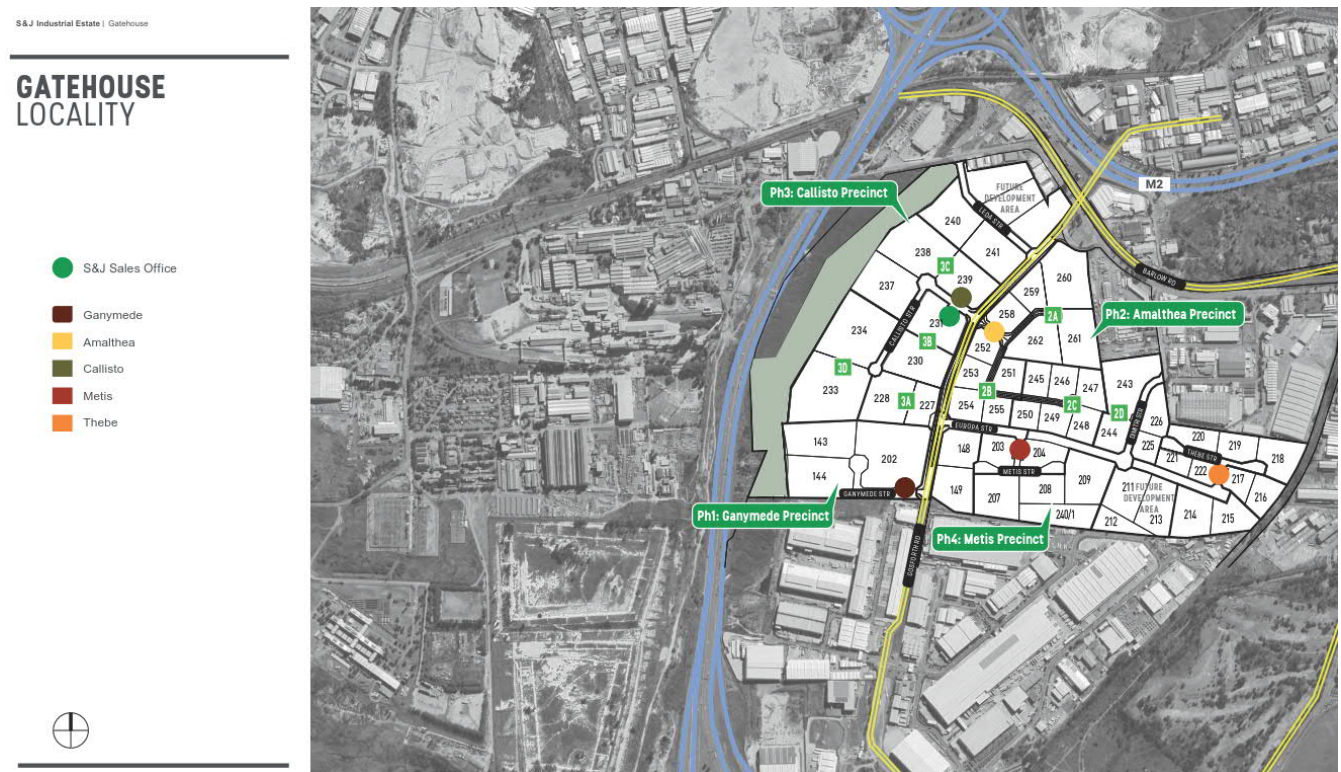


8.2.12 Transportation (All Modes):

The S&J Industrial Estate is ideally located between the Goldenhuys- and Elands Interchanges, which makes it both highly visible as well as accessible. This area, which sits within reasonable proximity to the Johannesburg City Centre, is easily accessible via major highways and offers train, bus, and taxi public transport options.

The map below depicts the gatehouse locality, the location of the S&J sales offices and well as the internal street network.

Map 7: Internal street network of the S&J Industrial Estate



Map 8: Signage Entrance Wall

S&J Industrial Estate | Precinct Elements

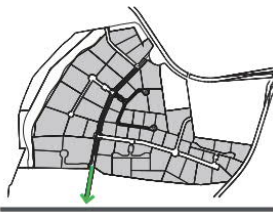
S&J Industrial Estate | Content

**SIGNAGE
ENTRANCE WALL**

Gosforth South 

Specifications:

- Cast-in-situ concrete wall with precast, customised wall panels supplied by Wilson Stone.
- Natural concrete finish.
- Lettering painted:
- Plascon, Lisbon Cove, GR-Y11
- Sealed to supplier spec.



Design Perspective



Completed Wall

All internal roads and common area landscaping will be managed and controlled by the Company. It is to be noted that no road cutting/crossing for services by any Member⁵¹ and or their own contractor will be permitted.

Map 9: Street Furniture – Public Litter Bins

S&J Industrial Estate | Precinct Elements

**STREET
FURNITURE**

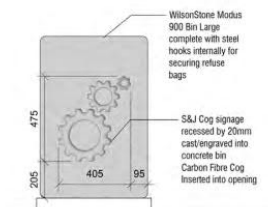
Public Litter Bins 

Specifications:

- Wilson Stone
- Modus 900 Dustbin
- Customised branding
- Natural concrete finish
- On paving apron



Design perspective



Design elevation



Photo of Installed Litter Bins

Within the public roads, distinct street furniture elements are incorporated, which portray to the identity of S&J Industrial Estate. These elements have various practical and aesthetic functions. Due to the nature of the Industrial Environment, materials selected are robust, and designs are simplistic. The images above and below provide an insight into the completed precinct elements.

⁵¹ Referring to each registered owner of an Erf.

Map 10: Street Furniture - Sidewalk Details

S&J Industrial Estate | Precinct Elements

STREET FURNITURE

Sidewalk Details

Specifications:

Sidewalk Paving

Grey Interlocker to eng. Spec

Cycle Path Paving

Bosun Urban Paver Small,

Colour: Granite

Paving Features

400 x 400 Flagstone

Customised branding

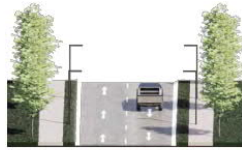
Natural concrete finish

On paving apron

1m Landscape buffer between

back of kerb and sidewalk to

landscape architect design



Map 11: Street Furniture - Streetlights

S&J Industrial Estate | Precinct Elements

STREET FURNITURE

Street Lights

Specifications:

Regent Lighting- Europa

Single side fitting

Colour: charcoal

Height: 5m

Light Source, height and spacing to engineer's specification



MODEL NUMBER
 C141 - SINGLE 0 DEGREE C142 - SINGLE 15 DEGREE
 C143 - DOUBLE 0 DEGREE C144 - DOUBLE 15 DEGREE
 C145 - TARM POLE MOUNT

SPECIFICATIONS
HOUSING : Luminaire head manufactured from 304/316 stainless steel or 304 stainless steel for coastal installation and pole finished aluminium.
LIGHT SOURCE : The fitting is designed to operate a 80W Fluorescent lamp and LED up to 64W. The LED is an Osram high powered LED mounted onto an aluminium circuit board incorporating thermal protection.
 Recommended LED 4000 Kelvin (warm white) with CRI > 70.
 Ambient temperature 30°C, designed for 50,000 hours.
DIFFUSER : Toughened glass or high impact acrylic offering outdoor protection for optical lenses.
LENSES : For LED - Modular optical lenses are used. Multiple F.R.L.V. - Variable lens options available for different applications, allowing for custom solutions.
REFLECTOR : Micro 4 grade material with reflectance efficiency of 95%.
FINISH : Powder coated.
MOUNTING : Post mounted - vertical post.
 Recommended mounting height 5.0m to 5m. Rectangular pole option 100 x 100mm pole. Luminaire head fixed at 0° or 15° - 20mm over option 75mm Ø pole.
ACCESSORIES : Access door, N/CB and boll cage, base plate options - base plate with gaskets or base plate with rubber. The rubber sleeves for base mounting option can be drilled over.
CONTROL GEAR : The electronic power supply is suitable for operation with a 220-240 volt, 50/60hz single phase.
 For LED - incorporate an electronic tap connector protector with surge protection & KV. Additional removable inline surge arrester 10 KV.
FASTENERS : All external screws are stainless steel. Coble glands are SABS approved to insulate IP67 ingress protection.
GASKET : Gaskets are manufactured from post cured silicone rubber material. Silicone gaskets perform in a wide temperature range -40°C to +200°C.
INGRESS PROTECTION : IP 65.
MICHANCE : Ambient temperature 15, 30°C.
 Weight : Europa Single - 12kg base including control gear.
 Windage : Max. projected area for mounting
 Europa Single head - 0.1 m² Europa Double head - 0.2 m² Europa Single 3m pole - 0.3 m²



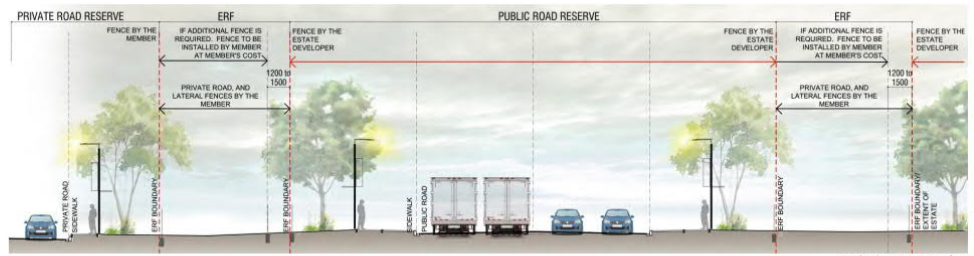
Photos of installed street lights

It should be noted that permeable paving is encouraged to assist with stormwater management. The figure below provides insight into the specific guidelines set out regarding streetscape design.

Map 12: Streetscape Design Guidelines⁵²

S&J Industrial Estate | Street Scapes

STREETSCAPE DESIGN

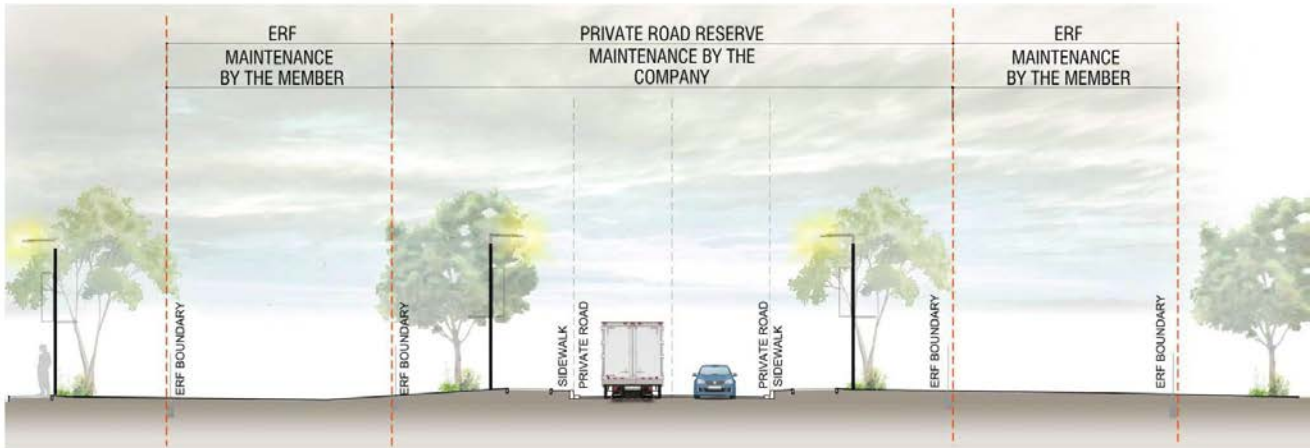


Typical Street Section

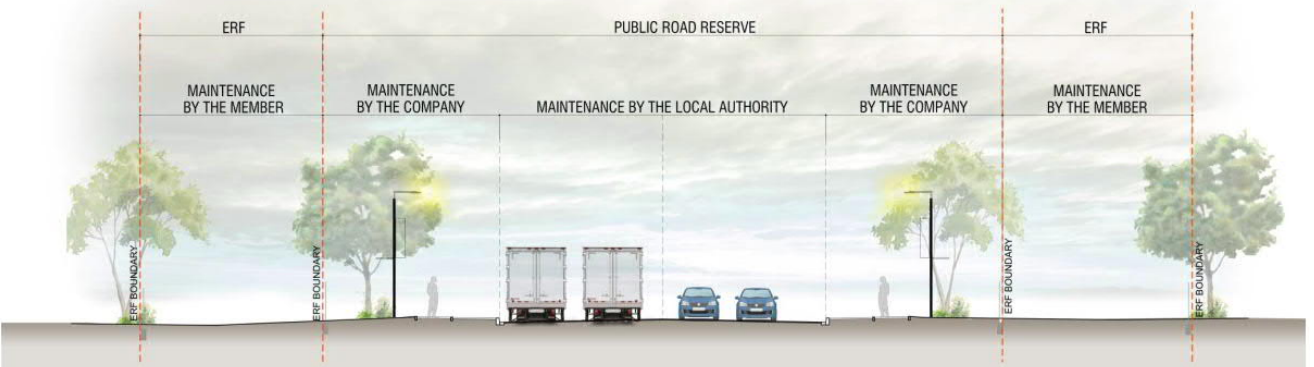


Typical Streetscape Plan

Map 13: Private road reserve⁵³



Map 14: Public road reserve⁵⁴



⁵² S&J Industrial Estate Development Manual, 2021

⁵³ S&J Industrial Estate Development Manual, 2017

⁵⁴ S&J Industrial Estate Development Manual, 2017

8.2.13 Gatehouses

Below are photos of the gatehouses developed to date.

Photo 4: Photos of developed gatehouses



8.2.14 Water Supply:

The council water reticulation system is provided within the road reserve. Each Member⁵⁵ is responsible for application/deposits and connection fees and meter costs to council for its connection. This will be for both sanitary use as well as fire system supply. Designs that reduce the potable water consumption of the building are encouraged. Leak detection systems are recommended. Water supply for heat rejection systems and fire water systems to be from a non-potable source as far as possible. Water tanks must be screened.

8.2.15 Wastewater Treatment⁵⁶

Rainwater/Stormwater Management: The site was previously used as a mine tailings storage facility. Some of the tailings have been relocated to an alternative tailings' storage facility by the previous owners of the site, while other tailing remains on site and the relocation still have to be actioned in the future. In essence, the S&J Industrial Estate development itself will serve as the mine closure and rehabilitation plan for the site (Nell, 2021). The site is vacant with a watershed separating the drainage to the east and to the west. The larger western catchment topography falls at approximately 3.0% to the west. Along the western boundary of the site there is an existing wetland and natural watercourse which erven 1-30; 34-42 and road sections r1-r35 and r40 will discharge directly into. The eastern catchment drains at approximately 2.0% before discharging into the existing Transnet servitude. Erven 31-33; 43-55 and road sections r36-39 and r41-r46 will discharge to the east. Stormwater runoff generated by the site is currently discharged overland off site.

Ekurhuleni Metropolitan Municipality (EMM) requires on-site attenuation all new developments regardless of size. Therefore, stormwater attenuation will be required for each erf (Erven 1-55) and will be managed via an internal system which will be directed towards the low point of each erf where attenuation will be provided. These structures are to be designed to attenuate the 1:25 with a maximum discharge of the predevelopment 1:5-year event. The outflow from each of the attenuation structures will be such that the post-development outflow for the 1:25 year storm event does not exceed the pre-development outflow for the 1:5-year storms. An attenuation facility will be constructed at each erf before discharging into the surrounding infrastructure.

In line with the S&J Industrial Estate Development Manual, each Member will, at its own cost, be responsible for its own stormwater management system, as well as maintenance thereof. Every erf more than 8500 m² must be

⁵⁵ Registered owner of an Erf and Member of the S&J NPC.

⁵⁶ Information in this section taken extensively from the Stormwater Management Report. Proposed Development: Jupiter Extension 9 On: Remainder Of Portion 2 Of The Farm Elandsfontein 90-Ir And Portion 531 Of The Farm Elandsfontein 108-Ir For Abland. Stormwater Management Report. K&T Report # : 6192c. Rev 0. October 2016

provided with stormwater attenuation ponds for the control of stormwater within the boundaries of such erf. Should there be a possibility of contaminated stormwater, ponds must be lined and designed in such a way to not adversely affect ground water. Storm water systems must be designed by professional registered Civil engineers. These ponds are to be maintained by the owner or user to the satisfaction of the Association. Stormwater from the attenuation pond overflow will be discharged into the estate's stormwater infrastructure to be constructed and provided by the Developer. The Panel would encourage stormwater attenuation ponds be designed to be an attractive landscape feature.

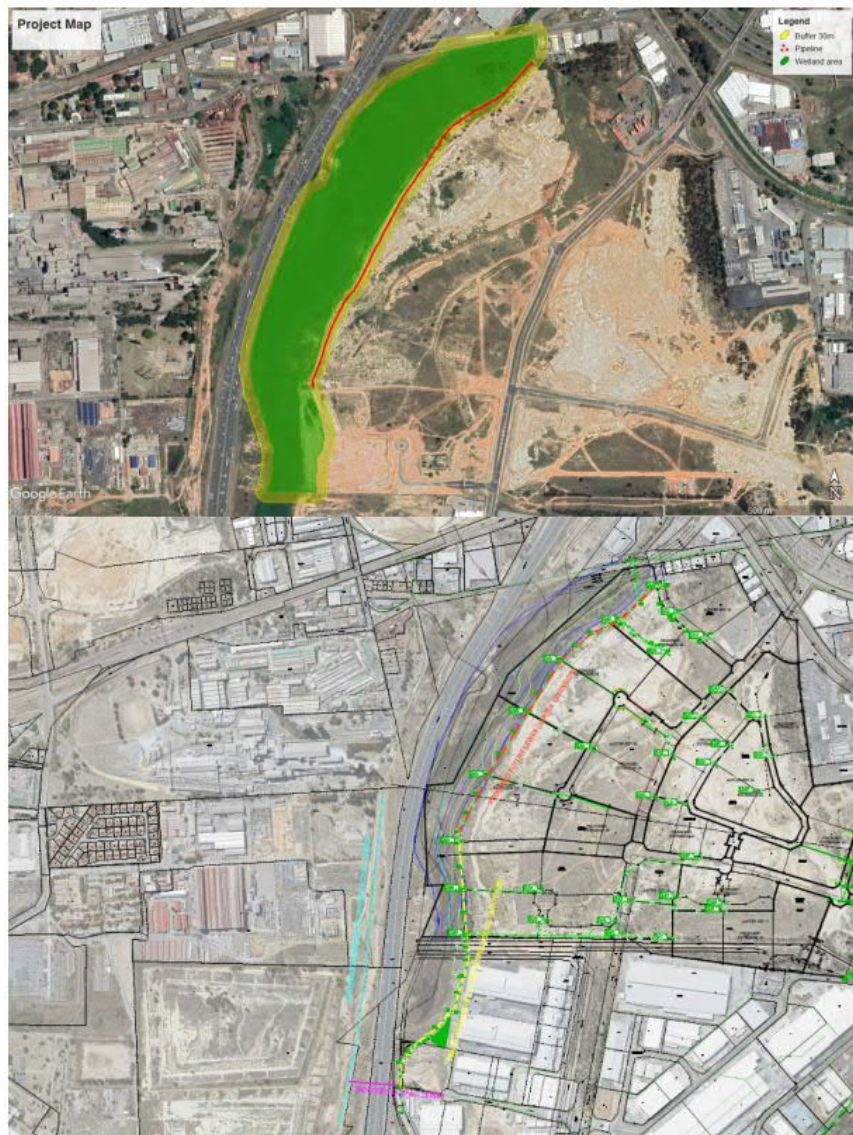
The attenuation facilities will have a filtering system to collect unwanted material. The materials will be removed from the filtering systems and will be disposed from the township. The discharge structures will have energy dissipaters to reduce the impact on the surrounding areas.

8.2.16 Natural Environment:

There is a natural watercourse along the western boundary of the site. A flood line hydrology analysis has been prepared and the 1:50 and the 1:100-year flood lines have been determined as specified by Chapter 14, Part 3 of the Water Act (Act 36 of 1998), as required in terms of the Town Planning and Townships Ordinance (Ordinance 15 of 1986). Additionally, the riparian zone will need to be determined by a specialist environmental consultant. No construction will take place within the riparian zone.

The figure to the right depicts the extent of the delineated wetland area and the pipeline route within the buffer area (30m) (above) and the proposed project layout (below). The wetland was assessed as being Moderately Modified (C PES Class) which means a change in ecosystem processes and loss of natural habitat and biota is great, however, some remaining natural habitat features are still recognisable. Detailed PES assessment results are presented in Table 2 below. This is an improvement from the status recorded during the 2014 baseline assessment, namely Seriously Modified (E PES Class).

Several alien species are present within the larger project area, with only two (2) species recorded within the delineated wetland system. These two species are classed Category 1b1 alien plant species which must be removed. These species can be removed mechanically, preferably by hand. No chemical control is required. Photographs of the species which are to be removed are presented in Photo 5, with the location of these species presented in Map 15 below. These species may be removed during the rehabilitation programme and do not require water use authorisation.



Map 15: The extent of the delineated wetland area⁵⁷

Photo 5: Category 1b species - stands of *Cortaderia Selloana* and *Arundo Donax* predominantly on the edges of the wetland⁵⁸

⁵⁷ Source: S&J Industrial Estate Wetland Rehabilitation & Landscape Management Plan, 2019

⁵⁸ S&J Industrial Estate Wetland Rehabilitation & Landscape Management Plan, 2019



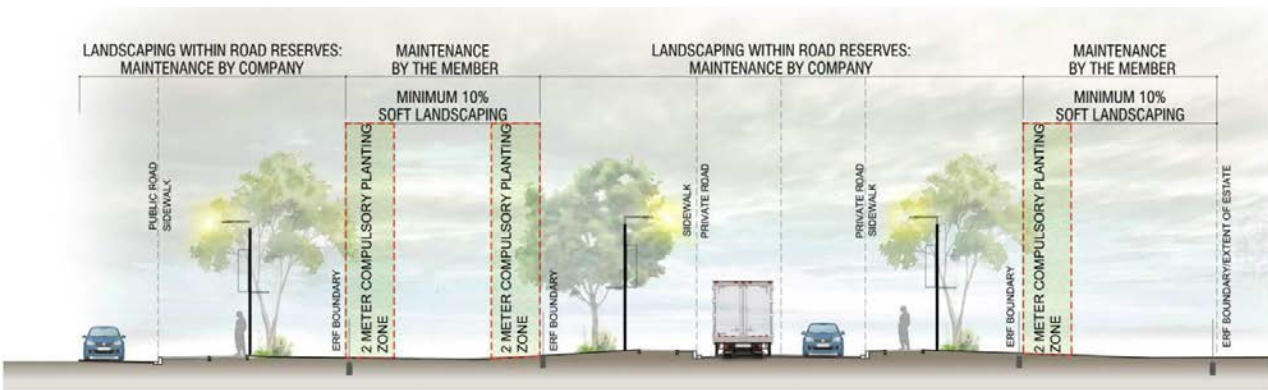
The specific location of the two alien plant species to be removed is shown in the map below.

Map 16: Location of alien vegetation⁵⁹



All boundary treatment to be suitably landscaped as an integral part of the overall site's landscape design. A two [2] meter planting zone at any street [internal or public] facing boundary is mandatory as set out in the Figure below.

Map 17: Landscaping zones and maintenance responsibility areas



⁵⁹ S&J Industrial Estate Wetland Rehabilitation & Landscape Management Plan, 2019

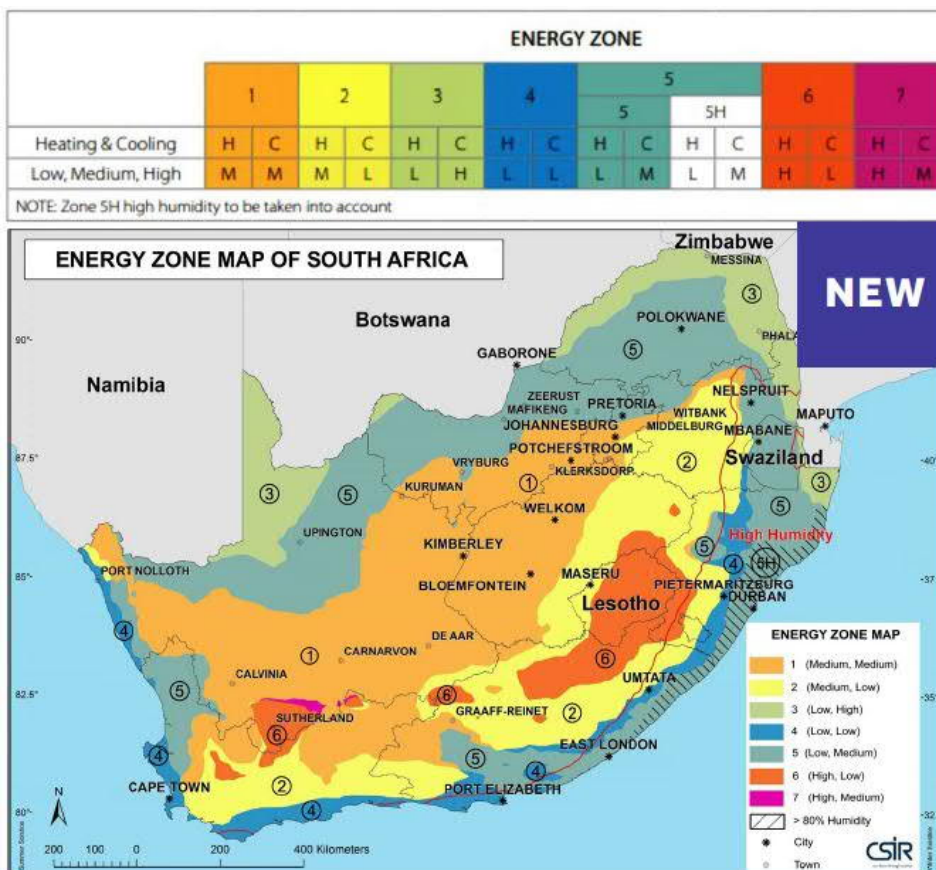
8.2.17 Climate:

Summers in Ekurhuleni are considered mild with temperatures seldom above 30°C, it falls within the summer rainfall region of South Africa and the experience of hot wet summers and cool dry winters are normal. More than 80% of the rainfall occurs from October to April. Average rainfall for the region is between 715mm to 735 mm annually. The region is prone to intense rainfall events in terms of thunderstorms, which generally fall in the late afternoons. These storms account for the major flooding and heavy rainfall events that affect Ekurhuleni and can cause significant damage to livelihoods and infrastructure (Tyson and Preston-Whyte, 2000).

The South African National Standards (SANS) 10400-XA, which provides for the application of Regulation XA, or the minimum requirements of the South African National Building on energy efficiency and environmental sustainability in building design is currently in the process of being replaced with an updated version which will introduce tighter requirements for the energy performance components of building standards for public, commercial, and residential building sectors.

Most importantly, the climatic zone map reference in the earlier version of SANS 10400-XA, has been replaced with the Energy Zone Map developed by the CSIR⁶⁰. The map indicates the 7 energy zones throughout South Africa, determined by the amount of heating and cooling energy required to bring the internal temperatures of buildings into thermal comfort levels.

Map 18: South African Energy Zone Map⁶¹



The legend on the map indicates the level of heating and cooling energy needed in accordance with the Energy Zone as follows:

- Zone 1 = Medium heating and medium cooling
- Zone 2 = Medium heating and low cooling energy
- Zone 3 = Low heating and high cooling energy
- Zone 4 = Low heating and low cooling energy
- Zone 5 = Low heating and medium cooling energy (Zone 5H - 85% humidity area)
- Zone 6 = High heating and low cooling energy
- Zone 7 = High heating and medium cooling energy

⁶⁰ The Council for Scientific and Industrial Research.

⁶¹ The Council for Scientific and Industrial Research.

The first step in determining compliance with the energy efficiency regulations is to identify the energy zone for the building location.

The S&J Industrial Estate falls within Energy Zone 1 confirming again the mild climate conditions in the area. By integrating good passive design features, the expectations are that the warehouses, offices, and other developments planned for this node, would be comfortable for end users.

8.2.18 Baseline Year Indicator Results

A preliminary, integrated list of the Roadmap Priorities, Objective Categories, Objectives, Indicators, Baselines and 2030 Targets can be found in Annexure C. It is anticipated that this will remain a dynamic plan that will be completed in a more definitive manner once the Roadmap is approved, while the expectation is that it will continue to expand and evolve as the development unfolds. The aim of reaching carbon neutrality at a future date remains one of the most important constants in this process.

8.3 Baseline Performance Assessment

The S&J Industrial Estate's baseline energy consumption and CO₂ emissions inventory was established using a modelling tool developed in-house as part of an appointment for the City of Johannesburg which had specifically focussed on testing the EcoDistrict Methodology in a specific node within its jurisdiction. The intent behind that appointment is to understand the applicability of the certification tool or guideline in the South African context, to create a tool to calculate the energy use and associated carbon emissions inventory in line with the EcoDistrict requirements and advise on the replicability of the proposed approach for replicability elsewhere in the City.

The S&J project, as demonstrated in an earlier section of this report, falls just east of the physical border of the City of Johannesburg in the City of Ekurhuleni, but the City of Johannesburg is one of the organisations that have provided a *Letter of Support* as part of the Imperatives Commitment process, and they have indicated that they realise the touchpoints that exist between the ongoing work they are doing around EcoDistricts and the journey the S&J Industrial Estate has embarked on.

8.3.1 Modelling Protocol

In line with the EcoDistrict requirements, the model created for the City of Joburg, and applied in the S&J EcoDistrict submission development process, the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories was regarded as the starting point for CO₂ emissions inventory guidance, with the following modifications:

- The emissions inventory boundary is a district's primary boundary.
- It is only necessary to inventory CO₂ emissions; other greenhouse gas emissions are optional.
- Using the Global GHG Protocol scope categories, CO₂ emissions to be inventoried include:
 - Scope 1. Operational emissions from sources located within the district, including those in the building, transportation, and infrastructure sectors.
 - Scope 2. Operational emissions occurring outside the district from the use of grid-supplied electricity and thermal energy within the district in the building, transportation, and infrastructure sectors.

Although Greenfield development districts that are currently vacant are exempt from the baseline energy use and CO₂ emissions inventory requirement, it was deemed an important step in the S&J Industrial Estate roadmap development process to create a full understanding of the magnitude of the CO₂ emissions profile. Doing so would guide the discussion around appropriate Strategies, Projects, and Programmes to consider as part of the decarbonization efforts linked to the overarching goal of the EcoDistrict approach.

The build-out projection does include energy use and CO₂ emissions estimates as occupancy will likely begin in line with the top structure build out with selected interventions in line with Net Zero mandates and other carbon emission reductions and other interventions that will occur over time to a neutrality year.

There is no energy consumption or carbon emissions related to infrastructure (wastewater treatment facilities, landfills, etc.) within the physical boundary of the S&J Industrial Estate, and those would therefore be considered Scope 3 emissions. The energy baseline and CO₂ emissions inventory only account for Scope 1 and Scope 2 emissions as described in the Global GHG Protocol and the EcoDistricts Certified Handbook (page 56).

8.3.2 Energy Use Profile

The energy baseline and CO₂ emissions inventory only account for Scope 1 and Scope 2 emissions as described in the Global GHG Protocol and the EcoDistricts Certified Handbook (page 56).

Table 12: S&J Industrial Estate Estimated baseline energy consumption in million BTU/year for the 2021 calendar year

BASE YEAR ENERGY USE							
Energy End Uses	Energy Use (kWh/year)					Total Annual Energy Use	% of Total Annual Energy Use
	Scope 1		Scope 2				
	Buildings Using Natural Gas/Fuel Oil	Internal Transport Fuels	Grid-Supplied Electricity				
Buildings			Internal Transportation	District Infrastructure			
Buildings							
Residential						-	0.0%
Non-Residential			9 653 992			9 653 992	81%
Buildings Sub-Total			9 653 992			9 653 992	81%
Transportation (Internal Person/Trips)							
Motor vehicles		2 234 045				2 234 045	19%
Transit Vehicles							0.0%
Transportation Sub-Total		2 234 045				2 234 045	19%
Infrastructure							
Streetlights					39 200	39 200	0.3%
Traffic Control					900	900	0.0%
Infrastructure Sub-Total					40 100	40 100	0.3%
TOTAL							
District Total	-	2 234 045	9 653 992	-	40 100	11 928 137	100%

8.3.3 CO₂ Emissions InventoryTable 13: S&J Industrial Estate Estimated baseline CO₂ emissions in metric tons/year for the 2021 calendar year

BASE YEAR CO ₂ EMISSIONS							
Energy End Uses	Carbon Emissions (kg of Carbon per Year/year)					Total Annual Energy Use	% of Total Annual Energy Use
	Scope 1		Scope 2				
	Buildings Using Natural Gas / Fuel Oil	Internal Transport Fuels	Grid-Supplied Electricity				
Buildings			Internal Transportation	District Infrastructure			
Buildings							
Residential						-	0.0%
Non-Residential			11 584 791			11 584 791	81%
Buildings Sub-Total			11 584 791			11 584 791	81%
Transportation (Internal Person/Trips)							
Motor vehicles		2 680 854				2 680 854	19%
Transit Vehicles						-	0.0%
Transportation Sub-Total		2 680 854				2 680 854	19%
Infrastructure							
Streetlights					47 040	47 040	0.3%
Traffic Control					1 080	1 080	0.0%
Infrastructure Sub-Total	-	-	-	-	48 120	48 120	0.3%
TOTAL							
District Total	-	2 680 854	11 584 791	-	48 120	14 313 765	100%
ADJUSTED BASE YEAR EMISSIONS							
On-Site Sequestration (CO ₂ metric tons/year) ¹					152 250	152 250	1.1%
Excess Renewable Power Sales Offsets (CO ₂ metric tons/year) ²							0%
Adjusted District Total (CO ₂ metric tons/year)	-	2 680 854	11 584 791	-	- 104 130	14 261 515	100%
Notes:							
1. Current estimates for on-site sequestration are based on the 609 trees already on site – 306 Acacia galpinii/Apiesdoring, 178 Celtis africana / Witstinkhout, 99 Liquid Amber / Sweet Gum Trees and 19 Vachellia Xanthophloea / Fever Trees.							
2. The renewables on site are currently feeding energy into the buildings on which they are located. In South Africa feedback back into the grid is not a legal option at the moment, but the development is investigating how grid feedback can be scaled should the necessary legal agreements be put in place.							

9. EXISTING LOCAL TARGETS & PARALLEL EFFORTS

9.1 LOCAL TARGETS – EKURHULENI

Regarded as an important industrial and logistics hub in South Africa, the City aims to become a “delivering, capable, sustainable” city by 2055. As part of these efforts, the City has prioritized responding to climate change through various initiatives.

The EMM’s Green City Action Plan⁶² has identified actions—including city-level policies, investments, and planning strategies—that can help the City meet its climate mitigation and sustainability targets. Specific targets pursued in the Green City Action Plan are aligned with the City’s existing Ekurhuleni+ Challenge 2030 targets, as follows⁶³:

- a) 25% reduction in fossil fuel energy use*
- b) 20% reduction in private fossil fuel vehicle kilometres travelled**
- c) 20% improvement in water security**
- d) 50% reduction in waste sent to landfill*
- e) 20% reduction in greenhouse gas (GHG) emissions*.

As set out in the Climate Protection Imperative Commitment in the Imperatives Commitment document, the S&J Industrial Estate EcoDistrict commits to align with the EMM targets for 2030 as interim targets to guide the roll-out of their roadmap to decarbonization at a future target date (currently set for 2050). These might be updated as required over the coming years to retain alignment with local targets and other parallel efforts deemed relevant.

9.2 PARALEL EFFORTS – CITY OF JOBURG

The City of Johannesburg has committed to adopting a Climate Action Plan aligned with the aims and targets of the Paris Agreement. Long before the Paris Agreement was signed, the City was already at the forefront of low-carbon development and resilience planning. The City’s long-term strategy, known as the 2040 Growth and Development Strategy (GDS) made provisions for a resilient, liveable, sustainable urban environment, compatible with a healthy natural environment and underpinned by infrastructure supportive of a low-carbon economy. COJ has committed to the following two overarching goals: 1) Net-zero emissions by 2050; and 2) A Climate-resilient City by 2050 (COJ, 2021⁶⁴).

The details of these goals are set out below:

Table 14: COJ Climate Action Plan Targets

GOAL 1: NET-ZERO EMISSIONS TARGETS	
Category	Target
Affordable Clean Energy	<ul style="list-style-type: none"> - By 2030, 35% of electricity consumed is generated from renewable energy sources. - By 2050, all residents have access to safe, affordable, and net-zero emissions energy.
Optimised Energy Efficiency in Buildings	<ul style="list-style-type: none"> - By 2030, new buildings operate at net-zero emissions. In addition, the City commits to only developing, owning, and occupying assets with net-zero emissions operations. - By 2050, all buildings operate at net-zero emissions.
Green Transport	<ul style="list-style-type: none"> - By 2030, 70% of commuters use public transport, walk or cycle. - By 2050, 90% of commuters use public transport, walk or cycle and all residents have access to safe, affordable and net-zero-emissions transport.
Alternative Waste Management	<ul style="list-style-type: none"> - By 2030, per capita municipal solid waste generation has been reduced by at least 15%. The volume of municipal solid waste sent to landfill or incinerated has been reduced by at least by 50%, and at least 70% of waste is diverted away from landfill and incineration, compared to 2016. - By 2050, 100% of solid waste is diverted from landfill and remaining methane emissions from waste are captured.
Improved Water Supply & Wastewater Treatment	<ul style="list-style-type: none"> - By 2030, a comprehensive review has been undertaken of the energy use by, potential energy savings and energy generation opportunities in the water and wastewater systems, and a Net-Zero-Energy programme has been developed. - By 2050, net-zero emissions have been achieved in all water and wastewater systems, including water treatment, conveyance, supply, and wastewater treatment and disposal.

⁶² City of Ekurhuleni. 2021. Draft Green City Action Plan.

⁶³ *Ekurhuleni+ Challenge 2030 target; and **New target but aligned with Ekurhuleni+ targets.

⁶⁴ City of Johannesburg. September 2021. Climate Action Plan.

GOAL 2: A CLIMATE RESILIENT CITY TARGETS	
Category	Target
Water Security	<ul style="list-style-type: none"> - By 2030, 100% of residents have access to a reliable water supply and 96% have access to sanitation services. The city is fully water secure. - By 2050, 25% of water supplied comes from alternative sources, average per capita water demand is reduced to 175 litres per day, water losses are reduced to below 20% and Blue Drop status is maintained above 95%
Resilient Human Settlements	<ul style="list-style-type: none"> - By 2030, all households have access to safe, resilient, and affordable basic services. - By 2050, 100% of the population is accommodated in affordable, resilient, and low-carbon housing. All citizens have access to safe and sustainable open space, with tree cover of over 30%
Flood & Drought Management	<ul style="list-style-type: none"> - By 2030, flood management is mainstreamed and improved across all sectors to minimise social, economic, and environmental impacts of flooding. - By 2030, fully functional early warning systems are in place for floods, droughts, fires and storms, and the response plans for floods and droughts have been updated. - By 2050, no houses, offices, industries, or critical infrastructure are located in high-flood risk areas and water supply and food systems are drought proof.
Resilient Infrastructure	<ul style="list-style-type: none"> - By 2030, all current backlogs of upgrades to urban stormwater infrastructure have been addressed and updated stormwater guidelines have been developed. - By 2050, the City of Johannesburg has been transformed into a Water Sensitive City which incorporates Water Sensitive Urban Design (WSUD) into all aspects of urban planning. - By 2050, the city has 30% green cover (including green roofs) for city and passive building cooling.
Healthy Communities	<ul style="list-style-type: none"> - By 2030, the City is compliant with the National Ambient Air Quality Standards (NAAQS) and aspires towards compliance with WHO standards. - By 2030, the negative impacts of higher temperatures and heat waves on food security, human and environmental health have been reduced. - By 2050, all communities enjoy clean air, are resilient to the health impacts of climate change and are food secure.

Source: City of Johannesburg. September 2021. Climate Action Plan

10. ROADMAP HORIZON YEAR

The S&J EcoDistricts horizon year for the purpose of this Roadmap is the year 2030. This is in alignment with the internal targets set for the Redefine portfolio, the EMM Climate Action Plan in its drive as a metro toward carbon neutrality. This time horizon is also expected to coincide with the anticipated development roll-out of 100% of the top structures within the S&J EcoDistrict, market allowing. The S&J EcoDistrict aims to be a net carbon neutral community by the year 2050.

10.1 DISTRICT BUILD-OUT ESTIMATE

As set out in Section 3 the S&J Industrial Estate will span an impressive 160ha. It is further expected that the gross leasable area development rights that will be awarded to the project over the course of its development, is expected to be approximately 975,151m². The development rights are applied for and awarded incrementally as the market dictates.

The following table provides insight into the anticipated roll-out of the development of the top-structures on site.

Table 15: S&J Industrial Estate Development Timeline

Description	Dates
Infrastructure Jupiter Ext 28- Roads and infrastructure	Jul-20
Start Spare Pro - Top structure	Aug-20
Infrastructure Jupiter Ext 10,17,18 -Internal roads and infrastructure	Targeting Nov 2023
Infrastructure Jupiter Ext 16, 34 -Internal roads and infrastructure	Targeting 2024
Infrastructure Jupiter Ext 10,17,18 -Internal roads and infrastructure	Targeting 2024

Description	Dates
Infrastructure Jupiter Ext 19,20 -Internal roads and infrastructure	Targeting 2026
Infrastructure Jupiter Ext 21,22,23,24 -Internal roads and infrastructure	Targeting 2030

10.2 HORIZON YEAR PERFORMANCE TARGETS

The S&J Roadmap is organized according to the EcoDistrict priorities and include at least one indicator for each of the priority objective categories and for each of the Imperatives. The baseline performance and 2030 targets for indicators (where possible) have been documented in Annexure C.

The majority of the indicators will require more intensive tracking but will also require criticality of mass before the strategies linked to specific objectives will be implemented. The development is currently still in the very early stages with bulk enabling infrastructure installed, and site-specific development now taking place as the market dictates.

Once the S&J Industrial Estate EcoDistrict reaches formal certification, the responsibilities for operationalising every element associated with the EcoDistrict, including refining the potential strategies (set out in greater detail in the following section) and tracking the relevant indicators, will be assigned to the appropriate team, and tracked and reported on in the biennial progress reports.

11. POTENTIAL STRATEGIES

The S&J EcoDistricts Roadmap is organized by the EcoDistrict Priorities and includes at least one potential strategy for each of the priority objective categories (while in most instances, to provide opportunity of choice, more than one potential strategy was provided).

As a master planned EcoDistrict, the intent behind some of the strategies were to capture the opportunities associated with planned growth of this entirely new development. It is also this anticipated growth, which could be planned and controlled through the master planning process, which informed all decisions and strategy guidance set out below. It is anticipated that as more S&J NPC members come on board, more robust discussions and decision-making will refine the strategies, projects and programs and will also extend the list of actions taken on the ground.

Refer to Annexure F for a detailed framework of the potential S&J EcoDistrict Strategies, the associated assessment overview along with the preliminary overview of the responsibilities, funding and implementation timeline of the identified strategies, projects, and programmes.

Table 16: S&J Roadmap Potential Strategies

EcoDistrict Priority	Objective Categories	Potential Strategies
PLACE	Engagement & Inclusion	Develop a S&J cohort of people (made up of representatives from some of the business operating in the precinct) who can connect with the community about this plan, who can communicate and activate people about development and progress and can explain how the S&J EcoDistrict relates to regional and national trends
		Adopt the S&J EcoDistricts Roadmap framework to refine the implementation Action Plan and align efforts with other communities (including COJ and EMM)
		Initiate interaction with the Ekurhuleni Metropolitan Municipality to engage on municipal regulations, goals, and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored
		Create an S&J NPC forum focussed on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations
	Culture & Identity	Highlight and share storytelling through community events
		Appropriate event programming at celebrated spaces
		Incorporate appropriate plaques or other signage to celebrate site heritage

EcoDistrict Priority	Objective Categories	Potential Strategies
		Create an S&J marketing campaign to conceptualize, communicate, and control the S&J EcoDistricts identity, narrative and how it is viewed by the region and beyond
	Public Spaces	Promote universally accessible mobility routes for all modal types (including non-motorised transport)
		Conduct a transportation survey of those who work in S&J to assess accessibility and identify areas of improvement
		Create an environment to supports safe and comfortable pedestrian movement throughout the node
		Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement
		Program: Regular graffiti removal
		Program: Public area cleaning and maintenance
	Housing	Establish a dialogue with the Ekurhuleni Metropolitan Municipality to advocate for public transportation routes that provide accessibility to a range of housing typologies
		Facilitate a housing affordability survey
	PROSPERITY	Access to Opportunity
Economic Development		Create or facilitate short- and long- term employment opportunities for surrounding communities in the precinct (similar to the <i>Guys in Green</i> test case)
		Assess potential of attracting emerging sectors to locate in the S&J EcoDistricts
		Facilitate conversations around the circular economy with businesses both within S&J and located in the immediate vicinity to facilitate economic resilience and growth potential
		Facilitate the establishment or establish business clusters that connect the S&J EcoDistrict community to the regional and global economy.
Innovation		Partner with suitable organisation to provide suitable training to SMMEs to facilitate greater participation in the formal economy
		Establish S&Js reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business enterprises to connect to the regional economy
HEALTH & WELLBEING	Active Living	Create living streets, plazas, and other engaging pedestrian experiences
		Facilitate the creation of an active, visible, and welcoming health and wellness coaching program in the community (i.e., lunchtime run/walk for life, etc)
		Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement
	Health	Implement and effectively manage the rehabilitation of groundwater affected by previous operations on site
		Enhance and preserve the wetland
		Provide a list of COVID19 vaccination sites, and information on local healthcare professionals (government clinics or government hospitals within 10km of the S&J EcoDistrict) indicating the type of facility and support which can be accessed
	Safety	Incorporate 'complete streets principles' to guide road design and repairs
		Ensure that there an S&J disaster management plan in place and communicated to the wider S&J Community

EcoDistrict Priority	Objective Categories	Potential Strategies
		Create an effective plan for remote CCTV monitoring for the S&J EcoDistrict and actively track implementation roll-out and impact on the safety and security within the EcoDistrict
		Formulate and implement a plan for security patrols, appropriate access control and security monitoring (not elsewhere classified) for the S&J EcoDistrict
	Food Systems	Provide information on the current location of facilities where S&J community members can access fresh food options outside of the S&J EcoDistrict
		Expand and improve access to fresh food sourcing options within S&J
		Engage with a relevant service provider/NGO or medical aid (or similar) to provide training or pop-up events in the S&J Community on healthy food choices, healthier food preparation or other similar content
	CONNECTIVITY	Street Network
Develop a Green Travel Plan for the S&J node and require all businesses within the node to participate in related surveys with staff movement, transport to and from their site, to facilitate potential synergistic approaches		
Establish a transportation baseline by issuing a transport/travel survey asking where workers live, and how they get there		
Ensure that all legislative requirements related to universal access are met or exceeded		
Mobility		Advocate for an increase in the use of alternative transportation and better connection between the S&J EcoDistrict and the broader region
		Investigate the provision of electrical vehicle charging points within the S&J EcoDistrict at strategic locations
		Investigate or support projects that will increase the walkability and/or improve access to amenities for cyclists or pedestrians within the S&J EcoDistrict
		Identify areas with more frequent traffic accidents and target them with safety improvements
Digital Network		Provide or facilitate access to good quality fibre or wireless networks
		Investigate and motivate for the provision of free Wi-Fi at selected public spaces within the S&J EcoDistrict
LIVING INFRASTRUCTURE	Natural Features	Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement
		Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g., landscaping, tree canopy cover, etc.)
		Implement the wetland rehabilitation plan and actively manage the wetland in the S&J node
		Actively manage the tree cohort on site and compost any landscaping items for re-use on site
	Ecosystems Health	Actively implement and promote projects and investments made in green infrastructure projects (this could look into the investment made into the wetland rehabilitation, the extent of investment made into the landscaping on site, etc.)
		Track the conversion rate of the extent of land converted from previous operation impact area into the S&J Industrial Estate
	Connection with Nature	Actively promote the use of the public infrastructure (benches, etc) during lunchtime to engage with nature
		Actively track the extent of land area earmarked for green streetscape / landscaping provided/developed

EcoDistrict Priority	Objective Categories	Potential Strategies
		<p>Develop an Integrated Pest Management Plan for the S&J EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on the wildlife located in the wetland</p> <p>Investigate viability of an install active owl boxes throughout the EcoDistrict as an alternative form of pest management</p>
RESOURCE REGENERATION	Air & Climate	Buildings to be 100% electric. No combustion for cooking or hot water heating
		Investigate and motivate for the viability of including renewable energy technologies in the community (link to the net zero targets for 2050 set by EMM) [Renewable energy offset]
		BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types. i.e., minimum 50% of hot water on a site to be heated by non-electric resistance means. [S&J Minimum requirements]
		BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance [Good practice future proofing design]
		BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption. [Operational efficiency]
		Conduct periodic audits and transparency reports to reduce municipal energy consumption
		Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with EPC benchmarks. [Operational efficiency]
		Enabling infrastructure for feed into common grid. SSEG Guidelines. [Renewable energy offset]
		Investigate the feasibility of a district-scale solar farm - assess the viability of wheeling agreements being put in place to facilitate feeding back into the municipal grid. [Renewable energy offset]
		Establish energy education programs for the community
	Water	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within the S&J community. Benchmark against EDGE - Showers - 6l/min - Wash hand basins (bathrooms - 4l/min - Kitchen taps - 6l/min (excluding commercial kitchens) [S&J minimum requirements]
		Assess viability to introduce rainwater harvesting requirements in the community [Regeneration/renewable]
		Develop and implement an appropriate stormwater quality management plan
		Educate the community about water conservation and the floodplain
		Activate the community to engage in behaviours that reduce water consumption and minimize flooding and its impacts
		Set out requirements regarding the use of landscaping or permeable pavers for stormwater management
	Waste	New buildings to provide EMP in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill
		Track S&Js combined waste profile and increase the community's diversion rate from landfill
		Investigate the creation of S&J waste management targets and policies, including event standards
		Partner with waste reduction non-profits for education and resources
Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions		
Develop communication materials around recycling		

EcoDistrict Priority	Objective Categories	Potential Strategies
		Install tri-sorter waste bins in public right of way
		Assess potential of creating a composting intervention on site
		Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site)
		Facilitate a conversation around partnerships with restaurants to implement an anaerobic digestion program that converts food waste into energy

12. STRATEGIES ASSESSMENT

The S&J Industrial Estate EcoDistrict is still in development and will continue to be for at least the next 8 years in line with the current District Build-Out Estate. The intent behind most of the strategies, and therefore also the assessment was to ensure that the focus falls on creating new building stock that is as resource efficient as possible that can then be supported by appropriate efforts to decarbonise the electricity sources that serve those buildings while not have to carry unnecessary loads. This strategy is already being seen in the buildings that are already on site. Fuel shifting and improved other efficiencies where possible, reducing waste and understanding the power that lies with the preservation and increase in natural carbon sinks also form an important part of the overall Action Plan.

The recommendations in the Action Plan have been assessed, the results of which will inform the S&J Industrial Estate EcoDistricts immediate priorities over the next 8 years. Prioritisation will be given to the recommendations that are fully within the S&J NPCs control, that align with the S&J Industrial Estate EcoDistricts values, and which match the organisation capacity and funding available during that same period.

The S&J Industrial Estate EcoDistrict will also continue to place significant importance on ensuring that there is continue alignment between the recommendations, anticipated outcomes, and the intent of the three Imperatives of Equity, Resilience and Climate Protection.

The S&J Industrial Estate EcoDistrict considered risk, level of stakeholder support and impact on the 2030 (and later) performance targets when assessment all the recommendations contained within the Action Plan. Refer to Annexure F for the full strategies assessment.

Below is an overview of the ranking criteria and scoring used in the assessment process.

Table 17: Ranking Criteria and Scoring Descriptions for S&J Industrial Estate EcoDistrict Recommendations

Ranking Criteria	Score 1	Score 2	Score 3
Technical Readiness	Few to no key steps for implementation of this project/program are in place	Some, but not all key steps for implementation of this project/program are in place	All key steps for implementation of this project/program are in place
Financial Soundness	The S&J Industrial Estate EcoDistrict has neither the funds nor a fundraising plan to implement this project/program	The S&J Industrial Estate EcoDistrict has partial funds and/or a fundraising plan to implement this project/program	The S&J Industrial Estate EcoDistrict has all the funds to implement this project/program
Risk	Implementation of this project/program has high risk of negative social, economic, or environmental consequences	Implementation of this project/program has moderate risk of negative social, economic, or environmental consequences	Implementation of this project/program has low risk of negative social, economic, or environmental consequences
Capacity to Manage	The S&J Industrial Estate EcoDistrict / S&J NPC will not have sufficient capacity to implement this project/program until 8+ years from now	The S&J Industrial Estate EcoDistrict / S&J NPC has sufficient capacity and partner support to implement this project/program within the next 4-6 years	The S&J Industrial Estate EcoDistrict / S&J NPC has sufficient capacity and partner support to implement this project/program within the next 3 years
Level of Stakeholder Support	Stakeholders have not expressed support for this project/programme, or have expressed concern	Stakeholders have expressed moderate support of this project/program	Stakeholders have expressed enthusiastic and full support of this project/program

Impact on Targets	Implementation of this project/program would make minor progress towards fulfilling S&J Industrial Estate EcoDistrict commitment to the six EcoDistrict Priorities	Implementation of this project/program would make moderate progress towards fulfilling S&J Industrial Estate EcoDistrict commitment to the six EcoDistrict Priorities	Implementation of this project/program would make significant progress towards fulfilling S&J Industrial Estate EcoDistrict commitment to the six EcoDistrict Priorities
Contribution to Climate Neutrality Targets	Implementation of this project/program would reduce Scope 1 and Scope 2 community-wide carbon emissions slightly or not at all	Implementation of this project/program would moderately reduce Scope 1 and Scope 2 community-wide carbon emissions	Implementation of this project/program would significantly reduce Scope 1 and Scope 2 community-wide carbon emissions

In some cases, the assessment process had to deviate from this overall assessment strategy to accommodate for the projects/programs or strategies that were a little more nuanced, or where the input from additional stakeholders would ideally enable a more robust assessment - and which can only be done once a larger portion of the development is underway or complete.

The assessment captured in Annexure F does however provide a significant starting point to guide the activities of the S&J Industrial Estate EcoDistrict in the coming years. Additional reporting will be provided as part of the biennial progress reporting to retain certification.

12.1 Carbon Emission Calculations

There are several actions listed in the Action Plan (set out in Annexure F) that will not directly contribute to overarching goal of carbon neutrality but will indirectly or cumulatively contribute. Those impacts are listed in the Action Plan as far as they are known or anticipated.

The sections below, provide a little more insight into the actions and specific performance targets that are directly quantifiable. The same model used to calculate the Energy Use Profile and associated CO₂ Emissions Inventory, which was described in greater detail in Section 8, was used to calculate the information below.

12.1.1 General Model Inputs

As set out throughout this document, the S&J Industrial Estate development is at the earlier stages of top structure development and the expectation is that the baseline results shown here will be updated over time to reflect all changes on the ground as the specific details are confirmed.

The table below shows the various model inputs and their source:

Table 18: S&J Industrial Estate EcoDistrict Input Sources

Input	Source document	Provided by
Development Area	S&J Land Area and Bulk - 16 May 2022 (Redefine	Redefine Properties
Breakdown of development types	None. Estimated	Solid Green Consulting cc
Traffic into and out of development	S&J Master Traffic Impact Assessment Draft	Civil Concepts

12.1.2 Neighbourhood Inputs - Current Development

A land area- and bulk schedule was used to understand the current context of the study area. Individual erven were captured as part of the schedule. There is currently no detailed information on anticipated usage for every site within the development which, ideally would have provided the total land use context for the area and also provided information on usage that would allow aggregation into typical sites - but this type of information will only be known once the development portions are put to market and development takes place.

These sites would ultimately form the basis for extrapolation to the different model levels, namely blocks, to precinct scale, and ultimately to neighbourhood scale. As more information is available on different sites coming online in the development, the model would be updated to include new information.

12.1.3 Area Inputs

As a reflection of what is currently happening on site, only industrial sites are currently captured in the model. In future iterations, the information will be further broken into different space types (office, storage, etc.).

For the purpose of the current overview, the total gross leasable area (GLA) that will be developed in totality was split up as per the table below:

Table 19: Area Contribution Assumptions

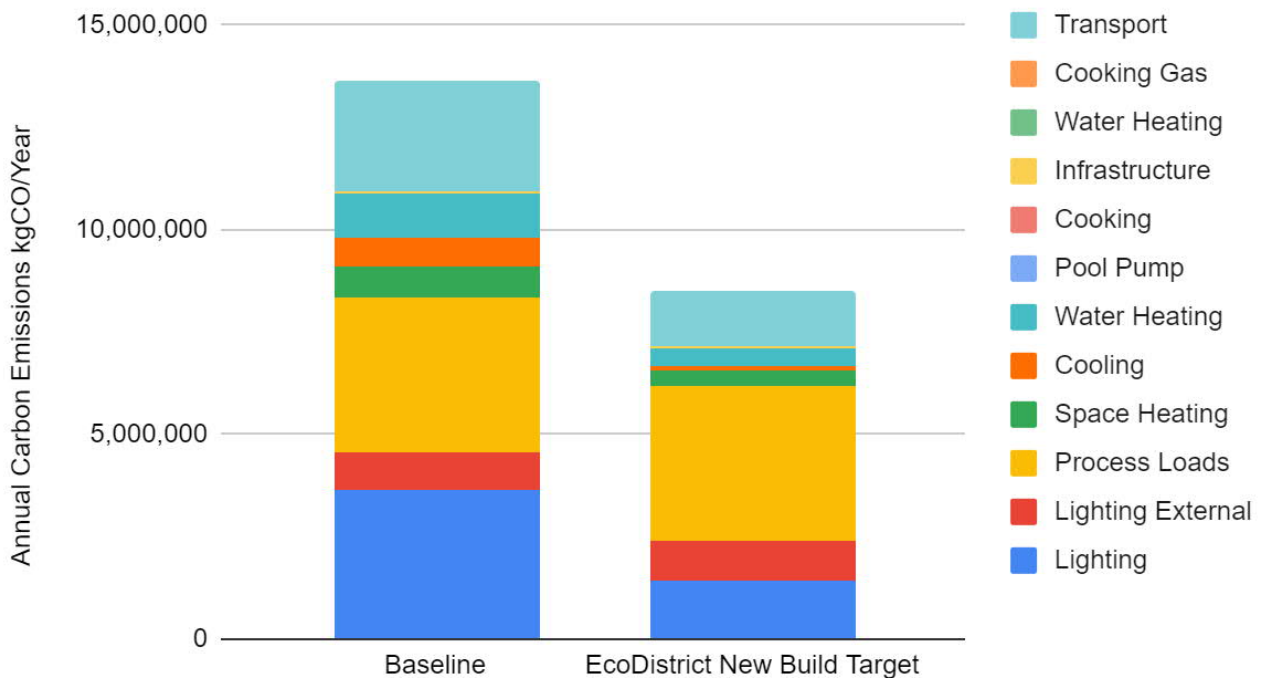
Industrial Type	Description	% of Development Assumed
Warehouse (Light Industrial)	Primarily storage, small amount of process load	50%
Warehouse (Medium Industrial)	Even distribution of storage and process load	30%
Warehouse (High Industrial)	Primarily process	20%

There is currently 73,467m² of warehousing already installed on site. This figure was used to calculate the baseline energy use profile and carbon emissions inventory profile set out in Section 8. This will also be used as the business-as-usual baseline.

With a ‘future focus’ an EcoDistricts **New Build Target** was developed. This is based on potential savings that can be achieved from energy efficiency focused design and setting specific targets for fuel switching of delivery vehicles to electricity instead of fossil fuel. This is based on the anticipated full gross leasable area development rights that will be awarded to the project over the course of its development, which is expected to be approximately 975,151m².

This is expected to result in a 34% saving, as illustrated by the graph below:

Figure 2: Carbon emissions reduction



To move the emissions profile from the calculated baseline to the EcoDistrict New Build Target, the table below set out the specific route or interventions proposed.

Table 20: EcoDistricts Carbon Emissions Reduction Targets

	Baseline	EcoDistrict New Build Target	Saving	Intervention
Lighting	3,636,617	1,454,647	40.00%	Natural light optimisation through the use of skylights
Lighting External	929,358	929,358		
Process Loads	3,798,244	3,798,244		
Space Heating	727,323	363,662	50.00%	Increased insulation of the buildings to exceed building code by 30%
Cooling	727,323	145,465	20.00%	Passive design optimisation and making use of fresh air as much as possible
Water Heating	1,090,985	436,394	40.00%	100% non-resistive heating with no option for rationalisation
Infrastructure	48,120	48,120	100.00%	
Water Heating	0	0	100.00%	

	Baseline	EcoDistrict New Build Target	Saving	Intervention
Transport	2,680,853	1,340,427	50.00%	Fuel switch of delivery vehicles to electricity, offset by on site renewables
Renewables		7,175,888		Renewables to offset 100% of remaining load

The development aims to be fully developed by 2030. From 2022 onwards, the roll out of buildings will have to meet energy efficiency criteria to ensure that every new building is a low energy building.

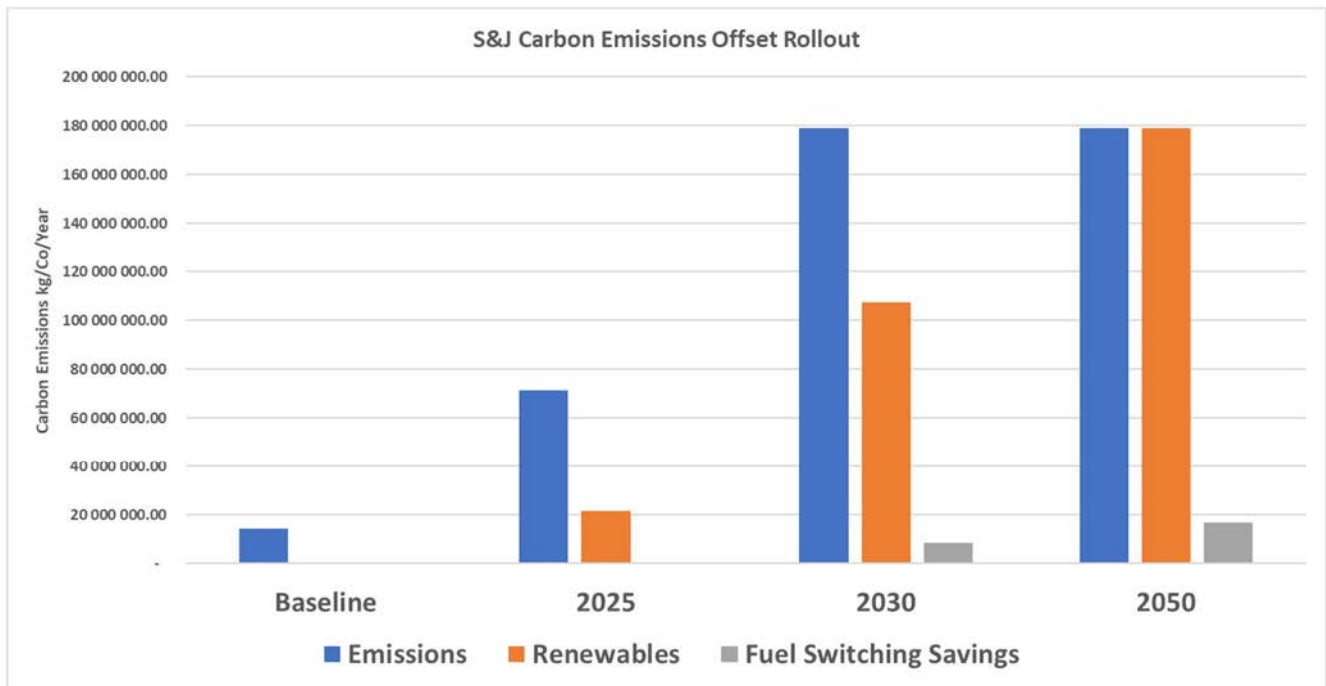
The buildings in the current baseline were built to business-as-usual but since this represents only 8% of the development, the remainder of the development can be built in a manner where the stock will be ready for offsets and will not require any immediate energy efficiency retrofit.

This means the district can focus on fuel switching and renewable energy offset only.

Between 2030 and 2050, the goal is to ensure renewable energy production matches carbon emissions. The emissions figures include scope 1 and 2. In order to offset scope 1 emissions with renewables, excess solar photovoltaics (PV) must be fed back into the grid.

The main challenge will be ensuring legislation is changed to allow feed back into the grid and thus facilitate net-zero carbon.

Figure 3: Carbon offset rollout



The graph above shows the growth in carbon emissions from the baseline due to new buildings coming online. It further illustrates the planned roll-out of renewables leading to targeted neutrality in 2050. The contribution of savings due to fuel switching is shown separately.

12.2 Pathway to Carbon Neutrality Updates

Throughout the lifetime of the development, more accurate information on site development, land use, energy intensity and the association carbon emissions inventory will become available. The S&J Industrial Estate EcoDistrict will work continuously with all relevant stakeholders to communicate the current Action Plan that drives the partway to carbon neutrality and update the realities of the experiences on the ground as part of the biennial reporting.

13. RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION SCHEDULE

The implementation of the proposed Action Plan will be impacted on by the speed at which development roll-out will happen on site, and although some of the projects/programs and strategies have already been assigned with specific budgets, some of these activities will only be unpacked in greater detail from 2022 onward as more sites

are now coming online, which also means additional owners are starting to participate in the S&J NPC and the S&J Industrial Estate EcoDistrict decision making processes.

Annexure F also provides an overview of the responsible parties, potential funding sources, implementation schedule and implementation costs (where costs are known).


It should be noted that it is anticipated that the next 8 years, while the development is expected to reach complete build out, the focus on the S&J NPC is expected to fall into three broad categories of action:


1. **S&J Industrial Estate EcoDistrict Establishment Phase:** This will entail operationalisation of the commitments made and targets set in this Roadmap and related documentation into appropriate documentation to ensure that it is incorporated into the Memorandum of Incorporation as well as other relevant mandate documentation of the S&J NPC. This will ensure not only that the role of the S&J NPC in operationalising the EcoDistrict is clear, but that the roles and responsibilities of each of its members are captured and shared accordingly. This correlates to the Short-Term Planning processes in the Action Plan. It is anticipated that that this will take between 1 and 3 years.
2. **The Action Phase:** the second phase is expected to be a period of focussed time where specific attention is paid to action and implementing the emissions reductions strategies linked to ensuring that all new stock that is constructed adheres to the recommendations set out in this document and the strategies Action Plan. This will be the Short- to Medium Term and it is expected that this phase will take between 3 and 8 years.
3. **The Long Term or Maintenance Phase:** is expected to take place after the development reaches complete build out and the focus falls on fuel shifting and renewables. This will be from year 8 onward and will entail ongoing effort with less focussed time on implementation to maintain the roadmap pathway identified.


ANNEXURE A – FULL ROSTER OF ATTENDANCE TO ROADMAP DEVELOPMENT ACTIVITIES


S&J Industrial Estate EcoDistrict Steering Committee & External Parties Engagements for Roadmap Development and Adoption		Last Name, First Name	Adam Koekemoer	Adrie Fourie	Anelisa Keke	Chantelle Mathomes	Chilu Lombe	Chris Roberg	Gareth Ahier	Clare Morony	Grant Silverman	Hein Papenfus	Ilse Swanepoel	Johann Nell	Joshua van Tonder	Marijke Coetzee	Marloes Reinink	Mike Ruttell	Morgan Wratten	Nomamfengu Mbele	Retha Bezuidenhout	Roan Stewart	Tebogo Mojapelo	Victor Mathey	Elsabeth van der Merwe	Is'haaq Akroon
		Affiliation	Redefine	Solid Green	Redefine	Abland	Solid Green	Abland	Redefine	Redefine	Abland	Abland	Redefine	Redefine	Redefine	Redefine	Solid Green	Redefine	Redefine	Solid Green	Abreal	Abman	Abland	Redefine	EMM	EMM
		TOTAL ATTENDANCE	125	6	33	7	7	11	4	9	2	3	7	12	9	1	6	10	8	7	14	6	3	1	18	1
S&J Industrial Estate High-Level EcoDistrict Introduction and Relevance Discussion	14/05/2020	7																								
EcoDistricts Introduction Overview Presentation and Discussion Preparation Dry-Run	27/07/2020	4																								
EcoDistricts Introduction Overview Presentation for Initial Decision to Proceed	31/07/2020	6																								
Implementation of an EcoDistrict	30/10/2020	10																								
Alignment of Redefine CSI Framework to EcoDistrict Imperative Commitment Requirements	19/11/2020	18																								
EcoDistrict/Redefine ESG Alignment Discussion	24/11/2020	2																								
EcoDistrict Workshop 1	02/12/2020	16																								
S&J Industrial Estate Site Visit	28/01/2021	8																								
SG Internal Strategic Workshop	10/02/2021	3																								
Steering Committee Workshop Prep with Core Liaison Team	18/03/2021	5																								
Redefine Internal Responsibilities & Way Forward	12/04/2021	7																								
S&J Workshop Prep with Core Liaison Team	30/04/2021	6																								
EcoDistrict Workshop 2 - Overarching Protocol Alignment Session - Full Steering Committee Members	03/05/2021	10																								
SG Internal Strategic Workshop	10/05/2021	3																								
S&J EcoDistrict Introduction & Strategic Support Request Discussion with Ekurhuleni Metropolitan Municipality	01/06/2021	4																								
Combined EcoDistrict Imperatives Commitment, Formation and Roadmap Integrated Workshop - Full Steering Committee	24/06/2021	11																								
S&J EcoDistrict Strategic Planning Session to proceed with Initial Formation and Roadmapping Strategic Engagement	05/07/2021	2																								
S&J Workshop Prep with Core Modelling Team	07/11/2021	2																								
S&J Industrial Estate EcoDistrict Roadmap Development Workshop	08/11/2021	20																								
Strategic Catch-Up to Debrief Workshop and Next Steps	19/11/2021	2																								
S&J Strategic Work Session with Core Modelling Team	07/11/2021	2																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	22/11/2021	4																								

S&J Industrial Estate EcoDistrict Steering Committee & External Parties Engagements for Roadmap Development and Adoption		Last Name, First Name	Adam Koekemoer	Adrie Fourie	Anelisa Keke	Chantelle Mathomes	Chilu Lombe	Chris Roberg	Gareth Ahier	Clare Morony	Grant Silverman	Hein Papenfus	Ilse Swanepoel	Johann Nell	Joshua van Tonder	Marijke Coetzee	Marloes Reinink	Mike Ruttell	Morgan Wratten	Nomamfengu Mbele	Retha Bezuidenhout	Roan Stewart	Tebogo Mojapelo	Victor Mathey	Elsabeth van der Merwe	Is'haaq Akoon
		Affiliation	Redefine	Solid Green	Redefine	Abland	Solid Green	Abland	Redefine	Redefine	Abland	Abland	Redefine	Redefine	Redefine	Redefine	Solid Green	Redefine	Redefine	Solid Green	Abreal	Abman	Abland	Redefine	EMM	EMM
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	22/11/2021	5																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	23/11/2021	4																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	23/11/2021	4																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	26/11/2021	2																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	26/11/2021	3																								
S&J Industrial Estate - EcoDistrict Roadmap Discussion Session - Objectives, Indicators and Strategies	29/11/2021	4																								
S&J Strategic Work Session with Core Modelling Team	30/11/2021	2																								
Strategic Catch-Up and Next Steps	27/01/2022	2																								
S&J Strategic Work Session with Core Modelling Team	02/02/2022	2																								
S&J Strategic Work Session with Core Modelling Team	14/03/2022	2																								
S&J Strategic Work Session on Roadmap Elements	06/04/2022	2																								
Strategic Catch-Up and Finalising Roadmap for Submission	13/04/2022	2																								

Accepted and present 

Status of attendance unknown 

Declined 

Tentative but attendance status unknown 

ANNEXURE B – SIGNATORIES

The names and affiliations of the mandated signatories of the S&J EcoDistrict Roadmap are set out below. The Mandated Signatories acting on behalf of the **S&J Industrial Estate EcoDistrict NPC Trustees** are as follow:

Redefine Properties Limited, represented by:

Johann Nell

Johann Nell

National Asset Manager

johann@redefine.co.za

GGP Investments Proprietary Limited, represented by:

Roan Stewart

Roan Stewart

Asset Manager

stewart@abreal.co.za

and **The Pivotal Fund Proprietary Limited**, represented by:

Joshua van Tonder

Joshua van Tonder

Development Manager

joshua@redefine.co.za

ANNEXURE C – ROADMAP PRIORITIES, OBJECTIVE CATEGORIES, OBJECTIVES, INDICATORS, BASELINES AND 2030 TARGETS

EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2021)**	2030 Performance Targets	Source of Information/Notes
PLACE	Engagement & Inclusion	Ensuring engagement of the S&J community in EcoDistrict planning and project implementation is robust and inclusive.	% of community engaged in public consultation processes (e.g. S&J NPC Forum attendance rates, number of social media subscribers, worker/employee survey participation rates, number of vulnerable group representative organisations within the S&J community that are engaged with).	Current Baseline Indicators for Social Media Subscribers: - Facebook - 331 - Instagram - 188 - LinkedIn - 342	1. Target a 5% growth across all social media platforms. 2. Target a 15% response rate for employee surveys. 3. Target a 15% participation rate for S&J NPC Forum Meetings.	Marketing Team to track and report annually to the S&J NPC
	Culture & Identity	The (proposed) character of the S&J Industrial Estate EcoDistrict is communicated and strengthened through positive engagement.	# of times the S&J EcoDistrict is positively mentioned in the media (through media tracking to be put in place).	Currently not tracking as formal tracking for references to the S&J EcoDistrict will only start once the certification is in place.	25 articles by 2025 50 articles by 2030	Marketing Team to track and report annually to the S&J NPC
	Public Spaces	Public spaces are accessible to S&J community.	Length of road designed and constructed for accessibility (e.g. pedestrians / cyclists / disabled) expressed as a % of total road built in the S&J EcoDistrict.	Currently 100% of all roads have accessibility designed into their structure in some way - if not on both side, on one side of the walkway minimum.	85% of all roads to achieve the indicator at full build out	Abland Development Team to track and report annually to the S&J NPC
		Public spaces are high quality, engaging and active.	Extent of street furniture installed on site (# of bins, # streetlights - information to be shown per km ²).	Europa road Bus stops: Q1 Dustbins: Q6 Demetri Road Dustbins: Q2 Amalthea Dustbins: Q8 Gosforth Road Bus stops/ Pause area: 1. South to North Q1 2. North to South Q2 Dustbin: 23 Ganymede Precinct Dustbins: Q4	85% of original target (with the understanding that some of the original design might have been adjusted, implementation schedule changed, or no longer required as a result of experience on the ground)	Abland Development Team to track and report annually to the S&J NPC
	Housing	A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	% of affordable housing units accessible from the S&J Industrial Estate through existing public transport routes	No housing survey conducted to date.	Information on different housing typologies to be made available to S&J community members during the course of 2022.	Driven by the S&J NPC, engagement with EMM
Extent of housing diversity within travel distance (i.e. 5km) from the S&J EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) (Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table)			No survey conducted yet, Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by the S&J NPC, perhaps with input from Solid Green	
PROSPERITY	Access to Opportunity	Career pathways and training are available for employees within the S&J EcoDistrict to allow multi-skilling and resilience between different employment opportunities.	Number of training programs available either through business within the S&J EcoDistrict or within in the wider node matched to EcoDistrict-specific job opportunities	1 - Guys in Green	5 training programs by 2030	Driven by the S&J NPC with input from all of their members, engagement with relevant NGOs or NPOs or even government support programs
			# of eligible EcoDistrict participants enrolled in training programs ('people employed in businesses located in the EcoDistrict).	Not implemented yet	100 people by 2030	Information to be sourced from the relevant training providers / directly from the booking system depending on how the process is managed. S&J NPC to drive track and report.
			Nr of Business within S&J community linked to training facilities in surrounding node	Not implemented yet	100% of S&J NPC members should ideally participate in the overarching program	S&J NPC to drive, track and report
	Economic Development	New job creation occurs through economic development.	# of jobs created through construction in the EcoDistrict (to be pulled by Abland during construction from the main contractors and provided to the S&J NPC)	Currently being sourced from the relevant consultants	Based on an economic study conducted, it is anticipated that approximately 40,000 additional employment opportunities would be generated during the construction phase of the proposed development. It should however be noted, many of those jobs were linked to the development of the bulk infrastructure that have already been installed. Current employment numbers for the two sites developed to date will be used to determine new employment targets linked to the development of the top structures moving forward and will be included in the table as part of the biennial report back.	Projections taken from the Demacon Report. For the actuals, S&J NPC will work with its members to track and report
			# of people employed by the NPC directly (security, gardeners, etc.)	Total: 6 Ganymede Guardhouse: - 1 Day Guard and 1 Night Guard Vacant Land: - 1 Day Guard and 1 Night Guard Precinct - 1 Day Guard and 1 Night Guard in patrolling vehicle	50 Attention to be paid to the racial and gender composition	S&J NPC to drive, track and report
			# of permanent jobs created through economic development (i.e. through new businesses located in the area) - pulled from all companies by S&J NPC	Stampmill Unit 1 - 113 Stampmill Unit 2 - 8 Stampmill Unit 3 - currently vacant Stampmill other: - Gardeners: 16 - 1 Site Manager and 1 Operations Manager - 1 Cleaner Sparepro - 495 - see Roadmap report for detailed breakdown	Based on an economic study conducted, it is anticipated that approximately 4,000 additional employment opportunities would be generated during the operational phase of the proposed development. Accurate information will however be sourced for all S&J NPC members annually and recorded for reporting purposes.	Projections taken from the Demacon Report. For the actuals, S&J NPC will work with its members to track and report
	Innovation	Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within the S&J EcoDistrict to facilitate a strong industrial estate dynamic.	# of SMMEs that participated in a pop-up event for start-ups, held in the EcoDistrict	Not implemented yet	5 SMMEs by 2025 10 SMMEs by 2030	S&J NPC to drive, track and report
# of incubators, accelerators, maker spaces and co-working spaces in the EcoDistrict			Not implemented yet	1 space by 2030	S&J NPC to facilitate either in S&J NPC facilities or through engagements with its members identify suitable locations on the premises	
# of programs, pop-up events for SMMEs and enrolment levels to cultivate business innovation (for instance events focussed on cultivating the circular economy)			Not implemented yet	2 events by 2025 4 events by 2030	S&J NPC to facilitate or work with relevant organisations to host events	

EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2021)**	2030 Performance Targets	Source of Information/Notes	
HEALTH & WELLBEING	Active Living	Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Percentage of street length in the district with sidewalks on both sides	Currently 80.5% of all roads have walkways on both sides: Europa road (670m) Walkways; 670 meters both sides Dimitri Road (330m) Walkways; 330 meters one side only Amalthea (340m) Walkways; 340 meters both sides Gosforth Road (1.6km) Cycle lane; 1Km Ganymede side Pedestrian; 1. South to North 1.6Km 2. North to South 1.1Km Ganymede Precinct (300m) Walkways; 250m one side	80% of all roads	Abland Development Team to track and report annually to the S&J NPC	
	Health	Previous operation impact areas are remediated and regenerated.	Volume of rehabilitated groundwater expressed as a % of total water consumption in the S&J area for reuse for irrigation	Information to be captured and tracked	No specific target, but would rather see a healthy water balance approach used to guide the planning process to ensure that there is not more water extracted for use than can be placed back into the water table through infiltration	S&J NPC to drive, track and report	
			% of the wetland habitat rehabilitated	100%	New target/indicator to be defined	S&J NPC to coordinate. S&J NPC also need to track the ownership of the wetland to understand the operational control.	
	Safety	The built environment is designed for public safety.	Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	# of Employee Health Plans that are in place on site (linked to each business)	Requirement not yet communicated to the S&J NPC members	100% of all S&J Members present in the EcoDistrict	S&J NPC to drive, track and report
			# of safety-related incidents reported (type of incidents include motor vehicle accidents/thefts/pedestrian accidents/etc). [Reported to SAPS or the Security Company present in the area]	20 Security Incidents (Annually): - 1 Utility related incident, water leak & interruption - 0 Utility related incident, electricity related incidents - 0 Utility related incident, loadshedding - 2 Emergency related incident, fire related - 0 Emergency related incident, medical emergency - 6 Emergency related incident, vehicle accident - 0 Emergency related incident, building damage - 0 Maintenance related incident, general building repairs reported - 10 Maintenance related incident, security equipment repairs	reduce by 5%	S&J NPC to drive, track and report with input from relevant service provider	
	Food Systems	Healthy and affordable fresh food is accessible.	# of engagements with 'at risk' groups and sharing knowledge and information on anticipated shocks and stresses that might affect them	Not implemented yet	30% of the S&J Community by 2030	S&J NPC to drive, track and report	
			Extent of area covered by remote monitoring	100% of developed area	100% of EcoDistrict	S&J NPC to drive, track and report	
			Nr of security guards in the EcoDistrict	6	50	S&J NPC to drive, track and report	
			# of CCTV cameras installed	Total: 75 11 PTZ cameras which are all monitored remotely; 47 static cameras, of which 30 are currently being monitored remotely; 11 LPR cameras which are not monitored; and 6 ANPR (sniper) cameras which are monitored	Target relates to coverage, and coverage should be 100%	S&J NPC to drive, track and report with input from relevant service provider	
	Food Systems	Number of people educated on healthy food preparation or consumption who improve their knowledge, awareness, skills, or attitudes.	% of commercial / industrial space with access to at least 1 fresh food source (Nearby grocery stores / food garden)	Pick n Pay Family Germiston - 4.8km Pick n Pay Redruth - 5.5km Pick n Pay Hyper Steeldale - 6.1km Woolworths New Redruth Alberton - 6.9km	Reduce travel distance and time Possible inclusion of food options in retail component within S&J EcoDistrict	Driven by the S&J NPC	
			# of people that participated in healthy food options related training sessions	Not implemented yet	30% of the S&J Community by 2030	S&J NPC to drive, track and report	
	CONNECTIVITY	Street Network	The street network supports all travel modes (vehicles, pedestrian, cycling, other)	# of intersections per square km	5 Intersections with Traffic Lights	No specific target set	S&J NPC to drive, track and report (perhaps with input from the Abland development team)
# of public transportation stops per square km				Total Nr: 4 Gosforth Road Bus stop/pause area - 1. South to North Q1 - 2. North to South Q2 Europa Road - Bus Stop Q1	No specific target set	S&J NPC to drive, track and report (perhaps with input from the Abland development team)	
% of total street length with bicycle/pedestrian sharing				Gosforth Road (1.6km) Cycle lane; 1Km Ganymede side Pedestrian; 1. South to North 1.6Km 2. North to South 1.1Km	No specific target set	S&J NPC to drive, track and report (perhaps with input from the Abland development team)	
The street network accommodates people of diverse ages and abilities.			Total length of road with pavements/sidewalks designed for universal access	Currently 100% of all roads have accessibility designed into their structure in some way - if not on both side, on one side of the walkway minimum.	85% of all roads to achieve the indicator at full build out	Abland Development Team to track and report annually to the S&J NPC	
Mobility		EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Vehicle km travelled daily per capita	No survey conducted yet. Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by the S&J NPC, perhaps with input from Solid Green	
			Mode split of daily person trips.	No survey conducted yet. Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by the S&J NPC, perhaps with input from Solid Green	
			# of EV charging points provided at strategic locations	Not implemented yet	2 bays by 2030	S&J NPC to drive, track and report	
			# of projects that increase the walkability and/or improve access to amenities for cyclists within the S&J EcoDistrict.	Not implemented yet	2 projects by 2030	S&J NPC to drive, track and report	
Digital Network		Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	% of Estate with access to good quality fibre or wireless networks	Current coverage not calculated.	65% of the EcoDistrict	S&J NPC to drive, track and report	
			% of public spaces with free wi-fi	Not implemented yet	50% of public spaces by 2030	S&J NPC to drive, track and report	

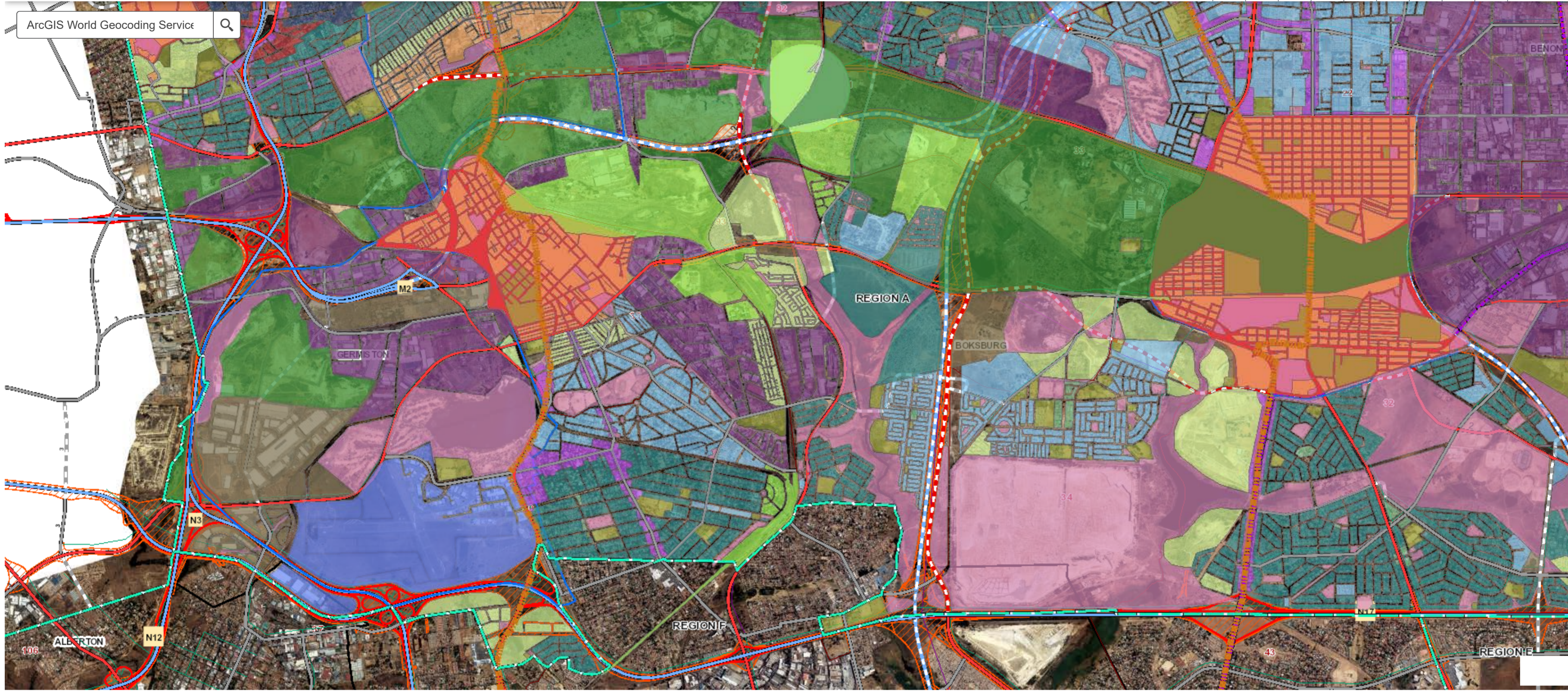
EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2021)**	2030 Performance Targets	Source of Information/Notes	
LIVING INFRASTRUCTURE	Natural Features	The quality and functions of habitat are enhanced.	% of the EcoDistrict with tree canopy cover	Total number of trees: 602 Europa road Trees: Apiesdoring; Q96 Dimitri Road Trees: 1. Apiesdoring Q52 2. Witstinkhout Q1 Amalthea Trees: 1. Apiesdoring Q14 2. Witstinkhout Q46 Gosforth Road Trees: 1. Acacia Galpinii / Apiesdoring Q116 2. Celtis Africana / Witstinkhout Q107 3. Liquid Amber/ Sweet Gum Q99 Ganymede Precinct Trees: 1. Vachellia Xanthophloea/ Fever tree Q19 2. Apiesdoring Q28 3. Wit stinkhout Q24 Detailed calculation required to plot existing trees to determine the extent to which the EcoDistrict has a tree canopy cover to determine potential future targets.	Target to be defined within the next 6 months.	S&J NPC to drive, track and report	
		Natural features are protected.	% alien vegetation removed from the S&J Wetland and NPC will monitor future invasion of alien vegetation in attenuation pond area	100% of all alien vegetation removed Maintenance and management plan now to be implemented	Adjustment of indicator required moving forward - but until at least 2024 the wetland should be monitored to ensure that no alien vegetation does not return	S&J NPC to drive, track and report	
	Ecosystems Health	Money is invested in projects that create green infrastructure.	# of projects and investment made in green infrastructure projects (this could look into the investment made into the wetland rehabilitation, the extent of investment made into the landscaping on site, etc.)	Current total: 4 projects - Landscaping around Sparepro - Landscaping around Stampmill - Landscaping around all other road infrastructure installed to date - Rehabilitation of wetland	2 more projects by 2024 20 projects by 2030	S&J NPC to drive, track and report	
		Previous operation impact areas are remediated and regenerated for use as land for redevelopment into the S&J Industrial Estate.	Extent of land converted from previous operation impact area into the S&J Industrial Estate (tracking the conversation rate)	Not calculated yet Area of site is 355,124 hectares. Calculation would need to consider all areas that are developed (building as well as bulk infrastructure)	100% as the development is expected to reach full build out by 2030	S&J NPC to drive, track and report (perhaps with input from the Abland development team)	
	Connection with Nature	Access to nature is improved.	Area of green streetscape/landscaping provided/developed	Not calculated yet	According to Annexure A of the S&J Industrial Estate Development Manual, each site is required to provide a minimum of 10% landscaping (which may include stormwater attenuation). A detailed calculation is required to capture the minimum amount of landscaping that will be required from site developer specifically, there will also be a calculation that captures the landscaping/streetscape that is provided around the transport infrastructure throughout the node.	S&J NPC to drive, track and report - and will also be responsible to ensure that Site Development Plans (SDPs and associated landscape plans) are approved in addition to building plans - as set out as a requirements in Annexure A of the S&J Industrial Estate Development Manual.	
			Number of active owl boxes installed/bat boxes (to note that this will require an Integrated Pest Management Strategy to be put in place to ensure ALL pest control on site is non toxic, and this will ensure that the owls are the pest control and it would also keep the wetland free from toxins washed down in stormwater)	None yet.	Biodiversity assessment and/or integrated Pest Management Plan to be developed by 2024. Target for boxes to be identify in that report.	Driven by the S&J NPC, perhaps with input from Solid Green	
	RESOURCE REGENERATION	Air & Climate	All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	# of new buildings that are net zero carbon by 2030	None yet.	The intent is to communicate energy efficiency design and operational guidelines to all new S&J NPC members to ensure energy consumption is firstly as low as possible, to then determine possible offset. Target for net zero to be defined within the next 6 months.	Driven by the S&J NPC, perhaps with input from Solid Green
				Energy savings from implemented initiatives (measured in kWh) through smart metering (and water)	Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report
			% of energy generated through renewables (possible future target)	Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report	
		Water	Potable water is used efficiently.	Volume of water used daily per capita (indoors and outdoors) (expressed as megalitres)	Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report
Extent to which landscaping on site includes water wise plants (to be linked to the development manual)				Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report	
Alternative water sources are used for non-potable purposes.			% of buildings connected to non-potable water sources	Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report	
People are educated on water safety impacts and prevention to improve their knowledge, awareness, skills, or attitudes.			# of people working in the EcoDistrict educated on water safety impacts and prevention who improved their knowledge, awareness, skills, or attitudes	Not implemented yet	30% of the S&J Community by 2030	S&J NPC to drive, track and report - with input from all members where separate training sessions might be undertaken	
Stormwater is retained through green infrastructure.			Annual volume of stormwater attenuated on site	Not calculated yet	Target to be defined within the next 6 months.	S&J NPC to drive, track and report	
Waste		Waste is diverted from landfills through reduction, reuse, and recycling.	% of non-hazardous waste diverted from landfill annually	No hazardous waste created on site to date	100% of hazardous waste is disposed of correctly and diverted from landfill	S&J NPC to drive, track and report - with input from all members regarding waste data	
		The residual value of organic waste is captured.	% of organic waste diverted for energy recovery or composting annually	Not implemented yet	At least 85% of all organic waste created on site is diverted for energy recovery or composting annually (a % loss is anticipated due to incorrect handling)	S&J NPC to drive, track and report - with input from all members regarding waste data	

*The definition for S&J Community as set out in the Imperatives Commitment and Roadmap reports refers

**Where details not completed yet, indicator to be refined with on-the-ground team and collection to start as soon as certification secured

ANNEXURE D - SPATIAL DEVELOPMENT FRAMEWORK LAND USE MAP OF SURROUNDING NODE (EMM)

ArcGIS World Geocoding Service



Legend

Spatial Development Framework

Urban Management Regions



Region A RSDF

Strategic IRPTN Routes



Land Use

- Activity Node Mixed Use
- Airport Related Uses
- Corridor_Mixed_Use
- General_Mixed_Use
- High Density Residential (120+ du-ha)
- Industrial
- Low Density Residential (60 du-ha)
- Max_25du_ha
- Medium Density Residential (60-120 du-ha)
- Minimum 900 sqm Stands
- Mining Belt
- Municipal-Government-Social Facilities
- Neighbourhood Activity Nodes
- Open Space
- T.O.D

Primary Nodes



Rail Nodes



Precinct Plans

Precinct Boundaries



Precinct Landuse



Transportation

IRPTN Route



ROAD CLASSES

- Class 1 Gauteng Existing
- Class 1 Gauteng Planned
- Class 2 Gauteng Existing
- Class 2 Gauteng Planned
- Class 3 Gauteng Existing
- Class 3 Gauteng Planned

National Roads



Gautrain



Provincial Road Boundaries



Existing Provincial Roads



Proposed Provincial Roads



Provincial Road Reserves



Administrative Boundaries

Administrative Boundaries



1km

-82,077.756 -2,901,180.973 Meters

ANNEXURE E - SPATIAL DEVELOPMENT FRAMEWORK LAND USE MAP OF SURROUNDING NODE (COJ)

Map

CORPORATE GEO-INFORMATICS

City of Johannesburg

Legend

Zoning

Use Zone - A Series: Colour

-  Aerodrome
-  Agricultural
-  Amusement
-  Business
-  Business 1
-  Business 2
-  Business 3
-  Business 4
-  Cemetery
-  Commercial
-  Commercial 1
-  Commercial 2
-  Community Facility
-  Demarcated Mining Land
-  Ecclesiastical
-  Educational
-  Existing Public Roads
-  Existing Roads
-  General Business
-  General
-  Government
-  Industrial
-  Industrial 1
-  Industrial 2
-  Industrial 3
-  Institutional
-  Municipal
-  Parking
-  Pedestrian Mall
-  Private Open Space
-  Proposed New Roads and Widening
-  Public Garage
-  Public Open Space
-  Public Walkways
-  Reservation of Land
-  Reservoir
-  Residential
-  Residential 1
-  Residential 2
-  Residential 3
-  Residential 4
-  Residential 5
-  S.A.R
-  Sewage Farm
-  Special Business
-  Special Residential
-  Special
-  Spooonet
-  Undetermined
-  Zoning Unresolved

1:16 000

N

PREPARED BY:

CGIS GeoLIS

DATE:

27/09/2021 16:05



0 220 440 880 1 320 Metres

ANNEXURE F – ROADMAP STRATEGIES, STRATEGIES ASSESSMENT, RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION TIMELINES

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	
Ensuring engagement of the S&J community in EcoDistrict planning and project implementation is robust and inclusive.	Develop a S&J cohort of people (made up of representatives from some of the business operating in the precinct) who can connect with the community about this plan, who can communicate and activate people about development and progress and can explain how the S&J EcoDistrict relates to regional and national trends.	☑	☑	☐	☑	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	1	2	2	3	3	Zero Contribution	1	14
	Adopt the S&J EcoDistricts Roadmap framework to refine the implementation Action Plan and align efforts with other communities (including COJ and EMM).	☑	☑	☑	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	1	2	3	3	Zero Contribution	1	14	
	Initiate interaction with the Ekurhuleni Metropolitan Municipality to engage on municipal regulations, goals and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored.	☑	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	2	2	2	3	Zero Contribution	1	14	
	Create an S&J NPC forum focussed on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations.	☑	☑	☑	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	2	2	3	3	Zero Contribution	1	15	
The (proposed) character of the S&J Industrial Estate EcoDistrict is communicated and strengthened through positive engagement.	Highlight and share storytelling through community events.	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	3	2	2	2	3	Zero Contribution	1	14	
	Appropriate event programming at celebrated spaces.	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	2	2	3	3	Zero Contribution	1	13	
	Incorporate appropriate plaques or other signage to celebrate site heritage.	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	1	2	3	3	Zero Contribution	1	14	
	Create an S&J marketing campaign to conceptualize, communicate, and control the S&J EcoDistricts identity, narrative and how it is viewed by the region and beyond.	☑	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	1	2	3	3	Zero Contribution	1	14	
Public spaces are accessible to the S&J community.	Promote universally accessible mobility routes for all modal types (including non-motorised transport).	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	2	3	2	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	18		
	Conduct a transportation survey of those who work in S&J to assess accessibility and identify areas of improvement	☑	☐	☐	☑	☑	☑	☐	☐	☐	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	1	1	1	2	3	3	Zero Contribution	1	12		
Public spaces are high quality, engaging and active.	Create an environment to supports safe and comfortable pedestrian movement throughout the node.	☑	☐	☐	☑	☐	☑	☐	☐	☐	☑	☐	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	2	2	1	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16		
	Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	☐	☑	☑	☑	☐	☑	☐	☐	☐	☑	☑	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	1	1	1	2	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	13		
	Program: Regular graffiti removal	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	3	3	1	3	3	2	Zero Contribution	1	16		
	Program: Public area cleaning and maintenance	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	3	3	1	3	3	2	Zero Contribution	1	16		
A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	Establish a dialogue with the Ekurhuleni Metropolitan Municipality to advocate for public transportation routes that provide accessibility to a range of housing typologies.	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	2	2	1	2	3	2	Zero Contribution	1	13		
	Facilitate a housing affordability survey.	☑	☐	☐	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	2	1	2	3	2	Zero Contribution	1	13		
Career pathways and training are available for employees within the S&J EcoDistrict to allow multi-skilling and resilience between different employment opportunities. New job creation occurs through economic development.	Work with local businesses and relevant NGOs or training facilities to identify and host relevant training opportunities (for people working in the S&J EcoDistrict as part of multi-skilling /upskilling /reskilling for alternative positions within the precinct itself).	☑	☑	☐	☑	☐	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	1	1	2	2	Zero Contribution	1	9		
	Create or facilitate short- and long-term employment opportunities for surrounding communities in the precinct (similar to the Guys in Green test case).	☑	☑	☐	☐	☐	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	1	1	2	2	Zero Contribution	1	9		
	Assess potential of attracting emerging sectors to locate in the S&J EcoDistricts	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	1	1	2	2	Zero Contribution	1	9		
	Facilitate conversations around the circular economy with businesses both within S&J and located in the immediate vicinity to facilitate economic resilience and growth potential	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	1	1	2	2	Zero Contribution	1	9		
	Facilitate the establishment or establish business clusters that connect the S&J EcoDistrict community to the regional and global economy.	☐	☑	☐	☑	☐	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	1	1	1	1	2	2	Zero Contribution	1	9		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	
Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within the S&J EcoDistrict to facilitate a vibrant industrial estate. Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Partner with suitable organisation to provide suitable training to SMMEs to facilitate greater participation in the formal economy.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	1	1	1	2	2	Zero Contribution	1	9	
	Establish S&Js reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	2	2	3	3	Zero Contribution	1	14	
	Create living streets, plazas, and other engaging pedestrian experiences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16	
	Facilitate the creation of an active, visible and welcoming health and wellness coaching program in the community (i.e. lunchtime run/walk for life, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16	
	Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16	
Previous operation impact areas are remediated and regenerated.	Implement and effectively manage the rehabilitation of groundwater affected by previous operations on site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	3	2	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	17	
	Enhance and preserve the wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	2	2	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	16	
Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	Provide a list of COVID19 vaccination sites, and information on local healthcare professionals (government clinics or government hospitals within 10km of the S&J EcoDistrict) indicating the type of facility and support which can be accessed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	2	3	1	Zero Contribution	1	14	
The built environment is designed for public safety.	Incorporate 'complete streets principles' to guide road design and repairs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	2	3	3	3	Reduces scope 1 emissions (minimizes single occupant car trips)	3	19	
	Ensure that there an S&J disaster management plan in place and communicated to the wider S&J Community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	2	3	1	Zero Contribution	1	13	
	Create an effective plan for remote CCTV monitoring for the S&J EcoDistrict and actively track implementation roll-out and impact on the safety and security within the EcoDistrict.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	3	3	1	Zero Contribution	1	15	
	Formulate and implement a plan for security patrols, appropriate access control and securing monitoring (not elsewhere classified) for the S&J EcoDistrict.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	3	3	1	Zero Contribution	1	15	
Healthy and affordable fresh food is accessible.	Provide information on the current location of facilities where S&J community members can access fresh food options outside of the S&J EcoDistrict.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	3	3	1	Zero Contribution	1	15	
	Expand and improve access to fresh food sourcing options within S&J.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	1	2	3	1	Zero Contribution	1	12	
Number of people educated on healthy food preparation or consumption who improve their knowledge, awareness, skills, or attitudes.	Engage with a relevant service provider/NGO or medical aid (or similar) to provide training or pop-up events in the S&J Community on healthy food choices, healthier food preparation or other similar content.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	1	2	3	1	Zero Contribution	1	12	
The street network supports all travel modes (vehicles, pedestrian, cycling, other).	Implement the urban design/streetscape framework to support all travel modes, with specific focus on universal access and non-motorised transport.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	3	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	17	
The street network accommodates people of diverse ages and abilities.	Develop a Green Travel Plan for the S&J node and require all businesses within the node to participate in related surveys with staff movement, transport to and from their site, to facilitate potential synergistic approaches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	2	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	15	
	Establish a transportation baseline by issuing a transport/travel survey asking where workers live, and how they get there.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	2	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	15	

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	
EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Ensure that all legislative requirements related to universal access are met or exceeded.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	2	2	3	1	Zero Contribution	1	14	
	Advocate for an increase in the use of alternative transportation and better connection between the S&J EcoDistrict and the broader region.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	2	2	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16	
	Investigate the provision of electrical vehicle charging points within the S&J EcoDistrict at strategic locations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	2	3	2	Could reduce scope 1 emissions (moving away from fossil fuel based vehicles)	2	15
	Investigate or support projects that will increase the walkability and/or improve access to amenities for cyclists or pedestrians within the S&J EcoDistrict.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	1	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	14
	Identify areas with more frequent traffic accidents and target them with safety improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	1	2	2	3	1	Zero Contribution	1	13
Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	Provide or facilitate access to good quality fibre or wireless networks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	1	2	3	1	Zero Contribution	1	14	
	Investigate and motivate for the provision of free wifi at selected public spaces within the S&J EcoDistrict.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	1	3	1	3	1	Zero Contribution	1	12	
	Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Carbon sequestration strategy	3	17	
The quality and functions of habitat are enhanced.	Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g. landscaping, tree canopy cover, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Carbon sequestration strategy	3	17
	Implement the wetland rehabilitation plan and actively manage the wetland in the S&J node.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Carbon sequestration strategy	3	17	
	Actively manage the tree cohort on site and compost any landscaping items for re-use on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Money is invested in projects that create green infrastructure.	Actively implement and promote projects and investments made in green infrastructure projects (this could look into the investment made into the wetland rehabilitation, the extent of investment made into the landscaping on site, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered) - will depend on the green infrastructure item	2	16	
Previous operation impact areas are remediated and regenerated for use as land for redevelopment into the S&J Industrial Estate.	Track the conversation rate of the extent of land converted from previous operation impact area into the S&J Industrial Estate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	1	3	1	3	1	Zero Contribution	1	13	
Access to nature is improved.	Actively promote the use of the public infrastructure (benches, etc) during lunch-time to engage with nature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	2	1	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	14	
	Actively track the extent of land area earmarked for green streetscape/landscaping provided/developed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	2	1	2	3	3	Carbon sequestration strategy	3	17	
	Develop an Integrated Pest Management Plan for the S&J EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on the wildlife located in the wetland.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
	Investigate viability of an install active owl boxes throughout the EcoDistrict as an alternative form of pest management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
	Buildings to be 100% electric. No combustion for cooking or hot water heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Scope 2	3	18	
All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	Investigate and motivate for the viability of including renewable energy technologies in the community (link to the net zero targets for 2050 set by EMM) [Renewable energy offset]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	3	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	19		
	BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types. i.e. minimum 50% of hot water on a site to be heated by non-electric resistance means. [S&J Minimum requirements]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	
	BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance (Good practice future proofing design)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	3	Zero Contribution	1	16	
	BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption. (Operational efficiency)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	
	Conduct periodic audits and transparency reports to reduce municipal energy consumption	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
	Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with EPC benchmarks. (Operational efficiency)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
	Enabling infrastructure for feed in to common grid. SSEG Guidelines. (Renewable energy offset)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	
	Investigate the feasibility of a district-scale solar farm - assess the viability of wheeling agreements being put in place to facilitate feeding back into the municipal grid. (Renewable energy offset)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	
	Establish energy education programs for the community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
Potable water is used efficiently.	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within the S&J community. Benchmark against EDGE Showers - 6L/min Wash hand basins (bathrooms - 4L/min Kitchen taps - 6L/min (excluding commercial kitchens) (S&J minimum requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of potable water that needs to be captured, cleaned and recirculated back into the water grid)	2	16	
Alternative water sources are used for non-potable purposes.	Assess viability to introduce rainwater harvesting requirements in the community (Regeneration/renewable)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	16	
Water quality is protected from pollutants.	Develop and implement an appropriate stormwater quality management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	2	3	2	3	2	Indirectly reduces scope 3 emissions	2	16	
People are educated on water safety impacts and prevention to improve their knowledge, awareness, skills, or attitudes.	Educate the community about water conservation and the floodplain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	1	Zero Contribution	1	12	
	Activate the community to engage in behaviors that reduce water consumption and minimize flooding and its impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	14	
Stormwater is retained through green infrastructure.	Set out requirements regarding the use of landscaping or permeable pavers for stormwater management.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	1	3	2	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	14	
Waste is diverted from landfills through reduction, reuse, and recycling.	New buildings to provide EMP in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18		
	Track S&J's combined waste profile and increase the community's diversion rate from landfill.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	1	Zero Contribution	1	14	
	Investigate the creation of S&J waste management targets and policies, including event standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	
	Partner with waste reduction nonprofits for education and resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	
	Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	
	Develop communication materials around recycling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	1	Zero Contribution	1	14	
The residual value of organic waste is captured.	Install tri-sorter waste bins in public right of way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure				Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	
	Assess potential of creating a composting intervention on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	
	Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	
	Facilitate a conversation around partnerships with restaurants to implement an anaerobic digestion program that converts food waste into energy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	18	

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				RESPONSIBILITIES, FUNDING AND IMPLEMENTATION TIMELINE														
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure				Resource Regeneration			Lead Organization	Partner Organization(s)	Implementation Status	Timeline (S-M-L)	Implementation Costs	Funding Source	Implementation Schedule	Documentation	Notes			
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste												
Ensuring engagement of the S&J community in EcoDistrict planning and project implementation is robust and inclusive.	Develop a S&J cohort of people (made up of representatives from some of the business operating in the precinct) who can connect with the community about this plan, who can communicate and activate people about development and progress and can explain how the S&J EcoDistrict relates to regional and national trends.	✓	✓	□	✓	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Redefine (potentially supported by Solid Green or another service provider - TBC)	Current	Ongoing	TBC - will form part of current marketing budget but will need to be transferred to the NPC operational budget in due course	Short Term - Redefine Medium/Long Term - S&J NPC Levies	Ongoing	S&J Industrial Estate EcoDistrict Business Engagement Strategy	
	Adopt the S&J EcoDistricts Roadmap framework to refine the implementation Action Plan and align efforts with other communities (including COJ and EMM).	✓	✓	✓	✓	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Redefine (potentially supported by Solid Green or another service provider - TBC)	TBC	M-L	R135,000				This is a cost per annum currently included in the Operating Budget for EcoDistrict Recertification and the Biennial Report
	Initiate interaction with the Ekurhuleni Metropolitan Municipality to engage on municipal regulations, goals and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored.	✓	□	□	□	□	□	✓	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Redefine (potentially supported by Solid Green or another service provider - TBC)	Current	Ongoing					
	Create an S&J NPC forum focussed on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations.	✓	✓	✓	✓	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC		Current	Ongoing					
The (proposed) character of the S&J Industrial Estate EcoDistrict is communicated and strengthened through positive engagement.	Highlight and share storytelling through community events.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	TBC		M-L						
	Appropriate event programming at celebrated spaces.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	External Partners or Private Sector Hosts		L	Event Specific	External				
	Incorporate appropriate plaques or other signage to celebrate site heritage.	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC				TBC				Current signage provision does not include this project yet	
	Create an S&J marketing campaign to conceptualize, communicate, and control the S&J EcoDistricts identity, narrative and how it is viewed by the region and beyond.	✓	□	□	✓	✓	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Redefine	TBC	M-L	CAPEX Budget (signage budget specific cost TBC)	Short Term - Redefine Medium/Long Term - S&J NPC Levies				
Public spaces are accessible to the S&J community.	Promote universally accessible mobility routes for all modal types (including non-motorised transport).	✓	✓	□	□	□	□	□	□	□	✓	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		M-L	Operational Budget (from Levies)					
	Conduct a transportation survey of those who work in S&J to assess accessibility and identify areas of improvement	✓	□	□	✓	✓	✓	□	□	□	□	✓	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	S&J NPC									
Public spaces are high quality, engaging and active.	Create an environment to supports safe and comfortable pedestrian movement throughout the node.	✓	□	□	✓	□	✓	□	□	□	✓	□	✓	□	✓	✓	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		M-L	Operational Budget (from Levies)					
	Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	□	✓	✓	✓	□	✓	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	□	□	S&J NPC	Cleaning Service Provider	Current	S-M-L	Operational Budget (from Levies)					
	Program: Regular graffiti removal	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Cleaning Service Provider	Current	S-M-L	Operational Budget (from Levies)					
	Program: Public area cleaning and maintenance	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Cleaning Service Provider	Current	S-M-L	Operational Budget (from Levies)					
A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	Establish a dialogue with the Ekurhuleni Metropolitan Municipality to advocate for public transportation routes that provide accessibility to a range of housing typologies.	✓	□	□	✓	□	□	✓	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		M-L	Operational Budget (from Levies)					
	Facilitate a housing affordability survey.	✓	□	□	✓	□	□	✓	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		M-L	Operational Budget (from Levies)					
Career pathways and training are available for employees within the S&J EcoDistrict to allow multi-skilling and resilience between different employment opportunities.	Work with local businesses and relevant NGOs or training facilities to identify and host relevant training opportunities (for people working in the S&J EcoDistrict as part of multi-skilling /upskilling /reskilling for alternative positions within the precinct itself).	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	TBC		M-L			Skills Levies from Member Organisations (but TBC)			
	New job creation occurs through economic development. Create or facilitate short- and long-term employment opportunities for surrounding communities in the precinct (similar to the Guys in Green test case).	✓	✓	□	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	All NPC Members	Ongoing	S-M-L			For opportunities external to S&J NPC budget will also be external, otherwise this will fall within the operational budget		
	Assess potential of attracting emerging sectors to locate in the S&J EcoDistricts	□	✓	□	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M			TBC			
	Facilitate conversations around the circular economy with businesses both within S&J and located in the immediate vicinity to facilitate economic resilience and growth potential	□	✓	□	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or the Regenerative Collaborative of South Africa or and organisation such as the African Circular Economy Network		S-M		Investigate events/engagements that have limited to no costs as a departure point and then identify specific investigations to unpack in greater detail (and costs accordingly)	TBC			
Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within the S&J EcoDistrict to facilitate a pedestrian friendly environment. Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Facilitate the establishment or establish business clusters that connect the S&J EcoDistrict community to the regional and global economy.	□	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	Gauteng Growth & Development Agency	Ongoing	S (but ongoing)	TBC	TBC	As required		Potential exposure of the S&J Industrial Estate EcoDistrict at international events	
	Partner with suitable organisation to provide suitable training to SMMEs to facilitate greater participation in the formal economy.	✓	✓	□	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC	SEDA/CityCon Africa/Other		S-M	TBC	S&J NPC				
	Establish S&Js reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business	□	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S&J NPC									
	Create living streets, plazas, and other engaging pedestrian experiences.	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	S&J NPC	Abland as the development partner for S&J	Ongoing	S-M	Development Budget					
Previous operation impact areas are remediated and regenerated.	Facilitate the creation of an active, visible and welcoming health and wellness coaching program in the community (i.e. lunchtime run/walk for life, etc) Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	□	□	□	□	✓	□	□	□	□	✓	□	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC			This requires a greater number of participants than is currently present in the node, so implementation to start at a future date suitable for the engagement to yield relevant results		
	Implement and effectively manage the rehabilitation of groundwater affected by previous operations on site.	□	✓	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	✓	✓	✓	□	✓	□	□	□	S&J NPC										
	Enhance and preserve the wetland.	□	□	✓	□	□	✓	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	□	✓	□	□	□	S&J NPC	Guys in Green (or other relevant service provider as appointed)			R150,000				This is a cost per annum currently included in the Operating Budget		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				RESPONSIBILITIES, FUNDING AND IMPLEMENTATION TIMELINE											
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure				Resource Regeneration			Lead Organization	Partner Organization(s)	Implementation Status	Timeline (S-M-L)	Implementation Costs	Funding Source	Implementation Schedule	Documentation	Notes
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste									
All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	Develop an Integrated Pest Management Plan for the S&J EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on the wildlife located in the wetland.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Potentially supported by Solid Green in alignment with Pest Control Service Provider			R13,500					This is a cost per annum currently included in the Operating Budget for current pest control approach - should be aligned with proposed integrated pest management plan that requires green products
	Investigate viability of an install active owl boxes throughout the EcoDistrict as an alternative form of pest management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S&J NPC									
	Buildings to be 100% electric. No combustion for cooking or hot water heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC									
	Investigate and motivate for the viability of including renewable energy technologies in the community (link to the net zero targets for 2050 set by EMM) [Renewable energy offset]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Redefine (specific of supporting role TBC)								
	BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types. i.e. minimum 50% of hot water on a site to be heated by non-electric resistance means. [S&J Minimum requirements]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance [Good practice future proofing design]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption. [Operational efficiency]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	Conduct periodic audits and transparency reports to reduce municipal energy consumption	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with EPC benchmarks. [Operational efficiency]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	Enabling infrastructure for feed in to common grid. SSEG Guidelines. [Renewable energy offset]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC									
Potable water is used efficiently.	Investigate the feasibility of a district-scale solar farm - assess the viability of wheeling agreements being put in place to facilitate feeding back into the municipal grid. [Renewable energy offset]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Redefine (specific of supporting role TBC)								
	Establish energy education programs for the community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC	Potentially supported by Solid Green or another service provider - TBC		S-M		TBC				
	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within the S&J community. Benchmark against EDGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	All developers to adhere to the building guidelines	Ongoing	S-L	Included in development cost, should not add additional costs	Developers own				
	Shower - 6l/min	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Wash hand basins (bathrooms) - 4l/min	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Kitchen taps - 6l/min (excluding commercial kitchens) [S&J minimum requirements]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Assess viability to introduce rainwater harvesting requirements in the community [Regeneration/renewable]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Develop and implement an appropriate stormwater quality management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC									
	Educate the community about water conservation and the floodplain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC									
	Activate the community to engage in behaviors that reduce water consumption and minimize flooding and its impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
Alternative water sources are used for non-potable purposes.	Set out requirements regarding the use of landscaping or permeable pavers for stormwater management.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	S&J NPC										
	New buildings to provide EMP in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	All developers to adhere to the building guidelines	Ongoing	S-L	Included in development cost, should not add additional costs	Developers own				
	Track S&Js combined waste profile and increase the community's diversion rate from landfill.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Investigate the creation of S&J waste management targets and policies, including event standards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Partner with waste reduction nonprofits for education and resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Develop communication materials around recycling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Install tri-sorter waste bins in public right of way	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Assess potential of creating a composting intervention on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC									
	Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	All NPC members & a company such as 'The Compost Kitchen'	Not yet started	M-L						
Facilitate a conversation around partnerships with restaurants to implement an anaerobic digestion program that converts food waste into energy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S&J NPC	TBC once the restaurants/food establishments for the area confirmed	Not yet started	M-L							