

CITY OF JOHANNESBURG

PLANACT: STITCHING THE CITY

24 June 2016



Corridors of Freedom

KEY SPATIAL CHALLENGES

The CoF seeks to address major issues in Johannesburg's spatial and social landscape:

- spatial inequalities and the job-housing mismatch,
- Increasing pressure on the natural environment
- urban sprawl
- exclusion and disconnection
- inefficient residential densities and land use patterns

TRANSFORMATION AGENDA

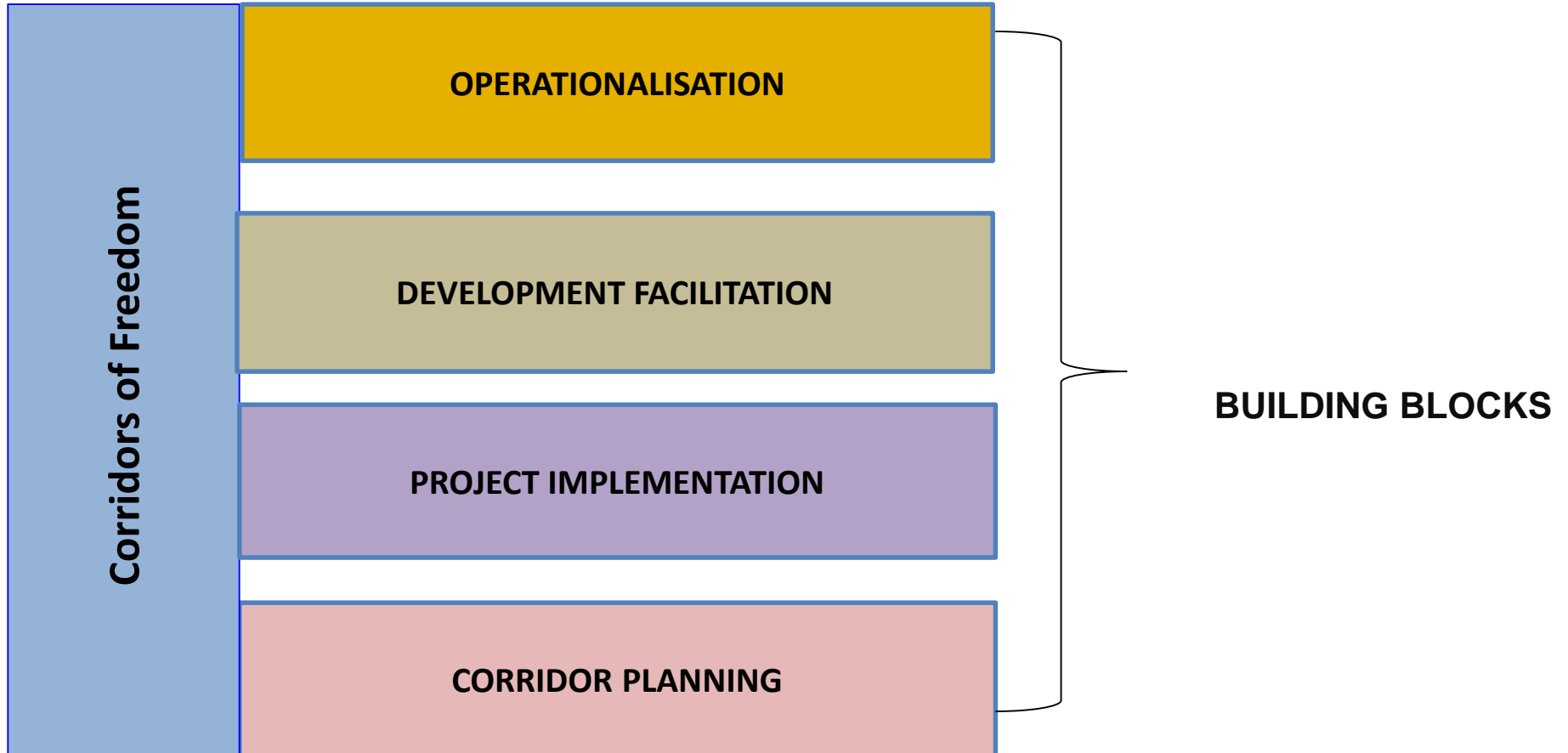
- What is the agenda that the city should drive?
 - Beyond a plan
 - Beyond the physical environment
- What is meant with transformation?
 - Physical change – liveability
 - Functional change – Urban efficiencies
 - Socio economic change – social cohesion and economic inclusivity
 - Environmental change – sustainability
 - Robustness and adaptability
- Context sensitive
- Participative and collaborative approach

CORRIDORS OF FREEDOM

A Transit Oriented Development with the following outcomes:

- Spaces where people and live, work and play
- Access to affordable and reliable public transport systems
- Access to a variety of housing typologies
- Access to good public infrastructure i.e schools, clinics, police station, parks, etc
 - In the same geographical space

CoF ACTION PLAN



CoF TIMELINE 2012-2040

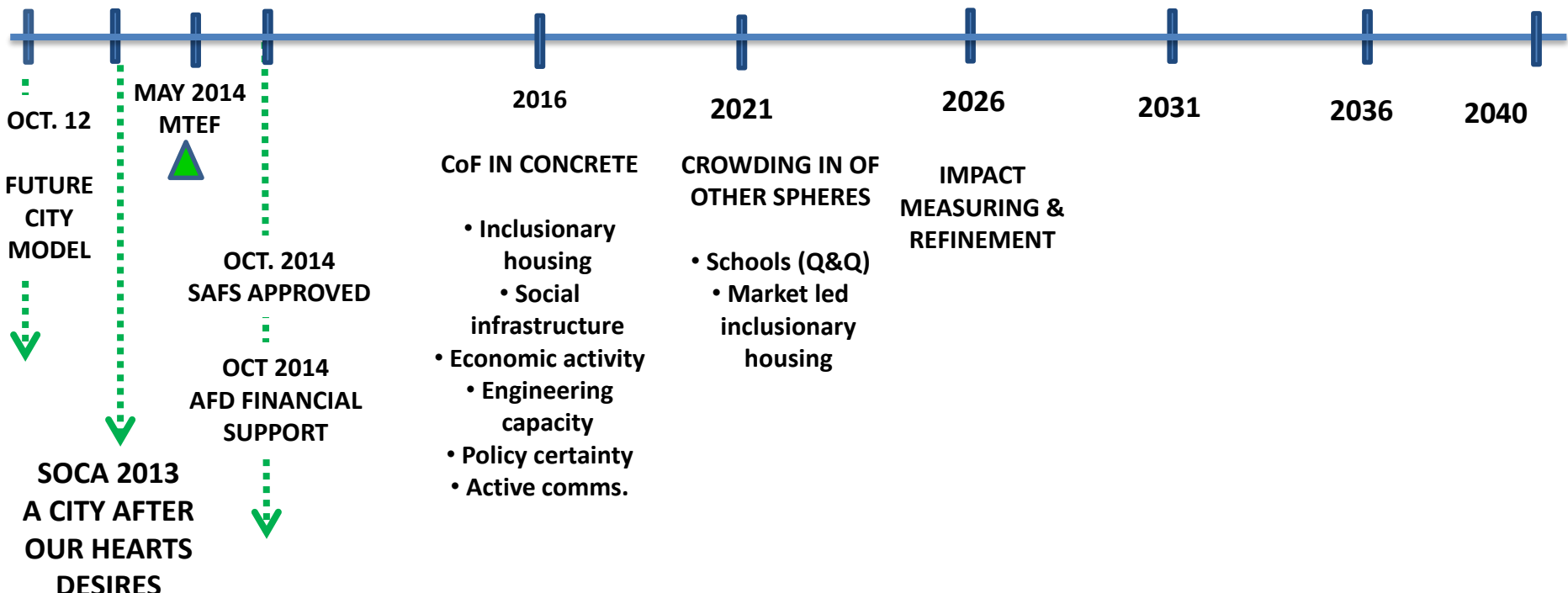
June 2016

CONCEPTUALISE, SELL & DEMONSTRATE

CONSOLIDATE, ENTRENCH & REFINE

CRYSTAL BALL GAZING

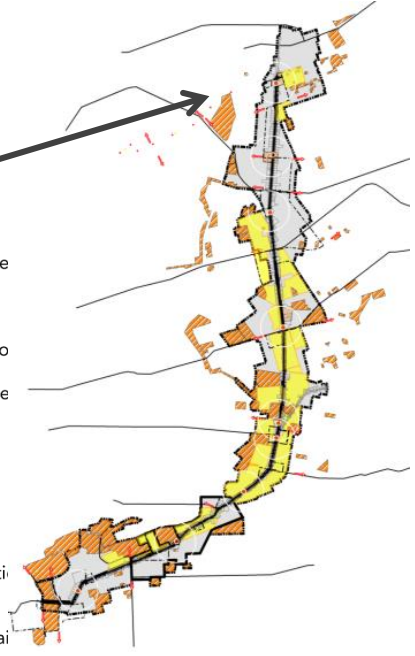
YOU ARE HERE



Priority Development Areas and Integration Zones



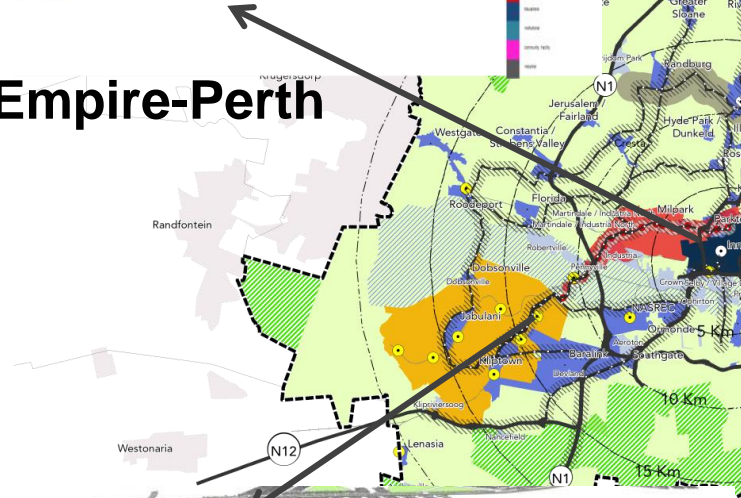
Louis Botha



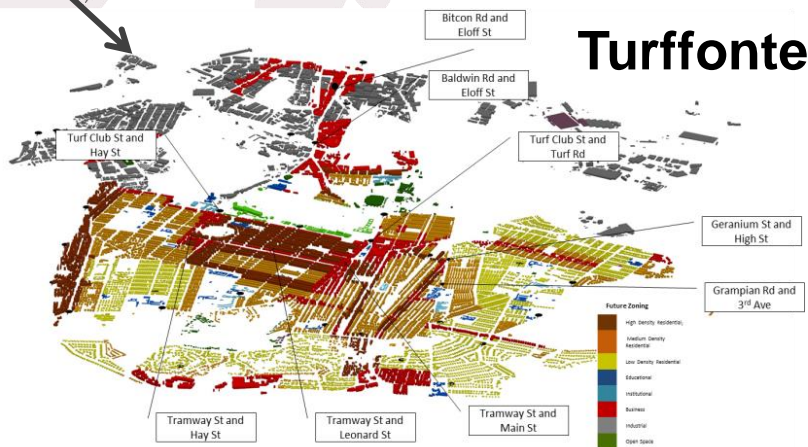
Emerging Framework Concept

- BRT/ITN Corridors
- Randburg/Airport Corridor
- Urban Nodal Areas
- Inner City/Metropolitan Core
- Public Transport Backbone
- Opportunity Area (Modderfo)
- Opportunity Area (Mining Be)
- Consolidation Zone
- Industrial Nodes
- Areas Beyond UDB
- (Re)Urbanisation, Diversificati Economic Development
- Regional TOD Nodes (Gautrai)
- Regional TOD Nodes (PRASA)
- Local TOD Nodes (Rea Vaya)

Empire-Perth



Turffontein

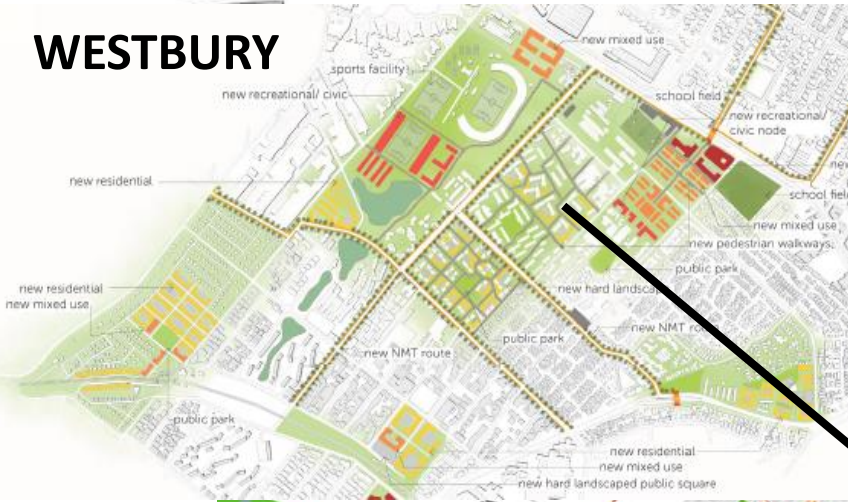


Soweto



Empire-Perth – Detailed Planning

WESTBURY



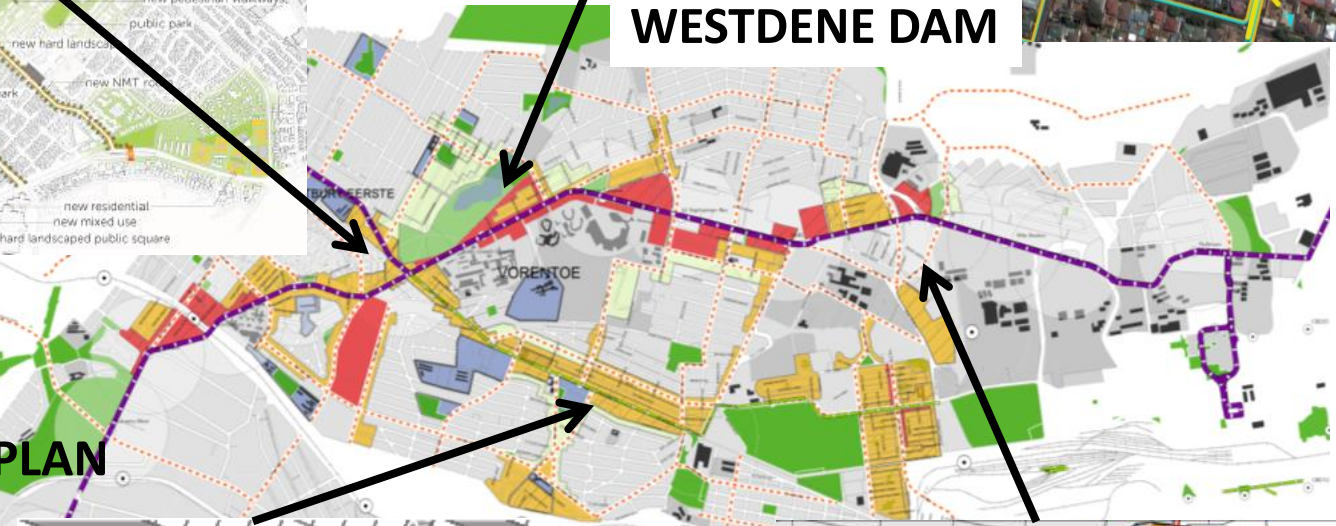
WESTDENE DAM

HERITAGE STUDY

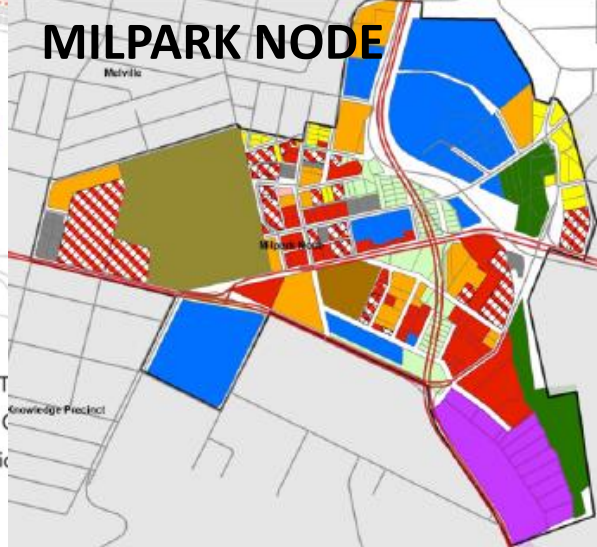
STORMWATER MASTERPLAN

SDZ – BRIXTON, KNOWLEDGE PRECINCT

CORRIDOR PLANNING



BRIXTON SOCIAL CLUSTER

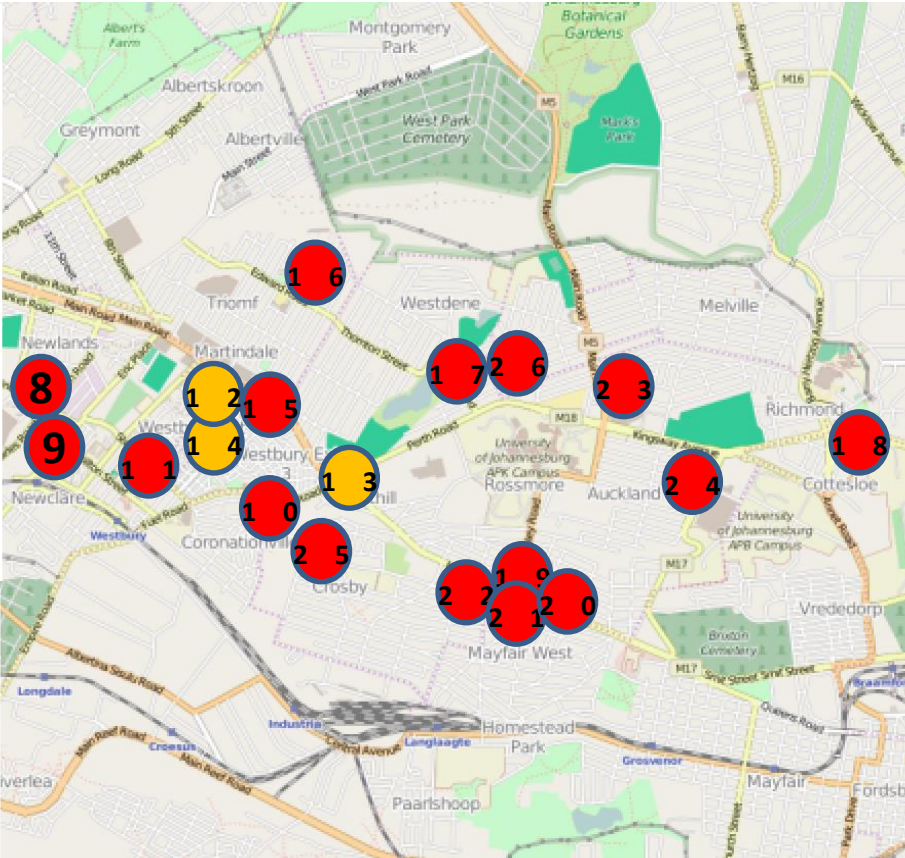


MILPARK NODE

- Trunk BRT
- Feeder / Knowledge Precinct
- Key Public Infrastructure

Empire-Perth – Infrastructure - Social

14	Westbury Public Upgrade
15	Westbury Sport Facilities
16	Sophia Town Clinic
17	Westdene Dam Redevelopment
18	Millpark Precinct Developmen
19	Brixton Precinct Upgrade
20	Brixton Library
21	Brixton Rec Centre
22	Brixton Public Park
23	Skywalk
24	Cycle Paths and Foorways
25	Social Housing
26	Stormwater



1	Noordgesig Clinic
2	Noordgesig Social Cluster
3	Noordgesig Recreation Centre
4	Pennyville Social Housing
5	Pennyville Sport Fields
6	Pennyville Multi Purpose Centre
7	Pennyville Public Environment Upgrade
8	Bosmont Wetlands Rehab
9	Claremont Clinic
10	Corronationville swimming Pool
11	Newclare Swimming Pool
16	Sophia Town Clinic
12	Westbury Clinic
13	Westbury Pedestrian Bridge



Project Implementation



New Canada bridge

Connectivity



NMT



Student
Accommodation

250 DU/HA
Site: 1,2ha

Maximum Height: 6 Storeys

Bicycle



Car



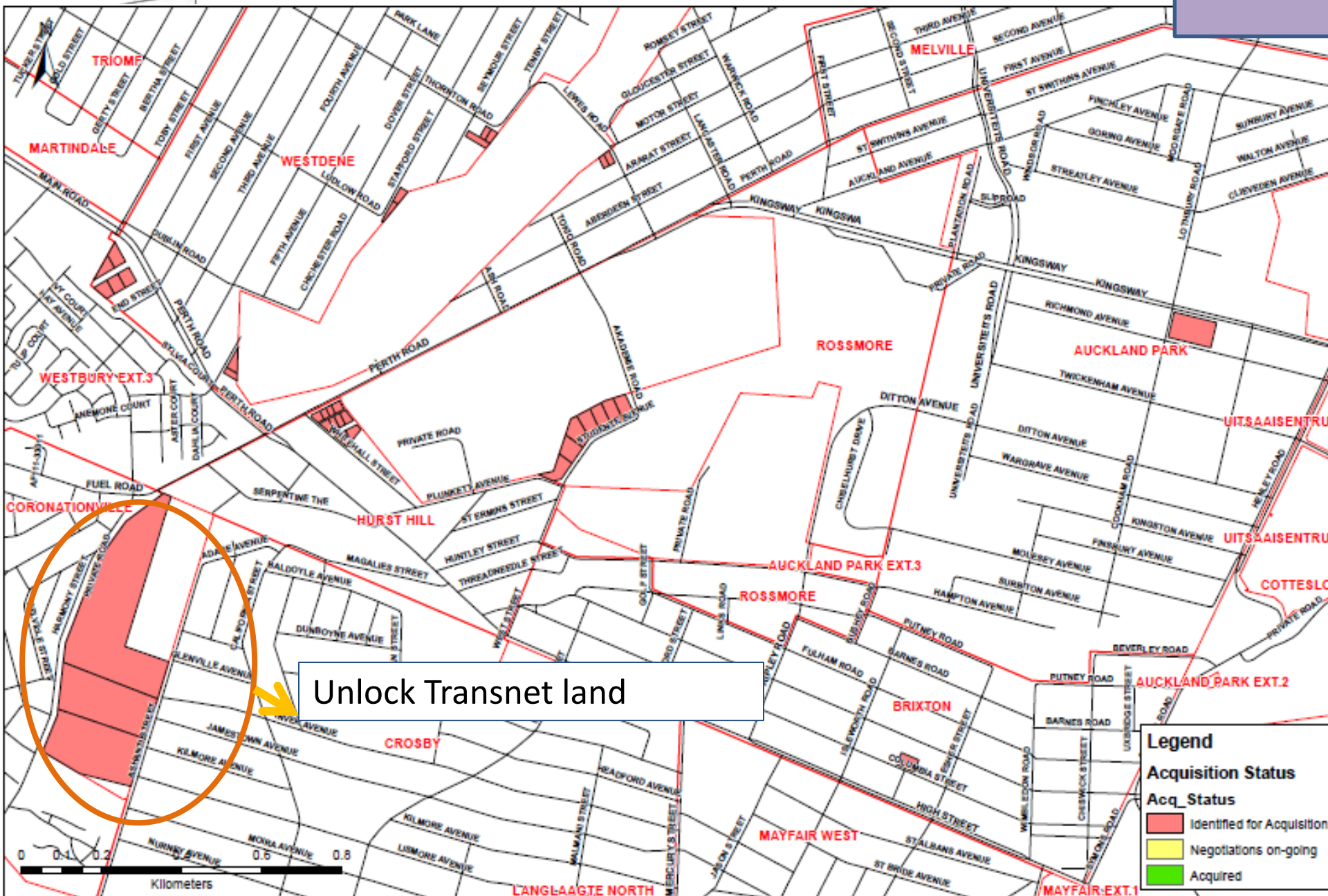
Bus





Westbury

Empire-Perth – Land acquisition



Unlock Transnet land



Social Housing Development



Project
Implementation



Esselen Street Clinic



Alex NMT



Rea Vaya Phase 1 C



Paterson Park Recreation Centre



Development
Facilitation

Building Partnerships



Engaging
with our local
citizens

Partnering
with
International
agencies

Facilitating
Private Sector
Development

Private Sector response

- Empire-Perth: Strong market interest in response to student housing – facilitation to ensure broader outcomes
- Louis Botha: Redevelopment opportunities – Bramley retirement village redevelopment; Alex Mega city proposal (Malboro South); Balfour Park mixed-use) investment
- SHRA identifies Corridors & Inner City as preferred location for funding of 20 000 new social housing units over medium term



Site = 2.9ha
Density = 210/ha



Units = 625
Avg size = 50m²



Visibly making a difference

Urban management critical

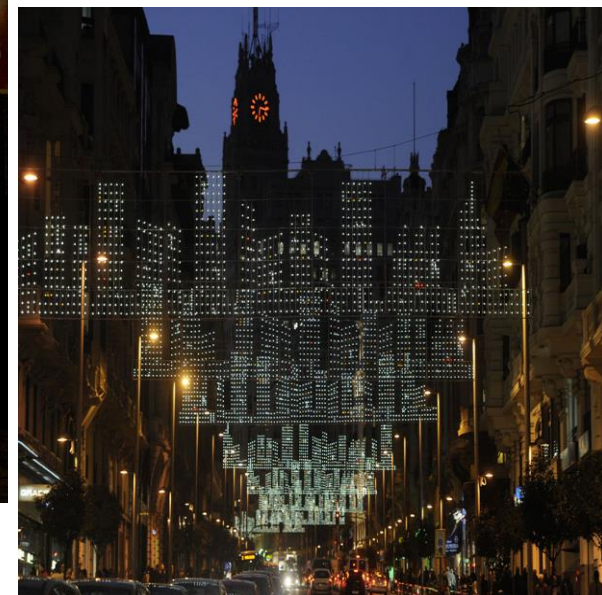
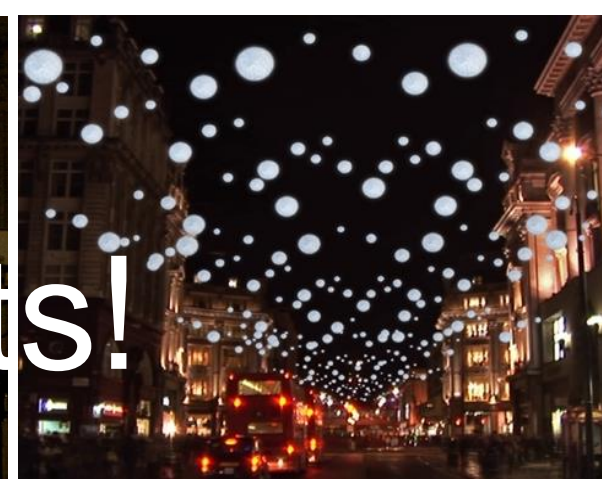
- By-law enforcement
- Responding to service delivery
- Safety



Switch on the lights!

ACTIVATE!

- Events Programme
- Marketing
- Communication
- Branding



Focus areas going forward...

Land

Public land contribution to Corridors (Transnet Land)

Slow process of land assimilation

Infrastructure capacity – investment requirement over time

(Target – achieve 50% pre-development capacity by 2019)

Stormwater investment – R1.3Bn required

Economic strategy and interventions required

Institutional streamlining

Schools – bringing Province into the plan

Understanding and addressing crime in the Corridors

Looking after investment: Post-construction “after care” – we have a tighter handle on where capex lands in space – need to predict and track Opex

THANK YOU