



Johannesburg Inner City transformation



To: Inner City Overview : CID
Date: 28 July 2014
By: Krishni Gounden

Vision for the inner city

- **A well-governed, transformed safe, clean and sustainable inner city of Johannesburg, which offers high quality, sustainable services; supports vibrant economic activity; and provides a welcoming place for all residents, commuters, workers, traders, investors and tourists.**
- The inner city will ...
 - be well-managed, clean and safe
 - be developed in a balanced way to accommodate all people and interests;
 - remain the vibrant business heart of Johannesburg as a whole, accommodating commercial, retail and light manufacturing development
 - function as a key residential node where a diverse range of people from different income groups and backgrounds can live. The inner city will not be a dormitory for the poor, nor an exclusive enclave of loft-apartments, galleries and coffee shops;
 - be a place first entry into Johannesburg, but also a place where people want to stay because it offers a high quality urban environment with readily available social and educational facilities, generous quality public open space, and ample entertainment opportunities;
 - serve as a key transportation transit hub for the entire Gauteng Global City Region, but also as a destination point where people want to walk in the streets.

Extent of the Inner City

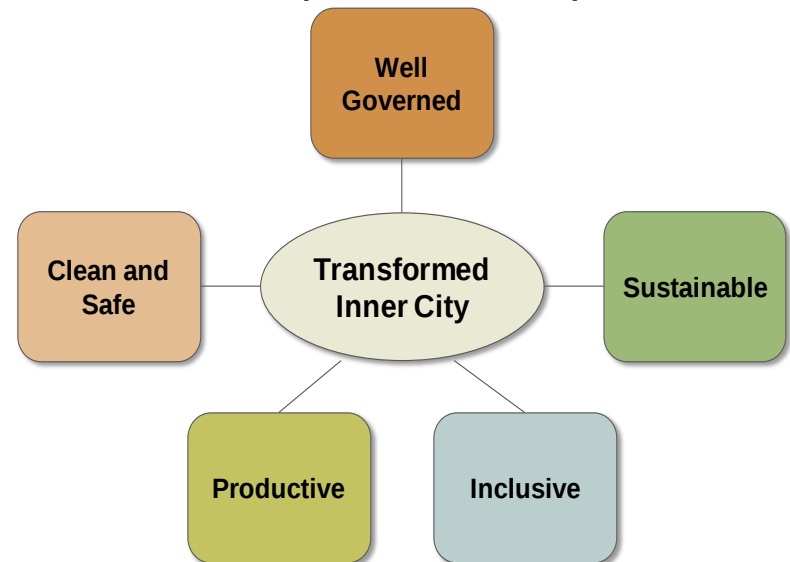


Inner City Roadmap

- The Inner City Roadmap is the City of Johannesburg's statement of intent for *transforming* the inner city of Johannesburg. It provides the framework for the City of Johannesburg (CoJ) in rolling out the Growth and Development Strategy 2040 in the inner city.
- The Inner City Roadmap takes forward the work of the 2007-2012 Inner City Charter and directs work towards an outcomes-based approach that seeks to tackle problems holistically. This requires that all the departments involved in a particular issue work together to resolve issues or roll out programmes.
- The roadmap takes an area-based management and partnership approach to guide municipal activity in transforming the inner city.

5 Pillars of Transformation

- This roadmap defines five pillars of inner city transformation to be achieved through City initiatives and partnerships in the inner city. These are:
- A well-governed inner city
- A clean and safe inner city
- A sustainable inner city
- A productive inner city
- An inclusive inner city.
- Within each pillar a number of long-term, medium-term and short-term outcomes will be delivered by the partners.



Taking the Roadmap forward

The roadmap aims to guide City investments and the full spectrum of urban management activities in the inner city as well as the City's enablement of development by a wide range of stakeholders in planning and implementing programmes and projects that seek to transform the inner city.

- It adopts:
 - An area based management approach to transformation of the inner city.
 - An outcomes based approach- sets leaders for tasks and defines specific outputs but requires that all the departments involved in a particular issue in the inner city work together to resolve issues or roll out programmes.
 - An accountable process in which issues are specific. Priorities are clear. And the work is mainstreamed into City plans and budgets
 - A partnership approach - embracing multiple partnerships – both area based and task driven, and a reinvigorated Inner City Partnership Forum

Taking the Roadmap forward: Establishing task teams

- Task teams will support the Inner City Partnership. Two categories of task team will be developed:
 - Area based task teams
 - Priority issues based task teams
- Area based task teams
 - Will be set up to work on area based planning and implementation where precinct activities are undertaken in the Inner City. teams-*workstreams/precinct based, technical, possible external stakeholders*
 - Representation of these teams will include ward committees, area based forums and stakeholders with a direct interest in those areas-*to be thought through*
- Priority issue based task teams
 - To be established as reference groups to oversee the work on specific priority issues. A first set of priority issues has been developed in this roadmap-*crisis based and will disband after issues resolved eg informal traders*
 - Senior city officials, being the relevant ED for the particular area of priority, will lead those task teams. They will draw representation from the appropriate City departments and entities and from stakeholders represented in the Inner City Partnership.

An Area-based Approach

Precincts & Neighbourhoods

1. Braamfontein (corporate offices and student accommodation)
2. Hillbrow and Berea (high-density residential)
3. Yeoville and Bellevue (medium to high-density residential in low-rise buildings)
4. Greater Ellis Park and Doornfontein(Manufacturing, sports, education, residential)
5. Newtown (newly regenerated cultural precinct)
6. Inner City Southwestern Precinct (offices with corporate core)
7. Fordsburg, Vrededorp and Pageview (Heritage-rich enclave)
8. Inner City Eastern Sector (industrial character with regenerated precincts)
9. Inner City Central and Northern Precincts (mixed-use with retail core)
10. Bertrams, Jeppestown and Troyeville (low-rise high-density residential area)
11. Industrial Belt (Industrial area)
12. Railway seam (Parkstation, commuter links, railway land)

Neighbourhood based spatial priorities for task teams

1. Hillbrow and Berea - Hillbrow Tower precinct upgrade
2. Westgate
3. Core CBD – public env upgrades, development of complete streets
4. Eastern core CBD – Cross border shopping area- public space upgrading, repair, street trader facilities
5. Railway seam (Parkstation intermodal facilities, commuter links, metro park, railway land,...etc.....

Cross cutting spatial priorities

Infrastructural upgrading

Pocket parks

Infill residential development

Off-street parking

Park Station Precinct

The Park Station Precinct development includes:

- a) The inner city commuter links project that involves the upgrading of Noord Street market and improvements to Joubert Park. Kaserne redevelopment.
- b) The Metro Park / Transnet Land project which provides funding for the purchase of land from Transnet in order to secure ownership of the property for the Metro Park and for future property development along (an over) the railway line.
- c) The development of an activity zone for a celebration of African food and culture.



Task Teams and Workstreams

1. **Task Team: Spatial planning and urban design**
Work stream 1: Close out of Inner City Charter 2007-2012
Work stream 2: Precinct based regeneration
2. **Task Team: Sustainable human settlements**
Workstream 1: Inner City property scheme and elimination of bad buildings
Workstream 2: Housing for poor and indigent
3. **Task Team: Economic growth and investment promotion**
Work stream 1: Sustaining investment in the inner city
Work stream 2: Thriving informal trade and micro-enterprise
Work stream 3: Employment creation
4. **Task Team: Urban management**
5. **Task Team: Safety and security**
6. **Task team: 'Greening' and Waste management in the Inner City**
7. **Task Team: Infrastructure upgrading**
8. **Task Team: Social services**
Work stream 1: Youth in the Inner City
Work stream 2: Migrancy in the inner city
9. **Transportation**
10. **Task Team: Billing**

NB: priority work streams-not necessarily all

Implementation Plan

Strategies towards Transformation of the Inner City

Outcomes for a sustainable inner city

- Four long-term outcomes support the realization of a sustainable inner city.
 - Outcome: Efficient and sustainable water, sanitation, electricity and waste services in the inner city
 - Outcome: An integrated, efficient transportation system in the inner city
 - Outcome: A sustainable, green inner city
 - Outcome: Liveable and walk able public environment

Priority programmes:

- cs *Upgrading of out-dated infrastructure*
- cs *Saving resources and ensuring food security*
- cs *Establishing complete streets*

Strategies towards Transformation of the Inner City

Outcomes for a clean and safe inner city

- Three long term outcomes are defined for the objective of ensuring a clean and safe inner city.
 - **Outcome: A safe and secure inner city**
 - **Outcome: Inner city urban management functions are well integrated**
 - **Outcome: A clean inner city**

Priority programmes:

- . *Integrated public space management*
- . *Increasing law enforcement and crime prevention*
- . *Elimination of bad buildings*

Strategies towards Transformation of the Inner City

Outcomes for an inclusive inner city

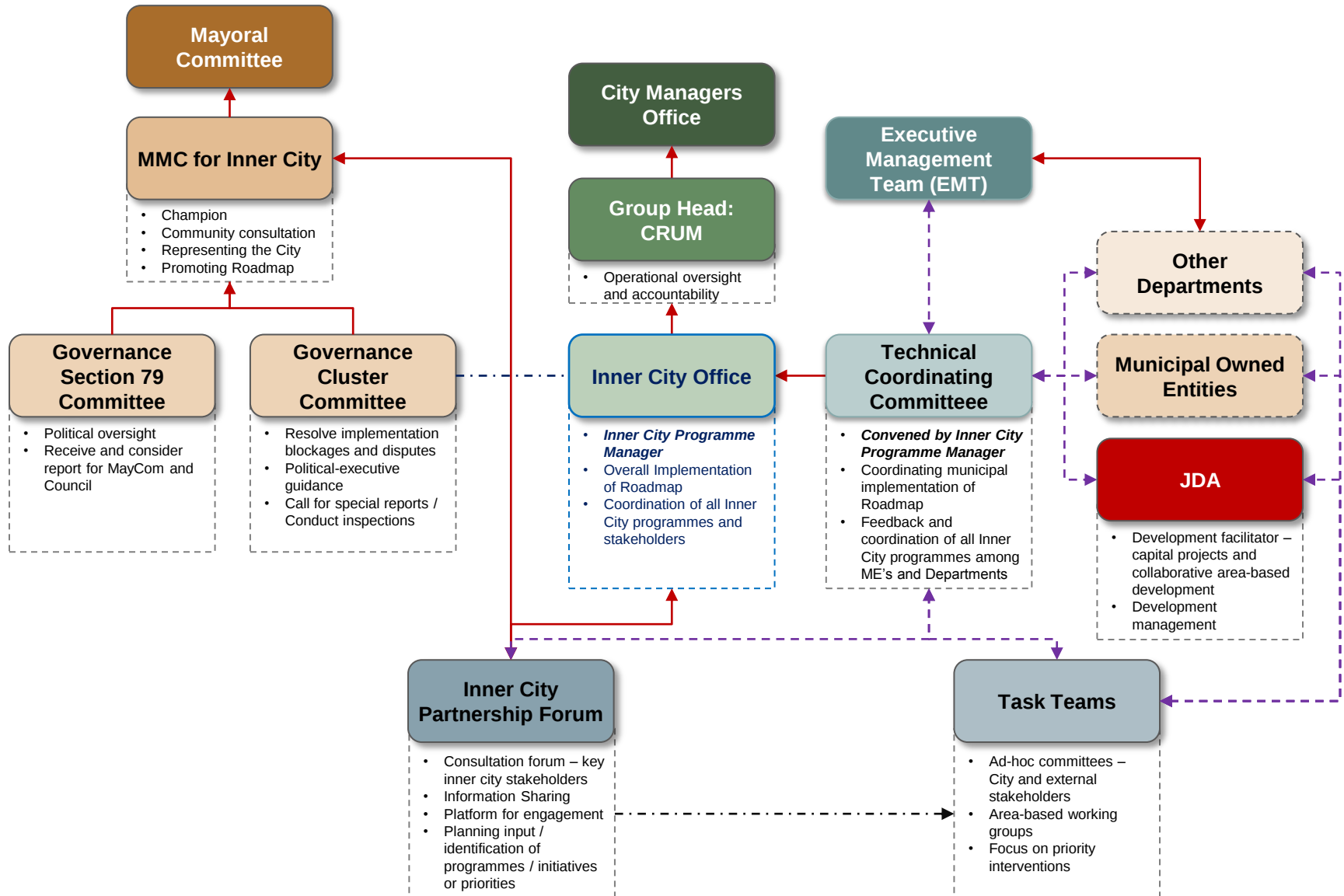
- There are eight long-term outcomes that must be realized to achieve an inclusive inner city.
 - Outcome: An effective safety net is provided for inner city poor
 - Outcome: A well-housed inner city population
 - Outcome: A well-educated inner city population
 - Outcome: An inner city that is a beacon of diversity
 - Outcome: Heritage resources are protected and celebrated in the inner city
 - Outcome: Inner city is a cultural capital

Priority programmes

- cs *Providing entry level housing for the poor*
- cs *Providing additional social services*

Inner City Roadmap

Proposed Institutional Arrangements



Institutional Arrangements

- Dedicated MMC for the Inner City
- Position currently with CRUM under the City Managers office

however we are relooking as to whether this location is best suited for delivery

- Inner City office will have capacity to fulfill its role
- Quarterly reporting on to Mayoral Committee on progress made per workstream

Wayforward

- Formal approval of Roadmap- 27 August 2013 meeting
- Launch of partnership Forum
- Working Groups to be reconstituted
With the public stakeholders
- Progress on capital projects

Questions

- Krishni Gounden
- krishnig@joburg.org.za
- 011 407 6900
- 0837044989