

DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT (DID)

KOPANONG PRECINCT PROJECT

INNER CITY PARTNERSHIP FORUM PRESENTATION

JULY 2017



GAUTENG PROVINCE
INFRASTRUCTURE DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

KOPANONG PRECINCT IN CONTEXT OF CBD



The KPP is bounded by Pritchard Street in the north, Main Street in the south, Kort Street in the west and Rissik Street in the east, thus including the Provincial Legislature as the eastern anchor of the Library Gardens

GREATER PRECINCT





PRECINCT CONCEPT



CITY HEART

Premier City Park

Cultural + Community Events Plaza

Active Edges with cafes, bars + restaurants

Breakout spaces for surrounding businesses

Place of contemplation, reflection & celebration

GREEN PRECINCT

Green streets with shady trees

Communal outdoor spaces

Green city park

Green Walls + Roofs to reduce heat loads on buildings

Optimise solar access

Low energy consumption



VIBRANT DESTINATION

Mixed Use:
Ground Floor retail + Commercial surrounding park

Terrace bars / cafes overlooking streets

New residential community

Activated & connected laneways with high quality streetscape

Safe & secure environments

LIVEABLE WALKABLE CENTRE

Pedestrian links with easy access to shops + public transport

Traffic calmed streets with safe crossings

Easy access to cycle routes

Improved car parking planning



SOCIO ECONOMIC IMPACT

Job creation

Entrepreneur support

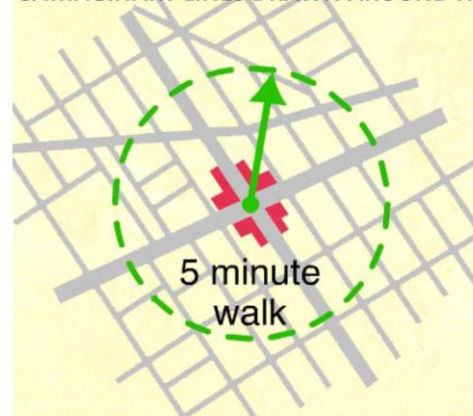
Reduce inequality

Economic opportunity

Centralisation vs fragmentation

Densification

A PRECINCT IS A SPACE ENCLOSED BY WALLS OR OTHER BOUNDARIES OF A PARTICULAR OR BUILDING OR ARBITRARY & IMAGINARY LINES DRAWN AROUND IT



KEY IDEAS

CHANGING SPATIAL LEGACY



NEIGHBOURHOOD CONNECTIVITY



VIBRANT STREETS



EXISTING BUILDINGS AND VACANT SITES



- | | |
|------------------------|--|
| 1. Clegg House | 12. Rand Water Building |
| 2. SARB | 13. New Library Hotel |
| 3. Old Reserve Bank | 14. FNB Building |
| 4. Thusanong | 15. 69 President |
| 5. SA Permanent | 16. Corner House |
| 6A. Sage Life North | 17. 75/77 Fox Street |
| 6B. Sage Life South | 18. 78 Fox Street |
| 7. Sage West | 19. ABSA Building |
| 8. 30 Simmonds | 20. Vacant site – Procurement Hub |
| 9. Bank of Lisbon | 21. Montrose Building |
| 10. Vacant site | |
| 11. Custom House | |

Note:

69 President Building (site 15)
to include conference and
training center

TIME FRAMES & ORDERS OF MAGNITUDE

- Fast Tracking the PPP Procurement Process:
- TA1, TA2, TA3 Financial Close, Build
- Partnership with the City in Place
- Orders of Magnitude:
- 19 existing buildings and 2 vacant sites becoming 22 buildings
- 14 Departments- 12 000 employees
- 350 GBA, 250 GLA
- Minimum 4 Clusters, that is 4 separate PPP's
- Departments Move Once, Each Cluster consists of Vacant and Occupied Buildings, Construction in Two Phases over 4 Years.



THANK YOU FOR HAVING US HERE WITH YOU
TODAY