

Renney Plit – PlitVest

- *Kickstarting the Vrededorp / West Braamfontein upgrade*
- *The role of SRA's (Special Rating Areas)*

Vrededorp/Braamfontein improvement district

Wits University

Legend

- Braamfontein
- Council land
- Prasa land

Image: Council and PRASA-owned land within the proposed improvement area

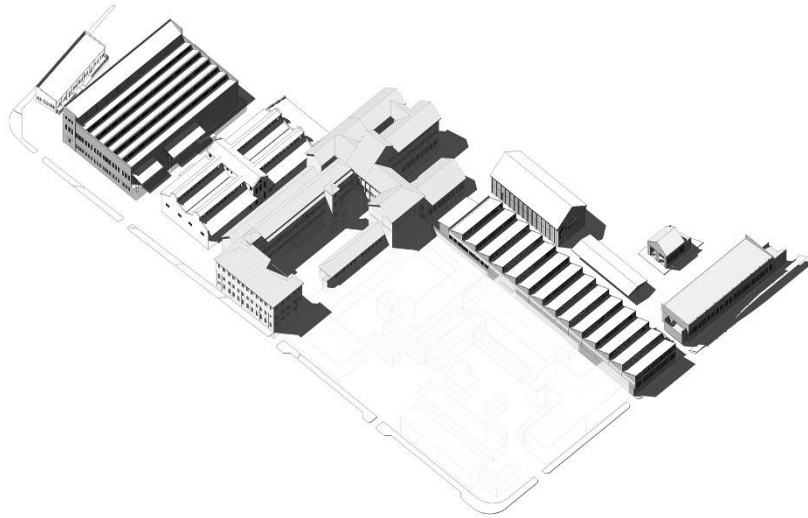
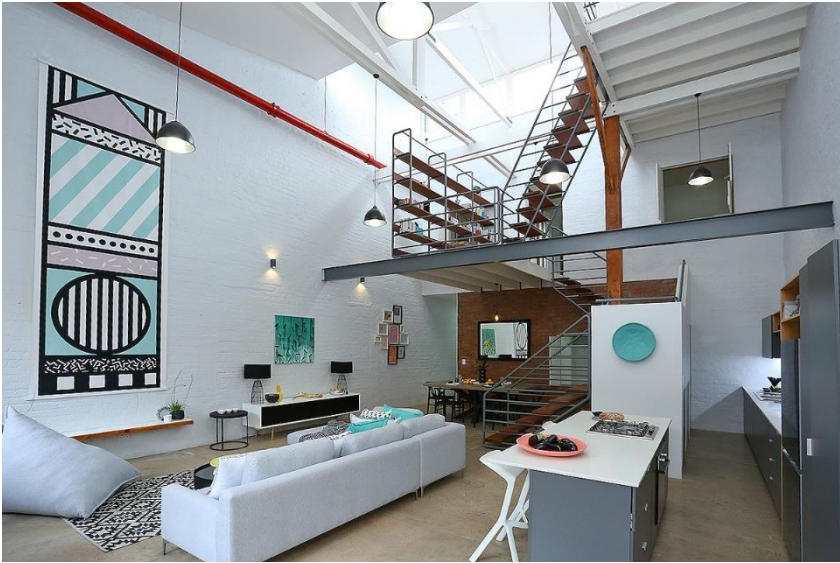


- 1** Proposed children's' park and 1 km jogging track
- 2, 3, 5 and 6** – cleared and fenced by BLL
- 3** Evangelical Methodist Church upgraded by BLL - building leased from council
- 4** Vrededorp Municipal Swimming Pool – who knew?
- 8** Matthew Goniwe School of Leadership

Braamfontein Lifestyle Living development.

The 3 x BLL residential developments represent about R500m private investment in the UDZ area. Approximately 330 new housing ownership and rental opportunities. R2,3m allocated for PRASA land and other public space improvements





Potential to unlock: City-owned Public Assets



Braamfontein Railway Station



Open public green space



Vrededorp Municipal Swimming Pool



City-owned building - leased to church



Current state of public open space on Solomon and Smit Streets
Condition of pavements very poor, public infrastructure in need of repair. Needs: paving, lighting, street furniture, greening, place making

Project inputs and Scale

- ✓ Repair and replace pavements
- ✓ Traffic calming on Smit Street
- ✓ Improve pedestrian lighting
- ✓ CCTV surveillance
- ✓ Streetscaping: Greening, street furniture
- ✓ Beautification: visual and tactile themes
- ✓ Develop public park
- ✓ Upgrade signage and amenities at the Vrededorp public swimming pool



Precinct Management Objectives

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- **Establishment of Vrededorp CID**
- **CID to manage public open spaces in partnership with the Community and City Council**
- **Focus on well utilised public space – managed; safe; clean; upgraded, maintained – PROUD to be there**

Initial Participants in the Streets Alive Upgrade and the Establishment of the Vrededorp CID

- JDA
- Braamfontein Lifestyle Living HOA
- E-Deaf
- Fietas Museum (Selma Patel)
- Epilepsy SA



Impact: (Spatial, Place-making, Functional Streetscaping, Greening):

1. Increased utilisation of public transport through better connected transport routes
2. Improved public safety and traffic risk. Precinct houses several handicapped institutions
3. Promoting community cohesion, sense of ownership and care for public assets (CID)
4. Economic Growth
5. Job Creation
6. Focus on western side of the inner-city
7. Improved public spaces (Vrededorp swimming pool)
8. Restoration of public pride through street art and urban greening
9. Street activation – infrastructure upgrade, street furniture, street art, lighting - with a strong focus on the handicapped
10. Improved utilisation of public assets

Special Rating Areas (SRA's) - City Improvement Districts (CID's)

What are they?

Do they matter?

So what do we need?



What is a CID?



City Improvement Districts (CIDs) are geographic areas we call precincts in which the majority of property owners determine and agree to fund **supplementary** and **complementary** services to those normally provided by the local authority in order to maintain and manage the public environment **at a superior level** and thus maintain or increase their investment value.

The Local Authority continues to provide normal services to a pre-agreed level (SLA).

Legislation allows for CIDs to raise an additional levy, similar to property rates, to be charged on all property within the defined precinct. Income from this levy is then used by the precinct to fund supplementary services in its public open spaces. These include safety officers, cleaning, litter collection, maintenance, removal of illegal posters, placemaking and marketing.

Do CIDs matter?

- In 2010 the legislated CIDs were contributing R90m p.a. to top-up services in public open spaces
- Security, cleaning, community cohesion and place making were stronger in these CIDs than other areas in the inner-city
- The active partnership between the CIDs and COJ was effective
- 2015 - resulting from a Constitutional Court ruling all Joburg CIDs became voluntary – landlords no longer forced to contribute
- Now more inner-city CIDs than pre 2015 – but CID revenue has declined to about R70 million
- These inner-city areas still cleaner and safer than non CID areas
- CIDs create hundreds of new jobs including safety patrollers, cleaners, handymen and CID management personnel
- The financial and resource strain on active participants is enormous – they carry the burden for all in the precinct

So what do we need?

- We need the Joburg SRA policy and By-laws passed
- Funding to be granted in recognition of the extraordinary contributions being made by the CID initiatives. Local and worldwide precedence for this
- We need the contribution committed and approved by COJ about 4 years ago to be paid
- We need an ACTIVE and CONSISTENT partnership with COJ – PLEASE!!!
- We need consistent and adequate service delivery and in particular crime prevention

The above have been points of endless discussion with COJ

THANK YOU