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# Inner City

“Creating a better city together”



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# Requirements for a Productive & Responsive Inner City

A Champion Governance Entity that is **empowered and resourced** to coordinate the planning and implementation of Inner City with the private sector

Enhanced infrastructure capacity to allow for economic growth

Commitment to a single approach for accommodating multi-modal transport, traffic and freight to guide public investment in transportation facilities, road infrastructure

Zero-tolerance of corruption in law enforcement, urban management, and informal trading

Healthy housing and play spaces for the hundreds of participants in the economy who occupy the inner city daily

Lower barriers to entry for investors big and small

**AN ECONOMICALLY PRODUCTIVE INNER CITY NEEDS..**

# Inner City: Inter web of Connections



Design online at :  
[www.harboarts.com/shirtdesigner](http://www.harboarts.com/shirtdesigner)



"Everybody needs candy. Everybody needs statinone. Everybody needs microcomputers."

Tenants

Bulk Purchasing

Retail- small and big

Consumers



Tenants

Residential  
accommodation



Consumers

Employment  
opportunity



Large Scale  
investors

Services

Services  
Amenities  
Opportunities

Residents

Opportunities for economic  
development at lower scale

Revenue



City of Johannesburg



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## High Level: Assessment

### **What we are resolving:**

- 10 Point Plan (Inner City key priority- focus of 5% economic growth)
- Alignment with infrastructure at precinct level
- Agreement on priority precincts (3 precincts)

### **Key opportunities for further work:**

- Economic data and planning
- Traction on implementation of ICHIP
- Urban Management
- Social issues in the Inner City (homelessness, drug use, better conditions for informal recyclers)

### **Draft budget Capex Estimates (Inner City Fund & JDA)**

- R 501million over the MTEF



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# Accelerating Economic Growth and Investment

## Inner City Nodes:

–Prioritised focus on Inner City, i.e. three key precincts:

Inner City Eastern Gateway  
Park Station Railway Seam (incl. Noord Street Precinct)  
Inner City South West (Westgate)

- Planning and Intelligence in place
- Ripe for Re-development and investment
- High Impact – Favourable Yields
- Market is ready

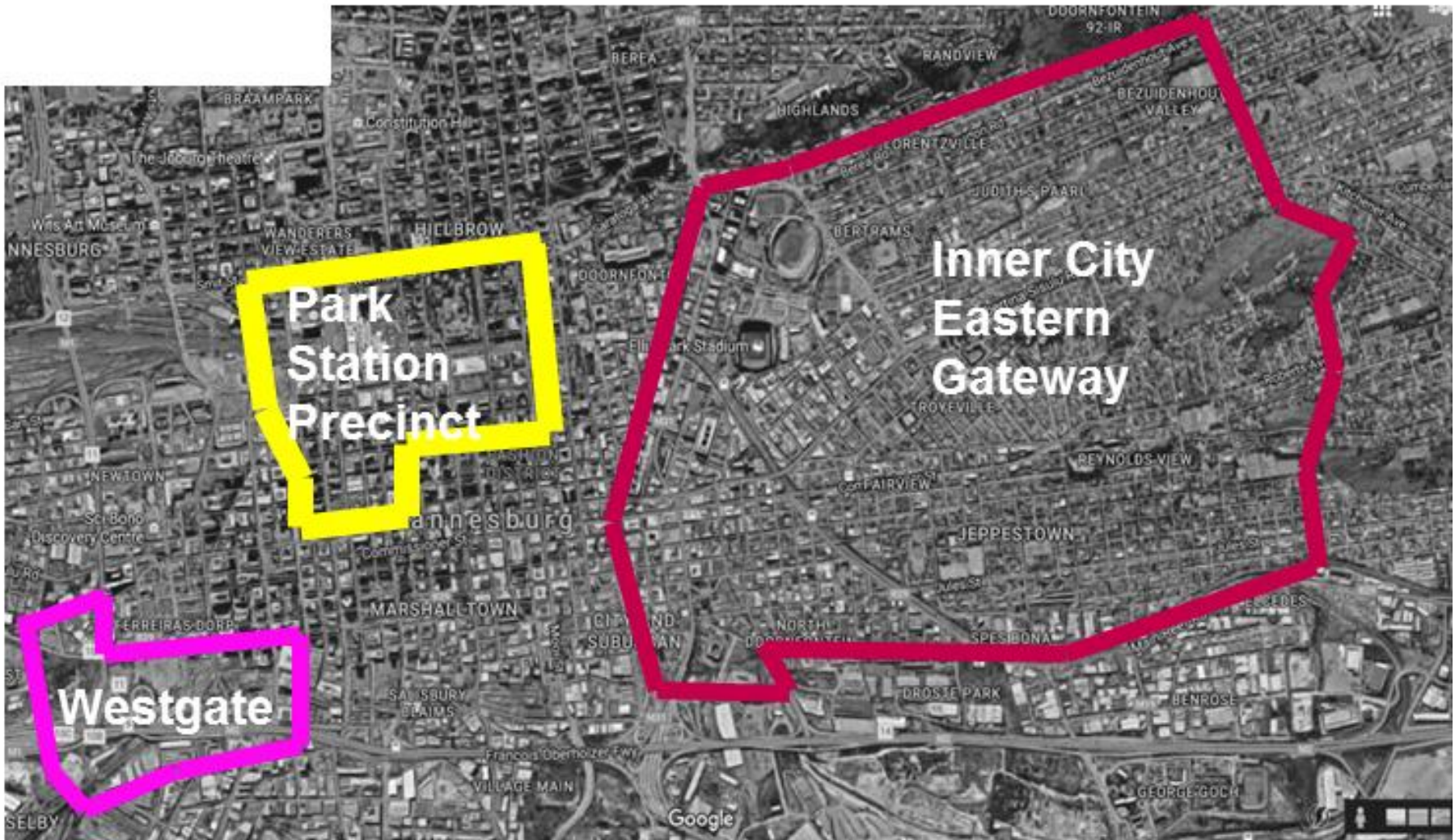
Why?



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# Accelerating Economic Growth and Investment





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# Accelerating Economic Growth and Investment

## Inner City Nodes:

- Projects in the Inner City Eastern Gateway include, development infill for greater residential densities, parks, community facilities
- Implementation of environment and social facilities to support of ICHIP / the Affordable Housing strategy for Inner City Renewal
- Infrastructure upgrades in the Westgate Precinct to unlock investment
- Public Environment Upgrades in Noord Street, Hillbrow Tower Precinct, Park Station funded from the Inner City Fund



# Accelerating Economic Growth and Investment

## Priority Investment Precincts

Priority	Inner City Precincts	Location Potential	Current Performance	Appropriate Area-Based Strategy	Stage of Intervention
1	Inner City Eastern Gateway	High	Low	<ul style="list-style-type: none"> <li>Regeneration Strategy:               <ul style="list-style-type: none"> <li><i>Aim to stimulate a market response in the Property Sector</i></li> <li><i>Employ supportive planning, institutional and fiscal tools to create certainty and market confidence</i></li> <li><i>Play a Facilitative Role for investors</i></li> <li><i>Match policy implementation timing to market Business Cycles</i></li> <li><i>Establish a project-delivery body empowered and resourced to move fast</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Planning – completed</li> <li><input type="checkbox"/> <b>Capital Investment</b></li> <li><input type="checkbox"/> <b>Development Facilitation</b></li> <li><input checked="" type="checkbox"/> <b>Operational Urban Management</b></li> </ul>
2	Park Station-Railway Seam	High	High	<ul style="list-style-type: none"> <li>Growth Management Strategy:               <ul style="list-style-type: none"> <li><i>Aim to mitigate the impact of crowding due to favourable location</i></li> <li><i>Manage the type, rate, extent and quality of urban growth</i></li> <li><i>Address infrastructure bottlenecks</i></li> <li><i>Improve Public Transport Level of Service and Pricing</i></li> <li><i>Use Public Land to address gaps and ease congestion</i></li> <li><i>Stricter by-law enforcement and planning control</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Planning - Review previous planning done to inform further Capital Investment</b></li> <li><input type="checkbox"/> <b>Capital Investment</b></li> <li><input type="checkbox"/> <b>Development Facilitation</b></li> <li><input checked="" type="checkbox"/> <b>Operational Urban Management</b></li> </ul>
2	Inner City South West	High	Low	<ul style="list-style-type: none"> <li>Regeneration Strategy:               <ul style="list-style-type: none"> <li><i>Aim to stimulate a market response in the Property Sector</i></li> <li><i>Employ supportive planning, institutional and fiscal tools to create certainty and market confidence</i></li> <li><i>Play a Facilitative Role for investors</i></li> <li><i>Match policy implementation timing to market Business Cycles</i></li> <li><i>Establish a project-delivery body empowered and resourced to move fast</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Planning Continue planning...</b></li> <li><input type="checkbox"/> <b>Capital Investment</b></li> <li><input type="checkbox"/> <b>Development Facilitation</b></li> <li><input checked="" type="checkbox"/> <b>Operational Urban Management</b></li> </ul>





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# Accelerating Economic Growth and Investment

## Priority Investment Precincts

Priority	Inner City Precincts	Location Potential	Current Performance	Appropriate Area-Based Strategy	Stage of Intervention
4	Industrial Belt	Low	Low	<ul style="list-style-type: none"> <li>• Repositioning Strategy <i>Aimed at repositioning the Economic Role of the area</i> <i>Work collaboratively with local stakeholders</i></li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Planning - Start with Planning.</b></li> <li><input type="checkbox"/> Capital Investment</li> <li><input type="checkbox"/> Development Facilitation</li> <li><input type="checkbox"/> Operational Urban Management</li> </ul>
5	Yeoville & Bellevue	Medium	Low	<ul style="list-style-type: none"> <li>• Addressing regulatory and infrastructure barriers to econ repositioning <i>Ensure Land Use Rights and Land Parcel sizes are appropriate for new econ role</i> <i>City to take a leading role by injecting Public Investment to prompt the turnaround</i> <i>Addressing any prevailing blight through urban management is essential</i></li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Planning - Review previous planning work done</b></li> <li><input type="checkbox"/> <b>Capital Investment - Review gaps</b></li> <li><input type="checkbox"/> Development Facilitation</li> <li><input type="checkbox"/> <b>Operational Urban Management</b></li> </ul>

Priority	Inner City Precincts	Location Potential	Current Performance	Appropriate Area-Based Strategy	Stage of Intervention
3	Fordsburg, Vrededorp & Pageview	High	Low	<ul style="list-style-type: none"> <li>Regeneration Strategy - <i>Aim to stimulate a market response in the Property Sector</i> <i>Employ supportive planning, institutional and fiscal tools to create certainty and market confidence</i> <i>Play a Facilitative Role for investors</i> <i>Match policy implementation timing to market Business Cycles</i> <i>Establish a project-delivery body empowered and resourced to move fast</i></li> </ul>	<input type="checkbox"/> Planning – Completed <input type="checkbox"/> <b>Capital Investment</b> <input type="checkbox"/> <b>Development Facilitation</b> <input checked="" type="checkbox"/> <b>Operational Urban Management</b>
3	Inner City Central Core	High	High	<ul style="list-style-type: none"> <li>Growth Management Strategy <i>Aim to mitigate the impact of crowding due to favourable location</i> <i>Manage the type, rate, extent and quality of urban growth</i></li> </ul>	<input type="checkbox"/> <b>Planning – Ongoing</b> <input type="checkbox"/> <b>Capital Investment – Ongoing</b> <input type="checkbox"/> <b>Development Facilitation - Active</b> <input checked="" type="checkbox"/> <b>Operational Urban Management</b>
4	Braamfontein	High	High	<ul style="list-style-type: none"> <li><i>Address infrastructure bottlenecks</i> <i>Improve Public Transport Level of Service and Pricing</i> <i>Use Public Land to address gaps and ease congestion</i> <i>Stricter by-law enforcement and planning control</i></li> </ul>	<input type="checkbox"/> <b>Planning – Ongoing</b> <input type="checkbox"/> <b>Capital Investment – Ongoing</b> <input type="checkbox"/> <b>Development Facilitation - Ongoing</b> <input type="checkbox"/> Operational Urban Management
4	Hillbrow & Berea	High	High	<ul style="list-style-type: none"> <li>Growth Management Strategy <i>Aim to mitigate the impact of crowding due to favourable location</i> <i>Manage the type, rate, extent and quality of urban growth</i> <i>Address infrastructure bottlenecks</i> <i>Improve Public Transport Level of Service and Pricing</i> <i>Use Public Land to address gaps and ease congestion</i> <i>Stricter by-law enforcement and planning control</i></li> </ul>	<input type="checkbox"/> Planning - Review previous planning work done <input type="checkbox"/> <b>Capital Investment - Review gaps</b> <input type="checkbox"/> <b>Development Facilitation</b> <input checked="" type="checkbox"/> <b>Operational Urban Management</b>
4	Newtown	High	Medium	<ul style="list-style-type: none"> <li><i>Improve Public Transport Level of Service and Pricing</i> <i>Use Public Land to address gaps and ease congestion</i> <i>Stricter by-law enforcement and planning control</i></li> </ul>	<input type="checkbox"/> Planning - Review previous planning work done <input type="checkbox"/> <b>Capital Investment - Address Gaps esp. Newtown West</b> <input type="checkbox"/> <b>Development Facilitation – Ongoing</b> <input checked="" type="checkbox"/> <b>Operational Urban Management</b>



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## A Partnership Approach

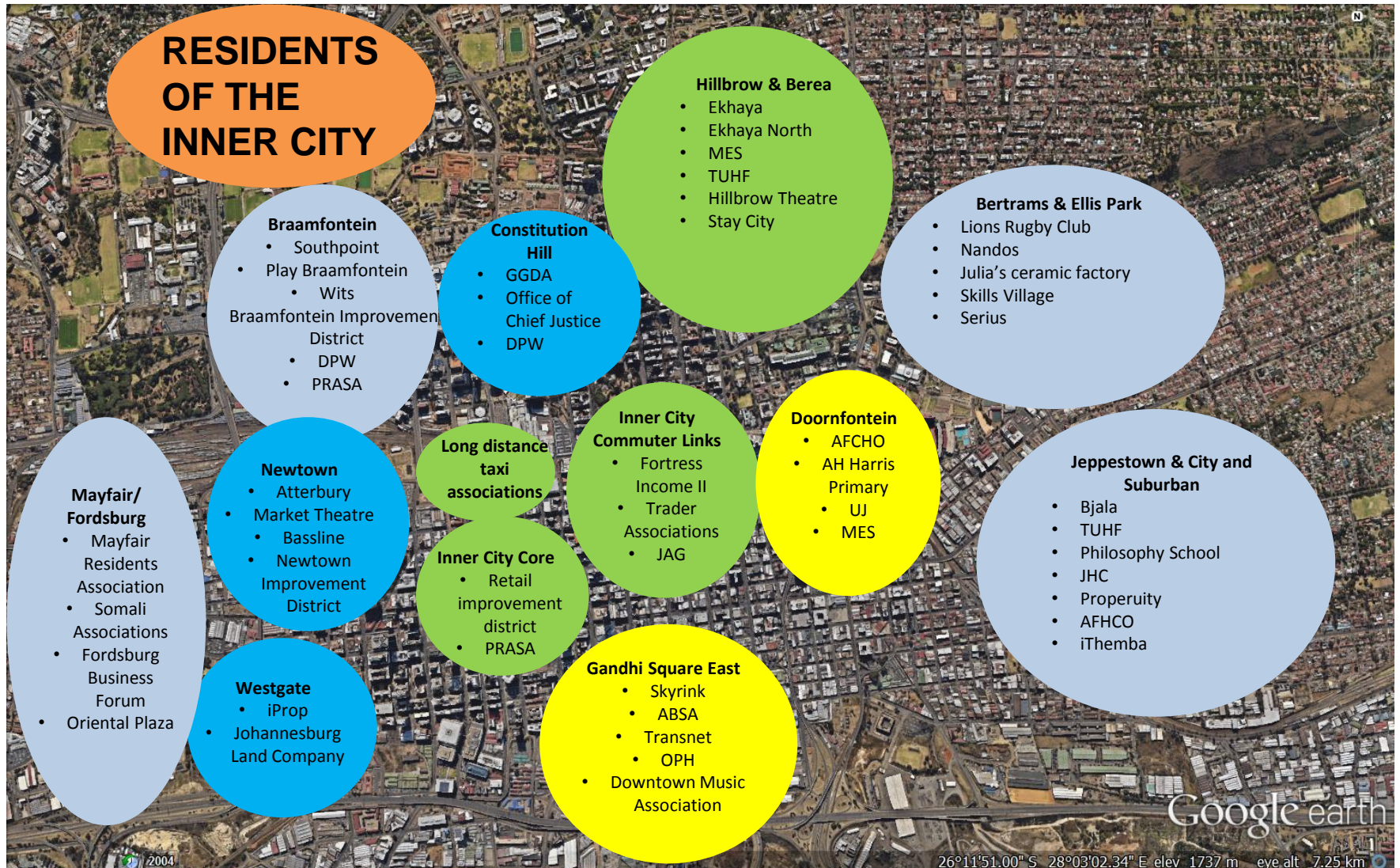
- Strengthening partners internally- working in alignment on strategic priorities
- Action oriented partnerships with residents, businesses and organisations
- More rigorous public participation mechanisms
- Facilitating fast track Development on Inner City developments (in particular with City Transformation (including Urban Design) and Land Use Management)- esp. New Builds

### **Some Progress to Date...**

- JICP and Department of Public Safety
- Agreements between City Parks and Private Sector Stakeholders

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Some Key Inner City Partners we are working with





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# Inner City

## JDA Capex Line Items

Project	JDA Programme	JDA Region	Node / Precinct	2016/17 R'000,000	2017/18 R'000,000	Key Partner Departments
Inner City Commuter Links (Jack Mincer Taxi Facility Extension Noord Street)	1 - Inner City Transformation	Inner City and the Old South Programme	Inner City Central Core	17,500,000		Transport DED
Hillbrow Tower Precinct	1 - Inner City Transformation	Inner City and the Old South Programme	Hillbrow and Berea	20,000,000	10,000,000	Development Planning City Parks
Kazerne Intermodal Facility Development Phase 1	1 - Inner City Transformation	Inner City and the Old South Programme	The railway seam - Park Station and surrounds	100,000,000	100,000,000	Transport
Inner City Eastern Gateway Precinct	1 - Inner City Transformation	Inner City and the Old South Programme	Bertrams, Jeppestown and Troyeville	2,500,000	10,000,000	Development Planning City Parks Housing
Inner City CORE (African Food Hub)	1 - Inner City Transformation	Inner City and the Old South Programme	Inner City Central Core	30,000,000	50,000,000	Development Planning DED
Inner City Managed Lanes	1 - Inner City Transformation	Inner City and the Old South Programme	Inner City Central Core	10,000,000		Transport
Park Station Precinct: Connections between Metro Centre and Park Station	1 - Inner City Transformation	Inner City and the Old South Programme	The railway seam - Park Station and surrounds	20,000,000	5,000,000	Development Planning DED
Mayfair PEU	1 - Inner City Transformation	Inner City and the Old South Programme	Fordsburg, Vrededorp and Pageview	1,500,000	10,000,000	Development Planning
Fordsburg PEU	1 - Inner City Transformation	Inner City and the Old South Programme	Fordsburg, Vrededorp and Pageview	1,500,000	10,000,000	Development Planning



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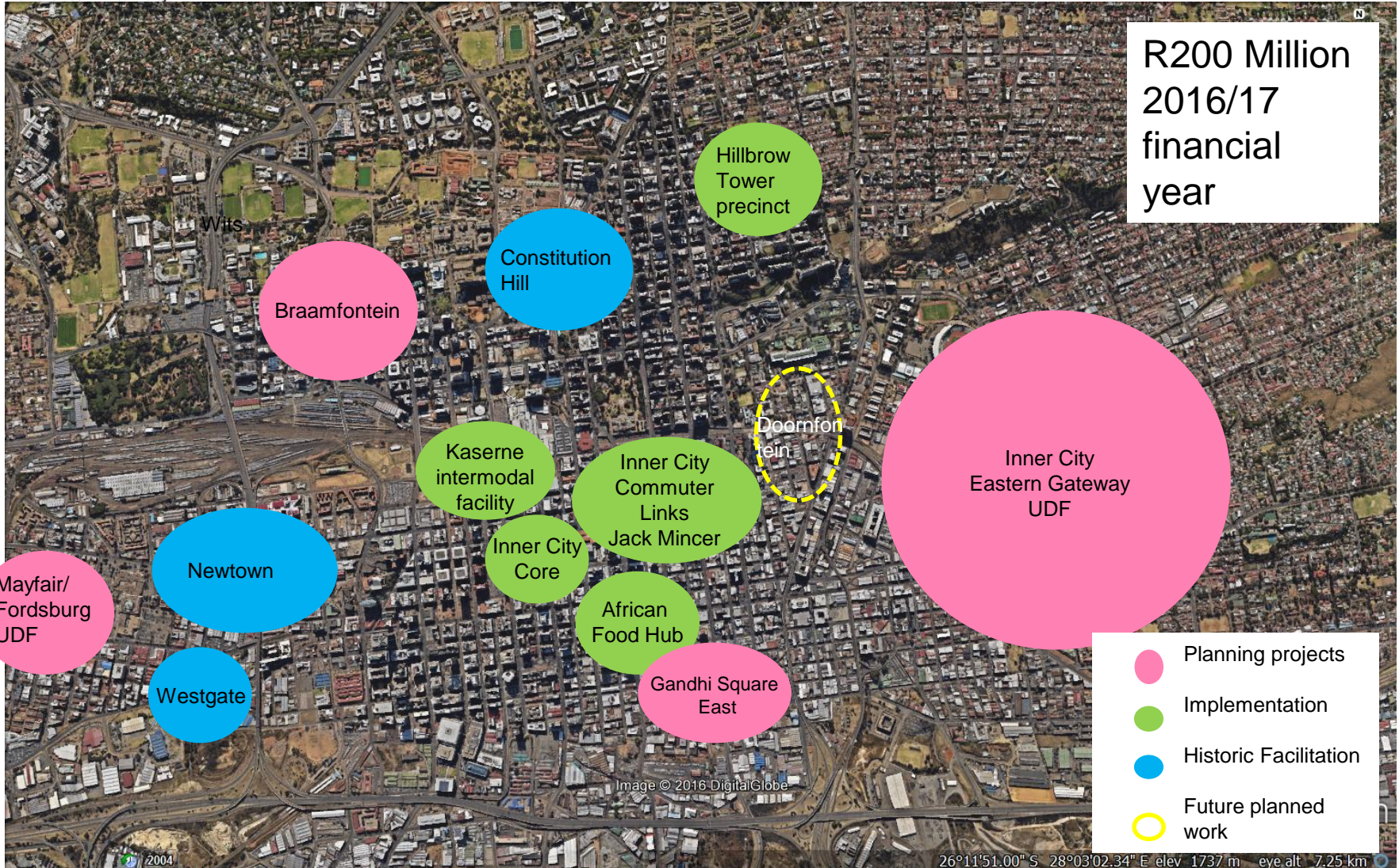
## Brief Overview: Projects



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# JDA: Current Focus Precincts





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# Hillbrow Tower Precinct

Projects in the Public Realm

## Nugget Street



Before



After

## Pullinger Kop



Before



After

## Hillbrow Tower Area Based Management Plan







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# 2016/17 Projects

## SCOPE OF WORKS\*:

Public Environment Upgrades:

- Nugget (btw Hancock and Hadfield)

Parks:

- Nugget Street
- End Street North

\* All to be completed by June 2017

## BUDGET:

2016/17: R 20 000 000





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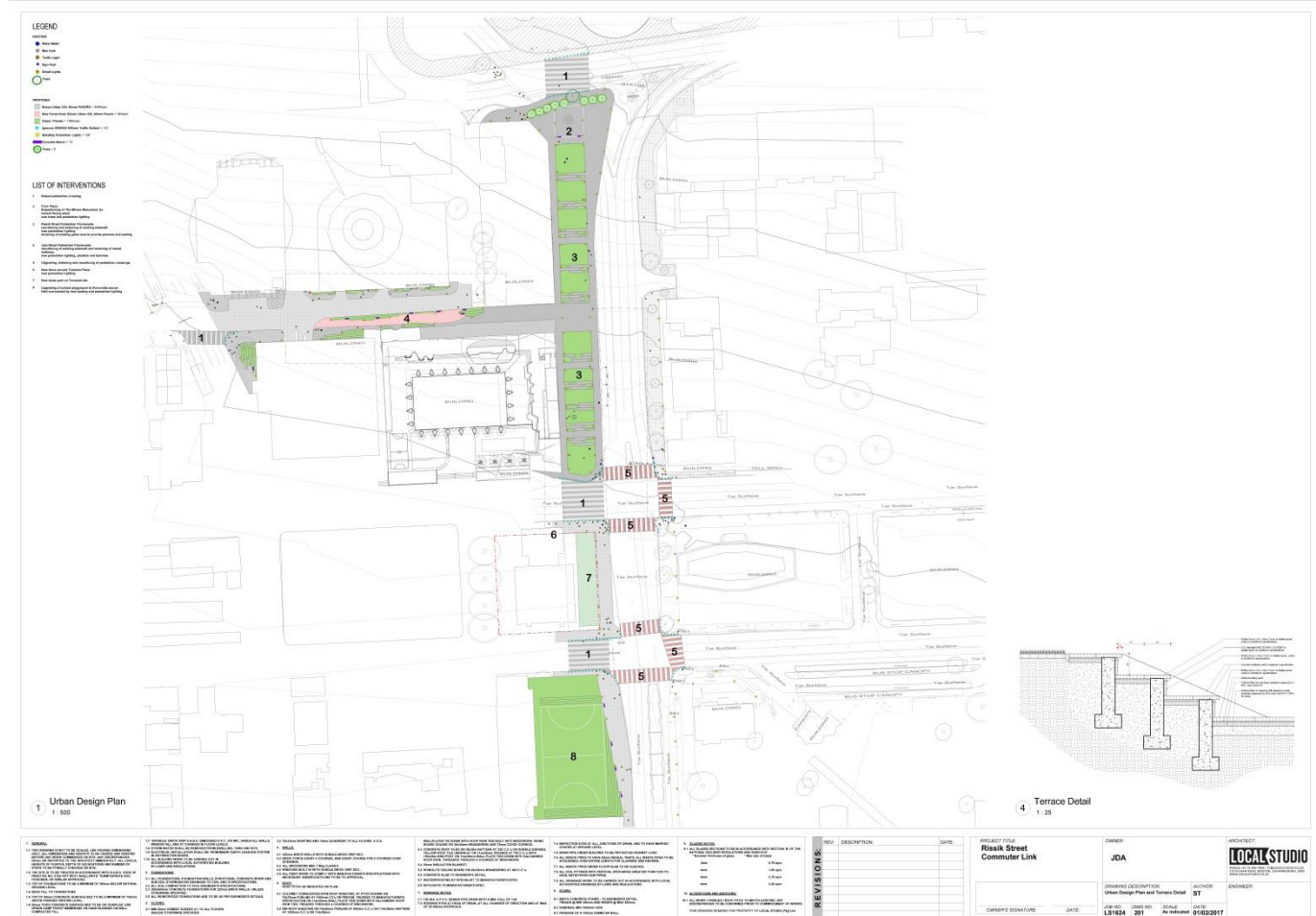


# Park Station Precinct & Braamfontein

Metro Centre to  
Park Station Link

Improved  
pedestrian  
connections

Public Private  
Partnerships





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# Inner City Core



JDA remains committed to the Inner City Core

## SCOPE OF WORKS:

2016/17

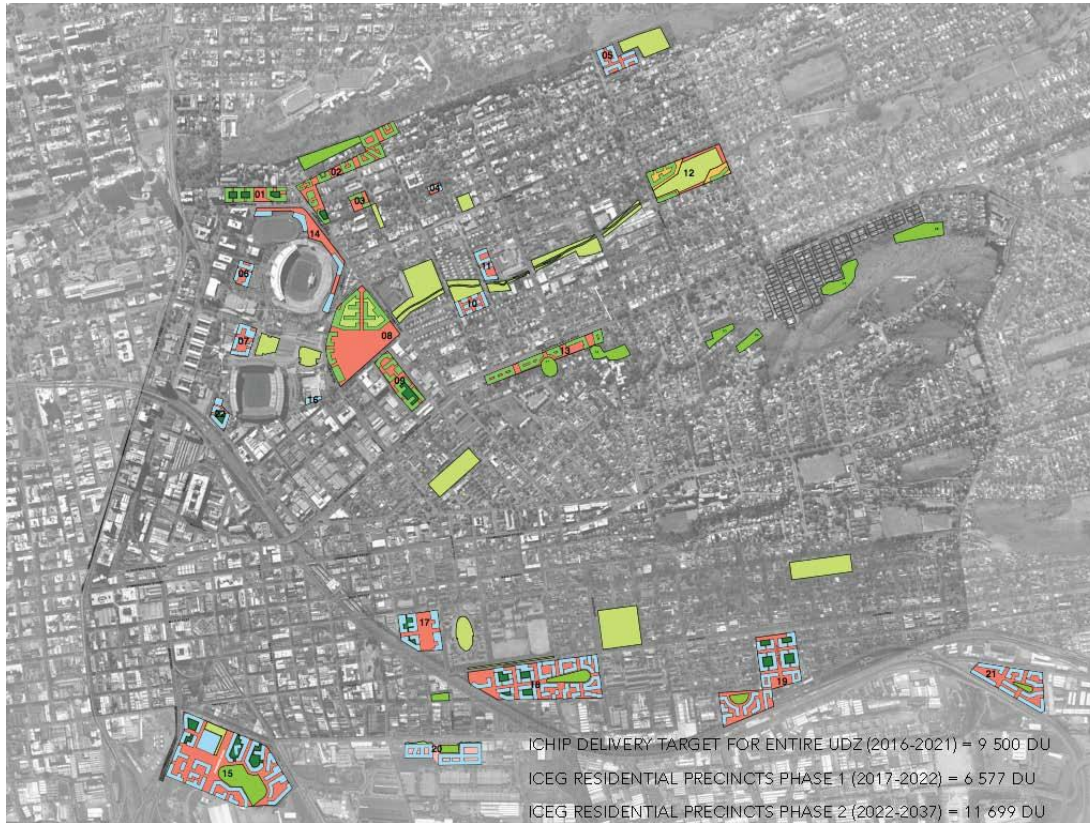
- Von Brandis
- Delvers Street
- Polly Street
- Albertina Sisulu
- Kerk Street
- Klein Street
  
- Noord Street Trader Facilities
  
- The implementation of the streets will be in line with the Managed Lanes and Informal trade policies
- All to be completed by June 2017



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# Inner City Eastern Gateway: Urban Design Framework



- Planning for key interventions, appointment of professional team.
- Budget: R2.5 Million
- Interventions expected to be implemented in 2017/18 and 2018/19
- Partnerships with City Parks and Local Developers in Jeppes town and City and Suburban
- Discussions with Bertrams and Ellis Park Stakeholders on establishment of Area Based Management Forum



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# Mayfair/Fordsburg UDF

- Planning for key interventions, appointment of professional team.
- Budget: R2.5 Million
- Interventions expected to implemented in 2017/18 and 2018/19



FORDSBURG / MAY



COBBLED STREET      SIDEWALK & PUBLIC UPGRADE      PARK UPGRADE

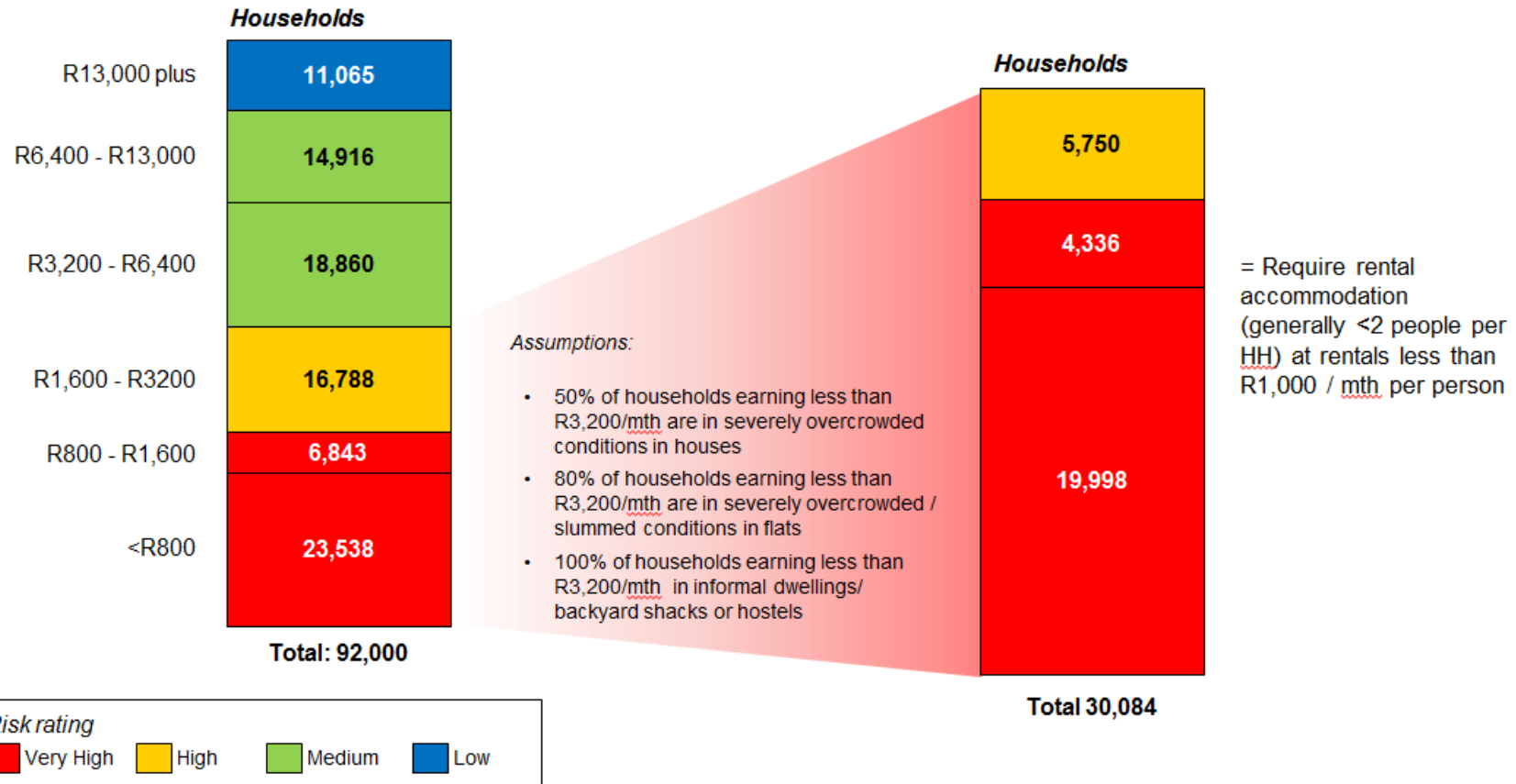


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# Inner City Housing Supply & Demand Public Sector Intervention

*Noting the limitations of available data, it is estimated that some 30,000 units of accommodation are required in the short to medium term in order to address the most vulnerable households ...*





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# Draft Inner City Housing Implementation Plan (ICHIP)

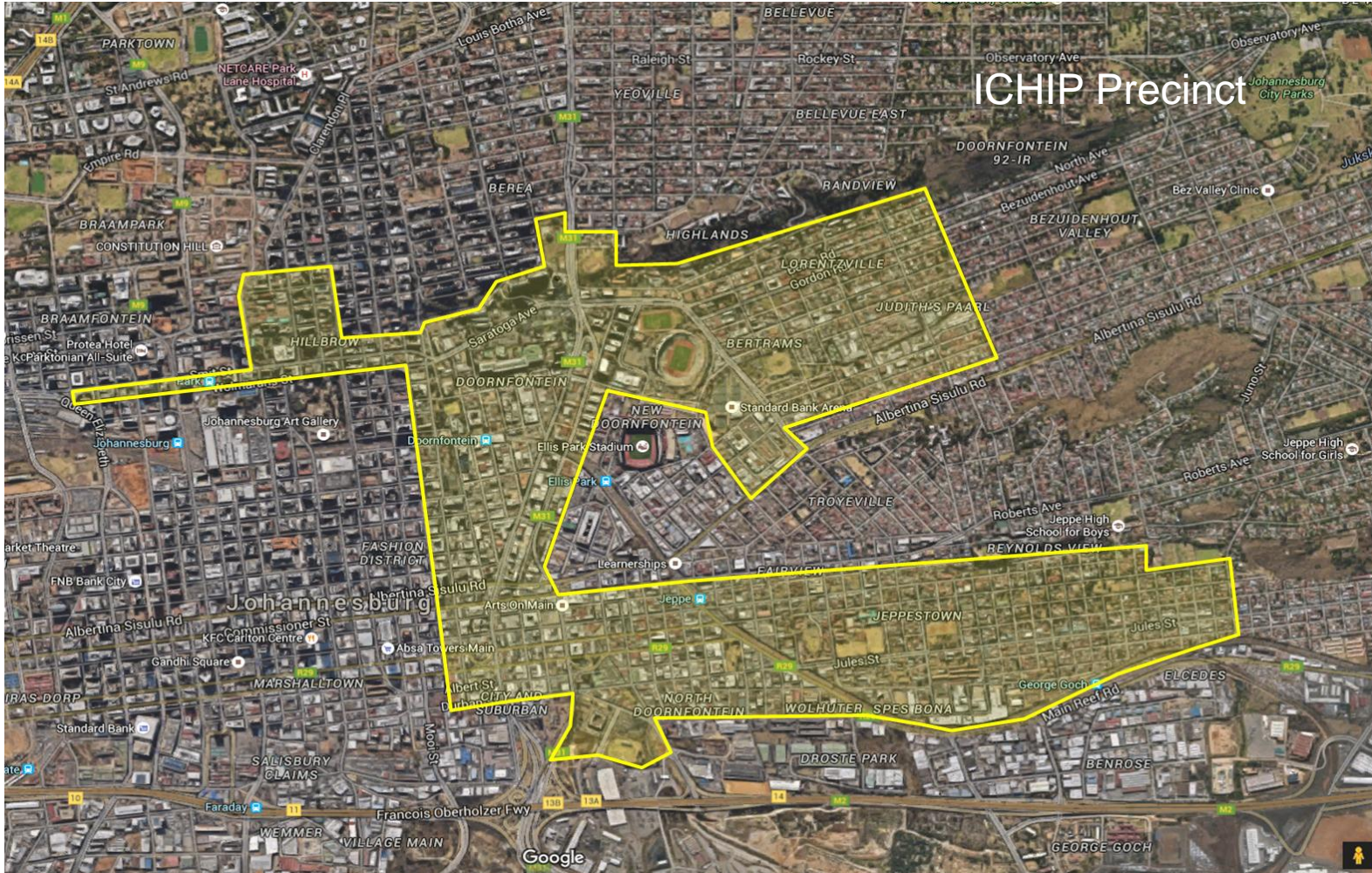
- The draft Inner City Housing Implementation Plan (ICHIP) draws on existing inner city strategies and research
- Specifically supports the Inner City Transformation Roadmap
- Plan proposes strategies that
  - extend the reach of commercial landlords and social housing institutions down-market
  - Deliver and operate municipal-owned housing and shelters
  - Incentivize and fund innovative landlords and facility managers to deliver and operate housing and shelter options in the inner city.
- ICHIP is now finalised and consultation with all CoJ stakeholders is underway.
- Phase II is being appointed to look at the allocation and acquisition of land and agreements with Social Housing Institutions



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# Inner City Housing Implementation Plan Priority Precincts







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# Approach going forward

Precinct Redevelopment - Needs a multi-year commitment – not a hit and run

Development Facilitation work is vital

Partnerships with investors of various scales and backgrounds are essential for leverage

Negotiate persistently, patiently and in good faith

Precinct needs a champion/coordinator with institutional support

Engage meaningfully in different ways with a range of stakeholders

Context is vital – developments and upgrades are not generic

Planning and Design for on-going maintenance is essential



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**THANK YOU**