

## Meeting Notes of PJWG Workstream 8 Meeting

**Date:** 15 August 2025

**Time:** 14:00pm to 16h00pm Online

**Chair:** Sibongile Mazibuko

### 1. Opening & Welcome

- Chair welcomed members, requested declaration of interests, and removal of AI/note-taking devices.
- Meeting agenda was presented and adopted.

### 2. Strategic Engagements Update (Chair)

- Awaiting **appointment of Co-Chair** for Workstream 8.
- Engagement held with **Workstream 1 (Fiscal & Governance)** on revenue collection, cut-offs, and tariffs.
  - Agreement for regular engagements and inclusion of Workstream 8 on their agenda.
  - Escalation notes to Presidency being drafted.
- Mention of **National Treasury & Human Settlements** roundtable on inner-city housing (Sept 2025).
- To strengthen the implementation of Inner City and Township regeneration, it is proposed that hijacked and derelict buildings be systematically profiled, and that clear processes be established for either demolition or rehabilitation. A dedicated team should be formed to collaborate on these matters, ensuring coordinated planning, execution, and monitoring across relevant departments and stakeholders.

### 3. Financial Model for Low-Cost Housing (Leila McKenna)

- Work-in-progress model for affordable rental housing in inner city.
- Explores subsidies, VAT reforms, property cost offsets, service charge adjustments.
- Early modelling shows subsidies can reduce rentals by up to **90%** in some scenarios.
- Consultations ongoing with finance and human settlements sub-workstreams.
- No immediate discussion—inputs to be submitted via sub-workstreams.

**Action Item:** Sub-workstreams to submit **written comments** on the draft financial model (via Secretariat).

### 4. Implementation Approach for Bad Buildings and Inner-City – (Seth)

Proposal for a **Project Implementation Team (PIT)** (not PMU) involving JPC, JDA, City Planning, JMPD, Finance, Legal, Provincial/National partners, and private sector.

- PIT functions: profiling, relocation planning, demolition, sequencing, securing land, and financial models.
- Target to begin pilot implementations in early 2026.

- Engagements ongoing with BUSA, universities, and technical partners.

**Action Item:** Approval and establishment of PIT to be prioritised; stakeholder consultations to be scheduled.

## 5. Sub-Workstream Feedback: Transport (Victor Radebe)

- **Jack Mincer Taxi Rank:**
  - Relocation plan stalled due to budget (R5m insufficient).
  - Strong opposition to temporary Joubert Park relocation.
  - Urgent meeting required with **City Manager & ED Transport** to finalise budget and plan.
- **JITI:**
  - Procurement delays; re-tender open, award expected by Sept 2025.
- **BRT Phase 1C:**
  - On track for October 2025 launch.
- **Rail Recovery (PRASA):**
  - Key constraint is signalling system; long-term recovery (18–24 months).
- **Park Station TOD:** CSP working on service provider appointment; informal trading management a concern.
- **By-law enforcement:** Need clarity on empowering provincial wardens in CBD.

**Action Item:** Meeting to be convened with City **Manager, COO, ED Transport, and Treasury** to resolve Jack Mincer budget & relocation.

## 6. Infrastructure Update – Lilian Ngoyi Project

### Project Status:

- The project is currently reported as **86% complete** (clarity needed)
- **Completion timelines remain unclear.**

**Action:** The Chair requested that the reported 86% completion be unpacked, with details provided on what constitutes the completed portion, the outstanding deliverables, and an estimated timeline to final completion.

**Action Item:** JRA/Transport to provide definitive **completion date at next meeting.**

## 7. Project Tracker (Mphoentle Choche)

- Most information populated; missing inputs from **Infrastructure Workstream.**
- Final tracker due **Monday, 18 August 2025** for Presidency submission.

**Action Item:** All Sub-Workstream Chairs to review and **update progress in tracker** by deadline.

## 8. Johannesburg Art Gallery Redevelopment (JDA – Amogelang Kgoathe)

- Objectives: preserve heritage, achieve building compliance, upgrade facilities.
- Progress:
  - Heritage approvals and designs underway.
  - Mechanical/fire design 65% complete.
  - Electrical 30% complete.
  - Coordination ongoing with EMS and City.

**Action Item:** JDA to circulate **detailed project risk register & revised timeline** before next meeting.

## 9. Next Steps

- Chair emphasised urgency of **Jack Mincer relocation** and **PIT establishment**.
- Commitment to consult broadly before tabling financial housing model.

## Action Items Summary

1. **Sub-workstreams** – Submit written comments on the draft financial model.
2. **Secretariat & Chairs** – Finalise and submit the project tracker by **18 August 2025**.
3. **Chair & COO** – Convene urgent meetings with the **City Manager, ED: Transport, and Treasury** regarding **Jack Mincer**.
4. **JRA/Transport** – Provide a firm completion date for the **Lilian Ngoyi project**.
5. **JDA** – Share an updated risk register and timeline for the **Art Gallery redevelopment**.
6. **Presidency & City** – Approve and establish the **PIT for bad buildings** by **Quarter 3 2025**.

**Notes compiled by:** Surekha Balaram