

Meeting Minutes: PJWG Workstream 8

Date: 1 August 2025

Time: 14h00 PM

Chair: Seth Maqetuka

Key Discussion Points:

1. Adoption of Previous Meeting Minutes

- Minutes/action notes from the previous meeting were unanimously adopted by all.

2. Workshop Feedback and Presentations

- **Stephen Du Preez** presented the **Hope for Hillbrow Regeneration Strategy**.
 - Focus on homelessness, safety, investor confidence, and community engagement.
 - Cited international best practices.
 - Discussed surveillance, community patrols, park rehabilitation, and rebranding efforts.
- Stephen also presented a model for expanding **Improvement Districts into Townships** using **Community Development Organizations (CDOs)**.
- Anchored by key facilities (e.g., Jabulani Mall).
- Emphasis on community-centred planning, integrated security, and cleaning.
- Managing informal trading and transport facilities through partnerships.
- Concerns raised over limited city funding.
- Emphasis on public-private partnerships and sponsor contributions.
- Proposal to explore revenue from underutilized assets like city parking.

3. Bad Buildings Strategy (BB Strategy)

- **Leila McKenna** gave detailed feedback from the recent workshop.
- Emphasis on:
 - Alternative accommodation options
 - Legal prescription rights
 - Urban management
 - Redevelopment models
 - Financial modelling and incentives
- Proposed forming a **Project Management Unit (PMU)** with city, private sector, and national departments to lead implementation.

5. General Comments & Support

- a. Members stressed the need to **prevent further buildings** from becoming “bad buildings.”
- b. Dedicated support voiced by City of Johannesburg (CoJ) representatives for participation in the PMU.
- c. Encouragement to move from planning/presentations into implementation.

- d. Ms. Sibongile Mazibuko praised sub-working groups for recent engagements, especially with the City of Joburg and National Department of Transport. She highlighted:

- Infrastructure challenges in the inner city.
- The importance of township-focused work.
- Commitment to follow up on action items.

6. Transport Infrastructure Updates – Victor Radebe

- BRT (Joburg-Alex-Sandton): Dry run underway; launch planned for Transport Month (October).
- JITI Facility: Procurement delays; re-advertisement in progress.
- Jack Mincer Facility: Urgent need for relocation and demolition; budget constraints noted.
- TODs (Transit-Oriented Developments):
- Park Station: Master plan consolidation underway.
- Jabulani & Naledi: Identified as priority TODs.

7. Business Development:

- Focus on medium-sized businesses.
- Strategy to attract and retain corporates.
- Incentives for tenants in the CBD.

8. COOs Responses:

8.1 BRT (Bus Rapid Transit)

- Council approved a report for **sixty buses**.
- Buses are being transferred to the **operating company**.
- Stations are ready; **interim operations** to begin soon.

8.2 JITI Facility

- Procurement challenges: initial bidders failed to meet requirements.
- **Re-advertisement** of the tender is underway, managed directly by COO's office.
- Interim management solution considered, but risk of **unfair competition** if interim company bids again.

8.3. Jack Mincer Taxi Facility

- Proposal to **lease taxi facilities** to taxi associations for self-management.
- Urgent closure and redevelopment needed.
- Meeting planned with **Department of Transport** next week to finalize approach.

8.4. Bad Buildings Strategy & PMU

- A **dedicated unit** under COO's office, led by **Mpho**, is managing the strategy. (Special Projects Unit)
- Strategy is at **council for approval**.
- Operational team setup is in progress; **first meeting scheduled for Tuesday**.
- Implementation will begin even before formal council adoption.

8.5. Developer Engagement

- Four developers have recovered hijacked buildings.
- City is considering **bill write-offs** for these properties.
- Condition: developers must **redevelop into affordable housing** within designated precincts.

8.6. Institutional Coordination

- COO's office will lead the **project management and operational teams**.
- Private sector contributions are welcomed to address **financial system gaps**.
- Implementation is already underway and will be scaled up.

Action Items:

No	Action Item	Responsible Party	Due Date
1	Schedule technical workshop on SRA implementation (e.g., in Braamfontein)	Kelvin Tshabalala, COJ	TBC
2	Schedule a meeting with Transport and SPU and then discuss with Seth and Presidency	SPU	ASAP
3	Coordinate a follow-up focused discussion on Hillbrow regeneration	Seth Maqetuka	Mid-August 2025
5	Finalize establishment of the Project Management Unit (PMU) for BB strategy	Presidency / CoJ / Leila McKenna	ASAP
5	Develop early alert and prevention system for potential bad buildings	Urban Management & Safety Workstreams	TBC
6	Include waste management solutions for occupied buildings (esp. hijacked)	Leila McKenna, Pick It Up, MOEs	Next PMU meeting
7	Present consolidated BB strategy to Presidency for adoption	Seth Maqetuka, Workstream 8 team	Following support
8	Identify and assess three pilot relocation properties for testing interventions	BB Project Team	August 2025
9	Continue engagement with private sector and NGOs for funding & TA support	Workstream 8 PMU	Ongoing