Development challenges

Slow economic growth
(1.95 last 10 years)

inequality

Gini Coefficient = 0.6

Formal housing backlog = 500,000 households

31% UNEMPLOYMENT

Triple challenge: unemployment, poverty and inequality

Monthly income - 60% earn less than $240 per month
5 JOBURG SPATIAL CHALLENGES

- Spatial inequalities and the job-housing mismatch
- Increasing pressure on the natural environment
- Urban sprawl and fragmentation
- Exclusion and disconnection
- Inefficient residential densities and land use patterns
SPATIAL INEQUALITY AND THE JOB HOUSING MISMATCH

3% of the metropolitan area hosts 1/3 of the jobs

5% of the metropolitan area hosts 1/3 of the inhabitants

- 0-300 jobs/km²
- 301-800 jobs/km²
- 801-1500 jobs/km²
- 1501-3000 jobs/km²
- 3001-5000 jobs/km²
- 5001-10000 jobs/km²
- 10001-50000 jobs/km²
From an inverted Polycentric Model... through a series of key transformation strategies... to a Compact Polycentric Model
IMPACT ANALYSIS OF THE 3 SCENARIOS – LINKING SPATIAL PLAN TO CARBON EMISSIONS
JOHANNESBURG SPATIAL DEVELOPMENT FRAMEWORK
TOD Corridors

Plans

Programme

Projects
INTEGRATED DEVELOPMENT: PLANNING – INVESTMENT – IMPLEMENTATION-OUTCOMES

PLANNING

CAPITAL INVESTMENT

DEVELOPMENT FACILITATION & IMPLEMENTATION

URBAN MANAGEMENT MONITORING AND EVALUATION

CITY

TOD CORRIDOR

PRECINCT
HIERARCHY OF PLANS: PRIORITY CORRIDORS AND PRECINCTS
TRANSIT-ORIENTATED DEVELOPMENT (TOD) CORRIDORS

Public Transport Networks

Backbone: Infrastructure

Pedestrian Networks

Water and Sewer
Strategy 1: Mobility and Connections

- Rea Vaya Bus Service
- Station along the Trunk route + NMT
- Tuk Tuks serving a localized transit function
Strategy 2: Densification and mixed land uses

COMBINE

- Transport (modal) density +
- Public (social) density +
- Economic (job) density +
- Residential (people) density +

CREATE =

- Quality urban environments
- Sustainability with increased social and economic value
Strategy 3: Public spaces and social facilities
Strategy 4: Forging partnerships

Co-production and Engaging with our local citizens

Partnering with International agencies

Facilitating Private Sector Development
TIMELINES AND MILESTONES

Building the Corridors: 2012-2040

We are here
- Implementation Projects (Detailed Planning; Design; Construction)
- Private Sector Development Facilitation
- Continuous community + stakeholder engagement and alignment
- Property Acquisition for inclusionary housing
- Land packaging

Implementation process

Realising the complete vision

6 Parks
BRT Construction
Campus Square Sky Walk

3 New Clinics
Infrastructure

Future City Model presented at Lekgotla

NEW Library
Partial Great Walk

October 2012
May 2013
June 2014
October 2014
November 2014
June 2016

State of the City Address
MTEF Approved
Strategic Area Frameworks Approved
AFD Loan Backed by Corridors
Implementation Action Plan Approved

Embedding the Corridors of Freedom
Expression of Political Vision (even when it changes)!

- Position the political debate as a central component of the entire planning process
- Integrate planning process with political expectations and mandate
- Regular sessions with the Mayor and senior politicians at every step of the process (Provide information and testing the concepts)

ADAPT! ADAPT! ADAPT!
Public Participation and Engagement

- High levels of resistance
- Politically contested areas and vested interests
- Diverse communities

**What worked**

- Smaller groups
- Include local expertise
- Political interventions
- Clarify process and commitment to continue participation throughout the implementation process
DEVELOPMENT PLANNING

City of Johannesburg, Gauteng Province, South Africa

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