

CITY OF JOHANNESBURG



Spatial Transformation: Plans, Programmes, Projects

Development Planning

Development challenges

Slow economic growth

(1.95 last 10 years)

inequality

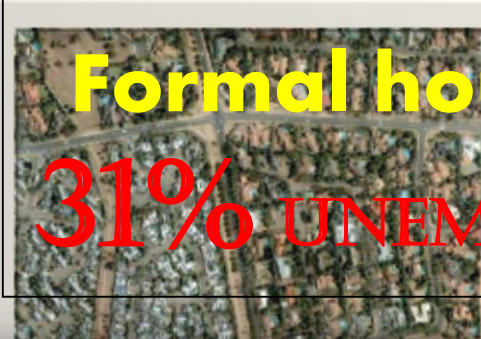
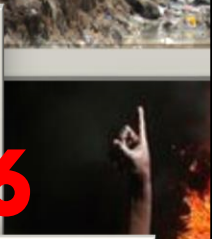
Gini Coefficient=0.6

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

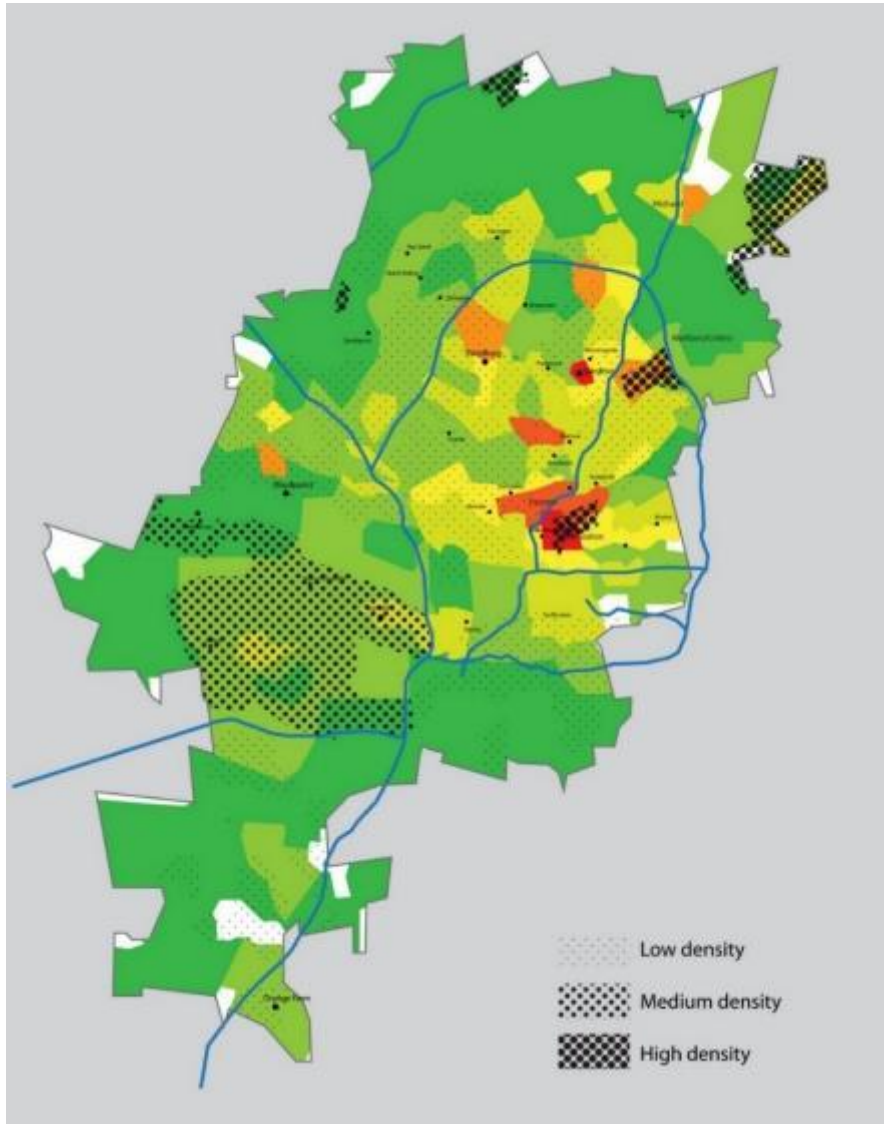
■ Increasing pressure on the natural environment

■ Urban sprawl and fragmentation

■ Exclusion and disconnection

■ Inefficient residential densities and land use patterns

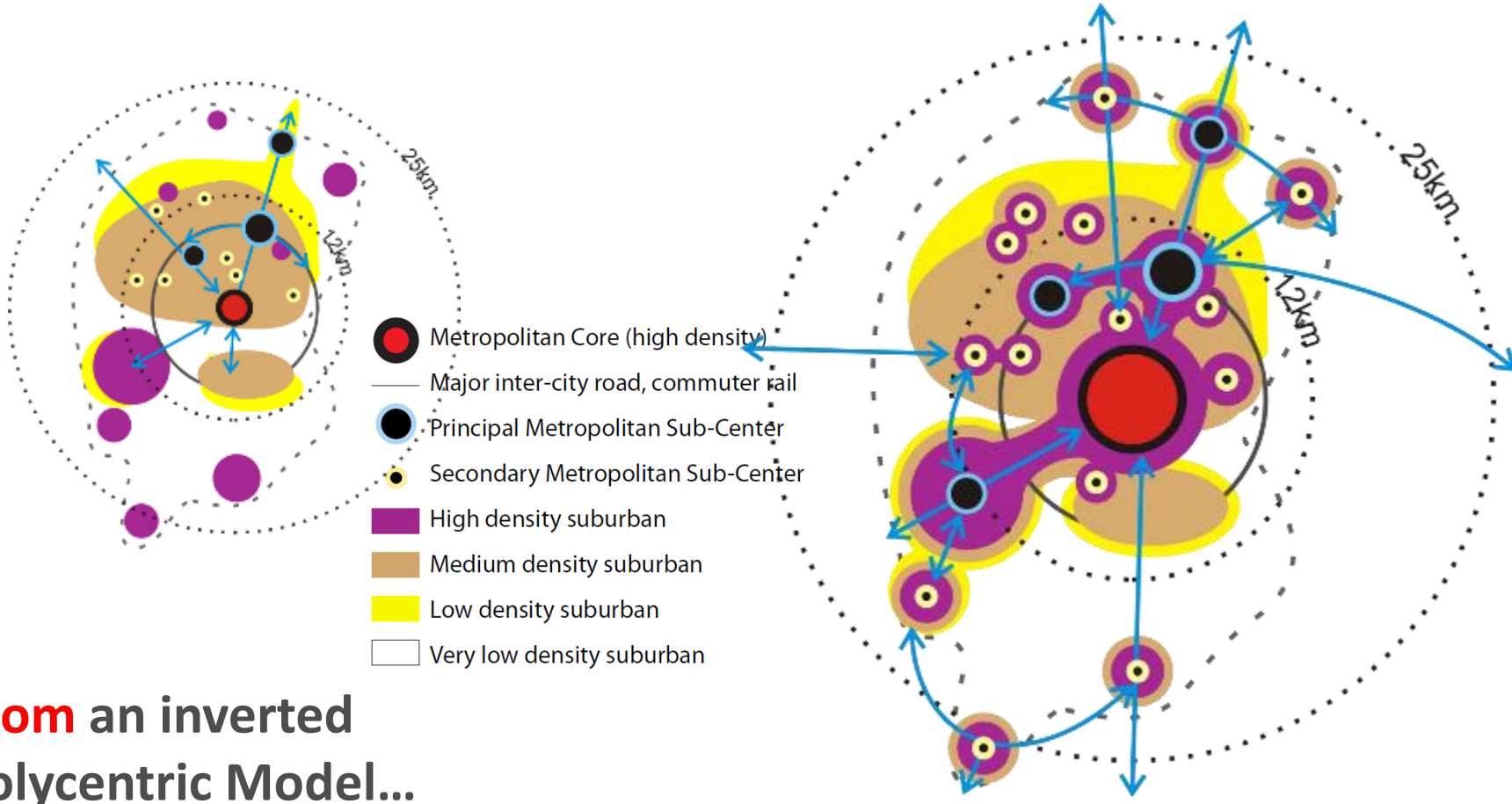




3% of the metropolitan area hosts 1/3 of the jobs

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



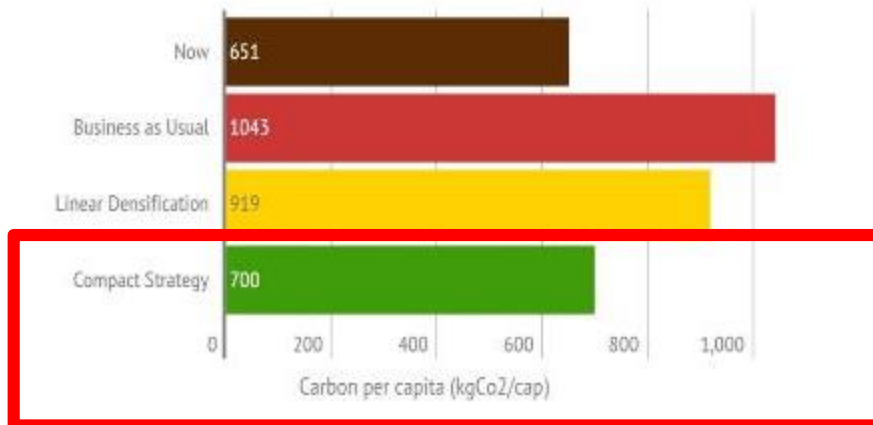
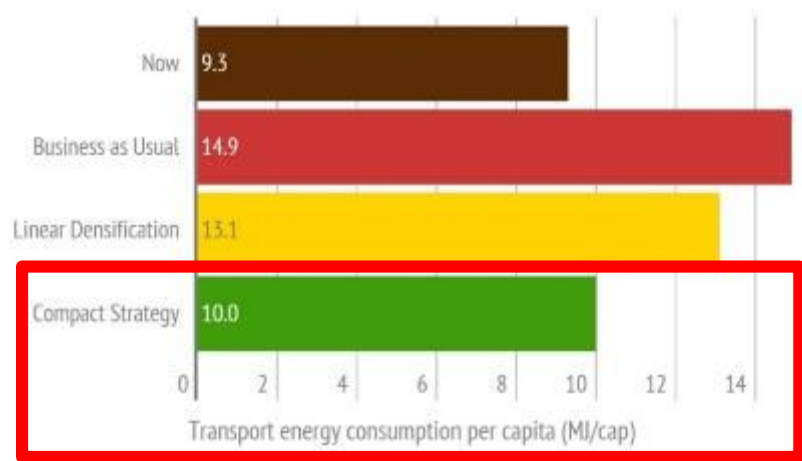
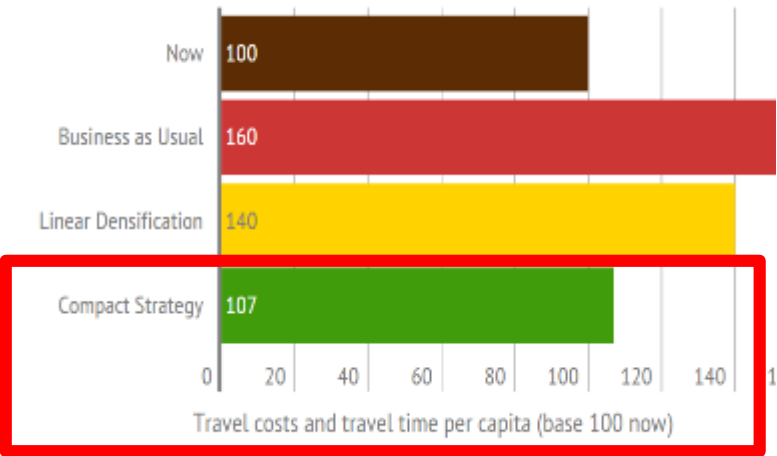


From an inverted Polycentric Model...

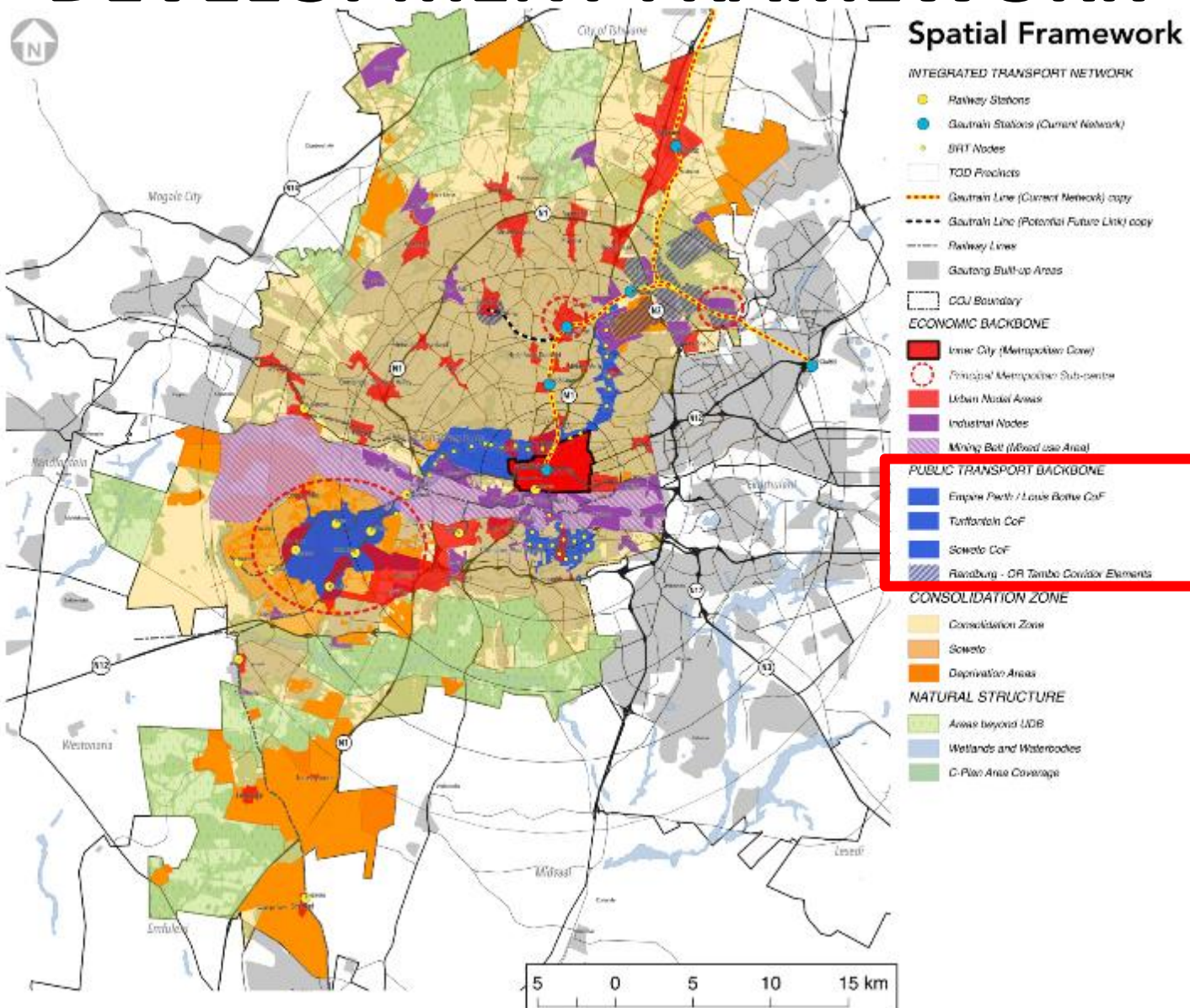
...**to** a Compact Polycentric Model

through a series of key transformation strategies

IMPACT ANALYSIS OF THE 3 SCENARIOS – LINKING SPATIAL PLAN TO CARBON EMISSIONS



JOHANNESBURG SPATIAL DEVELOPMENT FRAMEWORK



TOD Corridors

Plans

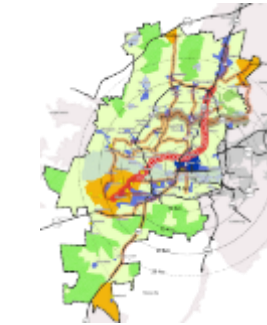
Programme

Projects

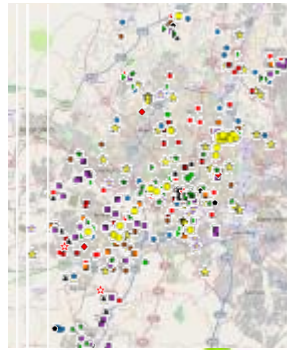


INTEGRATED DEVELOPMENT: PLANNING – INVESTMENT – IMPLEMENTATION-OUTCOMES

PLANNING



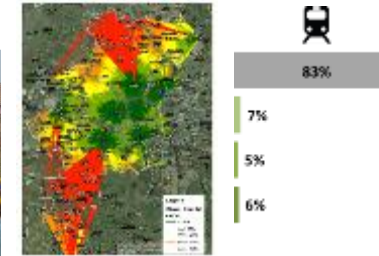
CAPITAL INVESTMENT



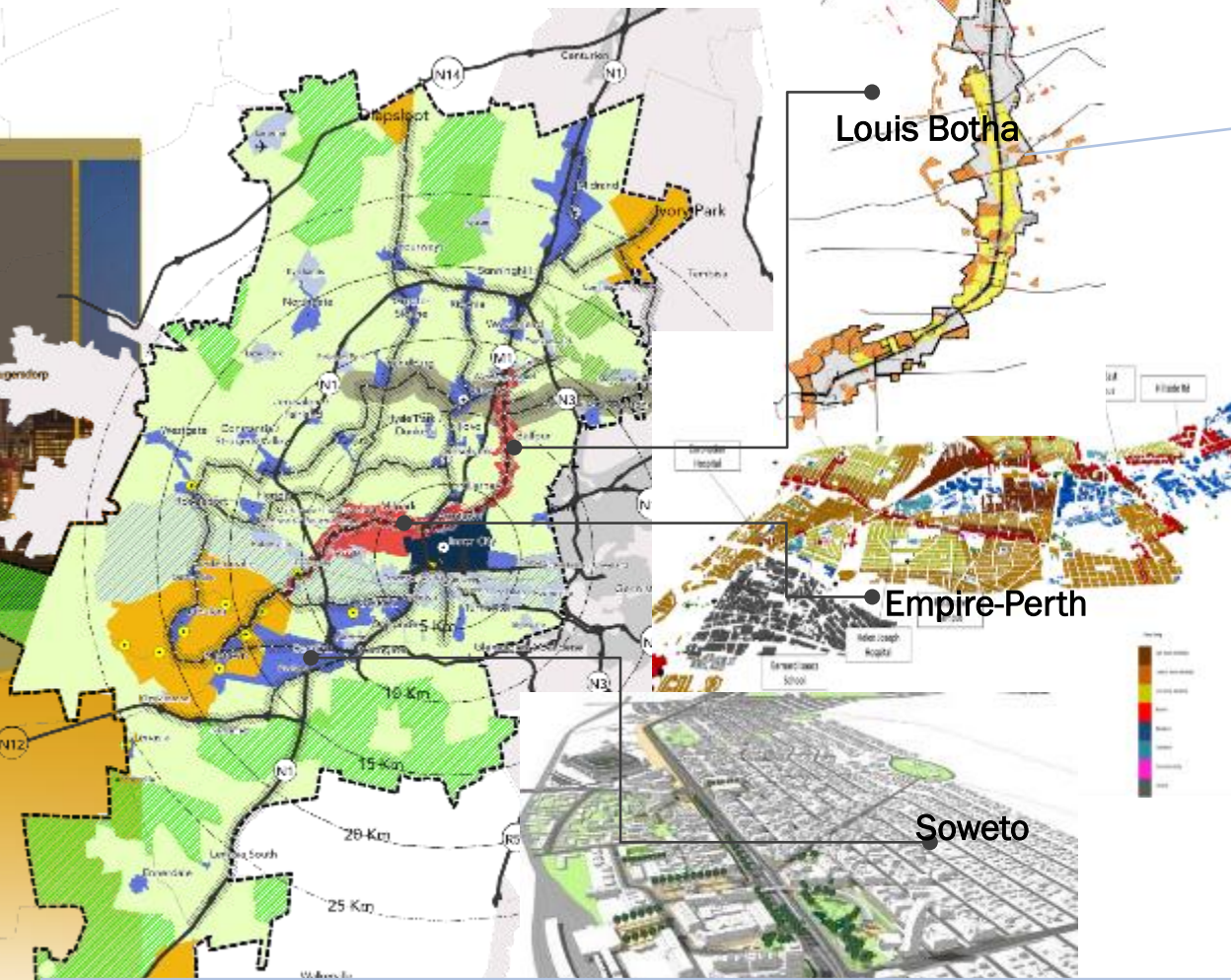
DEVELOPMENT FACILITATION & IMPLEMENTATION



URBAN MANGEMENT MONITORING AND EVALUATION

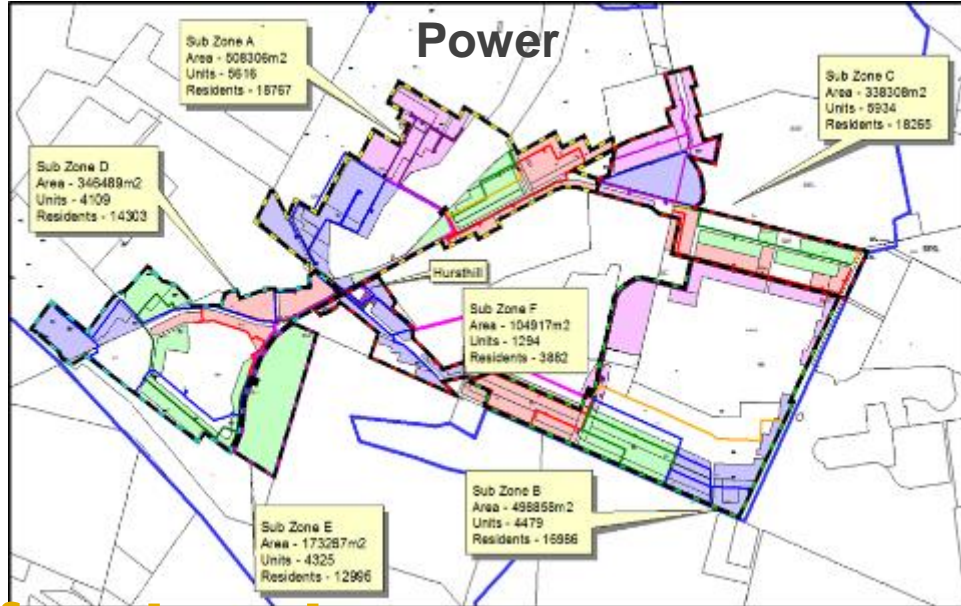


HIERARCHY OF PLANS: PRIORITY CORRIDORS AND PRECINCTS

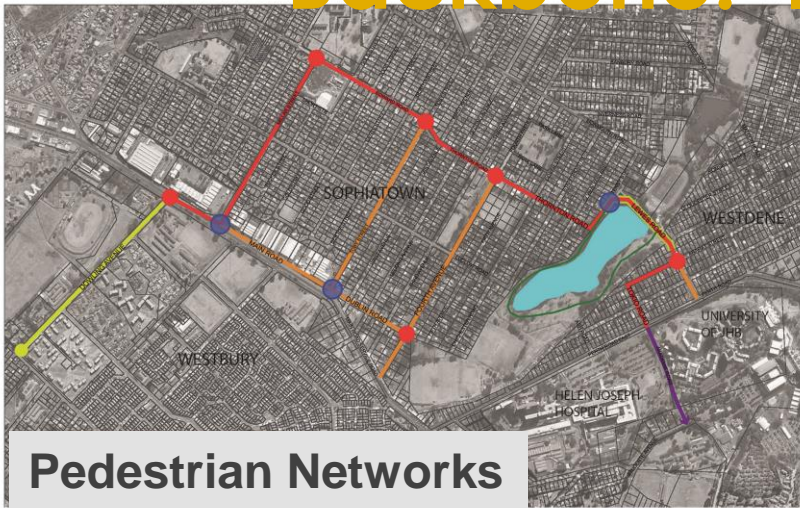




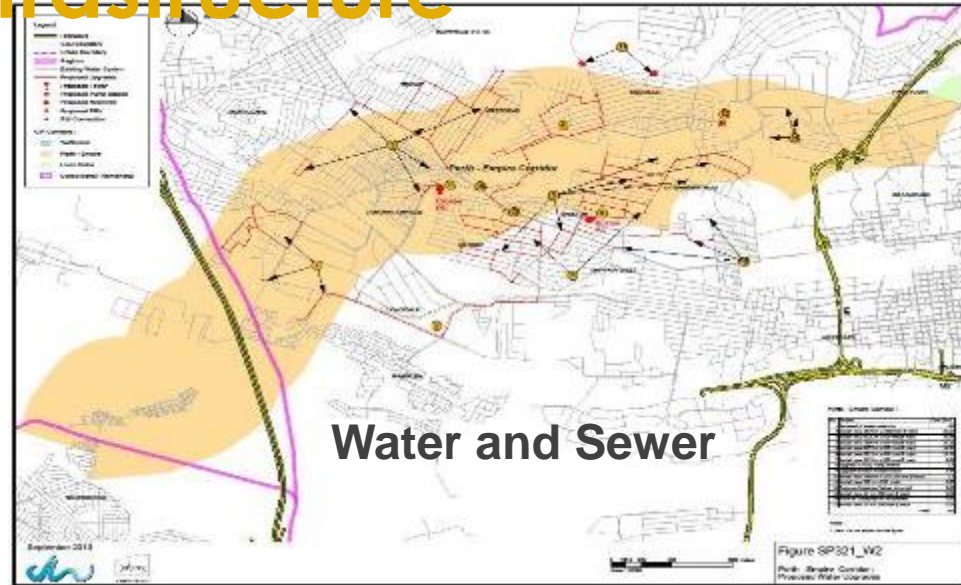
Public Transport Networks



Backbone: Infrastructure



Pedestrian Networks

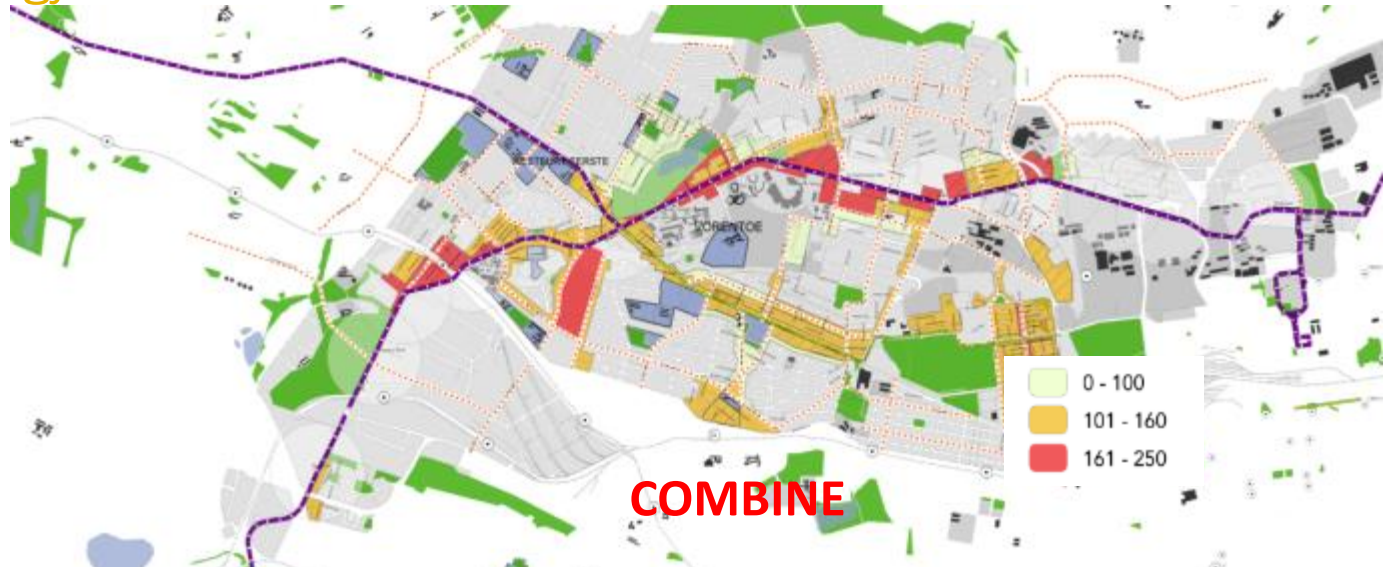


Water and Sewer

Strategy 1: Mobility and Connections



Strategy 2: Densification and mixed land uses

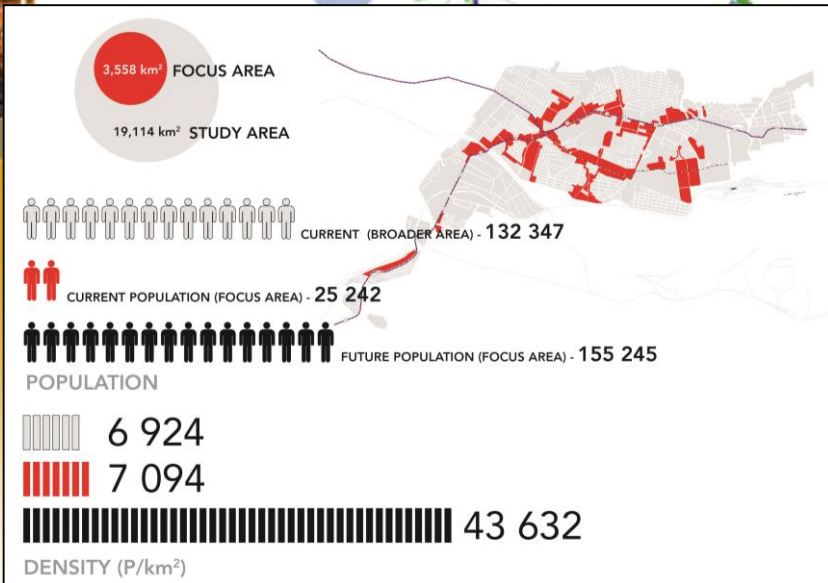


COMBINE

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

CREATE=

- Quality urban environments
- =Sustainability with increased social and economic value

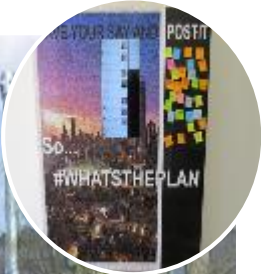


Strategy 3: Public spaces and social facilities

WESTBURY PEDESTRIAN BRIDGE + PARK



Strategy 4: Forging partnerships



Co-production and Engaging with our local citizens

URBAN MORPHOLOGY & COMPLEX SYSTEMS INSTITUTE



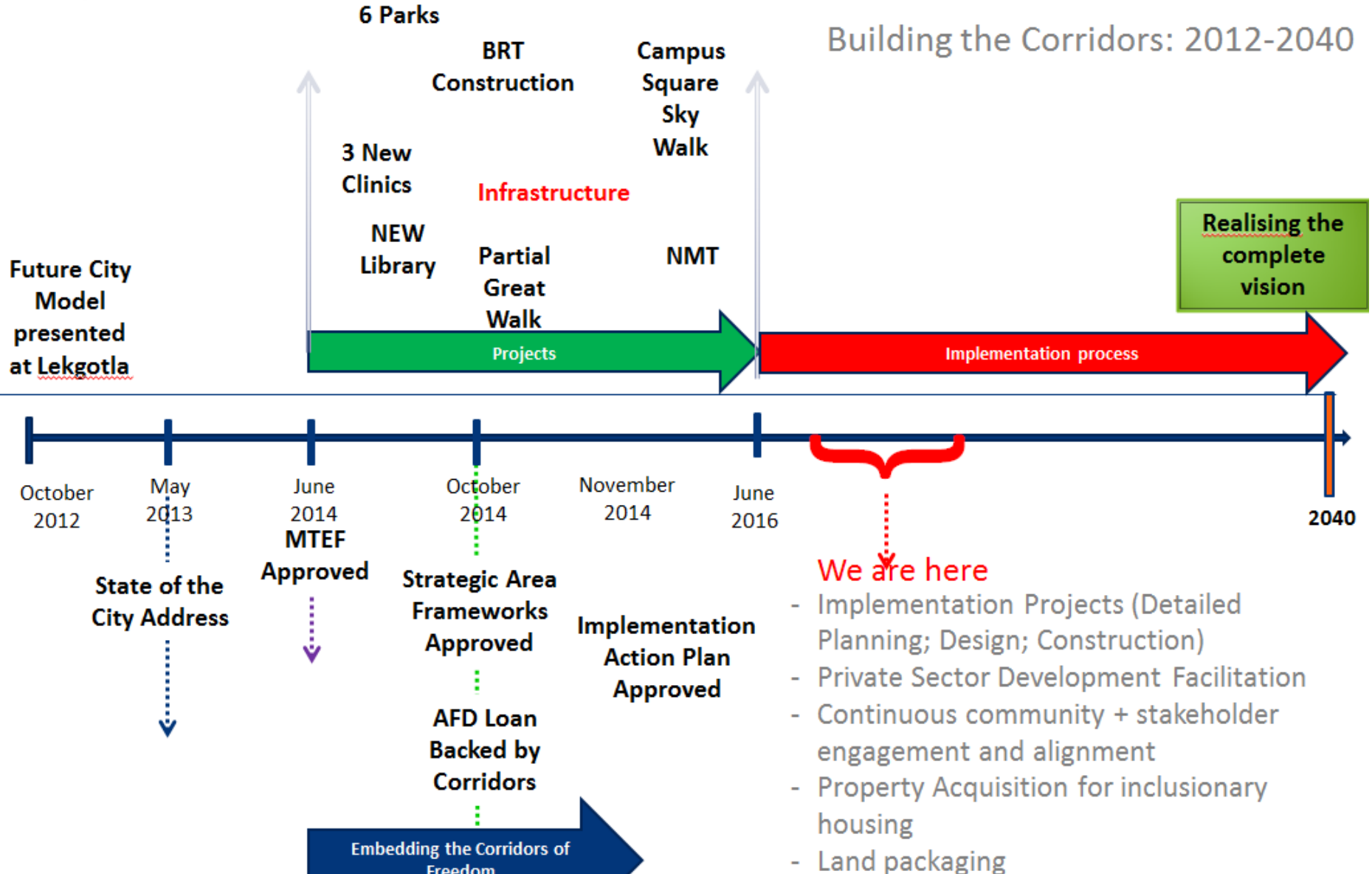
Partnering with International agencies



Facilitating Private Sector Development



TIMELINES AND MILESTONES



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

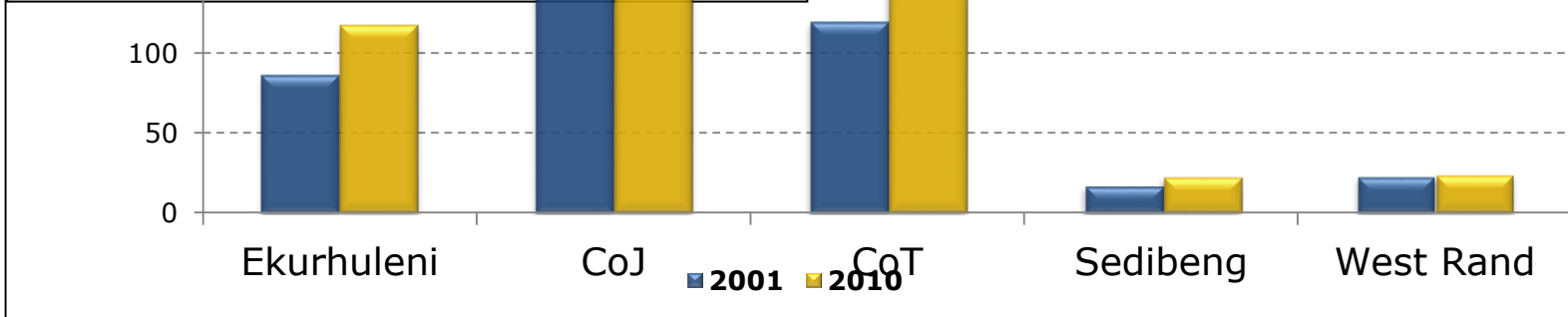
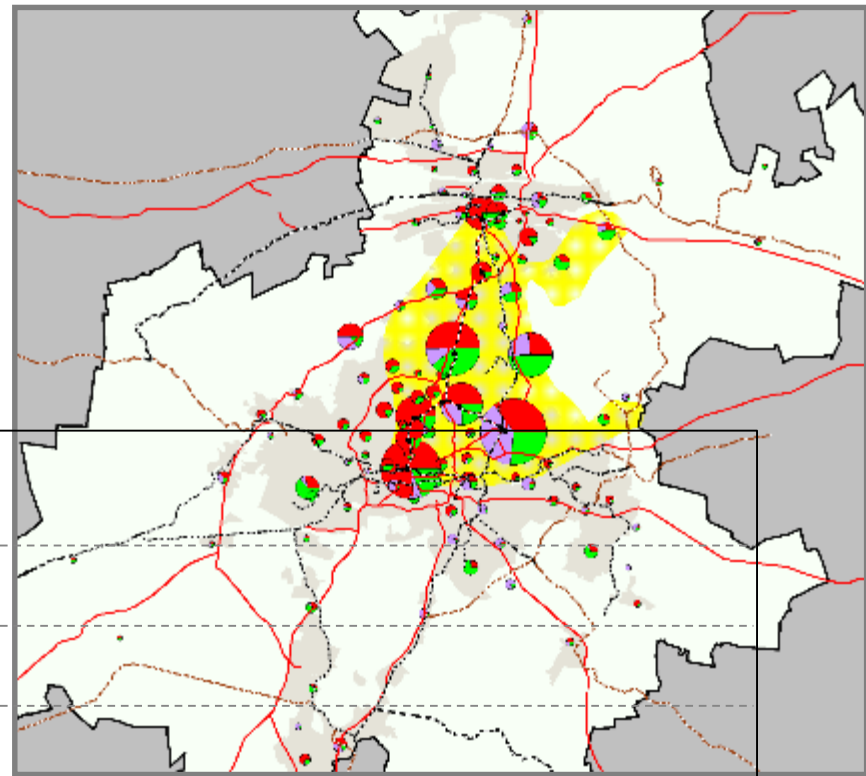
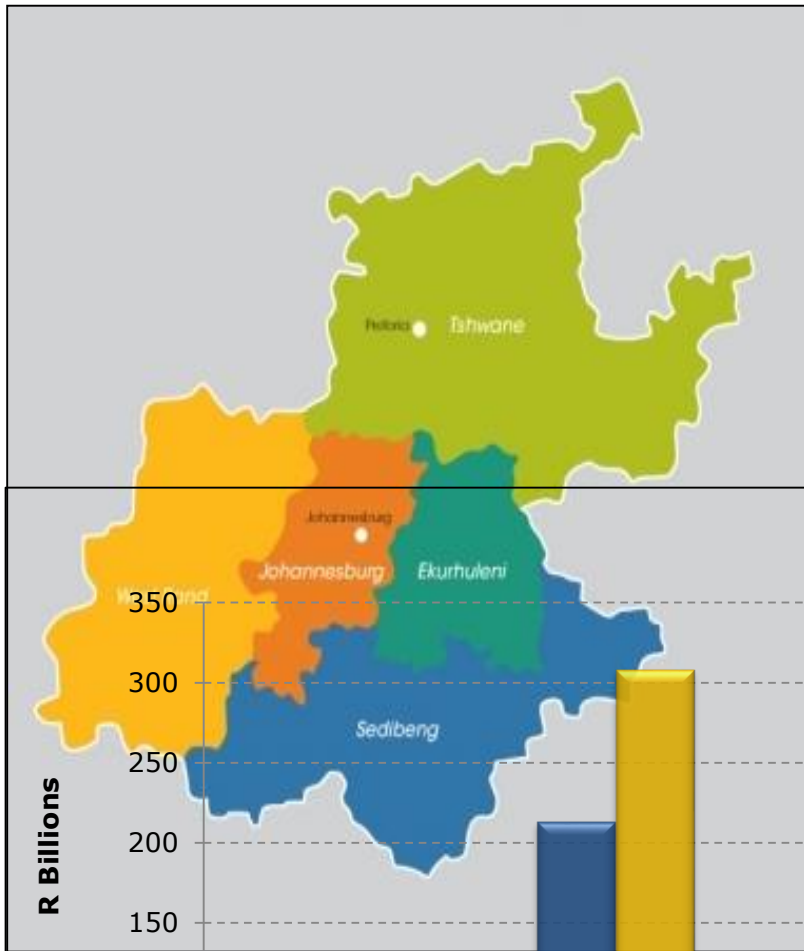


- High levels of resistance
- Politically contested areas and vested interests
- Diverse communities

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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