TOD PROGRAMME

City of Joburg, South Africa

14 October 2019
Introduction to Johannesburg in Context
  - Global & Regional Context
  - Joburg Structure & Future Model
  - Rationale for Spatial Development Framework 2040
  - Priority Development Areas (TODs)

Policies that Guide Development In The TOD Corridors

Lessons Learnt
INTRODUCTION

Introduction to the Johannesburg Context
Johannesburg in Context

Size of Singapore

2.3% Growth Rate

≥3 Population density of Singapore

89% (some 82,000 households) are renting

6% (some 5,200 households) own their dwellings

2% (some 1,855 households) are living in informal circumstances

2% (some 2,176 households) are living in a range of circumstances which includes hostels
Average Household Income

- 2001: R88,728
- 2011: R183,264

2011 = $1023p/m

Cost of Living increased from
2008 to 2014 to R107 = $7,7

Unemployment Rate also increased to 26.3% in 2011

City of Joburg consumes largest amount of electricity in South Africa

Emissions 30.6%
Mode of transport to work
Joburg remains a car-captive society, and public transport investment is a priority.

2013:
- Train: 20%
- Bus: 40%
- Taxi: 20%
- Car: 10%
- Walk: 10%

2003:
- Train: 50%
- Bus: 30%
- Taxi: 10%
- Car: 5%
- Walk: 5%

Other transport modes:
- Public transport
- Personal vehicle

Highest education level 2011
Matric level: 28.7%
Higher education: 14.6%

Urban safety is important for a city’s social fabric; go to SCODA to access urban safety data for Joburg.

Levels of poverty
Gini coefficient (inequality measure)
- 2011: 0.6
- 2013: 0.5

Number of people living below the poverty line
- 2011: 29% of total population
- 2013: 21% of total population
Major Issues In Johannesburg’s Spatial And Social Landscape

- Spatial inequalities and the job-housing mismatch as well as Exclusion and disconnection
- Increasing pressure on the natural environment
- Urban sprawl & fragmentation
- Inefficient residential densities and land use patterns
Johannesburg in Context _Spatial Response

The Poly-centric City Model
IMPACT ANALYSIS OF THE 3 SCENARIOS

Compact Strategy

Linear Development

Business As Usual

Now

Travel costs and travel time per capita (base 100 now)

Carbon per capita (kgCo2/cap)

Transport energy consumption per capita (MJ/cap)
Future Johannesburg Structure
Poly-centric model through a series of Key Transformation Strategies
Johannesburg in Context

_TOD Corridors

Louis Botha

Empire-Perth

Soweto
Multi-year capital investment (hard and soft infrastructure) in the TOD areas since 2014 to date

- 60 new developments in planning to construction
- 4500 new affordable housing units
- 12 hectares of land
- R1500 to R6000 / month are achievable
- Units size reducing to 15m² – 50m²
- Land purchase price = R35k – R100k / unit OR R1000 to R3000/land m²

Source: Reported to COJ Dept of Planning by developers 19
Lessons Learnt
Lessons Learnt

- “Deep Rooted” **Public engagement** is crucial in the delivery of equitable and affordable TOD.
  - **Managing perception** that public engagement is rushed in order for project implementation to be undertaken within budget cycles;
  - Real need for management of power dynamics in the public engagement process i.e. Residents Associations, The City, Lawyers, “Smarter” Citizens, Developers;
- **Strong political leadership/support** to guarantee longevity of the programme;
- **Disjuncture** between vision of **conceptualizers and implementation** can alter the product;
- Line **department buy-in** on programme (Do we share a common TOD vision?) and
- **Infrastructure Capabilities Support**.
<table>
<thead>
<tr>
<th>October 2012: Future City Model Presented@Legotla</th>
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<tbody>
<tr>
<td>May 2013: State of the City address</td>
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<tr>
<td>June 2014: MTEF Approved</td>
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<td>October 2014: Strategic Area Framework approved</td>
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<td>November 2014:</td>
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<td>June 2016:</td>
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<td>Implementation Projects:</td>
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<td>(Detailed Planning Design construction)</td>
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<td>Private Sector Development Facilitation</td>
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<td>Continuous community + Stakeholder engagement and alignment</td>
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<td>Property acquisition for inclusionary housing</td>
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<td>Land Packaging</td>
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**Projects**
- New Library
- 3 New Clinics
- BRT Construction
- The Great Walk
- NMT
- 6 Parks
- The Great Walk
- AFD Loan Backed by Corridors

2040: Realising the complete vision
Thank You
Monyake Moteane