

Date: July 2017

Dear WKRRRA Committee and Residents,

I recently attended the City of Johannesburg's Nodal Review Public Meetings on your behalf.

Below is a link to the presentation provided by Dylan Weakley (Senior Specialist, Department City Transformation and Spatial Planning) the department responsible for formulating planning policy for the city.

<http://bit.ly/nodalreview1> (the file is approximately 160MB in size)

In essence the "Nodal Review" seeks to add to the existing Spatial Development Framework, 2040 in guiding the future shape of the city. A more compact urban form needs to be created where the majority of residents can access "work, home and play" as well as all the essential services. The current city form has the majority of residents living on the periphery far away from these amenities, which makes it dysfunctional. This pattern needs to be corrected over time and it would seem as though bold steps are being taken to make our city more efficient.

Their approach in formulating this policy was to map existing amenities within the city including:

- Public schools, clinics, hospitals, parks, recreation centres etc.
- Road network - the better the road network, the greater the accessibility - motor and walking
- Public Transport - Gautrain, Busses, Metrorail etc. - an index of 15 000 people per sq.km is required to run an efficient public transport system.
- Employment
- etc.

Heat maps are then generated to indicate the areas of the city which score the best in these categories and are then the areas where an emphasis should be placed on redevelopment. Nodal boundaries are also adjusted relating thereto.

Please note that this is a very basic representation of the process as it will include and consider all other micro factors applicable to an area such as existing built form, heritage, natural environment etc.

The policy is also an indication of the eventual desired built form of the city, which will take many years to achieve i.e. a long time for residents to adjust to the idea as well.

WKRRRA areas are located in Region E on the enclosed maps, which indicate that they are actually not that strategically located within the city. Other areas closer to Rosebank, Sandton and the JHB CBD are set for much greater change.

In this basic, initial study the local authority is seeking redevelopment within the area ranging from 10-40 dwelling units per hectare = 1-4 dwelling units per 1000sq.m. Heights of buildings of 3 Storeys would be required to accommodate this. Limited economic development is also suggested.

It is therefore evident that the local authority intends to make policy changes, which will have a very real impact on the current living environment.

This presentation was the initial contact with the public on this policy and a draft with more detail will be made available for comment in due course.

In my professional opinion, the strategy is correct, but they will most probably have to downscale and phase implementation, which remains subject to the private market.

It is important not to panic, nobody will take your land for development, it remains yours and if anything your property value will increase.

I will distribute the policy document once provided for comment and also make representations on behalf of the WKRRRA and the local authority will also ask for your comment thereto.

Meetings will be scheduled with the local authority and we will provide you with as much information as possible as the process unfolds.

Kind regards,

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