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**To: The Executive Mayor  
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**Date: 06 October 2011  
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**Attention: Mr J Erasmus  
Email: [jane@joburg.org.za](mailto:jane@joburg.org.za)**

Dear Sir

**CITY OF JOHANNESBURG: GROWTH AND DEVELOPMENT STRATEGY 2040**

We represent the following company and organisations:

- iProp Limited (iProp) ([www.iprop.co.za](http://www.iprop.co.za)) the owner, investor and developer of extensive areas of centrally located land in Johannesburg;
- SOJO Business and Tourism (SOJO) ([www.sojo.co.za](http://www.sojo.co.za)) a non-profit organisation established in the south of Johannesburg to promote tourism and related business in recognition of the many economic opportunities that exist in the natural and man made tourism, recreation, and sporting facilities located in the south of Johannesburg and Soweto; and
- KlipSA (Klipriviersberg Sustainability Association – formerly Klipriviersberg Conservancy) ([www.klipcon.org.za](http://www.klipcon.org.za)) a community-based voluntary association established to protect, promote and enhance the value of the natural assests in the southern areas of Johannesburg.

We wish to thank you for the opportunity to participate and be involved in the development and preparation of the Joburg Growth and Development Strategy 2040 (GDS2040).

This submission is based on the draft GDS2040 document dated 2 August 2011 and participation in various consultation workshops and discussion sessions held during the different thematic weeks. We trust that this submission will be of value and contribute to the long-term sustainable development and management of Johannesburg. We would welcome the opportunity to discuss any of these proposals and submissions with representatives of your Council.

In essence, this submission recognises many of the critical challenges, issues and opportunities which have been identified and proposes and motivates strategic responses with particular reference to the mine-impacted areas of the East-West Development Corridor (EWDC) and the southern areas of the City.



## **1. General Comments on the concept and process**

### **1.1. Concept and principle**

We fully support and endorse the concept and principle of the GDS 2040. We welcome the opportunity to participate and hope to contribute to the future sustainable economic and social growth of the Johannesburg area and surrounding city region.

We wish to note that this submission is based on participation in various workshops and sessions during the different theme weeks. It represents only the key ideas, thoughts and suggestions some of which were presented during these sessions.

In view of the extremely tight timetable and the last-minute changes in the programme for participation and engagement in the participation process, is requested that there will be further opportunity for more detailed discussions on the issues and suggestions that have been raised.

We understand that the document will be redrafted to accommodate the inputs received through the participation process and would suggest that this forms the basis of further ongoing participation and engagement with stakeholders.

We would therefore recommend that the document that is launched later this month should not be considered as a "blueprint plan" but rather the initiation of a process of on-going strategic development. It is important that the document does not become a plethora of platitudes but that it contains meaningful and understandable statements of the shared future state of the city with a clear statement of what we wish to achieve.

### **1.2. Strategy versus operational**

The general tendency in the presentations and discussions has been to focus on short-term and operational issues, concerns, ideas and opportunities. We would suggest that there should be a greater "stretch" and establishment of a common understanding of a possible future vision to which everybody can take ownership and aspire towards.

While it is important to recognise the realities of today in the formulation and foundation of the strategy, the future focus also requires a clear understanding of the process, management and measures which will allow the realisation of the future state and adapt or mitigate the various risks and opportunities to the City's community benefit.

### **1.3. Another strategic document?**

There have been many strategies and plans for the growth and development of the city. It is therefore important that this strategy is different. The many previous strategies and plans have already identified the same issues raised in this process. It is therefore suggested that this strategy needs something different.

Perhaps it is in the approach that the City takes regarding the management and implementation of this strategy and its various components. Possible ways of ensuring that it is different is to consider the following characteristics, which should feature, if not drive, the nature and content of the strategy and its implementation:

- The strategy should be based on a sound "business case" approach for "Joburg (Pty) Ltd". It should be based on ensuring that public money is invested in such a way that the outcomes will add value and provide suitable returns in the social, economic and environmental development of the area.



This business case for a developmental local authority should take into account social, economic, environmental and political considerations. However, it should focus on the value opportunities from investment and the returns that should be achieved for the community and the realisation of the strategy.

The strategy should be founded on an integrated, co-ordinated analysis of opportunities, resources and infrastructure capacity to identify how to best use the resources and assets that are available to add the best value to the city and its economic and social development and growth.

As a developmental local authority, consideration should be given to using public sector investment to gear private sector investment and make money as it does a business. This money can then be reinvested all in future growth and development.

There is a need to accept that political and administrative agendas have to take a lower preference in decision-making. These agendas should not be allowed to interfere or sidetrack the social, economic and environmental sustainability focus of the strategy and its implementation.

In addition, there is a need to recognise that the strategy is not a "blueprint" but an ongoing process of management addressing risks and securing opportunities in accordance with the ultimate objectives of the strategy.

The fundamentals of the business case framework could include measures to ensure "Joburg (Pty) Ltd" is a productive, inclusive, well-governed and sustainable foundation for the future.

- The strategy should lay the foundation for strategic sustainability

Joburg was established and has developed and grown on a "River of Gold" and it will become a "**Sustainable** world class African city" on a "River of Green" with proactive management of natural assets and resources.

Sustainability of liveability needs to be a strategic priority that recognises that the health of the natural environment is as important as social and economic growth. This requires changing mindsets and behaviour by providing appropriate physical environments to enable the social and economic growth and development of communities which will be resilient to many unknowns and risks ahead.

- Joburg in context
- It is essential that the strategy gives recognition to the context within which Johannesburg sits enabling access to life in all its diversity by carefully managing the integration of the complexities of modern urban living in the urban conglomeration of Gauteng and South Africa.

The "Johannesburg box" must be thrown away. This will give recognition to and allow for the integration and dynamics of the economic, social and environmental characteristics and qualities of the surrounding areas, none of which recognise administrative and political boundaries and agendas. For the sustainability of Johannesburg within the city region context there is, and has to be recognised detailed interplay between the different municipal areas without being impacted by political and administrative agendas.

The greater area is a critical consideration and it needs to be recognised that people live work and play across local authority boundaries. Joburg cannot be expected to provide everything for its own citizens. Therefore, it must work in close collaboration with adjacent, provincial and national authorities.



Johannesburg is not an "island" and it is of critical importance that this strategy be developed within the context of the Metropolitan region and in particular the Gauteng City Region (GCR), a concept initiated by Johannesburg, and the Gauteng Growth and Development Strategy.

The management and institutional requirements for the interplay and dynamics between the different spheres of government must form a critical part of the future sustainable vision and strategy for Johannesburg.

## **2. Role of the southern areas**

### **2.1. Recognition of the southern areas of Johannesburg**

For many years the southern areas of Johannesburg have been a low priority terms of the recognition of the potential and value of the area and its contribution to the social and economic development of the City. This has been particularly notable since the amalgamation of the previous two regions to form the current region with the issues concerns and challenges of the central area taking a greater priority. It is therefore requested that greater recognition be given to the fact that Region F comprises more than the Central area of Johannesburg.

The Region includes extensive areas of mixed urban development as well as areas of natural assets and biodiversity which are already of unique value and could contribute much greater potential value to the city. This has already been identified and recognised in the Joburg IDP in the form of the Sojo Development Loop development policy.

The focus of this development policy is the promotion of economic and social development through tourism, conferencing, sports, recreation and leisure investment and activities. The promotion of tourism is a collaborative partnership between the Joburg Tourism Company, Sojo Business and Tourism and local businesses.

The Joburg Tourism Company recognised the tourism potential and value through the sponsorship of the launch of the Sojo Trail at the 2011 Travel and Tourism Indaba in Durban.

In addition, a group of community members and businesses have established KlipSA (Klipriviersberg Sustainability Association), formerly Klipriviersberg Conservancy, to promote appropriate economic and social development with the prime aim of protecting, promoting and enhancing the natural assets of the southern areas of Johannesburg.

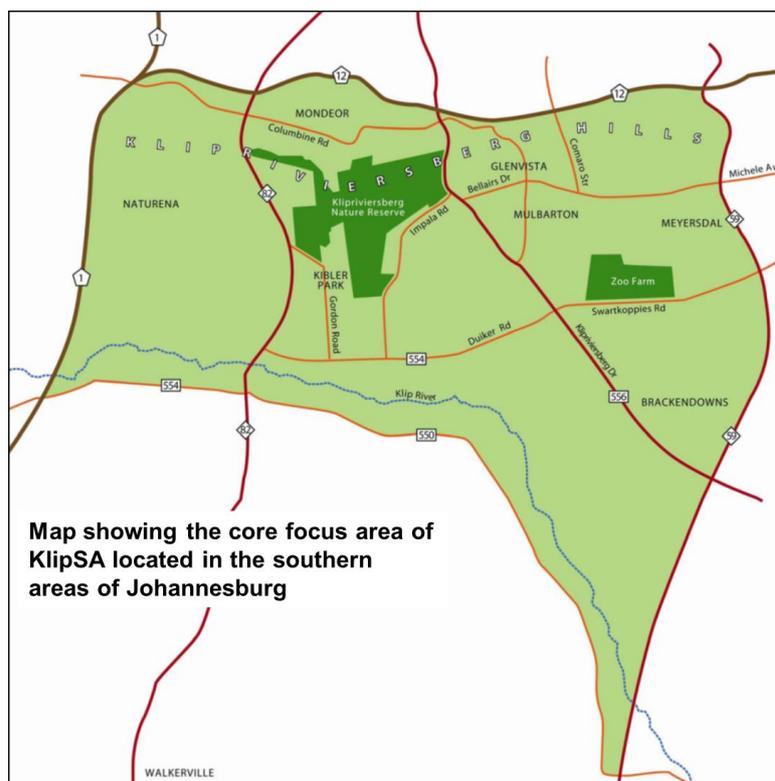
The prime focus of the activities of KlipSA is to protect the integrity of the proclaimed 680 ha Klipriviersberg Nature Reserve. This will be achieved through the promotion of a sustainable lifestyle, which will realise economic and social growth and development while recognising, and adding value to the unique natural assets and features of the area.

KlipSA has established a number of collaborative partnerships with the Klipriviersberg Nature Reserve Association, local business, academic institutions and various residential, community and specialist interest groups to support its aims and objectives.

### **2.2. A strategic sustainability hub to address and satisfy real needs**

As noted above, Joburg was established and developed on a "River of Gold" and will be sustained into the future on a "River of Green" which would include the Klipriviersberg area and the selected areas of the centrally located East/West Development Corridor (EWDC).

With particular reference to the Klipriviersberg area, the core of which is within Johannesburg and lies to the south of the N12 freeway, west of the R59 freeway, north of the R551 and R554 and east of the N1 freeway. It also takes into consideration surrounding peripheral areas located in adjacent municipal areas of Midvaal and Ekurhuleni.



This could also be extended to the areas of the EWDC and form a component of the rehabilitation reclamation of the mine-impacted areas.

As a strategic imperative, it is recommended that the southern areas of Johannesburg be secured as a strategic sustainability hub with a view to realising appropriate social and economic development and growth while protecting, promoting and enhancing the natural assets of the area.

Some of the critical issues and needs that have been identified in the southern areas and regions of Johannesburg and which could be addressed through careful by strategic interventions in the area include:

- High levels of poverty,
- High levels of unemployment,
- Food security,
- Local economic development,
- Sustainable job creation,
- Spatial inequalities,
- Crime prevention,
- Solid and water waste management and disposal, but
- Transportation and access to economic opportunities.

### 2.3. Characteristics, assets and resources in the southern areas

Characteristics, assets and resources that exist in the southern areas include:

- Extensive areas of ridges, wetlands and grasslands with a diverse and rich mix of biodiversity and natural asset value, including the proclaimed Klipriviersberg Nature Reserve These have been identified by South African National Biodiversity Institute (SANBI) as being biodiversity priority grassland sites. The vision for these grassland areas is stated as being:



*“The biodiversity and associated eco-system services of the grassland biome are sustained and secured for the benefit of current and future generations to strengthen the economy, to contribute to social development and to become a cornerstone of South Africa’s development path”*

- Extensive undeveloped areas with a few landowners, including the City that owns extensive areas. However, it must be noted that Joburg Property Company has engaged professional services with a view to extensive development of these areas outside the urban development boundary for residential purposes. It is strongly recommended that these proposals should not be realised until the potential of this area has been fully explored and understood.
- Good quantity of water supply, although not of a good quality.
- Good access to international, national, regional and local road, rail and air transportation networks.
- Close proximity of many unemployed people including areas such as Soweto, Orange Farm, Vosloorus and Tokosa.
- Large areas of land with high agricultural potential - the Klip River valley used to be the “food basket” for Johannesburg and have large areas of agricultural farmland currently lying fallow due to pending township development proposals. This also includes the Walkerville area and surrounds in Midvaal adjacent to Region G.

## 2.4. Possible strategic interventions

Opportunities for strategic interventions that need to be carefully evaluated in terms of their value contribution to the area, communities and city region in addressing the identified needs include a range of options and possibilities to which should be evaluated and considered in various scenarios. These include:

- Securing the protection, promotion and enhancement of the rich biodiversity and natural assets that exist throughout the area.

This requires collaboration between various spheres of government, the local community and business interests who are supportive of realising the long-term sustainability of these assets. Interventions have already commenced through Sojo and KlipSA in partnership with local business, landowners and developers. Furthermore, close liaison has been established with several departments and MOEs of the City to realise the potential and opportunities of the area.

The economic and social benefits and services of these natural assets should be identified and suitable strategies and projects implemented to realise these benefits and services.

- Revitalisation of the agricultural food basket using modern agricultural techniques and intensive farming methods.

Areas that could be considered include:

- Klip River valley through Region D and F of Johannesburg,
- Agricultural smallholdings through the Johannesburg and Midvaal areas,
- Areas linking through to Region G.

Consider the establishment of a local food system (Ref: Flo Kroll, Siyakhana Food Garden Project) involving:

- Upstream: Resource hubs, land, seed, compost, water, infrastructure and finance;
- Downstream: Packing houses, markets, mix of formal and informal, organic waste management, feeding schemes, peoples' restaurants, school health schemes and exportation opportunities.



This could involve the establishment of formal and informal growing areas creating a diversity of agricultural opportunities including cooperatives through to private investment.

There will be a requirement for investment in infrastructure in areas adjacent to existing residential areas to provide for service industries to the agricultural growing areas including packaging, cleaning, and distribution services and industries.

The focus could initially be in the existing industrial and commercial areas such as Aeroton, Devland, Lenz and Orange Farm. These would be used to deliver employment and local economic development opportunities with associated economic and social benefits and contribution to the sustainability of the natural assets.

- Establishment of alternative energy generation plants using resources generated in the area.

Sources of waste resources that could be used include the agricultural activities, wastewater treatment works landfill and solid waste. In addition, the growing of biofuels in areas not suitable for other agricultural opportunities and biogas generation.

- The development and promotion of tourism in the region is an opportunity to address many of the needs of the area. The economic and social benefits and services that could be realised from a well-developed, managed and implemented tourism, sports and recreation strategy should be carefully evaluated.

This could incorporate many types of international, national and local tourism and related activities and services which are already in existence and, in light of the above, the additional promotion of eco-tourism and agri-tourism.

- Research, education, training and skills development.

The opportunity for establishing suitable formal and informal research, education training and skills development facilities also needs to be evaluated particularly with respect to the identified environmental, social and economic sectors.

A partnership with the University of Johannesburg to use the area as a "living laboratory" has already been initiated by KlipSA. This will enable objective, scientific and academic collection and analysis of the area to provide the facts to support or refute the perceptions and passionate beliefs about the potential of the southern areas of Johannesburg.

An initiative by KlipSA has been initiated for the establishment of an environmental resource and education precinct to function as an accessible repository of knowledge which will collect and make accessible knowledge and information to local communities. The facility will also provide resources for education and training in the many aspects of sustainability in social, economic and environmental development.

## **2.5. Collaborative evaluation of the value of the benefits and services**

It will be important that part of the strategic intervention is careful collaboration in the review and evaluation of the southern areas to improve the understanding of the potential value of the benefits and services and to develop sustainable solutions. This must involve all spheres of government, business and private sectors, civil society and local communities, various professional disciplines and academic institutions.



### 3. Contributions to strategic themes

#### 3.1. Liveable City

- Include natural resources and assets as components of the strategic spatial framework

The elements of the strategic spatial framework give recognition to all the characteristics and components of the developed areas. There is a need to also give recognition to extensive areas of open space, natural and biodiversity value which are just as, if not more, valuable and important as the built environment.

These need to be identified and incorporated into the strategic spatial framework to recognise their importance and contribution to the future sustainability of the city region and the need to balance urban, social and economic development with a view to managing and protecting the natural environment.

- Promote investment in densification and intensification of urban development

Municipal and provincial policies and strategies prioritise densification and intensification of urban development within existing urban areas. However, projects initiated by both of these spheres of government continually flaunt these strategies and policies creating new housing development opportunities in peripheral areas and outside urban development boundaries thereby perpetuating and compounding the problems of the poor.

Government and municipal investment in inner-city areas where urban decay and decline has or is taking place should be the priority to lead and encourage "Brownfield" development and investment which will result in realising the desired strategies and policies.

For example it is known that the Joburg Property Company have engaged consultants to investigate and prepare development proposals and plans for extensive areas of housing and commercial development throughout the vacant and open southern areas of the Klipriver Valley outside the urban development boundary.

It would be of more value for this investment in professional services and ultimately in infrastructure to be directed towards areas of decline for inner-city investment and redevelopment. This could include areas such as Turfontein, Rosettenville, Doornfontein, Yeoville and Troyville where higher density development using existing or upgraded infrastructure will realise greater social, economic and environmental returns.

- Provide appropriate public environments

The wide diversity of people living in the city will result in many experiences and responses to the physical environment that need to be taken into account in delivering appropriate public environments. There is a need to invest in understanding diversity relating to variables of time, place, economic status, education etc to be able to deliver what is appropriate for the various communities in the city.

With the different agencies in the city structure there is a need for greater collaboration and integrated design, development and management of the public environments.

- Realise sustainable living through balanced housing and economic investment and development

Strategies, policies, plans and budgets place too much emphasis on the development of housing where the measurement of success is the number of dwelling units. Relatively



speaking, scant attention is generally paid to physical, social and economic investment and development to create jobs and social infrastructure to meet the needs of the residents.

These aspects of urban living are essential to ensuring the sustainability of people through their participation in the economy and being able to generate their own income. The strategic intention should be focused on providing all the necessary economic and social infrastructure and facilities for ensuring the members of communities, particularly the poor are able to live, work and play without ongoing support and subsidy by the authorities.

This does not need to be a direct provision, but could be through the creation of suitable environments for private sector participation and involvement through partnerships in development processes and urban investment.

If the City is serious about addressing housing provision and the development of self-sustainable communities it is of critical importance that there is a radical change in approach led by a strong strategic vision in this sector to consider the total environment and its various components - housing, schools, libraries, parks, jobs, etc.

In addition, greater consideration needs to be given to the general increase in housing stock to allow the market to perform and enable private sector delivery and general market activity.

This is a particular strategic opportunity with respect to "brownfields" redevelopment of areas where the City should lead investment with infrastructure upgrades and rigorous urban management. This will encourage densification and further investment by the private sector to build on existing supporting economic and social infrastructure.

- Promote corridor development

The GDS2040 needs to incorporate suitable institutional, implementation and management measures for the realisation of many of the existing policies and strategies for the development of the city. This includes the identified corridors such as the East-West and North-South Development Corridors.

The qualities and potential of the development corridors need to be recognised in addressing many of the strategic developmental issues raised, for example:

- East-West: where employment, land rehabilitation, unique city growth and development opportunities, existing infrastructure and support services.
- Southern North-South: city development, jobs close to where people live to improve accessibility, agriculture and tourism and associated activities and support industries.

Of particular focus should be investment in the promotion and encouragement of development and projects near Soweto to address unemployment and poverty through the promotion of labour intensive investment in employment opportunities.

- Support development of mine-impacted areas

Mine-impacted areas of land through the central areas of Johannesburg should be recognised in the strategy as an opportunity and asset for the city and not reinforced as a negative barrier to development. This corridor presents a unique opportunity for the City to realise its urban growth and development strategies to concentrate and intensify the delivery of economic and social development in the central area and making the best use of existing infrastructure and support services..

It should also be recognised that the rehabilitation and the development of this land is not a unique opportunity but has in fact been an ongoing process since 1968. Expertise and



examples exist in Joburg regarding the delivery of rehabilitated mine-impacted land for urban development to contribute to the city's rates and other revenues by iProp (formerly RMP) since 1968. An example being the Selby and Crown City area which is now the hub of cross-border and wholesale trading on land previously encumbered by one of the largest man-made sand dumps in the southern hemisphere. The realisation of this development is founded in a strong strategic intervention for the rehabilitation and delivery of serviced township land.

The prioritisation and support of the development of these areas will make a major contribution to the establishment of a liveable city. This is of particular importance with regard to bringing opportunities for economic growth and development close to where people are living and reduce urban sprawl using a strategic location in the city. In addition, social and environmental value can be added to the city and its growth and development through the rehabilitation and redevelopment of these areas.

The mine-impacted areas through the EWDC are a rare asset for Johannesburg. These areas are the subject of rehabilitation, recycling and reuse to provide a unique opportunity for the city to address spatial transformation. This will require strong partnerships and collaboration between the authorities and private sector investing in the reclamation of the mining impacted areas and establishment of appropriate development. The urban development strategies addressing the spatial inequalities and bringing opportunities for economic growth and development with job creation close to where people live and on major people and goods transportation systems can be realised through this intervention.

In addition, certain areas which may not be suitable for development can be used for addressing open space, green movement corridors and related uses such as urban agriculture including biofuels and energy generation through waste management and disposal.

It is important that the GDS2040 recognises and incorporates the findings of the recently completed and approved Gauteng Department of Agricultural and Rural Development (GDARD) investigation into mine-impacted areas. In essence, this study identifies and promotes the rehabilitation and development of the mine-impacted areas and sets out a strategy and implementation plan. This study also evaluated and supported the concepts and principles of "Project Hloekisa" which presents a sustainable solution for the reclamation and rehabilitation of the mine impacted areas with a sustainable financial model for the perpetual management of the relocated residues. Further information and copies of the above-mentioned reports can be made available if required.

AMD and the rehabilitation of mine-impacted areas require careful coordination and integration due to the many complexities. In this regard, the strategy needs to recognise the importance of working together with other national, provincial and local authorities and agencies and include mining industry, property, business and community stakeholders that can contribute to process. It should be recognised that surface rehabilitation will also assist in addressing AMD problems.

### 3.2. Governance

- Qualities of Governance

There are certain qualities of governance that need to be strategically recognised and strengthened, these include:

- Consistent compliance and enforcement of by-laws, policies and other regulatory requirements;
- Stronger and more significant consequences and penalties which act as real and meaningful deterrents and consequences for non-compliance;
- The City must support and comply with its own and other authorities policies,



- regulations and laws;
  - Ensuring implementation and delivery through ensuring capacity, capability and competence of people, particularly those in supervisory and managerial roles;
  - Understand participation opportunities through better definition and understanding of the dimensions and nature of public participation (Reference: International Association for Public Participation: IAP2 Participation Spectrum: [http://www.iap2.org/associations/4748/files/IAP2%20Spectrum\\_vertical.pdf](http://www.iap2.org/associations/4748/files/IAP2%20Spectrum_vertical.pdf))
- Strategic institutions for ongoing engagement

The GDS2040 process has been a successful start to what should be recognised as an ongoing active participation and engagement with stakeholders to follow through to implementation, monitoring and management. The City requires partnerships. These need to be strategically recognised and established through City sectoral forums at a Metropolitan and or regional level for ongoing stakeholder liaison and partnerships. Organisations such as Sojo Business and Tourism and KlipSA provide opportunities and resources for ongoing strategic relationships to realise the City's strategies.

### 3.3. Transportation

- Secure strategic movement of people, goods and services

The strategic role of movement systems for people, goods and services is of critical importance and must be a high priority. The recognition and support of the development and implementation of alternative forms of transportation modes and energy systems requires focused attention throughout the implementation of the strategy.

Related to this, the social, economic and environmental impacts of movement systems on city structure and vice versa must form a key consideration in the City's spatial strategy.

- Determination of capital and operational priorities

Sustainability of the city transportation infrastructure needs to inform decision-making and investment priorities based on social, economic and environmental investment returns and value propositions, life cycle costing incorporating capital and operational and maintenance considerations. Subjectivity due to short-term political and other agendas affecting this decision-making needs to be negated.

- Infrastructure and transportation development to support economic sector growth

The role of the City in stimulating economic sector growth and development should be a strategic priority with recommended areas for consideration being:

- Southern areas - tourism opportunities;
  - City Deep area - freight and logistics;
  - EWDC & NSDC (Southern) – tourism, industrial and manufacturing areas for the movement of resources, products services and labour;
  - Strategic integration with other transportation modes.
- Develop “green movement corridors”

There is an opportunity to develop suitable routes for walking and alternative and non-motorised transportation modes along rivers and valleys throughout Johannesburg as a separate network of movement.

The nature of rivers and ridges on which Joburg has been built offer various linkages between key areas of the city, its surrounding municipalities and nodal areas and CBDs and provides an opportunity for the establishment of green movement corridors in support



of the “Rivers of Green”.

Rivers that could be considered include, Jukskei, Klip River, Braamfontein Spruit, Klein Jukskei, Natalspruit, Sandspruit.

This would provide opportunities to:

- Clean up and improve currently abandoned and derelict areas of the city;
- Monitor safety and security through use;
- Promote alternative transportation modes and systems.

### 3.4. Community Safety

- A model for strategic partnerships for urban design, development and management

It is important to establish suitable safe and secure environments for business and communities to establish and thrive. This can be driven and supported by partnerships for which suitable institutional strategies need to be provided in the GDS2040.

The partnerships will include representatives from business, community and government authorities and agencies. Obvious examples of this are already realised through the City Improvement/Management Districts.

Other successful working examples of a business and community driven collaboration process with authorities and agencies include:

- Sojo Business and Tourism
  - urban management through MOU with City departments and MOEs to assist with management and maintenance of urban areas;
  - promotion of tourism through partnership with Joburg Tourism Company;
  - proactive participation and engagement with business, community and authorities through forums discussions and projects.
- KlipSA
  - protection, promotion and enhancement of the natural assets in partnership with environmental authorities and agencies;
  - promotion of sustainable business and living practices within existing areas;
  - proactive engagement with developers and investors to add value to the biodiversity, natural and cultural assets to ensure sustainable stewardship through realisation of appropriate economic and social investment and development.

### 3.5. Environment

- Appreciate strategic value of natural resources and open space areas

In line with current organisation, developmental and sustainability strategies the strategic value of natural resources and open space areas and their contribution to an organisation such as the City and its economic and social growth and development needs to receive greater appreciation.

For many years the City has a very short term view of open space and in particular different entities within the City view these resources with different levels of priority. To this end, there are a number of key natural and open space areas being prepared for future development with a view to selling off the property purely for revenue generation.

The strategic value of these assets must be realised and strengthened in the GDS2040.

The City needs to establish a consistent approach to identify the best value use of a natural assets and how it should be realised for the City and its communities. Any



revenues that can be generated from these assets need to be reinvested into the area or similar areas and where possible some form of annuity income revenue generation be established. Examples of this includes development processes initiated on Moffat Park, Rietvlei Zoo Farm area and Klip valley areas currently outside the Urban Development Boundary where planners and developers are actively working on development proposals for the Joburg Property Company.

In addition, strategic provision needs to be made for identifying and protecting areas of natural and biodiversity. This should include the recognition of the existing protected areas and a strategy for the review of the value of these areas and the possible extension and expansion of the protection. For example, areas adjacent to the Klipriviersberg Nature Reserve (KNR) should be secured as a matter of urgency to protect their strategic value and contribution to the area as they are currently under threat for development.

This should also include the strategic identification and protection of biodiversity areas and corridors, catchment areas and wetlands as well as cultural and historical sites and areas.

An integrated strategic management approach should form a key component of the GDS 2040 to ensure the value of these areas is recognised, protected and improved.

- Storm water management in catchment areas

The strategic value of old mining infrastructure such as disused mine dams should be considered for providing a storm water management opportunity for the retention and management of the quantity and quality of storm water. This could include an evaluation regarding the potential to capture and reuse this water for local use.

Examples of possible sites include Crown Valley, New Canada Dam and Rosherville Dam. The removal of mine-impacted and gold bearing salts will provide substantial capacity for storm water management. In addition, in light of the above suggestions regarding green movement corridors, these could be added features and components of such infrastructure.

While we recognise that many of the issues that have been raised here could be considered as operational and short-term proposals, we believe that the principles and concepts should be incorporated into a long-term strategic framework to ensure that the appropriate short-term strategies and interventions are suitably guided. In many cases, these proposals and suggestions are under current consideration and threat of being lost due to existing development interventions and processes.

We trust that the above contribution will be of value to the City and the preparation of GDS2040.

Please contact us should you require any further information or clarification regarding any of the points made in this submission.

Yours sincerely

**ANDREW CW BARKER**



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