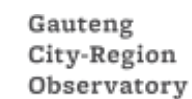


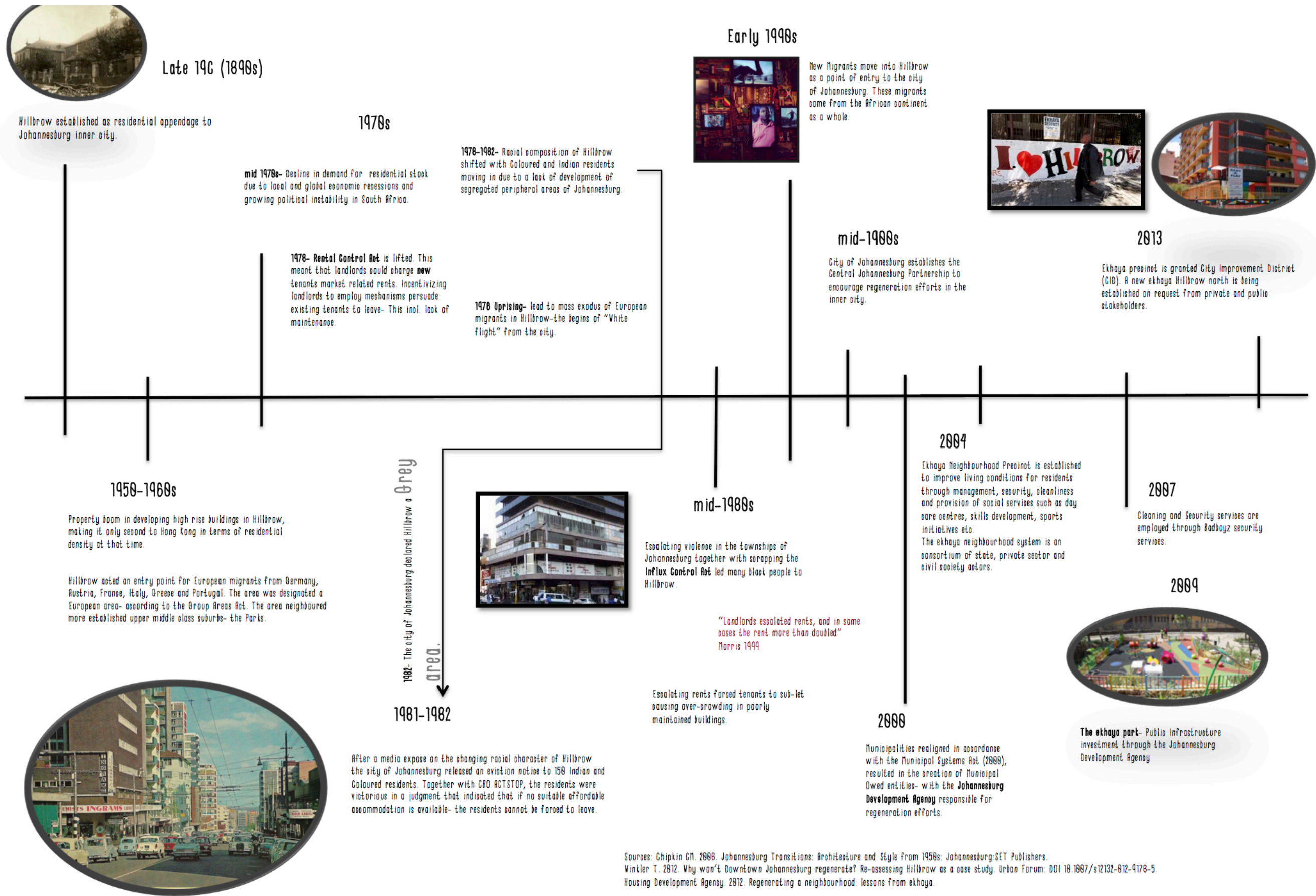


INCLUSIVE URBAN REGENERATION IN JOHANNESBURG:

The Case of Ekhaya Residential City Improvement District in Hillbrow



HISTORICAL OVERVIEW: HILLBROW JOHANNESBURG



EARLY ESTABLISHMENT & DEVELOPMENT

POLITICS: THE FALL OF APARTHEID

CITY & STAKEHOLDER INTERVENTIONS

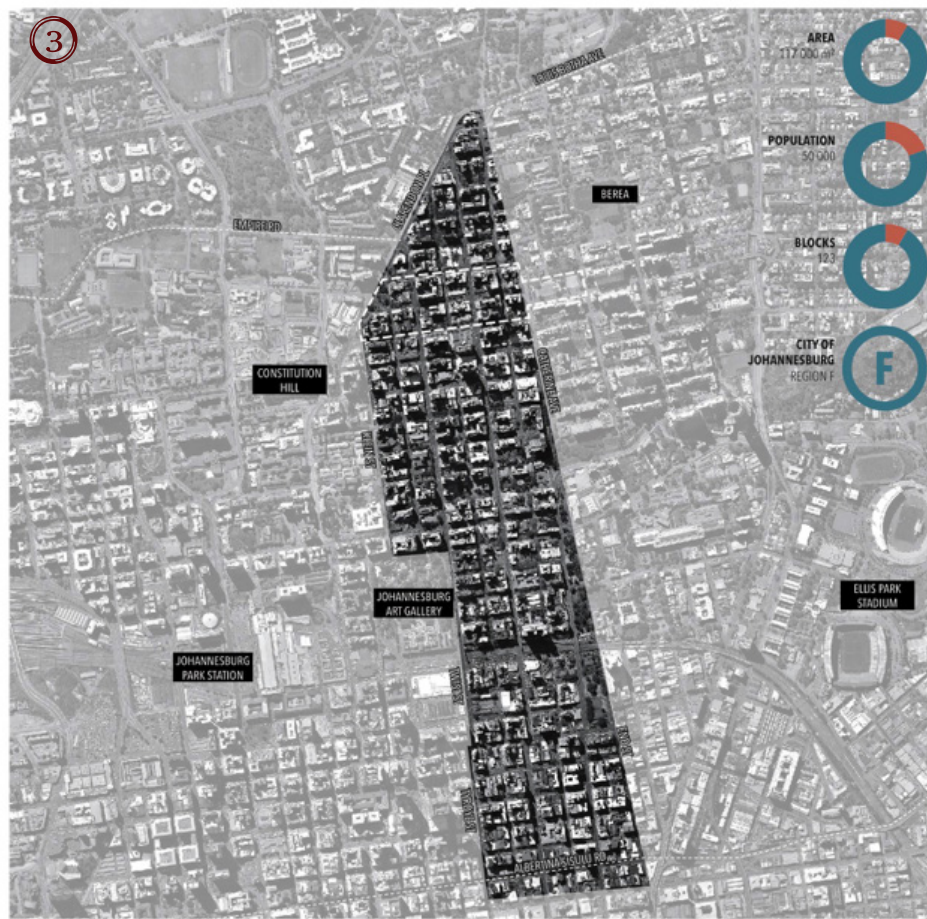
SPATIAL CONTEXT: HILLBROW JOHANNESBURG



City of Johannesburg



Johannesburg Inner City



Hillbrow Neighbourhood



Ekhaya North and South boundaries

POLITICAL IMPERATIVES & POLICY



Former mayor - **Amos Masondo** (2000-2011)

" We seek to actively use the instrument of local government - the municipality - to improve the quality of life of all residents and citizens. The City will, through its improved Multi-Disciplinary Daily Operations, alleviate any kind of lawlessness in the inner city."

KEY INNER CITY POLICIES DEVELOPED:

Inner City Regeneration Charter 2007-2012 (2007)
Inner City Urban Design Implementation Framework (2009)



Former mayor - **Parks Tau** (2011-2016)

" A City in which today is clearly better than yesterday; which every day finds new ways to work with its people to ensure tomorrow will be better than today."

KEY INNER CITY POLICIES DEVELOPED:

Inner City Roadmap (2015)
Problem Properties By-Laws (2014)



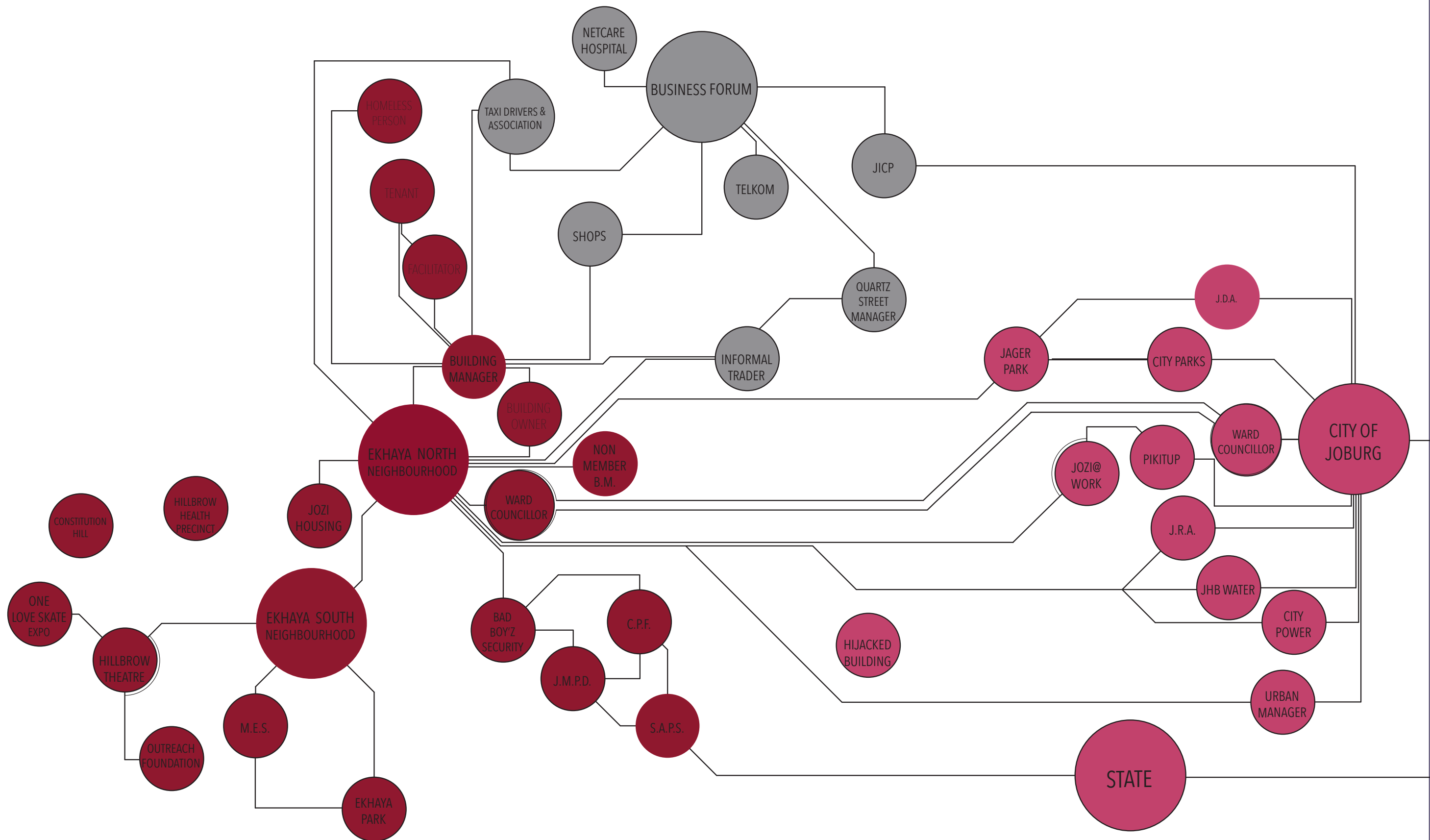
Current Mayor - **Herman Mashaba** (2016-present)

" I am determined to deliver the change the residents of our city demand. We as government are your servants. You are our bosses. We serve at your pleasure. We are here to hear you tell us your needs. We want to build a social contract with our residents which will guide us in delivering the services you need."

KEY INNER CITY POLICIES DEVELOPED:

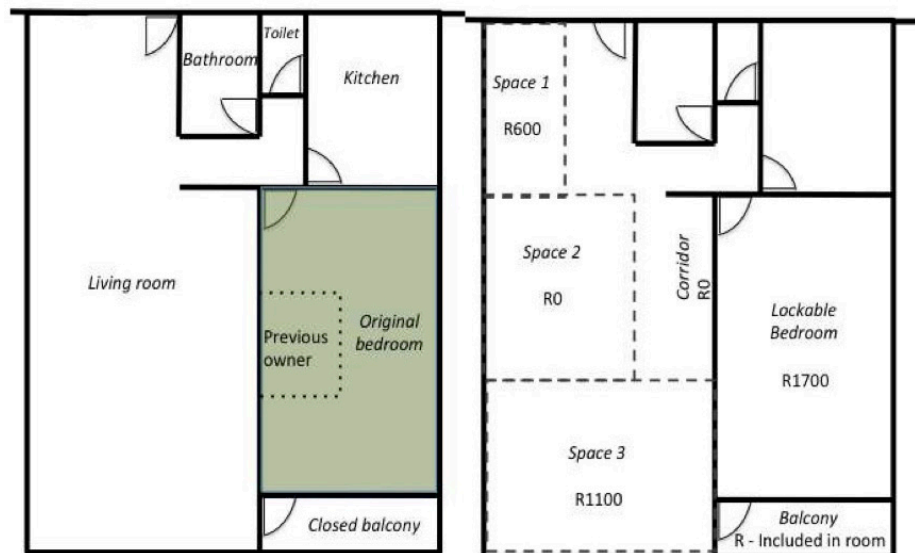
Inner City Housing Implementation Plan (2017)

INSTITUTIONAL CONTEXT



FOCUS: NEIGHBOURHOOD IMPROVEMENT WITHOUT GENTRIFICATION

PROPERTY INVESTMENT CASE



GOAL: The aim of Ekhaya is to create a safe, clean and home like environment in Hillbrow.

PURPOSE: The eKhaya Neighbourhood Development was introduced as a community level intervention.

PRIVATE INVESTMENT: Private sector investment in building stock and in additional management services

PUBLIC INVESTMENT: Local government interventions in the public realm (streets, alleyways etc.)

INSTITUTIONALISATION: Form a business improvement district with Social programming and support.

NEIGHBOUHOOD INVESTMENT

PRINCIPLES

SAFETY

CLEANLINESS

FRIENDLINESS

TOOLS

BUILDING MANAGEMENT

PUBLIC INVESTMENT IN ENVIRONMENT

BUILDING DENSIFICATION

URBAN MANAGEMENT

SOCIAL HOUSING & PRIVATE SECTOR INVESTMENT

SOCIAL SUPPORT

SOCIAL PROGRAMING

KNOW YOUR NEIGHBOUR

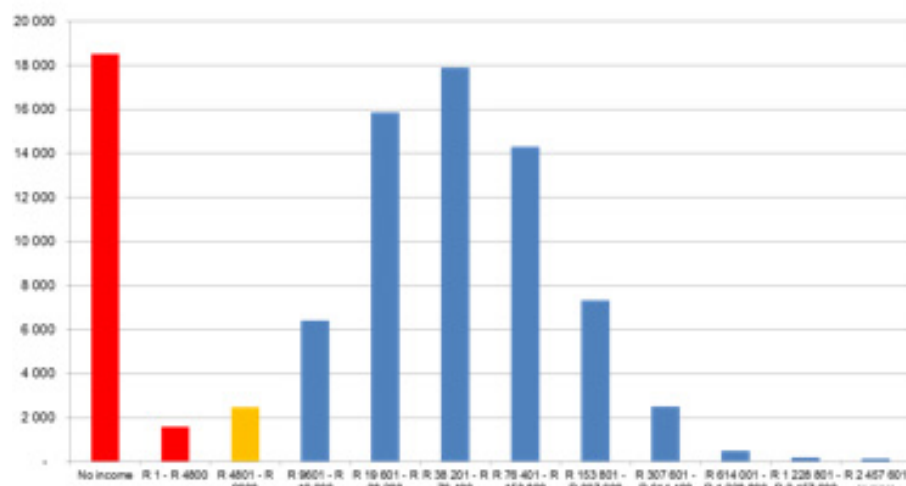
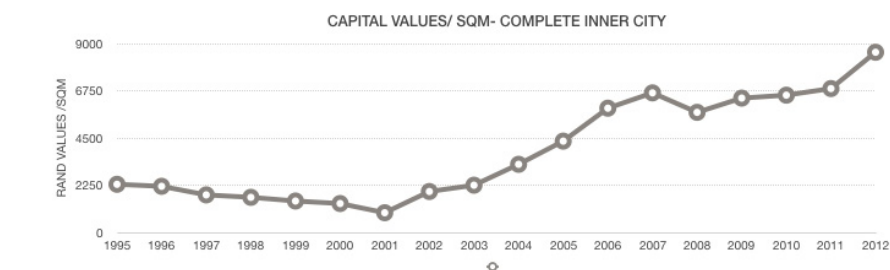


Learning from informal sector densification strategies- formalising and offering improved products.

RESULTS

INCREASED CAPITAL VALUES + STABLE POPULATION BY INCOME

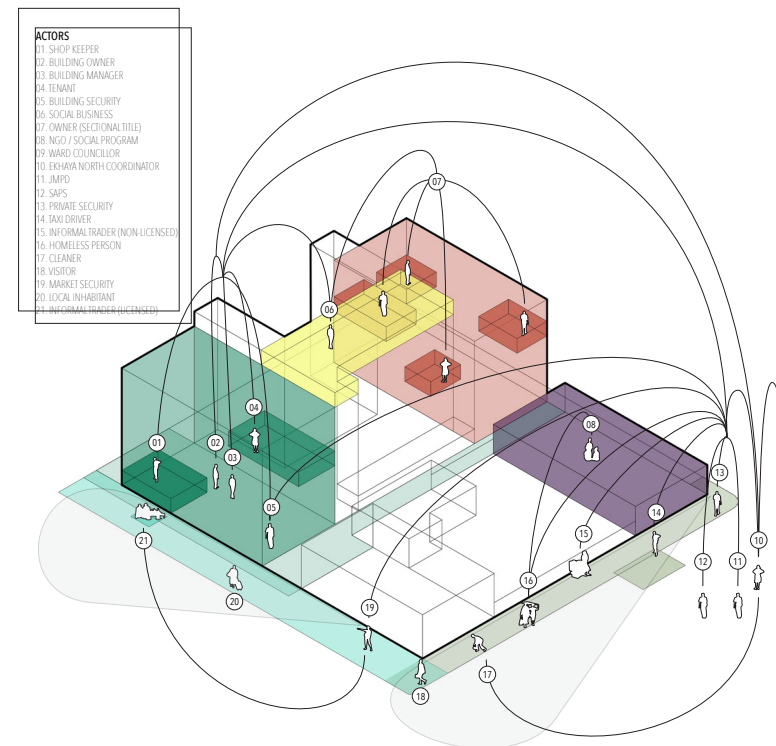
While Hillbrow neighbourhood data is not available in detail. The Inner City data is indicative of Hillbrow trends given that 1/5 of the Inner City population resides in Hillbrow. The graphs below highlight an increase in Capital values per square meter as well as income ranges for Inner City Residents.



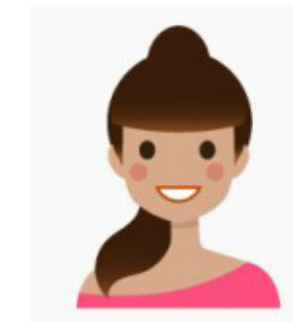
Viruly, Bertoldi & Cox (2015)

The Inner City population is increasingly lower-middle income and employed but with large number of very poor households.

IMPROVED LIVING ENVIRONMENT

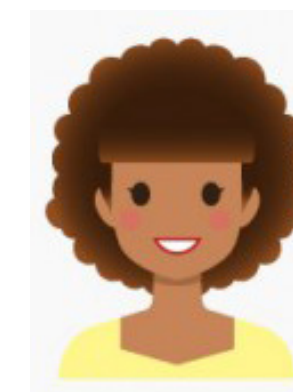
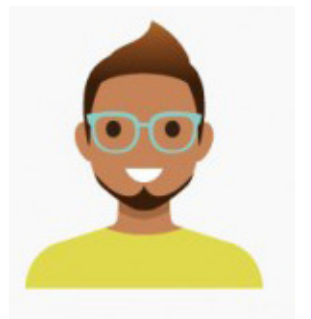


CHANGE OF RESIDENT PERCEPTION



" In the past I would often not even answer my cell-phone in this area. But now with police everywhere and eKhaya security things have changed. I am still cautious...but things have definitely improved. "

" If a person is looking for a place where people are friendly and like to interact with neighbours, then the place is recommended but if a person is looking for a remote and quite place then they must go the suburbs. "



" I normally send my kids to tournaments even when I do not attend myself as they seem to enjoy the soccer. The sports keep them busy and away from misbehaving. "

Pooe (2016)

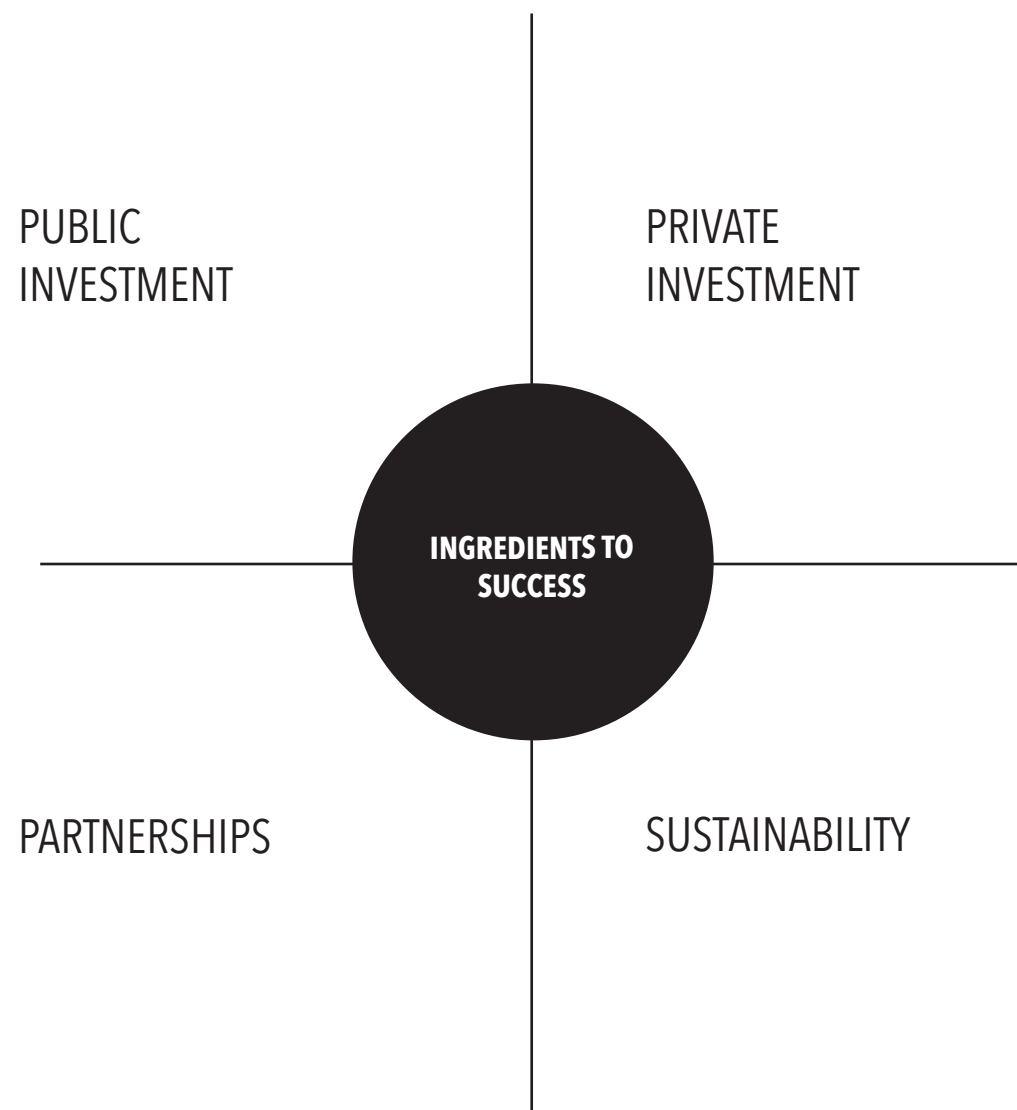
LESSONS LEARNT

FORMULA TO EKHAYA SUCCESS= PHYSICAL REPAIR OF BUILDING STOCK+ PARTNERSHIP+ INVESTMENT IN PUBLIC SPACE + JOINT MANAGEMENT OF PUBLIC REALM

Neighbourhood level governance mechanisms play an integral role:

- Localising state agendas
- Allowing for direct citizen engagement and co-production
- Creating unique partnerships across state, business and civil society
- Being responsive and often accurate to improve local problems
- Key interface between formal and informal structures and engagement
- Formalised partnerships developed over time

“ Focus on building communities as key to building cities”



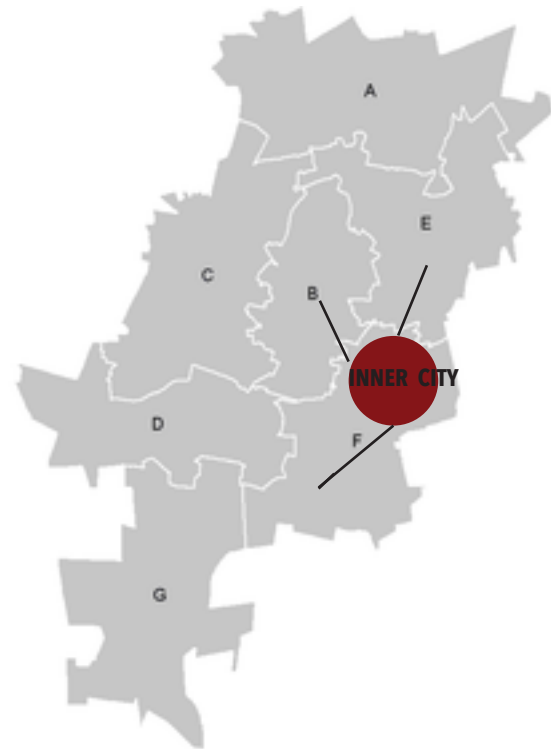
CHALLENGES

There are still major challenges in the Hillbrow context including:

- “Hi-jacked” buildings
- High levels of drug use
- Unemployment and poverty
- Aging engineering services
- Fragmented Institutional structures

TRANSFER & REPLICABILITY

REPLICABILITY TO OTHER PARTS OF THE INNER CITY & BEYOND



This model of regeneration has influenced the re-development of declining areas through out the City of Johannesburg.

①

INNOVATION IN RE-DEVELOPMENT

Exploring density in well-located contexts

Re-use of existing Building Stock

Initiatives like inclusionary housing policies or incentives could foster such innovation

EKHAYA= CREATING A HOME

②

ROLE OF SOCIAL HOUSING INSTITUTIONS

Key role in social support and programming.

③

INVESTMENT

Social support and systems for social cohesion

In Public Realm, so that dense environs have good shared space.

In joint management system.

SDG

8 DECENT WORK AND ECONOMIC GROWTH



Promoting policies that encourage entrepreneurship and job creation.

10 REDUCED INEQUALITIES



Creating opportunity for everyone

11 SUSTAINABLE CITIES AND COMMUNITIES



Creating good, affordable public housing and public transport

ATTRACTING INVESTMENTS

Ekhaya has attracted commercial and residential investment by upgrading and cleaning up the Hillbrow area. Implementation of Ekhaya has created jobs through different service providers and member building. Also, informal business (street traders) have benefited from a safer and cleaner Hillbrow as more people are now willing to walk the streets of Hillbrow

EMBRACING INFORMALITY

Organisational structure of Ekhaya allow for informal relationships with non-member building, tenants and informal business on the streets. This allows for a safe space for expression for everyone assuring equalities.

SOCIAL HOUSING FOR LOW-INCOME RESIDENTS

Collaboration not-for-profit Social Housing Institutions (SHI) and a for-profit landlord and management agents to bring about urban regeneration in Hillbrow.

EKAYA PRINCIPLES