

TTRI

Training for Township Renewal Initiative

[2007_10_02 TTRI Key Note Address Stories v2.ppt](#)



Day 1 Site Visit

Taryn Elliott: 29 October 2007

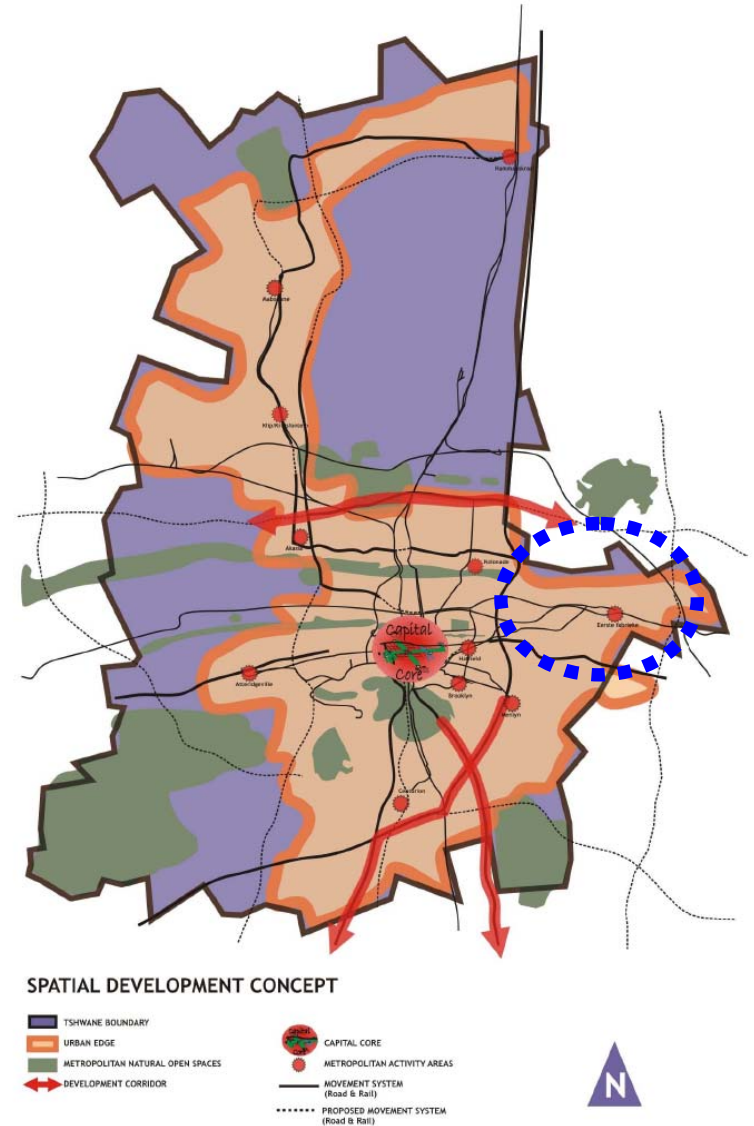
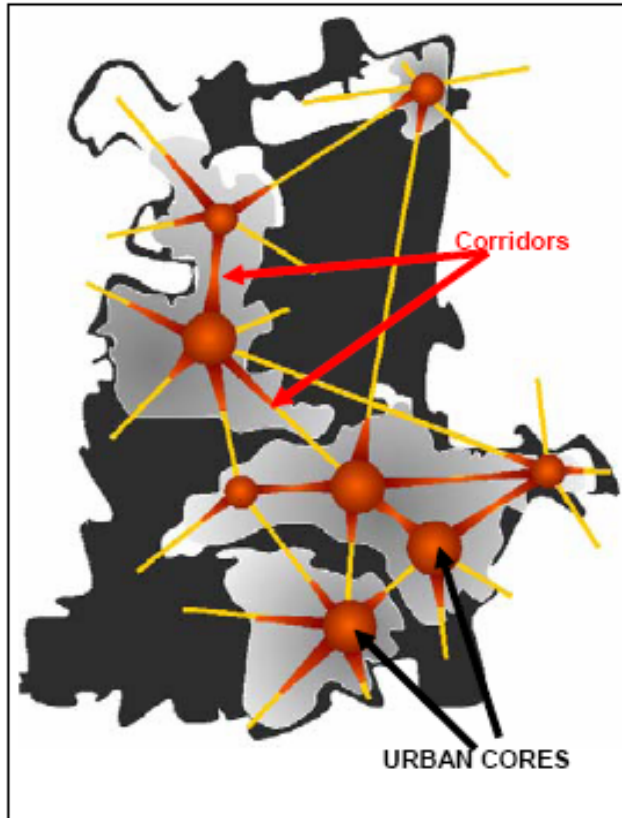


the dplg

Department:
Provincial and Local Government
REPUBLIC OF SOUTH AFRICA

Regional Context

Figure 4.6. Activity Systems



Greater Mamelodi



- **Land Use**
- Residential land use in Mamelodi is characterised by the replication of single dwelling units at a relatively low density. The housing differs dramatically across Mamelodi:
- Mamelodi West is characterised hostels and informal units,
- Mamelodi Central, North and South is characterised by informal settlements, and
- Mamelodi East, is characterised by growing informal settlements.

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Greater Mamelodi



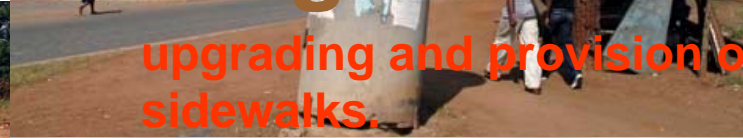
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Greater Mamelodi – Challenges & Issues



tarring of roads



upgrading and provision of sidewalks.



traffic calming,



social facilities



stormwater drainage



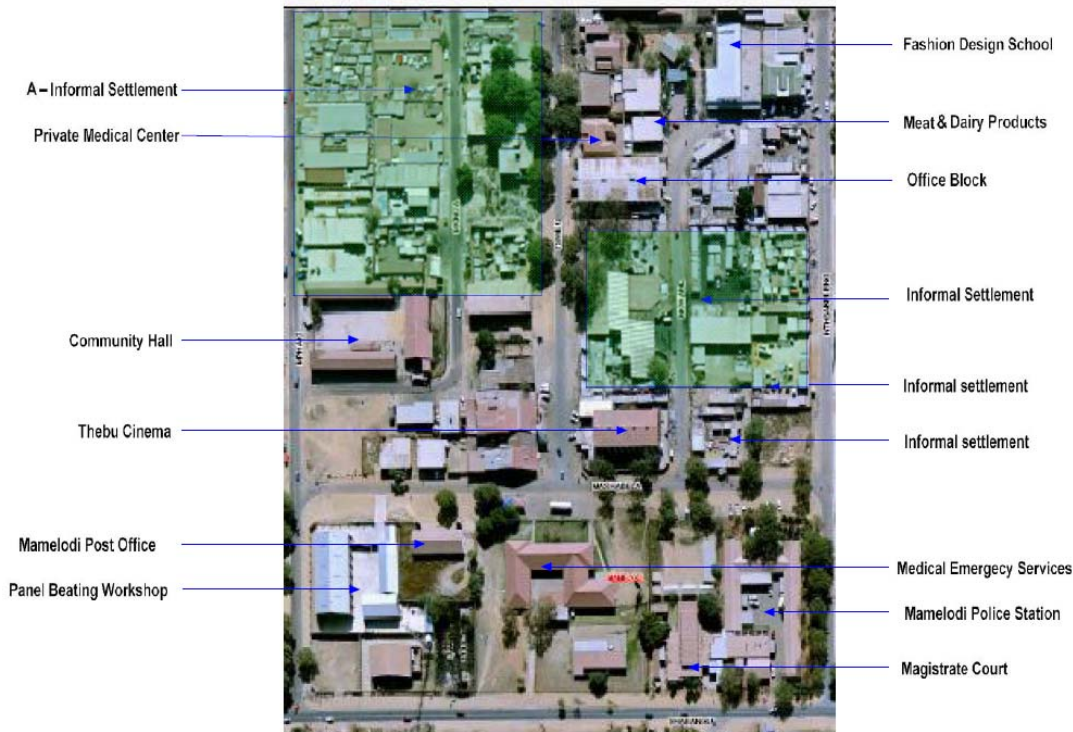
stormwater drainage



housing.



Section T



Issues and challenges

- Lack of ownership, resulting in municipal ownership of commercial properties
- Non-payment of rates and services
- Deterioration of business infrastructure
- Identification of legal tenants

Movement Networks

- pedestrian linkages
- continuous movement routes
- regional and district roads



Social Facilities and Services

- facilities
- cluster



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Public Space

- public space and landscaping



Housing

- type of housing (type and density)



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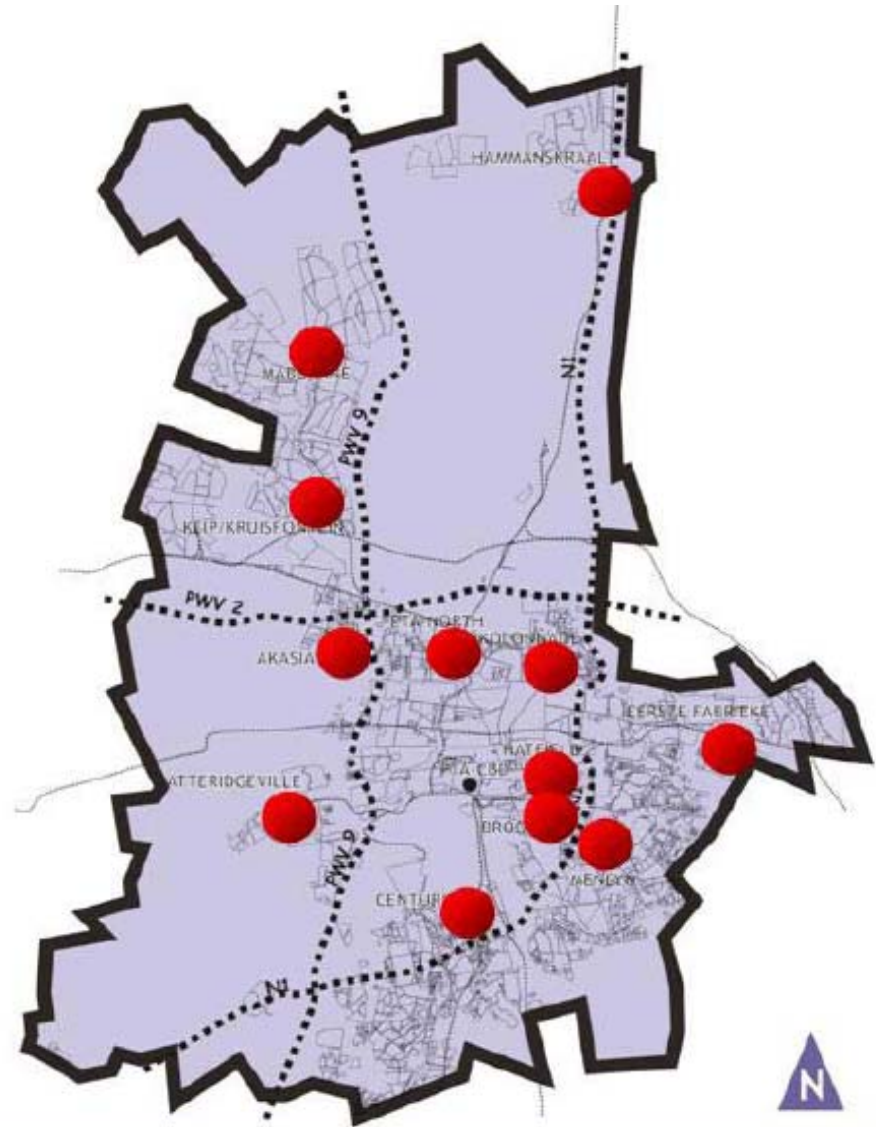
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Private Sector Investment



Eerste Fabrieke

- The Eerste Fabrieke area is identified as a new Urban Core/Metropolitan Activity Node and has been declared a Mayoral project.
- A Metropolitan Activity Node is the highest order activity node and should comprise of a high concentration of mixed use, commercial, residential, social and cultural, and other urban activities. These nodes should be integrated with or around major railway stations/ transport infrastructure.
 - Land Use
- 34 hectares vacant land
- 1870 dwelling units at a gross density of 55 du/ha
- Informal business (10 businesses)
- Proposed metropolitan activity node
- Proposed industrial development focus



Movement Networks

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Public Space

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Private Sector Investment



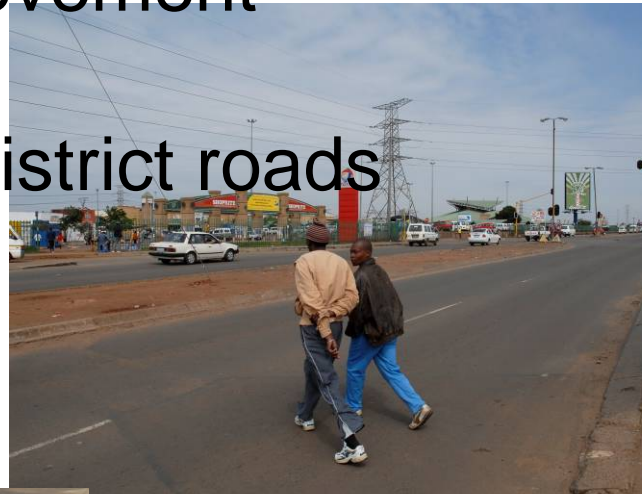
Denneboom

- Denneboom station is the first and largest railway station in Mamelodi
 - Land Use:
- Denneboom Station; taxi Rank and Retail Complex
- Bus Station and Trading Site
- Mini Munitoria Offices
- Mamelodi Hostels
- Solomon Mahlangu Freedom Square
- Mamelodi Crossing Shopping Complex (supermarkets, retails, restaurants, Doctor's offices, pharmacies)
- Sun Valley
- HM Pitje Sport Grounds
- Informal trade (accessible via Tsamaya Road only), home to approximately 627



Movement Networks

- pedestrian linkages
- continuous movement routes
- regional and district roads



Social Facilities and Services

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Namapius



- Nellmapius is a state subsidized housing development located to the south of the Mamelodi and the Eerset Fabrieke railway station.
 - Land Use
- Nellmapius is characterized by low density, single residential housing development and vacant land set aside for commercial and social facilities that have yet to be developed.

Movement Networks

- pedestrian linkages
- continuous movement routes
- regional and district roads



Social Facilities and Services

- facilities
- cluster

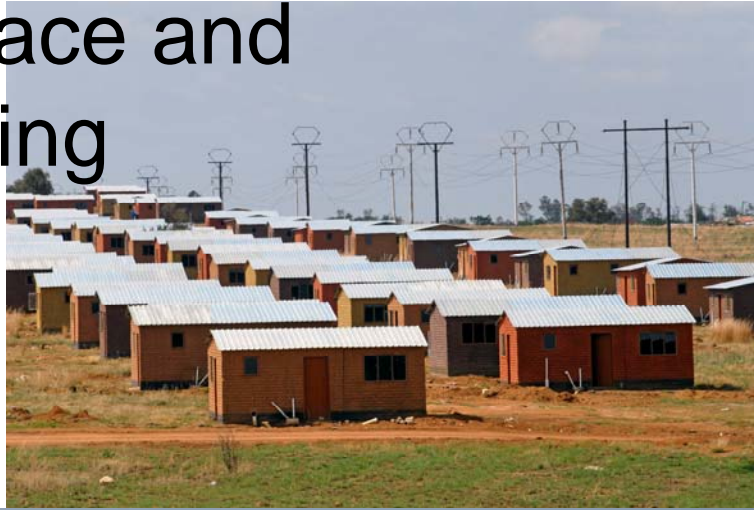


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Public Space

- public space and landscaping



Housing

- type of housing (type and density)



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Interventions

- What interventions would you make?
- Think about design guidelines (to improve the public environment)
- Think about the kinds of future public and private sector investment that would be appropriate.

Group Work - Programme

- Break into groups
- Brainstorm - Questions
- Report back

Group Work - Resources

- Each group will receive:
 - a large laminated map of the area that they will be dealing with
 - a set of pens
 - the lecture notes from this mornings session
 - social facilities and estimated construction costs
 - the information and notes taken from yesterday's site visit.

Group Work Questions – E.g. Section T

- Identify existing and potential pedestrian linkages (mark these on your map).
- Identify existing and potential continuous movement routes running through the site (mark these on your map).
- Identify regional and district roads in your node (mark these on your map).
- Drawing on this morning's lecture (titled: Theoretical and policy content: Settlement making and township development: Performance qualities of integrated human settlements) is this node a neighbourhood, district or regional node? Rank section T in comparison to the other three nodes (Nellmapius, Denneboom and Eerste Fabrieke)
- In line with the position of Section T in the nodal hierarchy, what facilities would be appropriate in this node? (refer to the social facilities primer contained in this morning lecture paper)
- Which facilities would you cluster together? Where would you place this cluster in the node? Mark this on you map.

Group Work Questions – E.g. Section T

- What public space and landscaping interventions would you make to improve the quality of the public environment in this node? If possible, mark these on your map.
- What type of housing (type and density) would you locate in this node? (refer to the housing primer contain in this morning's lecture paper).
- Where would you locate this housing? If possible, mark these on your map.
- Can you think of any design guidelines you would put in place to guide future public and private sector investment in this area?
- Is there any particular type of private sector investment that you would like to see located in this area?
- You have been allocated R10 million to spend on one or more public sector investments into this node. What public sector physical infrastructure/facility would you spend this money on?
- You have been allocated R100 million to spend on one or more public sector investments into this node. What public sector physical infrastructure/facility would you spend this money on? What would you develop first? Develop a phasing plan. Motivate why you would spend the money in this order.

Social Facilities Primer - Costs

| Social Facility | Unit Costs: A guide |
|------------------------------------|--|
| Crèche | Building construction: R280 000 [†] and Equipment R7000 [†] |
| Primary school | R8,000,000 [‡] |
| High School | R20,000,000 [§] |
| Tertiary training facility | R100,000,000 ^{**} |
| Clinic | R8,700,000 ^{††} |
| Day Hospital | R68,875,000 ^{††} |
| Regional / district hospital | R800,000 – R15,000,000 ^{§§} |
| Local public places / pocket parks | R600/m ^{2***} |
| Multi-functional Open Spaces | R600/m ^{2†††} |
| Sports field/ sports club | Sportsfield: R400,000 ^{†††} Cricket Oval R1,100,000 ^{§§§} |
| Indoor Sports Facility | R26,500,000 ^{****} |
| Stadium | R2,490,000,000 ^{††††} |
| Markets | R2,700,000 ^{†††} |
| Public Plazas | R600/m ^{2§§§§} |
| Square | R600/m ^{2*****} |
| Bus Shelter (bus rank) | Paving: R225 per m ² and Roofing: R175 per m ^{2†††††} |
| Bus shelter (street) | R160 per m ^{2†††††} |
| Taxi rank | Paving: R225 per m ² and Roof: R160 per m ^{2§§§§§} |
| Multi-purpose centre (hub) | R4,800,000 to R13,100,000 ^{*****} |
| Multi-purpose centre (Satellite) | R1,550,000 to R1,550,000 ^{††††††} |
| Multi-purpose centre (Mobile) | R600,000 ^{††††††} to R800,000 ^{§§§§§§} |
| Hall | Hall: R4 000 per m ² (total limit: R4,5 million) ^{*****} Sports and recreation hall: R6 000 per m ² (total limit: R6,5 million) ^{†††††††} |
| Library | R2500/m ^{2†††††††} |
| Police Station | R12.5 million ^{§§§§§§§} |

Presenter details

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