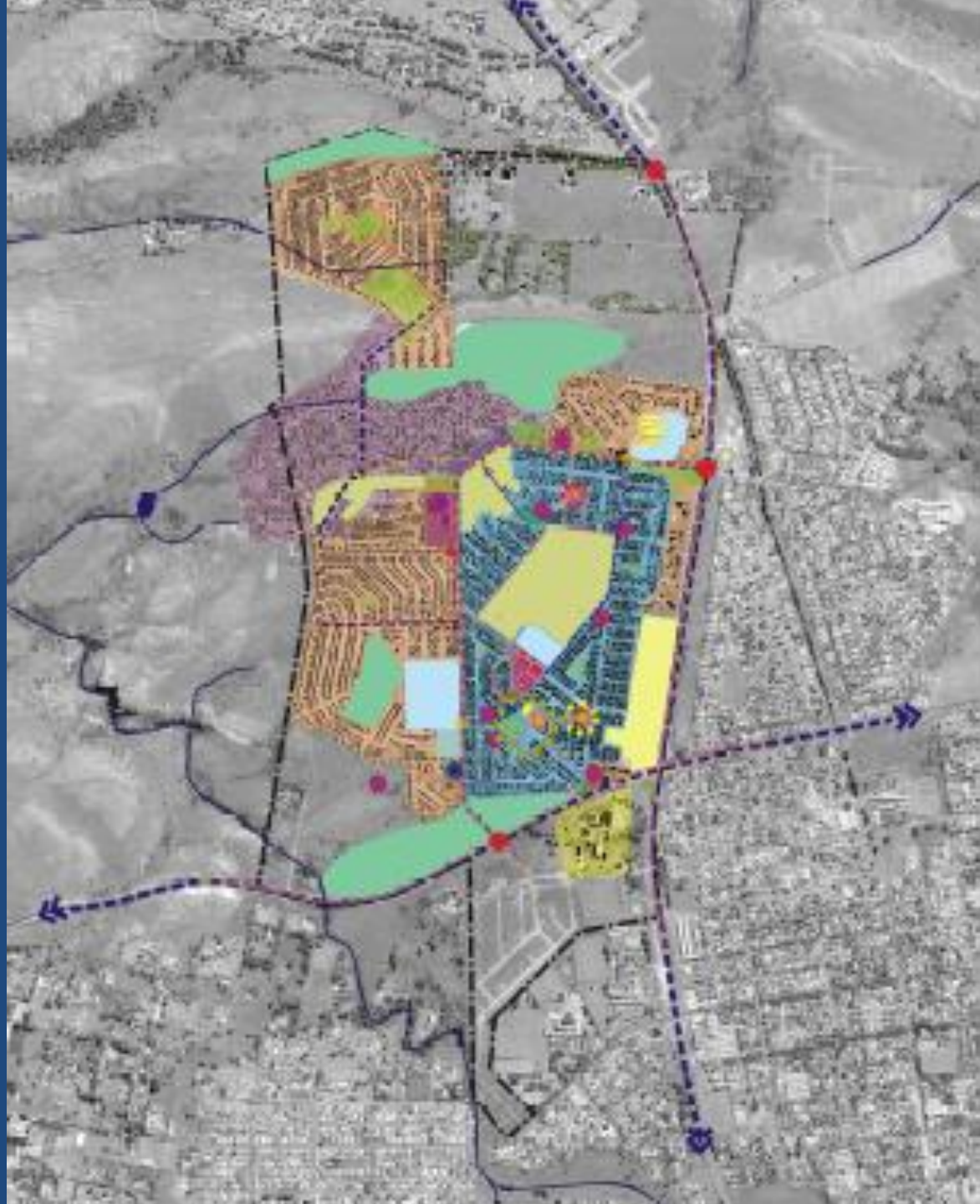


An aerial photograph of a city grid, likely Munsieville, showing a dense pattern of streets and buildings. The image is in grayscale and has a dark, semi-transparent overlay. The text is centered on the image.

Munsieville Regeneration strategy

21 October 2010

Team 5



BACKGROUND

- Location: 5km from Krugersdorp CBD
- Area = 2.7 km²
- Established approx. 1950 for mine labourers
- Population = approx. 20 000
- Potentially economically active population = 62%
- 42% youth population
- Low education levels
- Low income levels (94% < R3200)
- Lack of social & infrastructural amenities
- Transport – 54% by foot; 28% by minibus

VISION (2030)

*Transform Munsieville into a **safe, attractive area of high quality** that is **investor friendly** and supports the **mobility and identity** of residents.*

CHALLENGES

1. Poverty & Unemployment
2. Crime
3. Poor Urban management
4. Poor quality public open spaces (green & urban)
5. Lack of Housing choice (Typologies & Tenure options)
6. Poorly maintained infrastructure
7. Informal structures
8. Land availability
9. Lack of investor interest
10. Lack of transport alternatives
11. Lacks identity (uniqueness)

INTERVENTIONS

	Short (1 year)	Medium (3-5 years)	Long term (20 yrs)
Unemployment	Youth development (Skills development programme)	Investment incentives (draw investment into Munsieville & surrounds)	
	Adult education programmes (ABET)	Business Hives	
	EPWP initiatives		
	Facilitate training for residents to assist with maintenance		
Urban Management	Improve day to day operations immediately	Planning & development to involve private sector	
	Mobilise Private sector & community organizations to supplement Municipal resources.	Adapt regulatory environment to promote local culture & opportunities	
	Energy efficient Street lighting	Investigate & provide alternative technologies	

	Short term	Medium term	Long Term
Crime	Women Empowerment programmes (address domestic violence)	Urban design interventions to promote passive surveillance & ensure “eyes on the street”	
	Install lighting to reduce crime opportunities		
	Sports & Recreation programmes for youth (to combat boredom)	Eliminate/renovate abandoned facilities	
	Visible policing (community policing forums)		
	Implementation of identified green routes (safe routes)		
Informal Structures		Brick manufacturing programme (use bricks as building materials to formalise structures)	Successful pilot programme to influence policy on informality -Assist community to formalise their shacks incrementally (increase skills dev. & ownership)

	Short term	Medium term	Long term
Public spaces	Landscaping (paving, lighting, street furniture, tree planting, etc.) = visible improvements	Establish a Public Space in strategic focus area (pedestrian priority spaces) - Establish network of Pedestrian priority routes connecting these spaces.	Upgrade/extend public facilities associated with this public space
Land Availability			Purchase Land
		Target land for densification/infill opportunities	
		Promote mixed use development along Mokgatle St. activity routes/nodes through additional business rights (e.g. Vilakazi Street Soweto)	
Lack of Investor interest	Ensure political buy-in	Offer Municipal incentives (density bonuses, fast-tracking of town planning applications) Development contribution exemptions	Release land for private sector development
		Marketing of potential opportunities	

	Short	Medium	Long term
Transport alternatives	Increase Bicycle awareness (link into other initiatives e.g. 'Think Bike' & National Govt. initiatives)	Provide bicycle infrastructure & facilities	Identify & implement bus routes & facilities
		Negotiate extension of intra-regional Bus routes	
Sense of Identity	Community engagement to understand community history & identity	Develop historic sites (e.g. Desmond Tutu's house)	

Private sector involvement & community participation is central in prioritising the importance of the above interventions and developing business plans.

Intervention potential...



Key Performance Indicators

- **Unemployment** - no. jobs created annually
- **Urban Management** - Community perception surveys
- **Crime** – reduction in crime dockets opened
- **Informal Structures** – no. informal structures formalised
- **Poor maintenance public spaces** – survey account of users
- **Lack of Investor interest** – increase in Rand value of investment;
- **Transport alternatives** – transport Census statistics 2011
- **Sense of Identity** – no. historic sites developed

Thank You