

MEGA CITIES

Investing In Gauteng Infrastructure



GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA





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The Gauteng Department of Human Settlements (GDHS) is responsible for the provision of Integrated Sustainable Human Settlements within a smart Gauteng City Region. The Department’s vision is to purposely plan and develop “Mega Cities” that are completely self-sufficient in providing for the housing, economic and social needs of the community.

The mega projects strategy is implemented by the Department in collaboration with municipalities who are a key role player. Municipalities are responsible for planning assessments and approvals in line with the Spatial Land Use Management Act (Act 16 of 2013). They are also responsible for the provision and maintenance of bulk infrastructure. Furthermore, the communities we serve are located in municipalities hence they are a key stakeholder in the provision of mega cities.

INTRODUCTION

Section 26 of the SA Constitution states that everyone has a right to have access to adequate housing. Furthermore, the Housing Code of 1997 is the driver of Mega Cities. The concept of Mega Cities is a revolutionary approach to the delivery of Integrated Human Settlements that was adopted by the Gauteng Provincial Government (GPG).

Mega Cities are a by-product of Mega Projects, a ground-breaking strategy developed by the Gauteng Provincial Government (GPG) to address and revise the apartheid era inherited spatial development planning and develop new post-apartheid integrated cities.

By definition; Mega Cities are massive housing developments that yield no less than 15 000

housing units per project. The primary objective behind the adoption of Mega Projects by the GPG is to ensure that infrastructural developments in the Gauteng City-Region are done in a manner that entrenches socio-economic integration.

Development of Mega Cities is done in a highly coordinated manner that includes all relevant sister departments linked to the Gauteng Department of Human Settlements (GDHS). The strategic approach is to ensure synergies across all related departments as well as to break down the silo mentality which was previously the modus operandi in government projects. These departments include Roads and Transport; Education; Economic Development; Community Safety; Sport, Arts, Culture and Recreation; Health; and Social Development.



The Central Development Corridor is anchored on the city of Johannesburg as a hub of Financial Services, Information and Communication Technology and Pharmaceutical Industries, the Eastern Development Corridor is built around the airport economy of the Ekurhuleni Metro as the hub of Manufacturing, Logistics and Transport industries, the Northern Development Corridor is anchored on Tshwane as the administrative capital city, a hub of the automotive sector, research and development, innovation and the knowledge-based economy, the Western Corridor encompassing the economy of the West Rand District and the Southern Corridor encompassing the economy of Sedibeng focuses on the creation of new industries, new economic nodes and new cities

The Gauteng Department of Human Settlements has begun to roll out the Mega-Cities across the province. The new post-apartheid cities are being implemented in phases across the five development corridors. These developments are categorised into Central, Eastern, Northern, Western and Southern Corridors.



WHO ARE THE BENEFICIARIES OF THE MEGA CITIES PROJECTS?

The provision of different typologies in Mega City projects afford every development a unique value proposition to beneficiaries. These product offerings range from bonded houses, Finance Linked Individual Subsidy (FLISP) houses, and Social Housing and Breaking New Ground (BNG) houses commonly known as RDP houses. The roll out of Mega Cities will most certainly bring about social transformation and integration in the Gauteng City Region on a scale never seen in any province.

ARE THERE ANY NEW AND EXISTING AMENITIES AS FAR AS THESE PROJECTS ARE CONCERN?

Generally, Mega Cities are more inclined to the development of new cities, ideally suited to green-fields developments. But because scarcity of land and the availability of portions of land that is ideal to maximize socio-economic integration, some Mega City developments will be in-situ projects.

Mega Cities are a game changer in housing delivery and the model has earned admiration and envy across the country. These post-apartheid cities will ensure that socio-economic opportunities are within walking distance, residents have access to clinics, schools, libraries and recreational facilities within easy reach. The creation of light industries in all Mega Cities will further improve opportunities for beneficiaries acquire skills and secure jobs.

HOW WILL THE MEGA CITIES PROJECT BENEFIT THE COMMUNITY ECONOMICALLY?

The Mega Projects strategy was conceptualized to primarily facilitate socio-economic transformation through the provision of access points to economical hubs and job opportunists, something that was glaringly lacking in the apartheid era spatial planning patterns. If you currently look at where people live and where they work, you will in most cases realize that people live on the outskirts of their places of work. A further economic benefit to our people is the reduction of travelling costs, which in most cases is a huge expense item in most people's budget.

For example, the John Dube Mega Project will have its own Central Business District (CBD) and a University. Research has indicated that universities on their own are a potential source of economic activities. Mega City residents will be able to offer accommodation to students and derive an income. The CBD will have shops, office spaces and other industries in it where people can benefit economically.

MEGA CITIES BRIEF PROJECT PROFILES

Across the five development corridors, the department has planned to deliver 31 megacities that will ensure the provision of integrated sustainable human settlements. Currently, 20 megacities are off the ground, 15 at the planning stage and 2 at the conceptualisation stage.

Currently the implementation of the projects is underway and at various developmental stages.

The following are some of the mega cities:



► Riverside View
Mega City



► Clayville
Mega City



► Fleurhof
Mega City



► Savana City



► Elijah Barayi
Mega City



► Montrose
Mega City



► Affri-village
Mega City



► Rama City



► Dan Tloome
Mega City



► Westonaria
Borwa Mega
City

RIVERSIDE VIEW MEGA CITY

The Riverside View Mega City is an exciting Mega-Scale Integrated Housing Development, located within one of the fastest-growing economic nodes in the City of Johannesburg Metropolitan Municipality close to Steyn City.



The development will offer an estimated development yield of 10 105 mixed housing typologies when completed. The units will consist of 436 multi-storey BNG/RDP units, 2949 Finance Linked Individual Subsidy Programme (FLISP) units and 3020 multi-storey social housing units.



The development is supported by four schools, developed parks and public open spaces, a shopping centre, two filling stations, a multi-purpose centre, 2 Primary Schools, 2 Secondary Schools, Crèches, Clinic, Community Centre, Pedestrian walkways. The project is empowering the local communities through local employment and SMME initiatives and thus far over 12 409 jobs have been created. Beneficiaries will mainly come from Diepsloot, Ivory Park and Greater Region A.

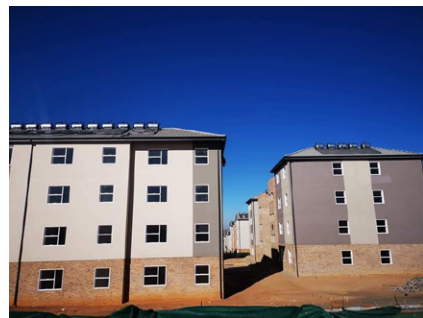
CLAYVILLE MEGA CITIES

Clayville Mega City is an Integrated Housing Development, located within the City of Ekurhuleni Metropolitan Municipality near Thembisa, Kaalfontein and Rabie Ridge.

The development will offer an estimated development yield of 14 138 Mixed Housing Typologies Units when completed. The units will consist of 5 260 multi-storey BNG/RDP units, 5 380 FLISP units and 3498 Social Housing Units.

The development is supported by six schools, developed parks and public open spaces, a shopping centre, two filling stations, a multi-purpose centre, Crèches, Clinic, Community Centre. Currently, there is one private school and one mobile clinic.

The project is empowering the local communities through local employment and SMME initiatives. Over 11 700 jobs have been created to date. Beneficiaries will mainly come from Madelakufa 1 & 2 informal settlement, Freedom Square, Greater Tembisa area.



FLEURHOF MEGA CITY

Fleurhof is an Integrated Housing Development, In the western side of Johannesburg. The development will offer an estimated development yield of 11 400 different typologies of houses when completed. The units will consist of 3236 BNG units, 1334 Community Rental and Social Housing units, 2122 affordable housing units and 4708 GAP / Rental units.

Eleven (11) stands are reserved for mixed-use business and retail opportunities. The development will also have social facilities which will include seven early childhood development, five primary and secondary schools, one community centre, five places of worship and twenty public parks. Beneficiaries will mainly come from old hostel, 1996/97 applicants of surrounding areas, Zamimpilo Informal Settlements, Florida, Newclare, Westbury, Eldorado, Davidson, Noordgesig, Riverlea, Meadowlands, Diepkloof and Orlando.



SAVANNA CITY

Savanna City is an integrated housing development in South West of Johannesburg. The development will yield 18 399 mixed housing units when completed. The different typologies of housing units consist of fully subsidised (BNG/RDP) units, FLISP subsidised units, bonded houses and military veterans' units.



This project will also include 16 schools, a conservation area of 400ha together with public open spaces, 32 institutional sites, clinics, churches, social facilities and 9 commercial and retail opportunities.

A North-South spine road links all of the economic and social facilities. Communities can easily access Stredford train station and the new 30 000m² Eyethu Mall, within 3km from the project site and will boost economic and social integration. It is estimated that Savanna City will provide 54 900 employment opportunities during the ten-year construction period and 12 700 permanent employment opportunities after completion.

The development is also 20 minutes from Johannesburg CBD, with easy access to the mall of the South and Southgate mall. Beneficiaries will mainly come from Midvaal, COJ and Emfuleni areas.



ELIJAH BARAYI MEGA CITY



Elijah Barayi Mega Project is an integrated mixed housing development inclusive of social amenities, open spaces, economic, commercial and industrial opportunities. The project is located in Khutsong in the West Rand District. The project will yield 12799 Mixed Housing Typologies Units when completed. The units will consist of 500 BNG units, 3 500 social housing units, 2 200 affordable housing units, 1 500 FLISP units and 599 bonded units.

The project will consist of the following amenities: Convenience Shopping Centre, Business Facility Sites, 8 Primary, 4 Secondary Schools and Further Education and Training (FET) College, Local Community Hall, 4 Municipal Sites, Local Parks, Taxi Ranks, 18 Crèches, 12 Church Sites and An Old Age Home. The project has created over 800 jobs opportunities. The project has created an opportunity for local entrepreneurs to establish an economic hub that comprises of building material sites, these include roof trusses, paint, carpentry and ready-mix concrete solutions.

Beneficiaries will mainly come from Ward 8: Rest In Peace, **Ward 9:** Sonder Water, **Ward 8:** Crossroads, **Ward 8:** B section and **Ward 9:** Shawela Backyard Dwellers.



MONTROSE MEGA CITY



Montrose is a mixed housing development consisting of a mix of affordable housing, low-cost housing, and up-market residential housing. The project is located in the Rand West Municipality, on the South End, opposite Mohlakeng. The development will offer an estimated development yield of 13 792 when completed.

The project will consist of the following typologies: BNG / RDP Housing, Community Residential Units, Social Housing, Multi-Storey BNG / RDP, Affordable Housing and the Military Veterans housing units. The social amenities will include state of the art Shopping Mall, Schools, Medical facilities, a Community Centre, an Early Learning Facility, Filling Station, Picnic areas, Nursery/ Crèche, Walking Paths, Children's Play Parks and a Facility of Religion resulting in economic opportunities and social integration.

The revival of the middlevlei train station will add to the economic boost of the region as it will be an intermodal hub that synchronizes buses, taxis and passenger trains.

Beneficiaries will mainly come from **Ward 2:** Sporong, Kocksoord, Finsbury and the surrounding plots. **Ward 13:** Mohlakeng. **Ward 11:** Informal settlement **Ward 17:** Waterworks, Mohlakeng, Bekkersdal, Toekomsrus, Bhongweni, dumping site and Scrap yard.

MONTROSE IS A MIXED HOUSING DEVELOPMENT CONSISTING OF A MIX OF AFFORDABLE HOUSING, LOW-COST HOUSING, AND UP-MARKET RESIDENTIAL HOUSING. ”

AFFRI-VILLAGE MEGA CITY



Afri-Village Mega City is located in Randfontein within Rand West Local Municipality. The 1st phase of the project consists of 2 172 Multi-Storey BNG / RDP units.

The other phases of the project will be in Magaliesburg and Tarlton respectively. It will have different typologies of housing units such as BNG/ RDP walk-ups, FLISP housing units, bonded stock and social housing units. The project will yield a total of 10 532 when completed.

The development will boast of social amenities such as early childhood development centres, schools, taxi ranks, convenient mall, tilapia farm and bottled water plant. Beneficiaries will mainly come from **Ward 1:** Bramvlei, Siyahlala, surrounding plots. **Ward 3:** Baipehi, Jabulani, and the surrounding plots. **Ward 4:** Mater, Randgate. **Ward 9:** OR Tambo. **Ward 17:** Waterworks, dumping site and Scrap yard.

THUS FAR THE DEVELOPMENT HAS CREATED ECONOMIC OPPORTUNITIES FOR 89 LOCAL CONTRACTORS FROM (FINSBURY, MOHLAKENG, LOCAL WARDS, BRANDVLEI, TOEKOMSRUS) AND OVER 514 JOB OPPORTUNITIES ”

RAMA CITY

Rama City is situated on portions of what used to be called the farm Kafferskraal and Wildebeeshoek, approximately 755 hectares in extent. The land was transferred to the Rama Community Property Association (RCPA) representing the community following successful restitution of land process. In 2007, Rama Horizon Developments entered into a development agreement with the RCPA to develop the farm.

Rama City promotes mixed-use integrated residential development in line with the Government's Breaking New Ground (BNG) strategy and will be implemented in phases over 10 years. It will consist of different typologies of housing units such as low-cost housing (RDP), Social Housing, Financed Linked individual subsidy program housing (FLISP) Community Rental Units (CRU), Social Housing Units, Affordable middle-income housing units and Bonded housing. The development is expected to yield a total of 17,771 housing units when completed, covering an area of approximately 500 hectares.

The development will also have social amenities and economic development which will include 7 Primary Schools, 4 Secondary Schools, 1 Clinic, 14 Parks, 1 Shopping centre, 38 Industrial parks and 1 Municipal office. Beneficiaries will mainly come from Mabopane, Winterveldt and Garankuwa (Mawiga).



DAN TLOOME MEGA CITY

Dan Tloome is an Integrated Housing Development, situated 2.5 kilometres to the west of Randfontein CBD in the Rand West Local Municipality. The development will offer an estimated development yield of 22 000 Residential units with various typologies such as RDP/BNGs, Pensioner/Disabled, Military Veterans housings, Walk-up apartments, Social Rental Units, FLISP housing units, Bonded and Affordable Housing.

The development will also have social amenities and economic development which will include 13 Schools, Creches, Community Centres, Shopping Centres, Neighbourhood Centres, Student Accommodation, Industrial Park, Urban Farming Proprietary Edible Landscapes, Churches, 2 Filling Stations, Clinics, Medical Facilities, Hospital and Dan Tloome Precinct Area. Beneficiaries will mainly come from Mohlakeng, Bekkersdal, Wheatland Plot dwellers, Baipei Informal Settlements, Jabulani Informal Settlements and Mogale City.



WESTONARIA BORWA MEGA CITY

The Westonaria Borwa Mega Project comprises of high standard Fully Subsidised Housing (BNG/RDP), Bonded Stock, FLISP Housing, Military Veterans Housing and Social Housing / Rental Stock as well as economic, social and other communal facilities. The development is made up of various phases which will be implemented as separate projects to deliver the full scope of the development. The development is a true integrated mixed-use development with a wide variety of land uses.

The social amenities will include; Primary and Secondary Schools, Tertiary Education Facility, Crèches, Primary Health Centres and Hospital, Public Open Spaces and Functional Parks, Sports Recreation Facilities, Public Transportation Hub and Community Centres.

The Project will provide access to secure socio-economic opportunities within walking distance, consequently reducing travel distances and costs. The planned regional shopping mall and industrial park will further serve to decrease the number of unemployed individuals, within and around the planned community, while simultaneously increasing household incomes and the earning power/ability of previously disadvantaged individuals. The planned ±16 000 housing units together with the variety of community facilities and economic opportunities that will be developed will positively impact the economy of the region. Beneficiaries will mainly come from Bekkersdal, Waterworks and Thusanang.



THE DEPARTMENT OF HUMAN SETTLEMENTS REMAINS COMMITTED IN IMPROVING THE LIVES OF THE PEOPLE OF GAUTENG. MEGA PROJECTS ARE PART OF THE INITIATIVES THAT WILL IMPROVE THE LIVES OF THE PEOPLE AND RESTORE THEIR DIGNITY BY GIVING THEM SECURITY OF TENURE. ”



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