






PROPOSAL Johannesburg has grown around its mines and mining houses. Today the mine land to the south of the city centre provides an opportunity for new urban development -- a near New South ready to serve as a NEW and VITAL COMMUNITY.







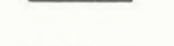

This proposal is to support the Municipal and Provincial authorities in co-ordinating development in the near NEW SOUTH. City planners and private enterprise should jointly contribute towards a shared image of the City.




DOWNTOWN : Johannesburg is a City that is important to Africa. The Central Business District is vulnerable to unco-ordinated decentralisation by competing municipalities. The downtown area must be protected and encouraged towards GROWTH without congestion.

The OBJECTIVES of planning and development for the metropolitan area are necessary for public participation in the growth of their City.

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MOBILITY : A modern community deserves diversity of choice in modes of travel : automobiles, express buses, rapid rail through the urban areas. People on the go need easy MOVEMENT.
 The INFRA-STRUCTURE of roads and services should be co-ordinated into a metropolitan and regional framework to serve the citizen efficiently.
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METROPOLITAN PLAY-GROUND : The City as a whole needs an operative outdoor system of recreation; lakes, parks, facilities for sport and leisure and ENTERTAINMENT. Land south of Johannesburg is waiting for this development.
 Land-use and POLLUTION in the area must be controlled so as to revitalise the in-city recreational and residential locations. This will bring residents closer to Downtown so that the City can be used at night.
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NEW TOWN IN TOWN : Ormonde, 6 Km from the centre of the City is planned to provide permanent residence for 37,000 people. Real diversity of choice will be available. A blend of town and country in the heart of the City : a NEW LIFE STYLE.
 New ideas will always require new interpretations of layouts and buildings. CHANGE will facilitate a more economical move towards

a PROPERLY PLANNED FUTURE

-  ormonde
-  development thrusts
-  corridor
-  express busroute
-  access
-  existing arterials
-  expanded arterial system
-  RMP boundaries

-  water
-  business
-  recreation
-  residential
-  agricultural
-  warehousing, industry
-  education & research

THE NEW SOUTH A PROPOSAL

PRESENTATION TO CITY OF JOHANNESBURG

PROPOSALS FOR THE DEVELOPMENT OF MINING LAND

OWNED BY

RAND MINES PROPERTIES LIMITED

PLANNING AND DEVELOPMENT :

RAND MINES PROPERTIES LIMITED.

28TH MAY, 1971.

CIRCULATION LIST :

MEMBERS OF THE MANAGEMENT COMMITTEE :

- 1. Councillor P.R.B. Lewis (Chairman).
- 2. Councillor J.F. Oberholzer, M.P.C.
- 3. Councillor S. Moss, M.P.C.
- 4. Councillor M.C. Neppe.
- 5. Councillor M. Sklaar.

OFFICIALS :

CITY ENGINEER'S DEPARTMENT.

- 6. Mr. E.J. Hall : Deputy City Engineer.
- 7. Mr. H.M. Marsh : Executive Planner.
- 8. Mr. P.S. Reinecke : Chief Town Planner.
- 9. Mr. J.I. Jammy : Town Planner.

CLERK OF THE COUNCIL'S DEPARTMENT.

- 10. Mr. A.P. Burger : Town Clerk.
- 11. Mr. H. Veale : Assistant Clerk of the Council.

- 12. Mr. A.B. Hall.
- 13. Mr. R.J. Wagner.
- 14. Mr. A. Greenwood.
- 15. Mr. I.R. Lessing.
- 16. Mr. I. Prinsloo.
- 17. Mr. A.D. Waters.
- 18. File.

JOHANNESBURG is a vital and dynamic City. It is growing and with growth comes CHANGE.

Some changes are positive and contribute to a better environment and increased use of the City - others lead to congestion, social problems, pollution of the environment, all of which result in unco-ordinated decentralisation and the rapid decay of the Central Business District.

This is common to all Cities. It is happening to Johannesburg. However, there is one way in which Johannesburg is different to other Cities. It is the only City in the world to have a large tract of vacant land as close as one mile from the City Centre, a legacy from the HISTORIC origins of the City - MINING.

This land provides an opportunity to plan a unique and exciting **FUTURE** which can revitalise the Central Business District. It also implies a specific responsibility to the Community, one which posterity will recognise as having been honoured - or wasted. The opportunity and responsibility is with us now and can be realised by vigorous collaboration between authorities with public funds and developers with private finance.

1.0 INTRODUCTION:

Rand Mines Properties Limited is the owner of the large tract of land, approximately 14,000 acres in extent which lies within metropolitan Johannesburg. The greater part of this land is within the Municipal area of Johannesburg. Within the Town Planning Scheme this land is mainly zoned for mining and, as mining activity is being progressively halted, the land is becoming available for other purposes.

Rand Mines Properties Limited has been formed to put the land to its best use and to co-ordinate the development of the land.

2.0 THIS REPORT :

The purpose of this report is to provide a basis for further discussion between Rand Mines Properties Limited, the City of Johannesburg and National, Provincial and other local authorities.

First proposals have been made to officials of the Johannesburg Municipality on 22nd July, 1970 in order to promote :

- (i) Discussions based on proposals made,
- (ii) Comments from the various representatives of the City,
- (iii) Acceptance in principle on the proposed working method to reach a land-use and transportation plan which could be included in the Town Planning Scheme.

2.1 PRESENT POSITION :

Detailed proposals and supporting documents have been submitted to the City Engineer's Department, City of Johannesburg. Discussions are being held on various aspects of the plans and on specific proposals for development. However, it is important that a plan be put forward for acceptance in principle by the municipal and provincial authorities and for release to the general public.

3.0 OBJECTIVES :

Officials of the City Council are the active custodians of the public. good.

Development of a large tract of land by a private company can be seen from a number of points of view :

- (i) The objectives set by the Local Authority representing the Government, Province and the citizens,
- (ii) The company's goals and specific objectives for development,
- (iii) The objectives of the citizen's seen as consumers reacting to the pressures of the market place,
- (iv) Objectives based on the above as a specific directive to technical planners doing the work.

4.0 COMPANY OBJECTIVES :

Broadly stated, the goal of Rand Mines Properties Limited is to develop its land holdings to their maximum potential and in doing this to :

- (i) generate profits and increases in land value,
- (ii) continue the tradition established by Rand Mines Limited as serving the citizens of Johannesburg,
- (iii) co-ordinate its development over a long period of time by the production of a proper overall plan.

5.0 CONSUMER OBJECTIVES :

The public interest as consumer is best gauged by the market mechanism. These interests are often, however, at a variance with that stated by the various authorities.

We know that actions taken by individuals and groups in their own interest can bring about conditions which give rise to serious social, economic and aesthetic problems connected with the use of land.

However, it must be understood that a property company is in business for profit and that this profit is directly related to the behaviour of the public in exercising their decision to buy or rent land and in this it is essential for a property company to pay attention to Real Estate Criteria which governs consumer choice.

It is believed that in most issues the public good and the profit motive are not automatically irreconcilable as is often assumed.

6.0 GENERAL CONCLUSIONS :

The land-use transportation proposal included in this Report is based on the following assumptions and conclusions reached through detailed work.

The land which Rand Mines Properties wishes to develop is mainly located in the South of Johannesburg. It is clear that the development of this land is subject to a number of constraints :

- (i) The general development of the South envisaged by the City of Johannesburg;
- (ii) The prejudice against the South for residential locations;
- (iii) Competition from other areas within the Municipality;
- (iv) Competition from other Municipalities.

6.1 The size and position of this land relative to the C.B.D. makes it mandatory that the development of this land be closely related to the continued growth of the C.B.D. itself.

It must be realised that in the absence of a metropolitan authority the growth of Municipalities surrounding Johannesburg makes the C.B.D. relatively vulnerable. The land held by R.M. Props in itself is large enough to give great support to the

C.B.D. provided that the patterns of development across the South are carefully co-ordinated.

6.2 The major problems existing in the South which reduce the amenity value of the area as a place of residence are :

- (i) Mixing of incompatible land uses and the shabbiness of the industrial and commercial townships.
- (ii) Large amount of VACANT and DERELICT land.
- (iii) The area is UNSTRUCTURED and visually incoherent.
- (iv) The RADIAL PATTERN of roads towards the C.B.D. breaks the area into wedges and mitigates against the cross-movement which could assist in unifying the area.

6.3 The major problems existing in the South reducing the value of the area for business and warehousing locations are :

- (i) The patterns of the roads do not allow for easy distribution of goods to the newer developing areas.
- (ii) The roads do not allow for easy access to the Regional System of roads so as to reach the main P.W.V. industrial locations.

7.0 PRELIMINARY GOALS :

Based upon the above the following preliminary goals were established for working purposes :

1. Land-use planning was sought that tended to GROUP land-uses in larger, clearer areas to reduce disaggregation as much as possible.
2. To STRUCTURE the area visually and functionally by :

- (a) Opening the area for easy East-West MOVEMENT and thus facilitating random movement across the existing residential areas,
- (b) developing land to act as LINKAGES between different areas so as to unify activity systems in the area.

- 3. RECLAMATION of derelict land, establishment of plant growth and the proposal of land use patterns that will tend to improve the micro-climate of the South.
- 4. Seeking a road system which connects to the Metropolitan and Regional system so as to facilitate movement between newly created residential areas, places of employment and the C.B.D.
- 5. Adopting as a policy the idea of SUPPORTING the hard core of the C.B.D.

7.1 PROPOSALS : The above goals are implicit in the land-use transportation proposals, details of which have been given to the City Engineer's Department. The following design concepts were adopted :

- 1. The idea of developing an INTEGRATED recreational area running East/West linking the Germiston Lake area, the Rand Airport, Wemmer Pan, Turffontein, Rand Stadium, proposed recreational area on Crown Mines into an almost continuous belt along which various amenities and facilities for ENTERTAINMENT are grouped.
- 2. Upgrading the area from the proposed Ormonde residential area northwards to link with the new Educational and Business area in Auckland Park and Cottesloe and increasing functional LINKAGES across this area.
- 3. Functionally linking Soweto with the Coloured areas in the North by way of employment and recreational areas so as to REINFORCE the existing North/South pattern of movement.
- 4. Functionally linking the C.M.R. area northwards with Florida and Maraisburg, and extending the Florida Lake recreational area southwards.
- 5. Strengthening the C.B.D. in the South by bringing in CLOSE to the C.B.D. land-uses which will support the existing hard-core i.e. residential, offices and wholesaling.
- 6. Development of the Uncle Charlie's area to provide a functional link with the far South so as to form a logical chain; South of Ormonde to Northern areas and the Western section of the C.B.D.

8.0 GENERAL DESCRIPTION OF LAND-USE MAP :

The distribution of land uses is governed by objectives and the concepts outlined in the previous sections. A detail description has been submitted to the City in the Report of July 1970.

The following items should be noted, working from the West to the East:

1. The C.M.R. Area, Roodepoort Municipality. This area acts as an activity system with Florida and Maraisburg.
 - (i) The Residential and Recreational uses link the existing Florida Lake to the New Canada dam.
 - (ii) Warehousing/Industrial uses are grouped together around existing areas.
 - (iii) Agricultural use is proposed as a buffer strip between Soweto and the European Residential areas.
 - (iv) The Eastern portion of this land provides the North/South linkage described earlier.

2. The Crown Mines Area is governed by the proposed Ormonde Residential development.
 - (i) Warehousing/Industry has been proposed between Soweto and Ormonde to act as a buffer and to provide employment opportunities.
 - (ii) The area North of Ormonde forms the Western edge of the Recreational belt.
 - (iii) The Northern section is proposed for Residential, Business and Educational uses.

These will form a functional link with the existing Residential areas to the North and the proposed Auckland Park and Cottosloe developments i.e. Randse Afrikaanse Universiteit, The S.A.B.C. Headquarters, Goudstad Teachers Training College, etc.
 - (iv) Generally, it is proposed that the Northern Sections of this land be upgraded functionally and aesthetically.
 - (v) The Uncle Charlie's area is proposed as the possible terminus for the proposed Express Busway and is shown as Business (mainly shopping) and Residential.

3. The Ferreira/Selby area is shown as Business and Warehousing/Industry. Proposed developments in this area indicate that demand exists for offices in the Northern Section.
 - (i) The John Street area is shown Business. This is intended to be large-scale comprehensive development with the major land-use being wholesaling or the Motor Trade.
4. The Robertsham area is shown as a comprehensive Residential development linking functionally to the Southdale shopping area and the flats to the South of the shopping.
5. The Wemmer Pan area is shown as a comprehensive Residential development with closely integrated Recreational and Business areas.
6. The areas surrounding the proposed Market and Abattoir are shown as being predominantly Warehousing/Industry.
 - (i) The remainder of the City Deep Golf Course is developed as Warehousing/Industry and as recreational space which forms a buffer between the Warehousing/Industry and the surrounding and proposed Residential areas.
 - (ii) The area where Outspan Road joins the Heidelberg Road has been shown as a possible area for Business Motel, Hotel and Shopping. This development presupposes that the Abattoir does not cause atmospheric pollution in the area.
7. The far East is shown predominantly Warehousing/Industry to consolidate the existing patterns of development:
 - (i) The Nourse Mine area is shown as a comprehensive Residential development.
 - (ii) The Rosherville Dam area was considered for Recreational purposes but the intended S.A.R. Expropriation mitigates against this land-use.

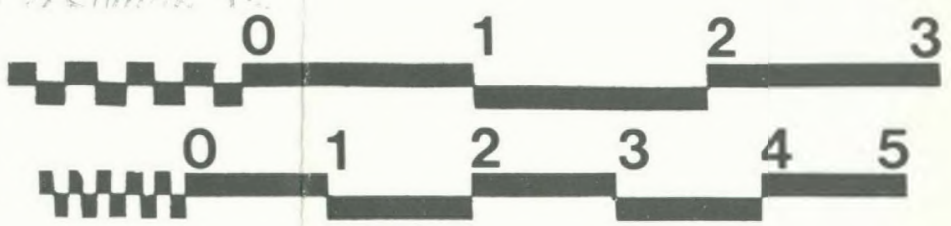
9.0 CRITICAL AREAS :

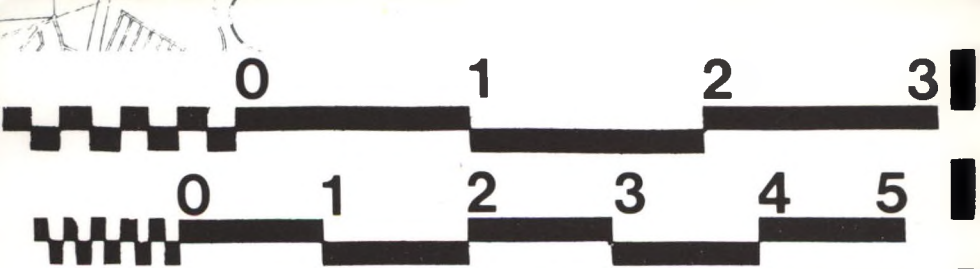
Areas in which agreement is critical to development is as follows :

1. Acceptance in principle by the City of the land-use/transportation proposals;
2. Joint development by the City and Rand Mines Properties Limited of a final overall plan for the vacant mining land;
3. Statement by the Authorities as to the location and phasing of the infrastructure in the Near South i.e. roads, public transport, services, etc.
4. City to encourage recreational use in the near South and to control pollution and incompatible land-uses;
5. Active support by the City in the development of new areas;
6. Active support by the City in promoting the implementation of new ideas leading towards better standards of living.



greenstrip





Ormonde



development thrusts



corridor



express busroute



access



existing arterials



expanded arterial system



RMP boundaries



water



business



recreation



residential



agricultural



warehousing, industry



education & research

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