INCLUSIVE URBAN REGENERATION IN JOHANNESBURG: The Case of Ekhaya Residential City Improvement District in Hillbrow

SPATIAL CONTEXT: HILLBROW JOHANNESBURG

POLITICAL IMPERATIVES & POLICY

The need to actively use the instrument of local government level - the municipal by its representative ability of the all residents and citizens. The City of Johannesburg, through its appointed Mayor, implemented strategies to ensure that all residents and citizens are being heard.

HISTORICAL OVERVIEW: HILLBROW JOHANNESBURG

INVESTMENT IN HOUSING & HOUSING INSTITUTIONS

- M.E.S. Worked to bring about urban regeneration in the inner city in the mid-1990s.
- Property became a high profile issue in Hillbrow, noting its rapid growth in demand for residential density.
- The area was designated a European residential appendage to the Johannesburg inner city.

INSTITUTIONAL CONTEXT

POLITICS: THE FALL OF APARTHEID

CITY & STAKEHOLDER INTERVENTIONS

RESULTS

INCREASED CAPITAL VALUES + STABLE POPULATION BY INCOME

IMPROVED LIVING ENVIRONMENT

CHANGE OF RESIDENT PERCEPTION

LESSONS LEARNT

TRANSFER & REPLICABILITY

PROPERTY INVESTMENT CAKE

NEIGHBORHOOD INVESTMENT

PRINCIPLES

PRICE

PROPERTY INVESTMENT CAKE

REPLICABILITY TO OTHER PARTS OF THE INNER CITY & BEYOND

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FORMULA TO EKHAZA SUCCESS:

- PHYSICAL REPAIR OF BUILDING STOCK
- PARTNERSHIP + INVESTMENT IN PUBLIC SPACE + JOINT MANAGEMENT OF PUBLIC REALM

LESSONS LEARNT

“Focus on building communities as key to building cities”

CHALLENGES

- “High density” buildings
- High levels of drug use
- Unemployment and poverty
- Aging engineering services
- Fragmented institutional structures

INNOVATION IN RE-DEVELOPMENT

GROWING MIGRATION TO THE INNER CITY

- New Migrants (esp. from rural areas)
- Old Migrants
- Current Migrants

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