



CITY OF JOHANNESBURG

Metropolitan Centre, 158 Loveday Street, Braamfontein
P O Box 1049, Johannesburg, 2000
Tel: +27 11 407 7557
Fax: +27 11 339 5704

A City of Johannesburg Press Statement by
the MMC for Development Planning, *Cllr Reuben Masango*

Call for comments on draft Newtown Urban Development Framework

17 May 2019
Release: Immediate

The City Transformation and Spatial Planning Directorate in the Department of Development Planning, along with the Johannesburg Development Agency, are inviting residents and other stakeholders to submit their inputs on the draft Newtown Urban Development Framework (UDF).

A specialist team comprised of urban designers, strategic spatial planners, and community participation consultants were appointed in 2018 to review the area's current UDF, following land development pressure.

Although numerous Precinct Plans and Development Frameworks have historically been compiled for the Newtown area, much of these have primarily focused on Newtown as a Cultural Precinct; but in reality, alternative industries and development trajectories have started to emerge.

The importance of Newtown, as not only a cultural and social space, but also as an area of potential heightened economic growth and development, is becoming evident.

The purpose of UDFs/Precinct Plans mean different things for different stakeholders. For the community, it is to create a holistic vision, with easily understood principles for development; to involve the community at various stages in the strategic and implementation processes of urban planning; to interpret within a local context the City's transformation policies and strategies to better the lives of communities, and promote the economic and social growth of the area in a sustainable manner, and; to result in the creation over time of a vibrant, productive urban area.

For development opportunities, UDFs/Precinct Plans identify opportunities within the area where (re)development, at various scales and intensity, is possible, and could be supported by the municipality; it assists land owners to rectify land use and building infringements in line with these clear guidelines, and; it informs property owners and developers of the aspects they have to consider when planning to build in the area, or introduce a particular land use into the area.

For the City, UDFs/Precinct Plans outline the urban performance criteria to be considered in evaluating development proposals (town-planning applications) submitted by the private sector; create a clear policy framework to inform town-planning and building plan decisions on what land uses and building typologies can be considered as appropriate for the development of the area, and; it identifies infrastructure interventions that the City has to implement to ensure that the development intensity can take place.

In order to achieve these outcomes, residents are encouraged to take part in the public comment process. This will further enable residents not only to engage with the proposed framework, but to also have a say in how their area is developed.

You can access the Draft Newtown Urban Development Framework and its annexures via:

- An **electronic copy** can be viewed and downloaded via the following link:

https://drive.google.com/drive/folders/13s8pXQJnZnBpHwHD2hpved_71z5R892I?usp=sharing

- **Hard copies** can be accessed and inspected Monday to Friday, between 09:00 – 15:30 at the following venue for the duration of the commencing period:
 - **Development Planning Department – City Transformation and Spatial Planning:** A Block, 10th Floor, Metro Centre, 158 Civic Boulevard, Braamfontein.
 - **Johannesburg Development Agency:** Bus Factory, 3 Helen Joseph Street, Newtown.
 - **Museum Africa:** 121 Lillian Ngoyi Street, Newtown.
 - **Sci Bono Discovery Centre:** Corner Miriam Makeba and Helen Joseph Streets, Newtown.

PUBLIC PARTICIPATION:

- Public open day workshop dates and venues to be announced.

COMMENTS SUBMISSION:

- Per email: newtown@lemonpebble.co.za
- Comments registry at the listed venues above.

DEADLINE:

17 May to 14 June 2019, close of business.

For additional information, contact:

Stefan van Niekerk

stefanv@joburg.org.za

For media queries:

Poppy Louw

Stakeholder Manager: Office the MMC for Development Planning

poppyl@joburg.org.za

081 235 4999

Susan Monyai

Johannesburg Development Agency

Email: smonyai@jda.org.za