

Executive Summary:

The Gauteng Provincial Government (GPG) is rethinking its role in the developmental agenda, especially given the importance of the Gauteng City Region (GCR) to the national spatial economy. The centralisation of provincial planning, and its approach to coordinating essential resources effectively, provide an opportunity to reconstruct the GCR. Therefore, the GCR wants to establish a GCR Planning House to centralise the provincial planning function and integrate it with national and municipal planning. This report aims to determine the feasibility of this project and propose possible sites for the GCR Planning house.

HISTORY OF THE PROPOSED GCR PLANNING HOUSE

The idea of a planning house dates back to the initial conceptualisation of a Gauteng City Region. This idea was formalised in the State of the Province Address in February 2013, which envisaged the Planning House as part of the Gauteng Vision 2055. Since then, the province has done little work establishing a GCR Planning House. However, in 2021 it was revived to advance Gauteng's spatial agenda.

THE PROPOSED GCR PLANNING HOUSE

The GCR Planning House will be a fulcrum of urban planning principles and a centre for achieving integrated and sustainable human settlements. The envisaged planning house can become a platform to advance strategic planning by disseminating knowledge and displaying spatial plans to advance Gauteng's spatial agenda. In addition, the facility would serve as a knowledge hub that can attract researchers and visitors who want to learn about the region's past, present, and future.

KEY FEATURES OF THE PROPOSED GCR PLANNING HOUSE

- Serve as a bridge between the government and the public.
- Become an interactive space to showcase GPG's future development plans.
- Operate as an initiative to facilitate dialogue, discourse, ideas and solutions.
- Promote investment by the public and private sectors.
- Serve as an information-sharing space for potential partnerships with the private sector.
- Serve as an educational facility supported by tertiary and research institutions.
- Act as the centre for planning innovation for the GCR and the rest of Africa.
- Communicate Gauteng's planning and infrastructure proposals.
- Act as a single-entry point for data in the GCR with a Geographic Information System (GIS) that can respond to spatial data needs.

PROPOSED SITES

Table 13 indicates the suitability of the twelve sites considered in the feasibility study, four of which were deemed feasible: The Anglo Building, Carlton Centre, Salvokop and Public Works building.

These buildings adhere to most of the lessons learned from the case studies because all or most buildings:

- Are near public transport nodes
- Are close to public parks (5 min walking distance)
- Are close to at least one academic institution
- Are in proximity to another iconic building

Exploratory interviews should be scheduled with Anglo American and the National Government (specifically the Department of Public Works) to explore the possibility of collaborating on developing these sites.

Most sites would not need to be rezoned; however, rezoning won't necessarily detract from a site's feasibility. CoGTA can also collaborate with all of the property owners.

THE MOST VIABLE OPTION: THE CARLTON CENTRE

The Carlton Centre is an iconic building that is easily accessible and has a significant history. The building also holds the potential to attract tourists and adhere to all the essential features that the GCRPH intends to represent.

The Carlton Centre is not within proximity of significant parks. Still, it is close to open spaces such as Ernest Oppenheimer Park (500m/7min walking), Ghandi Square (500m/7min walking), and Johannesburg City Library (750m/10min walking).

In addition, broad sidewalks and several trees surround the Carlton Centre. However, the space can incorporate more greenery.

CITY IMPROVEMENT DISTRICTS (CIDS)

An Improvement District is a defined geographic area within which property owners agree to pay for certain services to enhance the physical and social environment of the area.

The services provided are supplementary to those provided by the local authority and usually include safety and security patrol officers, pavement cleaning, litter collection, maintenance of public space and the removal of illegal posters.

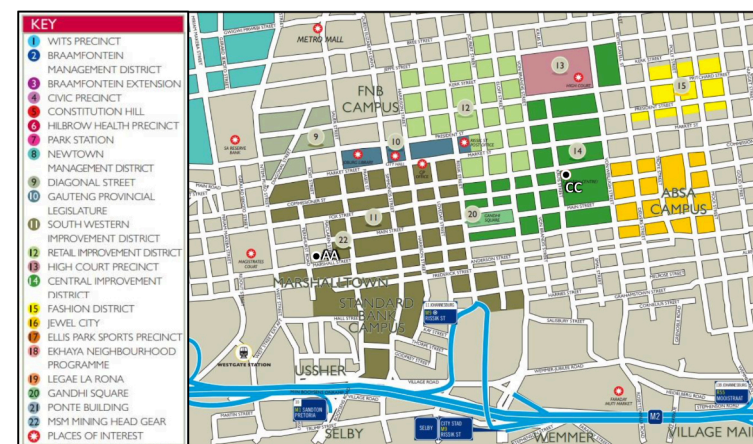
See Map 17 for an example of Johannesburg CIDs. Complementary services include web-based communication and information systems; connecting businesses; business attraction; business retention; branding and marketing and events management.

The provision of these services is based on a hierarchy of needs and the type and level of services required of each area is based on its needs, as seen in Figure 1.

Site #	Allocated Site Name	Zoning	Require rezoning	Permitted Bulk	Ease of Collaboration	Professional team grading (Most to least desirable)							
						1	2	3	4	5	6		
1	Anglo Building	General	No	19 828	Yes	x							
2	Belron Training Centre	Institutional	Yes	23 937	Yes					x			
3	Carlton Centre	General	No	77 360	Possible	x							
4	Old Park Station	Existing Public Roads: Industrial 1; SAR	Yes	59 714	Unclear					x			
5	Standard Bank	Industrial 1	Yes	31 914	Unclear						x		
6	Temporary Taxi Parking	Existing Public Roads: Industrial 1; SAR	Yes	51 153	Unclear							x	
7	UJ	Educational	Yes	240 000	Unclear					x			
8	Wits	Educational	Yes	629 000	Unclear					x			
9	Freedom Park	SAR	Yes	19 914	Yes			x					
10	Salvokop	SAR	Yes	47 400	Yes	x							
11	Schubart Park	Special	Yes	1 340	Unclear								x
12	Public Works	Government and Municipal	No	35 784	Yes	x							



Figure 1: City's hierarchy of needs



Map 17: CIDs of Johannesburg, Region F



The exterior facade of the Carlton Centre, including the surrounding buildings, pedestrian walkways and public transport

Gauteng City Region Planning House: Feasibility report on proposed sites

December 2022

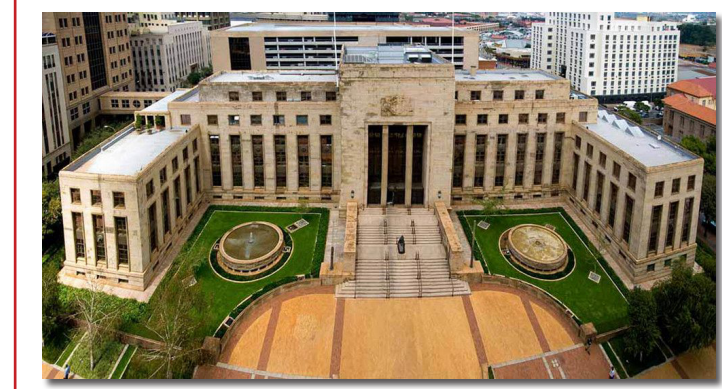
Key Information:

This report is the second of three reports on identifying a feasible site for the proposed Gauteng City Region Planning House (GCRPH). The first report identified the most suitable region for the proposed GCRPH.

The research revealed that the areas surrounding the Pretoria Gautrain Station (in Pretoria CBD) and the Park Gautrain Station (in Johannesburg CBD) are deemed most suitable. The report concluded with an extensive list of alternative sites that could house the proposed GCRPH.

This (second) report shortened the list of potential sites to three or four. Each site was subjected to feasibility analyses, and the report concluded with recommendations on the most preferred location.

Twelve sites were considered in the feasibility study and their suitability. Four sites were considered including; **The Anglo Building, Carlton Centre, Salvokop and Public Works building.**



The old Anglo American building located at 44 Main St, Marshalltown

Project Details:

- Location:** Gauteng
- Time-frame:** 6 months
- Project lead:** Annette Engelbrecht, Reinier Minny
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Client Gauteng Province: Office of the Premier

