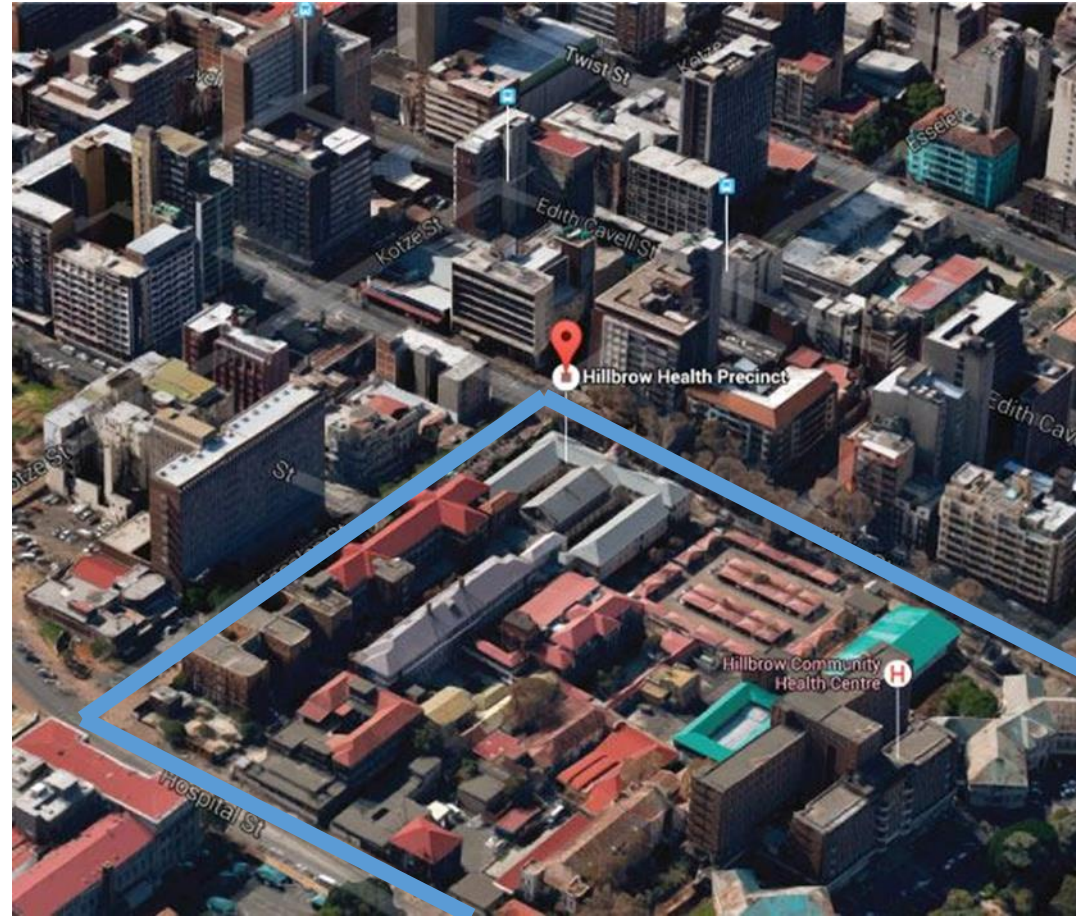


# Hillbrow Health Precinct

Syndicate 6

# HILLBROW HEALTH PRECINCT



# PROBLEM STATEMENT

- Unlocking multiple values- social, economic, human capita (economies of agglomeration) in the Hillbrow Health Precinct (HHP) by leveraging state resources and power. The state joins in on the energy already generated

# WHAT CAN BE ACHIEVED?

Long term (10 year horizon)

- Get the health precinct functional
- Draw in additional markets (linked to Tourism)

**To generate a complex market (economies + markets functioning and growing)**

# 10 YEAR HORIZON

**Catalytic projects:** Hospital + Clinic + buildings + catalytic tourism projects + municipal services

**Stakeholders:** CoJ (Anchor)+Entities +Health Department + Local business + Wits RHI + communities + Tourism + Telkom + Defence department + SAPS + Heritage

**Tools:** Long term planning + Portfolio management + Urban design

**Project coordinator:** CoJ using Design Principles

# 5 YEAR HORIZON

## 1. Support the hospital (commitment)

- **Constraints recognised:** heritage building + budget coming from the Provincial Department
- The **estimated budget** expected from the provincial government is R1 billion
- **Role** of CoJ align budget and planning mechanisms

# 5 YEAR HORIZON ...

## 2. **Services** (infrastructure + utilities + urban management)

- **Constraints** recognised: The CoJ might not have the budget available
- The **estimated budget** for infrastructure upgrade and refurbishment: R300 million for CoJ (capex: R350 mil & opex: R50 mil)

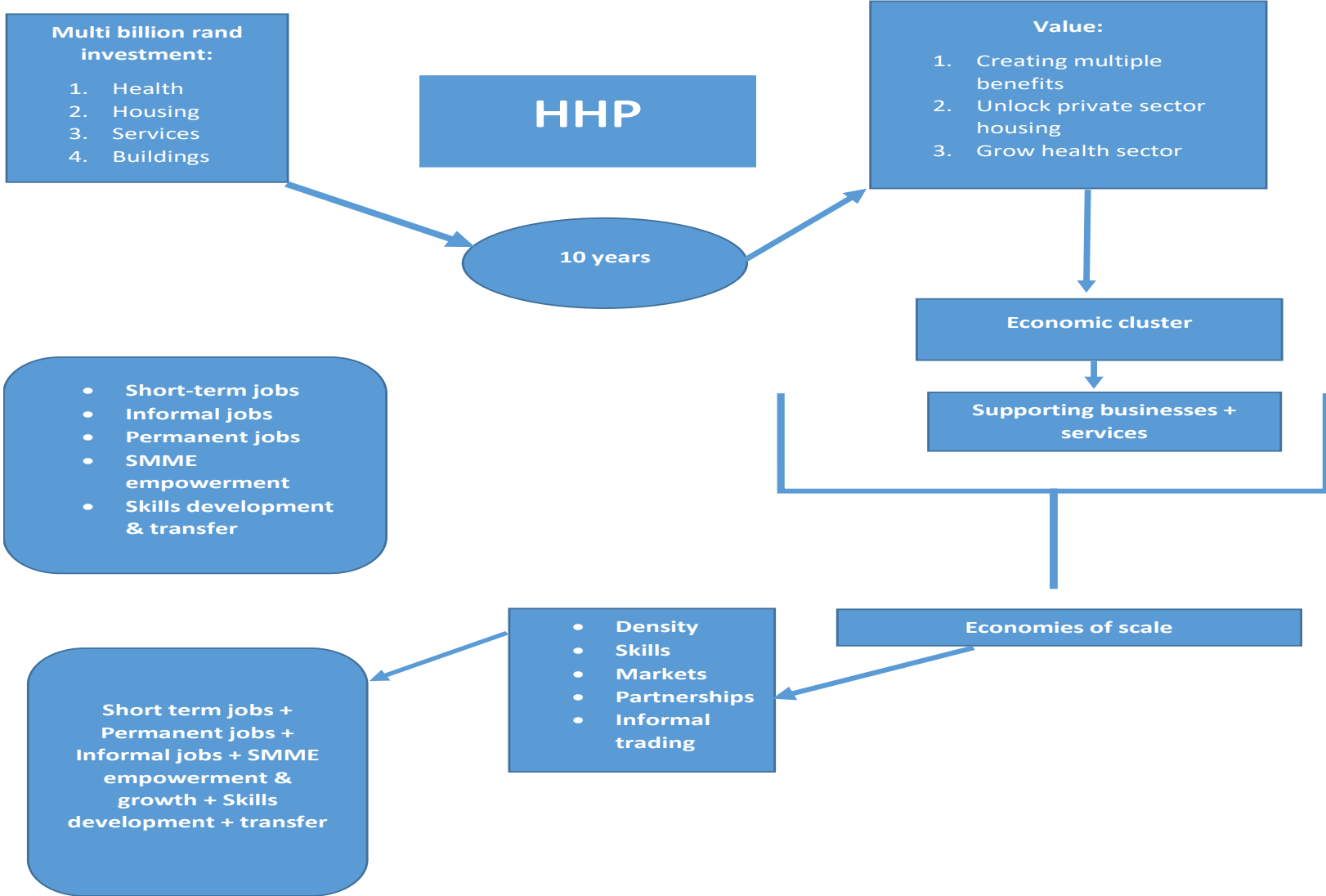
# 5 YEAR HORIZON ...

## 3. **Buildings** (10 buildings to be refurbished within this period)

- R30 million per → R300 million
- The **estimated budget** to refurbish the building to be used for social housing considering that CoJ already owns the buildings + Grant funding: HSDG + USDG + rates
- **Revenue returns:** 80-90% collection
- **Project structure:** Tender + Development Team
- **Role** of CoJ: JOSHCO, JDA
- **Professional team:** Property management, urban designers, social facilitators, land use planners, project managers, quantity surveyors



# VALUE CREATION, CAPTURE AND DISTRIBUTION



# COLLABORATION PARTNERS

- Institutions + project team
  - Mayor + MEC + VC Wits
  - R&R +MOA
- 
- **Role of CoJ: Coordinate:**  
**Vehicle:** Special Projects Team

# MYTHS

**Old Myth:** Thoughts of Hillbrow most likely centre around a deprived inner city area characterised by poverty, crime and disadvantage

## **New Myth**

Africa's slum giving birth to Africa's heart

