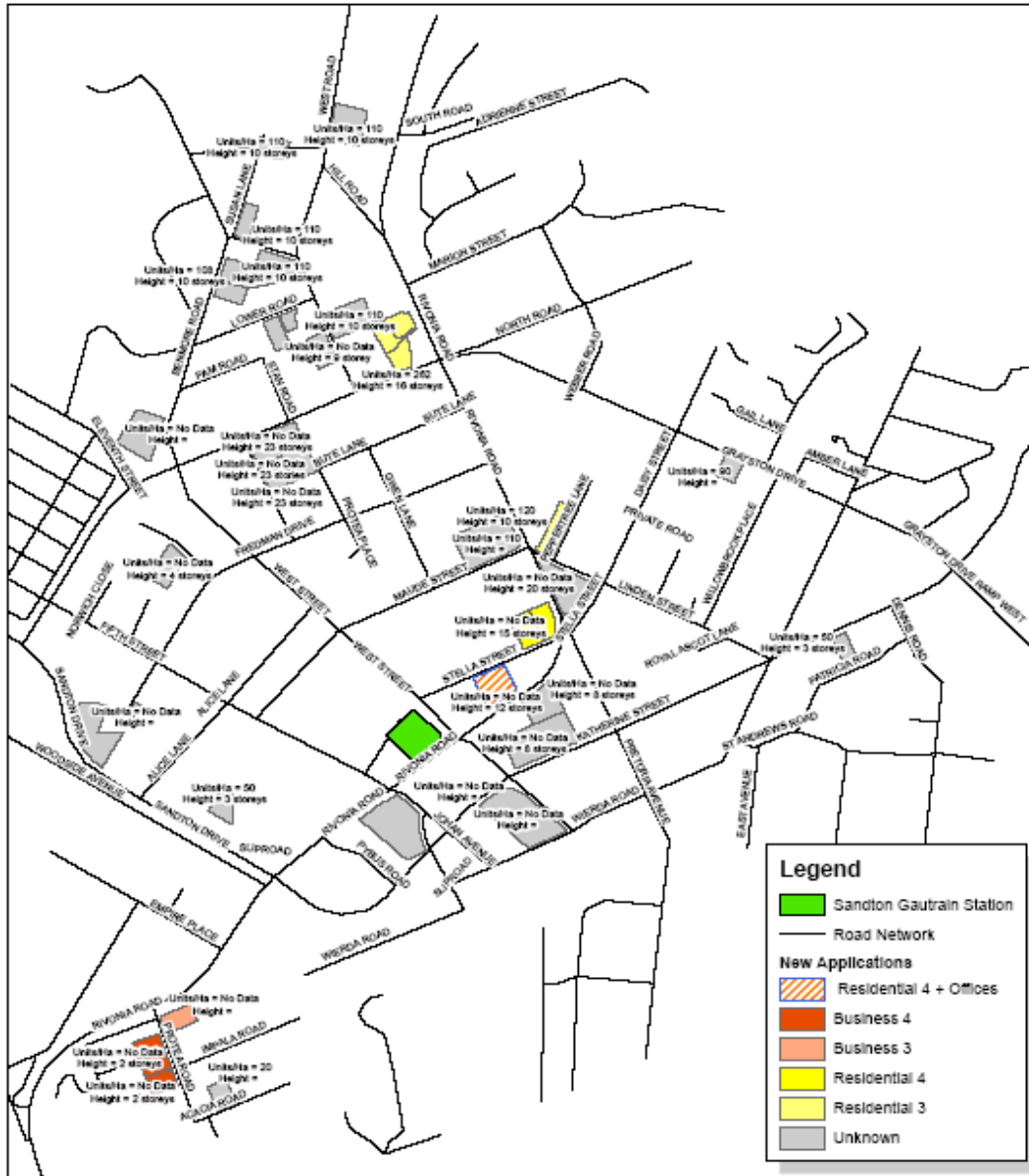


Residential 4	353,999	142,654	11%	11%
Educational	109,834	88,412	3%	7%
Government	4,285	11,255	0%	1%
Parking	2,637	1,740	0%	0%
TOTAL	3,340,821	1,320,943	100%	100%

In terms of new applications or queries, the City of Johannesburg compiled a list of new land-use applications pending within the Sandton Node. From the figure it is evident that land-use development is not centred around a particular point within the node and that development is taking place evenly throughout the node. From the applications provided by the City, much of the information which would provide an indication of the development direction for the node is incomplete.

The following summary of new application information could be determined from the information provided by the City of Johannesburg:



New applications that have been characterised by land-use type indicate that residential uses predominate.

Density ranges analysed for all queries/applications (where sufficient information was provided) indicated that densities range from as low as 20 units/ha to as high as 262 units/ha.

The average development density across all (where sufficient information was provided) was calculated as 69 units/ha.

Development height / scale proposal ranges analysed indicated that building heights range from as low as three (3) storeys to as high as 23 storeys.

The average development height across all new applications (where sufficient information was provided) was calculated as 12 storeys.

3.1.4 Social Facilities

The Sandton Study Area has a reasonably well developed social facility infrastructure network that provides educational, health, and public safety amenities. Table 3 below indicates the existing social facilities within the Sandton Study Area. Figure 47 illustrates the location of these social facilities within the Sandton Study Area.

Table 2: Existing Social Facilities in the Sandton Study Area

EXISTING SOCIAL FACILITIES IN SANDTON STUDY AREA										
AREA	HEALTH		EDUCATION		COMMUNITY					
	Clinic	Hospital	School	Tertiary	Sport Fields	Open Space	Police Station	Fire Station	Post Office	Library
Benmore Gardens	0	0	1	0	1	0	0	0	1	0
Inanda	0	0	0	0	1	0	0	0	0	0
Morningside Hills	0	1	1	0	0	0	0	0	0	0
Sandown	0	0	0	1	0	1	0	0	0	0
Sandton	1	0	0	0	0	1		1	1	1
Strathaven	0	0	2	0	2	0	0	0	0	0
TOTAL	1	1	4	1	4	2	0	1	2	1

The Sandton Study Area has a wide range of educational facilities (Refer to Table 3 above) ranging from primary schools to tertiary education facilities. The Study Area has a total of 4 schools and 1 tertiary institution. The schools in the Study Area are well known and attract learners from a far wider area than Sandton, making them a unique feature within the area.

Two health care facilities can be found within the Study Area, these serve those who cannot afford the services of the Morningside Medi-Clinic or those who choose to make use of private facilities. Some of the services offered by the clinic are child health, reproductive health, sexually transmitted infection treatments, TB awareness and treatments, and HIV/AIDS counselling.

In addition the Study Area contains a number of other social facilities such as, a library, two post offices, one fire station, and a number of open spaces as well as sport fields.

During the public engagement sessions that were conducted as part of the public participation process, it was mentioned by several key role players and officials that the existing social facilities are out of date and have to be upgraded in the future in order to keep up with development trends and the needs of the public. It is a major concern that the Study Area has no Police Station, and this should be addressed in the near future to ensure that the crime levels and public safety is monitored with the new development which is taking place and any increase in development needs adequate policing in order to provide a sufficient service to the public. With the increase in density that is proposed additional police stations or mobile police stations will have to be provided in order to cover the whole study area. To ensure that Sandton stays a safe haven for residents and business alike, the safety and security measures and policing must be improved significantly.

The Fire station is also deemed to be lacking the necessary capacity to cover the whole Study Area. It has problems in providing space for its vehicles. Thus the fire station should also be upgraded or another fire station should be built within the study area to increase the fire coverage within the Sandton Study Area.

The Libraries have been identified as a problem with it lacking the necessary capacity to cater for the needs of the public. The general consensus is that the Library needs to be upgraded or relocated to a better location where it can be equipped with all the latest technology needed to provide the best possible service to the public. Libraries play an important role in the education of people and give the public the opportunity to access information and gain knowledge.

The clinic in Sandton needs to be upgraded and made more accessible to the public. This will improve the health of those who cannot afford the services of Hospitals.

The area has one community centre, but the need for such facilities is very strong. Such facilities can provide more than one activity, and should be considered as it can serve the public better with a wider range of facilities located in one building.

There are two main public open green spaces in the node. These are owned by the City of Johannesburg or by private companies. The council owned Mushroom Farm has to be maintained as public open space as it serves well as open space in a concrete jungle. When the opportunity arises and land becomes available for the provision of open space, it is suggested that council buy the land in order to provide open space in the form of parks or squares. With the increase in density that is proposed the need for public open space will dramatically increase.

Figure 47: Location of Existing Social Facilities in Sandton



As a result of the increase in the densities within the Sandton study area a simulation exercise was conducted to determine the community facility needs within the study area. Certain assumptions were made as the population for the Sandton study area was calculated. As a result of the Study area boundary it made it very difficult to determine the exact population size for the study area through using the current demarcated ward boundaries. Thus in order to simplify the matter a calculation was done by using the average household size of 2.3 people per household as provided by Statistics South Africa.

The amount of dwelling units within the study area was calculated and then the average household size was multiplied with that figure in order to come up with the population for the study area. The estimated population was used to calculate the social facility needs within the Study Area. This was done by using the standards found in Behrens & Watson (1996:144). These standards provide the minimum population size required to provide various social facilities.

For the purpose of making it easier to comprehend the Sandton Study Area was divided into 55 Zones, of which each zone was used to calculate the population and then the social facility needs. Figure 48 shows the 55 Zones and Table 4 indicates the Standards used to calculate the social facility needs as put forth in Behrens & Watson (1996:114).

Table 3: Social Facility Provision Standards

SOCIAL FACILITY STANDARDS	DU/FAC	POP/FAC	HA/FAC
EDUCATION			
Crèche	900	5000	0.013
Primary School	600	3300	0.500
Secondary School	1200	6600	1.000
HEALTH			
Mobile Clinic	900	5000	NA
Clinic	900	5000	0.200
Day-Hospital	1800	10000	0.500
Community Hospital	14500	80000	1.500
COMMUNITY			
Mobile Library	350	2000	NA
Library	1800	10000	0.013

Community Centre	4000	22000	0.500
Sports Stadium	9000	55000	3.000
Place of Worship	NA	NA	0.150
PUBLIC			
Mobile Post Office	2000	11000	NA
Post Office	2000	11000	NA
Mobile Police Station	4500	25000	NA
Police Station	4500	25000	0.300
Fire Station	11000	60000	1.200
Community Info Centre	4000	22000	NA
AMENITIES			
Sports Fields	1400	7700	0.600
Public Open Space	182	1000	0.050

Source: Behrens & Watson (1996:114)

The standards mentioned in the Table 4 above was then used to determine the social facility needs in the Sandton Study Area for each of the Zones as illustrated in Figure 48 below and then to calculate the total social facility needs for the Sandton Study Area is shown in Table 5 Below.

Table 4: Total Social Facility Needs for the Sandton Study Area

TOTAL SOCIAL FACILITY NEEDS	
TOTAL ESTIMATED POPULATION	21090.85
EDUCATION	
Crèche	4
Primary School	6
Secondary School	3
HEALTH	
Mobile clinic	4
Clinic	4
Day hospital	2
Community hospital	0
SOCIAL	
Mobile library	10
Library	2
Community Centre	0
Sports stadium	0
PUBLIC SERVICE	
Mobile post office	1
Post office	1
Mobile police station	0

Police station	0
Fire station	0
Community information centre	0
AMENITIES	
Sports field	2
Public open space	21
TOTAL	40

It is estimated that the Sandton Study Area has the following social facility needs according to the future population. 13 Education facilities are required, 4 crèches, 6 primary schools, and 3 secondary school. These figures are only estimates and could differ depending on the actual population size of the Sandton Study Area. Furthermore, the Study Area needs 10 more health facilities, 4 mobile clinics, 4 clinics and 2 Day Hospitals.

In terms of social amenities 10 Mobile Libraries, and 2 Libraries are needed which seems to be a lot taking into consideration the 2 library which are currently provided for in the Study Area. Other amenities such as sport fields only require 2 additional facilities whilst 21 public open spaces are required. This figure is reasonably accurate considering the lack of open space within the Study Area. It should be added that with the increase in the densities of the Study Area sufficient public open spaces should be provided in order to cater for the needs of the area. Furthermore the Study Area needs 1 Mobile Post Office and Post Office.

Figure 48: Sandton Study Area Calculation Zones

