

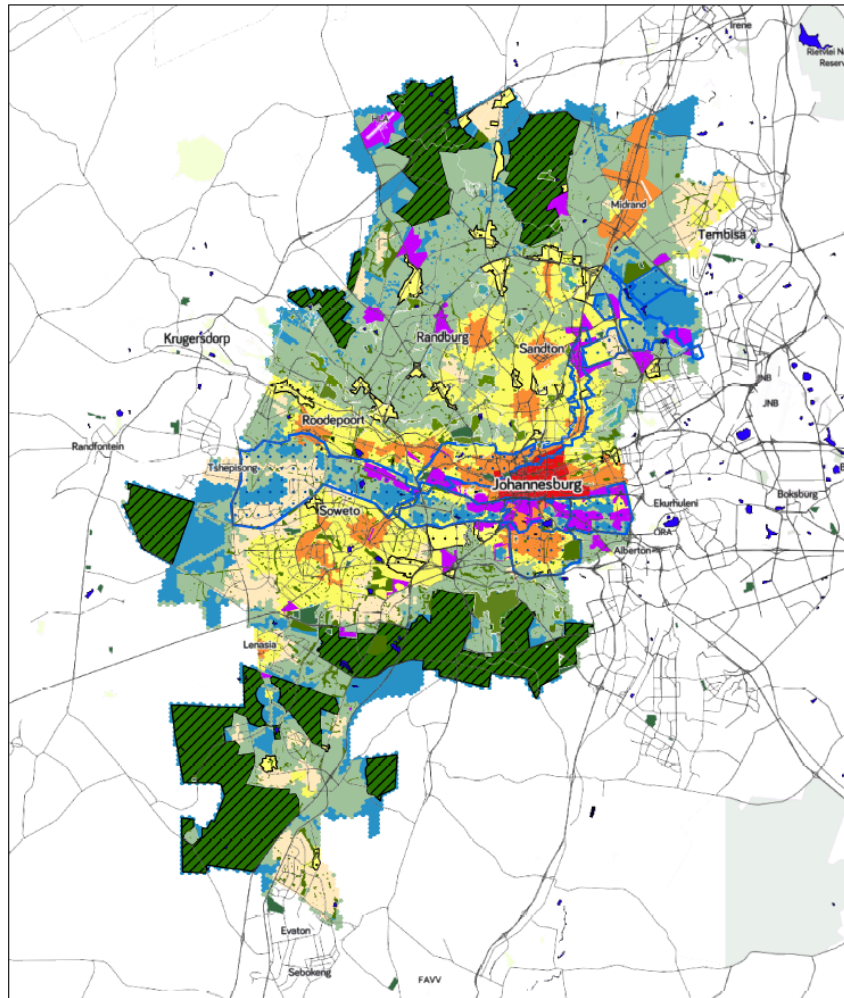
Transformation in the Johannesburg SDF & SDF's in Different Spheres of Government

Dylan Weakley - City of Johannesburg

August 2022

Main Levers of the SDF

Spatial Direction: Land Use & Capital Budget



Nodes and Development Zones



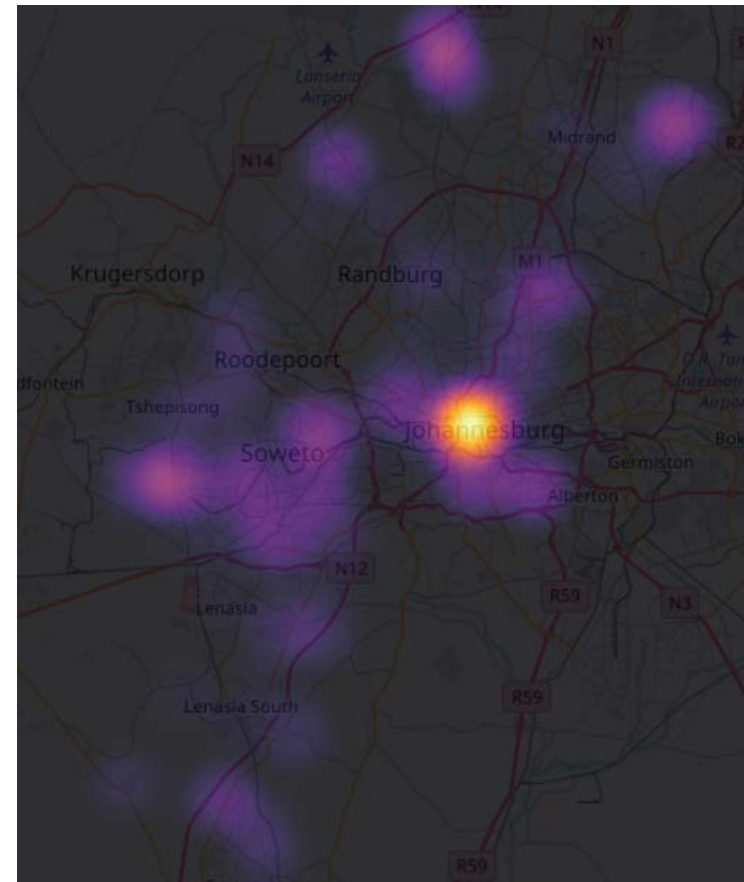
Legend		Node/Devt. Zone	
City Parks/Open Space	Mining Belt SAF's	Inner City Node	LED Zone
Name	Randburg-OR Thambo Corridor	Metropolitan Node	Sub-Urban Zone
Empire Perth SAF	Turfontein SAF	Regional Node	Peri-Urban Zone
Louis Botha SAF	Industrial	General Urban Zone	Beyond Urban Development Boundary

21 November 2018

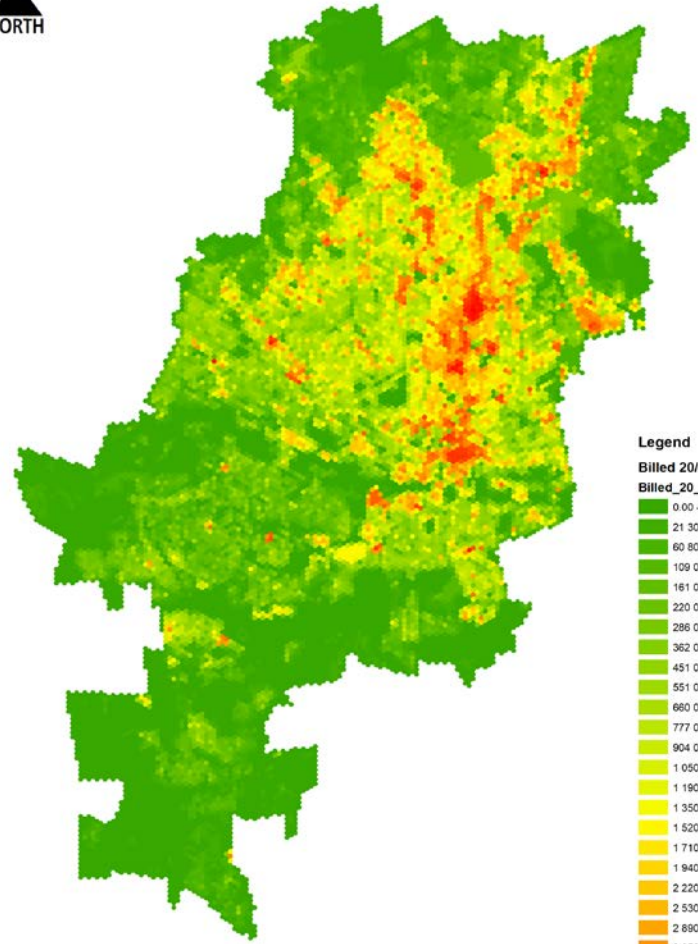
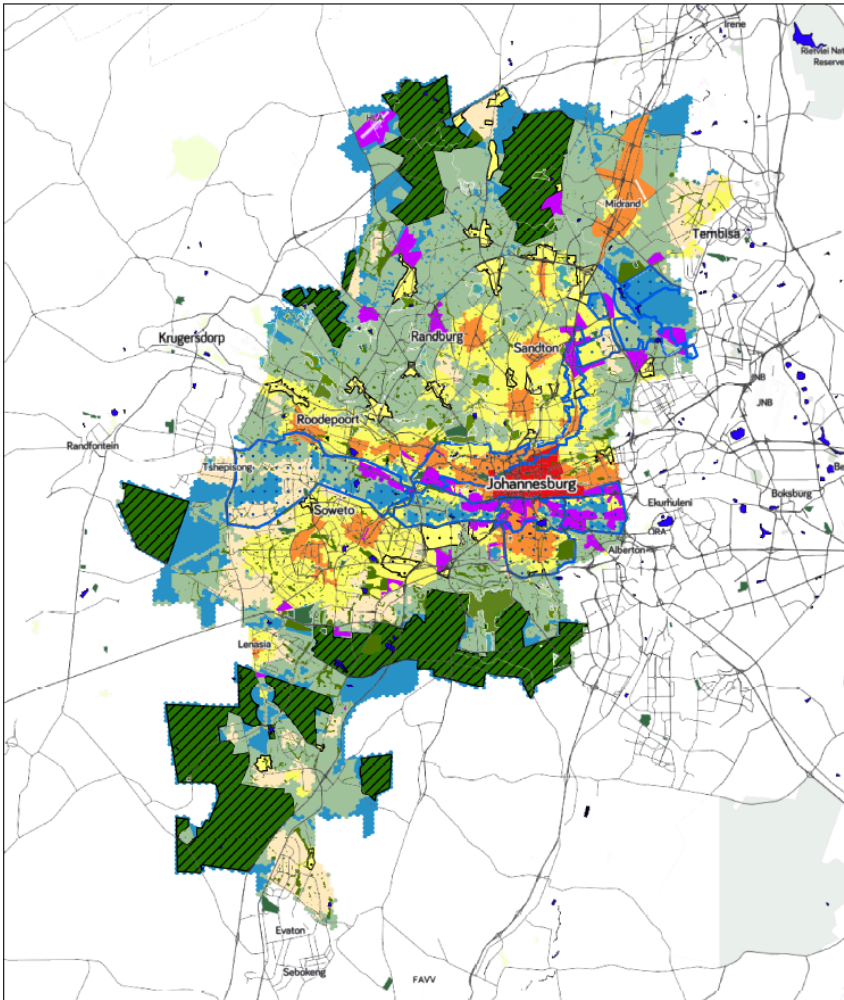
CITY OF JOHANNESBURG

MEDIUM-TERM BUDGET
2022/23 TO 2024/25

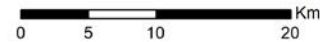
MAY 2022



CoJ 3 year spend Heat Map,
2017/18; 18/19; 19/20



Rates Billed 2020/21



Legend

Billed_20_21

Billed_20_21_total



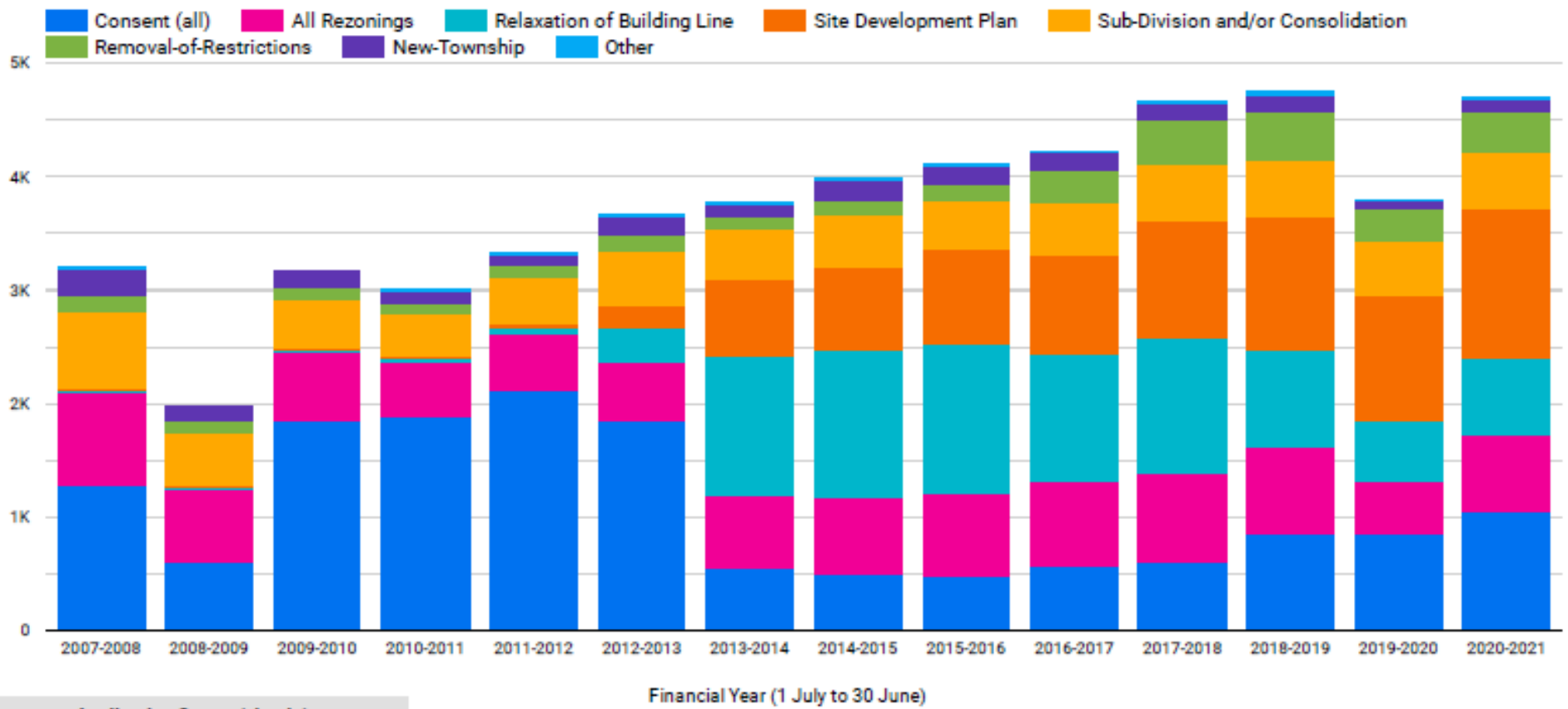
Perceived Successes in Johannesburg

Application Status (simple): A... (6) ▾

1 Jul 2007 - 30 Jun 2021 ▾

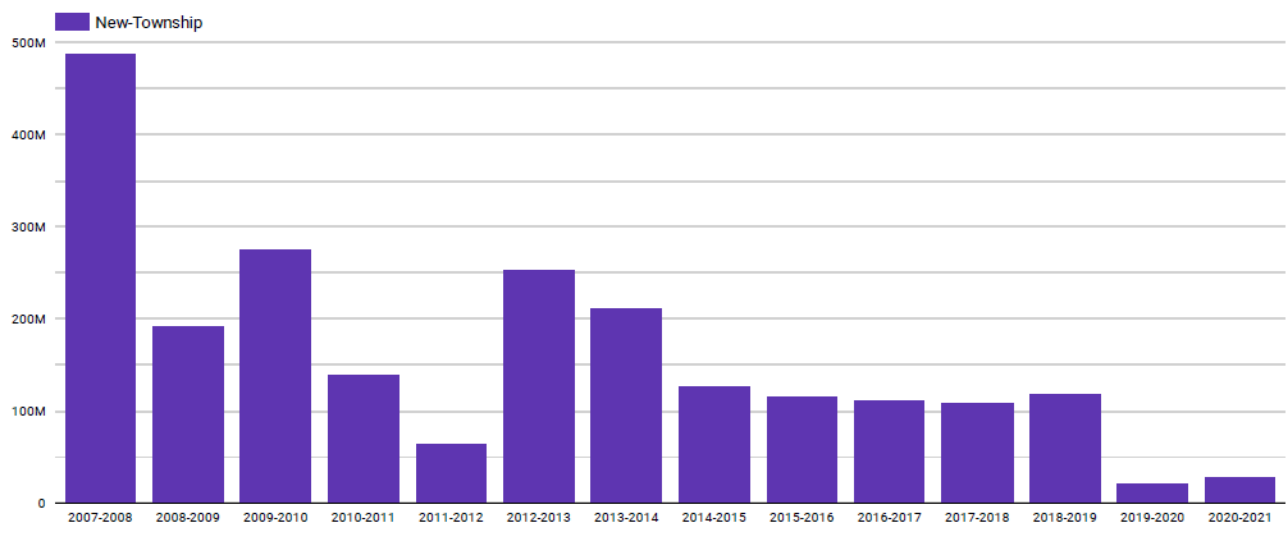
Application Type (grouped) ▾

Number of all Town Planning Applications by Type City of Johannesburg



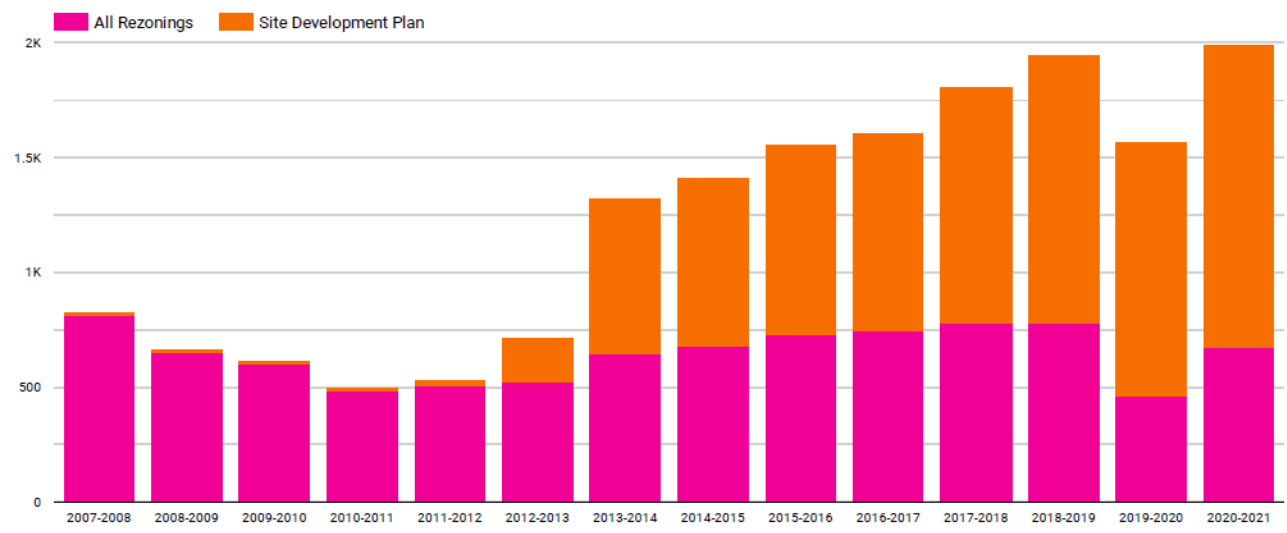
Application Status (simple): A... (6) -
 1 Jul 2007 - 30 Jun 2021 -
 Application Type (grouped): N... (1) -

Area (sqm) of all Town Planning Applications by Type City of Johannesburg



Application Status (simple): A... (6) -
 1 Jul 2007 - 30 Jun 2021 -
 Application Type (grouped): A... (2) -

Number of all Town Planning Applications by Type City of Johannesburg



Financial Year (1 July to 30 June)

Perceived Successes in Johannesburg

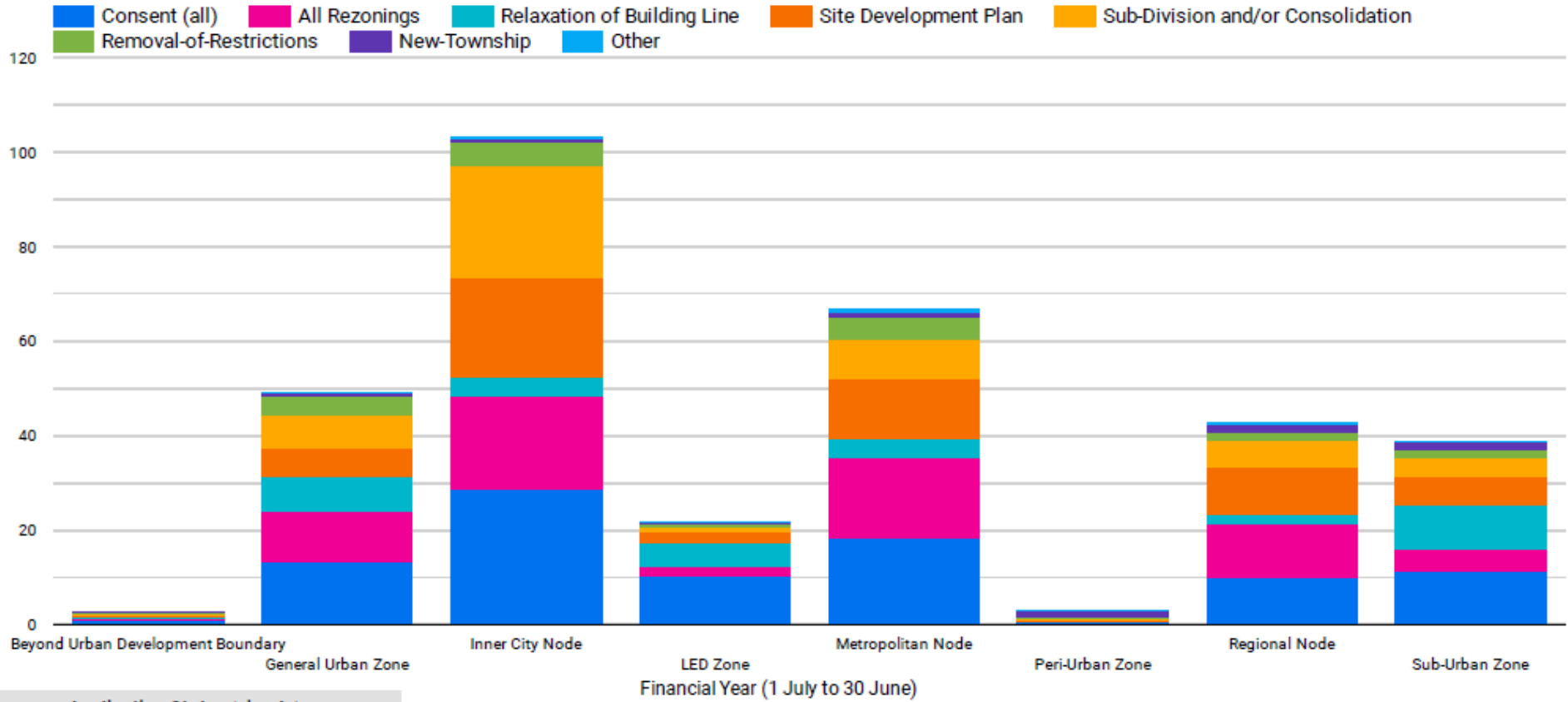
Application Status (simple): A... (6) ▾

1 Jul 2007 - 30 Jun 2021 ▾

Application Type (grouped) ▾

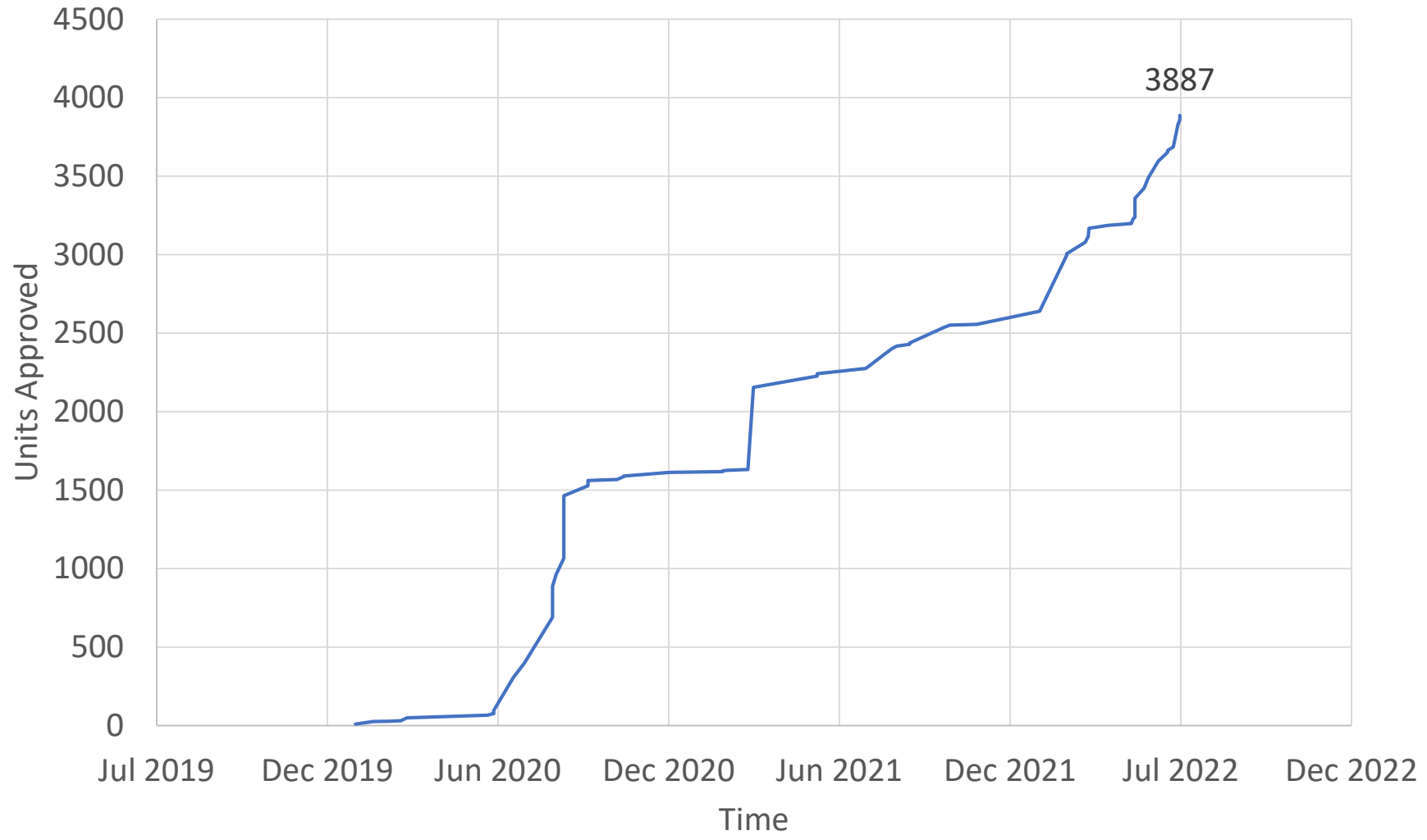
Per Square Kilometre Applications Nodal Review Nodes and Zones

Financial year ▾

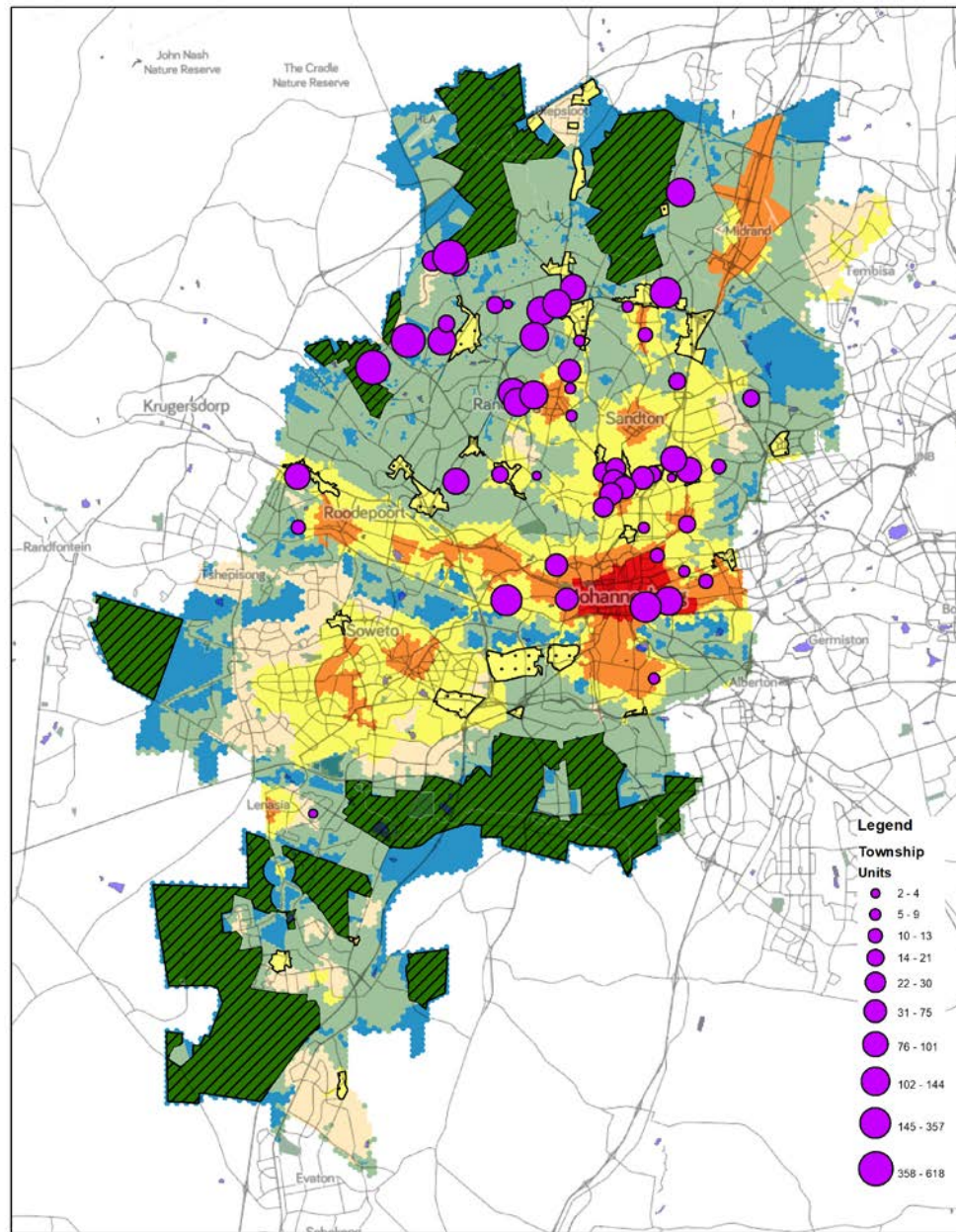


Perceived Successes in Johannesburg

Accumulative Inclusionary Housing Units Approved
City of Johannesburg



Map of Inclusionary Housing Units Approved



Inclusionary Housing Units Approved to end 2021/22

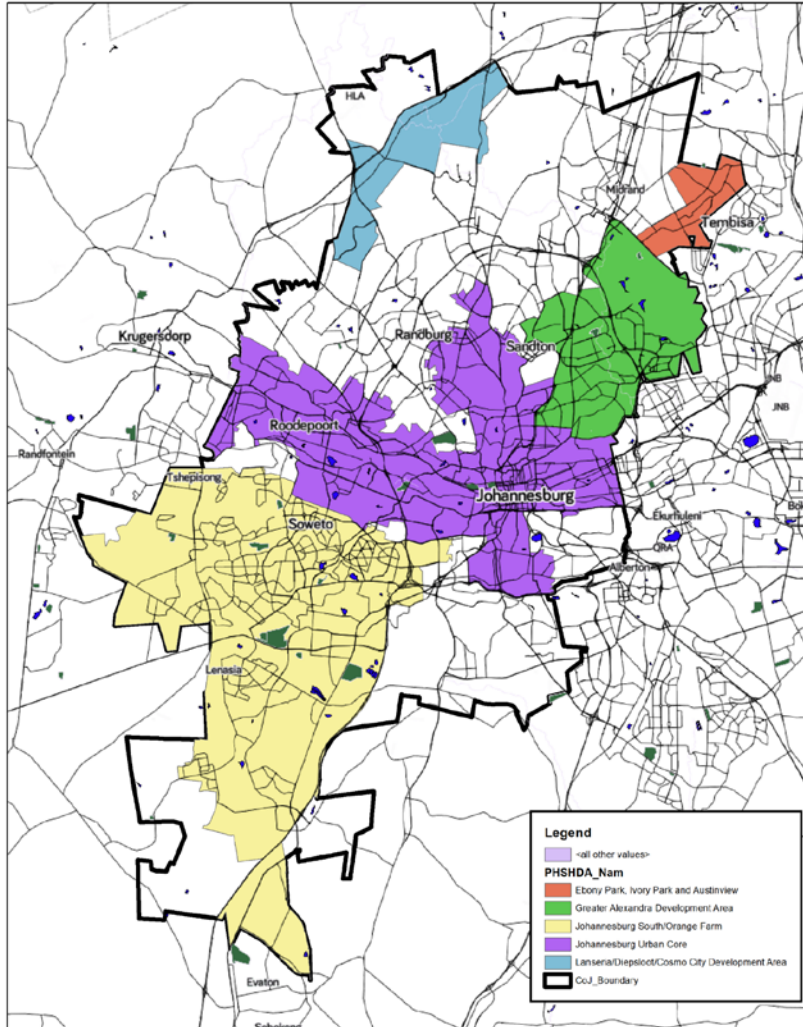
Limitations to Our Approach

- Formal approach works mainly in formal areas
- Our approach to informality is very lacking
- We do not do well at economic development (especially inclusive economic development and job creation)
- We do not have a unified spatial approach across government

Tensions and Contradictions do Exist Across Spheres of Government

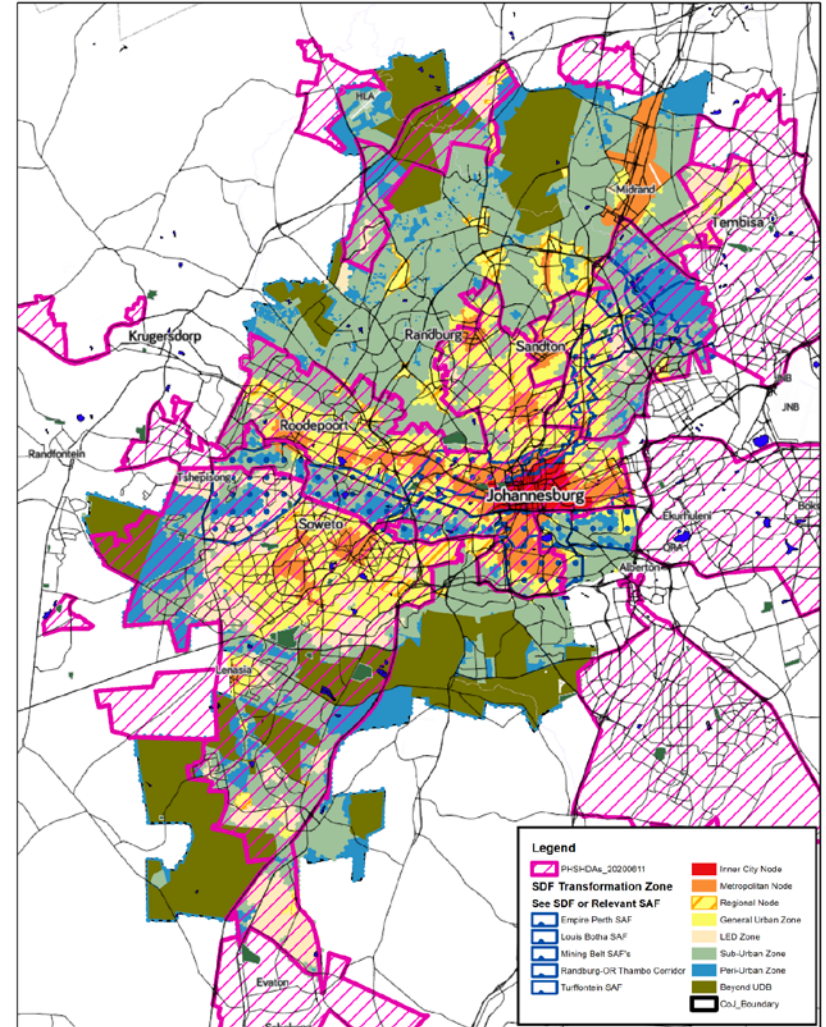
- Land use is a municipal function
- Provincial and National Housing
 - Megaprojects
 - Housing Areas
 - PHDA's

Tensions and Contradictions Do Exist Across Spheres of Government



JHB PHSDAs May 2020

0 5 10 20 30 40 Kilometers



JHB PHSDAs May 2020 with Nodal Review

0 5 10 20 30 40 Kilometers

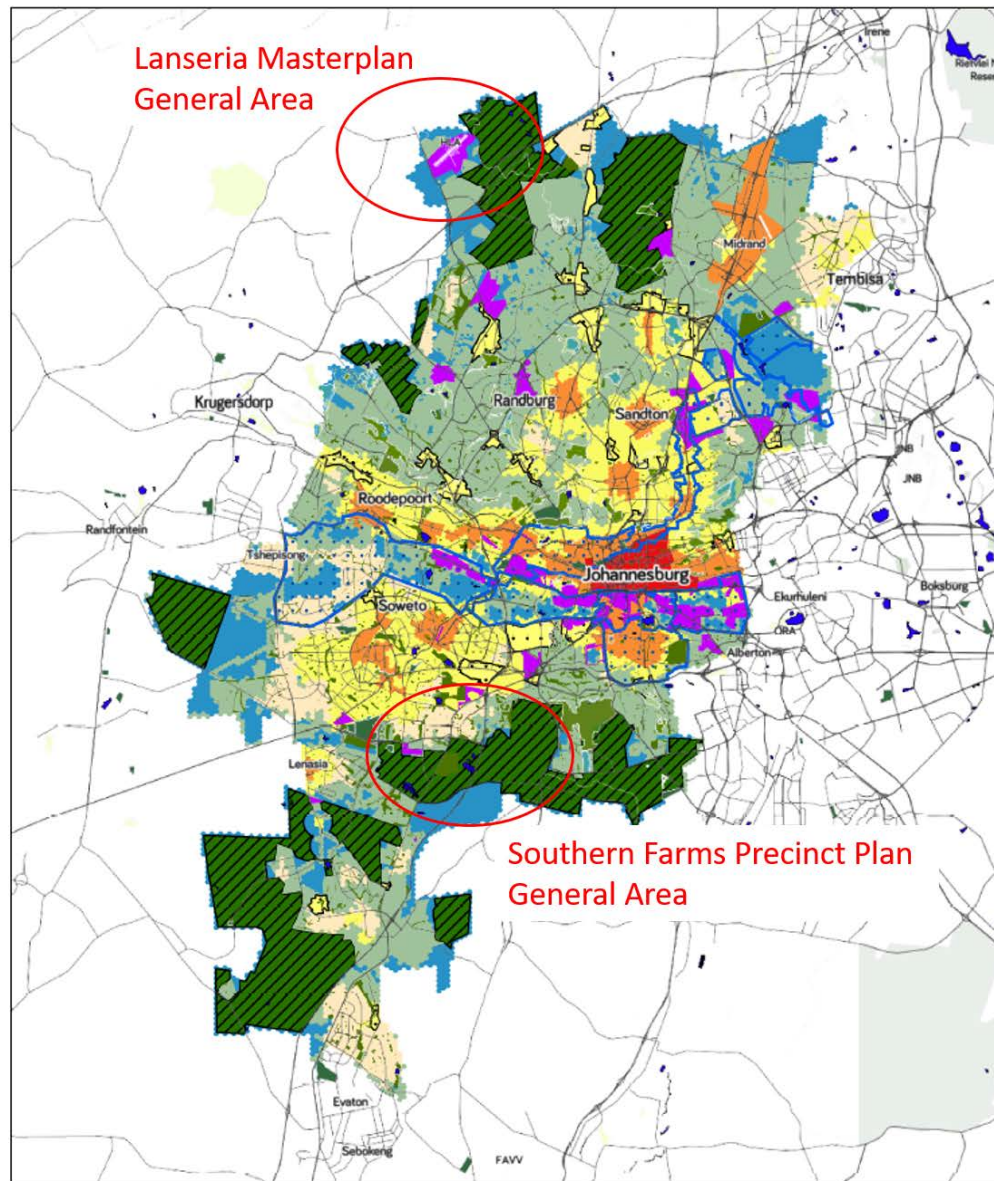


Tensions and Contradictions do Exist Across Spheres of Government

- Often goes as far as City Planning Departments being obstructive or even “counter revolutionary”
- Local Scale Space matters
- Planning at different scales can lead to different outcomes sometimes perceived overreach
 - District Development Model
 - Township Economies Bill
- Financing of Operations and Maintenance

Outcome Needed

- SDF's at different spheres to be realistic about their levers
 - Also for Other Spatial Policies and Legislation
- Spatial Budget Alignment
- Realistic views on municipal revenue and funding models



Nodal Review Showing Proposed UDB Amendment Areas

Legend

