

SECTION 1: OVERVIEW OF THE SPATIAL DEVELOPMENT FRAMEWORK

1.1 Legal Framework

The Spatial Development Framework (SDF), in association with the Regional Spatial Development Frameworks (RSDFs), represents the prevailing spatial planning policy within the City of Johannesburg. It informs the determination of development proposals and applications that fall outside the scope of prevailing Town Planning Schemes and provides a citywide perspective of spatial challenges and interventions within the City.

The SDF and RSDFs are prepared and adopted in terms of the Municipal Systems Act, Act 32 of 2000 as an integral component of the Integrated Development Plan (IDP). Additionally, the SDF must also adhere to the requirements of the Local Government: Municipal Planning and Performance Management Regulations, 2001¹.

These regulations state that an SDF must give effect to the Chapter 1 principles of the Development Facilitation Act, Act 67 of 1995 and achieve a number of outcomes and requirements reflected in **Table 1.1**.

Table 1.1: Legislative Compliance

SDF Section	Section 2	Section 3	Section 4	Section 5	Section 6
Legislative requirements	Growth & Development Strategy	Status Quo Assessment of the City	Growth Management Strategy	Development Strategies	Capital Investment Framework
• Set out objectives that reflect the desired spatial form of the municipality	X	X	X	X	
• Contain strategies and policies regarding the manner in which to achieve objectives			X	X	
• Set out a capital investment framework for the municipality's development programs		X	X		X
• Identify programs and projects for the development of land within the municipality			X		X
• Provide a visual representation of the desired spatial form of the municipality			X	X	
• Priority spending areas			X		X

¹ Government Notice 22605, 24 August 2001

1.2 SDF Relationship to Regional Spatial Development Frameworks (RSDFs)

In addition to the SDF, RSDFs have been prepared for each of the City's seven administrative Regions.

The RSDFs are primary local implementation and management mechanisms and:

- Contextualise development trends and challenges within a regional context ;
- Prescribe localised development objectives and guidelines (e.g. density, land use etc.);
- Provide a more detailed reflection of the SDF objectives, strategies and policies as they impact on local area planning;
- Reflect Localised Precinct Plans and Development Frameworks adopted through official Council protocols;
- Capture the most updated information in terms of regional developmental trends, issues and community needs; and
- Add substantive value to the budgeting and spatial development processes within the City by identifying local development interventions.

1.3 SDF / RSDF Review Process 2008/2009

The revision process in 2008/2009 year included the following:

- IDP Outreach process;
- Public Open Days (listed in **Table 1.2** below);
- Stakeholder workshops for the respective Precinct Plans and Development Frameworks;
- Intensive internal consultation;
- Capital Investment Framework with core departments and Municipal Owned Entities;
- A series of engagements with neighbouring municipalities and key Provincial Departments;
- Departmental working groups on policy guidelines; and
- SDF and RSDF public review and comment period.

Table 1.2: Planning Open Days

Region	Date	Venue	Duration
Region A: Ivory Park	15 March 2009	Lord Khanyile Multi-purpose Centre, Ivory Park	09:30 – 14:00
Region A: Midrand	16 March 2009	Gallagher Estate, Midrand Central	09:30 – 17:00
Region A: Diepsloot	20 March 2009	Diepsloot Youth Hall	09:30 – 14:00
Region B: Ferndale	17 March 2009	Ferndale Recreation Centre	09:30 – 17:00 #
Region B: Westbury	18 March 2009	Westbury Recreation Centre	09:30 – 17:00 #
Region C: Bram Fischerville	22 March 2009	Bram Fischerville Multi-purpose Centre	09:30 – 14:00
Region C: Roodepoort	19 March 2009	Roodepoort Civic Centre	09:30 – 17:00 #
Region D: Jabulani	20 March 2009	Jabulani Civic Centre, Council Chambers	09:30 – 17:00 #
Region D: Diepkloof	15 March 2009	Diepkloof Hall	09:30 – 13:00
Region E: Sandton & Surrounds	16 March 2009	Ernest Ullmann Park Recreation Centre	09:30 – 14:00
Region E: Alexandra	18 March 2009	Far East Bank Hall	09:00 – 13:00
Region F: Inner City	17 March 2009	Museum Africa Auditorium, Newtown	09:30 – 16:00 #
Region F: Southern Suburbs	20 March 2009	South Rand Recreation Centre, South Hills	09:30 – 15:00
Region G: Protea South/Lenasia	19 March 2009	Protea South Multi-purpose Centre	09:30 – 13:00
Region G: Southern Areas	22 March 2009	Finetown Multi-purpose Centre, Ennerdale	11:30 – 13:00

The IDP Outreach programme took place during the third quarter of the 2008/09 financial year and was inclusive of internal, external and media consultation. The SDF and all RSDFs were communicated at the City's Planning Open Days held between the 15th and the 22nd March 2009.

During the eight years of the City's SDF development, the ideas and concerns arising from the IDP processes have informed and influenced the development of the SDF and its components.

1.4 SDF Challenges and Responses

The City of Johannesburg is centrally located within the Province of Gauteng. To the north lies the City of Tshwane Metropolitan Municipality and to the east, Ekurhuleni Metropolitan Municipality. The District Councils of West Rand and Sedibeng border the City's western and southern municipal boundaries respectively. The City enjoys favourable linkages via road and rail to immediate municipal and provincial neighbours and beyond international borders.

It is the largest city in South Africa with a recorded population of 3.2 million (approximately 1 million households)² residing in an area of 1,644km². This translates to an average population density of 1,962 persons per km². Contemporary estimates suggest that this figure has increased to 4 million people.

Spatially, densities differ between locations and income groups, the highest densities are found in the City's informal settlements. Conversely the lowest densities can be found on the peri-urban fringe and a number of the historical residential suburbs. It remains a rapidly growing city with an estimated population growth of 14.6% since 1996, accounting for 7.2% of the total population of South Africa³.

Although the City has the highest Human Development Index (HDI) (0.73) in the country, it still faces the global challenges of increasing urbanisation and in-migration, poverty, high levels of unemployment and increasing the accessibility to basic services.

It is with these statistical and spatial challenges that the City's Spatial Development Framework (SDF) and associated Regional Spatial Development Frameworks (RSDFs) have been prepared since 2002 to guide, direct and facilitate public and private developments, investment and growth within the City.

They are revised annually and influenced by on-going consultation processes, the City's Growth and Development Strategy and other sectoral / strategic plans of the City and Province.

Since its inception in 2001, the SDF has been required to respond to a range of fundamental questions related to development and growth of the City including:

1. As the administrator of the City and the primary arbiter of growth how will Council facilitate spatial and economic growth?
2. What are the spatial structuring elements of the City (e.g. roads, nodes, open space etc.)?
3. How are the spatial structuring elements of the City functioning?
4. Where are the problem and "hot-spot" areas and what are the City's investment priorities?
5. How does public and private investment fit within these investment priorities?
6. How is the City facilitating and fostering private sector investment to ensure balanced and appropriate growth?

² 2001 Population Census, STATS SA

³ State of the Cities Report 2004, Cities Network.

7. What is the desired Urban Form of the City, what needs restructuring and how do these factors make the City more equitable and accessible to all?
8. How are the complex and numerous needs and requirements of the communities and investors being incorporated into this desired Urban Form?
9. How does our existing and planned physical and social infrastructure support these Structuring elements?
10. What will it cost to remedy backlogs?
11. What are the current development trends?
12. Are the trends working to the City's advantage or disadvantage?

Appropriate responses to these questions have been guided by the following components of the SDF.

- The guiding development vision and specific objectives of City's Growth and Development Strategy (Section 2);
- Inter-governmental issues and agendas (Section 2);
- A status quo assessment of the City's structuring elements, infrastructure networks and socio-economic profile (Section 3);
- A Growth Management Strategy that indicates the prioritisation of development areas and rationale of development within the City (Section 4); and
- Citywide spatial development strategies contributing to a long-term desired spatial form i.e. the SDF's Spatial Plan and Development Strategies (Section 5);
- A Capital Investment Framework (CIF) linking the capital budget planning process and a prioritisation model to support the SDF development strategies, Growth Management Strategy and Investment Programmes (Section 6).