

# SPATIAL DEVELOPMENT FRAMEWORK 2040

CITY OF JOHANNESBURG  
METROPOLITAN MUNICIPALITY





**a world class African city**

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# **JOHANNESBURG SDF 2040**

JULY 2016



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## FOREWORD

### Executive Mayor City of Johannesburg



Cllr Mpho Parks Tau  
Executive Mayor  
City of Johannesburg

The City of Johannesburg has witnessed many successes since the democratic dispensation of 1994. The quality of life across the City has improved, economic growth has outstripped that of the country as a whole and social and infrastructure services now reach more of our citizens than ever before. In spite of these and many other successes, the City is still faced with many challenges. The city remains highly unequal and importantly for this Spatial Development Framework, this inequality is embedded in space. The quality of life and indeed future prospects of our citizens are still strongly linked to where they are born, live, work and school. In this regard, a world class African city cannot be for a select few. Johannesburg should belong to and serve all who live in it irrespective of their backgrounds and places of origin. We must all put our shoulders to the wheel, striving for the creation of a spatially just world class African city.

In conceptualising the Spatial Framework for Johannesburg, we face two broad challenges. We must concurrently address the inequalities and indeed the mistakes of the past, whilst guiding future growth in a direction that is socially, environmentally and financially sustainable. The legacy of apartheid planning still lingers strongly in our urban form, excluding many of the City's residents from the advantages of urban living. The majority of the poor still live in single-use land areas at the edges of the City, far from economic and social opportunities. This Spatial Development Framework (SDF) presents an ambitious and yet attainable vision to address existing spatial inequality and to drive future development, creating a more equitable, liveable, productive, sustainable and resilient City.

\*Angel, S., Parent, J., Civco, D. L., & Blei, A. M. (2010). *The Persistent Decline in Urban Densities: Global and Historical Evidence of 'Sprawl'*. Cambridge, MA: Lincoln Institute of Land Policy.

The core message of the SDF, compaction and mixing of land uses, echoes much of Johannesburg's democratic-era spatial policy which has seen success. Johannesburg is one of the only cities in the world to have become denser, rather than more sprawled over the past 20 years.\* The refined approach in this SDF, Compact Polycentricity, seeks to address the triple bottom line of sustainability mentioned earlier. The broad approach is threefold: First it is to diversify and better service single-use, high density parts of the city (such as Soweto, Orange Farm, Diepsloot and Ivory Park) into true City districts where people can live, work, learn and play. Second it is to direct future City growth, including state delivered housing, into central cores of Johannesburg; specifically in and around economic centres and close to public transit infrastructure. Third is to connect these cores to one another by efficient, safe and affordable public transit systems, leading to a more efficient urban form.

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