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Media Statement

For Immediate Release

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Joburg updates Land Use Scheme to drive smarter, sustainable development

The City of Johannesburg's Development Planning Department has officially promulgated the reviewed City of Johannesburg Land Use Scheme, 2018 (as reviewed 2025), which was published on 24 June 2026 and will come into effect on 1 July 2026.

The Land Use Scheme (LUS) is a key legislative tool used by the City to guide and manage development in line with its long-term vision, policies and strategic priorities. It promotes sustainable development while supporting improved quality of life for residents across Johannesburg.

The scheme outlines development rights linked to various properties and provides property owners with multiple opportunities to develop their land through different application processes.

The City's first Land Use Scheme, established in terms of Section 24(1) of the Spatial Planning and Land Use Management Act (SPLUMA), came into operation on 1 February 2019. In line with Section 27(1) of SPLUMA, municipalities are required to review their land use schemes at least every five years.

MMC for Development Planning Cllr Eunice Mgcina welcomed the promulgation and praised officials who contributed to finalising the review. "It addresses challenges identified over the past five years while incorporating new development policy directives. This will improve application efficiency and support greater development and investment in the City."

Key revisions include updated definitions, improved site development plan requirements, expanded economic opportunities for homeowners, stronger support for low-carbon development, and provisions for transitional informal settlement areas.

The reviewed scheme comes into operation on 01 July 2026.

Ends

Issued by the City of Johannesburg

For all media queries, send an email to mediaqueries@joburg.org.za