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Media Statement

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CoJ PROMULGATES NEW MUNICIPAL PLANNING BY-LAW

The City of Johannesburg's Development Planning Department has promulgated the recently reviewed [Municipal Planning By-law](#).

The provisions of the reviewed by-law enable the City to simplify procedures and processes for land development applications; mechanisms to provide engineering services and collection of development contributions. It also gives legal effect to the Land Use Management Scheme and the Spatial Development Framework and outlines law enforcement processes and procedures to be followed henceforth.

The City of Johannesburg is amongst the first few municipalities that have started and completed the review process of its first municipal planning by-law which was drafted and promulgated in 2016, in line of the Spatial Planning and Land Use Management Act 16 of 2013.

The City undertook its first review of the by-law which was approved by Council in October 2023 and subsequently promulgated the reviewed by-law on 3 April 2024 which is applicable with immediate effect.

In welcoming this latest promulgation, the Member of the Mayoral Committee (MMC) for Development Planning Cllr Eunice Mgcina said that in effect, all land development applications within the City of Johannesburg will be now submitted in terms of the revised By-Law as of 3 April 2024. However, the City will allow a transition period for the application of the by-law for existing applications which will end 3 May 2024.

"I am pleased that the public participation process of the reviewed bylaw which began early in 2023 ensured that all stakeholders participated and contributed. And all public participation was conducted through robust public meetings with residents and built environment professionals in all regions across the City," said MMC Mgcina.

She added that among the critical components introduced as part of the reviewed by-law, was the introduction of new sections that made Law Enforcement easier in dealing with illegal land-

uses. This will now include the seizure of items found on site that are believed to have been used to conduct illegal activities and crime.

“The By-law review has also rectified some of the shortcomings identified over the past five years to facilitate efficient application processes. For instance, certain uses such as place of instruction of 100 or less learners, can now be enabled by easier applications process, being a Consent Use as opposed to a Township Establishment, thus attracting investments due to ease of doing business.

“The review has also eliminated section 25 (3)(b) which required a new rezoning application when downscaling approved rights, and we believe these are changes that will enable and facilitate fast application processes and reduce the cost and time of doing business in the City,” said MMC Mgcina.

MMC Mgcina further said that the Development Planning Department was committed to ensuring appropriate reviews were undertaken on planning policies, bylaws and frameworks that guide development in the City.

The Department looks forward to continued partnership with all stakeholders, in shaping the space of land management to yield maximum efficiency in the built environment and development and economic growth of the City, she added.

Ends

Issued by the Office of the MMC Development Planning

For Media Queries

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