PRETORIA INSTITUTE FOR ARCHITECTURE

TOWN PLANNING AND LAND DEVELOPMENT APPLICATION OVERVIEW

7 March 2018
• Departmental structure
• City Planning (Regional Spatial Planning)
• Regional Spatial Planning
• Functions of Regional Spatial Planning
• Supporting Departments
• Planning Legislation
• Process for processing land use applications
• Functions not within RSP
OTHER SECTIONS WITHIN CITY PLANNING

- Corporate Geo Information Management (GIS)
- Metropolitan Spatial Planning
- Regional Spatial Planning
- Land-use Legislation & Applications
- Geomatics
CITY PLANNING

Responsible to provide spatial direction to the public and private sector through the Spatial vision of the city.
Urban Edge
Compaction Direction
25km Radius
Nodes
Density Corridors
1. Regional Spatial Planning:

- Evaluation and approval of development pertaining to the Spatial Development Framework.
- Compilation and revision of generic, regional specific and procedural policies, such as guesthouse policy, etc to guide and manage development.
Hierarchy of Plans

- LOCAL SDF
- SITE DEVELOPMENT PLAN
- BUILDING PLAN
- REGIONAL SDF
- METROPOLITAN SDF
- PROVINCIAL SDF
- CITY OF TSHWANE
Planning in Layers

- Bio Diversity Layer
- Nodes and Corridor Layer
- Density Layer
- Rural Layer
2. Land Use Management:

- Evaluation and approval of land use applications

- Land Use Management concerns the dynamic relationship between the various land uses. The use of land throughout Tshwane is regulated by the Tshwane Town-Planning Scheme, 2008 (Revised 2014). Consequently, any change of land use must be preceded by the submission of an appropriate land-use application regulated by the relevant legislation. This Section ensures that applications are submitted in terms of the correct legislation together with the correct documentation and are processed smoothly.

- compilation of reports to the City Planning Committee for all land use applications allocated.
Types of applications

- Permission applications
- Consent use
- Removal of Restrictive Title Conditions
- Rezoning applications
- Township applications
- Excisions
- Site Development Plans
3. Client Services and Information

Advisory service to Clients i.e. consultants and the general public with regard to Town planning matters.
4. Development Facilitation:

- Managing spatial planning and development at regional and local level through generic, regional specific and procedural policies, such as guesthouse policy, etc to guide and manage development
5. Evaluate Site Development Plans and Building Plans

Evaluate Site Development Plans and Building plans according to approved development controls
FUNCTIONS OF REGIONAL SPATIAL PLANNING

• 5. Hearings

Compile reports and attend Municipal Planning Tribunal with regard to land use applications
SUPPORTING DEPARTMENTS

- These departments are very necessary towards making an informed decision when we finalise a land use application:
- Legal, Secretarial Services and Municipal Courts, Prosecutions
- Corporate and Shared Services: Legal Services: Development Compliance
- Community Safety: Metropolitan Police: Traffic
- PWIDD: Roads & Stormwater: Traffic Engineering & Operations
- PWIDD: Roads & Stormwater: Infrastructure Planning & Management (Geology)
- PWIDD: Roads & Stormwater: Infrastructure Planning & Management (Region A)
- PWIDD: Tshwane Energy & Electricity
- City Planning and Development: Building Control
- Health and Social Development: Municipal Health Services
- Community Safety: Fire Brigade Services
Applications in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)
- Amendment of the Town-planning Scheme in terms of Section 28.
- Amendment of the Town-planning Scheme in terms of Section 56(1).
- Consolidation and/or Subdivision in terms of Section 92.
- Township Establishment in terms of Section 96.

Applications in terms of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996)
- Removal and/or amendment of the Title Conditions.
- Removal and/or amendment of the Title Conditions and the simultaneous amendment of the Town-planning Scheme.

Application in terms of the Divisions of Land Ordinance on Township Planning and Townships, 1986 (Ordinance 20 of 1986)
- Division of Land in terms of Section 6(1).
• Applications in terms of the Tshwane Town-planning Scheme, 2008 (Revised 2014)
  – Consent uses
  – Permissions
  – Building line relaxations

• Applications read with Section 2(2) and the provisions of the Spatial Planning And Land Use Management, 2013 (ACT 16 of 2013) (SPLUMA)

• Applications made in terms of the City of Tshwane Land use Management By-law
• Law enforcement
• Issuing of documents (e.g. zoning certificates, maps, Land use Manuals)
• Issuing of Licences and permits
• Drafting and submitting Land use applications, SDP’s and Building plans
THANK YOU