

PRETORIA INSTITUTE FOR ARCHITECTURE

TOWN PLANNING AND LAND DEVELOPMENT APPLICATION OVERVIEW

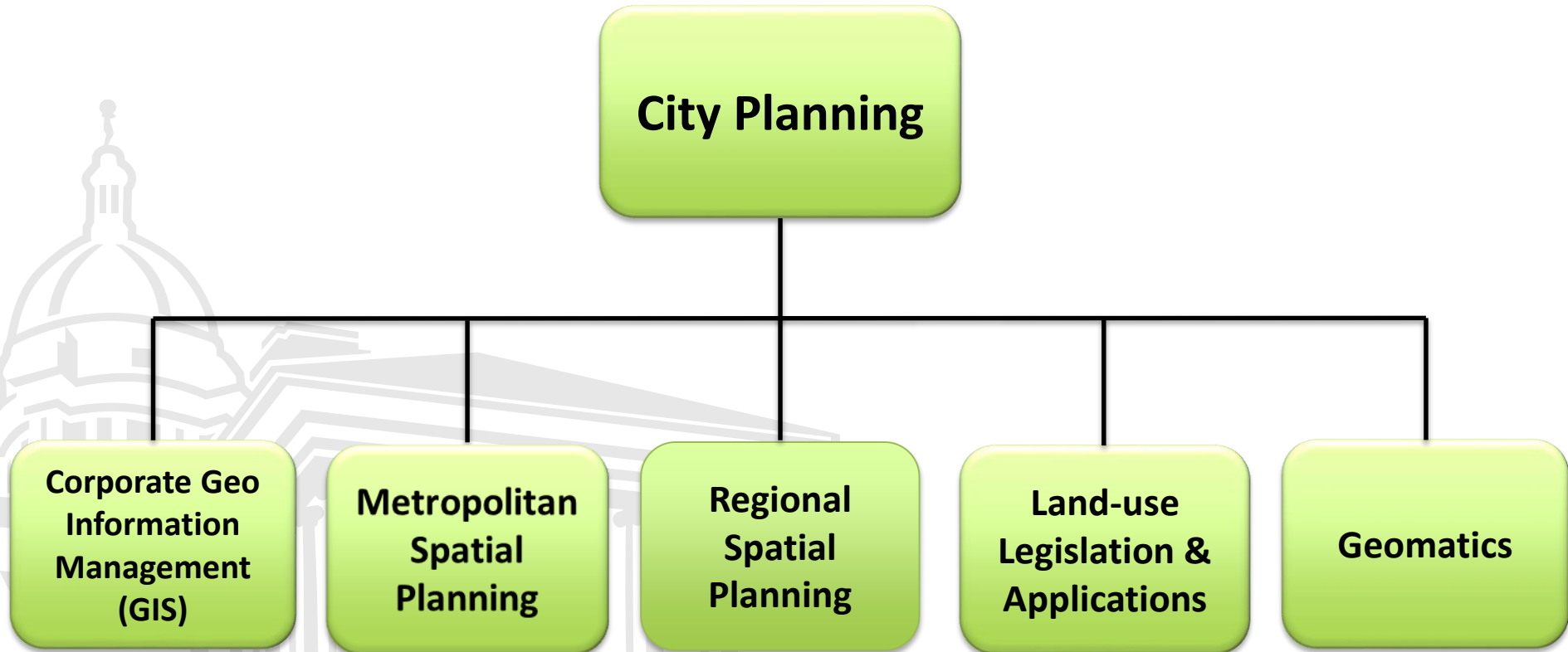
7 March 2018



PRESENTATION OUTLINE

- 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

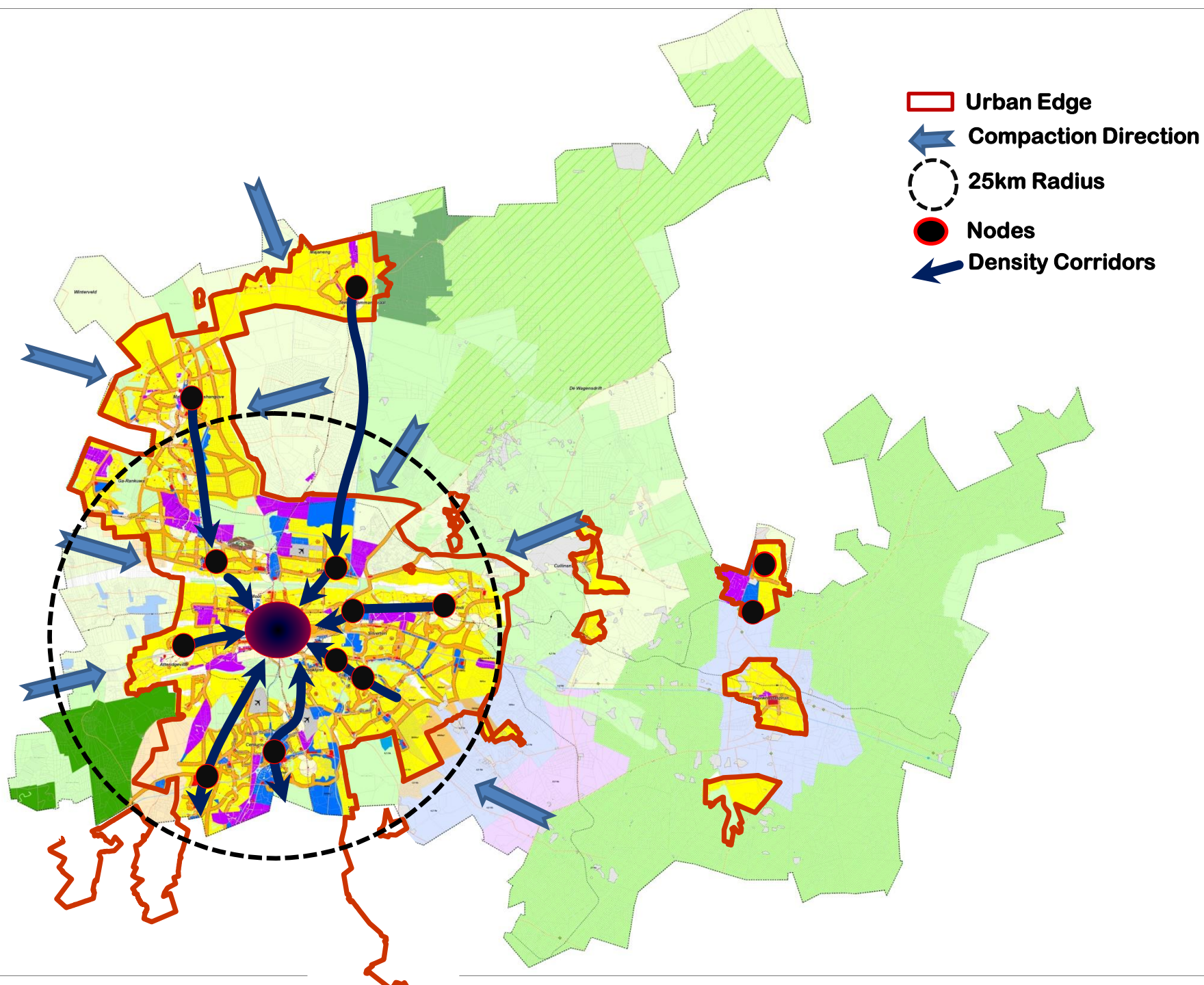
OTHER SECTIONS WITHIN CITY PLANNING



CITY PLANNING

Responsible to provide spatial direction to the public and private sector through the Spatial vision of the city.





Regional Spatial Planning

Region 1

Region 2

Region 3

Region 4

Region 5

Region 6

Region 7

FUNCTIONS OF REGIONAL SPATIAL PLANNING

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



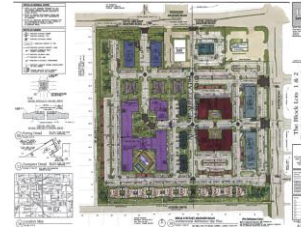
PROVINCIAL SDF



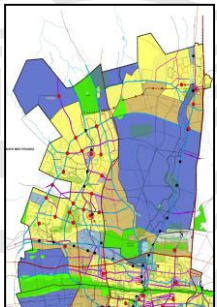
METROPOLITAN SDF



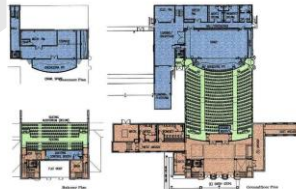
**SITE
DEVELOPMENT
PLAN**



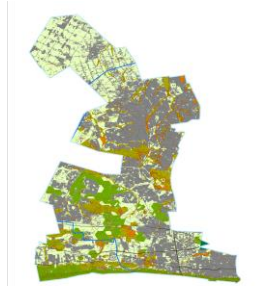
REGIONAL SDF



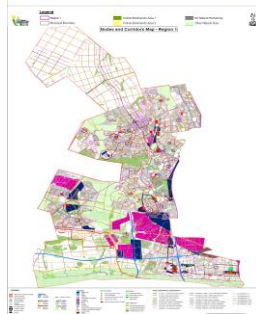
BUILDING PLAN



Planning in Layers



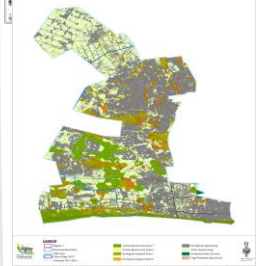
Bio Diversity Layer



Nodes and Corridor Layer



Density Layer



Rural Layer

FUNCTIONS OF REGIONAL SPATIAL PLANNING

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 .

FUNCTIONS OF REGIONAL SPATIAL PLANNING

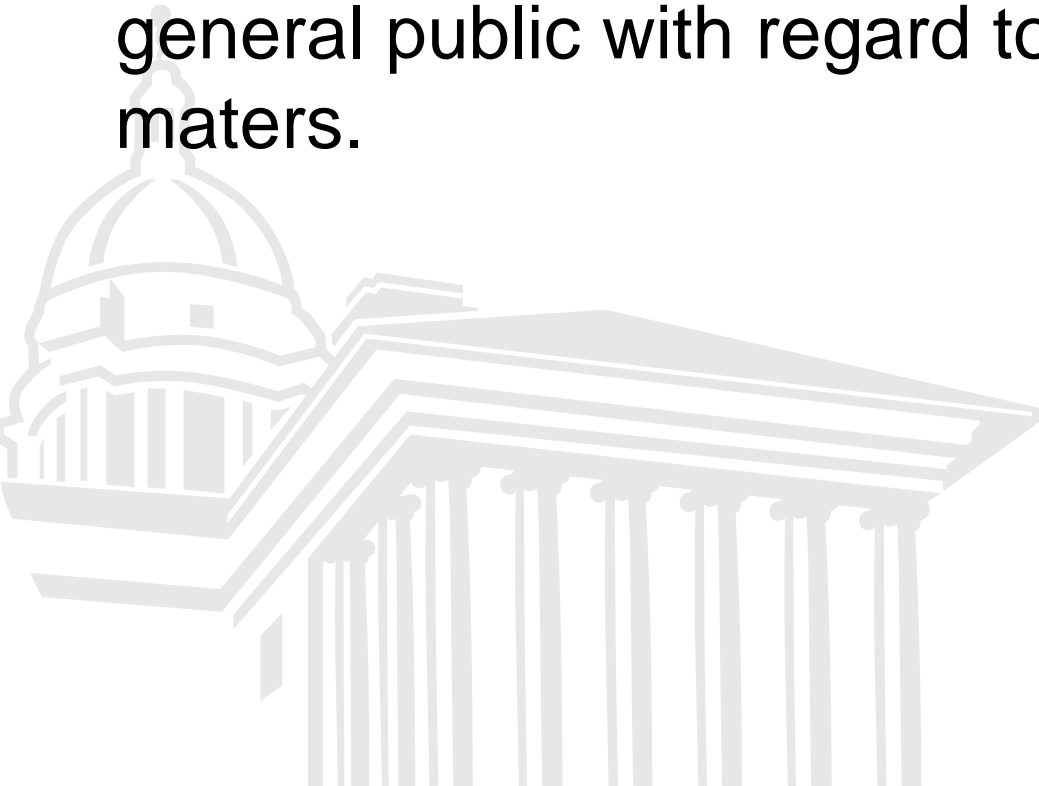
Types of applications

- Permission applications
- Consent use
- Removal of Restrictive Title Conditions
- Rezoning applications
- Township applications
- Excisions
- Site Development Plans

FUNCTIONS OF REGIONAL SPATIAL PLANNING

- **3. Client Services and Information**

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



FUNCTIONS OF REGIONAL SPATIAL PLANNING

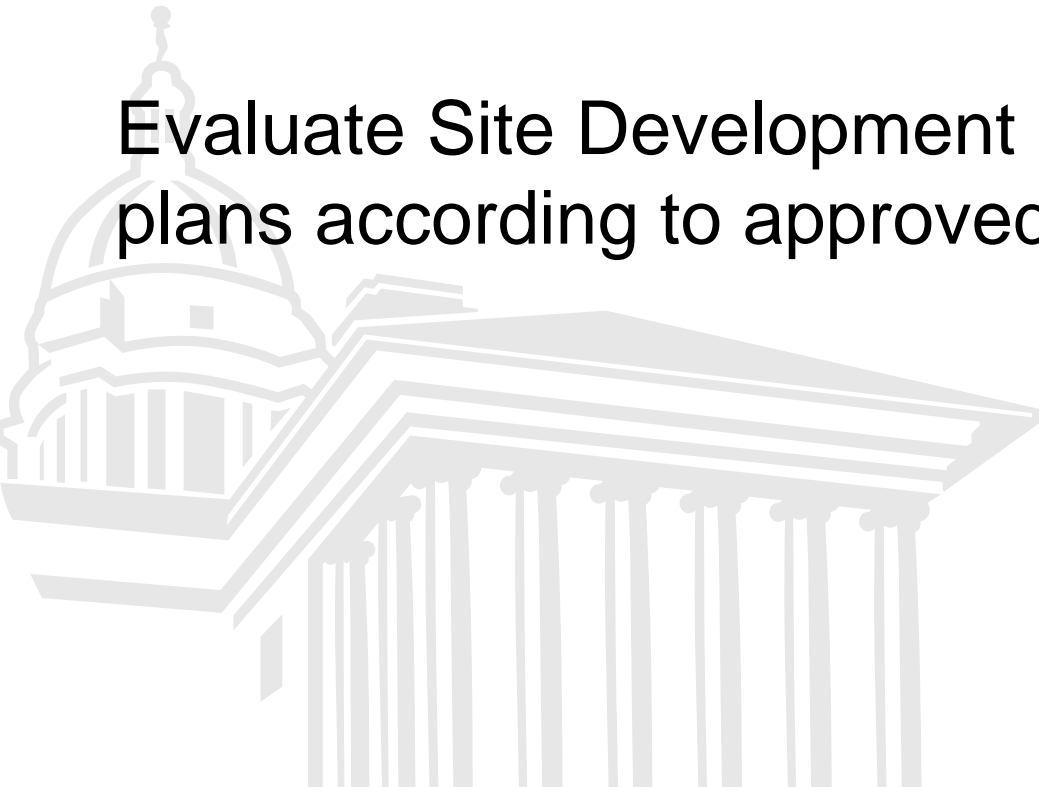
4. Development Facilitation:

- 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

FUNCTIONS OF REGIONAL SPATIAL PLANNING

5. Evaluate Site Development Plans and Building Plans

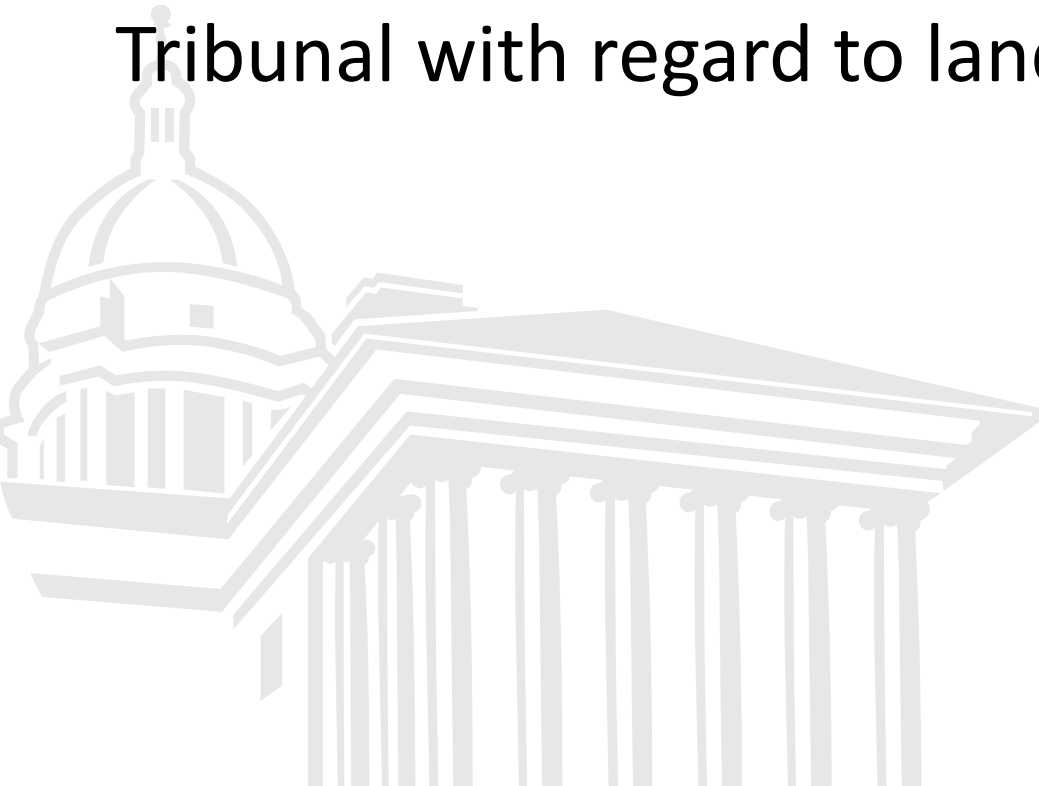
Evaluate Site Development Plans and Building plans according to approved development controls



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**

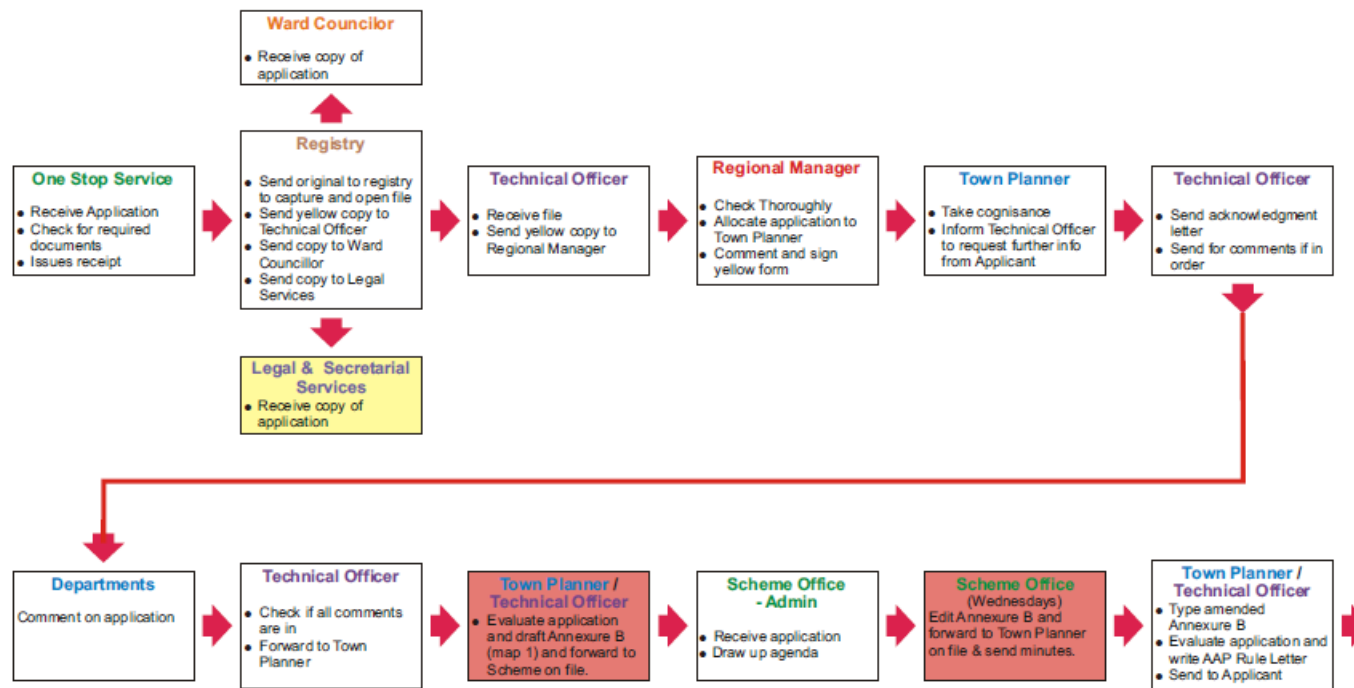
PLANNING LEGISLATION REGULATING LAND USE APPLICATIONS

- **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).

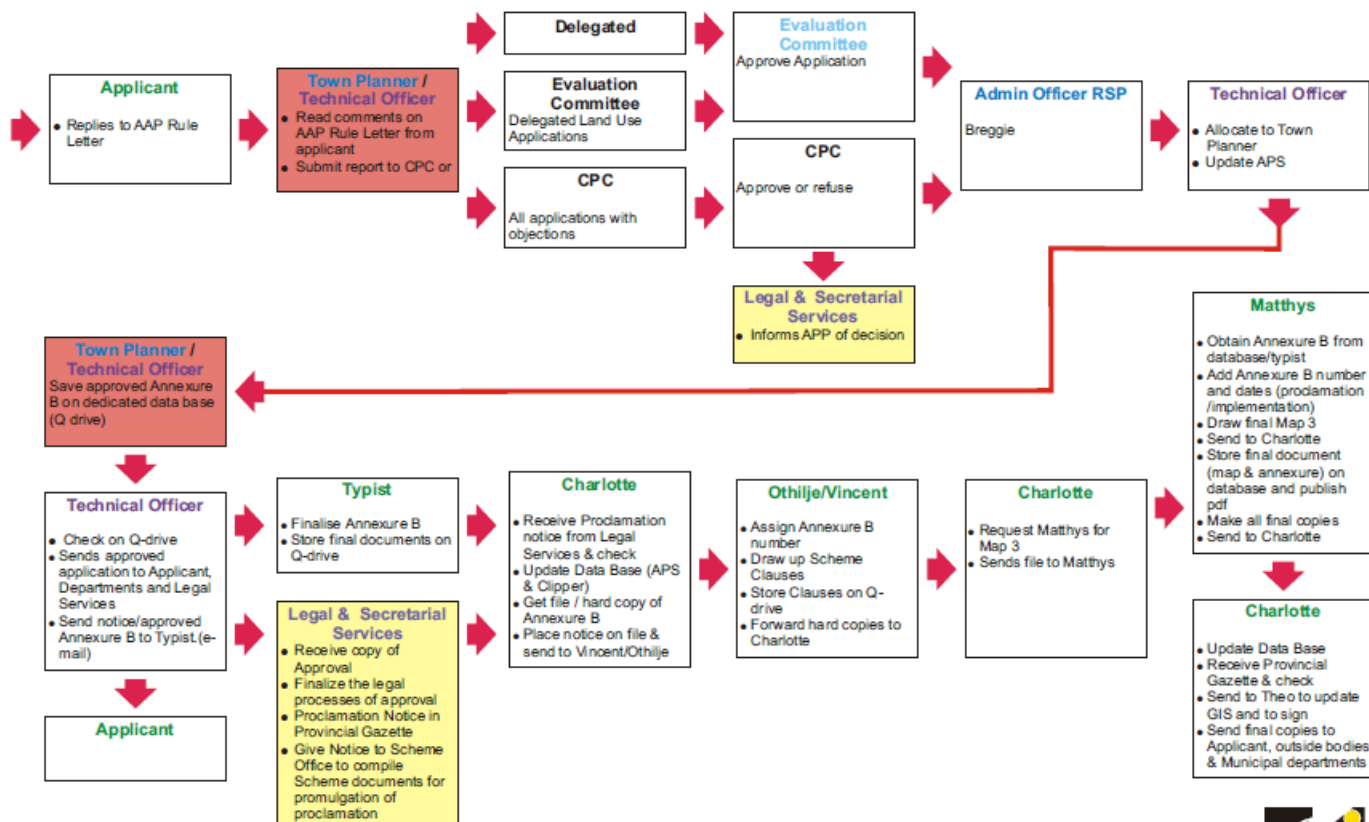
PLANNING LEGISLATIONS REGULATING LAND USE APPLICATIONS

- **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**

PROCESS FOR LAND USE APPLICATIONS



PROCESS FOR THE LAND USE APPLICATIONS



FUNCTIONS NOT WITHIN RSP

- 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

