

PRETORIA INSTITUTE FOR ACHITECTURE

TOWN PLANNING AND LAND DEVELOPMENT APPLICATION OVERVIEW

7 March 2018

CITY OF TSHWANE IGNITING EXCELLENCE

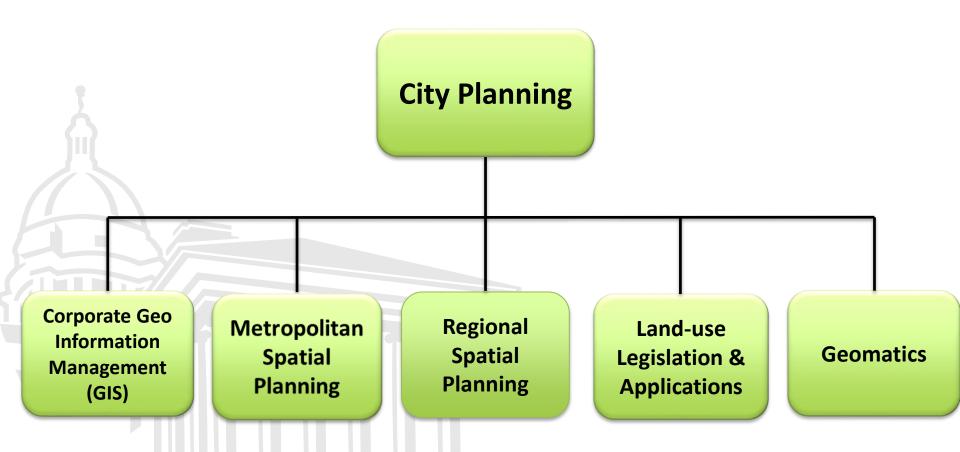
PRESENATION OUTLINE

- 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

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TSHWANE

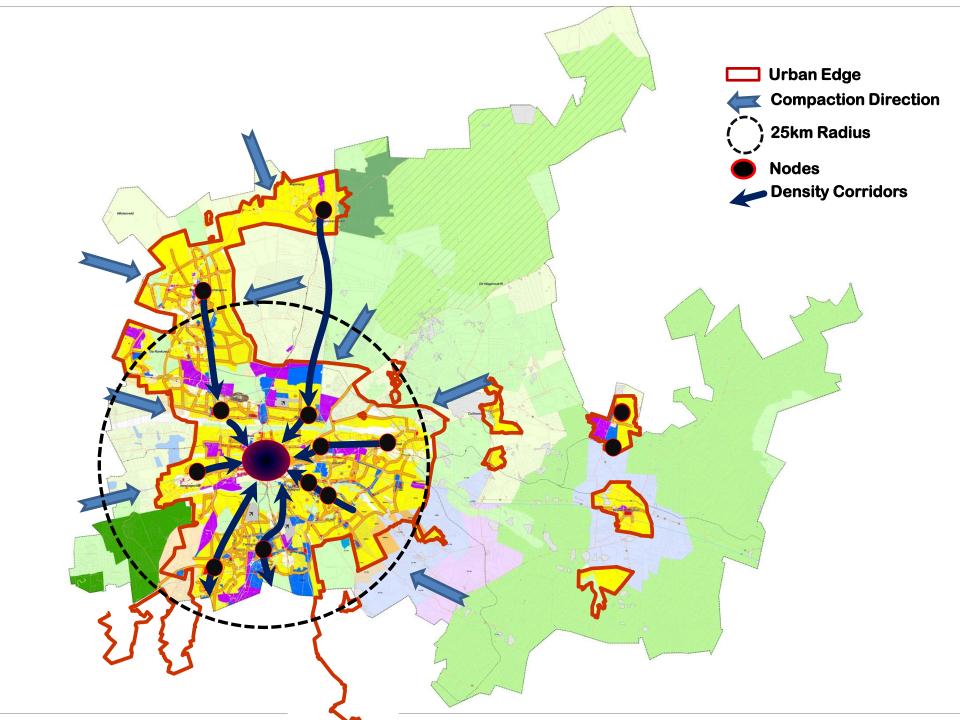




CITY PLANNING

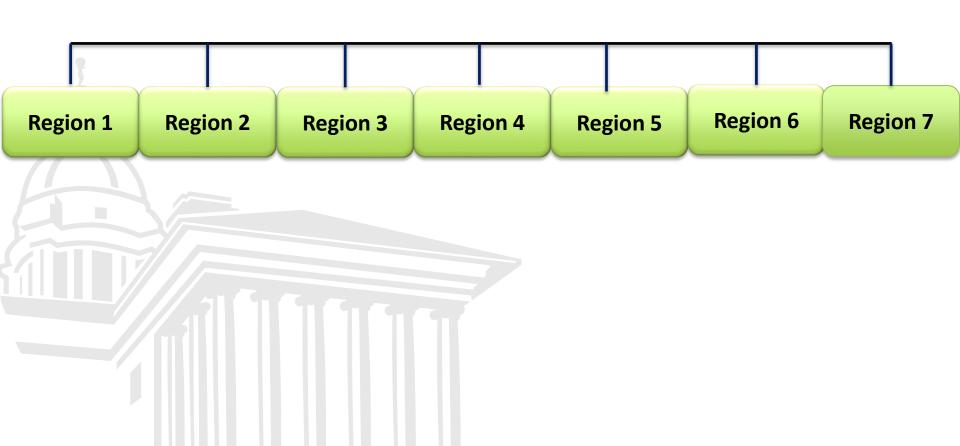
Responsible to provide spatial direction to the public and private sector through the Spatial vision of the city.







Regional Spatial Planning



FUNCTIONS OF REGIONAL SPATIAL PLANNING

1. Regional Spatial Planning:

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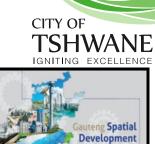
SHWANE

- 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.



Framework 2030

Hierarchy of Plans



PROVINCIAL SDF



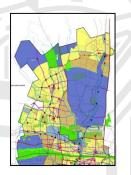
LOCAL SDF



METROPOLITAN SDF



SITE DEVELOPMENT PLAN



REGIONAL SDF



BUILDING PLAN



Planning in Layers



Bio Diversity Layer

Nodes and Corridor Layer

The result of the second secon

Density Layer

Rural Layer

FUNCTIONS OF REGIONAL SPATIAL PLANNING CITY OF

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

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- 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 maters.

FUNCTIONS OF REGIONAL SPATIAL PLANNING CITY OF

4. Development Facilitation:

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 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

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

FUNCTIONS OF REGIONAL SPATIAL PLANNING CITY OF

• 5. Hearings

SHWANE

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

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- City Planning and Development: Building Control
- Health and Social Development: Municipal Health Services
- Community Safety: Fire Brigade Services

PLANNING LEGISLATION CITY OF

- 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 CITY OF

- Applications in terms of the Tshwane Town-planning Scheme, 2008 (Revised 2014)
 - Consent uses
 - Permissions

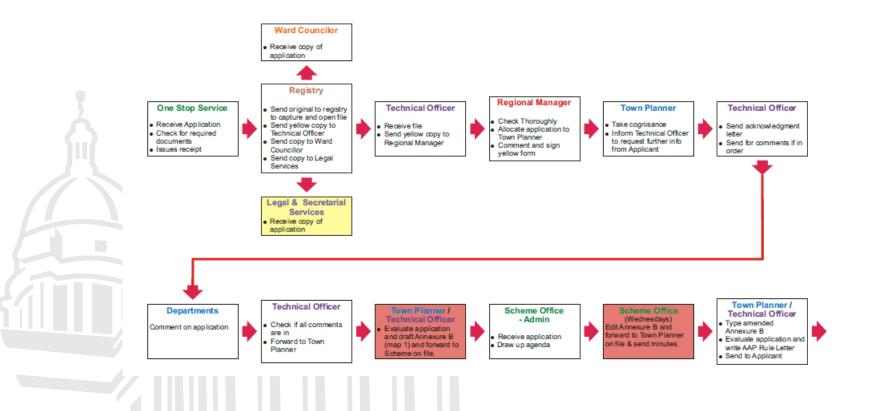
TSHWANE

- 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

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Delegated Evaluation Committee Approve Application Town Planner I Applicant Evaluation Admin Officer RSP Technical Officer Technical Officer Committee Read comments on Delegated Land Use Replies to AAP Rule Breggie Allocate to Town AAP Rule Letter from Applications Letter Planner CPC applicant Update APS Submit report to CPC or CPC Approve or refuse All applications with Legal & Secretarial Matthys Services Informs APP of decision Obtain Annexure B from Town Planner I database/typist Technical Officer Add Annexure B number Save approved Annexure and dates (prodamation B on dedicated data base /implementation) (Q drive) Draw final Map 3 Send to Charlotte Store final document (map & annexure) on Charlotte database and publish Typist Othilje/Vincent Charlotte Technical Officer Receive Prodamation Make all final copies Finalise Annexure B Assign Annexure B Request Matthys for notice from Legal Send to Charlotte Check on Q-drive Store final documents on number Map 3 Services & check Sends approved Q-drive Draw up Scheme Sends file to Matthys Update Data Base (APS application to Applicant. Clauses Departments and Legal & Clipper) Store Clauses on Q-Services Get file / hard copy of Charlotte Legal & Secretarial Annexure B Send notice/approved Forward hard copies to Services Place notice on file & Annexure B to Typist (e-Charlotte Update Data Base Receive copy of send to Vincent/Othilje Receive Provincial Approval Gazette & check Finalize the legal Send to Theo to update processes of approval GIS and to sign Proclamation Notice in Applicant Send final copies to Provincial Gazette Give Notice to Scheme Applicant, outside bodies & Municipal departments Office to compile Scheme documents for promulgation of proclamation

FUNCTIONS NOT WITHIN RSP

Law enforcement

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- 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



