



CITY OF TSHWANE

"we are the same"

**DEPARTMENT OF HOUSING,
CITY PLANNING AND
ENVIRONMENTAL MANAGEMENT**

Tel: (012) 358 1351
 Fax: (012) 358 1410
 E-mail: NavaP@Tshwane.gov.za
 E-mail: JenniferE@Tshwane.gov.za

P O Box 6338/9
 Pretoria
 0001

Room 214
 Ou Raadsaal
 Church Square
 Pretoria

OFFICE OF THE STRATEGIC EXECUTIVE OFFICER

Your ref / U verw:
 Our ref / Ons verw:

Enquiries / Navrae: J Erskine
 Date/ Datum: 28 July 2006

Mr K Mac Quene
 Economic Policy Research institute

Email: kmacquene@epri.org.za and info@epri.org.za

Dear Mr Mac Quene

GLOBAL RESEARCH PROJECT

Your request for information refers. Please find our input as follows:

QUESTION	RESPONSE
2A 1	Elected
2A 2	There is no absolute certainty given the status of North West
2A 3	1
2A 4	Cooperate
2A 5	No
2A 6	Not applicable
2A 7	Appointed
2A 8	Yes
2A 9	R8,493,603,083.00
2A 10	Yes
2A 11	Yes, there are a number of plans for the metropolitan areas There is a statutory Metropolitan Spatial Development Framework (MSDF) to guide future development but this does not provide for real rights in land There are also zoning plans that document existing land use rights. Currently there are six such schemes applicable within the metropolitan area, but there are also some areas in which no legal zoning or town planning scheme applies
2A 12	The MSDF is a statutory document and legally binding in that development contrary to this plan cannot be supported. The Town planning schemes are legal documents which confer real rights and controls regarding the development of land. These rights are binding and can only be amended via a prescribed process.
2A 13	All government agencies are bound by the land use rights of the Town Planning Schemes
2A 14	Yes
2A 15	Akasia Soshanguve Town Planning Scheme: 1996 Pretoria Town Planning Scheme: 1974

	Centurion Town Planning Scheme: 1992 Pretoria Region Town Planning Scheme: 1960 Peri-Urban Town Planning scheme: 1975 Malelane Town Planning Scheme: 1972 <i>The Metropolitan Spatial Development Framework: November 2005</i>
2A 16	All the above mentioned town planning schemes are being revised and consolidated into initially three schemes – hopefully by July 2007.
2A 17	Yes – for all the areas that fall within a Town planning scheme MSDF available on request
2A 18	Entire municipal / metropolitan area of 217 540 ha
2A 19	Environmental Planning – to follow
2A 20	Environmental Planning – to follow
2A 21	Environmental Planning - to follow
2A 22	32-33 floors or 148,6m
2A 23	Yes
2A 24	59
2A 25	Approx 30% of the built up areas in Tshwane have piped water
2A 26	Water and Sanitation – to follow
2B 1	TOWNSHIP ESTABLISHMENT 6 to 12 months depending on applicant and whether there are problems (geology, Environmental, access, service infrastructure etc)
2B 2	DIVISION OF LAND : 4-6 months if no problems
2B 3	Valuations – to follow
2B 4	Valuations – to follow
2B 5	5% Environmental Planning – to follow
2B 6	5% Environmental Planning – to follow
2B 7	No in urban areas – only for gardening purposes, Yes if plot in rural fringe
2B 8	Permit/permission from DWAF must be obtained
2B 9	Permitted: 0,9 or 1,5 (30% to 50% coverage and 2 – 3 storeys) depending on scheme applicable and the area of the property. The smaller the property the higher the permitted FSR. A 500m ² site in a new development may have a total built area of 500m ²
2B 10	2 or 3 storeys depending on town planning scheme applicable
2B 11	Maximum density: On edge of urban area where services available 25 - 40 units per ha (Nett) within rural area where water & sanitation not available 1 – 2 dwelling per ha
2B 12	If within urban area(township): ±400m ² , outside urban area (no services) 0,8565 ha
2B 13	Within township ie. urban area 13 m (residential); non-residential 16m; in rural area 13m
2B 14	Gross residential density (townships) 10- 12 du ha, in rural areas 1-2 dwelling units per ha.
2B 15	100% of land parcels: 470 000 registered at Deeds Office – however this excludes informal settlements and tribal settlements on these registered portions
2B 16	No
2B 17	n/a
2C 1	NO: There are zoning schemes for much of the urban area – however some areas do not fall within an existing zoning scheme
2C 2	± 2490 of 2500, ie. ±99.5% ???
2C 3	10 of 2500 ie. 0,25% (excludes applications withdrawn)
2C 4	± 3 500 building contravention notices per annum
2C 5	8: (4 at request of CTMM and 4 at request of owner on receipt of contravention notice)
2C 6	180 000 units : housing to confirm
2C 7	The city has 76 informal settlements and sizes of these vary between 1000 and 3000 per settlement. Please also refer to attached table