

NODAL REVIEW AND RELATED MATTERS

- THE SPATIAL PLANNING SYSTEM (SPLUMA)
- MUNICIPAL PLANNING BY-LAW
- POLICY (SDF) AND REGULATION (LUS) REQUIREMENTS
- TRIBUNALS

THE MUNICIPAL PLANNING BY-LAW

- BACKGROUND
- CONTENT
- MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORK
- LAND USE SCHEME
- PROCEDURES AND REQUIREMENTS
- OTHER INCLUDING SDZ AND INCLUSIONARY
HOUSING

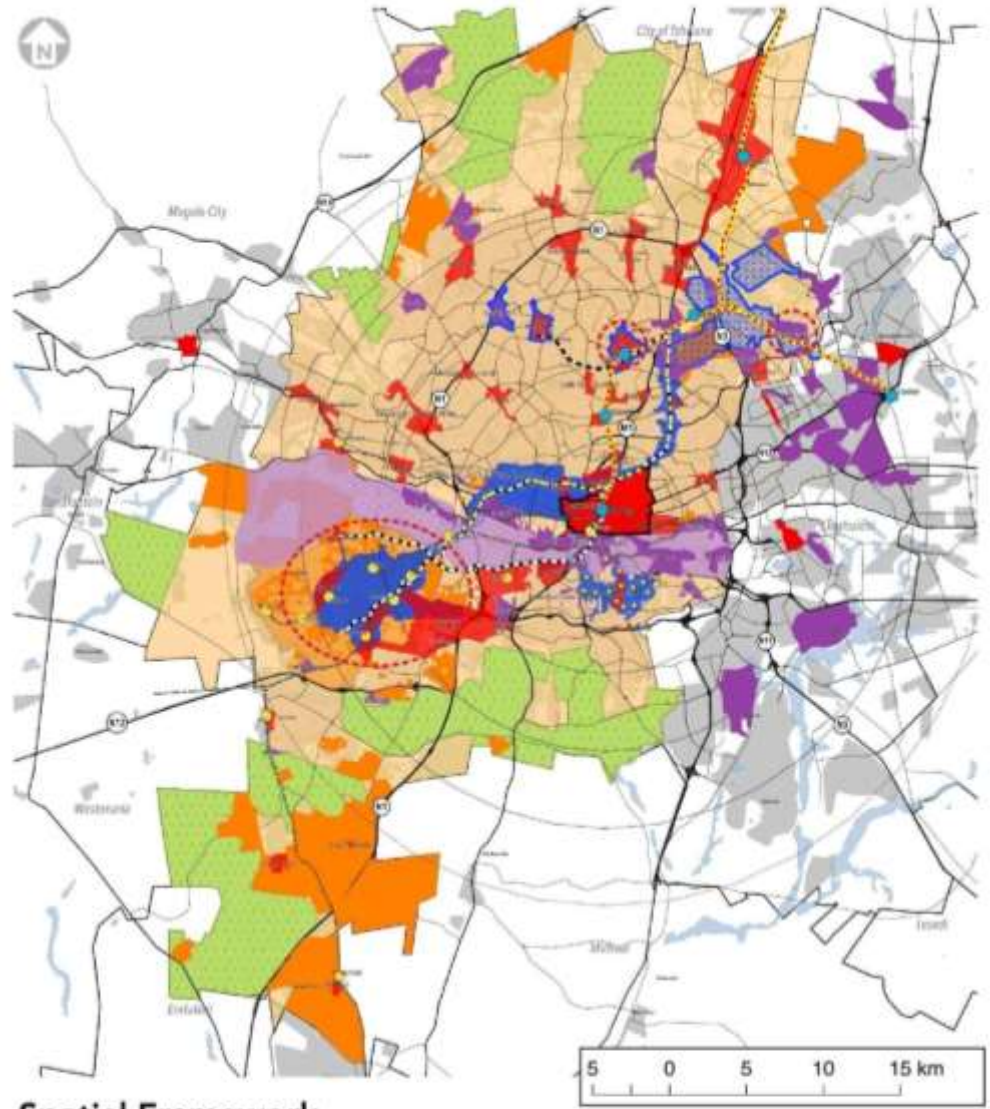
MUNICIPAL PLANNING BY-LAW

SOME IMPORTANT PROVISIONS FOR LAND
USE APPLICATIONS (SECTION 5):

- SPLUMA PRINCIPLES
- COMPLIANCE WITH MUNICIPAL SPATIAL
DEVELOPMENT FRAMEWORK
- NEED, DESIRABILITY
- COORDINATED AND HARMONIOUS
DEVELOPMENT

NODAL REVIEW

- EXISTING APPROVED SDF, 2016
- HIERARCHY OF SPATIAL PLANS:
 - IDP/GDS
 - SDF
 - RSDF
 - PRECINCT PLANS/SAF
- SDF URBAN DEVELOPMENT ZONE AND DENSITIES
- SDF DEVELOPMENT GUIDELINES



Spatial Framework

INTEGRATED TRANSPORT NETWORK

- Railway Stations
- Gautrain Stations (Current Network)
- BRT Routes
- TOD Precincts
- Gautrain Line (Current Network) copy
- Gautrain Line (Potential Future Link) copy
- Railway Lines
- BRT Backbone

ECONOMIC BACKBONE

- Principal Metropolitan Sub-centre
- Inner City (Metropolitan Core)
- Urban Node Areas
- Industrial Nodes
- Mining Belt (Mixed Use Area)
- Engine Pitches / Local Nodes CoP
- Turfloop CoP
- Soshanguve CoP
- Randburg - OR Tambo Corridor Elements

CONSOLIDATION ZONE

- Consolidation Zone
- Streets
- Deprivation Areas

NATURAL STRUCTURE

- Wetlands and Waterbodies
- C-Plan Area Coverage
- Area beyond LDB
- Gautrain Build-up Areas
- CO/Boundary

Table 6: Density and land use mix regulations

Target Locations/Spatial Elements		Density /Mix Regulations	
		Housing Density (per erf) ⁶⁸ (du = dwelling units)	Land Use Mix Allowed (in order of preference) ⁶⁹
1 Transformation Zone	Inner City	Urban node guideline for CBD to apply (see below)	As per approved local SAF/PP/UDF/Urban Performance Measures and guidelines (section 8.3)
	Corridors of Freedom	Apply public transport density and Corridors of Freedom guidelines	As per approved local SAF/PP/UDF/Urban Performance Measures and guidelines (section 8.3)
	Soweto	Subject to provisions and guidelines emanating from approved Strategic Area Frameworks to be developed	As per approved local SAF/PP/UDF/RSDF
	Mining Belt		As per approved local SAF/PP/UDF/RSDF
			Guide Density: 40 du/ha
	Randburg- OR Tambo Corridor	Minimum: 60 du/ha	As per approved local SAF/PP/UDF/Urban Performance Measures and guidelines (section 8.3)
2 Consolidation Zone	Deprivation Areas/ (Re) Urbanisation Focus	To be determined per proposal - an urban design/typology issue and not a density issue. It will therefore be dealt with by the development control indicators outlined in this SDF.	As per approved local SAF/PP/UDF/RSDF

NODAL REVIEW

AN UPDATE OF SDF, 2016:

- INTRODUCES NEW DEVELOPMENT ZONES AND MAPPING
- INTRODUCES NEW DEVELOPMENT AND DENSITY GUIDELINES

LIMITED PUBLIC PARTICIPATION

APPROVED BY MAYORAL COMMITTEE ON 6 DECEMBER 2018

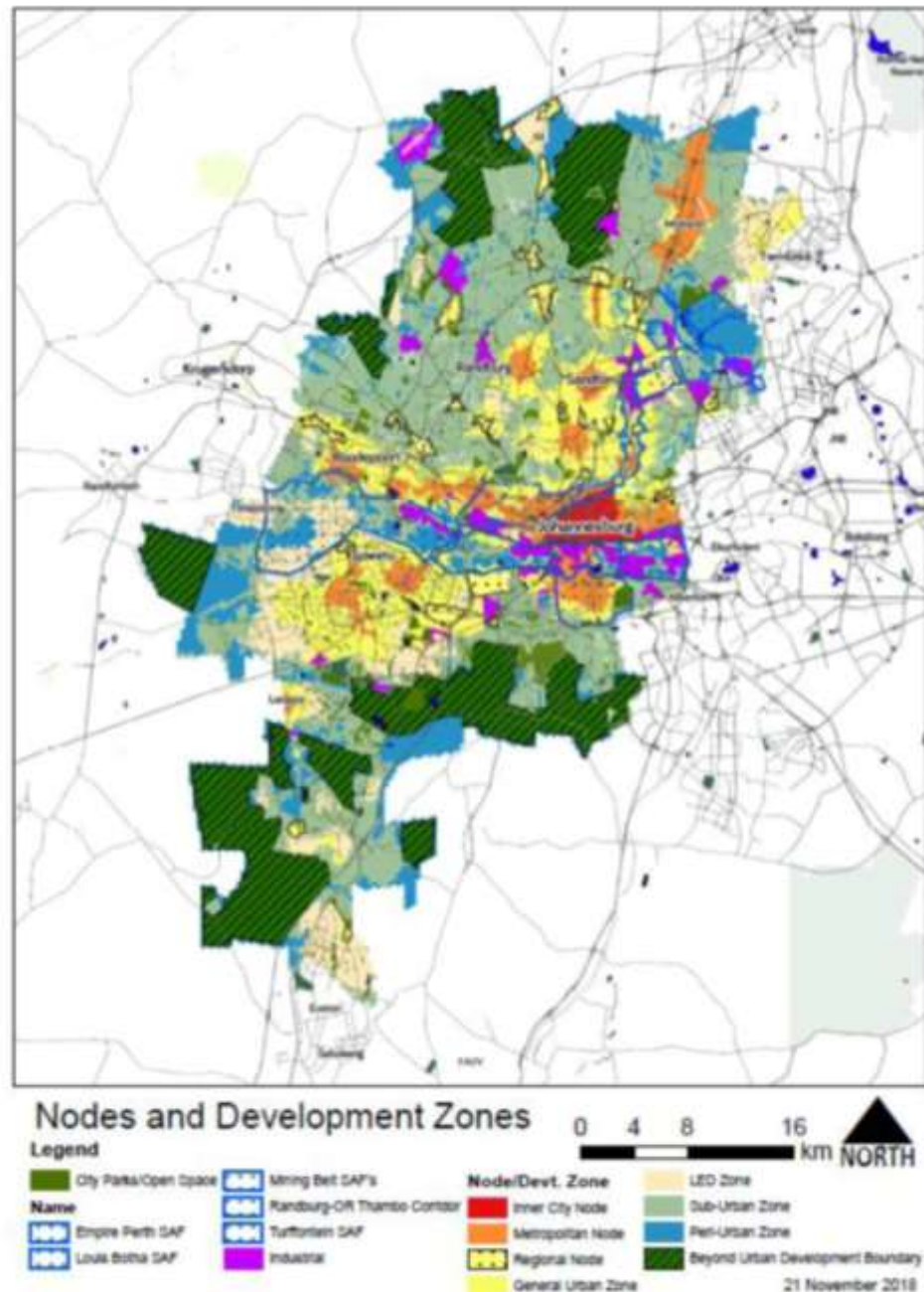


Figure 7: Nodes and Development Zones



Residential Density (DU/ha)

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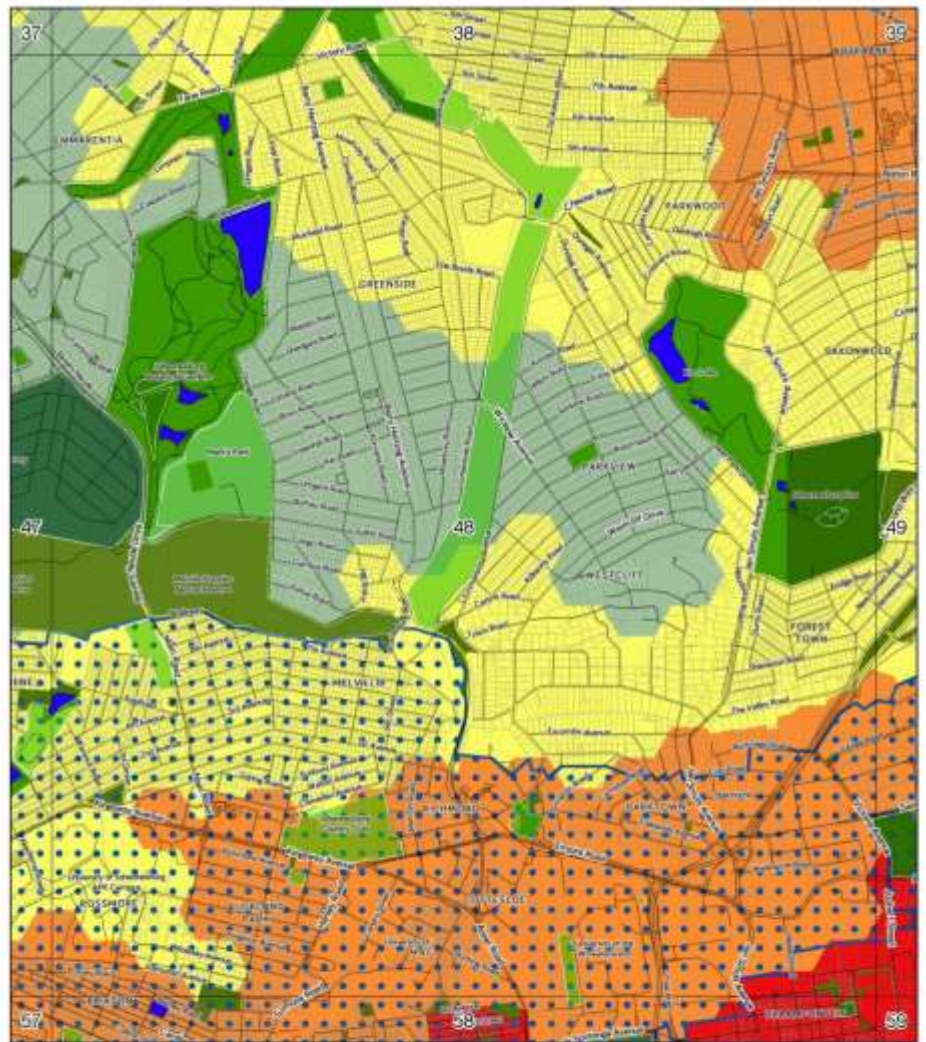
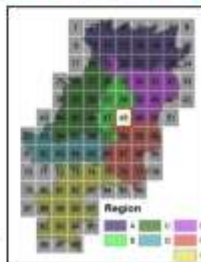
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Legend

- | | | |
|-------------------------------|-----------------------|----------|
| Even | City Parks/Open Space | 20 to 30 |
| See SDF or Relevant SA | Industrial | 30 to 40 |
| Empire Perth SA | DU/ha | 40 to 50 |
| Louis Botha SA | N/A | 50 to 80 |
| Mining Belt SAF | 5 to 10 | Min 80 |
| Randburg-OR Thambo Corridor | 10 to 15 | Min 80 |
| Turrfontein SAF | 15 to 20 | Min 100 |



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Km



Nodes and Development Zones

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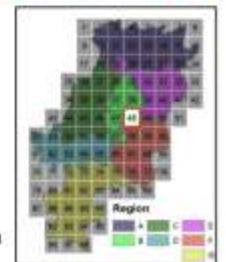
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Legend

- | | | |
|-------------------------------|-----------------------|--------------------|
| Even | City Parks/Open Space | General Urban Zone |
| See SDF or Relevant SA | Industrial | LED Zone |
| Empire Perth SA | Node/Dev. Zone | Sub-Urban Zone |
| Louis Botha SA | Inner City Node | Peri-Urban Zone |
| Mining Belt SAF | Metropolitan Node | Beyond UDB |
| Randburg-OR Thambo Corridor | Regional Node | |
| Turrfontein SAF | | |



0 0.25 0.5
Km



Metropolitan Nodes

Character of the Node/Zone	Land use Mix Guidelines	Development Guidelines (general Principles)	
		Residential Density	Height
CHARACTER & DEVELOPMENT INTENT: Secondary Mixed use/commercial nodes..	DESIRED / ENOURAGED: Highest Mix of Land Uses (up to 100% of floor area per building may be for non-residential, but internal mix per building promoted). ..	DESIRED / ENOURAGED: Within nodal core and around transit stations a density of 150+ du/ha. MINIMUM: 80 du/ha..	DESIRED / ENOURAGED: 3 to 20 (with surrounding built form, area character, physical and geographic considerations and motivation) ...

Suburban Zone

Character of the Node/Zone	Land use Mix Guidelines	Development Guidelines (General Principles)	
		Residential Density	Height
CHARACTER & DEVELOPMENT INTENT: Medium to low density residential areas..	Mainly residential, but with local non-residential functions supported as per scheme. Where high streets are present, higher mix and intensity of land uses supported (as with the General..	As per index section 4.2 Additional density can be considered based on contextual assessments, site specific merits and inclusionary housing.	Up to 3 or as per scheme Additional heights can be considered based on con-textual assessments and site specific merits...

Agricultural/Peri-Urban Zone

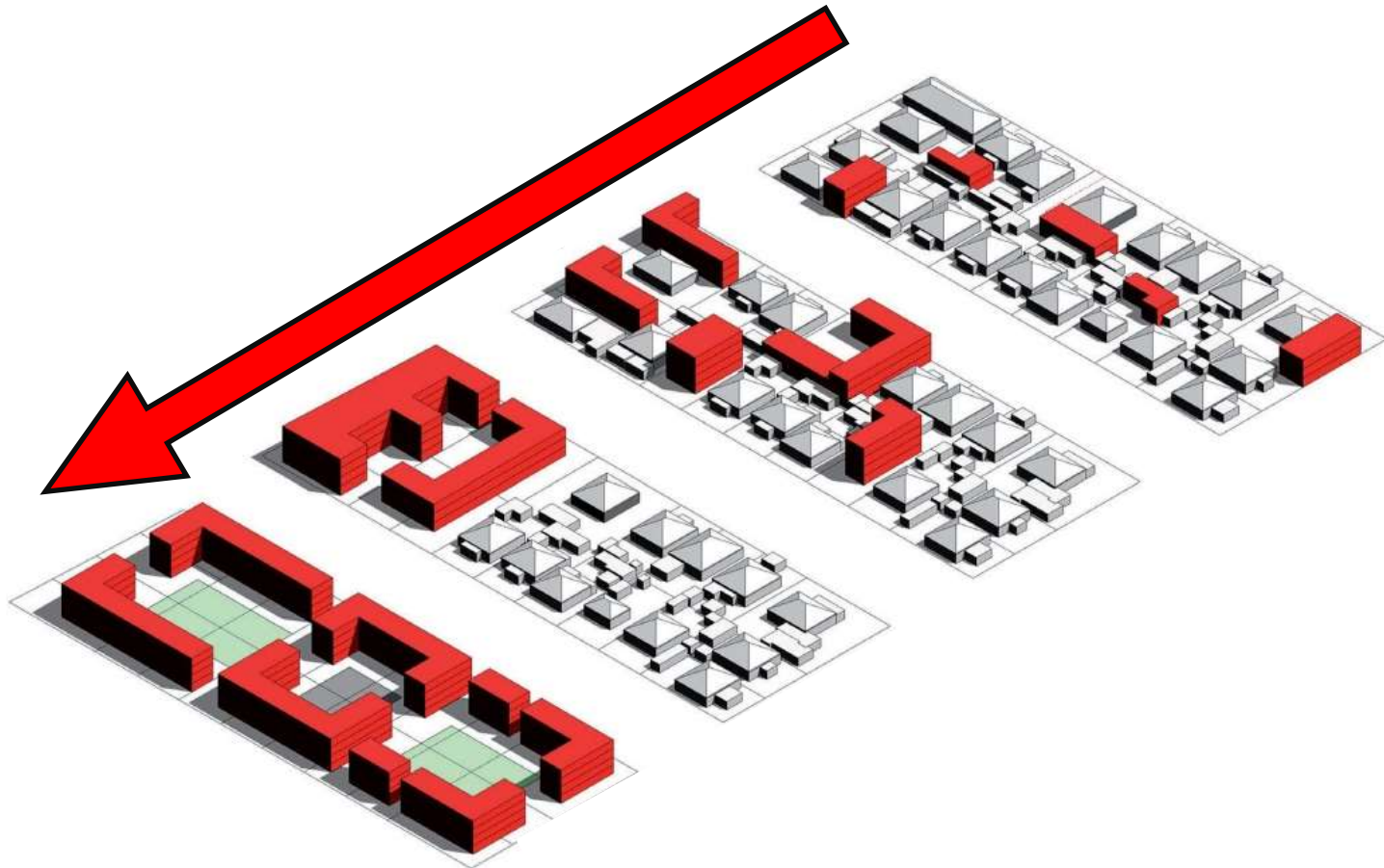
Character of the Node/Zone	Land use Mix Guidelines	Development Guidelines (general Principles)	
		Residential Density	Height
CHARACTER & DEVELOPMENT INTENT: Low density and intensity...	Agricultural or low inten-sity residential uses. Non-residential uses as per scheme.	As per index section 4.2	As per scheme

NODAL REVIEW

ISSUES ARISING:

- TRANSECT APPROACH AND CRITERIA
- DENSIFICATION OF EXISTING AREAS
- EXTENT OF CHANGE PROPOSED
- INADEQUATE ASSESSMENT OF EXISTING INFRASTRUCTURE, SOCIAL FACILITIES, ETC.
- ADEQUACY OF TOOLS FOR IMPLEMENTATION (DETAILED PRECINCT PLANS, INFRASTRUCTURE UPGRADES, LAND USE APPLICATIONS)
- INCREASED CITY OBLIGATIONS (ADMINISTRATIVE, FINANCIAL, LEGAL)
- DIVERSE INTERPRETATION BY OFFICIALS/TRIBUNALS
- IMPACT ON ESTABLISHED NEIGHBOURHOODS

LOW TO HIGH DENSITY TRANSITION



NODAL REVIEW

- **QUESTION**
- Was provision made for infrastructure upgrading?
- Was consideration taken of the effect on the City's tax base prior to the City considering same?
- This would entail detailed precinct planning and identify consequences of policies such as this, has this been undertaken?

LAND USE SCHEME

- APPLICABLE FROM 1 FEBRUARY 2019
- CONSOLIDATION OF NUMEROUS SCHEMES
- NO NEW MAPPING
- NEW LINKS TO SDF POLICY
- TEETHING ISSUES

LAND USE SCHEME

SOME CONCERNS:

- PUBLIC CONSULTATION PROCESS
- CHANGES TO ZONING CATEGORIES
- CHANGES TO DEFINITIONS
- CHANGES TO BUILDING LINES
- INTRODUCTION OF TAVERNS/SHEBEENS/SPAZA SHOPS IN RESIDENTIAL ZONING USE OPTIONS
- SUBSIDIARY DWELLINGS AND ROOMS
- SUBDIVISIONS OF LARGER ERVEN (WITH NO MINIMUM SIZE)
- CLAUSE 24 AGRICULTURAL USE
- IMPACT ON PROPERTY VALUES, ETC.

LAND USE

- **QUESTION**
- The new policies reduce site boundaries and offer no protection for the tree canopy. No current mechanism exists in land use for the retention of existing trees when an SDP is submitted and most sites are already graded flat by the time the SDP is drafted and circulated. How does the city expect to preserve the urban forest?

INCLUSIONARY HOUSING

- WHAT IS INCLUSIONARY HOUSING
- NEW POLICY ADOPTED 19 FEBRUARY 2019.
- LIMITED PUBLIC PARTICIPATION
- ALREADY INCLUDED IN SDF, 2016 AND LAND USE SCHEME, 2018
- THRESHOLDS
- OPTIONS 1, 2, 3, 4
- CURRENTLY BEING APPLIED
- CONCERNS ABOUT IMPLEMENTATION

INCLUSIONARY HOUSING

- **QUESTION**
- The Council has the postal/email address of every ratepayer, so why did they not include information about the proposed policy along with the monthly rates account? This would genuinely allow for proper public participation

This is how the legislation will affect you:

- 1. The character of your neighbourhood is about to drastically change;**
- 2. You were not properly consulted;**
- 3. This will negatively affect the provision of municipal services such as electricity, water and sewerage;**
- 4. There is no coherent plan to handle the increased traffic that will result from such densification.**
- 5. This legislation could result in spaza shops and shebeens in your neighbourhood;**
- 6. You may have an office block, high rise apartment block or even a warehouse as your new neighbour;**
- 7. The right to object and be notified has been minimized;**
- 8. Procedures to effect these changes have been greatly simplified;**
- 9. Non-agricultural uses will be permitted in agricultural areas;**
- 10. All erven throughout the City are entitled to add two additional dwellings to their existing residential properties;**
- 11. The urban forest will be destroyed;**
- 12. Building lines will be relaxed;**
- 13. all in the name of densification.**

With such radical densification there will be:

- 1. a lack of open spaces and social facilities;**
- 2. the collapse of electricity and water supply, stormwater and sewer systems and consequential environmental damage;**
- 3. flight of taxpayers to places that offer better quality of life with the resultant drop in taxes received by the Municipality**