

Presentation to GPF

Entrepreneur Empowerment Property Fund Programme (EPPFP)

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Town Planning Aspects of Property Development

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Understand the target property: Title issues

Ownership

Do you have the title deed?
Who owns the property?
Has it been transferred?
Proof of transfer required

Title Conditions

Any restrictive conditions?
i.e. No business can be conducted on this lot.
Subdivision restriction etc
RoR application necessary

Servitude

Whose favour is it registered, if any?
i.e. Local authority for sewer/water?
If any, cancellation is required.

Property Size

The extent of the property? 2000sqm?
Verification by SG Diagram required.

Registered Bond

Is the property bonded?

Land Use Zoning: What rights do you have?

Property description	Erf 484 BEREA township
Extent	500sqm
Zoning (permissible land use)	Residential 4
Height	As per Johannesburg Town Planning Scheme, 1979
FAR (Floor Area Ratio)	2.1 (In this case; as per scheme)
Coverage	70%
Building lines	5m on the sides and 6m on the streets

Town Planning Policy: What does the city say about your area?

- Important to look at the latest applicable RSDF (Regional Spatial Development Framework)

e.g. ‘ The development objective of the area is to create a mixed-use, vibrant, high density residential development’

‘ ...to encourage low-income high density residential developments’

Town Planning Process

- In terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);

Township establishment	Developing an agricultural farm portion into a township	1-2yrs
Rezoning	Change in land use From Residential 1 to Special including shops and offices	6-9mnths
Subdivision	Subdivide the erf into smaller erven	3-6mnths
Consolidation	Combining smaller erven to a bigger erf	3-6mnths

Town Planning Process

- Consent use applications are done in terms of relevant area schemes:
 - ❖ Johannesburg town planning scheme, 1979
 - ❖ Sandton town planning scheme, 1980
 - ❖ Randburg town planning scheme 1976
 - ❖ Annexure F of (Black Communities Act) 1984
 - ❖ Roodeport town planning scheme, 1987

Proposed Consolidated Johannesburg Town
Planning Scheme, 2010

Supplementary: Tech Reports

Engineering reports	Service investigations Electrical report/layout Outline scheme reports Detailed designs on water, sewer/ storm water	+/- 3mnths Agents: JRA, J Water, City Power
Transportation	Traffic statements Traffic Impact Study	+/- 3 mnths Agent: JRA
Environmental	EIAs for medium-high sensitive areas	+/- 3 mnths Agent: GDAAD, City Environ Dept
Architectural concept	Preliminary design concept and Site plan	Town Planning Dept

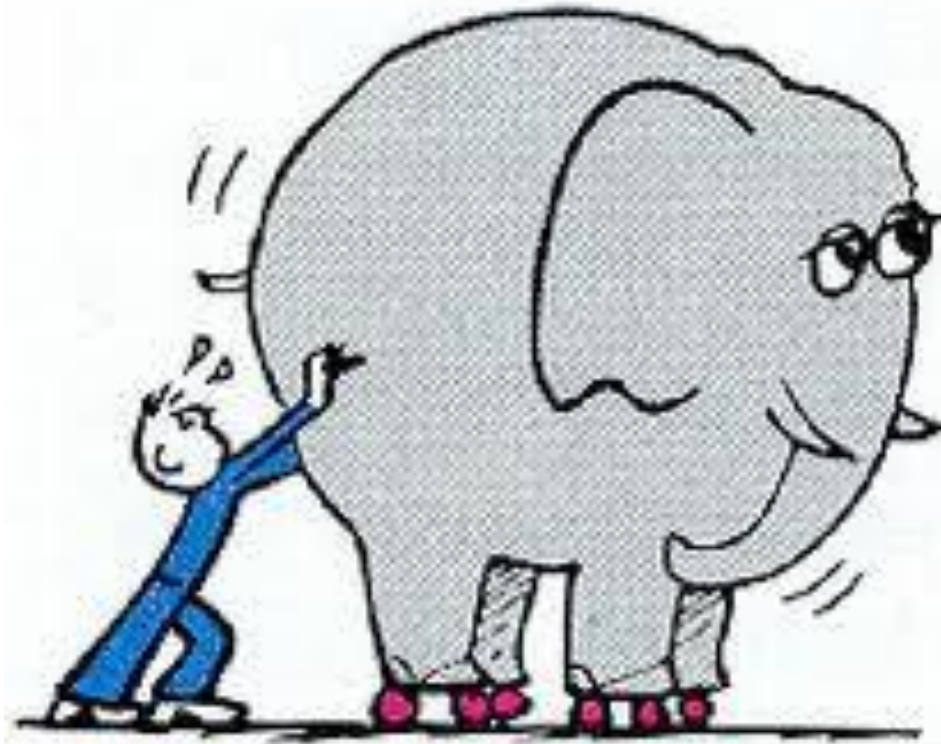
Technical Team

- Project Manager
- Town planners
- Engineers (Geotech, civil, structural & electrical)
- Property developers/experts
- Architects
- Land surveyor
- Environmental consultants

Strategic Approach

- Establish bilateral with local authority for speedy processing
- Multilateral engagements including Municipal Owned Entity (MoE)
- Regular technical team meetings
- Strong negotiations on bulk contributions

Conclusion...put gov on roller skates



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