

CIRCULAR TO SAACPP MEMBERS

CITY OF TSHWANE METROPOLITAN MUNICIPALITY UPDATE ON NEW LAND USE SCHEME AND REVISION OF REGIONAL SPATIAL DEVELOPMENT FRAMEWORKS

Following various enquiries from members in regard to the aforesaid matters, the Association has been informed as follows:

■ THE NEW LAND USE SCHEME

The Municipality has confirmed that the new land use scheme was approved by the Municipal Council on 8 February 2024. The resolution confirms that the Scheme will be officially adopted and come into effect on 1 July 2024.

The Municipality intends to arrange a workshop and to invite consulting professional planners, active within the City of Tshwane area, to attend. The workshop will be similar to the recent engagement on the amendments to the City of Tshwane Land Use Management By-law, 2016, held at the Atterbury Theatre, Lynnwood Bridge. Further details will follow and members will be informed accordingly.

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■ REGIONAL SPATIAL DEVELOPMENT FRAMEWORKS

The Municipality has confirmed that it intends to conduct the public participation process in regard to the revised spatial development frameworks during August 2024. It is not envisaged that final adoption of the revised spatial development frameworks will occur any time prior to early 2025.

Further details will be communicated in due course, and members will be informed accordingly.

■ PLANNERS FORUM TO BE IMPLEMENTED

THE AFORESAID DEPARTMENT INTENDS TO
INSTITUTE WHAT IS CURRENTLY DESCRIBED AS
A "PLANNERS FORUM"

Following various engagements with representatives of the Department of Economic Development and Spatial Planning at Tshwane, it has been confirmed that, in addition to the Property Development Forum (PDF) initiative, currently arranged to occur on a quarterly basis, the aforesaid

Department intends to institute what is currently described as a "Planners Forum". The intention is to involve both municipal planning officials and consulting planners (generally active within Tshwane) and to meet on a more regular basis to air concerns and proposals in regard to the day-to-day activities associated with land development applications and reciprocal engagements between officials and



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private practitioners.

The proposed Planners Forum engagements may occur in advance of scheduled PDF meetings and matters discussed and agreed to at the Planners Forum will be communicated to the PDF (to the extent that this may be relevant). Further details will follow and members will be informed accordingly.

■ **PRO BONO WORK BY SAACPP MEMBER FIRMS**

Members are informed that, via a separate circular, you will be invited, on a voluntary basis, to participate in a “... *new initiative aimed at providing pro bono advisory services to land owners, community organizations, early childhood development centres and the like ...*” who may be confronted with requirements to procure land use rights or similar relief and may require assistance, based on merit and local circumstances.

Municipal planning officials report that they are often confronted by enquiries persons or institutions seeking advice in regard to the aforesaid matters. In consequence, part of the official's time is often taken up by providing advice and assistance to those who intend to apply for whatever relief may be relevant, without necessarily involving a consulting planner (typically based on cost considerations).



The principle of providing *pro bono* services will have to occur on a structured basis and, where volunteers are available for such purpose, the municipal officials may direct the enquiring parties to the SAACPP. On its part the SAACPP will use the list of volunteers to allocate enquiries to and, on the part of the participating consulting planner, he or she may be expected to assist and advise the relevant party to the extent possible. In

other words, without being compensated, the SAACPP Volunteer may be expected to assist the party with regard to how to proceed in making application to the municipality for say an early childhood development centre or spaza shop or boarding house, etc.

The details in the above regard have not been finalized as yet and such a separate communication will follow. We note that other professions including attorneys/conveyancers and medical profession indeed render *pro bono* services where justified.

Per: SAACPP