

DIRECTORATE OF DEVELOPMENT PLANNING



Craig Sam
DIRECTOR:
DEVELOPMENT PLANNING

The Directorate of Development Planning Services comprises of the following departments:

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| <p>FOCUS</p> | <ul style="list-style-type: none"> • Development Planning Department • Housing Division • City Planning • Architecture • Land Surveying • Land Administration • Transport Planning & Operations Department • Transport Planning • Transport Operations • Traffic Engineering |
| <p>OBJECTIVES</p> | <p>OVERALL OBJECTIVES</p> <ul style="list-style-type: none"> • Provide spatial and development plans and the management thereof within the context of the IDP, the framework for institutional transformation and related Council Imperatives. • Facilitate and manage the development and ongoing enhancement of strategy, policies and processes pertaining to city planning, land surveying, land administration, housing, architecture, transport planning, transport operations and traffic engineering. • Facilitate and manage a number of interrelated spatial, housing, land, transport investment plans and programmes. • To formulate and implement appropriate policies and strategies to sustain urban and rural development. • To allocate, manage and optimize resources and drive performance within the key focus areas of development planning and transport planning and operations |

DEVELOPMENT PLANNING DEPARTMENT

- The formulation of strategies to address the issue of homelessness within Buffalo City.
- The promotion of Housing Policy.
- The provision of low cost houses through the low cost Housing Subsidy.
- The management of Municipal rental stock.
- The provision of housing education.
- The development and review of a Spatial Development Framework (SDF) for the IDP for the entire Buffalo City including undertaking of public participation and reporting to Council.
- The identification of land for development and expropriation.
- The undertaking of general forward planning.
- The implementation, coordination and management of a Land Use Management System .
- The evaluation of building plans, dealing with public queries and provision of information to developers.
- The conclusion of surveys, rezonings, sub-divisions, consolidations, road closures and removal of restrictions applications.
- The control of subdivision requirements
- The provision of subdivision consents.
- Identification of land for development, expropriation and the land banking process.
- The management and coordination of planning projects identified through community participation.
- Research, the collection of statistics and data dissemination to public and other organizations.
- Mapping all town planning input to GIS including land use and zoning for forward planning purposes. Disseminating mapping information to public and other organizations.
- Coordinate the expropriation of land for housing in conjunction with the Administrative Department in terms of the agreed expropriation procedure.
- Development Promotion: to identify, manage and co-ordinate the various industrial and commercial projects on municipal land from a planning perspective in conjunction with the LED unit.
- Implement, coordinate and management specific detail planning projects identified in the spatial framework under forward planning.
- Implementation/coordination and management of land use systems for Buffalo City Municipality as per requirement stipulated by the Land Use Management Bill.
- Promoting economic development of previously marginalized communities through the building process.
- The provision of a comprehensive architectural service to all relevant departments in Buffalo City Municipality.
- The control of urban aesthetics including referrals to the Aesthetics Committee for comment.
- Conservation of buildings of historical importance and/or architectural merit.
- Maintaining accurate building and architectural records.
- Compilation, review and implementation of Land Administration policies to promote legislative and establishment of a digital database linked to GIS.
- The subdivision of land.
- To provide Buffalo City with a built environment that is sustainable, promotes safety and security and enhances the environment while creating economic opportunity to redress the social and economic imbalances of the past.
- To manage and control Council's fixed assets and to attend to the acquisition and alienation of property.
- To provide land surveying, land information and mapping services to Buffalo City Municipality.

PERFORMANCE INDICATORS

- Spatial Development Framework completed and submitted to Council for adoption.
- Phase one of the Land Use Management System completed.
- Aerial Photography and digital terrain mapping project completed.
- Number of housing projects completed and in process.
- Budget spent on maintenance and repairs on Council properties.
- Architectural projects completed.
- Sale of Municipal land and properties.
- Collection ratio from leased properties.

TRANSPORT PLANNING AND OPERATIONS

- Undertake planning for Transport under the Mdantsane Urban Renewal Programme.
- Provide road improvements and new traffic systems.
- Improve Taxi facilities.
- Improve rail station access and provide interchange facilities.
- Undertake designs for major roads.
- Improve guidance signage.
- Construct N2/Beacon Bay off-ramp.
- Improve major taxi ranks in Mdantsane and King William's Town.
- Provide new pedestrian facilities.
- Facilitate finalization of mini-bus taxi services.
- Improve and restructure city bus operations.
- Develop transport model and undertake major road planning.
- Upgrade pedestrian facilities along Qumza Highway.
- Provide street lighting Gonubie main road.
- Develop new parking areas.
- Facilitate provision of new roads.
- Facilitate the provision of new roads through the IDZ including proposed Buffalo River Bridge.
- Undertake implementation of pilot traffic safety studies.
- Develop detailed components of the public transport plan.
- Administer BCMET area.
- Continue with next phase of the SIDA programme and execute the establishment of a Transport Authority for Buffalo City.
- Recruit all staff for funded posts.

PERFORMANCE INDICATORS

- Completion of capital projects on budget.
- Procurement of all ad hoc funds that are available.
- Full staff complement for funded posts.
- Make progress with development of public transport plan.
- Effective management of all projects and the department. Effective administration of BCMET.
- Compliance with legislation.

PRIORITY AREAS

- Spatial fragmentation

OBJECTIVE

- A well structured, efficient & sustainable city

STRATEGIES

- Consolidate and integrate spatial developments in the urban centres by developing land in proximity to existing infrastructure efficiently.

PERFORMANCE INDICATORS

- % achievement of the Spatial Strategies as set out in the Forward Planning Programme in the SDF/IDP
- Progress on achievement within this financial year of the implementation of the settlement programme contained in the SDF IDP

PRIORITY AREAS

- Rapid & Unmanaged Urbanisation

OBJECTIVE

- Adequate land & services for urbanizing (existing & new) communities at higher densities

STRATEGIES

- Support the Land Reform & Settlement Programme by identifying zones of opportunity according to land needs.



PERFORMANCE INDICATOR

- Progress on achievement within this financial year of the implementation of the settlement programme contained in the SDF IDP

PRIORITY AREAS

- Uncoordinated spatial development

OBJECTIVE

- Environmentally sustainable and spatially co-ordinated sectoral practices.
- A well-structured, efficient & sustainable city.

STRATEGIES

- Pro-actively manage land use in accordance with the appropriate levels of service (LOS) to achieve sustainability in urban, peri-urban and rural areas.
- Implement the principles of integrated environmental management (IEM)

PERFORMANCE INDICATORS

- % achievement of the Spatial development Strategies as set out in the urban edge study in the SDF/IDP.
- Data set for compilation of New Land Use Management system for BCM.
- Improvement of integration of IEMP Principles into Planning process.

PRIORITY AREAS

- Depletion of natural resources and valuable agricultural land

OBJECTIVE

- Managed use of natural resources and agricultural land

STRATEGIES

- Manage Land use in relation to the Conservation of Natural Resources and Agricultural Land.

PERFORMANCE INDICATOR

- The budget for conservation of Natural Resources and Agricultural Land is incorporated forward plan
- % achievement of the Conservation of Natural Resources and Agricultural Land as incorporated forward plan.

PRIORITY AREAS

- Complex land management, administration, tenure and land needs

OBJECTIVE

- Optimised land usage and improved viability and sustainability.
- Improved use, management and administration of Municipal Properties

STRATEGIES

- Undertake a comprehensive survey of land needs.
- Undertake a Land Audit to identify suitable land to meet the identified needs.
- Develop systems and procedures to ensure the improved use and management of properties

PERFORMANCE INDICATOR

- Donation or Vesting of state owned land to BCM as negotiated and approved by council
- A detailed Fixed Asset Register containing important and relevant info
- Update the Fixed Asset Register
- Disposal of Municipal property in line with policy and in compliance with legislative imperatives
- Compliance with legislative framework on land protection

PRIORITY AREAS

- Insufficient and inappropriate housing provision especially for the poor, women, and people with Aids

OBJECTIVE

- All citizens especially the poor, woman the aged, the disabled and people with AIDS shall have access to appropriate housing on a renewal basis.

STRATEGIES

- Development of a Municipal Housing Policy.

PERFORMANCE INDICATOR

- A Council policy document with clearly defined strategies to be implemented in addressing the housing backlog, by providing shelter and services to the poor, women, aged, disabled and people with Aids.
- Decrease in homelessness in informal dwellings by 20 %
- Eliminating the Housing backlog by 20 %
- 100 % of People having access to shelter, clean water, sanitation and other social services.
- 70 % Tenants converted to proud homeowners with title deed
- Lead time on Housing delivery improved by 30 %.

PRIORITY AREAS

- Spatial representation of the City and cadastre in accessible format and in terms of legislation.

OBJECTIVE

- A Land Surveying functions for the City.
- A Mapping function for the City.

STRATEGIES

- Provide a Land Surveying Service to the Municipal departments for tenure security and spatial integrity
- Provide a Mapping function to serve the planning and information requirements of the City.

PERFORMANCE INDICATOR

- General Plans / diagrams approved by Surveyor-General can be used for registration of title.
- Cadastral base mapping is available for Municipal mapping requirements.
- Topographical base mapping is available for Municipal mapping requirements.
- Aerial photography available to GIS users.
- Lead time on the reporting of encroachments – less than 2 weeks.
- Lead time on provision of land information to user – less than 2 weeks.

PRIORITY AREAS

- Develop the transport system, especially public transport.

OBJECTIVE

- A fully integrated transport system to meet the needs and to increase the mobility of people and freight in the whole BC.
- A public transportation network that satisfies social, economic or and strategic investment criteria.
- A prioritized public and non-motorized transportation system.

STRATEGIES

- Prepare a detailed Public Transport Plan with implementation strategy and programme.
- Prepare an Integrated Transport Plan (NLTTA) with specific detail on Public Transport, non-motorised transport and Traffic Safety.
- Establish a Transport Authority (NLTTA).
- Implement in a phased manner an integrated public transport system based on regulated competition.
- Provide transport infrastructure for private, public and non-motorised transport in accordance with programmes (UTA and NLTTA). Provide transport infrastructure for private, public and non- motorised transport in accordance with programmes (UTA and NLTTA).

PERFORMANCE INDICATOR

- Transport Authority established through the political process.
- Funds approved for implementation of Transport operations plan.
- 100 % expenditure on capital projects for public and non-motorised transportation system implemented.

PRIORITY AREAS

- Lack of control of advertising signage resulting in degradation of the visual environment

OBJECTIVE

- Control of advertising signage in compliance with regulations and policy while generating income.



STRATEGIES

- Implementation of a comprehensive commercial advertising signage control function

PERFORMANCE INDICATORS

- Lead time on approval for advertising signage – less than 2 weeks.
- Number of Unauthorised signage removed – 50.
- 100 % of outstanding signage rentals recovered.

PRIORITY AREAS

- Spatial representation of the City and cadastre in accessible format and in terms of legislation.

OBJECTIVE

- A Land Surveying functions for the City.
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STRATEGIES

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PERFORMANCE INDICATORS

- General Plans / diagrams approved by Surveyor-General can be used for registration of title.
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- Lead time on the reporting of encroachments
- Lead time on provision of land information to user.

PRIORITY AREAS

- Traffic safety problems, especially for pedestrians and cyclists

OBJECTIVE

- Improved traffic safety situations in BC, especially for pedestrians and cyclists.

STRATEGIES

- Improve traffic safety in Buffalo City

PERFORMANCE INDICATOR

- 70 % expenditure on traffic safety projects

PRIORITY AREAS

- Architecture
- Building Control

OBJECTIVE

- Control of the built environment in compliance with National Building Regulations

STRATEGIES

- Implementation of a comprehensive building control function

PERFORMANCE INDICATOR

- Reduction of unauthorised building work

PRIORITY AREAS

- Provision of Municipal Buildings to support Municipal Delivery

OBJECTIVE

- Cost effective, functional & sustainable municipal buildings.

STRATEGIES

- Implementation of a comprehensive architectural service function

PERFORMANCE INDICATOR

- 100% of Building Maintenance Branch capital budget spent
- 100% of Building projects completed

PRIORITY AREAS

- Lack of maintenance of Municipal Buildings.

OBJECTIVE

- On-going and planned maintenance of Municipal Buildings.

STRATEGIES

- Implementation of a comprehensive municipal building maintenance function.

PERFORMANCE INDICATOR

- Lead time on emergency repairs -attended to within 2 days of reporting.
- 100 % of programmes in building maintenance programme completed.
- 100% of Building Maintenance Branch capital budget spent.

