

The South African  
Council *for* Planners  
S A C P L A N

# SACPLAN Bulletin

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## Let's be Weary of Jaundices Approaches to Xenophobia

By Prof Mfaniseni Sihlongonyane  
Alternate Chairperson—SACPLAN

The 27th April is an important day in the national calendar of South Africa. It is a day of freedom. On this day, the country remembers and commemorates the first democratic elections and the freedom it bestowed on the people of South Africa. This year however, the day came in the aftermath of the violent xenophobic attacks of foreign nationals in various parts of the country. The attacks unfortunately have largely attracted attention onto the physical aspects of the problem, which is what Slavoj Zizek calls subjective violence. The focus on the subjective violence (crime and terror) has hidden the bigger picture of every-day xenophobic attacks that are part of what Zizek calls objective and systemic violence. Objective violence is non-physical violence that is bounded in language and its forms. It is normally expressed by both nationals and foreign nationals through harassment, demeaning, demonising and scoffing of each other. The systemic violence is unleashed when all other forms of violence are embedded in structures and norms of society such that violence becomes naturalised in society.

Much of the non-physical violence is displayed on a daily basis in our conversations, attitudes, vocabularies and policies. A simple perusal of tweeter, Facebook, SMS, and newspapers reflects

public debates and exchanges that are replete with xenophobic statements. Derogatory terms such as kwerekwere, kweri-kweri, etc. are used in many conversations against foreign nationals, but also foreign nationals are making xenophobic statements about South African stereotypes. Foreign nationals project South Africans as lazy, naïve and less educated. Such utterances are made not only by those perpetrating the physical acts of violence or lay persons but by many so-called educated people.

Irrespective of making these offensive statements, many people deny that they are xenophobic because they do not unleash physical harm whilst they use such pejorative language. The trouble with ignoring other forms of violence is that we only recognise xenophobia when it is physically expressed. When it happens, the last prominent person to utter a reckless statement is the one who is blamed in public. So long, we ignore the symbolic and systematic violence that persists in our society until another spark of physical violence occurs.

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There are several problems with this jaundiced approach. Firstly, by reducing xenophobia to a hostile and terrifying act, we miss the role of systemic forms of xenophobia. We run the risk of seeing xenophobia, just like racism, as something that does not exist anymore when it is not expressed through crime and terror. This approach carries the risk of seeing xenophobia as a patent right of South African people, yet even foreign nationals themselves express xenophobic sentiments. The real problem with this approach is that the devised solutions end up targeting only South Africa when they should be targeting the whole of Africa to deal with all issues of discrimination such as tribalism, classism and racism. The solutions also focus on xenophobia (see TV adverts) and leaves out tribalism, classism and racism as if these are not problematic.

Secondly, the focus on physical violence leads to development of solutions that recognise the attacks as discrete historical acts as if the stop of physical violence is the end of xenophobia. In the process, the problem is not seen as part of the socio-spatial relation in which both nationals and foreign nationals interact to produce. As a result, there is not much attention paid on the structures, forms and functions of society that reproduce xenophobic attitudes, behaviours and practices. This narrow conceptualisation of the xenophobia leads to reductionist explanations for the causes of xenophobia e.g. employment. This limits the actions and solutions to solve the problem. Inevitably, the problem keeps coming up because the forces that reproduce the xenophobic social order in our society are not dealt with.

Thirdly, the focus on violent attacks directs attention mainly towards people living in former black townships, inner city buildings and informal settlements. This approach leaves many unmarked categories of people living in suburbs, town houses, and rural areas who are bearing huge chauvinistic attitudes, habits and behaviours towards foreign nationals not just in South Africa but everywhere in Africa. The targeting of the lower income people creates the perception that they are the only perpetrators of xenophobia. The danger with this perception is that it produces symbolic meaning whose representation of space is hierarchical in

nature. Since space is socially produced, the embodied discursive format of this approach can create social, economic and psychological boundaries between the targeted and non-targeted categories. In the process of solving the problem, the solutions will re-inforce negative images of class and race.

As intimated in the Southern African Development Community meeting by African heads of state, it is important to recognise that the challenge of xenophobia is continent-wide. As such, it needs an urgent response not just in South Africa, but in the continent. A continent-wide programme is necessary to avoid shifting the problem elsewhere. The problem also has certain implications for planning and planners. Planners need to identify forums where we can make a contribution towards removing the scourge of xenophobia in all its forms. However, this removal must be accompanied by education on cultural competence. Cultural competence refers to a set of values, behaviours, attitudes, and practices which enable individuals to work effectively cross culturally. This process will be dynamic, ongoing, and developmental, but it is one of the paths for facilitating peaceful co-existence in a diverse society.

**SPLUMA is coming into operation on 1 July 2015**

**If your postal and or email address(es) have changed and you have not informed the SACPLAN of such change, you are requested to forward the updated information to [planner@sacplan.co.za](mailto:planner@sacplan.co.za)**

#### **Call for Articles**

**SACPLAN Bulletin** urge all registered persons to contribute to this newsletter and to share interesting news, dates, facts, happenings, projects, etc. regarding planning and development issues.



## **SPATIAL PLANNING AND LAND USE MANAGEMENT**

### **AN EVER-CHANGING LANDSCAPE**

Against the backdrop of the much anticipated SPLUMA enactment comes the news of a number of new challenges for planners and developers. We await with bated breath the coming of July 2015 when SPLUMA is expected to rise from the ashes, as it were, like the proverbial Phoenix.

Mr Peter Dacomb provides an overview of a number of recent developments that may have a bearing on the day to day activities of a planning practice.

These are:

- A Draft Policy and Bill on the Preservation and Development of Agricultural Land Framework, aimed at replacing the Subdivision of Agricultural Land Act, 70 of 1970; and
- A new circular from the Chief Registrar of Deeds, known as Circular 3 of 2015, stipulating the pro forma requirements for Conditions of Establishment for new townships, which is sure to become a thorn in the flesh of professional planning practitioners, conveyancers, land surveyors and their clients in the property development sector.

#### **Draft Preservation and Development of Agricultural Land Framework Bill (PDALF).**

In a notice which appeared in the Government

Gazette on 13 March 2015, the Department of Agriculture, Forestry and Fisheries (DAFF) invited public comment on a draft Policy and a draft Bill, ostensibly aimed at the preservation and development of agricultural land.

The purpose of the draft Bill and Policy appears to focus on the custodianship of "agricultural land" and, inter alia, to regulate the subdivision and rezoning of so-called:

- High Potential Cropping Land; and
  - Medium Potential Agricultural Land; and
- to provide for proclaiming so-called Protected Agricultural Areas.

Yes – your eyes are not deceiving you – DAFF intends to regulate rezoning of such land (not only subdivision).

The operative terms which inform the various sections of the Bill with regard to matters of subdivision and rezoning are:

#### ♦ *High potential cropping land* -

this means land best suited to and capable of consistently producing acceptable levels of goods and services for a wide range of agricultural enterprises in a sustainable manner, taking into consideration expenditure of energy and economic resources and includes -

- Land capability Class 1 land;
- Land capability class 2 land;
- Land capability Class 3 land;
- Unique agricultural land;

*Considering that the draft Bill is aimed primarily at repealing and replacing the Subdivision of Agricultural Land Act, 1970 (SALA), it now also curiously also aims to regulate the subdivision and rezoning of certain land components which will purportedly fall under the jurisdiction of the Minister of Agriculture, Forestry and Fisheries.*



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- Irrigated land; and
- Land suitable for irrigation.

(How's that for a vaguely formulated definition?)

◇ *Medium potential agricultural land* -

this means all land available for agricultural production purposes -

- Excluding high potential cropping land; and
- Including a land capability classes IV, V, VI, VII and VIII land

Under Section 3 of the draft Bill, the custodianship of so-called "agricultural land" is assigned exclusively to the Department of Agriculture, Forestry and Fisheries. In Section 3(2), DAFF confirms that, acting through the National Minister or MEC's at provincial level, as the case may be, DAFF will:

- approve;
- reject;
- control;
- administer; and
- manage.

any rezoning or subdivision of agricultural land.

This appears to fly in the face of various constitutional imperatives and constitutional court judgements alluding to the authority and competencies of municipalities with regard to decisions on the use and development of land and related matters.

The Bill furthermore suggests that with regard to the purported custodianship of DAFF, it requires to consider the definition of "agricultural land" namely

*Depending on the municipal context within which such land may be situated, the aforesaid definition potentially incorporates all land held under farm title, which is not zoned for a non-agricultural purpose.*

- Means all land in the jurisdiction of the Republic, excluding land –
- in a proclaimed township;
- with regard to which an application for declaration

*This appears to fly in the face of various constitutional imperatives and constitutional court judgements alluding to the authority and competencies of municipalities with regards to decisions on the use and development of land and related matters.*

as a township has been submitted in accordance with applicable township establishment legislation prior to the date of commencement of this Act: Provided that such application is approved;

- which, immediately prior to the date of commencement of this Act was formally zoned for non-agricultural purposes by any sphere of government or any public entity; or
- which the Minister, after consultation with other relevant Ministers and Provincial MECs concerned, within the provisions established in this Act, excludes by means of a notice in the Gazette.

Depending on the municipal context within which such land may be situated, the aforesaid definition potentially incorporates all land held under farm title, which is not zoned for a non-agricultural purpose.

Until the Minister publishes a further notice in the Gazette to exclude certain land portions which may fall within the ambit of what is described above, the Bill suggests that, potentially, massive tracts of land within the boundaries of a municipal jurisdiction (i.e. portions of land held as farm portions and not specifically zoned for non-agricultural purposes) will fall directly under the jurisdiction of DAFF with regard to any intended rezoning or subdivision thereof. The latter will, by extension, include the establishment of townships on land within any municipal jurisdiction (unless excluded by DAFF).

The space available in this article is insufficient to deal with all the pertinent details of the draft Bill and Policy. Suffice it to confirm that the potentially disastrous effect of the draft Policy and Bill on spatial planning and land use considerations should be

**SACPLAN Motto:**

***Reinventing Planning, Changing Lives***

self-evident. On a realistic evaluation of the current draft, it appears, at first blush, to be incapable of standing muster with regard to a number of constitutional realities. The SAACPP have responded in detail to the draft policy and bill (as it has done before). It does however appear that the authors of the draft policy and Bill have, to date, simply ignored the earlier submissions and proposals of various stakeholders (including SAACPP).

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**Township Establishment: Conditions of Establishment**  
**Chief Registrar's Circular 3 of 2015**

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For those planners involved with township establishment, the challenges associated with having a township register opened in the office of the Registrar of Deeds are likely to conjure up cold sweaty nightmares and the desperate pleas of township developers hoping to bring the often lengthy and arduous township establishment process to a successful conclusion.

The latest circular, presented by the Registrar of Deeds, aims to provide a pro forma structure for a typical set of conditions of establishment which, if adhered to strictly,

*the latest circular sadly retreats into what can only be described as a somewhat archaic "check list" scenario, leaving little if any discretion on the part of the conveyancer or the official within the Deeds*

may result in the successful running of the proverbial gauntlet towards having a township register opened and, in turn, permitting the proclamation thereof.

Whereas previous circulars and previous pro forma frameworks for conditions of establishment incorporated some flexibility and latitude with regard to the manner in which the disposal of existing conditions of title, servitudes and associated legal encumbrances could be dispensed with, the latest circular sadly retreats into what can only be described as a somewhat archaic "check list" scenario, leaving little if any discretion on the part of the conveyancer or the official within the Deeds Registry responsible for these matters.

Although the overall structure of the pro forma framework of conditions of establishment remains generally unchanged in the latest circular, the thrust of the new circular lies in the fact that a verbatim quoting of conditions of title from the affected title deed has become mandatory.

Gone are the days of merely referring to a particular servitude or condition of title which may (or may not) affect the erven in the township and which may be carried forward to such erven or dispensed with. The result is an often voluminous version of a set of conditions of establishment containing many pages of quoted conditions of title (some in High Dutch, some in Afrikaans, and others in difficult to digest English legal jargon).

The practical effect hereof is that, in quoting the conditions of title, the author of the conditions of establishment is more likely to commit errors, given the often substandard quality of printing of title deeds (as originally scanned or placed on microfiche or similar methods). The increased risk in possibly committing errors in misquoting the conditions of title and servitudes is anticipated to result in associated delays when Deeds Office officials will return conditions of establishment to be amplified/amended/corrected by the relevant authority (typically the responsible planner in collaboration with the municipality).

The planning practitioner will be required to revisit the municipality in each instance and to have the amendments effected before the appointed conveyancer will again attend at the office of the Registrar of Deeds for a further filing of the documents in the quest to open the Township Register.

A copy of the Registrar's Circular 3 of 2015 has been posted on the website of the SAACPP for ease of reference ([www.saacpp.org.za](http://www.saacpp.org.za)).

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# WORLD TOWN PLANNING DAY

4 – 6 NOVEMBER 2015

## HOUSING REGENERATION STRENGTHENING COMMUNITIES

World Town Planning Day has been celebrated for over 65 years to acknowledge and engage with planners and the planning community.

This year we invite you to be part of the online WTPD Conference, with planners from over thirty countries and four continents, to discuss the links between housing and community in a truly international setting.

We encourage you to host a WTPD event in your community where you will be able to ask presenters questions in real time!

Registration is open to groups or individuals.

Visit [planningtheworld.net](http://planningtheworld.net) for more details

Follow us on Twitter @WTPDOnlineConf  
#WTPD2015

**“Planning was initially not meant to be exclusionary but unfortunately it is often used that way.”**

By Marrit van der Schaar (Freelancer)

During the World Town Planning Day Online Conference, held on 5-7 November 2014, with the theme Equality in the City: Making Cities Socially Cohesive, Rachele Alterman gave us a nice introduction on the history of planning while touching upon the most pressing issues nowadays in planning.

Having attended several conferences in South Africa, it struck me how global our challenges are. In South Africa the most pressing issues are about how to increase participation and inclusive planning and design into planning, also called integrated planning.

The Apartheid planning legacy in South Africa makes one believe that the challenges we are facing today are unique, but in fact similar challenges can be found around the world in different contexts. As was pointed out in many sessions during this World Town Planning Day Online Conference, every country battles with the divide between poor and rich, different social backgrounds, social housing and private estates. The World Planning Day conference

### Call for Abstracts

**WTPD Online Conference 2015**

**Abstracts to be submitted by 3 July 2015**

Visit [planningtheworld.net](http://planningtheworld.net) for more details

### SACPLAN's VISION

To pioneer the founding spirit of innovation in the facilitation of sustainable and inclusive development in the planning profession.

provided us with plenty models or approaches on how to tackle spatial diversion.

What they all had in common was that participation is often seen as a 'cosmetic approach for governments' (Fernando Murillo). Participation as we know it today is not real. Having an information session with people who live in the surrounding areas is not participation. Asking them what they would like to see in their street once is not participation. Participation is a long-term approach, which means you discuss and take the opinion of stakeholders involved and converge it into policies and planning schemes. Would it make a difference if we thought of participation in a different way? It should be a privilege for the municipality or government to participate in meetings with stakeholders. Not the other way around.

The compass and the civic stewardship approach focused on engaging with the people before you make a plan and act. What is happening in that area and what is needed in their opinion? How can we realize improvement? For me it is clearly related to the old but still relevant book of Jane Jacobs: 'The death and life of great American cities' (1961), a must (re)read for anyone who is interested in urban development.

It also makes me think about the book 'How to study public life' (Jan Gehl & Brigitte Svarre, 2013), where they discuss the importance of understanding an area before you act. Integrated planning is about understanding the living environment. Why do people move around as they do in the built environment, why do they migrate, which factors determine a liveable environment?

It is time for planners to understand the other disciplines working on, in and with the built environment. This is important in order to integrate all the information available into sustainable plans.

Want to read more? Visit my blog: [thenewneighbour.com](http://thenewneighbour.com)

## Newly Registered Planners

The following applications for registration with SACPLAN were approved during the last Council Meeting:

### As Professional Planners:

Mr. Mamali Zwotea Natalie; Mr. Phuravhathu Fhatuwani; Mr. Siboyiboyi Mboneni; Mr. Luthuli Muzomuhle; Ms. Sithahala Zwidofhelangani; Mr. Sicwebu Sinesipho Mzukisi; Mr. Strydom Theunis Hermanus; Mr. Senoamadi Tumelo Thapedi Moses; Ms. Ditshego Keabetswe Kate; Ms. Murulane Ronewa Wendy; Mr. Van Wijk Rheinhardt Samuel Lourens; Ms. Hayes Misty Ruth; Ms. Mchunu Zinhle Ntokozo; Mr. Mazele Odwa; Ms. Du Plessis Kim Michele; Ms. Bhengu Pinky; Ms. Hanong Kgahliso Lizzy; Mr. Mbatha Sphiwe Ephraim; Ms. Zama Londiwe Ntuthuko Prosperous; Ms. Poulten Charlote; Ms. Motumi Mpho Theresa; Mrs. McEvoy Henning Barbara-Ann; Ms. Petje Rangwato Boledi; Ms. Beiling Zubeida; Mr. Botha Johann Christiaan; Mr. Muluvhu Emmanuel; Ms. Weyers Susanna Elizabeth Sophia; Mr. Makhubele Nsovo Rodney; Mr. Manganye Hlawulekani Ignecious; Mr. Mseleku Emmanuel Sabelo; Ms. Mabina Petunia; Ms. Raphahlela Ntebaleng Masalesa; Mr. Mashila Dzivhuluwani; Prof. Oranje Mark Christiaan; Ms. Mniki Nangamso Lisa; Ms. Maseko Nomasonto Thelma; Mr. Muruba Khathutshelo Isaiah; Mr. Goosen Gerrit Jacobus; Mrs. Warnich-Stemmet Sonja; Mr. Benadie Hugo; Mr. Khumalo Mthobisi Sinqobile; Mr. Shimange Tiko Ronald-Junior; Prof. Landman Karina; Ms. Phakathi Sphiwe Patience; Ms. Nemanashi Azwifaneli; Mr. Ralukake Rotshidzwa; Mr. Raputsoa Preciousstone; Mr. Dwarkadass Jayant Yaswin; Mr. Dlamini Andile; Mr. Ndaba Eugene Nkosi; Mrs. Keet Lizelle; Mr. Mhlongo Lunga; Mr. Griesel Dirk; Ms. Louw Nicolene; Ms. Mokubyane Emmilda Mmamile; Mr. Seshweni Elvis Matlala; Mr. De Jager Christiaan; Dr. Heyns Werner; Ms. Van Aarde Lisa Emma; Mr. Boshoff Aubrey Barrington; Mr. Setsiba Patrick Pleasure; Mr. Maseko Collen;

### As Technical Planners:

Mr. Pretorius Pieter Johannes Cristiaan; Mr. Mlotshwa Mongezi Lwazi; Mrs. Muller-Lovember Margot Joyce; Ms. Mangena Mmanageng Irene; Mr. Mbarane Andile; Ms. Moloisi Botsalo Elmi; Mr. Mathebula Ignatius Mandla; Ms. Malope Balitiye Patience; Ms. Khanyile Nondumiso Lovedaria; Ms. Zwane Ntokozo Cynthia; Ms. Ntanzi Nosipho Lethuxolo; Ms. Ndaba Noxolo Precious;

Mr. Molwantwa Thato; and Mr. Rammutla Itumeleng Aubrey.

#### As **Candidate Planners:**

Ms. Chauke Tinyiko Euphine; Ms. Pienaar Marie Elizabeth; Mr. Vukapi Lwandile; Mr. Cele Xolani Ernestleo; Mr. Griesel Sarel Johannes; Ms. Stevens Charné Blanché; Mr. Sandhlane Obed; Mr. Mathebula Fanyane Craig; Ms. Chetty Myurie; Ms. Diepraam Simoné; Ms. Schmidt Lerina; Mr. Ferreira Albert Thomas; Ms. Sibanyoni Nokuthula Patience; Mr. Chetty Kailash; Ms. Wariawa Ayesha; Mr. Maharaj Sherwin; Ms. Mabasa Kulani Audrey; Ms. Patel Prashila; Mr. Radebe Isaac Oupa; Mr. Ntanzi Nkululeko; Mr. Mayongo Unathi; Ms. Lebepe Mothiba Francina; Ms. Maqubela Ziyanda Siphosethu; Ms. Mda Eveile Tembakazi; Mr. Chetty Sheldon; Mrs. Cameron Rebecca; Ms. De Beer Sasha Jane; Ms. Goosen Zhan; Mr. Ramakgale Marcus Antonio; Mr. Banze Nkulu Mulunda; Ms. Raats Leandra; Mr. Mmope Kealeboga Welcome; Mr. Chauke Mandla Comfort; Mr. Mulaudzi Orbert; Ms. Sekhu Phuti Melisius; Ms. Skosana Roxanne Nonkululeko; Ms. Kgotse Keletso Valencia Josephina; Mrs. Ferreira Lauren-Ann; Mr. Hawkins Mitchel; Ms. Manthata Pitsi Jobline; Ms. Van Breemen Hayley Ruby; Ms. Varathan Rebekah Josephine; and Mr. Mkhwanazi Nondumiso Gift.

#### As **Candidate Student Planners:**

Ms. Sekhwela Makgabo Elsie; Ms. Pretorius Reinet; Mr. Nhimura Jeremy Godfrey Tendai; Ms. Ntshangase Nozipho; Mr. Magau Mulisa; Mr. Bouwer Ruben Leon; Mr. Shimange Vukosi Ndalama; Mr. Mdleleni Monwabisi Mathews; Mrs. Bendile Nomasonto Sheilla; and Ms. Moloto Shereen Tumelo

## General Plans and urban growth

By Burgert Gildenhuys Pr. Pln A/333(1985)  
Phone 083 450 0077  
Email [burgert@mapable.co.za](mailto:burgert@mapable.co.za)  
Twitter @mapableworld

Work done by town and regional planning consultants is broadly divided between the so-called

“strategic” work on the one hand and the “land use management” or “land use control” work on the other hand. Very often it culminates specialisation for town and regional planners either one of these fields. Generally the “strategic planners” deals with long-term outcomes of planning and development and the land use planner with town planning schemes, cadastre and title deeds. The strategic planning not paying much attention to cadastre.

But first on cadastre in South Africa (<https://www.fig.net/cadastraltemplate/countrydata/za.htm>).

The first land surveyors came to the Cape in approximately 1658, five years after Jan van Riebeeck had established the first European settlement at the Cape. The first cadastral survey was for a piece of land along the banks of the Liesbeek River in order to transfer land to a released servant of the Dutch East India Company. Until 1857, surveys were represented in a graphical manner using natural features as boundaries. After 1857, theodolites were used and the recording of numerical data on diagrams was compulsory. The British occupation introduced legislation (Cradock Proclamation) in 1813 that no sale of land would be recognized unless the land had been properly surveyed and registered. In 1971 the Sectional Title Act made it possible for the first time in South Africa for flats (apartments) and other portions of buildings to be individually owned.

South Africa is fully covered by the National Control Survey System (NCSS) which is of high accuracy and which is marked by a network of Trigonometrical stations and Town Survey Marks. It is a legal requirement that all cadastral surveys be connected to this system. As from 01-01-1999 the NCSS has been based on the World Geographic System 1984 ellipsoid with the position of the Hartebeesthoek Radio Astronomy Telescope as the origin of the system.

The primary function of the Cadastral System in South Africa is to define (delineate and document) ownership rights. Any land that has not been transferred from the state to a juristic person remains the property of the state. Any juristic person that has been granted freehold rights is free to trade (transfer at market value) that immovable property. Accurate delineation of the ownership rights has enabled the



development of a Cadastral Information System, which forms the basis for land valuation; land taxation, development planning, local authority demarcation and land administration.

There is a Surveyor-General in Pretoria, Cape Town, Bloemfontein and Pietermaritzburg. The 9 Provinces have been divided between the 4 Surveyor-Generals. Each Surveyor-General is more or less autonomous within his or her area of jurisdiction. The principal functions of each Surveyor-General is to:

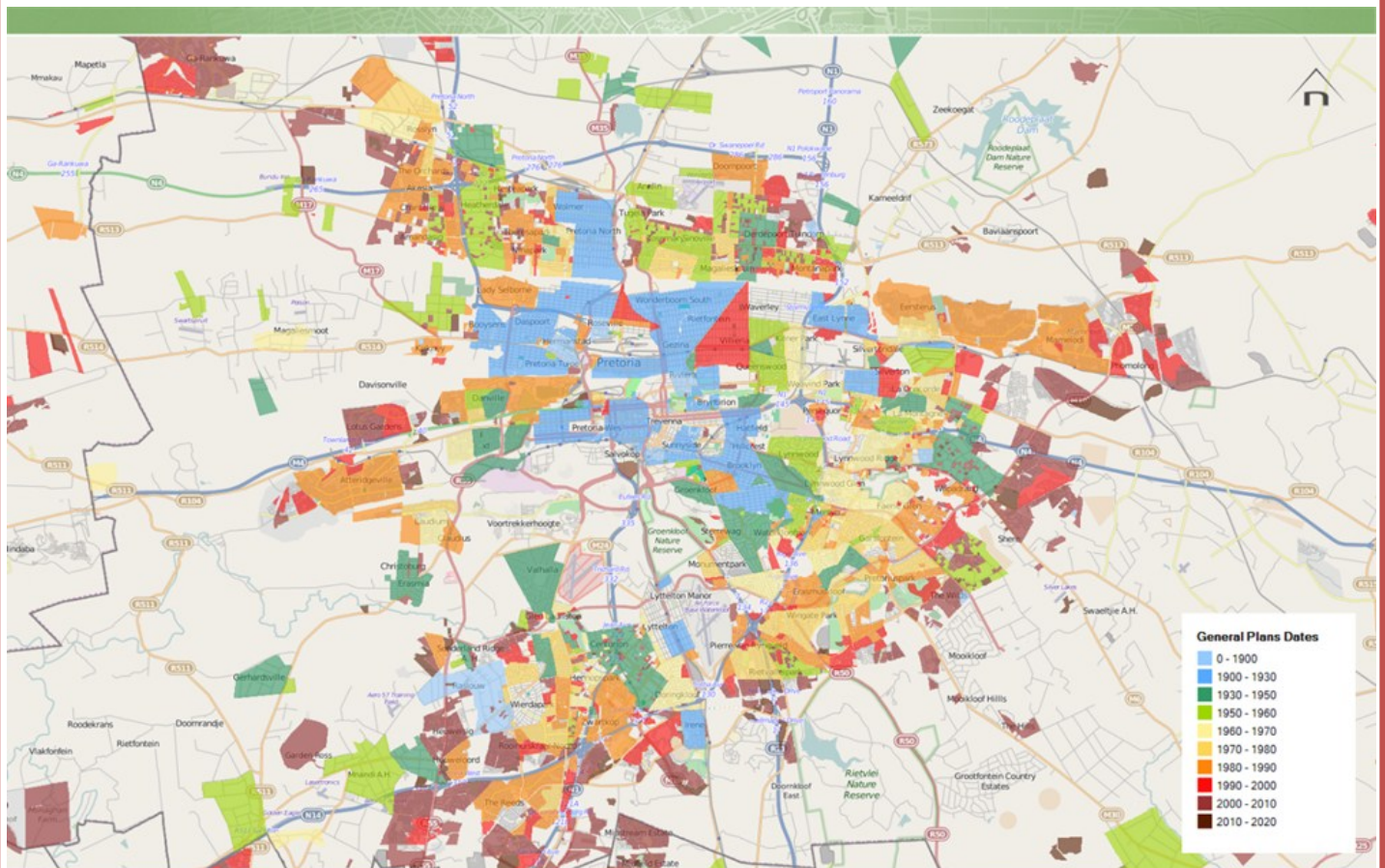
- Examine and approve diagrams, general plans and sectional title plans that are lodged for approval prior to them being registered in a Deeds Registry.
- Preserve and keep up to date all approved documents and records pertaining to cadastral surveys.
- Supply copies of documents kept in the office in hard copy or digital form.
- Provide advice and information pertaining to the

cadastre.

There are diagrams used for registration purposes and sectional plans showing the relative position of two or more units within a sectional title scheme but it is the general plan that interests us.

A general plan is a document consisting of one or more sheets showing the relative position of two or more pieces of land. It is compulsory to prepare a general plan for any subdivision of land into ten or more pieces or when required in terms of any law, such as township establishment or the amendment of an existing general plan. General plans may comprise many sheets and depict a very large number of erven.

In the normal run of play, town planners in the strategic branch of planning will not pay much attention to general plans. However, since the subdivision of land has been meticulously recorded it does not only describe land parcels but shows the history of growth and development over a time period of more than two centuries.



General plans and urban growth  
Urban growth in Tshwane

Prepared by: Burgert Gildenhuys  
Date & time: 18 March 2015 - 07:14



www.mapable.co.za info@mapable.co.za

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The interest in general plans lies in the emerging structure of settlement they describe. The map below shows how Tshwane developed from the 19th century to date through mapping the age of general plans.

[\(Click on the map to open it in a Browser\)](#) and view the map for South Africa.

The growth from the original core follows a very concentric pattern. This is despite the strong physical barriers such as the Magaliesberg and the two other parallel ranges present immediately north and south of central Pretoria. The only exception to concentric growth is immediately to the south where the Fountain Valley, Groenkloof Nature Reserve (the oldest proclaimed nature reserve in South Africa - 1895) and the military bases of Thabatswane are located. Secondly, general plans (subdivisions) had become smaller over time and more so in the last few decades. This might be due to the cost and risks over very large development and also due to development moving into the zone of agricultural holding that was established around cities in the earlier parts of the twentieth century. Thirdly, notwithstanding government policy and development theorists being very vocal about densification and urban growth edges, development has happily continued to spread outward.

By browsing the map, one can also see how extensively farms were surveyed in the old Cape Province. This all happened in the 19th century. Furthermore it is noticeable how many general plans was registered since 1990 but most of them on the periphery of cities and towns. Also, since 1990 there was a proliferation of development in tribal areas but very few of them linking with any major existing development or in anyway contributing to rationalising South Africa's spatial settlement structure. How ineffective or how little this process in tribal areas contributed to structuring settlement and development will be dealt with in a subsequent blog.

It is clear that there are much to be derived for the strategic planner and policy analyst from how the cadastre develops over time. It is not only a reflection of development history but also shows how policy intervention pans out and how it squares up against the forces of development.

Go to our website at [www.mapable.co.za](http://www.mapable.co.za) for more information.

## Know your Council Member



Ms Molapo has been a registered professional planner with SACPLAN since 1997. She awarded a Masters Degree in Environmental Planning (1990) by the University of Nottingham (UK); and a Bachelor of Arts Degree in Urban & Regional Planning (1986) by the National University of Lesotho. Ms Molapo also holds a Post-Graduate Diploma in Urban Management from the Institute of Housing and Urban Development Studies in Rotterdam, The Netherlands and Post-Graduate Certificate in Project Management (2001) from the University of Bradford (UK).

Ms Molapo's experience spans ten years of Senior Public Service Management & Leadership. She is a former Deputy Director General: Urban and Rural Development for the Department of Cooperative Governance and Traditional Affairs and has worked extensively in the KwaZulu-Natal Provincial Administration for the Offices of the Premier and the Department of Cooperative Governance and Traditional Affairs, and a Town Planner in the Msunduzi Municipality.

Ms Molapo has also worked in Lesotho as a Physical

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Planner and travelled on planning study tours in Africa and South America and is therefore keenly aware of the developmental issues that face the Southern Africa Development Community (SADC), Africa and other developing nations. She has also taught Human Geography and Spatial Aspects of Development as a part-time Lecturer for the National University of Lesotho's Geography Department. Further she has worked under the auspices of various donor agencies as a Short-Term Expert such as the European Union (EU) and Danish Development Agency (DANIDA) on various developmental initiatives for KwaZulu-Natal municipalities. Ms Molapo worked at the University of KwaZulu-Natal as a lecturer and has also run her own Planning Consultancy working in various development planning, research, capacity building and governance projects and assignments, for various government departments, in KwaZulu-Natal and nationally.

Ms Molapo has interest in Planning Policy-Making, Integrated Development Planning, Local Economic Development, Local Agenda 21, Urban Renewal \ Reconstruction, Urban Management and Rural Development; and Good Governance; and is also an active development activist, and is in her own right, serving on various extra curricula bodies. She was the Deputy Chairperson for the South African Council for Planners (SACPLAN): Appeal Board and served on the Panel of Advisors to the Minister of Human Settlements. Ms Molapo is currently the Deputy

Municipal Manager Corporate Services in the Msunduzi Municipality.

**The SACPLAN has sent out invoices for the payment of Annual Fees to all Professional, Technical, and Candidate Planners. Please note that the due date for payments are 31 August 2015.**

**All persons registered as Candidate Student Planners must submit proof of registration as a student to be eligible for the Candidate Student Planner fee.**

**Please remember to use your registration number as the reference when making the payment.**

**Please also provide the SACPLAN with a copy of the proof of payment.**

**The Spatial Planning and Land Use Management Act, 2013 (Act No 16 of 2013) will be coming into operation on 1 July 2015. The proclamation notice No 26 , 2015 was published in the Government Gazette of 27 May 2015 No 38828**

### **For Contributions to the SACPLAN Bulletin**

Please contact Martin Lewis at [planner@sacplan.co.za](mailto:planner@sacplan.co.za)

#### **To contact SACPLAN**

International Business Gateway Office Park  
 Cnr New Road & 6th Road  
 Midridge Office Park  
 1st Floor, Block G  
 Tel: 011 318 0460 / 0437  
 Fax: 011 318 0405 / 086 549 4802  
 Email: [planner@sacplan.co.za](mailto:planner@sacplan.co.za)



PO Box 1084  
 Halfway House  
 Midrand  
 1685

**[www.sacplan.org.za](http://www.sacplan.org.za)**

**The individual opinions raised in the newsletter is not that of SACPLAN or its Council Members.**