



KwaDukuza Municipality

SPLUMA Implementation:

THE EXPERIENCE OF KWADUKUZA MUNICIPALITY

24 June 2016

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PRESENTATION OUTLINE

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- 2. KEY IMPLEMENTATION TIMELINES**
- 3. APPLICATION PROCESSING**
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1. INTRODUCTION & CONTEXT

■ DEVELOPMENT APPLICATIONS

Table 1: Schedule of Town Planning Applications processed (2012-14)

TYPE OF APPLICATION	OFFICES		TOTAL
	Dukuza	Ballito	
RELAXATION	248	183	431
SPECIAL CONSENT	19	89	108
PDA	34	78	112
SDP	5	23	28
ENCROACHMENT	7	9	16
TOTAL	313	382	
GRAND TOTAL			695

PLANNING CAPACITY:

- MANAGEMENT:
 - **Director,**
 - **Snr Manager,**
 - **Chief Planner**
- TECHNICAL PLANNERS = 5
- PROFESSIONAL PLANNERS = 4
- ADMIN & SUPPORT = 5

■ PLANNING SUB-DIRECTORATES:

- **Spatial Planning:** PDA/ SPLUMA Applications; SDF, Framework Planning, GIS, Environment
- **Development Control:** Special Consent Applications; Relaxation Applications; Building Plans.

2. KEY IMPLEMENTATION TIMELINES



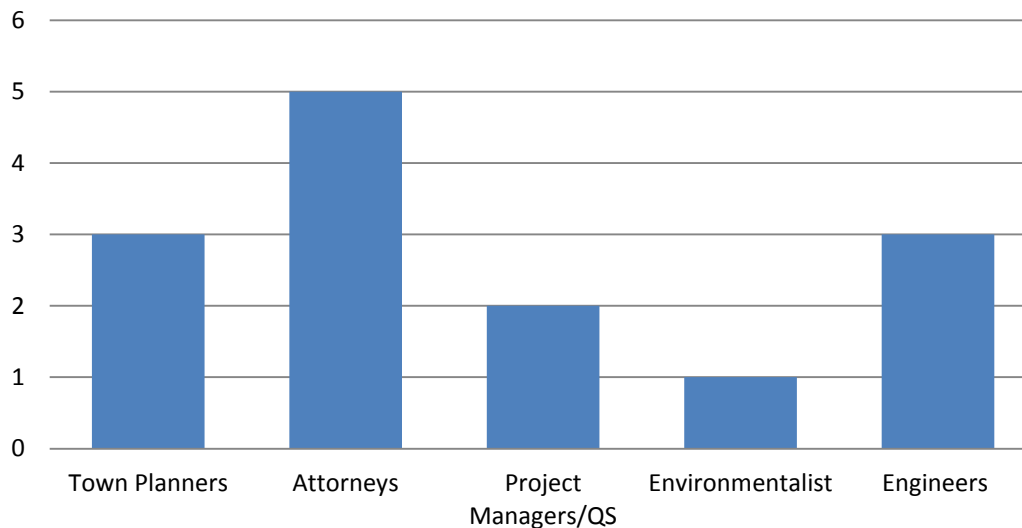
ITEM	2014	2015	2016
1. STAND ALONE MPT DECISION	Nov		
2. APPEAL AUTHORITY (EXCO)	Nov	May	
3. ADOPTION OF CATEGORISATION		May	
4. BYLAW 1 ADOPTION (GAZZETTING)		Jun (Aug)	
5. APPOINTMENT OF AO'S		Jun	
6. MPT MEMBERS APPOINTMENT (GAZZETTING)		Jun (Sep)	
7. BYLAW 2 ADOPTION (GAZZETTING)			Feb (Mar)
8. ADDITIONAL MPT MEMBERS APPOINTMENT (GAZZETTING)		Nov	(Jan)
9. APPEAL AUTHORITY APPOINTMENT (GAZZETTING)			Mar (Apr)

3. MUNICIPAL APPROVAL AUTHORITIES

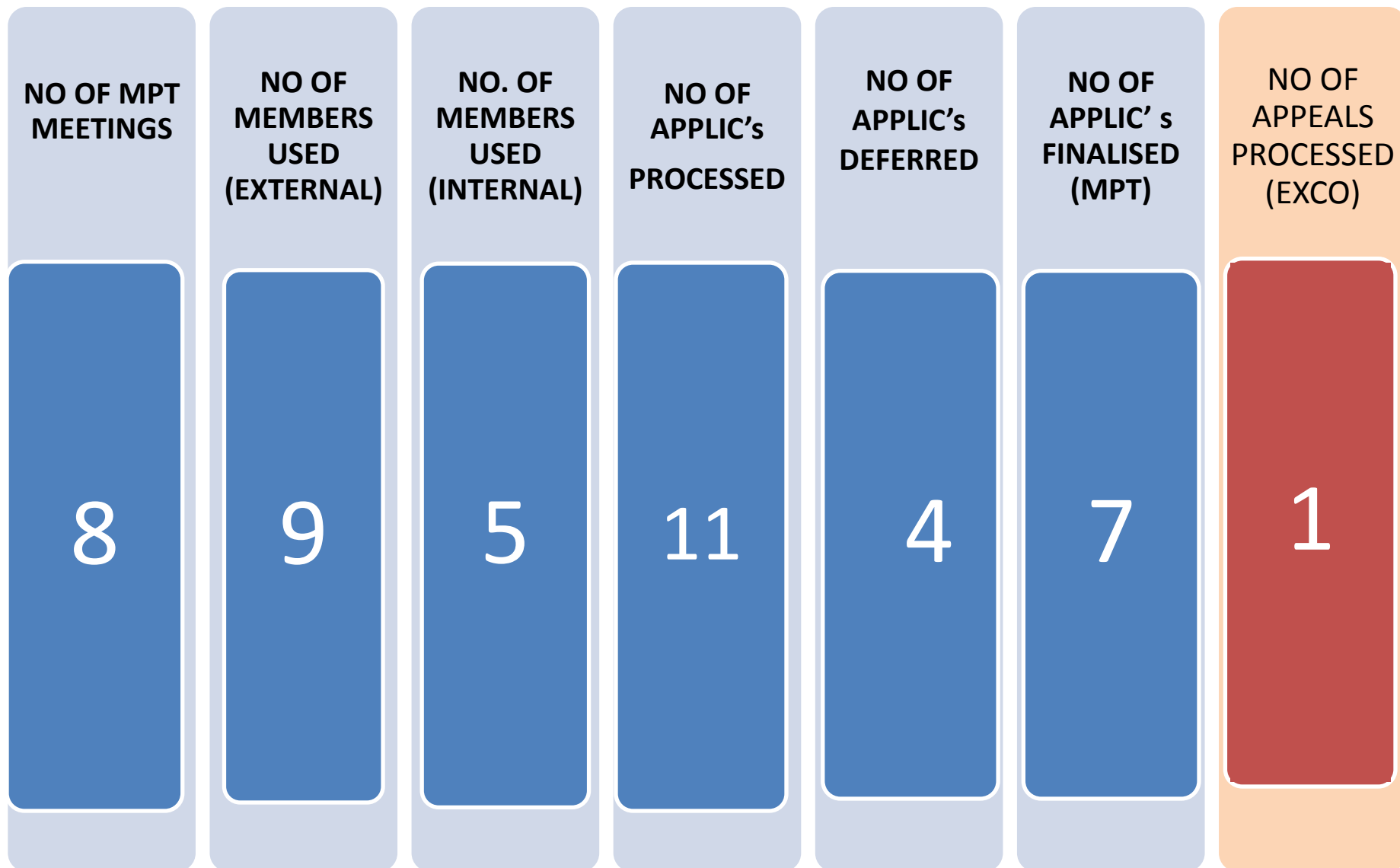


CATEGORY	NO
AUTHORIZED OFFICIALS	3
MPT MEMBERS (INTERNAL)	12
MPT MEMBERS (EXTERNAL)	14
APPEAL AUTHORITY ('EXTERNAL')	7

MPT PROFESSIONALS (EXTERNAL)



4. APPLICATION PROCESSING



NOTE: EXCLUDE AO DECISIONS/ APPLICATIONS

5. PREPARATION FOR READINESS

MUNICIPAL APPROACH

SPLUMA ENACTING: July 1, 2015
(Embrace Change)

NOT RE-INVENTING THE WHEEL
(capacity constraints, development context)

STAKEHOLDERS 'PARTNERSHIPS'
(applicants, developers, council etc.)

EVOKED PDA (2008) 'LESSONS'
(Admin, Council Decisions, Delegations, etc.)

IMPLEMENTATION PLAN

• SOURCING OF INFORMATION

- DRDLR Sessions
- Planning Law (PDA) Forum
- SALGA Circulars, Sessions, etc.

• MUNICIPAL PROCESS REVIEW

- Administration (Forms)
- Delegations, etc.

• CAPACITATION

- Internal Workshops
- Applicants/ Developer Sessions
- MPT Members Workshops
- Training & Support (SACPLAN)

• REPORTING/ COUNCIL UPDATES

- Regular Reports (Implications)
- Decision Making

• BUDGETING (R350K)

• ADDITIONAL CAPACITY

- Shared Services Absorption
- Identification of new posts

6. CHALLENGES

- **‘UNCERTAINTY’: INTERNAL, APPLICANTS, DEVELOPERS, ETC.)**
- **LEGAL AND INSTITUTIONAL**
 - SPLUMA does not repeal the KZN PDA (Act No. 6 of 2008).
 - Coordinating Committees (e.g. availability of members, etc.)
- **FINANCIAL**
 - Advertising, Gazetting of (By-laws, nominations)
 - Remuneration for External members (MPT/ AA)
 - Cost of processing Appeals (Technical Advisor to EXCO, Attorneys, etc.)
- **SPLUMA STRUCTURES**
 - Potential Conflict of Interest (nominees e.g. developers, consultants);
 - Appeal Authority (i.e. EXCO) – questions on independence and impartiality;
 - Administration of MPT (coordinating meetings, invitation of members, etc.)
- **FAMILIARISATION WITH THE BYLAW: APPLICANTS/ AGENTS/ INTERNAL DEPTS.**
- **MPT EXPECTATIONS**

7. ISSUES TO CONSIDER

- **JUGGLING MULTIPLE 'POSITIONS'**
 - HoD/ Planner, Registrar, Authorised Official, MPT Member
- **MPT PROCEEDINGS**
 - Availability of Record of Proceedings (Minutes, Recording)
 - invitation of applicants to provide clarities?
 - Format of reports to MPT, RoDs (Appeal), MPT composition, etc.
- **STANDARDISATION OF REMUNERATION**
 - MPT, Appeal Authority, **Technical Advisors**
- **IMPORTANCE OF BUILDING CAPACITY, PARTNERSHIPS**
 - Information sharing (e.g. Municipalities, COGTA, DRDLR)
 - Ongoing Workshops: Internal/ Developers / Consultants
- **IMPORTANCE OF PRE- SUBMISSION STAGE**
 - Interaction with applicants, agents
- **BYLAW AMENDMENTS**
 - Documentation of potential changes
- **ONEROUS APPEAL PROCEEDINGS**

8. CONCLUSION

- **MUNICIPAL APPROVAL AUTHORITIES IN PLACE**
- **RELEVANT ADMINISTRATIVE AND TECHNICAL SUPPORT**
- **MUNICIPAL PROCESSES, ADMINISTRATION (SPLUMA FORMS)**
- **MPT - ROBUST DISCUSSIONS**
- **SUCCESSFUL SPLUMA APPEAL**

THANK YOU



**KWADUKUZA MUNICIPALITY
PLANNING TEAM**