

Planning Law Enforcement

The Planning Law Enforcement unit within the Land Use Development Management directorate, in the development planning, investigates contraventions of the town planning by-laws and takes the necessary civil or criminal steps against contravenors to ensure compliance with its the by-laws and Town Planning Schemes.

If, as a member of the public, you are aware of a contravention of these by-laws - for example, the house across the road from you has begun to operate a full-time panel-beating business in an entirely residential suburb, you may lodge a complaint with the unit.



How do I lodge a Complaint?

You may lodge a complaint anonymously by contacting the number listed below, or completing the complaint form and sending it by fax or post, or by phoning our offices

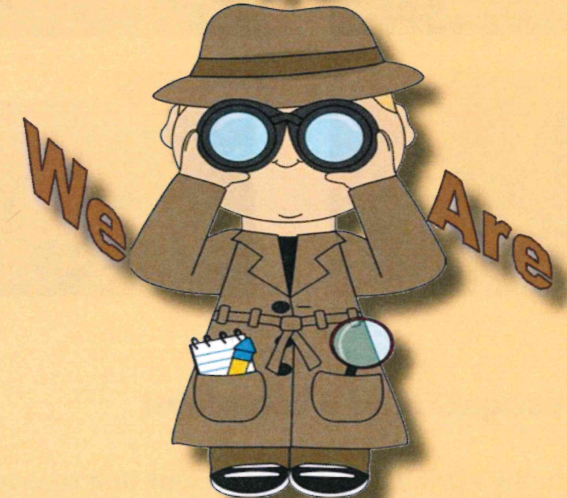
Planning Law Enforcement

158 Civic Boulevard Road
Braamfontein
5th, Floor
A Block

Phone: 011 407-6111
Fax: 011 339-2211

Transgressors

Beware



Watching You

Planning Law Enforcement



a world class African city

Types of Illegal land use...

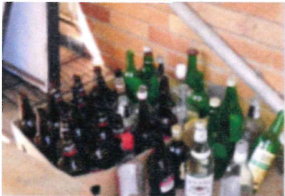
Motor Repairs



Accommodation



Liquor Establishment



Place of instruction



Investigation of a complaint

When the Planning Law Enforcement Unit receives a complaint, the procedure set out below is followed:

a) Preliminary investigation

The unit will identify the correct erf (ie stand) number and obtain the zoning rights of the property.

b) Site inspection

A planning control law enforcement officer will conduct a site inspection to establish whether the unauthorised use exists. He will complete an inspection report detailing his observations, take photographs and gather any other evidence that supports the unauthorised use. If there is someone at the premises, he may serve a notice immediately on them. Otherwise a notice is posted to the offender.

c) Notice

The notice is an official warning, calling upon the offender to stop the unauthorised use. The usual time period given for compliance is 30 days. The law enforcement officer will then acknowledge receipt of the complaint and advise the complainant of the action taken.

d) Re-inspection

After the notice period expires, the law enforcement officer will revisit the site. If the unauthorised use has been terminated, the file will be closed. If the use continues, an assessment will be undertaken to determine whether there is a prima facie case and, if so, the matter will be referred to the council's attorneys for further action

e) Legal action and Rates Penalty Tariff

The council's attorneys will launch civil proceedings against the offender to interdict him from continuing with the unauthorised use. If this action is successful in court, the attorneys will obtain a court order.

The sheriff of the court is usually authorised by the courts to execute the court order if the respondent does not comply with it. An opposed legal action can take a long time to conclude. Rates penalty tariff is enforced simultaneously once the matter has been referred to council attorneys for further legal action.

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Illegal land use complaint process

CITY OF JOHANNESBURG

ILLEGAL LAND USE COMPLAINT RESOLUTION PROCESS

