
DIRECTORATE

SPATIAL PLANNING AND
ENVIRONMENT

DEPARTMENT

Development Management

SALARY

R 1 370 030 – R 1 905 266 p.a

REFERENCE NUMBER

SPE 86/26 Ext

CLOSING DATE

25.09.2026

ELIGIBILITY

Suitably qualified candidates

Section Head - Building Development Manag

Requirements

- A relevant three-year tertiary qualification (e.g. Architecture/Quantity Surveying) in any Built Environment discipline
- Extensive experience at an appropriate level in a similar function, including plans approval
- Five (5) to eight (8) years' supervisory/managerial experience
- Thorough knowledge and implementation of the National Building Regulations (NBR) and SANS 10400 requirements
- Professional registration with a recognised Built Environment Council will be advantageous.
- Computer literacy (particularly in MS Office)
- A valid Code B (08) driver's licence.

Key Performance Areas

- Managing the building development function at District level to ensure the effective processing of building development applications, inspections and law enforcement
- Managing the systems and operational requirements related to the processing of building applications for the District
- Approving or refusing building plan applications as recommended by the Building Control Officer
- Ensuring compliance with the NBR and all other applicable laws as required by Section 7 of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977)
- Liaising with plans examiners and architectural professionals
- Providing input into current and future interventions necessary to achieve acceptable levels and standards with regard to the Department's performance and service delivery plans.

Development Management is recruiting positions available in both a new Strategic Development Hub (SDH) as well as in its 8 District offices.

Strategic Development Hub

The new Strategic Development Hub will provide a dedicated, specialist service for high-value and high-impact development applications, ensuring that projects of strategic importance to the City receive focused coordination and the appropriate level of



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technical expertise. The Hub, based in Cape Town Central Business Area for the time being, will manage complex private-sector and public-sector developments through a coordinated, multi-disciplinary model, with dedicated capacity to streamline decision-making, resolve interdepartmental issues and provides a relationship-led interface with applicants. This differentiated approach will enable the City to align its resources and governance to the scale, complexity and strategic value of major developments, while improving certainty, coordination and turnaround times.

Streamlined Districts

Streamlined District Offices will focus on the efficient, high-throughput processing of routine transactional and minor applications, ensuring that the majority of lower-complexity development work is handled quickly and consistently at district level. These teams will remain close to the communities they serve, providing accessible local support and enabling issues to be addressed at source where support is needed. The teams will be structured around standardised processes, clear Decisionmaking pathways and appropriate levels of delegation, enabling resources to be focused on volume processing while maintaining service quality and compliance. Minor applications will increasingly benefit from streamlined screening, standardised assessment and automated or AI-assisted compliance checks, allowing district teams to process high volumes effectively while reserving specialist capacity for more complex and strategic applications.

How to Apply

By submitting your application for a position at the City of Cape Town, you are consenting to the use of your personal information provided as part of your application and/or Recruitment process for Recruitment and Selection purposes. In addition, you may be required to undergo, including but not limited to, Criminal and Security Checks, Personal Verification, and Lifestyle Audits, throughout your recruitment process and/or subsequent employment.

External candidates: APPLY ONLINE VIA
www.capetown.gov.za/careers

Internal staff: APPLY ONLINE VIA SAP PORTAL

Certified copies of qualifications must be available on request. Applicants are respectfully informed that, if no notification of



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appointment is received within three months of the closing date, they must accept that their applications were unsuccessful



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