

	<p>Economic Development and Spatial Planning Department</p> <p>Regional Spatial Planning</p>	DOC NO	CP&D/RSP/SDP
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SITE DEVELOPMENT PLAN AND LANDSCAPE DEVELOPMENT PLAN
SUBMISSION REQUIREMENTS AND APPROVAL DOCUMENT
TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

Where the Municipality in terms of the Tshwane Town Planning Scheme 2008 (Revised 2014) or any amendment scheme or other provision requires and owner/applicant to submit a Site Development Plan such plan shall comply with the provisions of Clause 31 of the said scheme or any additional information than may be required. For that purpose the applicant shall submit the following information and or documentation.

Use of this document:

PART A: To be completed by the Architect /Draughts person who will take full liability for the correctness of the information provided as must sign the declaration (no runners may complete the form). The **yes** and **no** columns must be initialed AND EVERY PAGE initialed by the Architect Draughts person.

PART B: For Official use only: To be completed by Building Control in terms of delegations by person authorized to make a recommendation on an SDP. Not complete unless the name of the person signing was provided.

PART C: To be completed by the Architect /Draughts person who will take full liability for the correctness of the information provided. Only originally signed declarations shall be accepted.

PART D: For official use only: To be completed by RSP.

PART A: CLAUSE 31: SITE DEVELOPMENT PLAN AND LANDSCAPE DEVELOPMENT PLAN

31.(1)(a) A Site Development Plan and, if required, a Landscape Development Plan to the satisfaction of the Municipality shall be submitted to the Municipality for approval before any Building Plans are submitted and such Site Development Plan shall comply with the following:

Documentation required:	ANNEXURE OR PAGE REFERENCE	YES	NO
1. Receipt of payment of the application fees			
2. Application for approval of SDP form completed in full (CP&D/BP&IM/AASDP)			
3. Power of Attorney and a Company Resolution when applicable			
4. Locality Plan			
5. Zoning Certificate / Final approved land use rights with proof of promulgation			
6. Registered Title Deed (endorsed if applicable)			
7. Registered notarial deed (if applicable)			
8. Approved SG Diagram			

Initial applicant:

Initial RSP:

Information on plans required in terms of Clause 31: (Only one copy of each plan in colour)	YES	NO
(i) a fully detailed plan to a minimum scale of 1:200, which shall be amplified by means of sketch plans, sections and elevations of all buildings to a minimum scale of 1:100: Provided that the Municipality may accept scales other than the afore-mentioned and which fully illustrates the following aspects:		
(aa) The siting, height, FAR and coverage of all building and structures (proposed extensions included) and the number of Dwelling-units per hectare. (Indicate in table format on SDP)		
(bb) Landscaping, communal open spaces, children's play areas, private living areas, backyards, laundry rooms, drying areas for washing, refuse-bin area, and swimming pool, as well as the location, height, construction and finish of screen-walls or other acceptable forms of screening.		
(cc) Entrances to and exits from the erf to any public street.		
(dd) The proposed lines of subdivision if the erf is to be subdivided.		
(ee) Entrances to buildings, parking spaces and vehicular and pedestrian traffic systems. (Parking spaces shall be numbered. Visitors parking, loading zones and backing space shall be clearly indicated. Parking ratios shall be in table format on the SDP as stipulated in the Clause 28 of Annexure T)		
(ff) Building Restriction Areas and the building set-backs on any boundary. (Clause 9, Clause 12 or Annexure T)		
(gg) The location of Existing Buildings on adjoining erven. (Footprints and Land use)		
(hh) Contour lines with 0,5 m intervals or other intervals or height indications to the satisfaction of the Municipality. (Natural Ground Level and Mean Level shall be indicated in accordance with the Scheme, Clause 26)		
(jj) The grouping of Dwelling-units and the phasing of the development if it is envisaged not to develop the whole erf simultaneously.		
(kk) The design, height and finish of all buildings and physical barriers on the street boundaries if these are required by the Municipality.		
Indicate the development on the road reserve (side walk) on the SDP.		
All the conditions as indicated in the approved Annexure T or conditions of approval was taken into consideration and are on the plans where applicable.		
(b) The landscaping in terms of the Landscape Development Plan shall be completed within three months of the completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality. (The Site Development Plan and Landscape Development plan shall correspond)		
(c) A Professional Landscape Designer as required by the South African Council for Landscape Architectural Profession (SACLAP) shall compile the Landscape Development Plan, which shall comply with the following:		
(i) A fully detailed plan to a scale of 1:200.		
(ii) The existing natural features and vegetation on the property shall be indicated.		
(iii) The proposed soft and hard landscape design information shall specify the species, quantities and qualities of the plants.		
(3) No owner of any property shall commence the erection of any building or structure before the aforementioned Site Development and Building Plans have been approved of by the Municipality.		

Initial applicant:

Initial RSP:

FOR OFFICIAL USE ONLY:

PART B:

RECOMMENDATION FROM BUILDING PLANS MANAGEMENT			
DIRECTOR: BUILDING PLANS AND MANAGEMENT		APPROVAL	
NAME:			
SIGNATURE:	DATE:	REFUSAL	

PART C

REGIONAL SPATIAL PLANNING EVALUATION

DECLARATION BY ARCHITECT/DRAUGHTS PERSON THAT THE INFORMATION PROVIDED IS CORRECT AND TRUE.

FULL NAME		COMPANY NAME	
ID NUMBER		COMPANY REG NO	
POSTAL ADDRESS			
E-MAIL		POSTAL CODE	
TEL		CELL	
SIGNATURE OF ARCHITECT/DRAUGHTS PERSON (By affixing my signature I hereby declare that the information provided on the site development plan and or landscape plan is true and correct and I accept any liability that arise out of the information provided including liability in my professional capacity)		SIGNATURE:	DATE:

Initial applicant:

Initial RSP:

SIGNATURE OF LANDSCAPE ARCHITECT: (By affixing my signature I hereby declare that the information provided on the site development plan and or landscape plan is true and correct and I accept any liability that arise out of the information provided including liability in my professional capacity)	SIGNATURE: _____ DATE: _____
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FOR OFFICIAL USE ONLY

PART D: To be completed by RSP.

EVALUATION OF THE SITE DEVELOPMENT PLAN IN TERMS OF THE TSHWANE TOWN PLANNING SCHEME 2008 (REVISED 2014)		
PROPERTY DESCRIPTION:		
PLAN NUMBER:		
LANDSCAPE PLAN:		
ESTHETICAL ELEVATIONS:		
FINAL INSPECTION REQUIRED BEFORE THE OCCUPATION CERTIFICATE IS ISSUED	YES	NO
COMMENTS		

REGIONAL SPATIAL PLANNING	
APPROVED	NOT IN ORDER
<u>DEPUTY DIRECTOR: REGIONAL SPATIAL PLANNING</u> <u>DATE:</u>	<u>DEPUTY DIRECTOR: REGIONAL SPATIAL PLANNING</u> <u>DATE:</u>

Conditions subject to which the Site Development Plan is approved if approved in terms of the above.

Initial applicant:

Initial RSP:

1. The Municipality does not certify through the approval of the site development the correctness of any information or otherwise of any dimensions of the property, sizes and dimensions of buildings indicated, or any calculations of land use controls or other information indicated on the site development plan.
2. The approval of the Site Development Plan shall in no way, manner or form grants, amends or can be regarded as approval and or consent, to the amend of the land use rights, controls or zoning of a property, as contained in the Tshwane Town Planning Scheme, 2008 (Revised 2014) or an amendment scheme, unless indicated and specified in writing by an authorized person, and only as may be permitted based on a site development plan.
3. No Building Plan submitted in terms of the National Building Regulations and Standards Act, 1977 shall be approved contrary to an approved site development plan.

4.
5.
6.
<p>Initial: _____</p> <p style="text-align: right;">DATE: _____</p>

Initial applicant:

Initial RSP: