

SITE DEVELOPMENT PLANS & LANDSCAPE DEVELOPMENT PLANS COT PROCESS & REQUIREMENTS PRESENTATION 7 MARCH 2018



WHAT IS A SDP?

“Means a plan which shows the siting, elevations and exterior finish of the proposed buildings, parking areas and open spaces of the proposed development of a property and any salient natural features thereof, as prescribed by the Municipality in Clause 31.”

(Tshwane Town Planning Scheme 2008(Revised 2014))

WHAT INFORMS AN SDP

- An SDP is to be drafted as a result of an approved land use change or zoning change.
- It is drafted in line with the approved development controls found in the Annexure T/ Amendment Scheme

WHAT INFORMS AN SDP CONT.

- The SDP Shall Comply with the provisions of Clause 31 of the Tshwane Town Planning Scheme 2008(Revised 2014)
- An SDP shall be submitted with all the necessary mandates from the respective developer and/or Land owner.

COT RSP/ CLAUSE 31 REQUIREMENTS

- SDPs are to comply with Clause 31(1)(a) to and including (c).
- The said requirements are further transferred to the application forms for ease of reference.
- SDP in terms of Clause 31(1) must show;

- A Detailed plan drafted to a minimum scale, 1:200

- The Siting, height, F.A.R and coverage of all structures

- Entrances and exits to and from the erf onto public streets

- Lines of subdivision where necessary



- Building locations, parking spaces, vehicular and pedestrian traffic systems.

- Building lines, Building restriction areas, servitudes etc

- Location of existing buildings on adjacent erven

- Contour lines



- The Grouping of dwellings,
- Design, height, and finishing's of all buildings and physical barriers at street frontage.
- A complete Schedule of rights on the SDP indicating the PERMISSIBLE and ACTUAL development controls, inclusive of the parking provisions

SO WHAT CONSTITUTES A COMPLETE SDP?

- COT Application Forms and Submission Mandates from Register Land Owner.
- Latest and promulgated Zoning Information including Annexure T's where applicable.
- SDP in terms of Clause 31 of the TP Scheme

APPLICATION FORMS & DOCUMENTS

- What is a fully completed application form.
- The latest form being;

 <p>CITY OF TSHWANE IGNITING EXCELLENCE</p>	<p>Economic Development and Spatial Planning Department</p> <p>Regional Spatial Planning</p>	DOC NO	CP&D/RSP/SDP
		ISSUE DATE	27/02/2015
		REV DATE	19/02/2018
		REV NO	01

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			

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.			

**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: _____	

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:

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>DEPUTY DIRECTOR: REGIONAL SPATIAL PLANNING</u>
<u>DATE:</u>	<u>DATE:</u>

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

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.
<div style="display: flex; justify-content: space-between;"> <div>Initial:</div> <div>DATE:</div> </div>





APPLICATION FORMS & DOCUMENTS CONT.

- **REGISTERED (NO DRAFT ACCEPTIBLE) Title Deed.**
- Company and/or Trust Resolution where applicable





APPLICATION FORMS & DOCUMENTS CONT.

- **Where there is sectional title units, the Body Corporate or Home Owners Association shall provide consent**
- **Power of Attorney fully completed.**
 - **A fully completed power of attorney shall have the information as found on the template COT: F/22 found in the Tshwane LUM By-Law 2016.**

COT: F/22

EXAMPLE OF A POWER OF ATTORNEY

I/We, [John Citizen]
ID No: the undersigned, hereby nominate, constitute and appoint –
.....
(Include the company name and registration number of the company) and
..... ID No: (name
and ID no of person from the company who in turn is granted authority by the said company) with the power
of substitution to be my/our legal attorney(s) and agent(s) in my/our name, place and stead to apply for -

..... (type of application and property description)

at The City of Tshwane
Metropolitan Municipality and in general to do everything to effect the application and to do whatever I/we
would do if I/we were present in person and acting in the matter; and I/we hereby ratify, allow and confirm, and
promise and agree to ratify, allow and confirm everything and anything my/our attorney(s) and agent(s) may
do or may permit to be done legally in terms of this power of attorney.

Signed at on this day of20.....

in the presence of the undersigned witnesses.

AS WITNESSES:

1.....


2.....

[John Citizen]

Registered Owner

APPLICATION FORMS & DOCUMENTS CONT.

- Where there it is necessary for a municipal permission in terms of Schedule 25 of the Town planning Scheme, i.e., relaxation of building line
- Applicant must fully complete the additional application forms,
- The forms must be fully recommended by building control prior to RSP's decision.

 <p>CITY OF TSHWANE IGNITING EXCELLENCE</p>	<p>City Planning and Development Department Section: Building Plans and Inspection Management</p>		DOC NO	CPnD/BP&M/ AFP87
			ISSUE DATE	13/03/2014
			REV DATE	30/03/2016
			REV NO	03


APPLICATION FOR PERMISSION

PLAN NO	R03/1109/17	REGION	3
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PROPERTY INFORMATION

PROPERTY DESCRIPTION	213/08 Brooklyn
STREET NAME AND NUMBER	372 Mackenzie Str, Brooklyn

REGISTERED OWNER(S) OF PROPERTY

FULL NAME	Nthabiseng Razel Rumbuda	COMPANY NAME	
ID NUMBER	80915 0118 085	COMPANY REG NO	
POSTAL ADDRESS			
E-MAIL	melusiana@icloud.com	POSTAL CODE	
TEL		CELL	076 834 5788
SIGNATURE(S) OF REGISTERED OWNER(S)		DATE	01.06.2017

PROFESSIONAL PERSON


FULL NAME	Reinier Johann Brönn	COMPANY NAME	Reinier Brönn Architects and Associates CC.
ID NUMBER	61 111 103	COMPANY REG NO	2009 2145 2923
POSTAL ADDRESS	1 Kastell Str, Naverby Bloemfontein.		
E-MAIL	reiner@reinerbroenn.co.za	POSTAL CODE	9301
TEL	051 430 1013	CELL	082 820 1370
SIGNATURE		DATE	01.06.17

Use of this document:

PART A: To be completed by the Applicant. The yes and no columns must be initiated AND EVERY PAGE initiated by the Applicant.

PART B: To be completed by the Applicant. The yes columns must be initiated.

PLAN NO:

INITIAL APPLICANT: 

PROPERTY DESCRIPTION:



CLAUSE 10 CANOPIES IN FRONT OF BUILDING LINES CATEGORY A	Permission for canopies to project in front of the Street Building Line Application to be referred to: Transport Engineer	YES	Permission Approved/Not Approved (Building Control) Signature _____ Date _____ Functional Head
CLAUSE 12 (2) BUILDING RESTRICTION AREAS CATEGORY A	Permission for any Building including a basement to encroach on a Building Restriction Area adjacent to a Side Boundary Application to be referred to: Roads and Stormwater Water and Sanitation Fire Department	YES	Permission Approved/Not Approved (Building Control) Signature <i>[Signature]</i> Date 13/7/17 Functional Head
	Permission for any Building including a basement to encroach on a Building Restriction Area adjacent to a Rear Boundary Application to be referred to: Roads and Stormwater Water and Sanitation Fire Department	YES	Permission Approved/Not Approved (Building Control) Signature _____ Date _____ Functional Head
CLAUSE 12 (5) BUILDING RESTRICTION AREAS CATEGORY B	Permission to relax the percentage of the area of the property to be kept open for outdoor living area Application to be finalized by: Regional Spatial Planning	YES	Referred to Regional Spatial Planning Recommended/Not Recommended Signature _____ Date _____ Functional Head
CLAUSE 14 (8) USE OF BUILDINGS AND LAND CATEGORY B	Permission for the Temporary Use of any building or land within any use zone Application to be referred to: Fire Department Application to be finalized by: Regional Spatial Planning	YES	Referred to Regional Spatial Planning Recommended/Not Recommended Signature _____ Date _____ Functional Head
CLAUSE 26 (1) HEIGHT OF BUILDINGS CATEGORY B	Permission to increase the height of the building in "Industrial 2" or "Commercial" Use Zones, which requires such additional height for a manufacturing process or storage purposes Application to be finalized by: Regional Spatial Planning	YES	Referred to Regional Spatial Planning Recommended/Not Recommended Signature _____ Date _____ Functional Head
	Permission to increase the height of a building erected by the Municipality itself or any tertiary education institute established by law Application to be finalized by: Regional Spatial Planning	YES	Referred to Regional Spatial Planning Recommended/Not Recommended Signature _____ Date _____ Functional Head

PLAN NO:

INITIAL APPLICANT: *NR*

PROPERTY DESCRIPTION:

CONSIDERATION BY THE MUNICIPALITY

PART A WAIVING OF ADVERTISING

DECISION BY BUILDING CONTROL (STRIKE OUT WHICH IS NOT APPLICABLE AND SIGN IN BLOCK FOR DECISION)	Category A application: Referred to Regional Spatial Planning	Category A application: Advertising not required (Building Control)
	Recommended/Not Recommended	
	Signature Functional Head	Signature Functional Head
	Date	Date
	Category B application: Referred to Regional Spatial Planning	
	Recommended/Not Recommended	
	Signature Functional Head <i>FP.</i>	
	Date <i>13/7/17</i>	

PART B APPLICATION FOR PERMISSION

Category A application: Permission Approved (Building Control)	Category A application: Referred to Regional Spatial Planning Not Recommended
Signature Functional Head	Signature Functional Head
Date	Date
Category B application: Referred to Regional Spatial Planning	
Recommended/Not Recommended	
Signature Functional Head <i>FP.</i>	
Date <i>13/7/17</i>	

PART C REFERRAL TO IN TERMS OF B ABOVE REGIONAL SPATIAL DEVELOPMENT (To be completed by RSP)

REGIONAL SPATIAL PLANNING FOR EVALUATIONS FOR REQUEST FOR EXEMPTION OF ADVERTISEMENT PROCEDURE	
APPROVED	REFUSED
Signature Deputy Director: Regional Spatial Planning	Signature Deputy Director: Regional Spatial Planning
Date	Date

OFFICE USE ONLY

TARIFF		VOTE NUMBER	
RECEIPT NUMBER		DATE	

PLAN NO:

INITIAL APPLICANT: *NR*

PROPERTY DESCRIPTION:

ZONING INFORMATION

- All SDP are to be accompanied By a Zoning Certificate, with an Annexure T where applicable.
- Where land use change has occurred, the new zoning must first be linked to the scheme and reflect on the zoning certificate.

- **EXAMPLE OF A ZONING
CERTIFICATE WITH
LINKED RIGHTS**



Date 2018/02/26

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 075200146/R

ZONING KEY: 075200146/R

PROPERTY DESCRIPTION: R/146 WAVERLEY (CODONIA AVENUE

735)

The following zoning information must be read with the relevant Annexure T, Clauses and Schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

A. USE ZONE 28: SPECIAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T

** If no land uses are indicated in the Annexure T, then Clause 14, Table B, shall apply.

B	ANNEXURE T	T829.pdf
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Annexure T, subject to Clause 27.
F	FLOOR AREA RATIO	Annexure T, subject to Clause 25.
G	HEIGHT	Annexure T, subject to Clause 26
H	DENSITY	N/A
I	CONSENT USE	N/A Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Annexure T (T829.pdf) Other : Subject to Annexure T (T829.pdf)
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	Schedule 1.

Kind regards



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



TSHWANE TOWN-PLANNING SCHEME 2008

ANNEXURE T 829 AMENDMENT SCHEME 995T SHEET 1 OF 2 SHEETS

THE REMAINDER OF ERF 146, WAVERLEY

1	Use Zone	28: SPECIAL
2	Uses permitted	Dwelling-house and/or a distribution centre
3	Uses with consent	None
4	Uses not permitted	All other uses
5	Definitions	For the purposes of this Scheme a distribution centre means land and buildings designed or used as a place from where clothing and other goods for people in need are collected and distributed within the existing dwelling-house.
6	Coverage	20% (covered parking excluding)
7	Height	1 storey
8	Floor area ratio	0,2
9	Site development plan and landscape development plan	Not applicable
10	Building lines	To the satisfaction of the Municipality.
11	Parking requirements	Demarcated parking spaces, together with the necessary paved maneuvering space, shall be provided on the erf in the following ratios to the satisfaction of the Municipality: 1) Distribution depot: 1 Parking space per 100 m ² floor area. 2) Other: Table G.
12	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
14	Loading and off-loading facilities	The loading and off-loading of goods shall only take place within the boundaries of the erf.

APPROVED

PROMULGATED ON : 09/03/2011

COMES INTO OPERATION ON : 09/03/2011

.....
I. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

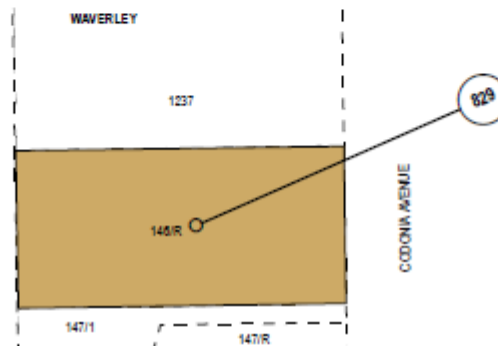
CITY OF TSHWANE METROPOLITAN MUNICIPALITY



TSHWANE TOWN PLANNING SCHEME 2008

MAP 3 AMENDMENT SCHEME 995T SHEET 1 OF 1 SHEETS

THE REMAINDER OF ERF 146, WAVERLEY



SCALE : 1:1,100

USE ZONE

REFERENCE

GENERAL



SPECIAL



REFERENCE TO ANNEXURE T

APPROVED

PROMULGATED ON: 09/03/2011

COME INTO OPERATION ON: 09/03/2011

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY



DRAFTING A SITE DEVELOPMENT PLAN & LANDSCAPE DEVELOPMENT PLAN

- Must be in terms of Clause 31 of the Scheme
- Must be Clear and Legible (to scale)
- All recreation areas, parking spaces and maneuvering areas must be indicated, numbered and labeled.
- **A full schedule of rights showing the permissible and actual development controls.**

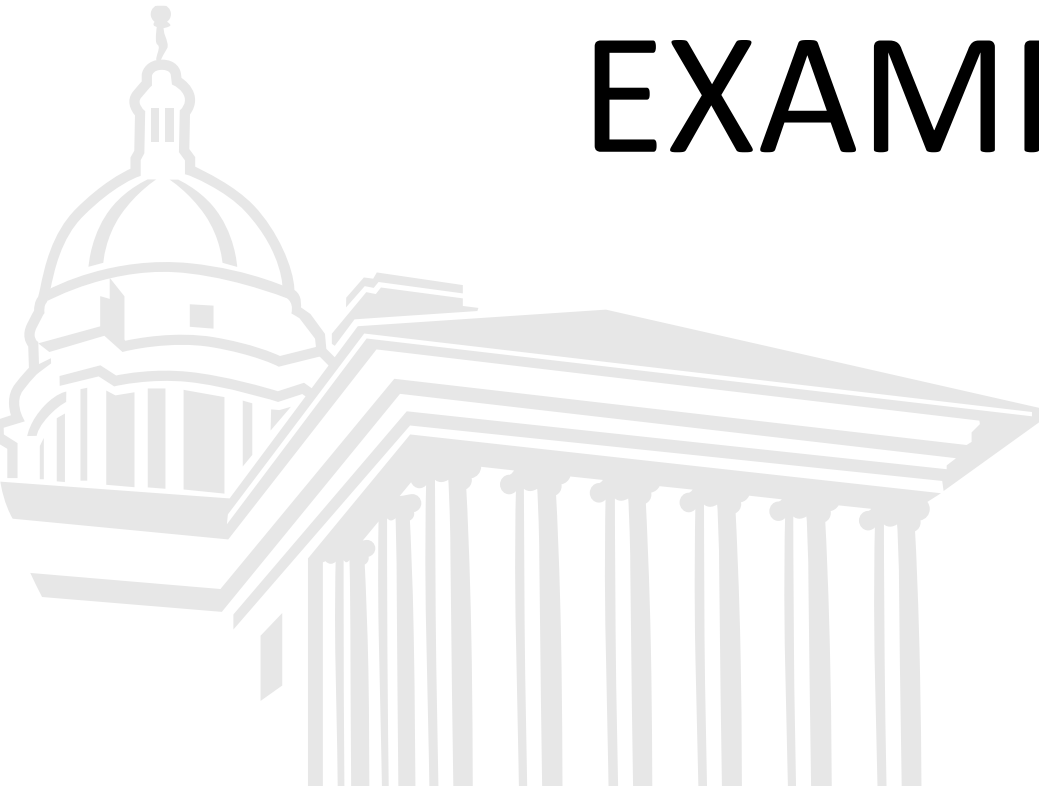
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SO HOW DOES THE CITY EVALUATE SDP?

- **FIRSTLY:** Evaluate all submission documents. If any are found incomplete, refer file back
- **SECONDLY:** Evaluate the SDP i.t.o Clause 31 (Merits) and Zoning Information.
- **THIRDLY:** Complete the SDP Evaluation Form, and place such form on the file.
- **APPLICANTS MAY NOT REMOVE THAT EVALUATION FORM!**


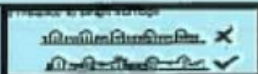






EVALUATION FORM EXAMPLES





SDP NO:

Erf NO: _____ Township: _____ Date: _____
 Town Planner: _____ Tel: _____ (Please arrange for a meeting if needed)

Town Planner		Official		Arch
		Yes	No	
SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking)			
Rights (Use Zone)	Promulgateddate. /Title deed Endowed Title.....			
Density				
Coverage				
Height				
FAR				
Building Lines	Street / Side / Rear / Provincial /			
Parking table as per rights				
Parking (Covered, Open,)	As per Scheme (must be numbered)			
Guest parking	Is it at the right location and functional			
Backing Space (7 m). As per Roads and Transport Department Standard				
Access / Traffic Flow , Turning				
Building Placement Relate building height to street width and intended character . Street frontage – "eyes on the street"				
Orientation Solar energy should be used by means of correct orientation				
Privacy (Windows , balcony's) • No Balcony's overlooking Northern Living areas of neighboring properties. • Bathroom frosted windows allowed on side of northern living areas • Windows above 1.5 meters will be allowed				
Overshadowing The slope of the site, height of windows, size of windows, roof overhang, orientation of buildings, height of boundary walls and existing vegetation will also influence solar access				
Living Areas (5 m)				
Open Areas (Play areas)	As per scheme			
Boundary Walls				
Service Areas (Drying refuse areas)				
Sidewalks				
NMT	Provision for NMT, Parking,			
Subdivision Lines with full title				
General Scheme Conditions	As per Scheme			

Comments



REGIONAL SPATIAL PLANNING

BUSINESS BUILDINGS / OFFICES




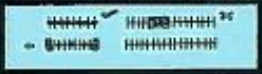

SDP NO:

Erf NO:

Township.....

Date.....

Town Planner: Tel (Please arrange for a meeting if needed)

TOWN PLAN		Yes	Official	Arch
SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking)			
Rights (Use Zone)	Promulgated date. /Title deed Endorsed Title			
Density				
Coverage				
Height				
FAR				
Building Lines	Street/ / Side / Rear / Provincial /			
Parking	As per Scheme (must be numbered)			
Backing Space (7 m)				
Loading Zones				
Traffic flow				
Pedestrian flow				
Screening of Residential properties.				
Scheme Conditions)	As per Scheme			
Service Areas				
Public transport	Has provision been made for public transport			
NMT	Has provision been made for nmt			
Landscaping				
Sidewalks (Scheme Conditions)	Landscaping of sidewalks should be part of the development 			

Comments

COMPLETE SDP IN SUMMARY

- SDP must be in line with Clause 31 Provisions
- Must be accompanied by a registered Title deed, with necessary mandates (C.R, PoA etc)
- Must have fully completed application forms
- Must have the latest zoning information
- Must include a complete schedule on the SDP itself and not on a separate plan.



DISCLAIMER: “Any discussions, interpretation, support or advice given with regard to the policies of Council specifically including RSDF and LUM By-law or on a specific land development application shall only be regarded as general remarks, inter alia due to the fact that there are interdependencies of other departments having to provide input and information that may not be available on the matter.



Therefore such remarks shall not be binding on municipal officials, the Municipality or any decision making body of the Municipality.

Decisions on the interpretation of the policies, frameworks and legislation, and the consideration of land development applications remain within the sole preserve of the decision making bodies of the Municipality and shall be dealt with, at the time, on the merits of the matter before it.”



THANK
YOU

