

REGIONAL SPATIAL PLANNING

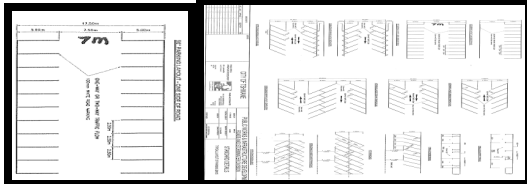

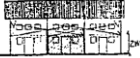
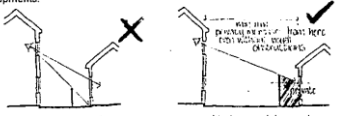
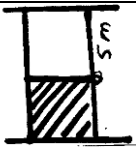
SECOND DWELLING EVALUATION FORM

SDP NO:

Erf NO:

Township.....

Date.....

		Yes	No	
Parking (1 + 1)	As per Scheme			
Backing Space (7 m)				
Orientation	<p>Solar energy should be used by means of correct orientation</p> 			
Privacy	Placement of unit in relation to neighbouring properties			
	No Balconies overlooking Northern Living areas of neighbouring properties			
	Bathroom frosted windows allowed on side of northern living areas			
	Windows taller than 1.8 meters will be allowed on side of northern living areas.			
	Screening of privacy by at least 2m (walls or vegetation)			
	<p>To ensure privacy, screening of at least 2 meter (gap) should be provided. Screening could be achieved by either a brick wall or vegetation.</p>  <p>Buildings should not overlook private open space of adjacent dwelling units or developments.</p>  <p>Where a balcony, as only private open space is provided, any minimum dimension should be 2 meter.</p>			
Living Areas (5 m)				
Existing Unit	(functional living space, functional parking and access)			
Building Lines	As per Scheme			
Controls: Coverage	As per Scheme			

Comments

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REGIONAL SPATIAL PLANNING AND TOWN PLANNING SCHEME STIPULATIONS

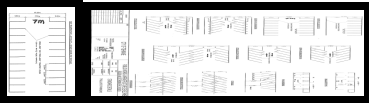


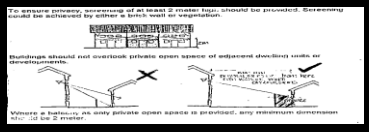
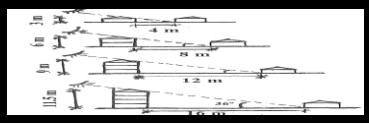


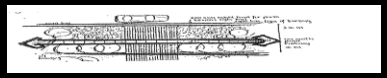
MEDIUM DENSITY HOUSING/ HIGH DENSITY HOUSING

SDP NO:

Erf NO: **Township**.....

Date.....

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

SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking table)			
Rights (Use Zone)	Promulgateddate.			
Title Deed	Restrictions Endorsed Title.....			
Rights : Density	Units per haExercised Units per ha			
Coverage	Rights% Proposed%			
Height	Rightsstoreys Proposedstoreys. Natural ground level indicated			
FAR	Rights Proposed			
Building Lines	Street/ / Side / Rear / Provincial /			
Building Line Restrictions (Title Deeds)	Provincial.....Title Deed restrictions.....			
Parking table as per rights and scheme	Rights Exercised.....			
Parking (Numbered ,Covered, Open,)	As per Scheme (must be numbered)			
Guest parking indicated	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 , balconies) • No Balconies overlooking Northern Living areas of neighboring properties • Bathroom frosted windows allowed on side of northern living areas • Windows taller than 1.8 meters will be allowed.				
Overshadowing The slope of the site, height of windows, size of windows, roof overhang, orientation of buildings, will also influence solar access				
Living Areas (5 m)				
Open Areas (play areas) 4m² per unit	As per scheme			
Landscape Plan Submitted				
Landscape Plan as per SDP				
Boundary Walls (Indicate the height and materials used) Visual Breaks in walls to be provided.				
Service Areas (Drying, refuse areas) Indicate the height of refuse area walls)				
Sidewalks - Indicated all development on sidewalk, walkways and landscaping				
NMT (walkways, cycle lanes)	Provision for NMT, NMT Parking,			
Subdivision Lines with full title				
General Scheme Conditions	As per Scheme			
Conditions as per Approval letter				

Comments

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....
- 6.....

REGIONAL SPATIAL PLANNING AND TOWN PLANNING SCHEME STIPULATIONS

BUSINESS BUILDINGS/ OFFICES

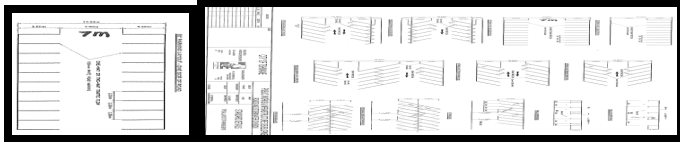
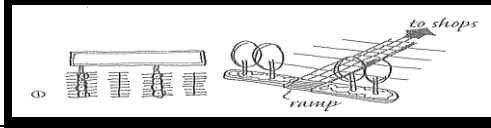

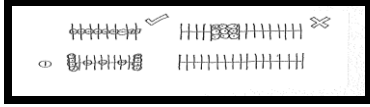
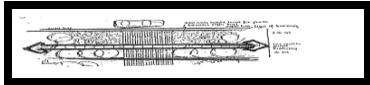
SDP NO:

Erf NO:

Township:

Date:

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

SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking table)			
Rights (Use Zone)	Promulgateddate.			
Title Deed	Restrictions Endorsed Title.....			
Coverage	Rights% Proposed%			
Height	Rightsstoreys Proposedstoreys. Natural ground level indicated			
FAR	Rights Proposed			
Building Lines	Street/ / Side / Rear / Provincial /			
Building Line Restrictions (Title Deeds)	Provincial.....Title Deed restrictions.....			
Parking table as per rights and scheme	Rights Exercised.....			
Parking (Numbered ,Covered, Open,)	As per Scheme (must be numbered)			
Backing Space (7 m)				
Loading Zones				
Traffic flow				
Pedestrian flow				
Screening of Residential properties.(Indicate the height and materials used)				
Scheme Conditions)	As per Scheme			
Service Areas				
Public transport	Has provision been made for public transport			
Ntm (walkways, cycle lanes)	Provision for ntm, ntm Parking,			
Landscaping				
Sidewalks (Scheme Conditions)	Landscaping of sidewalks should be part of the development			
Pedestrian flow				
Conditions as per Approval letter				

- Comments 1**.....
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REGIONAL SPATIAL PLANNING AND TOWN PLANNING SCHEME STIPULATIONS

INDUSTRIAL

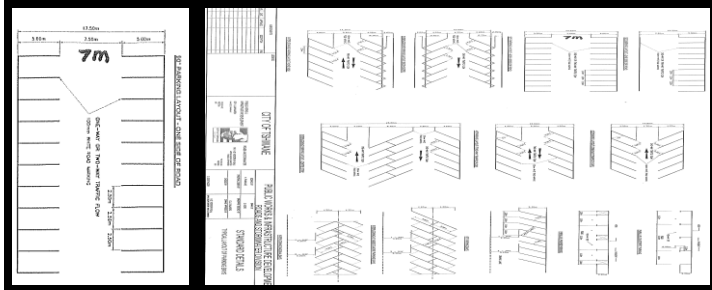
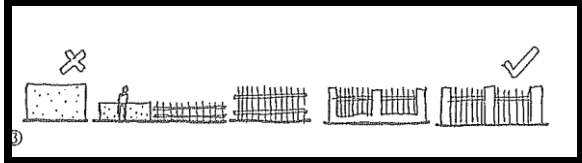
SDP NO:

Erf NO:

Township:.....

Date:.....

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

SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking)			
Rights (Use Zone)	Promulgateddate. /Title deed Endorsed Title.....			
Density				
Coverage				
Height				
FAR				
Building Lines	Street/ / Side / Rear / Provincial /			
Parking table as per rights				
Define type of use	Define main uses			
	Define use of Lofts/ Mezzanines			
	Define the use of basements			
Parking	As per Scheme (must be numbered)			
Parking (Functional Guest Parking)	Is the guest parking separate from the other parking			
Backing Space (7 m)				
Loading Zones				
Traffic flow				
Turning Space	Is turning space provided			
Screening of Residential properties. (nuisance factors, Lighting, noise, pollution)				
Boundary Walls				
Scheme Conditions (Development Guidelines)				
Building Lines				
Service Areas (refuse areas)				
Sidewalks/ Landscaping (Scheme Conditions)				

- Comments 1**.....
- 2**.....
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REGIONAL SPATIAL PLANNING AND TOWN PLANNING SCHEME STIPULATIONS

CRÈCHE/ SCHOOL/ CHURCH/ COLLEGE/ HOSTEL

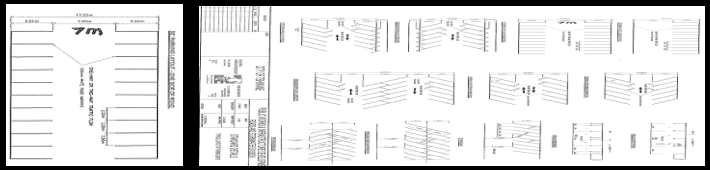
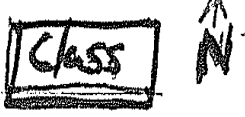

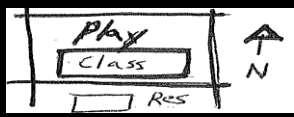
SDP NO:

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Township.....

Date.....

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

SDP	As per policy (CRECHE ETC/) Use, areas, linkages, windows, interface with neighbor's, walls, traffic flow, parking, screening.			
SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking table)			
SDP as per approved decision				
Number of Children / Students	As per Scheme / or Council Consent			
Rights (Use Zone)	Promulgateddate.			
Title Deed	Restrictions Endorsed Title.....			
Coverage	Rights% Proposed%			
Height	Rightsstoreys Proposedstoreys. Natural ground level indicated			
FAR	Rights Proposed			
Building Lines	Street/ / Side / Rear / Provincial /			
Building Line Restrictions (Title Deeds)	Provincial.....Title Deed restrictions.....			
Parking table as per rights and scheme	Rights Exercised.....			
Indicate uses (Purpose of each building – indicating the internal rooms)	Are classrooms indicated, indoor play area, outdoor play area etc?			
	Are Staff quarters indicated?			
	Are offices / sickbays indicated?			
Parking (Personnel, Other)	As per Scheme / or Council Consent			
Backing Space (7 m) As per table				
Public transport	Is public transport provided at school sites			
Drop off areas	Are separate drop off areas provided?			
Traffic flow	Ingress and Access must be indicated			
Parking Safety	Is a barrier provided between the parking area and play areas?			
Sidewalk development	Is parking on sidewalk as per traffic engineers			
Placement of buildings	Is a footprint provided of neighboring properties?			
Orientation – (classroom north) 	 Solar energy should be used by means of correct orientation			
Privacy (Window , of neighboring residential areas)				
Play area in m ² / Sports fields				
Boundary Walls / fence (Height)				
Scheme Conditions	As per Scheme / or Council Consent			
Landscaping				

- Comments 1**.....
- 2**.....
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- 5**.....
- 6**.....

REGIONAL SPATIAL PLANNING AND TOWN PLANNING SCHEME STIPULATIONS

GUEST HOUSE/ COMMUNE/ BOARDING HOUSE/ HOTEL

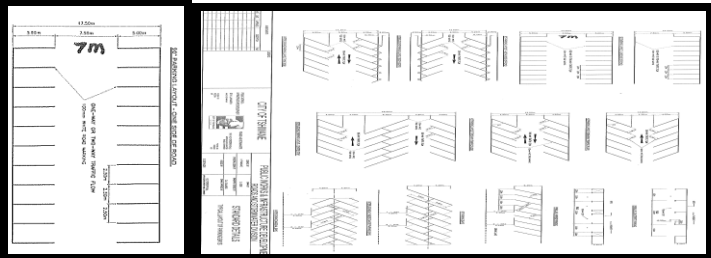
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Township.....

Date.....

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

SDP	As per Clause 31 of Scheme (footprints, detail, rights tables, parking)			
Rights	Scheme, or consent uses			
Indicated uses	Guesthouse area (Number of rooms)			
	Conference area			
	Restaurant area			
Parking	As per Scheme / Council Consent			
Overflow parking	Indicate areas for overflow parking			
Backing Space (7 m)				
Loading areas	Indicate loading areas			
Privacy (Windows , balcony's)				
Building Lines	As per Scheme			
Amount of rooms	As per approval			
Area for Manager	Indicate area for manager/ host/ owner			
Controls:	As per Scheme			

- Comments 1**
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- 14**
- 15**