

EXAMPLE ONLY: THIS IS NOT A REAL PROPERTY
 ERF DESCRIPTION: ERF 2863 ELARDUSPARK
 TOTAL AREA: 1276m²
 OWNER WANTS TO
 DEVELOP 2 DWELLING HOUSES
 SELL UNDER SECTIONAL TITLE

PERMISSION FOR ONE ADDITIONAL DWELLING HOUSE (SECOND DWELLING HOUSE): TO CONDITIONAL APPROVAL

- INFORMATION NEEDED**
- ZONING CERTIFICATE
 - TITLE DEED
 - SG DIAGRAM
 - EXISTING BUILDING PLANS

- IF ZONING IS NOT RESIDENTIAL 1:
 - REZONING APPLICATION REQUIRED
- IF TITLE DEED RESTRICTS NOT MORE THAN ONE DWELLING:
 - REMOVAL or CONSENT IN TERMS OF TITLE DEED
 - CHECK FOR SERVITUDES
- CHECK EXISTING SG DIAGRAMS FOR SERVITUDES

PUBLIC PARTICIPATION:
 OBJECTION PERIOD 28 DAYS

- COMMENTS FROM MUNICIPAL DEPARTMENTS (POSITIVE REQUIRED):**
- WATER AND SANITATION
 - ROADS AND STORMWATER
 - ELECTRICITY
 - ENVIRONMENTAL MANAGEMENT
 - GEOLOGY
 - TRAFFIC

INCOMPLETE REJECTION

REGISTRATION

CIRCULATE FOR COMMENTS

SUBMIT APPLICATION FOR PERMISSION TO ADD ONE ADDITIONAL DWELLING HOUSE TO LUMA (LAND USE MANAGEMENT ADMINISTRATION)

EVALUATION BY LUMA

ZONING CERTIFICATE:
 RESIDENTIAL 1 ERVEN MAY QUALIFY FOR A PERMISSION TO ADD AN ADDITIONAL DWELLING HOUSE:
 SUBJECT TO:

- PROVISIONS IN THE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK FOR THE AREA;
- AVAILABILITY OF SERVICES
- SITE PLAN
- DEVELOPMENT CONTROLS FOR BOTH DWELLING HOUSES MUST BE LIMITED TO DEVELOPMENT CONTROLS OF ZONING:
 EXAMPLE:
 - COVERAGE MUST REMAIN LESS THAN 50% FOR BOTH UNITS.
 - HEIGHT: 2 STOREYS
 - BUILDING LINES

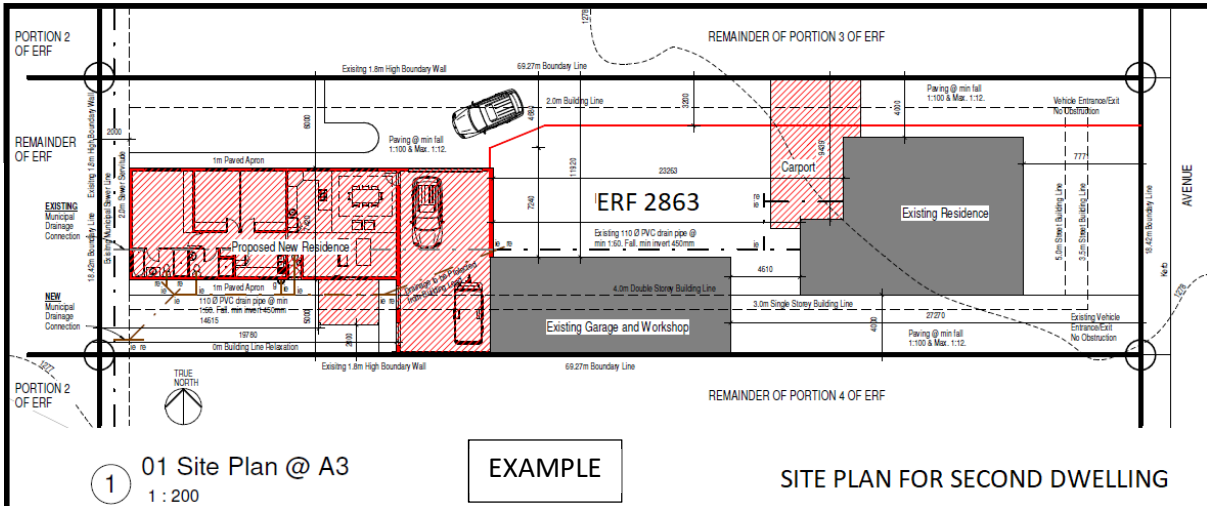
CONSULTATION WITH TOWN PLANNER:
 DETERMINE PROCESSES REQUIRED
 COST ESTIMATE
 TIME FRAMES
 DRAFT APPLICATION
 CONSULTATION WITH DEPARTMENTS

- CONSULTATION/INVESTIGATION WITH MUNICIPAL DEPARTMENTS TO DETERMINE CAPACITY AND DEVELOPMENT CHARGES:**
- WATER AND SANITATION:
 - ROADS AND STORMWATER
 - ELECTRICITY:
 - GEOLOGY (GEOLOGICAL REPORT AND DOLOMITE RISK MANAGEMENT PROGRAMME AND WET SERVICES AUDIT ON EXISTING BUILDINGS) – DOLOMITE AREAS
 - TRAFFIC: IDENTIFY ACCESS AND PARKING

- REFUSAL:**
- IF ADDITIONAL DWELLING IS NOT POSSIBLE;
 - IF NEGATIVE COMMENTS ARE

CONDITIONAL APPROVAL: VALID 12 MONTHS: EXTENSION OF TIME REQUIRED ANNUALLY FOR A MAXIMUM OF 5 YEARS.
 (LUMA SEND COPIES OF THE CONDITIONAL APPROVAL TO LUSTAM TO BE KEPT IN THE SAFE HOUSE)

SITE AREA: 1276m²
ALLOWED COVERAGE: 50% (638m²)
ACTUAL COVERAGE: 41% (517.19m²)
ALLOWED FLOOR AREA RATIO: N/A
ACTUAL FLOOR AREA RATIO: 0.41
ALLOWED HEIGHT: 2 STOREYS (10M)
ACTUAL HEIGHT: 1 STOREY



START WITH PROOF OF COMPLIANCE PROCESS:
 REFER TO PAGE 2

**PERMISSION FOR ONE ADDITIONAL DWELLING HOUSE
(SECOND DWELLING HOUSE):
PROOF OF COMPLIANCE PACKAGE / PROCESS**

FROM PAGE 1:
AFTER CONDITIONAL APPROVAL IS
ISSUED

OWNER COMPLIES WITH CONDITIONS:

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE RIGHTS BEING ADOPTED (PERMISSION LINKED TO THE ZONING CERTIFICATE)

- WATER AND SANITATION
 - PAY DEVELOPMENT CHARGES
 - UPGRADE SEWER CONNECTION IF REQUIRED
 - PLUMBER
 - ENGINEER (IF WAYLEAVE OR SERVICE AGREEMENT IS NEEDED)
- ROADS AND STORMWATER
 - PAY DEVELOPMENT CHARGES
 - STORMWATER CONNECTION IF REQUIRED
- ELECTRICITY
 - PAY DEVELOPMENT CHARGES

PCP COMPLIANCE PROCESS (REFERRED TO AS THE PCP (PROOF OF COMPLIANCE PACKAGE):
AFTER THE OWNER HAS COMPLIED WITH ALL THE CONDITIONS IN THE CONDITIONAL APPROVAL THE TOWN PLANNER NEEDS TO OBTAIN CONFIRMATION LETTERS FROM EACH DEPARTMENT.

PCP COMPLIANCE SUBMITTED TO DEVELOPMENT COMPLIANCE AND LEGISLATION SECTION

OBTAIN PCP COMPLIANCE

INTERNAL MUNICIPAL
PROCESS

SENT TO THE LUSTAM (LAND USE SCHEME, TYONOMY AND APPLICATION MANAGEMENT)

ARCHITECT TO CONSIDER:
CONDITIONS TO BE COMPLIED WITH **AFTER** THE COMING INTO OPERATION OF THE RIGHTS (THEREFORE AFTER ZONING HAS BEEN LINKED)
THESE ARE CONDITIONS LISTED IN THE APPROVAL LETTER IN ADDITION TO THE CONDITIONS LISTED IN THE PERMISSION TABLE:

ARCHITECT:
PREPARE BUILDING PLAN AND SITE PLAN WITH AREA SCHEDULE
SDP REQUIRED ONLY IF APPLICABLE

NEW ZONING CERTIFICATE WITH LINKED AND ADOPTED PERMISSION FOR ONE ADDITIONAL DWELLING HOUSE AVAILABLE FROM GEOINFO SERVICES

LUSTAM: LINK APPROVAL TO THE EXISTING MUNICIPAL ELECTRONIC ZONING DATABASE:
STAMP THAT PERMISSION HAS BEEN ADOPTED

CONDITIONS TO BE COMPLIED WITH AFTER THE COMING INTO OPERATION OF THE RIGHTS (THEREFORE AFTER ZONING HAS BEEN LINKED)

- EXCLUSIVE USE AREA: LIMITED TO 10% EQUAL DISTRIBUTION
- SERVICE RETICULATION
- EXISTING BUILDINGS
- ACCESS
- PARKING AND MANOEUVRING SPACE
- ENVIRONMENTAL MANAGEMENT: USUALLY NO PROVISION OF CHILDRENS PLAY AREAS OR ADDITIONAL OPEN SPACE REQUIRED FOR ONE ADDITIONAL DWELLINGS.
- ROADS AND STORMWATER SERVICES
- PERMISSION TABLE THAT CONTAINS DEVELOPMENT CONTROLS
 - Such as restriction on coverage, height and building lines

BUILDING PLAN APPROVAL

CONSTRUCTION OF ADDITIONAL DWELLING HOUSE TO ROOF HEIGHT

LAND SURVEYOR TO MEASURE THE BUILDINGS AND DRAFT AND SUBMIT THE SECTIONAL TITLE DIAGRAMS FOR APPROVAL TO THE SURVEYOR GENERAL

AFTER RECEIPT OF THE SECTIONAL TITLE DEED:
OPEN AND SEPARATE RATES AND TAXES ACCOUNT AND WATER AND ELECTRICITY CONNECTION FOR NEW DWELLING HOUSE

OPENING OF A SECTIONAL TITLE REGISTER AND REGISTRATION OF SECTIONS

TO CONVEYANCING ATTORNEY:

- ORIGINAL SECTIONAL TITLE DIAGRAMS
- ORIGINAL SECTION 28(9) CONFIRMATION LETTER

OBTAIN SECTION 28(9) CONFIRMATION LETTER

REQUEST FOR CONFIRMATION OF LAND USE RIGHTS IN TERMS OF SECTION 28(9) OF THE TSHWANE LUM BYLAW, 2016

TO TOWN PLANNER OR CONSULTANT:

- BUILDING PLAN APPROVAL
- APPROVED SECTIONAL TITLE DIAGRAMS
- ZONING CERTIFICATE WITH LINKED PERMISSION APPROVAL