

EXAMPLE ONLY: THIS IS NOT A REAL PROPERTY

ERF DESCRIPTION: ERF 1350 IRENE

TOTAL AREA: 4205m²

OWNER WANTS TO SUBDIVIDE INTO 2 PORTIONS MEASURING ±2705m² AND ±1500m²

FULL TITLE

GENERAL SUBDIVISION APPLICATION PROCESS: TO CONDITIONAL APPROVAL

- IF DENSITY OR DEVELOPMENT CONTROLS DO NOT ALLOW SUBDIVISION:
 - REZONING APPLICATION REQUIRED
- IF ZONING / ANNEXURE T REQUIRES A SITE DEVELOPMENT PLAN THEN SDP TO BE SUBMITTED PRIOR TO SUBDIVISION APPLICATION.
- IF TITLE DEED RESTRICTS SUBDIVISION OR NOT MORE THAN ONE DWELLING:
 - REMOVAL or CONSENT IN TERMS OF TITLE DEED
 - CHECK TITLE DEED FOR SERVITUDES
- CHECK EXISTING SG DIAGRAMS FOR SERVITUDES
- APPROVED BUILDING PLANS AND OCCUPATION CERTIFICATE NEEDED FOR ALL EXISTING STRUCTURES

INCOMPLETE REJECTION

REGISTRATION

CIRCULATE FOR COMMENTS

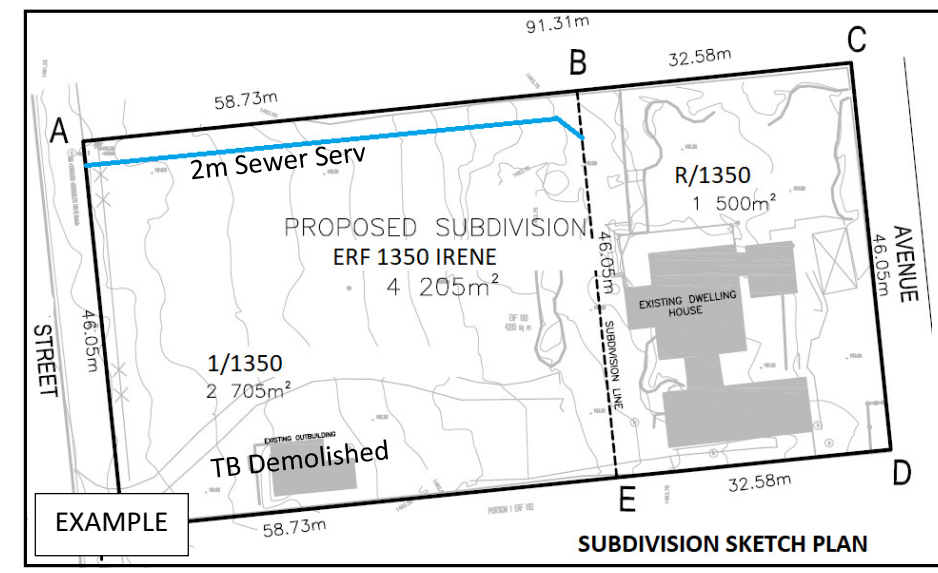
SUBMIT SUBDIVISION APPLICATION TO LUMA

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

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

- ZONING CERTIFICATE:
- RESIDENTIAL 1: DETERMINE
- DENSITY: MINIMUM ERF SIZE: 1 DWELLING HOUSE PER 1500m²
 - DEVELOPMENT CONTROLS: FAR; COVERAGE; HEIGHT; BUILDING LINES

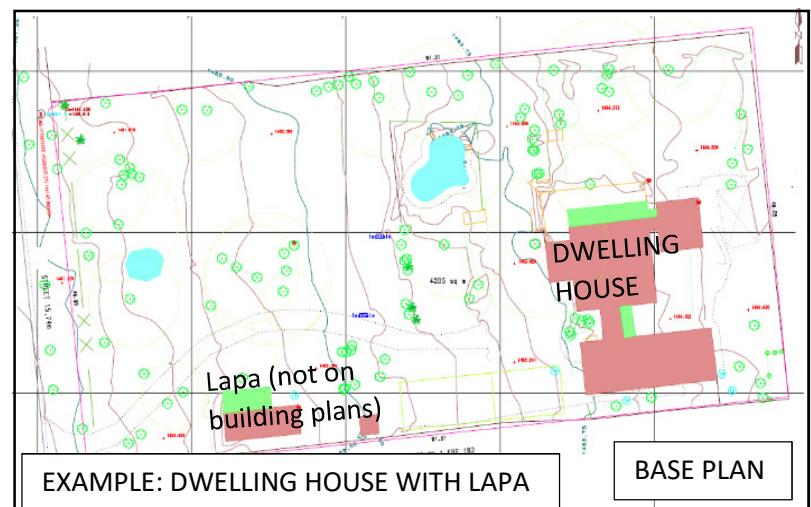
- CONSULTATION WITH TOWN PLANNER:
- DETERMINE PROCESSES REQUIRED
 - COST ESTIMATE
 - TIME FRAMES
 - DETERMINE SUBDIVISION LINE
 - CONSULTATION WITH DEPARTMENTS
 - DRAFT SUBDIVISION SKETCH PLAN
 - DRAFT APPLICATION FOR SUBDIVISION



EVALUATION BY LAND USE MANAGEMENT ADMINISTRATION (LUMA)

- REFUSAL:
- IF SUBDIVISION IS NOT POSSIBLE;
 - IF NEGATIVE COMMENTS ARE RECEIVED

- OBTAIN BASE PLAN:
- MINIMUM REQUIREMENTS
- CONTOURS
 - EXISTING BUILDINGS
 - SEWER
 - STORMWATER
- https://e-gis002.tshwane.gov.za/E_GIS_Web/ OR LAND SURVEYOR CAN DO DETAILED CADASTRAL AND BUILDING INFORMATION (especially if no building plans exist)



- CONSULTATION/INVESTIGATION WITH MUNICIPAL DEPARTMENTS TO DETERMINE CAPACITY AND LOCATION OF SERVICES:
- WATER AND SANITATION: LOCATION OF SEWER AND WATER
 - ROADS AND STORMWATER: STORMWATER CONNECTION NEEDED
 - ELECTRICITY: CAPACITY AND ESTIMATE DEVELOPMENT CHARGES
 - ENVIRONMENTAL MANAGEMENT: IDENTIFY STREET TREES AFFECTED
 - GEOLOGY (GEOLOGICAL REPORT AND DOLOMITE RISK MANAGEMENT PROGRAMME AND WET SERVICES AUDIT ON EXISTING BUILDINGS) – DOLOMITE AREAS
 - TRAFFIC: IDENTIFY ACCESS AND ANY OBSTRUCTIONS (Stormwater culvert and street lights)
 - BUILDING CONTROL: DISCUSS POTENTIAL ISSUES (IF ANY)

CONDITIONAL APPROVAL: VALID 12 MONTHS EXTENSION OF TIME REQUIRED ANNUALLY UP TO A MAXIMUM OF 5 YEARS.

START WITH PROOF OF COMPLIANCE PROCESS: REFER TO PAGE 2

GENERAL SUBDIVISION APPLICATION PROCESS: PROOF OF COMPLIANCE PACKAGE / PROCESS

FROM PAGE 1:
AFTER CONDITIONAL APPROVAL IS
ISSUED

SG DIAGRAM OF ERF 1350

Page 2 of SG Diagram:
A343/1903 - Additional Notes
SUBDIVIDED, Ptn 1, S.G.No. 278/2021

Notes on SG Diagram of Erf 1350 that subdivision has been approved and new diagram exists. Deduction required to establish Remainder Cadastral

SUBDIVISION DIAGRAM: PTN 1 OF ERF 1350

SIDES	ANGLES OF DIRECTION	COORDINATES	S.G. No.
AB	304 08 36	A = 78 478.12 Y = 93 324.32	1763/2022
BC	504 08 36	B = 78 418.72 Y = 93 318.37	Approved
CD	504 08 36	C = 78 418.72 Y = 93 328.83	01/03/2021
DA	174 08 36	D = 78 473.42 Y = 93 388.83	

EXAMPLE

OWNER COMPLIES WITH CONDITIONS

LUSTAM: UPDATE OF ELECTRONIC DATA BASE TO REPLACE ZONING DATA TO THE REMAINDER AND PORTION 1: SEPARATE ZONING CERTIFICATES AVAILABLE

REGISTRATION OF SUBDIVIDED PORTION AND ENDORSEMENT OF MOTHER TITLE OF ERF (TO BE KNOWN AS THE REMAINDER)

- SUBDIVISIONAL DIAGRAM APPROVAL
 - LAND SURVEYOR TO ASSIST
 - SERVITUDES TO BE INCLUDED

SEPARATE AND APPLY FOR NEW RATES AND TAXES ACCOUNT: APPLY FOR NEW WATER AND ELECTRICAL CONNECTIONS

TO CONVEYANCING ATTORNEY:

- ORIGINAL APPROVAL
- ORIGINAL SUBDIVISIONAL DIAGRAM
- ORIGINAL SECTION 16(10)

- WATER AND SANITATION
 - PAY DEVELOPMENT CHARGES
 - NO TRAVERSING OF WATER SERVICES
 - SEWER SLIP FOR NEW PORTION AND OR UPGRADE
 - PLUMBER
 - ENGINEER (IF WAYLEAVE IS NEEDED)
- ROADS AND STORMWATER
 - STORMWATER CONNECTION IF REQUIRED
 - PAY DEVELOPMENT CHARGES (IF LEVIED)
- ELECTRICITY
 - PAY DEVELOPMENT CHARGES
- ENVIRONMENTAL MANAGEMENT
 - PROVE THAT NO TREES IN ROAD RESERVE IS AFFECTED OR NEED TO BE REMOVED
- GEOLOGY
 - ENGINEER TO CERTIFY BUILDING PLANS
- TRAFFIC
 - SATISFACTORY ACCESS TO PUBLIC STREET
- COMPLIANCE LEGISLATION AND ZONING

BUILDING PLAN CAN BE SUBMITTED FOR PORTION 1

OBTAIN SECTION 16(10) CERTIFICATE

APPLICATION FOR CERTIFICATE OF COMPLIANCE IN TERMS OF SECTION 16(10) OF THE TSHWANE BYLAW, 2016 TO DEVELOPMENT COMPLIANCE SECTION

SITE PLAN FOR SUBDIVISION

EXAMPLE

PCP COMPLIANCE PROCESS (REFERRED TO AS THE 16(10) CERTIFICATE (Tshwane Bylaw, 2016)):
AFTER THE OWNER HAS COMPLIED WITH ALL THE CONDITIONS THE TOWN PLANNER NEEDS TO OBTAIN CONFIRMATION OF COMPLIANCE LETTERS FROM EACH DEPARTMENT THAT LAID DOWN CONDITIONS IN THE LETTER OF APPROVAL.

- SITE PLAN FOR SUBDIVISION SUBMISSION REQUIREMENTS**
- APPROVED BUILDING PLANS
 - OCCUPATION CERTIFICATE / DEEM TO SATISFY
 - APPROVED SUBDIVISIONAL DIAGRAM AND REMAINDER SG DIAGRAM
 - TITLE DEED (MOTHER TITLE) AND CONDITONS FOR THE ISSUE OF CRT (CERTIFICATE OF REGISTERED TITLE) / DIRECT TRANSFER DEED

- BUILDING CONTROL: ARCHITECT TO ASSIST
 - PROVISION / REPLACEMENT /ALTERATION / REMOVAL OF INTERNAL SERVICES
 - SWIMMING POOLS TO SANS 10400-D REGULATIONS
 - BUILDINGS WITHOUT BUILDING PLANS DEMOLISHED (HERITAGE CONSIDERATION)
 - OR BUILDING PLAN APPROVAL FOR ALL STRUCTURES (INCLUDING LAPAS) IF BUILDINGS ARE TO BE RETAINED (OCCUPATION CERTIFICATE ALSO NEEDED)
 - IF THERE IS A PANHANDLE / ROW Servitude (3m MIN): AREA MUST BE CLEARED OF ANY OBSTRUCTIONS (Should not
 - A SITE PLAN FOR SUBDIVISION: Existing buildings and sewers in relation to the new site boundaries.

SITE INSPECTION: ANTON JANSEN'S DEPARTMENT
THEY WILL ISSUE THE FINAL COMPLIANCE LETTER ONLY IF ALL CONDITIONS WERE COMPLIED WITH