

**HOUSING AND LAND DIRECTORATE – LAND USE MANAGEMENT
SITE DEVELOPMENT PLAN
TOWN PLANNERS ASSESSMENT CHECKLIST**

T/P REF.:
PLANNER:
APPLICANT:
ERF NUMBER:
ALLOTMENT:
ERF AREA

S25/018
ANELA MJOJELI
BLACKHOUND ARCHITECTURE & RENDERING
2377
THEESCOMBE
29005m²

FILE REF.:
ZONING:
TPA NUMBER:
PROJECT:
DRAWING NR:

CF30/02377
AGRICULTURE Zone 1
SC48/24
Function Venue and Farm Stall
20250602_STABLES_MS01

	Limitation/ Requirement	Actual Provided	Comments
Coverage AS PER NMBMM LAND USE SCHEME	20%	3.49%	IN ORDER
F.S.I. & Density & Habitable Rooms AS PER SC48/2024	FUNCTION VENUE 319 SQM CONVENIENCE SHOP 165.38 SQM 7 EMPLOYEE ACCOMODATION 50 SQM	Total FUNCTION VENUE AREA (BUILDING (8) - 157 SQM) +(162 SQM F.VENUE BEHIND M.DWELLING) =319SQM CONVENIENCE SHOP 146 SQM 7 EMPLOYEE ACCOMODATION BUILDING 4-6 – 23 SQM EACH BUILDING 1-3 & 7 – 47 SQM EACH	IN ORDER
Height AS PER NMBMM LAND USE SCHEME	8.5 M – DWELLING UNITS 15M – AGRICULTURAL BUILDINGS	TALLEST BUILDING BEING A MAXIMUM 6.8M	IN ORDER
Parking AS PER NMBMM LAND USE SCHEME	7 AGRI EMPLOYEE DWELLING + 1 MAIN DWELLING 1 BAY/UNIT = 8 BAYS FUNCTION VENUE (B.8) + F VENUE BEHIND M.DWELLING 319/100*40 = 127.6 FARM STALL (SHOP) 146/100*4 = 5.8 BAYS STORE Room 41/100*1 = 0.41 BAYS 141.81(Say 142) BAYS REQUIRED	142 bays	IN ORDER
Open Space	N/A	N/A	N/A
Building Lines AS PER NMBMM LAND USE SCHEME	STREET B/LINE – 10m SIDE & REAR B/LINE –10m	STREET B/LINE – 10m SIDE & REAR B/LINE –10m	IN ORDER
Unit (Orientation, Size Design) SC157/2022	TO THE SATISFACTION OF ARCHITECTURE	-	ARCHITECTURE TO COMMENT
Boundary Wall AS PER SC48/2024	2.4m may be required, however no objection submitted during Special Consent LDA.	1.8m	IN ORDER
Effect on Adjacent Erven	N/A	N/A	N/A
Optimum Access/Circ. Phasing	TO THE SATISFACTION OF THE TRANSPORTATION DEPARTMENT	KRAGGA KAMMA ROAD	TRANSPOTATION TO COMMENT
General Quality/Aesthetics	TO THE SATISFACTION OF THE ARCHITECTURAL DEPARTMENT Restrictive Conditions removed as per Notation on Title Deed .	-	ARCHITECTURE TO COMMENT
Other TPA Requirements	SC48/2024	-	All conditions on SC48/2024to be complied with

PLAN STATUS: INITIAL PLANNING ASSESSMENT IN ORDER

- The developer must ensure that the road verge in front of the site is inaccessible to vehicles for parking or driving purposes, via an aesthetically pleasing solution, to the satisfaction of the Executive Director : Human Settlement (requirement along Heugh Road only).
- The developer must ensure that the boundary walls are erected simultaneously with the construction of the units (Residential 2 developments only).
- The developer will be responsible for the landscaping and maintenance of the road verge in front of the site.
- The designation of uses on site to be as reflected on the approved site development plan.
- Additional conditions may be imposed upon final SDP approval.

NB : Please note that this initial assessment does not in any way constitute final SDP approval. Your SDP application will only be considered to be finally approved upon the issuing of an approval letter accompanied by an officially endorsed plan.

SIGNATURE: 
PLANNER **12/06/2025**

HUMAN SETTLEMENTS - TOWN PLANNING DIVISION
SITE DEVELOPMENT PLAN
DEPARTMENTAL / DIVISIONAL COMMENTARY LIST

T/P REF.:	S25/018	FILE REF.:	CF30/02377
PLANNER:	ANELA MJOJELI	ZONING:	AGRICULTURE ZONE 1
APPLICANT:	BLACKHOUND ARCHITECTURE & RENDERING	TPA NUMBER:	SC48/24
ERF NUMBER:	2377	PROJECT:	FUNCTION VENUE & FARMSTALL
ALLOTMENT:	THEESCOMBE	DRAWING NR:	20250602_STABLES_MS01

DEPARTMENT/DIVISION/CONTACT	COMMENTS
Town Planning 3rd Floor Lilian Diedericks bldg (Brister House) Anela Mjojeli 041 506 5263 12/06/2025	COMPLY WITH ALL CONDITIONS ON CHECKLIST
Building Inspectorate 4th Floor Mfanasekhaya Gqobose bldg (Eric Tindale) Reza Boltman Tel. 041 506 2122	IN ORDER 17/10/25 SUBMIT TO PLAN SUBMISSION
Development 4th Floor Kwantu Towers Ntombi Mtshekexa Tel. 041 506 1752/ Mawande Bisiwe Tel. 041 50602351	
Roads and Stormwater 5th Floor Lilian Diedericks bldg (Brister House) Mr Shaun Abrahams Tel. 041 506 2250 Ms Lizle Du Preez Tel. 041 506 2628 Ms Shannon Maritz Tel. 041 506 2451	Site plan is noted. The developer is to appoint an engineer who will undertake all the required civil engineering works specifically roads & stormwater management. The proposed access points along Krugersdorp road are noted & it is hereby approved subject to consent being obtained from the ECDOT. Further comments on submission of engineers designs. 29/06/25
Transportation Planning 5th Floor Lilian Diedericks bldg (Brister House) Mr Zama Kele Tel. 041 506 2301 Ms Lizle Du Preez Tel. 041 506 2628 Ms Shannon Maritz Tel. 041 506 2451	Site plan is noted. All the required number of parking bays are to be demarcated on-site. No parking on the road reserve will be permitted. The accommodation of public transport drop-off / pick up points within the site should be clearly indicated on-site with the appropriate signage also provided. All the other TIA conditions of approval must be adhered to. Further comments on submission of 29/06/25
Architectural 4th Floor Lilian Diedericks bldg (Brister House) Mr Keith Colman Tel. 041 506 2359	IN ORDER 27 June 2025
Water 7th Floor Mfanasekhaya Gqobose bldg (Eric Tindale) Mr J Delle Tel. 041 506 2161	
Sewerage 6th Floor Mfanasekhaya Gqobose bldg (Eric Tindale) Mr M Menzi Tel. 041 506 2481	
Public Health (Parks) St Georges Park, Central Mandisa Mbande Tel. 079 490 0687	
Public Health (Nature Conservation) Summerstrand Beach Office, Beach Road, Happy Valley Mr G. Murrell Tel. 041 5061747	

HUMAN SETTLEMENTS - TOWN PLANNING DIVISION

Public Health (Waste Management) 13 th Floor Lilian Diedericks bldg (Brister House)	Refuse storage area to be indicated on plan - as discussed, as well as proof of refuse collection contract. Ullabouscagne 27/06/25.
Mr Deasor Blaaitjes Tel 041 506 2021	
Electricity & Energy Munilek bldg, Harrower Road, North End	If additional Electrical supply required an application will be required.
S. MNGQANQENI 4404 Mr. Luvuyo Magalela Tel. 041 392 4129 SIA KOGUMU: 079 49 00079	16/07/2025 All in order
Safety & Security (Fire) Walmer Boulevard Fire Station	IN ORDER - 27/06/25 FIRE STALL - CONCRETE SIGN.
Mr Petgieter Tel. 041 585 2311 Comely	
Safety & Security (Traffic) Sidwell	
Mr Warren Prins Tel. 041 402 1008 Mr Pat Gounder Tel. 041 402 1124	
Environmental Management (Health) 13 th Floor Lilian Diedericks bldg (Brister House)	
Ms Jill Miller Tell : 041 506 1332	
Environmental Health (Health) 15 th Floor Lilian Diedericks bldg (Brister House)	
Ms Lulama Synman Tell : 041 506 2368	in order Synman 27/06/25