

PART C

CATEGORIES OF PERMISSION APPLICATIONS

1. In terms of section 16(3)(c)(A) of the LUM By-law the categorisation and the processes relating to the notification and public participation for the Permission of land development applications may be determined by the Municipality in this guideline document.

Category A:

Category A applications must be submitted to the Building Control Office Section and will be finalised by the Building Control Office Section.

With the submission of a Category A application the applicant must prove that the Permission application will not have a negative impact on the surrounding areas and properties and for that purpose the applicant will *inter alia*, obtain signatures from the affected and adjacent neighbours(s). The positive comments from the services departments will further inform the decision for approval or refusal of the application. The process of obtaining signatures from affected and adjacent neighbours shall be regarded as public participation for purposes of the submission of the application. Refer to the provisions in section 50 read with Schedule 13 to the LUM By-law for the identification of adjacent neighbours.

Upon receipt of the application the Building Control Office Section will consider the public participation done and the waiving of the full public participation in terms of Schedule 13 to the LUM By-law, grant or refuse the Permission application, and then consider the building plan in terms of the National Building Regulations and Regulations Standards Act, 1977 (Act 103 of 1977).

The Building Control Office Section may grant Permission to waive the full advertisement procedure contemplated in Schedule 13 to the LUM By-law if it is satisfied that –

- (a) such non-compliance is not of such a material nature that it is likely to affect anyone detrimentally;
- (b) such proposed building does not constitute One (1) Additional Dwelling-house;
- (c) the area in which it is to be erected will probably not or in fact be disfigured thereby;
- (d) it will probably not or in fact be unsightly or objectionable; and
- (e) it will probably not or in fact derogate from the value of adjoining or neighbouring properties.

Category B:

Applications must be submitted to the Building Control Office Section as a Category A application (i.e. with the inclusion of limited public participation to affected and adjacent neighbours) and shall be finalised by the Building Control Office Section. However, the Building Control Office section will send the application to the LUMA Section for comments.

Should the LUMA Section be of the opinion that the application must be subject to full public participation as contemplated in sections 16(1)(f)(ii) and (iii) of the LUM By-law it shall notify the applicant that these provisions apply read with section 27(1) of the LUM By-law.

This Category B application, such as a building line relaxation shall become a Category C application (land development application) in the following instances:

- (a) Where the adjoining owner(s) refuses to sign off the building plan;
- (b) Where somebody (such as an adjacent neighbour) objects to the building plan as part of the building line relaxation; and/or
- (c) Where the LUMA Section decides that the building line relaxation must be subject to public participation as contemplated in sections 16(1)(ii) and (iii) of the LUM By-law as contemplated above.

The LUMA Section must consider the limited public participation applicable to Category A and B Permission applications. A request in terms of section 49 of the LUM By-law can be submitted and considered to waive the full public participation procedure. If the full public participation procedure contemplated in Schedule 13 is not waived, the application must be advertised subject to Schedule 13 to the LUM By-law.

Category C:

Applications must be submitted on the e-Tshwane Land Development Portal (<https://e-tshwane.gov.za>) as a Permission land development application and shall be processed by the LUMA Section.

All the requirements for the submission in terms of the LUM By-law shall be complied with.

PART C TABLE 1: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND APPLICABLE CATEGORY AND PURPOSE OF PERMISSIONS AND RELAXATIONS		
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B.	<p>CLAUSE 5: DEFINITIONS DWELLING UNIT:</p> <p>(1) <i>“Means Land and Buildings used for residential occupation which Buildings shall consist of the following self-contained suite of rooms internally and mutually connected:</i></p> <p style="padding-left: 40px;">(a) <i>Habitable Room(s);</i> (b) <i>bathroom(s);</i> (c) <i>toilet(s); and</i> (d) <i>not more than one (1) Kitchen without the Permission of the Municipality.”</i></p>	PERMISSION: For more than one kitchen in a Dwelling Unit.
C.	<p>CLAUSE 5: DEFINITIONS LIGHT INDUSTRY</p> <p><i>“(2) Light Industry may include, but is not limited to:</i></p> <p style="padding-left: 40px;">(o) <i>ready-mix plant with the Permission of the Municipality;”</i></p>	PERMISSION: for a ready-mix plant in Light Industry.
C.	<p>CLAUSE 5: DEFINITIONS OUTBUILDING:</p> <p>(2) <i>“Outbuildings may be used for residential accommodation, up to a maximum of 50 m² which may consist of Habitable Rooms, bathroom(s) and only one (1) kitchen, provided that:</i></p> <p style="padding-left: 40px;">(a) <i>the maximum of 50 m² may be increased with the Permission of the Municipality up to a maximum of 20% of the Net</i></p>	PERMISSION: to increase the residential accommodation: not applicable on Agricultural and

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	<p>Floor Area (NFA) of the main Building; and</p> <p>(b) <i>the residential accommodation may not be sold as a sectional title scheme.</i></p> <p>(3) All Outbuildings, excluding carports, shall not exceed 50% of the NFA of the main Building, but may be increased with the permission of the Municipality</p>	<p>Undetermined zoned Properties</p> <p>PERMISSION: to increase the Outbuilding with more than 50% of the NFA of the main Building; not applicable on Agricultural and Undetermined zoned Properties</p>
A.	<p>CLAUSE 9 (2):</p> <p>“(2) Building restriction and relaxation</p> <p><i>Buildings shall not be erected on the Land between the Street Building Line and the Street Boundary, provided that the Municipality may grant Permission to relax any such Street Building Line.”</i></p>	<p>PERMISSION: To relax a Street Building Line</p>
B.	<p>CLAUSE 9 (4):</p> <p>“(4) Basements</p> <p><i>“Basements shall not be permitted in the area between the Street Boundary and the Street Building Line, except with the Permission of the Municipality.”</i></p>	<p>PERMISSION: for a Basement in the area between the Street Building Line and the Street Boundary.</p>
A.	<p>Clause 10: Canopies over Street Building Lines</p> <p>“(1) The Municipality may grant Permission for Canopies to project over the Street Building Line.</p> <p>(2) <i>Canopies of Filling Stations and Public Garages, excluding the columns or support structures thereof, may encroach over the Street Building Line by a</i></p>	<p>PERMISSION: For Canopies to project over the Street Building Line.</p>

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	<i>maximum of three (3) metres. The Municipality may grant Permission to relax the distance of the projection of the Canopies over the Street Building Line to a further distance than three (3) metres, provided that a Canopy may not extend over the boundary of the Property onto the road reserve or Street."</i>	
A.	Clause 12: Side Building Lines and Rear Building Lines <i>(2)(c)(iv) "any carport, shelter, which is built on any boundary other than a Street Boundary, shall be completely open on two sides, and the length thereof shall not exceed 7,50 metres without the Permission of the Municipality;"</i>	PERMISSION: That any carport, shelter can exceed 7,50 meters.
A.	Clause 12: Side Building Lines and Rear Building Lines <i>(2)(d) the Municipality may grant Permission for:</i> <i>(i) any Building, including a Basement, to encroach on any of the Side Building Lines and Rear Building Lines specified in Table A;</i> <i>(ii) any other Building designed and used exclusively as a doll's house, poultry-house, aviary, pigeon loft, potting-shed, tool-shed, coal-shed, cycle-shed, summer-house, pump-house, water tank, Guard House, Reservoir or dog kennel to be erected on the area between the Side Building Line and Side Boundary, and the Rear Building Line and Rear Boundary, provided it is screened off behind a wall of at least two (2) metres high and not visible from a Street and adjacent Properties and</i>	PERMISSION: Clause (2)(d)(i) For any building including a basement to encroach on Side Building Lines and rear Building Lines specified in Table A. PERMISSION: Clause 2(d)(ii) For any structures listed to be erected within a building restriction area.

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	<p><i>it shall not be used for residential purposes or as a Home Enterprise; and</i></p> <p><i>(iii) the maximum Height of three (3) metres, as required by Subclause (2)(c)(ii), and the maximum height of 2,1 metres of a wall or Physical Barrier, as required by Subclause (2)(a), to be exceeded.</i></p>	<p>PERMISSION: Clause 2(d)(iii)</p> <p>For the increase of the maximum height of a wall.</p>
A.	<p>Clause 12: Side Building Lines and Rear Building Lines Clause 12(3) Southern boundaries in Table A</p> <p><i>“(c) Where special circumstances exist, as may be determined by the Municipality, due to the orientation, location and layout of Existing Buildings on the Property, or the particular shape of a Property, the Municipality may grant Permission to use the Building Restriction Area on the southern boundary of a Property as provided for in Subclause (2) above.”</i></p>	<p>PERMISSION: To relax the Building Restriction Areas on the southern boundary.</p>
A.	<p>Clause 12: Side Building Lines and Rear Building Lines Clause 12(4) Building Restriction Area on southern boundaries</p> <p><i>“The Building Restriction Area on southern boundaries shall be maintained to prevent winter over shadowing onto the adjacent Properties, except where special circumstances will allow an encroachment with Permission of the Municipality, read with Subclause (3)(c) but in all instances excludes where such boundaries that are common boundaries with a Street or Road.”</i></p>	<p>PERMISSION: To relax the Building Restriction Area on the southern boundaries.</p>
A, B OR C	<p>Clause 14: Use of Land and Buildings Clause 14 (8) Use of any Land for Public</p>	<p>PERMISSION: To be determine by the Municipality.</p>

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	<p>Service Infrastructure</p> <p><i>“Notwithstanding any provision in this Scheme read with Table B contained herein, any Land and Building may be used for Public Service Infrastructure or if classified as such by the Municipality in terms of paragraph 1(j) of the definition of Public Service Infrastructure, provided that:</i></p> <p style="padding-left: 40px;">(a) <i>the Municipality may determine whether:</i></p> <p style="padding-left: 80px;">(i) <i>a Permission application needs to be submitted; “</i></p>	
C.	<p>Clause 14: Use of Land and Buildings Clause 14 (10) One (1) Additional Dwelling House</p> <p><i>“Notwithstanding any stipulation in this Scheme, the Municipality may grant Permission for the erection of one (1) Additional Dwelling House on a Property zoned Residential 1, Agricultural or Undetermined, provided that:...”</i></p>	PERMISSION: For the erection of one Additional Dwelling-house, subject to conditions
C.	<p>Clause 14: Use of Land and Buildings Clause 14 (11) Children’s playground</p> <p style="padding-left: 40px;">(a) <i>The Owner of any Property in any Use Zone that is used for Dwelling Units registered as a sectional title scheme—and Blocks of Flats, shall provide, develop and maintain children’s playground on the Property with the requirement of four (4) m² per Dwelling Unit with a minimum of 50 m² on the Property, provided that the Municipality</i></p>	PERMISSION: To reduce the area of Children’s playground.

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	<i>may grant Permission to reduce the area.</i>	
C.	<p>Clause 14: Use of Land and Buildings Clause 14 (12) Agricultural Holdings</p> <p><i>“The Municipality may, notwithstanding anything to the contrary contained in the provisions of this Scheme, give Permission for any use if such Permission may be granted in terms of a condition of a Title Deed of any Agricultural Holding or may be granted in terms of the Agricultural Holdings (Transvaal) Registration Act, 1919 (Act 22 of 1919) on any Agricultural Holding, provided that any Permission granted, shall not grant Permission or have the result of any Property or a portion, section or unit thereof being alienated to more than one (1) Person.”</i></p>	PERMISSION: To grant Permission for any use on an Agricultural Holding subject to conditions
C.	<p>Clause 15: Permission of the Municipality Clause 15(2)</p> <p>(2) <i>“An Applicant may apply for the amendment of a Permission as contemplated in Subclause (1) and the Municipality may grant its Permission to amend the conditions of approval of an Adopted Permission and Consent Use of the Municipality, provided this amendment does not materially and substantially change the rights and conditions approved and further provided that, there were no objections to the initial application, subject to the payment of a prescribed fee.”</i></p>	PERMISSION: To amend the conditions of approval of an Adopted Permission and Consent Use, subject to conditions
C.	<p>Clause 17: Temporary Use and Occasional Use Clause 17 (1) Temporary use</p> <p><i>Notwithstanding any provision to the contrary contained in this Scheme the</i></p>	PERMISSION: For the Temporary Use of any Building or Land within any Use Zone.

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	<p><i>Municipality may grant Permission for the Temporary Use of any Building or Land within any Use Zone for any of the following:</i></p> <p>(a) <i>The erection and use of temporary Buildings or the use of Existing Buildings or Properties for site offices, store rooms, Workshops or such other uses that are in the opinion of the Municipality necessary for the erection of any permanent Building on the Property or the installation of engineering services, which shall be to the satisfaction of the Municipality, provided that such Permission which shall lapse, ipso facto, on completion of the permanent Building or the completion of the engineering contract; and</i></p> <p>(b) <i>Uses such as, but not limited to, circuses, Flea Market, Parking Site, Place of Amusement, Place of Public Worship, public gatherings or meetings, Social Halls, street vendors and any other use which the Municipality in the interest of the community may approve, subject to the following:</i></p> <p>(i) <i>The Municipality, may impose any conditions which it may deem necessary;</i></p> <p>(ii) <i>the Permission may be withdrawn after 30 days written notice to the Applicant if any conditions of the Permission are not complied with or where malpractice</i></p>	

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	<p><i>occurs, or the amenity of the area is prejudiced;</i></p> <p><i>(iii) the Permission shall expire 3 months from the date on which the Permission was granted unless the Municipality extends it in writing for a further period not exceeding 3 months, after receiving a written request from the Applicant; and</i></p> <p><i>(iv) any period longer than 6 months, shall be regarded as an intention of permanent use and shall be subject to a Land Development Application and if not removed after the expiry of the date shall be regarded as a contravention, irrespective of whether a Land Development Application has been submitted or not.</i></p> <p><i>(c) Permission shall not be applicable for site offices adjacent to National Roads or Provincial Roads for purposes of the upgrading or building of such National Roads or Provincial Roads.</i></p>	
C.	<p>Clause 20: Conditions applicable to Residential 1 Properties</p> <p>Clause 20 (2)(a) One (1) Additional Dwelling House</p> <p><i>(a) A Permission in terms of Clause 14(10) for one (1) Additional Dwelling House shall be considered by the Municipality,</i></p>	<p>PERMISSION: To allow one (1) Additional Dwelling House</p>

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	<p><i>regardless of the Minimum Erf Size or a Density of "One Dwelling House per Erf", provided that, Erven located in the Special Development Areas contemplated in Schedules 11 up to and including Schedule 14 shall be excluded.</i></p> <p><i>(b) Where one (1) Additional Dwelling House has been approved by means of either a Permission or Consent Use and the sizes of the said Dwelling House(s) are restricted in square metres (m²), these sizes and related site plan or plan number(s), where applicable, shall be disregarded, provided that the Land and Buildings comply with the development controls as set out in Subclause (1).</i></p> <p><i>(c)(iv) where an Additional Dwelling House does not comply with Subclauses (i), (ii), (iii) (iv) and (v) above, the rights for an Additional Dwelling House shall be regarded as not having been granted or Adopted and shall lapse and a Permission as provided for in Subclause (2)(a) above shall be submitted.</i></p>	
C.	<p>Clause 20: Conditions applicable to Residential 1 Properties Clause 20(3) Subdivision of an Erf Clause 20(3)(f)</p> <p><i>"(f)(ii) the Panhandle shall be not less than three (3) metres wide along its whole length and not wider than eight (8) metres, except with the written Permission of the Municipality;</i></p> <p><i>(f)(iv) the slope of the Panhandle shall not exceed a ratio of 1:8, provided that it</i></p>	PERMISSION: To manage the Panhandle of an erf.

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	<p><i>may be relaxed with the Permission of the Municipality in special circumstances;</i></p> <p><i>(g)(ii) such servitude shall have a width of not less than three (3) metres and not more than eight (8) metres, except with the Permission of the Municipality;”</i></p>	
A.	<p>Clause 21: Conditions applicable to Residential 2 Properties</p> <p>Clause 21 (4)(f)</p> <p><i>“An individual Dwelling Unit which is linked to another Dwelling Unit and ancillary Outbuildings shall not be occupied before the relevant Building of which the Dwelling Unit forms part is completed, provided that the Municipality may, in exceptional cases, grant permission thereto.”</i></p>	PERMISSION: Occupation of Dwelling Unit before completion
A.	<p>Clause 22: Conditions applicable to Residential 3 Properties</p> <p>Clause 22 (4)(c)</p> <p><i>“An individual Duplex Dwelling or Dwelling Unit which is linked to another Duplex Dwelling or Dwelling Unit and ancillary Outbuildings shall not be occupied before the relevant Building of which the Duplex Dwelling or Dwelling Unit forms part, is completed, provided that the Municipality may, in exceptional cases, grant permission to occupy such Duplex Dwelling or Dwelling Unit.”</i></p>	PERMISSION: Occupation of Duplex Dwelling or Dwelling Unit before completion

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A.	<p>Clause 24 : Conditions applicable to a Filling Station and Public Garage Clause 24(3)</p> <p><i>“Canopies of Filling Stations and Public Garages, excluding the columns, may encroach over the Street Building Line by a maximum of three (3) metres. The Municipality may grant Permission to relax the projection of the Canopies over the Street Building Line to a further distance than three (3) metres read with Clause 10(2).”</i></p>	PERMISSION: To allow the projection of Canopies over the Street Building Line more than 3 metres.
B.	<p>Clause 26: Height of Buildings Clause 26(3)(j)</p> <p><i>“Where the Height of a double volume Building, is specified in Storeys only, then a Storey shall be equivalent to a maximum Height of 4,5 metres measured from the surface of the floor to the ceiling above, except where a single Storey Building or the first Storey of a multiple Storey Building is designed as a double volume, in which case the Height of such Storey shall not be more than six (6) metres, measured from the surface of the floor to ceiling, for Buildings for residential purposes and nine (9) metres for Buildings for non-residential purposes, except with the Permission of the Municipality.”</i></p>	PERMISSION: To increase the set maximum Height in metres from the surface of the floor to the ceiling above.
B.	<p>Clause 26: Height of Buildings Clause 26(4)(b) Buildings on Properties zones Industrial 1, Industrial 2 and Commercial</p> <p><i>“The Municipality may grant Permission to increase Height, where additional Height is required for manufacturing and Storage purposes, in respect of any Building, on Properties zoned Industrial 2 and Commercial.”</i></p>	PERMISSION: To increase the height in respect of any building which requires additional height for a manufacturing process or storage purposes.

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B.	<p>Clause 26: Height of Buildings Clause 26(5) Dwelling Units on Properties zoned Residential 1, Residential 2, Agricultural and Undetermined</p> <p><i>“Dwelling Units on Properties zoned Residential 1, Residential 2, Agricultural and Undetermined, shall not exceed ten (10) metres in Height above Natural Ground Level provided that:</i></p> <p>(a) <i>the Municipality may grant Permission to relax the restriction above, if it is satisfied that the privacy of the adjacent residents shall not be negatively affected, except where a Consent Use is explicitly required in an Annexure L or Consent Use or Permission; and</i></p> <p>(b) <i>the Municipality may grant Permission, that the Height of each Storey may vary from the minimum of 2,4 metres as specified in the NBR, or 4,5 metres specified in Subclause (3)(f) to a maximum of six (6) metres measured from floor to ceiling depending on the design of the Dwelling Unit, except where a Consent Use is explicitly required in an Annexure L or Consent Use or Permission. “</i></p>	<p>PERMISSION: To relax the height restriction of ten (10) metres</p> <p>PERMISSION: To relax specific Height of a Storey</p>
C.	<p>Clause 26: Height of Buildings Clause 26(6) Exception in the calculation of Height for parking of vehicles Clause 26 (6)(b)</p> <p><i>“The Municipality may grant Permission for an additional two (2) Storeys used for parking of vehicles, except in the area bounded by Justice Mahomed Street, the railway line and Steve</i></p>	<p>PERMISSION: To allow an additional two storeys used for parking.</p>

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	<i>Biko Street, where only one (1) Storey for the parking of motor vehicles shall be permitted."</i>	
B.	<p>Clause 26: Height of Buildings Clause 26(7)(iv) Rooftop antennas or dishes</p> <p><i>"(a)(iv) rooftop antennas or dishes not complying with Subclauses (i) to (iii) above, shall be subject to a Permission before being fixed to a Building."</i></p> <p><i>(b) rooftop antennas or dishes providing services to the general public read with paragraph (1)(j) of the definition of Public Service Infrastructure shall not be permitted on Dwelling Units on Properties zoned Residential 1, Residential 5, and Special for Residential 1 or Special for Residential 5, except with the Permission of the Municipality."</i></p>	PERMISSION: To affix rooftop antennas or dishes to Buildings
B.	<p>Clause 27: Coverage Clause 27(3)(iii)</p> <p><i>(iii) In Coverage Zones 1, 2, 3 and 4 on Properties zoned Business 1, where existing Business Building are converted to Apartment Building, Backpackers, Block of Flats and Hotel, the Coverage for such Buildings may be increased with the Permission of the Municipality to the maximum Coverage for Business Buildings.</i></p>	PERMISSION: Increase in Coverage where Business Building are converted.
B.	<p>Clause 27: Coverage Clause 27(5) Increase in Coverage</p> <p><i>(a) "The Municipality may grant Permission for an additional 20% Coverage, which shall be calculated as a percentage (%) of</i></p>	PERMISSION: To increase coverage for an additional 20%.

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	<p><i>the entire area of the Property, for any Building in any Use Zone; and</i></p> <p><i>(b) the Municipality may grant Permission for an increase in Coverage as provided for in an Annexure L or Consent Use.”</i></p>	PERMISSION: To increase Coverage as stipulated in Scheme documentation
C.	<p>Clause 28: Parking requirements Clause 28 (3)</p> <p>(3) <i>“the Municipality may grant Permission for the provision of Parking Spaces elsewhere than on the Property,</i></p> <p>(4) <i>the requirements with regard to the number of Parking Spaces, prescribed in Table G or an Annexure L or a Consent Use, that shall be provided on the site, may be relaxed with the Permission of the Municipality; “</i></p>	<p>PERMISSION: For the provision of parking spaces elsewhere than on the property.</p> <p>PERMISSION: For relaxation of the number of Parking spaces</p>
A.	<p>Clause 31: Site Development Plan and Landscape Development Plan Clause 31(1)(a)(ii)</p> <p><i>“An approved Site Development Plan shall only be amended with the Permission of the Municipality. The Municipality shall not approve a building plan which does not comply with the proposals and conditions as set out in the approved Site Development Plan.”</i></p>	PERMISSION: To amend an approved Site Development Plan.
B.	<p>SCHEDULE 7: METHOD OF CALCULATING NET FLOOR AREA AND KITCHENETTE GROSS FLOOR AREA Schedule 7; 2(11)</p> <p><i>“2. Only the following areas of a Building may be measured and expressed as a</i></p>	PERMISSION: To include other areas for calculating the Net Floor Area

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	<p><i>percentage for the purposes as contemplated in Condition 1(3) hereof.....:</i></p> <p><i>(11) such other areas as may be granted with the Permission of the Municipality;"</i></p>	
C.	<p>SCHEDULE 9: HOME ENTERPRISE PART A: GENERAL CONDITIONS GOVERNING THE PRACTICE ON ANY HOME ENTERPRISE Column (1); (2)(b)</p> <p><i>"(2) The area and the size of the Home Enterprise-shall not exceed 30% of the Gross Floor Area of the Dwelling Unit, provided that:</i></p> <p><i>(b) only be permitted to exceed 60 m² up to a maximum 30% of the Gross Floor Area of the Dwelling Unit with the Permission of the Municipality.</i></p>	<p>PERMISSION: To exceed 60 m² for a Home Enterprise.</p>
C.	<p>SCHEDULE 9: HOME ENTERPRISE PART A: GENERAL CONDITIONS GOVERNING THE PRACTICE ON ANY HOME ENTERPRISE Column (1); (3)(g)</p> <p><i>(g) Only in the case of a Dwelling Unit on Property zoned Residential 1, Agricultural or Undetermined may a maximum of two (2) persons be employed with or without remuneration on the same Property or off the Property by the persons exercising the Home Enterprise to assist in the operation of the Home Enterprise, provided that a further two (2) persons may be employed with the Permission of the Municipality subject to Clause 15.</i></p>	<p>PERMISSION: To increase number of employees</p>

PART C TABLE 1: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND APPLICABLE CATEGORY AND PURPOSE OF PERMISSIONS AND RELAXATIONS		
CATEGORY	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be in terms of the conditions of an Annexure L / Consent Use)</i>	PURPOSE OF PERMISSION
C.	<p>SCHEDULE 9: HOME ENTERPRISE PART B: CONDITIONS GOVERNING SPECIFIC HOME ENTERPRISES Column (2); (5)(b)</p> <p><i>(b) The following Retail Industries are only permitted with a Permission subject to PART A:</i></p> <p><i>(i) upholstery and window blinds; and</i> <i>(ii) the servicing and repair of audio equipment, air conditioners, bicycles, domestic equipment, electronic equipment, office equipment, watches and weighing machines.</i></p>	PERMISSION: To approve a Retail Industry as a Home Undertaking
C.	<p>SCHEDULE 9: HOME ENTERPRISE PART B: CONDITIONS GOVERNINGSPECIFIC HOME ENTERPRISES Column (2); (7)(a)</p> <p><i>(a) Subject to a Permission provided that the general conditions as set out in PART A shall be complied with.</i></p> <p><i>(b) Condition (2)-of PART A shall be excluded.</i></p>	PERMISSION: For a Spaza Shop as a Home Enterprise
C.	<p>SCHEDULE 10: SPECIFIC CONDITIONS REGULATING CERTAIN LAND USES LISTED IN COLUMN (3) OF TABLE B Schedule 10. 2. Other uses (2) Vehicle Sales Mart(b)</p> <p><i>“(b) Vehicles may only be displayed on the Natural Ground Level of the site, and no podium or platform shall be erected or used for display purposes, without the Permission of the Municipality.”</i></p>	PREMISSION:- To erect or use a Podium or Platform for the display purposes of vehicles

PART C TABLE 1: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND APPLICABLE CATEGORY AND PURPOSE OF PERMISSIONS AND RELAXATIONS		
CATEGORY	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be in terms of the conditions of an Annexure L / Consent Use)</i>	PURPOSE OF PERMISSION
B.	<p>SCHEDULE 15 CONDITIONS GOVERNING PROPERTIES ZONED RESIDENTIAL 5 Schedule 15: Condition 6</p> <p>6 (2) <i>For the purpose of Schedule 15 only, a dwelling unit means Land and Buildings used for residential occupation. The Building shall consist of self-contained suite of rooms internally and mutually connected such as:</i></p> <ul style="list-style-type: none"> (a) <i>Habitable Room(s),</i> (b) <i>bathroom(s);</i> (c) <i>toilet(s); and</i> (d) <i>not more than one Kitchen without the Permission of the Municipality.</i> 	PREMISSION: more than one kitchen in a dwelling unit.

PART C TABLE 2: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND PURPOSE OF PERMISSIONS AND RELAXATIONS AT OTHER DEPARTMENT/DIVISION		
DEPARTMENT/ DIVISION	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be i.t.o. the conditions of an Annexure T / Consent Use)</i>	PURPOSE OF PERMISSION
Economic Development Division	<p>CLAUSE 9 (3): “(3) Use Zones Business 1, Business 2, Business 3 and Business 4</p> <p><i>“In Use Zones Business 1, Business 2, Business 3 and Business 4, parking of vehicles shall be permitted in the area between the Street Building Line and the Street Boundary and the Municipality may grant Permission to use the aforementioned area or part thereof for other purposes, provided that:</i></p> <p>(a) <i>the area may be used for serving and consuming of meals and refreshments only if used in conjunction with a Place of Refreshment and subject to an approved Site Development Plan;</i></p> <p>(b) <i>the area shall, if used as permitted in the Subclause (3)(a), be included in the calculation of Floor Area Ratio and Coverage;</i></p> <p>(c) <i>the area shall not be used for the storage of goods or merchandise, or for advertisement;</i></p> <p>(d) <i>should the Municipality require additional Land for street widening, any Building shall be removed at no cost to the Municipality and the Municipality shall not be liable for any compensation other than for the Land so acquired; and</i></p> <p>(e) <i>such Land may be used for purposes of provision of Open</i></p>	<p>PERMISSION: To use the area between the Street Building Line and the Street Boundary for other purposes.</p>

PART C TABLE 2: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND PURPOSE OF PERMISSIONS AND RELAXATIONS AT OTHER DEPARTMENT/DIVISION		
DEPARTMENT/ DIVISION	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be i.t.o. the conditions of an Annexure T / Consent Use)</i>	PURPOSE OF PERMISSION
	<i>Space and included in the contributions of Open Space as may be determined by the Municipality.</i>	
Health Department, Health services Division	SCHEDULE 10: SPECIFIC CONDITIONS REGULATING CERTAIN LAND USES LISTED IN COLUMN (3) OF TABLE B Schedule 10. 1. Light Industry (2) Dry-cleaner and carpet cleaner <i>“(a) Steam and hot water shall be provided by means of electric boilers only, provided that the Municipality may grant permission for the uses of gas or automatic oil operated boilers.”</i>	PERMISSION: To provide steam and hot water by means of gas or automatic oil operated boilers.
Group Legal and Secretariat Services	Clause 18: General Conditions applicable to all Properties and Streets Clause 18(1)(a) Conditions applicable to all Erven Clause 18(1)(a)(i)(bb) <i>(bb) A Building or part of its foundations may not be erected in the servitude area referred to in the Subclause (1)(a)(i)(aa) and trees with a potentially large root system may not be planted within the aforementioned servitude area or within two (2) metres thereof except with the Permission of the Municipality.</i>	PERMISSION: for Trees with potentially large root system to be planted in servitude area
Health Department, Health services Division	Clause 18: General Conditions applicable to all Properties and Streets Clause 18(1)(a) Conditions applicable to all Erven Clause 18(1)(a)(v)	PERMISSION: Keeping of Animals,

PART C TABLE 2: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND PURPOSE OF PERMISSIONS AND RELAXATIONS AT OTHER DEPARTMENT/DIVISION		
DEPARTMENT/ DIVISION	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be i.t.o. the conditions of an Annexure T / Consent Use)</i>	PURPOSE OF PERMISSION
	(v) <i>Animals as defined in the By-laws for Keeping of Animals, Birds and Poultry and to Businesses involving the Keeping of Animals, Birds, Poultry and Pets, 2017, as may be amended from time to time, may not be kept on any Erf except with the Permission of the Municipality, unless the Zoning permits such activities.</i>	Birds and Poultry and Businesses involving the Keeping of Animals, Birds and Poultry
Water and Sanitation Infrastructure Planning and Implementation	Clause 18: General Conditions applicable to all Properties and Streets Clause 18(1)(a) Conditions applicable to all Erven Clause 18(1)(a)(vi) <i>(vi) Wells or boreholes may not be sunk on any Erf except with the Permission of the Municipality and subject to such conditions as the Municipality may impose</i>	PERMISSION: Wells and boreholes.
Economic Development Division	Clause 18: General Conditions applicable to all Properties and Streets Clause 18(5) Informal trade on Streets <i>Informal trade shall not be conducted on any Street or Road within the jurisdiction of the Municipality, without the Permission of the Municipality and subject to its By-laws and other legislation regulating such trade.</i>	PERMISSION: Informal trade

PART C TABLE 2: REFERENCE TO THE CLAUSES / DEFINITIONS / SCHEDULES AND PURPOSE OF PERMISSIONS AND RELAXATIONS AT OTHER DEPARTMENT/DIVISION		
DEPARTMENT/ DIVISION	PERMISSION IN TERMS OF CLAUSE/DEFINITION/SCHEDULE <i>(Can also be i.t.o. the conditions of an Annexure T / Consent Use)</i>	PURPOSE OF PERMISSION
Infrastructure Planning and Implementation	<p>Clause 18: General Conditions applicable to all Properties and Streets</p> <p>Clause 18(6)(c) Provisions for septic tanks and French drains</p> <p><i>Septic tanks and french drains shall not be installed, constructed or placed without the Permission of the Municipality.</i></p>	PERMISSION: Septic tanks and French drains