

MBHASHE LOCAL MUNICIPALITY



APPLICATION FOR LAND DEVELOPMENT IN TERMS OF SPLUMA AND BY-LAW

SECTION A: APPLICANT/ AGENT DETAILS

First name

Surname

Company name

Registration no

VAT no

Business address

Postal Address

Postal code

Email

Tel: Cell:

SECTION B: SUBJECT PROPERTY DETAILS

Erf/ Erven/ Farm/ Holding No

Street address

Suburb

Title deed no T Y Y

Age of existing buildings

Extent of property Sqm/ Ha

Any restrictive title deed conditions Yes No

If yes please specify

Is property encumbered by a bond?

	Yes		No		

If yes, please specify

Any unauthorized building work/ structures on premises

Yes		No	
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Nature and extent of existing improvements on property:

SECTION C: OWNERS DETAILS

Registered owner

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Company name

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Registration no

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Physical address

Postal address

Vat number

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Postal code

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E-mail

--	--

Tel

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Cell

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Other

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SECTION D: APPLICATION TYPE

Has there been any previous land use application

Yes		No	
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If yes, reference/application no

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SECTION E:

<p>Application type Please X mark all the applicable blocks to indicate that it is included in your submission.</p> <p>If the block is black it is not a requirement.</p> <p>Information / documentation required</p>	Township establishment	Phasing of township	Rezoning	Special consent	Written consent	Subdivision/Consolidation	Suspension/Amendment/Removal of Title Deed Restriction
Completed and signed application form							
Receipt (application fee)							
Power of attorney							
Company/close corporation/trust resolution/trustees authority by master (if applicable)company/trust memo of association							
Motivation report							
Copy of title deed and notarial deeds referred to							
Conveyancer's certificate							
Bondholder's consent							
Comment butting property owner(including property separated by road)							
Body corporate / Home owners Association consent							
Locality plan							
Site development / sketch / layout plan							
Surveyor General Diagram							
Zoning Maps							
Zoning certificate							
Land Use Maps							
Scheme Clauses –A and B series							
Scheme clauses							
EIA/ROD							
Permit: Heritage Resources Act (if applicable)							
Engineering Service Report: -Civil							
- Electricity							
Geotechnical Report							
Traffic Impact Study							
Certified copy of S.A Identity Document							
Other (Specify)							

SECTION F: (APPLICABLE TO REZONING, SPECIAL CONSENT, SUBDIVISION/CONSOLIDATION AND STREET BUILDING LINE RELAXATION APPLICATION)

Present zoning details of property in terms of Land Use Management Scheme:

Zoning:

Height:

Coverage:

Density:

FAR/GFA:

Building Lines: Street: Side

Existing development:

SECTION G: PROPOSED ZONING DETAILS AS APPLIED FOR (APPLICABLE TO REZONING APPLICATIONS)

Zoning:

Height:

Coverage:

Density:

FAR/GFA:

SECTION H: PROPOSED LAND USES (APPLICABLE TO TOWNSHIP ESTABLISHMENTS APPLICATIONS)

Land Use (Zoning)	Notation	Erf No.	Number of Stands	Area	% of Total
Total					

SECTION I: STREET BUILDING RELAXATION

Distance of encroachment: The distance in meter's with which you want to encroach the building line

Distance from erf boundary. The distance in meter's between the proposed development and the street boundary

Distance from street: distance between erf boundary and the tarmac

PLEASE NOTE:

1. APPLICATIONS WHICH ARE NOT COMPLETED AND IN THE FORM REQUIRED OR DO NOT CONTAIN THE DOCUMENTS REQUIRED FOR THE SUBMISSION OF SUCH APPLICATION SHALL NOT BE ACCEPTED.
2. COMMENCEMENT OF APPLICATION NOTIFICATION PROCEDURES ARE STRICTLY SUBJECT TO THE RECEIPT OF A COMPLETE APPLICATION

SECTION J: DECLARATION

I/we hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documents is complete and correct.
2. That I/we am/are properly authorized to make this application on behalf of the owner and (where applicable) that copies of such full relevant powers of attorney are attached hereto.
3. That where an agent is indeed appointed to submit this application on the owner's behalf, it is accepted that correspondence and formal notification as required in terms of Planning law will only be sent to such consultant / agent and that the owner will regularly consult with the agent / consultant in this regard.
4. I/we specifically confirm that I/we have read the relevant title deed(s) and that there are no restrictive conditions which impact on this application, or alternatively where there are, removal/ amendment/ suspension of these form part of this submission.
5. That, as owner / applicant / developer, I am/we are aware of the state of existing bulk service provision and infrastructure availability in the subject area and any development contributions that might be payable in respect of the development proposed herein (if applicable).

If the application is made by a person other than the registered owner (e.g.an agent / consultant), full power of attorney and both signatures below are required. If the property is owned by more than one person, the signatures of each owner is required. Where the property is owned by a company / trust / other juristic person, a certified copy of the board of directors / members / trustees resolution/masters authority for trustees is required.

Registered owner's signature Date

D	D	M	M	Y	Y	Y	Y
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Full name

Agent/consultant's Signature Date

D	D	M	M	Y	Y	Y	Y
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Full name

Professional capacity Applicant's ref

FOR OFFICE USE ONLY

RECEIPT OF COMPLETE APPLICATION

Date received

D	D	M	M	Y	Y	Y	Y
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 Received by

Receipt number

Application number

NOTIFICATION OF APPLICATION: IN TERMS OF THE LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY- LAW

TYPE OF APPLICATION	NOTICE OF APPLICATION IN MEDIA		SERVING OF NOTICE	ON SITE NOTICE	COMMENTS ABUTTING PROPERTY OWNER
	LOCAL PRESS	PROVINCIAL GAZETTE			
Township Establishment	✓	✓	✓	✓	
Rezoning	✓		✓	✓	
Special consent	✓		✓	✓	
Special consent for business activity on agricultural zoned land	✓		✓	✓	
Written consent					✓ *
Removal/amendment/suspension of Restrictive Title condition	✓	✓	✓	✓	
Subdivision of land larger than five hectares inside urban edge	✓	✓	✓		
Closure of public places	✓	✓	✓		
Draft scheme	✓	✓	✓		
Building Line Relaxation					✓

***Including a property separated from property concerned by a road.**