



**MOSSSEL BAY MUNICIPALITY
MOSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSEL BAY**

In antwoord verwys na nommer
In reply quote number
Xa Uphendula chaza Le Nombolo

Tel, Imfonomfono: +27 (44) 606 5000
Fax, ifeksi: +27 (44) 606 5062
e-mail: admin@mosselbay.gov.za
web: www.mosselbay.gov.za

**Outeniquasbosch-
149/9,15,16;Hartenbosch217/10,28
/M Engelbrecht – C 1405423 (Item)**

7 May 2015

Marika Vreken Town Planners CC
PO Box 2180
KNYSNA
6570

received
2015-05-08

Sir/Madam

**APPLICATION FOR REZONING, SUBDIVISION & CONSENT USE IN TERMS OF
THE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985):
PORTIONS 9, 15 & 16 OF THE FARM OUTENIKUASBOSCH 149 AND 10 & 28 OF
THE FARM HARTENBOSCH 217, MOSSSEL BAY**

With reference to your application in the above regard I wish to inform you that Council resolved under Council Resolution E46-04/2014 as follows:

- *1. That the application for subdivision of consolidated Remainder Portions 9, 15 & 16 of the Farm Outeniquasbosch 149 and Portions 10 & 28 of the Farm Hartenbosch 217 into two portions, namely Portion A ($\pm$ 526ha) and Remainder ($\pm$ 50ha), be approved in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
2. That the application for the Rezoning of the proposed Portion A from Agricultural Zone I to Subdivisional Area, be approved in terms of Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
3. That the application for Subdivision of the proposed Portion A to create 391 Residential Zone I erven, 54 Resort Zone II erven, 2 Business Zone II erven, 3 Authority Zone erven, 1 Institution Zone I erf, 1 Open Space Zone II erf and Private Road be approved in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
4. That the application for consent use in order to permit the operation of a Licensed Hotel on a Resort Zone II erf, be approved in terms of Regulation 4.6 of Provincial Notice (PN) 1048/1988 (Section 8 Scheme Regulations).
5. That the approvals granted in terms of 1 – 4 above are subject to compliance with the following conditions imposed in terms of Section 42 of Ordinance 15 of 1985:
 - 5.1. That, except as otherwise indicated, the development shall comply with the land use restrictions applicable in terms of the Section 8 Zoning Scheme Regulations, 1985 applicable to the respective zonings.

- 5.2. That the necessary building plans be submitted for consideration and approval in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) prior to commencement of any construction work.
- 5.3. That Property Owners' Associations be established in terms of Section 29 of Ordinance 15 of 1985.
- 5.4. That the Constitution of such Property Owners' Associations be submitted to the Director: Planning & Integrated Services for approval.
- 5.5. That a phasing plan with a time schedule for the phasing of the development shall be submitted to the Director: Planning & Integrated Services for approval.
- 5.6. That the conditions stipulated in the Environmental Authorisation dated 24 November 2014 shall be adhered to.
- 5.7. That search and rescue of valuable plant material should be done before the commencement of construction activities.
- 5.8. That the conditions in the letter dated 29 October 2009 from SANRAL in terms of Section 49 of The South African National Roads Agency Limited and National Road Act, 1998, are adhered to.
- 5.9. That the conditions in the letter dated 29 July 2010 from the Department of Transport and Public works are adhered to.
- 5.10. That the conditions contained in the letter from Heritage Western Cape dated 20 March 2009 are adhered to.
- 5.11. That the developer shall enter into a services agreement with the Municipality prior to the installation of any services or commencement of any construction activities.
- 5.12. That all internal roads shall be privately owned, managed and maintained.
- 5.13. That all link and bulk water, sewer and storm water infrastructure as defined in the engineering plans as well as requirements from the Traffic Impact Assessment must be installed to the extent specified by the relevant engineers for the account of the developer, to the agreement and satisfaction of the Municipality.
- 5.14. That a Stormwater Master Plan should be submitted to the Municipality for approval.
- 5.15. That the Director: Technical Services or his authorised representative be notified during the installation/construction of services stage in order that the necessary inspections can be carried out timeously.
- 5.16. That the electrical servitude that runs over the property shall be unaffected and unrestricted by the proposed development.

- 5.17. That all costs of electrical connections will be for the account of the developer.
- 5.18. That, as far as possible, use shall be made of local labour for the development.
- 5.19. That the Municipality be provided free of charge with the necessary Surveyor General diagrams or General Plan upon finalisation of the subdivisions.
- 5.20. That the development contributions applicable at the time of payment be paid in terms of the Municipality's Policy.
- 5.21. That a central refuse collection point/yard be established to the satisfaction of the Director: Community Services.
- 5.22. That even with suitable zoning shall be created to accommodate the 7 staff houses next to the equestrian center and club house.
- 5.23. That the water pipe line servitude in favour of PetroSA be unaffected and unrestricted by the proposed development.
- 5.24. That all relevant Section and Regulations of the Conservation of Agricultural Resources Act, 1983 (act 43 of 1983) regarding agricultural land use must be adhered to.
- 5.25. That the Western Cape Provincial Resort Guidelines (December 2005) are adhered to.
- 5.26. That the resort units shall be limited to a maximum size of 175m².
- 5.27. That Architectural Guidelines shall be prepared for the proposed resort units and hotel to the satisfaction of Municipality.
- 5.28. That this approval be subject to the approval of the National Department of Agriculture for the subdivision of agricultural land in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)."

Yours faithfully


DIRECTOR: DEVELOPMENT & PLANNING

/jk

A



MOSSEL BAY MUNICIPALITY

P O Box 25
Mossel Bay
6500

Tel No: +27(44) 606 5000
Faks No: +27(44) 606 5062
e-mail: admin@mosselbay.gov.za
www.mosselbaymun.co.za

FOR OFFICE USE ONLY

Pre-application for:

Municipal stamp (RECORDS):

SCAN/COLLAB/FILE NO:

PRE-APPLICATION FORM FOR LAND DEVELOPMENT

KINDLY NOTE:

- This Pre-Application form **must** be submitted prior to the submission of a Land Use Application in terms of Section 15 of the Mossel Bay Municipality: By-Law on Municipal Land Use Planning, 2015.
- The applicant will be informed if a pre-application consultation will be required in terms of Section 37 of the said By-Law after receipt of this application form.

PART A: APPLICANT DETAILS

First name(s)	Marius Vreken Town Planners CC Marius		
Surname	Vreken		
Email	marius@vreken.co.za	Tel/Cell	044-382-0420/ 802-927-5310
Postal Address	21 Trotter Street Knysna 6570		

PART B: PROPERTY DETAILS

Erf Number, Suburb & Town / Portion & Farm Number	Current Zoning	Extent	Name of Registered owner(s)
Remainder of Portion 9 (Morgenster) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province	Subdivisional Area	171,3093 ha	Meros (Pty)Ltd
Remainder of Portion 15 (Morgenster) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province	Subdivisional Area	0,4911 ha	Meros (Pty)Ltd
Portion 16 (Morgenster) of the Farm Outeniquasbosch No 149 in the Division of Mossel Bay, Western Cape Province	Subdivisional Area	128,4798 ha	Anna Elizabeth van Zyl
Portion 10 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province		249,4200 ha	Meros (Pty)Ltd
Portion 28 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province		27,1092 ha	Meros (Pty)Ltd

Physical Address / Locality of Farm:

The application area is located northwest of the existing urban development of Hartenbos. The Hartenbos Heuwels neighbourhood is located southeast of the application area whilst the Sonskynvallei subsidised housing development is located to the south of the application area. The regional sewer treatment works and the Monté Christo residential development abuts the eastern boundary of the application area.

The recently approved Hartenbos Landgoed development is located to the southeast of the application area. It is important to note that the application area is virtually wedged between the existing urban settlements of Hartenbos and the Monte Christo development as well as the recently approved residential developments to the east. Thereby, the application area could be regarded as a buffer area and/or infill area between two urban settlements.

Access to the proposed development will be obtained from Main Road 344 via a servitude road, thereby sharing an access with the new Monte Christo development.



Figure 1: Locality

	Y	N
Are there existing buildings on the subject property(ies)?	☒	☐
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	☐	☒
Uncertain whether there are approved building plans or not- provincial land		
If yes, is this application to legalize the building/ land use?	☐	☒
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	☐	☒
Are there any land claim(s) registered on the subject property(ies)?	☐	☒

PART C: WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015?

Tick	Type of application	Cost
☐	2(a) a rezoning of land;	R 1750-00
☐	2(b) a permanent departure from the development parameters of the zoning scheme;	R1270-00 (R 640-00 for building line relaxation application)
☐	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R 1270-00 (R 800-00 for house shop application)
☐	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R 1270-00 (+ R60 / erf above 10 erven)
☐	2(e) a consolidation of land that is not exempted in terms of section 24;	R0-00*
☐	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R1750-00
☐	2(g) a permission required in terms of the zoning scheme;	R0-00*
☒	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R 1750-00
☐	2(i) an extension of the validity period of an approval;	R 870-00
☐	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R0-00*
☐	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R1270-00
☒	2(l) a permission required in terms of a condition of approval ;	R0-00*
☐	2(m) a determination of a zoning ;	R0-00*
☐	2(n) a closure of a public place or part thereof;	R0-00*
☐	2(o) a consent use contemplated in the zoning scheme;	R 1000-00
☐	2(p) an occasional use of land;	R0-00*
☐	2(q) to disestablish a home owner's association ;	R0-00*
☐	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R0-00*
☐	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R0-00*

*Fees to be determined for financial year 2016/2017

PART D: DETAILS OF PROPOSAL

The development application on **Error! Reference source not found.** was approved by Mossel Bay Municipality during May 2015. This approval was for rezoning to subdivisinal area and the subdivision into: the subdivision of proposed Portion A into 391 single residential erven; 54 x Resort Zone II erven (including 1 x hotel); 2 Business Zone II erven; 3 Authority Zone properties; 1 x Institutional zone property for a place of instruction, private open spaces for a private game park and private roads; in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

The following conditions of approval have reference:

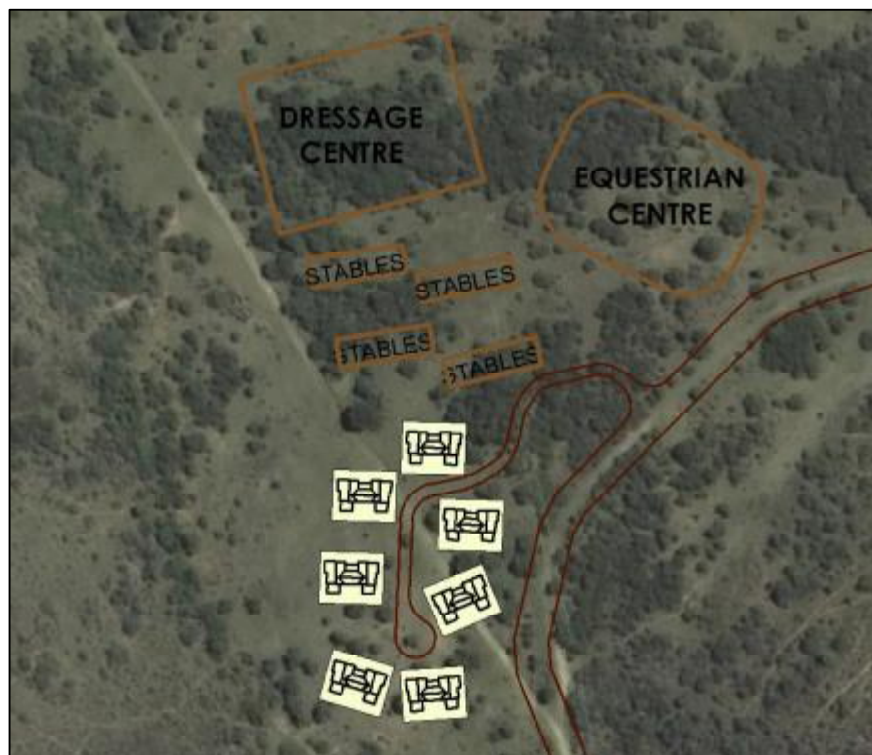
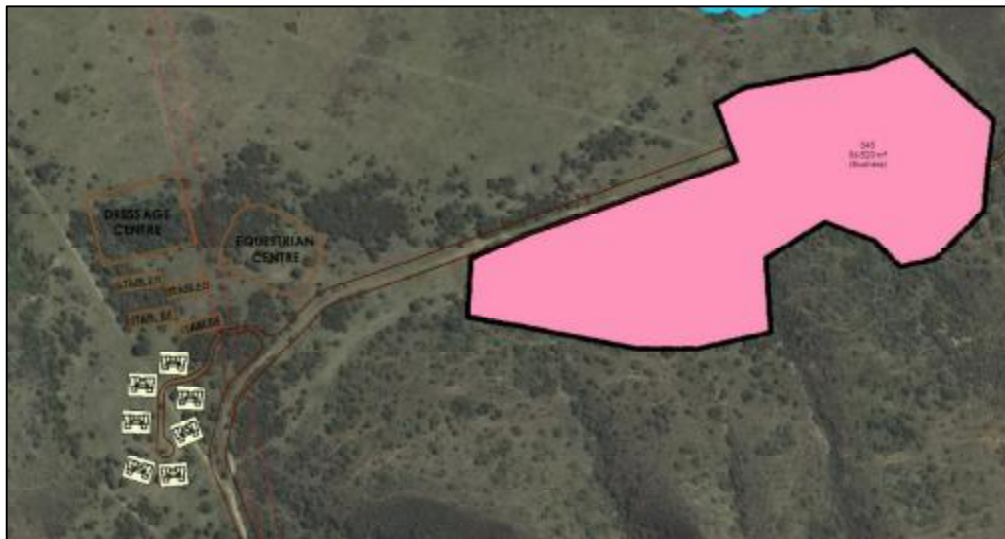
- (i) Condition 5.5: submission of a phasing plan
- (ii) Condition 5.22: create erven for 7 staff houses;
- (iii) Condition 5.25: adherence to the Western Cape Provincial Resort Guidelines;

(iv) Condition 5.28: Approval in terms of Act 70 of 1970.

The applicant would like to submit the final subdivision plan for approval to Mossel Bay Municipality, but would like to apply for the amendment of conditions of approval and for approval for the phased subdivision plan in terms of this approval.

Approval of Subdivision Plan:

The layout plan has been amended to include 7 x single residential erven for the staff housing:



Amendment of Conditions of Approval:

It is necessary to apply for the amendment of the following conditions of approval:

(i) Condition 5.25: adherence to the Western Cape Provincial Resort Guidelines:

These guidelines were imposed after the application process commenced and these guidelines have no statutory status. Also, the approval is already not consistent with these guidelines (e.g. the guidelines prescribe a maximum size of 120m²) for resort units, and the approval allowed a floor area of 175m² for the resort units.

It would be better to stipulate what part of the guidelines have to be adhered to. This conditions 5.25 is way too vague to be complied with.

The proposal is therefore to either omit this condition of approval, or alternatively to specify what sections of these guidelines have to be adhered to.

(ii) Condition 5.28: Approval in terms of Act 70 of 1970.

The Guide Plan Designation of this property was amended from Agriculture to "urban development, resort and nature area" – hence from agriculture to another designation. The Physical Planning Act stated that when a Structure Plan that was approved in terms of the Physical Planning Act designates a different status to a land parcel, the land is no longer regarded as "Agricultural Land" and there is no need to apply for permission in terms of Act 70 of 1970.

This matter was clarified with the Surveyor General (refer to the attached correspondence from the Surveyor General (dated October 2015) where it is confirmed that the approval in terms of Act 70 of 1970 is not applicable.

It should be noted that the Provincial Department of Agriculture did indeed support / approve the development application.

Application is therefore to omit Conditions 5.28 from the letter of approval.

**PART E: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING
PRE-APPLICATION FOR LAND DEVELOPMENT**
KINDLY NOTE:

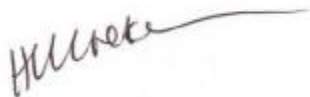
- The following documentation must be attached to this application form (tick the relevant square).
- Please provide reasons if any of the documents listed below have been omitted.
- The Municipality may request any other information deemed necessary for the purpose of this application.
- Incomplete applications will not be accepted by the Municipality.

Information and documentation required:	Y	N	If not attached, please provide reasons:
Locality plan	☒	☐	
Layout Plan of proposal	☒	☐	
Full copy of the title deed	☒	☐	
Other (Specify):	☒	☐	• Letter of approval from Mossel Bay Municipality, dated May 2015 • Letter from Surveyor General, confirming no Need for Act 70 of 1970 approval, dated October 2015

SECTION F: DECLARATION

I hereby confirm that the information contained in this pre-application form and accompanying documentation is complete and correct.

Applicant's signature:



Date:

19 August 2016

Full name:

HENDRIKA MARIA VREKEN**FOR OFFICE USE ONLY**

Municipal Stamp

Received by:

SPECIAL POWER OF ATTORNEY

We, _____

DREYER VAN ZYL

_____ the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

AMENDMENT OF CONDITIONS OF APPROVAL

- on _____
- (i) Remainder of Portion 9 (Morgensler) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province
 - (ii) Remainder of Portion 15 (Morgensler) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province
 - (iii) On Portion 16 (Morgensler) of the Farm Outeniquasbosch No 149 in the Division of Mossel Bay, Western Cape Province
 - (iv) Portion 10 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province
 - (v) Portion 28 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province

In addition to apply for such amendments of any zoning schemes / structure plans as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Hartenbosch on this 11th day of March 2017

SIGNED: _____

In the presence of the undersigned witnesses:

AS WITNESSES:

1. _____

2. _____

CSHELL 114(PROPRIETARY)LIMITED

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in Hartensbos on the 11th day of March 2017.

Resolved that _____ in his capacity as _____, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

- (i) Remainder of Portion 9 (Morgenster) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province
- (ii) Remainder of Portion 15 (Morgenster) of the Farm Outeniquasbosch 149 in the Division of Mossel Bay, Western Cape Province
- (iii) On Portion 16 (Morgenster) of the Farm Outeniquasbosch No 149 in the Division of Mossel Bay, Western Cape Province
- (iv) Portion 10 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province
- (v) Portion 28 of the Farm Hartenbosch 217, in the Division of Mossel Bay, Western Cape Province

NATURE OF APPLICATION:

AMENDMENT OF CONDITIONS OF APPROVAL

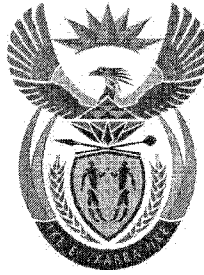
SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

SIGNATURE:

P.D. van Ryz

[Signature]



DEPARTMENT: RURAL DEVELOPMENT AND LAND REFORM
REPUBLIC OF SOUTH AFRICA

SURVEYOR-GENERAL: WESTERN CAPE

P/ Bag X 9028 90 Plein street, C. T. 8001 Tel (021) 467 4800 Fax (021) 465 3008 Prints (021) 465 7358 Accounts (021) 465 7361
E-mail: cptsgcape@ruraldevelopment.gov.za

Beacon Survey
Professional Land Surveyors
P O Box 350
Plettenberg Bay
6600

Enq. J Nyoka
My ref. Knys.149
Tel: 021-4674800

Date: 2015.10.21

**PORTIONS 9, 15 & 16 OF OUTENIQIABOSCH No. 149 AND PORTIONS
10 & 28 OF HARTENBOSCH No. 217 - ADMINISTRATIVE DISTRICT
KNYSNA**

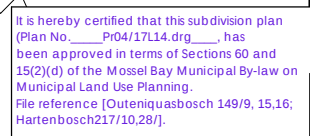
Your email dated 21 August 2015 refers.

According to the records of this office, the Mossel Bay / Riversdale subregion Guide Plan as well as the amendment to the guide plan dated 07.10.2008 from the Department of Environmental Affairs and Development Planning – reference E17/3/4/2/CM2/Farm149/10 Mossel Bay, portions 9, 15 & 16 of Farm Outeniquabosch 149 and portions 10 & 28 of Farm Hartenbosch 217 have been rezoned from "Agriculture purposes" to "Township Development", "Recreation Area" and "Nature Area". The provisions of Act 70/1970 are therefore not applicable

Yours Faithfully

A handwritten signature in black ink, appearing to be 'J Nyoka'.

J Nyoka
For Surveyor General: Western Cape



Marieke Vreken
URBAN & ENVIRONMENTAL PLANNERS

21 Trotter Street, PO Box 2180
KNYSNA 6570

 (044) 382 0420
086-459-2987
e-mail: marike@vrek.co.za
www.vrek.co.za

LEGEND: ZONINGS				
ZONING		QTY	HA	%
	Resort Zone II Erf No 492 - 544; 552	54	7,666	1,3
	Residential Zone I Erf No 98 -469; 470; 471-488; 545-551	398	53,974	9,3
	Residential Zone II Group housing (Erf size ± 400 m²) Erf No 1 - 97	97	4,129	0,7
	Business Zone II Erf No 489 - 490	2	1,144	0,2
	Authority / Utility (Cellphone Mast) Erf size ± 1000 m² (Municipal Utility ± 2000 m²) Erf No 546 - 548	3	0,500	0,1
	Institutional Zone I (Educational) Erf No 491	1	9,302	1,6
	Private Roads		17,380	3,0
	Open Space Zone II (Including clubhouse; Equestrian centre)		432,815	75,1
	Agriculture Zone I (Remainder = Erf No 553)	1	49,899	8,7
TOTAL		556	576.809	100

B



MOSSEL BAY MUNICIPALITY

P O Box 25
Mossel Bay
6500

Tel No: +27(44) 606 5000
Faks No: +27(44) 606 5062
e-mail: admin@mosselbay.gov.za
www.mosselbaymun.co.za

FOR OFFICE USE ONLY

Municipal stamp (RECORDS):

SCAN/COLLAB/FILE NO:

Application for:

NeoLMS Ref:

LAND USE PLANNING APPLICATION FORM

IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015

KINDLY NOTE:

- The complete application form together with all the required information and documentation as listed in Part F of the application form must be submitted in duplicate (2).
- Application fees are non-refundable and must be paid on date of submission.
- The applicant is responsible for the Public Participation Process in consultation with the relevant municipal official as per the How-to Guide for Public Participation Process.
- The applicant is liable for all costs related to the Public Participation Process including advertisement costs in respect of publication of the application.

PART A: APPLICANT DETAILS

First name(s)			
Surname			
South African Council for Planners (SACPLAN) registration number (if applicable)			
Company name (if applicable)			
Postal Address		Postal Code	
Email			
Tel		Cell	

PART B: LAND USE PLANNING PRE-APPLICATION CONSULTATION

Has there been a pre-application consultation?	Y ☐	N ☐	If yes, attach the minutes of the pre-application consultation.
--	-------------------------------	-------------------------------	---

PART C: PROPERTY DETAILS (in accordance with title deed)

[illegible]

PART D: DETAILS OF PROPOSAL

Brief description of proposal only (Attach a detailed written motivation*):

**A written motivation for an application should be based on the criteria referred to in section 65 of the said legislation, namely:*

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses. (The following is especially important: the influence of the proposal on the existing character of the area and rights of residents with regard to property values, privacy, view, sunlight, etc. and the influence of the proposal on surrounding facilities such as schools, open spaces and other community facilities if the application leads to an increase in the residents of the area).
- Investigations carried out in terms of other laws that are relevant to the consideration of the application.
- The impact of the proposed land development on municipal engineering services including influence on traffic and/or parking of the area.
- Applicable policies of the Municipality that guide decision making.
- Applicable provisions of the zoning scheme.
- Consideration of the following forward planning documents: Integrated Development Plan (IDP), including the Spatial Development Framework (SDF) for the Municipality; IDP and SDF for the District Municipality, where applicable; Applicable local SDF adopted by the Municipality; Applicable Structure Plans; Provincial SDF; and Regional SDF in Section 18 of SPLUMA and LUPA or provincial regional SDF.
- Policies, principles and planning and development norms and criteria set by the National and Provincial Government.
- Land development principles as referred to in Section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015 AND APPLICATION FEES PAYABLE

Tick	Type of application	Cost
☐	2(a) rezoning of land;	R 1855-00
☐	2(b) permanent departure from the development parameters of the zoning scheme;	R1345-00 (R 679-00 for building line relaxation application)
☐	2(c) departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R 1000-00 (R 847-00 for house shop application)
☐	2(d) subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R 1345-00 (+ R60 / erf above 10 erven)
☐	2(e) consolidation of land that is not exempted in terms of section 24;	R1350-00
☐	2(f) removal, suspension or amendment of restrictive conditions in respect of a land unit;	R1750-00
☐	2(g) permission required in terms of the zoning scheme;	R640-00
☐	2(h) amendment, deletion or imposition of conditions in respect of an existing approval;	R 1860-00
☐	2(i) extension of the validity period of an approval;	R 930-00
☐	2(j) approval of an overlay zone as contemplated in the zoning scheme;	R0-00
☐	2(k) amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R1350-00
☐	2(l) permission required in terms of a condition of approval;	R640-00
☐	2(m) determination of a zoning;	R1060-00
☐	2(n) closure of a public place or part thereof;	R1060-00
☐	2(o) consent use contemplated in the zoning scheme;	R 1060-00
☐	2(p) occasional use of land;	R530-00
☐	2(q) disestablish a home owner's association;	R530-00
☐	2(r) rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R1060-00
☐	2(s) permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R530-00
TOTAL:		R

PART F: SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

KINDLY NOTE:

- The following documentation must be attached to this application form.
- The Municipality may request any other information deemed necessary for the purpose of this application.
- Incomplete applications will not be accepted by the Municipality.

YES	NO	
☐	☐	Power of attorney if applicant is not owner
☐	☐	Written motivation
☐	☐	Locality plan
☐	☐	Layout Plan

PART F (CONTINUED):

YES	NO	
☐	☐	Full copy of the title deed
☐	☐	S.G. diagram / General plan extract (download at: http://csg.dla.gov.za/esio/searchindex.htm)
☐	☐	Bondholder's consent (if applicable)
☐	☐	Conveyancer's certificate (if applicable)
☐	☐	Home owner's association consent / proof of failure of Home owner's association (if applicable)
☐	☐	Any additional documents or information identified in the pre-application consultation minutes (if applicable)
☐	☐	Proof of lawful use right (if applicable)
☐	☐	Copy of original approval letter (if applicable)
☐	☐	Other

Please provide reasons if any of the documents listed above have been omitted:

SECTION G: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of Section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.
8. I am aware that I am fully responsible for ensuring that Public Participation Process is carried out in accordance with the How-to Guide for Public Participation Process and that I will bear all related costs.

Applicant's signature: _____

Date: _____

Full name: _____

FOR OFFICE USE ONLY

Municipal Stamp

Received by: _____