

THULAMELA LOCAL MUNICIPALITY



DEPARTMENT OF PLANNING & DEVELOPMENT: SPATIAL PLANNING AND LAND USE MANAGEMENT DIVISION

Land use application form in proclaimed/urban area

This application form to be completed in full. If any information is incomplete this might result in a rejection of the application.
All relevant sections of the form must be completed and the form must be signed by the Agent and the Owner. Signatures are compulsory for all relevant parties.
The page containing Section E and F may be copied if more than one property is included in the application.
This application must be submitted before site notices are placed on the property.

Office Use Only

No. of copies.....
Date acknowledged.....
Date Received.....
Receipt Number.....
Delegated Planning Official.....
File Ref No.....

CATEGORIES OF APPLICATIONS

1	<input checked="" type="checkbox"/>	Allocation of site
2	<input checked="" type="checkbox"/>	Amendment of Land Use Scheme by Rezoning of land
3	<input checked="" type="checkbox"/>	Closure of public places
4	<input checked="" type="checkbox"/>	Consolidation
5	<input checked="" type="checkbox"/>	Establishment of Township
6	<input checked="" type="checkbox"/>	Excision of Agricultural Holding
7	<input checked="" type="checkbox"/>	Extension of Validity Period of an application
8	<input checked="" type="checkbox"/>	Removal, Amendment or Suspension of a Restrictive or Obsolete Condition, Servitude or Reservation from Deed of Grant
9	<input checked="" type="checkbox"/>	Section 78 Certificate
10	<input checked="" type="checkbox"/>	Simultaneous subdivision and consolidation
11	<input checked="" type="checkbox"/>	Site Development Plan
12	<input checked="" type="checkbox"/>	Special Consent
13	<input checked="" type="checkbox"/>	Subdivision
14	<input checked="" type="checkbox"/>	Subdivision/Consolidation Exemption
15	<input checked="" type="checkbox"/>	Temporary Consent
16	<input checked="" type="checkbox"/>	Written Consent
17	<input checked="" type="checkbox"/>	Any Other Application: Specify
Is this application made due to a contravention notice received		
		<input type="checkbox"/> Y <input type="checkbox"/> N If yes, contravention penalty payable
# See application fees and Tariffs schedule available at http://www.thulamela.gov.za		

SECTION B: APPLICANT / AGENT DETAILS (power of attorney is required)

First Names					
Surname					
ID Number					
Company Name			Company Registration No.		
Postal Address			Physical Address		
Postal Code			Email		
Telephone			Fax	Cell No.	

SECTION C: OWNER DETAILS 1

Registered Owner(s)					
ID Number(s)					
Address					
Postal Code			Email		
Tel			Fax	Cell	

SECTION D: PROPERTY DETAILS 1 (for applications on more than one property please complete Section H)

Township / Farm name					
Erf / Erven / Portion / Farm no.					
Street Address					
Current Zoning (obtain zoning certificate)					
Current Land Use					
Erf size			m ² / ha		
Any restrictive title deed conditions? If yes, must be removed	Y	N			Deed of Grant
Is property encumbered by a bond?	Y	N	If Yes, bondholder?		

SECTION E: INFORMATION REQUIRED FOR CALCULATION OF DEVELOPMENT CONTROL MEASURES

Permissible		Development Control	Proposed	
		Land Use		
		Height and/or number of storeys		
		Coverage %		
		Total Floor Area		
		FAR		
		Density (Dwelling Units/Ha)		
		No of Dwelling Units per Erf		
		Parking		
	Front	Building lines	Front	
	Back		Back	
	Side(s)		Side(s)	
	Side(s)		Side(s)	
		Uses Permitted		
		Zoning		

SECTION F: LIST OF ATTACHEMENTS SUBMITTED

Y	N	Power of Attorney	Y	N	Proof of existing sewer connection
Y	N	Company Resolution	Y	N	Services Report
Y	N	Bond Holders Consent	Y	N	Flood line Certificate
Y	N	Motivation Report	Y	N	Phasing Plan
Y	N	SG Diagram/General Plan/Draft General Plan	Y	N	Map 3's
Y	N	Locality Plan	Y	N	Floor plans and elevations
Y	N	Site Development Plan	Y	N	Proof on notification (applicable to consent use and rezoning applications)
Y	N	Subdivision Plan	Y	N	Layout Plan
Y	N	Consolidation Plan	Y	N	Copy of Company registration
Y	N	Proof of Payment of Application Fees	cash	EFT	POP Attached?
Y	N	Copy of the Title Deed/s	Y	N	Geotechnical Report
Y	N	Conveyancer Certificate on Restrictive Title Conditions	Y	N	Zoning Map
Y	N	Copy of ID	Y	N	Land Use Map
Y	N	Development Charge Calculation completed (Section E)	Y	N	Zoning certificate
Y	N	Copy of EIA / TIA / TIS / RoD	Y	N	Covering Letter
Y	N	Home Owners Association consent / Stamp of Approval	Y	N	Copy of Adverts
Y	N	For rezoning application, please indicate Amendment No.	Y	N	Zoning certificate
Y	N		Y	N	Neighbor's consent
Y	N		Y	N	Others (please specify)

SECTION G: DECLARATION

I/We hereby wish to confirm the following:

- That the information contained in this application form and accompanying documentation is complete and correct. (The Municipality may refuse to accept the application if the applicant fails to provide the required documentation or information in such instances the application fees shall not be refunded).
- That where an agent is appointed to submit an application on the owners behalf, it is accepted that correspondence and formal notification as required in terms of any law will only be sent to such agent and that the owner will not directly make enquiries directly to the municipality.
- That the submission includes all necessary planning applications required to enable the development herein proposed.
- That where the proposal involves existing work(s) erected or a land use exercised in contravention with the By-law, that I/we have consulted with the Senior Manager:: Planning and Development to ensure the correct application in terms of the By-law is being made. I acknowledge the Municipality's right to exercise any option in terms of the Thulamela Spatial Planning and Land Use Management By-law, 2016).
- As owner/applicant/developer, I am/we are aware of the state of existing bulk services provision and infrastructure availability in the subject area and any development charges that might be payable in respect of the development herein proposed where such services are required.

Agent / Consultant's signature

Date: Y Y Y Y / M M / D D

Full Name

Registered owner's signature

Date: Y Y Y Y / M M / D D

Full Name

If the application is made by a person other than the registered owner (e.g., Agent / consultant), a full power of attorney and both signatures are required. If the property is owned by more than one person, the signature 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 is required.

SECTION H: ADDITIONAL PROPERTY DETAILS (application(s) on more than one property)

Property Details 2 (may be copied if more than one property is included in the application)

Township / Farm name					
Township / Farm name					
Erf / Erven / Portion / Farm no.					
Street Address					
Current Zoning (obtain zoning certificate)					
Current Land Use					
Erf size		m ² / Ha			
Any restrictive title deed conditions? If yes, must be removed	Y	N	Deed of Grant		
Is property encumbered by a bond?	Y	N	If Yes, bondholder?		
Any existing unauthorized building work / Structures on the subject property?	Y	N	If so has the owner been served with a notice in this regard?		

Owner Details 2

Registered Owner(s)					
ID Number(s)					
Postal Address					
Postal Code		Email			
Tel		Fax		Cell	

Property Details 3

Township / Farm name					
Erf / Erven / Portion / Farm no.					
Street Address					
Land Use Scheme					
Current Zoning					
Current Land Use					
Erf size		m ² / Ha			
Any restrictive title deed conditions? If yes, must be removed	Y	N	Deed of Grant		
Is property encumbered by a bond?	Y	N	If Yes, bondholder?		
Any existing unauthorized building work / Structures on the subject property?	Y	N	If so has the owner been served with a notice in this regard?		

Section C: Owner Details 3

Registered Owner					
Postal Address					
Postal Code		Email			
Tel		Fax		Cell	