

UMKHANDLU WASE-DR PIXLEY KA ISAKA SEME / DR PIXLEY KA ISAKA SEME LOCAL MUNICIPALITY / MUNISIPALITEIT VAN DR PIXLEY KA ISAKA SEME



'A credible, customer friendly and well-developed municipality'

DR PIXLEY KA ISAKA SEME LOCAL MUNICIPALITY

LAND USE / DEVELOPMENT APPLICATION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT NO. 16 OF 2013 WITH REGULATIONS AND SECTION 90 OF THE DR PIXLEY KA ISAKA SEME SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016

TEL (017) 734 6100

FAX (086) 630 2209

1. NOTES:

- All sections of this form **MUST** be completed.
- Block letters **MUST** be used to type (*where applicable*)
- This form **MUST** be signed by the Registered Owner of the property *and/or* the Agent (*Applicant representative*).

2. APPLICANT / AGENT DETAILS

First names

Surname

Company Name

Registration no

VAT no

Business **Postal**



address

address

Postal code

E-mail

Professional
Registration
No.

3. SUBJECT PROPERTY DETAILS

Erf / Erven /
Farm/Holding no

Street address

Suburb

Title deed no
T

 /

Age of existing
buildings

Extent of
Property

m²

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

Nature and extent of existing improvements on property:



4. OWNER DETAILS

Registered owner

Company name

Registration no

Physical address	<input type="text"/>	Postal address	<input type="text"/>
	<input type="text"/>		<input type="text"/>
	<input type="text"/>		<input type="text"/>

VAT number

Postal code **E-mail**

Tel **Cell**

Other

5. APPLICATION TYPE (Please √ all the applicable blocks)

Has there been any previous land use application? **YES** **NO**

If Yes, reference/application description



A. Land use and development control/restrictions application	
Application to review of land use and development controls/restrictions for previously approved development application	
B. Land use/development application	
Consent for consolidation of land within the scheme	
Consent for subdivision of land within the Scheme	
Consent or approval required in terms of a condition of title <i>or</i> a condition of establishment of a township <i>or</i> condition of a scheme	
Correction of zoning map	
Extension of approval to already granted development application	
Permanent closure of a public place	
Special Consent in terms of a scheme	
Temporary closure of a public place	
The amendment of a scheme by the rezoning of land	
The amendment or cancellation in whole or in part of an approved general plan of a township	
The consolidation of any land outside a scheme	
The establishment of a township	
The extension of the scheme boundaries of a township	
The removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of the land	
The removal, amendment or suspension of a restrictive title condition relating to the density of residential development on a specific Erf where the residential density is regulated by a scheme in operation	
The subdivision of any land outside a scheme	

IS THIS A COMBINED APPLICATION (<i>Application Seeking more than one planning authorization for development</i>)	YES	NO
WILL THE DEVELOPMENT APPLICATION ADOPT A PHASED APPROACH	YES	NO



6. COMPULSORY DOCUMENTS (REFER TO ANNEXURE A)

<p style="text-align: center;">Application Type</p> <p>Please ✓ all the applicable blocks to indicate that it is included in your submission</p> <p><input type="checkbox"/> If the block is BLACK it is not a requirement</p> <p>Information / documentation required</p>	Township Establishment	Division of a Township	Rezoning	Special Consent	Written Consent/Exemption	Subdivision/Consolidation	Suspension/Amendment/Removal of Title Deed, Land Use Scheme or Servitude Restrictions	Extension of Township boundaries	Appeal	Extension of Validity Period of Approval
Completed and signed application form										
Receipt (Application fee)										
Power of attorney (signed by tribal authority in tribal authority areas)										
Community approval (Communal land) NB: Refer to										
Company/Close Corporation/Trust Resolution/Trustees authority by Master (if applicable) Company/Trust memo of association										
Motivational Memorandum (strictly refer to Schedule 6-10 of the By-Law for required information per type of application - ANNEXURE A f this application form)										
Copy of Title Deed and notarial deeds referred to										
Conveyancer's Certificate										
Bondholder's Consent										
Comment abutting property owner/s(*including property separated by road)					*					
Body Corporate / Home Owners Association consent										
Locality Plan										
Site Development / Sketch / Layout Plan/Diagram										
Surveyor General Diagram										
Surveyor General Consent (Extension of Township Boundaries)										
Zoning Maps										
Zoning Certificate										
Land Use Maps										
Scheme Maps										



Scheme Clauses																				
Environmental Authorization (*where applicable)				*																
Permit: Heritage Resources Act (*where applicable)	*		*																	
Engineering Services Report:-Civil				*																
Geotechnical Report																				
Dolomite Status Report and Geo-professional Evaluation Report (If applicable)																				
Undermining Stability Report (If applicable)																				
Traffic Impact Study																				
Proof of Payment																				
Community approval (In case of applications for development on communal land)																				
Other (specify)																				

7. (APPLICABLE TO REZONING, SPECIAL AND WRITTEN CONSENT, SUBDIVISION/CONSOLIDATION AND STREET BUILDING LINE RELAXATION APPLICATIONS)

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

Zoning:

Height:

Coverage:

Density:

FAR/GFA:

Building Lines: Street Side

Existing development:

8. PROPOSED ZONING DETAILS AS APPLIED FOR (APPLICABLE TO REZONING APPLICATIONS)

Zoning:

Height:



- 4. ALL LAND USE AND LAND DEVELOPMENT RELATED APPLICATIONS SHOULD BE SUBMITTED AT THE TECHNICAL AND ENGINEERING SERVICES DEPARTMENT, C/O ADELAIDE TAMBO STREET & DR NELSON MANDELA DRIVE, DR PIXLEY KA ISAKA SEME MUNICIPAL OFFICES, VOLKSRUST.**
- 5. SUBMISSION DEADLINE IS IMMEDIATELY ON THE FIRST DAY OF THE APPEARANCE OF A FORMAL NEWSPAPER ADVERTISEMENT AND ON-SITE NOTICE.**
- 6. ANY APPLICATION REQUIRING APPROVAL/CONSENT IN TERMS OF ANOTHER LEGISLATION IS PERMITTED TO SUBMIT WITHOUT HAVING FULFILLED THAT REQUIREMENT. THE APPLICANT WILL THEREFORE BE REQUIRED TO SUBMIT SUCH APPROVAL/CONSENT DURING THE ADMINISTRATIVE PHASE.**
- 7. NOTICES MUST BE VISIBLY DISPLAYED ON SITE FOR A DURATION OF 30 DAYS, EXCLUDING PUBLIC HOLIDAYS, FROM THE TIME OF LODGING AN APPLICATION WITH COUNCIL.**
- 8. NOTICES SHOULD ALSO BE PUBLISHED ON THE LOCAL NEWSPAPER OF RECORD AS CONTEMPLATED BY SECTION 98(2) AND SECTION 100 OF THE DR PIXLEY KA ISAKA SEME SPLUM BY-LAW OF 2016.**
- 9. THE APPLICANT IS REQUIRED TO SUBMIT ATLEAST 5 COPIES OF THE APPLICATION TO THE MUNICIPALITY.**

10. 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 services 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).



Registered owner's signature

Date

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Full name

Agent/ Consultant's signature

Date

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Full name

Professional capacity
Professional Registration No.

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

Application number

APPLICATION FEE:
.....

DATE RECEIVED:
.....

RECEIPT NUMBER:
.....

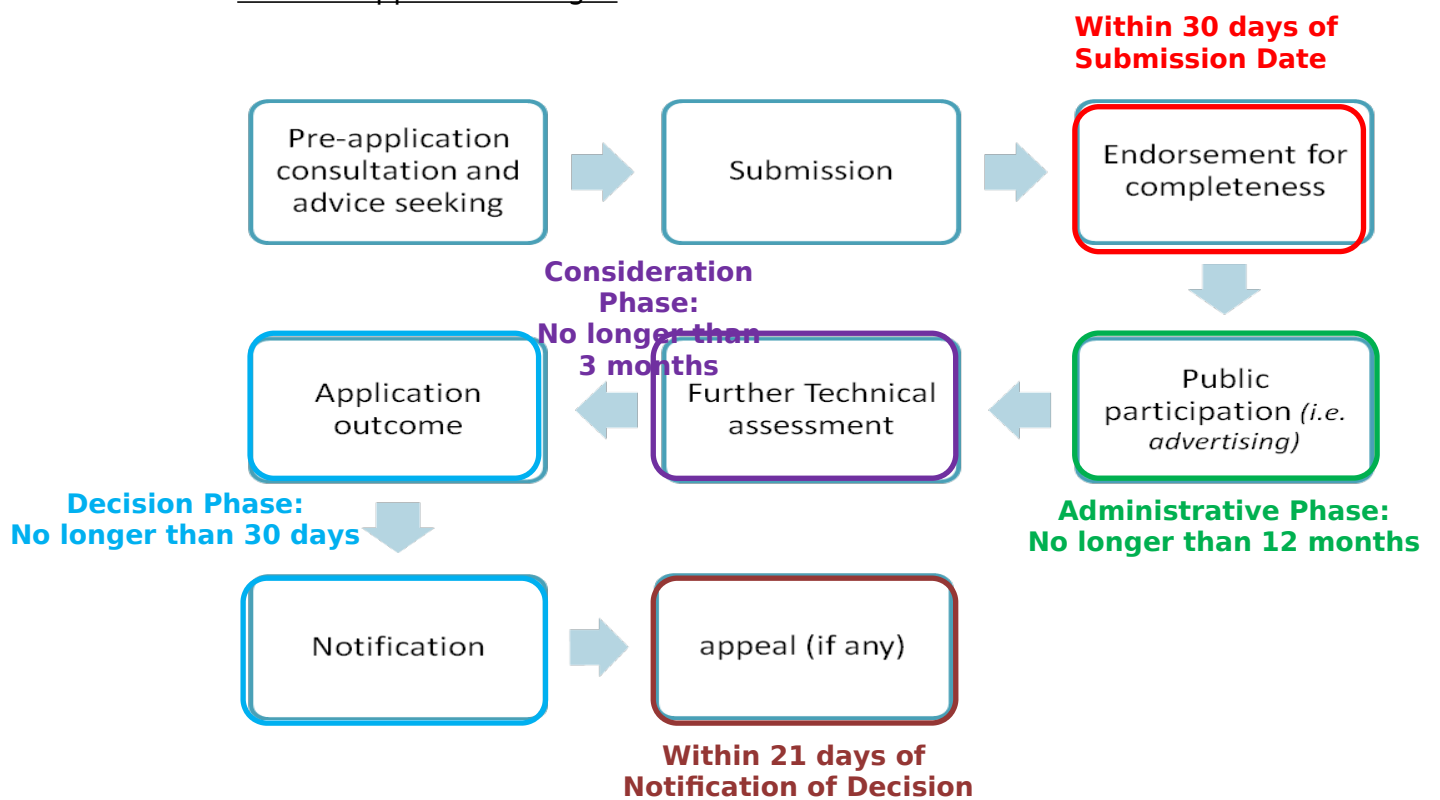
PAYMENT RECEIVED BY:
.....

DELEGATED PLANNING OFFICIAL:
.....



GENERAL NOTES

General Application Stages:





Contact Details:

Postal Address

734 6100

Private Bag X 9011

630 2209

Physical Address

c/o Adelaide Tambo Street

& Dr Nelson Mandela Drive

Tel: (017)

Fax: (086)

ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR THE ESTABLISHMENT OF A TOWNSHIP OR THE EXTENSION OF THE BOUNDARIES OF A TOWNSHIP.

Required Document(s)	Please Tick
A certified copy of the title deed of the land;	
A copy of the diagram of every property concerned or, where such diagram is not available, a plot diagram to every piece of land concerned;	
A locality plan on an appropriate scale;	
A layout plan in the scale approved by the Council and containing the information as considered necessary by the Municipality;	
Draft conditions of establishment for the proposed township in the format approved by the Council;	
A copy of the appropriate zoning of the applicable land;	
An engineering geological investigation and report compiled by a suitably qualified professional;	
An undermining stability report, where applicable, compiled by a suitably qualified professional;	
If the land is encumbered by a bond, the consent of the bondholder;	
Confirmation whether or not a mining or prospecting right or permit over the land is held or is being applied for in terms of the Mineral and Petroleum Resources Development Act, 2002;	
Other limited real rights on the property;	
Confirmation and details of any land claims on the property;	
A conveyancer's certificate;	
In the case of the extension of the boundaries of a township, the consent from the Surveyor-General to the proposed extension of boundaries.	

The motivation contemplated in section 90(2)(d) must contain at least the following information:

Required Information	Please Tick
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The development intentions of the municipality on the application property; as contained in the spatial development framework and other municipal policies;	
Compliance with applicable norms and standards and development principles in the municipality;	
The existing land use rights on the property;	
The need and desirability of the proposed land development;	
The effect of the development on the use or development of other land which has a common means of drainage;	
Any environmental implications of the proposed land development;	
An indication whether an application must be made for an environmental authorization in terms of the National Environmental Management Act (Act 107 of 1998);	
The density of the proposed development	
The area and dimensions of each erf in the proposed township;	
The layout of roads having regard to their function and relationship to existing roads;	
The provision and location of public open space and other community facilities;	
Any phased developments;	
If the land is not serviced and no provision has been made for a waterborne sewer system, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each erf or subdivided land parcel; and	
The applicable regulations as contained in the land use scheme.	



ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR THE AMENDMENT OF AN EXISTING SCHEME OR LAND USE SCHEME BY THE REZONING OF LAND.

Required Document(s)	Please Tick
A certified copy of the title deed of relevant land;	
A copy of the diagram of every application property or, where such diagram is not available, a plot diagram to every piece of land being the subject of the application;	
A locality plan on an appropriate scale;	
A zoning plan or land use rights plan, in colour and on an appropriate scale, of the application surrounding properties;	
The amendment scheme map and schedule approved by the Council;	
If the land is encumbered by a bond, the consent of the bondholder,	

The motivation contemplated in section 90(2)(d) must contain at least the following information:

Required Information	Please Tick
An indication of the persons, communities and institutions likely to be affected by the amendment and the likely impact on them;	
The interest of the applicant in bringing the application;	
A discussion on the content of the scheme prior to the proposed amendment and the need for the amendment;	
A discussion on the proposed amendment;	
The expected impact on the current, adopted municipal spatial development framework and integrated development plan;	
The possible impact of the amendment on the environment and probable mitigating elements;	
An indication whether an application must be made for an environmental authorization in terms of the National Environmental Management Act, 1998;	
An indication of the persons, communities and institutions likely to be	



affected by the amendment and the likely impact on them.	
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ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF A RESTRICTIVE OR OBSOLETE CONDITION, SERVITUDE OR RESERVATION REGISTERED AGAINST THE TITLE OF THE LAND.

Required Document(s)	Please Tick
A certified copy of the title deed of the land;	
A certified copy of the notarial deed of servitude;	
A copy of the diagram of every property concerned or, where such diagram is not available, a plot diagram to every piece of land concerned;	
A copy of the servitude diagram approved by the Surveyor-General;	
A locality plan on an appropriate scale;	
A description of all existing and proposed servitudes and services on the land; and	
If the land is encumbered by a bond, the consent of the bondholder.	

The motivation contemplated in section 90(2)(d) must make specific reference to the applicable condition or servitude, as well as a motivation on the necessity and desirability of the application.



ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION OF THE AMENDMENT OR CANCELLATION IN WHOLE OR IN PART OF A GENERAL PLAN OF A TOWNSHIP

Required Document(s)	Please Tick
Copies of the relevant sheet of the general plan which may be reduced copies of the original;	
Copies of a plan of the township showing the posed alteration or amendment or, if partial cancellation is applied for, the portion of the plan cancelled;	
Copy of the title deed which is registered in the Deeds Office at the time when the application is submitted of the land affected by the alteration, amendment or total or partial cancellation;	
If the land is encumbered by a bond, the bondholder's consent;	

The motivation contemplated in section 90(2)(d) must state the reasons for the posed alteration or amendment.



ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR THE SUBDIVISION OF ANY LAND

Required Document(s)	Please Tick
A certified copy of the title deed of the land;	
A copy of the diagram of every property concerned or, where such diagram is not available, a plot diagram to every piece of land concerned;	
The appropriate consent where required in terms of the Subdivision of Agricultural Land Act, 1970 (Act No.70 of 1970);	
A locality plan on an appropriate scale;	
A layout plan in the scale approved by the Council and containing the information as considered necessary by the Municipality;	
Draft conditions of establishment for the proposed subdivision;	
A copy of the appropriate zoning of the applicable land;	
If the land is encumbered by a bond, the consent of the bondholder.	

The motivation contemplated in section 90(2)(d) (SPLUM By Law) must contain at least the following information:

Required Information	Please Tick
The development intentions of the municipality on the application property, as contained in the spatial development framework and other municipal policies;	
The need and desirability of the proposed subdivision;	
A justification on the suitability of the land for subdivision;	
A traffic impact assessment of the proposed development;	
An assessment of the social impact of the proposed land development;	
The impact of the proposed land development on the future use of land in the locality;	
The impact of the proposed subdivision on the future use of land in the locality;	
The availability of subdivided land in the area and the need for the creation of further erven or subdivisions;	
The effect of the development on the use or development of other land which has a common means of drainage;	
The subdivision pattern having regard to the physical characteristics of the	



land including existing vegetation;	
The density of the proposed development;	
The area and dimensions of each erf;	
The layout of roads having regard to their function and relationship to existing roads;	
The existing land use rights on the property;	
The movement of pedestrians and vehicles throughout the development and the ease of access to all erven;	
The provision and location of public open space and other community facilities;	
The phasing of the subdivision;	
The provision and location of common property;	
The functions of any body corporate;	
The availability and provision of municipal services;	
if the land is not serviced and no provision has been made for a waterborne sewer system, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each erf or subdivided land parcel;	
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas;	
An indication whether an application must be made for an environmental authorization in terms of the National Environmental Management Act, 1998;	
The existing land use rights on the property; and	
The applicable regulations as contained in the land use scheme.	



**ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR THE
CONSOLIDATION OF ANY LAND**

Required Document(s)	Please Tick
A certified copy of the title deed of the land;	
A copy of the diagram of every property concerned or, where such diagram is not available, a plot diagram to every piece of land concerned;	
A locality plan on an appropriate scale;	
A layout plan in the scale approved by the Council;	
Draft conditions of establishment for the proposed consolidation;	
A copy of the appropriate zoning of the applicable land;	
If the land is encumbered by a bond, the consent of the bondholder.	

The motivation contemplated in section 90(2)(d) must explain and motivate the application.



**ADDITIONAL DOCUMENTS REQUIRED FOR THE PERMANENT CLOSURE
OF A PUBLIC PLACE IF AN APPLICATION IS SUBMITTED**

Required Document(s)	Please Tick
A copy of the relevant general plan;	
A copy of the approved conditions of establishment of the existing township;	
A locality plan on an appropriate scale;	
A layout plan in the scale approved by the Council;	

The motivation contemplated in section 90(2)(d) must explain and motivate the application.



ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR CONSENT OR APPROVAL REQUIRED IN TERMS OF A CONDITION OF TITLE, A CONDITION OF ESTABLISHMENT OF A TOWNSHIP OR CONDITION OF AN EXISTING SCHEME OR LAND USE SCHEME.

Required Document(s)	Please Tick
A certified copy of the title deed of relevant land;	
A copy of the diagram of every application property or, where such diagram is not available, a plot diagram to every piece of land being the subject of the application;	
A locality plan on an appropriate scale;	
A description of all existing and proposed servitudes and/or services on the applicable land;	
The copy of the land use rights certificate on the applicable land;	
If the land is encumbered by a bond, the consent of the bondholder;	
A zoning plan or land use rights plan; and	
A land use plan.	

The motivation contemplated in section 90(2)(d) must make specific reference to the zoning and other regulations in terms of the land use scheme.



ADDITIONAL DOCUMENTS REQUIRED FOR AN APPLICATION FOR TEMPORARY USE

Required Document(s)	Please Tick
A power of attorney from the registered owner of the land if the applicant is not the registered owner;	
If the land is encumbered by a bond, the bondholder's consent'	
A locality plan;	
A copy of the title deed which is registered in the Deeds Office at the time when the application is submitted;	
A copy of the zoning certificate, including any notices published in terms of this By-law which has the purpose of changing the land use rights which may be applicable.	

The motivation contemplated in section 90(2)(d) must contain at least the following information:

Required Information	Please Tick
Reference to the objective and principles contained in this By-law;	
reference to the Integrated Development Plan and Municipal Spatial Development Framework and its components and any other policies, plans or frameworks with specific reference on how this application complies with it or deviated from it;	
The need and desirability of the application;	
Discuss the application in terms of the Development Principles, norms and standards as referred to in Chapter 2 of the Act.	