



APPLICATION FOR CHANGE IN/OR SUBDIVISION OF LAND

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(mark the applicable box)

- REZONING** to subdivisional area in terms of section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).
- REZONING** in terms of section 17 of the Ordinance, which does **not** comprise a rezoning to subdivisional area.
- DEPARTURE** in terms of section 15 of the above mentioned Ordinance.
- CONSENT USE / SPECIAL COUNCIL** in terms of the Scheme regulations of the above mentioned Ordinance.
- SUBDIVISION** in terms of section 24 of the above mentioned Ordinance, that does **not** require in terms of the subdivision of Agriculture Land Act, 1970 (Act 70 of 1970).
- SUBDIVISION** in terms of section 24 of the Ordinance.
- BUILDING LINE DEPARTURE** (Receipt nr:.....)
- HOUSE SHOP** (Receipt nr:.....)
- OCCUPATIONAL PRACTISE**

1. PERSONAL PARTICULARS OF APPLICANT

1.1 Name of person/company to whom correspondence should be addressed:

Address:

Postal Code:

Tel no:

Dialing Code:

1.2 Is the applicant the sole registered owner of the concerned property?

(If not, attach a Power of Attorney from the registered owner(s) to this. This also applies should the person making the application, still be in the process of obtaining the property and if the property is owned by a company or more than one person)

1.3 Name of registered owner(s):

1.4 Is the property encumbered with a bond?

2. DETAILS OF PROPERTY

2.1 Registered details in terms of the Title Deed: _____

2.2 Number and date of the Title Deed: _____

2.3 Area: _____

2.4 What is the current zoning of the property? _____

2.5 Is the current zoning being utilized? _____

(If not, what is the property being applied/utilized as?)

2.6 Is the property developed? (buildings, etc.) _____

(If yes, what is the nature and condition of the buildings?)

2.7 Is the property or any part thereof subject to flooding:

3. DETAILS OF APPLICATION

- 3.1 Describe the application/development shortly and motivate the reasons why it should be approved:

(A complete motivation report pertaining to the desirability of the proposed land usage change may be attached.)

- 3.1 Is the proposal applicable to the entire property?
(If not, state the size of section of the property that is not involved, and state what that section will be utilised as)

- 3.2 Do any restrictions apply to the property, in terms of the Title deed, that could have an influence on this application and that have to be removed in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967). (If yes, state complete particulars)

- 3.3 Does the application fall within an area where a structure plan already exists?
(If yes, is the application in keeping with the structure plan? Motivate your answer.)

ATTACHMENTS:

Please attach the following, if applicable:

- Full application (2 copies)
- Locality Map (2 copies)
- Site Development Plan (2 copies, showing services, building lines, access, parking, true north, scale and number of rooms in case of B and B and Guesthouse)
- Subdivision Plan (2 copies)
- Motivational Report
- Title Deed (Must be attached in all instances)
- Conveyancer Certificate
- Bondholder's Consent
- Power of Attorney
- 1:50 000 topographical map (in colour)

I, the undersigned, declare that all information supplied in this application and attachments, are correct and complete.

FULL NAMES: _____

SIGNATURE: _____

DATE: _____

MOTIVATION REPORT

A comprehensive exposition substantiating the desirability of the proposed change in land use must be attached. The extent of this report will vary from one application to the next, depending on the sensitivity of the environment and the size of the proposed development. The following guidelines must be followed when compiling such a report.

1. DESIRABILITY

The concept of "desirability" in the land use planning context may be defined as the degree of acceptability of the land use(s) on the land units concerned. Discuss the desirability of the proposed change in land use with reference to the following aspects:

1.1 PHYSICAL CHARACTERISTICS OF THE PROPERTY

The expected effect of the proposed change in land use and any modification of the physical characteristics include topography (slopes), geological formations, soil characteristics and depth of underlying rock formations, microclimate, vegetation (e.g. invader plants), floods plains and flood-lines, water tables, fountains drainage patterns, unique ecological habitats and sensitive areas, existing filled-in areas and gravel quarries, potential supporting capacity of the area, etceteras.

1.2 EXISTING PLANNING IN THE AREA

Discuss the degree of compatibility of the proposed change in land use with the existing planning in respect of the area using guide plans, structure plans, etceteras.

1.3 CHARACTER OF THE SURROUNDING AREA

Discuss the degree of compatibility of the proposed change in land use with the type of land uses in the surrounding area, the accommodation density (e.g. size of erf), historical, architectural or conservation worthy areas, natural assets, number of community facilities, privacy of neighbors, street scenes, views, etceteras.

1.4 THE POTENTIAL OF THE PROPERTY

Discuss the potential of the property for their uses, e.g. agriculture (in an existing agricultural area), conservation (of natural and urban environments), recreation (especially along the coast) and how the proposal will influence the potential.

1.5 THE LOCATION AND ACCESSIBILITY OF THE PROPERTY

Discuss the accessibility of the property regarding the existing urban development, the main road network and other infrastructure, as well as the effect of additional traffic, if any, on the environment. In the case of a rezoning to a subdivisional area, the availability of land units with similar characteristics and the expected pace of development of such units must also be discussed.

1.6 PROVISION OF SERVICES

Discuss the possibility of the provision of services (as well as anticipated problems), what type of services will be provided, what the cost of providing such services will be and whether it will be desirable to provide such services (e.g. how it would effect the natural environment), possible pollution, etcetera.

1.7 THE CONSTRUCTION PHASE OF THE PROPOSAL

Discus the duration of the construction phase, whether any temporary structure will have to be erected (e.g. worker's camps), where construction materials will be obtained from (e.g. gravel quarries on the property), or whether any dunes will have to be flattened or the excavation, filling in of areas, removal of vegetation, etceteras, is envisaged and what extent of this will be, where construction materials will be stored, and whether or not any damage to the natural environment can be remedied (e.g. by landscaping).