



Print Form

LAND USE MANAGEMENT APPLICATION in terms of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL)

Please complete form using block capitals and mark appropriate boxes.

Application Case no

Administrative Penalty Case no

(to be completed by an official)

SECTION A: APPLICANT / AGENT DETAILS

First names

Surname

Company / Trust Name VAT no

Please complete and mark with an X the preferred method of formal written communication

Business address

Postal code

Email

Tel Cell

SECTION B: SUBJECT PROPERTY DETAILS

Erf / Erven / Farm no Allotment area

Street address

Suburb

Current Zoning

Title deed no T / Title deed date

Approximate age of existing buildings Property Extent m²/ha

Any restrictive title deed conditions affecting development on the property? Y N If Yes, please specify

Is property encumbered by a bond? Y X If Yes, bondholder?

Any unlawful landuse(s) on the property that relate to this application? Y X If Yes, has owner / operator been served with a notice in terms of the MPBL to rectify? Y X

Any unlawful building work / structures on the property that relate to this application? Y X If Yes, has owner / operator been served with a notice in terms of the MPBL to rectify? Y X

Is a purpose of this application to rectify a contravention in terms of the MPBL? Y X If Yes, has an application been made for the determination of an administrative penalty in terms section 42(r) of the MPBL? Y X

SECTION C: OWNER DETAILS (compulsory if different from applicant)

First names

Surname

Company / Trust Name

Vat Number

Please complete and mark with an X the preferred method of formal written communication

Business address

Postal code

Email

Tel Cell

SECTION D: APPLICATION TYPE

Has there been any previous related application? If Yes, reference/application no

(Mark all applications to be applied for)

	In terms of (see below) of the City of Cape Town Municipal Planning By-Law, 2015	Fees payable
<input checked="" type="checkbox"/> Rezoning of land, including rezoning to sub divisional area overlay zoning	Section 42(a)	R <input type="text"/>
<input checked="" type="checkbox"/> Permanent departure	Section 42(b)	R <input type="text"/>
<input type="checkbox"/> Temporary departure	Section 42(c)	R <input type="text"/>
<input checked="" type="checkbox"/> Subdivision of land	Section 42(d)	R <input type="text"/>
<input checked="" type="checkbox"/> Implementation of a subdivision approval in phases	Section 42(e)	R <input type="text"/>
<input checked="" type="checkbox"/> Consolidation of land	Section 42(f)	R <input type="text"/>
<input checked="" type="checkbox"/> Amendment, suspension or deletion of a restrictive condition	Section 42(g)	R <input type="text"/>
<input type="checkbox"/> Consent or approval in terms of, or the relaxation of, a restrictive condition in a title deed where the restriction relates to use, subdivision, development rules or design criteria	Section 42(h)	R <input type="text"/>
<input type="checkbox"/> Consent, approval or any other permission or requirement in terms of the development management scheme	Section 42(i)	R <input type="text"/>
<input type="checkbox"/> Amendment, deletion or addition of conditions in respect of an existing approval granted or deemed to be granted in terms of this By-Law	Section 42(j)	R <input type="text"/>
<input type="checkbox"/> Extension of the period of validity of an approval	Section 42(k)	R <input type="text"/>
<input type="checkbox"/> Amendment or cancellation of an approved plan of subdivision or general plan	Section 42(l)	R <input type="text"/>
<input type="checkbox"/> Permission required in terms of the conditions of approval of an application	Section 42(m)	R <input type="text"/>
<input type="checkbox"/> Determination of a zoning, a non-conforming use right or any other matter which the City may determine in terms of this By-Law	Section 42(n)	R <input type="text"/>
<input type="checkbox"/> Correction of a zoning map	Section 42(o)	R <input type="text"/>
<input checked="" type="checkbox"/> Certification of an owners' association constitution or an amendment;	Section 42(p)	R <input type="text"/>
<input type="checkbox"/> Alteration or amendment of a street name or number	Section 42(q)	R <input type="text"/>
<input type="checkbox"/> Determination of an administrative penalty as contemplated in section 129(1)	Section 42(r)	R <input type="text"/>
<input type="checkbox"/> To exempt a subdivision from the need for approval in terms of this By-Law as contemplated in section 67(3)	Section 42(s)	R <input type="text"/>
<input checked="" type="checkbox"/> Any other application provided for in this By-Law	Section 42(t)	R <input type="text"/>
<input type="checkbox"/> Any other application which the City Manager may prescribe in terms of this By-Law	Section 42(u)	R <input type="text"/>

If required, has application for Environmental Impact Assessment, Heritage Impact Assessment, Transport / Traffic Impact Assessment, Major Hazard Installation Assessment or Spatial Development Framework approval been made? R

Advertising / notification fee R

Total Application fee R

Is a pre-application consultation required for your application in terms of section 70(2) of the MPBL?

If Yes, has the pre-application consultation record attached?

Brief description of proposed development / intent of application (including conditions / site development plan amendments required)

Simultaneous application in terms of sections 42 (a) rezoning, 42 (b) permanent departures (d) subdivision, (f) consolidati

(p) home owners association and (g) amendment, suspension or deletion of a restrictive title deed condition

S 60(1) amendment of a General Plan of the MPBL (DMS) and in terms of the Immoveable Property Bylaw 2014 s(4) 2

for a closure of public place in order to rezone to subdivisional area to obtain a basket of rights for the entire development

in order to develop the site as a residential led, mixed use, mixed income development staged over ± 5 years including

3605 residential units, retail/commercial, offices, OS3, sports facilities, school, ECD etc.

SECTION E: ATTACHMENTS AND SUPPORTING INFORMATION INCLUDED

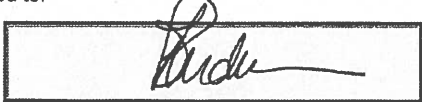

<input checked="" type="checkbox"/>	Power of attorney	<input checked="" type="checkbox"/>	Copy of EIA / HIA / TIA / TIS / MHIA or RoD
<input type="checkbox"/>	Bondholder's consent	<input type="checkbox"/>	Indication of all municipal services / registered servitudes
<input checked="" type="checkbox"/>	Copy of title deed	<input checked="" type="checkbox"/>	Services report
<input type="checkbox"/>	Copy of trust deed	<input checked="" type="checkbox"/>	Phasing plan
<input checked="" type="checkbox"/>	Conveyancer's certificate	<input type="checkbox"/>	Contour plan
<input checked="" type="checkbox"/>	List of title deed conditions to be removed / amended / relaxed	<input checked="" type="checkbox"/>	Floodline certificate
<input checked="" type="checkbox"/>	Motivation report	<input type="checkbox"/>	Typical unit types (plan and elevation)
<input checked="" type="checkbox"/>	Locality plan	<input type="checkbox"/>	Abutting owner's consent
<input checked="" type="checkbox"/>	SG noting sheet extract / Erf diagram / General plan	<input type="checkbox"/>	Home Owners' Association consent / approval stamp
<input checked="" type="checkbox"/>	Proposed Plan of Subdivision (including street names and numbers)	<input type="checkbox"/>	Application fee / receipt
<input type="checkbox"/>	Site layout / Sketch plan (and elevations) illustrating proposal (max A4 or A3 in size)	<input type="checkbox"/>	Proof of payment
<input type="checkbox"/>	Site development plan	<input checked="" type="checkbox"/>	Pre-application consultation record (if held)
<input checked="" type="checkbox"/>	Landscaping / Tree plan	<input type="checkbox"/>	Required no of documentation copies <input type="text"/>
<input type="checkbox"/>	Other (please specify) UDF Plan, consolidation diagram, sustainability assessment, policy framework		

SECTION F: DECLARATION

I/we hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. That I/we am/are properly authorised 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. That this submission includes all necessary planning applications required to enable the development proposed herein. I/we specifically confirm that I/we have read the relevant title deed(s) or the attached conveyancer certificate. I/we confirm that there are no restrictive conditions which impact on the this application, or alternatively where there are applications for the removal / amendment / suspension of these or consent required in terms of a title deed condition, form part of the submission.
5. That where the proposal involves existing building work erected and / or used in contravention of the development management scheme, that I/we have consulted with the Section Head: Land Use Management for the applicable area to ensure the correct application in terms of Planning law is being made. I confirm that I have not been served with a demolition directive in terms of section 128 (1) (b) (ii) of the MPBL on the property.
6. 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).

If the application is made by a person other than the registered owner (e.g. an agent / consultant) the requirements in terms of section 71 (1)(b) of the MPBL must be adhered to.

Registered owner's signature		Date	<input type="text" value="21 3 09 2016"/>
Full name	<input type="text" value="WESTERN CAPE GOVERNMENT"/>		
Agent / Consultant's signature		Date	<input type="text" value="23 09 2016"/>
Full name	<input type="text" value="TALI BRUK"/>		
Professional capacity	<input type="text" value="Town Planner"/>	Applicant's ref	<input type="text" value="0426"/>

FOR OFFICE USE ONLY

Date received	<input type="text"/>	Received by	<input type="text"/>
Receipt no	<input type="text"/>	File ref	<input type="text"/>

SECTION G: FURTHER APPLICATION DETAIL

Nature of departure / amendment / approval required:

<input type="checkbox"/>	Building line encroachment				
	Street	<input type="text"/>	From <input type="text"/> m	To <input type="text"/> m	
	Street	<input type="text"/>	From <input type="text"/> m	To <input type="text"/> m	
	Common	<input type="text"/>	From <input type="text"/> m	To <input type="text"/> m	
	Common	<input type="text"/>	From <input type="text"/> m	To <input type="text"/> m	
	Common	<input type="text"/>	From <input type="text"/> m	To <input type="text"/> m	
<input type="checkbox"/>	Exceeding permissible site coverage		From <input type="text"/> %	To <input type="text"/> %	
<input type="checkbox"/>	Exceeding maximum permitted floor area		From <input type="text"/> m ²	To <input type="text"/> m ²	
<input type="checkbox"/>	Exceeding maximum permitted floor factor		From <input type="text"/>	To <input type="text"/>	
<input type="checkbox"/>	Exceeding height restriction / permissible no. of storeys		From <input type="text"/> m/st	To <input type="text"/> m/st	
<input type="checkbox"/>	Exceeding maximum storey height		From <input type="text"/> m	To <input type="text"/> m	
<input type="checkbox"/>	Exceeding maximum boundary wall height		From <input type="text"/> m	To <input type="text"/> m	
<input checked="" type="checkbox"/>	Relaxation of on-site parking / loading bay requirements		From <input type="text" value="2"/> bays	To <input type="text" value="0.5"/> bays	
<input type="checkbox"/>	Erection of second / additional dwelling unit	<input type="text"/>			
<input type="checkbox"/>	Work in Heritage Protection Overlay Zone (please specify)	<input type="text"/>			
<input type="checkbox"/>	Other (please specify)	<input type="text"/>			
<input type="checkbox"/>	Administrative penalty	<input type="text"/>			

Additional description of departures / amendments / approval required (if necessary)

Parking relaxation for residential 0.5 bays in lieu of 2.0 bays.
Retail/service industry 0.4 bays per 100m2 shared 90% with residential in lieu of 4 bays per 100m2 GLA
Office 0.4 bays per 100m2 shared 90% with residential in lieu of 4 bays per 100m2 GLA

SECTION H: ADMINISTRATIVE PENALTY

The following is required for an application for the determination of an administrative penalty made in terms of section 42 (r) of the MPBL.

Give a description of the land use or building work / structure(s) that are in contravention on the property.

Provide the extent(s) in m² of the property used for the unlawful use activity, and unlawful building work / structure(s) that contravene the MPBL. (Indicate extent(s) on a building plan / map / plan / diagram)

Describe the duration of the contravention(s).

--

Has the unlawful activity ceased? Yes No If yes, provide date when ceased

Has the owner / person previously contravened the MPBL, or a previous Planning Law? Yes No If yes, please provide more details below.

Provide the municipal valuation of the erf. R

State your determination of the value of the building work / structure(s) and engineering work unlawfully carried out. R

Note: Provide supporting documentation for your determination.