



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

SECTION A: APPLICANT / AGENT DETAILS

First names Surname

Company / Trust Name

Business partner no VAT no

Business address

Postal code Contact number

Email Cell number

SECTION B: SUBJECT PROPERTY DETAILS

Erf / Erven / Farm no Allotment area

Street address

Suburb

Current Zoning

Title deed no T / Title deed date

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? If Yes, please specify

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

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

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

Note: If the purpose of this application to rectify a contravention in terms of the MPBL then an application must also be made for the determination of an administrative penalty in terms section 42(r) of the MPBL. A separate form (LUM016) must be submitted with this application.

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

First names Surname

First names Surname

(1) Business partner no (2) Business partner no

Company / Trust Name

Business partner no VAT no

Business address

Postal code Contact number

Email Cell number

SECTION D: APPLICATION TYPE

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

In terms of the City of Cape Town Municipal Planning By-Law, 2015, mark all applications being applied for below

- Section 42(a) Rezoning of land, including rezoning to subdivisional area overlay zoning
- Section 42(b) Permanent departure
- Section 42(c) Temporary departure
- Section 42(d) Subdivision of land
- Section 42(e) Implementation of a subdivision approval in phases
- Section 42(f) Consolidation of land
- Section 42(g) Amendment, suspension or deletion of a restrictive condition
- Section 42(h) 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(i) Consent, approval or any other permission or requirement in terms of the development management scheme
- Section 42(j) 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(k) Extension of the period of validity of an approval
- Section 42(l) Amendment or cancellation of an approved plan of subdivision or general plan
- Section 42(m) Permission required in terms of the conditions of approval of an application
- Section 42(n) Determination of a zoning, a non-conforming use right or any other matter which the City may determine in terms of this By-Law. If a non-conforming use right determination then LUM15 form also needs to be submitted.
- Section 42(o) Correction of a zoning map
- Section 42(q) Alteration or amendment of a street name or number
- Section 42(r) Determination of an administrative penalty as contemplated in section 129(1) only need to complete LUM016 form
- Section 42(s) To exempt a subdivision from the need for approval in terms of this By-Law as contemplated in section 67(3)
- Section 42(t) Permission for the reconstitution of a building or a substantial part of it within the envelope of a non-conforming use as contemplated in section 37(6)
- Section 42(u) Any other application which the City Manager may prescribe in terms of this By-Law
- Section 42(v) Approval in terms of section 55 (4) (b) of this By-Law

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? Y N

Has the pre-application consultation record been attached if required for your application in terms of section 70(2) of the MPBL? Y N

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

SECTION E: ATTACHMENTS AND SUPPORTING INFORMATION INCLUDED

- Motivation report (which addresses the criteria contained in section 99 of the MPBL. Where applicable the development principles contained in Chapter 2 of SPLUMA and LUPA must also be addressed. If they are not applicable, motivate why).
- Power of attorney Landscaping / Tree plan Floodline certificate
- Bondholder's consent Contour plan Copy of EIA / HIA / TIA / TIS / MHIA or RoD
- Copy of title deed Locality plan Phasing plan (required for S42(e) application)
- Copy of trust deed Abutting owner's consent SG noting sheet extract / Erf diagram / General plan
- Conveyancer's certificate List of title deed conditions to be removed / amended / relaxed
- Services report Indication of all municipal services / registered servitudes
- Site development plan Site layout / Sketch plan (and elevations) illustrating proposal
- Typical unit types (plan and elevation) Proposed Plan of Subdivision (including street names and numbers)
- Home Owners' Association consent / approval stamp Other (please specify)

SECTION F: NATURE OF DEPARTURE

<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		From	<input type="text"/> m/st	To <input type="text"/> m/st
<input type="checkbox"/>	Exceeding height restriction related to wallplate		From	<input type="text"/> m	To <input type="text"/> m
<input type="checkbox"/>	Relaxation of window and door placement setback requirement		From	<input type="text"/> m	To <input type="text"/> m
<input type="checkbox"/>	Relaxation of on-site parking / loading bay requirements		From	<input type="text"/> bays	To <input type="text"/> bays
<input type="checkbox"/>	Other (please specify)	<input type="text"/>			

SECTION G: 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. I/we am/are aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.
6. 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/we confirm that I/we have not been served with a demolition directive in terms of section 128 (1) (b) (ii) of the MPBL on the property.
7. 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).
8. The email address and cell number provided on this form is to be used by the City to communicate when there is correspondence relating to the application(s) for my attention that will be available through e-Services. If my email address or cell number changes, I/we will notify the Corporate Call Centre on 0860 103 089 to update my/our business partner details.

If the application is made by a person other than the registered owner(s) (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	<input type="text"/>	Date	<input type="text"/>
Full name and surname	<input type="text"/>		
Registered owner's signature	<input type="text"/>	Date	<input type="text"/>
Full name and surname	<input type="text"/>		
Agent / Consultant's signature	<input type="text"/>	Date	<input type="text"/>
Full name and surname	<input type="text"/>		
Professional capacity	<input type="text"/>	Applicant's ref	<input type="text"/>