

## APPLICATION FOR REZONING

### AS PER CLAUSE 1.5 OF THE NHLANGANO TOWN PLANNING SCHEME OF 2012

Complete section A to C in block letters

#### SECTION A

##### DETAILS OF APPLICANT / AUTHORISED AGENT

Name & Surname:	
Postal Address:	
Telephone: (       )	Cellular Phone: (       )
Facsimile: (       )	Email Address:

#### SECTION B

##### REGISTERED OWNER OF THE PROPERTY

Name & Surname:	
Physical Address (Place of Residence):	
Postal Address:	
Telephone: (       )	Cellular Phone: (       )
Facsimile: (       )	Email Address:

## SECTION C

### DETAILS OF PROPERTY TO BE DEVELOPED

Street Address and Township (Including Extension)		
Plot Number (As per Deeds Register):		
Rates Clearance Certificate Number:		
Value of Property as per latest Valuation Roll:		
Value of Land:	Value of Improvements:	Total Value:
E	E	E
Is Property subject to Mortgage Bonds (State Details):		
Existing Land Use Zone:		
Existing Land Use Description:		
Proposed Land Use Description:		
Estimated Cost of Development:		
E		

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I, the undersigned, certify that, to the best of my knowledge, the information provided in this form is correct.

.....  
Full Name (Applicant / Authorised Agent)

.....  
Signature (Applicant / Authorised Agent)

.....  
Submission Date

**COMMISSIONER OF OATH**

.....  
Date Received

.....  
Council Official Name

.....  
Council Official Signature

**FOR OFFICE USE ONLY**

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## SECTION D

### MAIN MOTIVATION REPORT

**A Motivation Report must be submitted in the following format (TWO COPIES)**

#### **A. Introduction**

#### **B. Background Assessment**

- a) Site / Property Description (Location, Size, Current Land Use, e.t.c.)
- b) Environmental Assessment and Geotechnical / Soils Assessment  
(Gradients, Identification of Environmental Sensitive Areas, such as drainage lines, marshy areas, e.t.c.)
- c) Traffic Impact and Parking Requirements
- d) Surrounding Land Use Assessment
- e) Engineering / Bulk Service Provision, including Roads, Water, Sewerage, Electricity and Telecommunication

#### **C. Motivation**

- a) Need for Re-zoning or Planned Unit Development
- b) How does the proposed development respond to surrounding land uses as well as open space resources?
- c) Restrictions of Current Zoning
- d) Desirability of Proposed Development
- e) Details of Proposed Zone

#### **D. Conclusion**

## SECTION E

### APPENDICES TO ACCOMPANY THE MAIN MOTIVATION REPORT

#### **The following should accompany the Application (TWO COPIES)**

1. Title Deed(s) – Obtain certified copies from the Deed's Office
2. Letter of Authorisation – Obtained from Nhlanguano Town Council
3. Official Rates Clearance Certificate
4. Photographs (Existing property and neighbouring properties)
5. Location Map
6. Surrounding Land Use Map
7. Surrounding Zoning Map – Obtained from Nhlanguano Town Council
8. Proposed Development Plans (Architectural and Layout Details and Building Restrictions)
9. Land – Legal Agreements- if applicable

## SECTION F

### SCHEDULE OF FEES

#### **The following application fees will be charged:**

Application Fees for Rezoning..... E.....

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## **SECTION G**

### **APPLICATION PROCEDURE NOTES**

1. Prior to lodging your application, consult the Nhlanguano Town Council's Planning Division about the proposed development for preliminary approval by the Local Authority.
2. Obtain an Official Rates Clearance Certificate from Nhlanguano Town Council.
3. Submit the application as per This Form and attach the full set of appendices as listed in Section E of the Form.
4. Advertise as per requirements of Section H of the Form.
5. Submit proof that the required notice has been published in a locally circulating newspaper and on site.

Following the 21 day Public Review Period, Nhlanguano Town Council would consider the application (taking cognisance of any objections / comments received from public and other interested parties, and process its approval / conditional approval / denies it in accordance to the relevant Sections of the Nhlanguano Town Planning Scheme of 2012.

## **SECTION H**

### **ADVERTISEMENT PROCEDURE NOTES**

1. Display an On-Site Public Notice where it will be recognisable and maintain it on the property for a period of twenty-one (21) days.
2. Submit proof, by means of photographs, that the Public Notice was displayed on the site.
3. Publish the required Public Notice in a newspaper for at least once during each of two (2) successive weeks within the twenty-one (21) days public review period.
4. Submit proof that the required notice has been published within a locally circulating newspaper during each of the two (2) successive weeks.
5. Submit an affidavit to confirm that the prescribed notice was displayed on the property for the prescribed period of twenty-one (21) days.