



Church Square
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 GRAAFF REINET
 Tel: 049 807 5700
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Land Development Application Form

For Official Use:

Applicant Reference Number	Municipal Reference Number

Status of Application: (insert dates)

Received	Confirmed as complete	Circulation	Advertised	All comments received	Responded to comments	Assessment report	Decision

Applicant / Objectors notified	Appeal received	Appeal Hearing	Final Decision	Other			

SECTION 1 Details of Applicant

Name: Urban Dynamics EC Postal address: PO Box 27757 Greenacres, Port Elizabeth Code: 6057 Tel no: 041 374 3980/1 Fax no:	Contact person: Rowan van Gend Physical address: 117 Cape Road Mill Park Port Elizabeth Cell no: 082 569 6339 E-mail address: rowan@udec.co.za/ admin@udec.co.za
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SECTION 2 Details of Land Owner (If different from Applicant)

Name: Camdeboo Municipality Postal address: _____ _____ _____ <div style="text-align: center;">Code: _____</div> Tel no: _____ Fax no: _____	Contact person: _____ Physical address: _____ _____ _____ Cell no: _____ E-mail address: _____
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Note: If the applicant is not the registered owner(s), attach a power of attorney from the registered owner(s) to the application. This also applies if the person applying is still busy obtaining the land unit and if the land unit is owned by a company or more than one person.

SECTION 3
Details of Property

(In accordance with Title deed)

Erf/ Farm No and portion description:	Erf 1, New Bethesda	Area (m ² or ha):	2052,0644 ha
Physical address of erf/farm:	New Street	Existing zoning:	Transport Zone II
Town/suburb	New Bethesda	Existing land use:	Vacant Road Reserve
If not in a town, location from nearest town:	_____	Area applicable to application:	±1152m²
Municipal area:	Dr. Beyers Naude	Title deed no:	T15159/1968

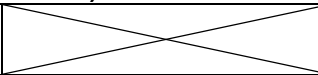
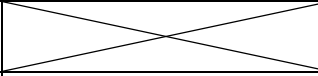
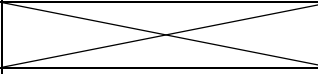
(If not registerable in Deeds Office)

Registration Division:	_____	Area (m ² or ha):	_____
Administrative Area:	_____	Existing zoning:	_____
Traditional Council:	_____	Existing land use:	_____
Location or Settlement:	_____	Area applicable to application:	_____
Plot / Lot / PTO of Quitrent Title no (if any):	_____		

Note: If the property is situated in a trust or communal land area under traditional council or communal property association, attach proof of land right allocation by the traditional council in terms of the applicable customary law or communal property association. Where applicable, also attach proof of community resolution in terms of Interim Protection of Informal Land Rights Act.

SECTION 4
Details of the Type of Application being Submitted

Application for:
(Please mark applicable block with a cross)
(If application consists of more than one action, mark all relevant actions)

Rezoning of land: Rezoning of Portion A and B to Special Zone	
Subdivision of land into less than 20 units:	
Subdivision of land into 20 or more units:	
Consolidation of land:	
Temporary departure from land use scheme provisions applicable to land:	
Permanent departure from land use scheme provisions applicable to land;	
Removal, suspension or amendment of Title Deed Restrictions:	
Consent use:	
Closure of Public Place or Public Road: The Permanent Closure of Minor Portion of a Public Place	
Extension of validity of an existing approval:	
Phasing of an approved subdivision plan:	
Annulment, suspension or amendment of conditions of approval:	
Any other application in terms of national legislation, provincial legislation or municipal by-law:	

Please give a short description of the scope of the project:

- **It is the intention of the Dr Beyers Naude Local Municipality, in conjunction with Owl House Foundation, to provide permanent structures, for the display and sale of locally produced artefacts by crafters, adjacent to the Owl House Museum. In order to achieve this, an application is hereby prepared and submitted for the Subdivision, Rezoning and permanent closure of a minor portion of the Nieu Bethesda Commonage.**
- **Therefore, the following applications will be necessary to implement this vision :**
 - **Subdivision of Remainder of Erf 1 into 2 Portions**
 - **Rezoning of Portions A and B to Special Zone**
 - **The Permanent Closure of Minor Portion of a Public Place**

SECTION 5

Detail of application (Mark with an X and give detail where applicable)

Is space insufficient, refer to section and page of the motivation report where the aspect is being addressed.

Is the land unit currently developed (buildings etc.)?	YES	NO	If answered YES, what is the nature & condition of the developments/improvements?	
Is the land currently being used in line with its zoning?	YES	NO	If answered NO, does what is the application/ use of land?	
Is the property burdened by a bond?	YES	NO	If answered YES, attach the bondholder's consent to the application:	
Has a similar application been submitted on the property in the past 5 years?	YES	NO	If answered YES, when and provide particulars of the authority reference numbers and decisions:	
Does the application and development proposal apply to the entire land unit?	YES	NO	If answered NO, indicate the size of the portion of the land to which the application / development applies, as well as what the remaining extent will be used for:	±1152m² will be subdivided off for the proposed crafter stalls and pedestrian walkways
Are there any restrictive conditions, servitudes, or other rights, applicable to the land unit in terms of the deed of transfer or S.G. diagram that should be removed, as it might have an influence on this application?	YES	NO	If answered YES, please provide detail description:	
Are there any physical restrictions (e.g. steep inclines, unstable land formations, marshes, etc.) that might influence the intended development?	YES	NO	If answered YES, name full particulars and state how the restrictions will be solved (including sketches, designs and plans where applicable):	
Is any portion of the land unit in a flood plain of a river beneath the 1:50 or 1:100 year flood-line?	YES	NO	If answered YES, please provide detail description:	
Is any portion of the land unit within 100m or 1000m of the high-water mark of the sea or a tidal river?	YES	NO	If answered YES, please provide detail description:	
Is any other approval that falls outside of this Act, necessary for the implementing of the intended development?	YES	NO	If answered YES, please provide detail description:	
What arrangements will be made regarding the following services for the development? (Full Engineering Reports must be supplied, where applicable)	Water supply:		Services are available	
	Electricity supply:		Services are available	
	Sewerage and waste-water		Services are available	
	Storm-Water:		Services are available	
	Road Network:		Access will be obtained from New Street	

SECTION 6**Checklist (for the completion by the Applicant only)**

YES	NO	N/A	ANNEXURE OR PAGE REFERENC E	DOCUMENT ATTACHED
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Comprehensive Motivation Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Alignment with applicable Spatial Development Framework
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Public participation report (record and minutes of meetings, copies of advertisement and notices etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Proof of community approval granted as a result of a community participation process conducted in terms of Customary Law and the procedures in terms of the Interim Protection of Informal Land Rights Act;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Power of Attorney (Board of Directors' / Trustees' resolution / Letters of Authority)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Copy of Title Deed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Bond holder's consent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Cadastral information – S.G. diagram/General Plan including servitudes, lease areas, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Status report from Surveyor General – street closure or closure of public place
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Topographic map/ aerial map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Locality Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Site Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Zoning Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Zoning Certificate
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Land Use Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Special endorsement/proxy
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Home Owners' Association consent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Proposed subdivision plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Proposed consolidation plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Proposed site development plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Mineral rights certificate (together with mineral right holder's consent)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Environmental Authorisation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Heritage Authorisation
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Detail Engineering Services report (Bulk and internal)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Traffic impact study / statement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Geo-technical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Flood line assessment (1:50 and 1:100 years)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Department of Agriculture consent (Subdivision of agricultural land)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Four (4) sets of full colour documentation copies

**SECTION 7
Declaration**

Note: *If application is made by a person other than the owner, a Power of Attorney is compulsory. If the property is owned by more than one person, the signature of each owner is compulsory. Where the property is owned by a company, trust, or other juristic person, a certified copy of the Board of Directors/Trustees' resolution is compulsory*

I hereby certify the information supplied in this application form to be complete and correct and that I am properly authorised to make this application.

Applicant's/ Owner's Signature:  Date: 2 7 0 1 2 0 2 2

Full name (print): **Rowan van Gend**

Professional capacity: **Managing Director / Professional Town & Regional Planner**

Applicant's ref: **1658/E**

SECTION 8

Prescribed Notice and advertisement procedures (for the completion and use of Responsible Authority only)

Checklist for required advertisement procedure			Checklist for required proof of advertisement		
YES	NO	DOCUMENTATION AND STEPS TO BE TAKEN	YES	NO	DOCUMENTATION TO BE PROVIDED AS PROOF
		Notice to be placed in the Local Newspaper			Proof of Notice in Local Newspaper Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notice to be placed in the Provincial Gazette (for 2 consecutive weeks)			Proof of Notice in the Provincial Gazette Note: The original newspaper advertisement or full colour copy, indicating page number and date.
		Notices to neighbours Note: The map indicating the neighbouring erven and list of neighbours will be provided. If the applicant chooses to deliver the notices per hand (Option 1), two copies of the notice must be provided on or before the date of the notice to each neighbour. One copy of the notice must be signed by the respective party (neighbour) to be handed back to the Responsible Authority. Alternatively (Option 2), the notices can be sent via registered post.			Proof of Notice to neighbours Note: Option 1: The signed notices of all surrounding neighbours, as identified by the Responsible Authority, must be provided. Note: Option 2: The proof of the registered mail must be provided to the Responsible Authority
		Notice to be placed on the site Note: The notice provided must be placed on the site in a laminated A3 format (two language formats separate on A3) on or before the date of the notice.			Proof of Notice in site Two colour photos of the notice on site must be provided of which one is close up and the other one is taken from a distance in order to see the placing on the site itself.
		Public Meeting Note: The holding of a public meeting in order to inform the general public of the application.			Proof of Public Meeting The applicant must provide proof of the agenda, the attendance register and minutes of the meeting to the Responsible Authority.
		Any Additional components			Proof of additional components