

APPLICATION FORM 2



APPLICATION FOR CONSENT / REZONE / PUD

AS PER THE EZULWINI TOWN PLANNING SCHEME 2018

Please where applicable

Consent Use	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>
	<i>As per Section 1- Clause 1.5</i>		<i>As per Section 1 - Clause 1.6</i>		<i>As per Section 14 & 18</i>

Complete Sections 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 (where reside):	
Postal Address:	
Telephone: ()	Cellular Phone: ()
Facsimile: ()	Email Address:

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SECTION C

DETAILS OF PROPERTY TO BE DEVELOPED

Street Address & Township (including Extension):		
Plot Number (as per Deeds Register):		
Rate 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

.....
Signature of Applicant or Authorised Agent

FOR OFFICE USE ONLY

.....
Date Received

.....
Official Signature

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, etc.)
- b) Environmental Assessment (Gradients, Identification of Environmental Sensitive Areas, such as drainage lines, marshy areas, etc.)
- c) Geotechnical / Soils Assessment
- d) Traffic Impact & Parking Requirements
- e) Surrounding Land Use Assessment
- f) Engineering / Bulk Service Provision, including Roads, Water, Sewerage, Electricity & Telecommunication

C. Motivation

- a) Need for Special Consent 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) Need for Proposed Development
- e) Desirability of Proposed Development
- f) 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 – obtain from Ezulwini Town Council
- 3) Official Property Certificate
- 4) Photographs (existing property and neighbouring properties)
- 5) Location Map
- 6) Surrounding Land Use Map
- 7) Surrounding Zoning Map – Obtain from Ezulwini 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 Special Consent.....	E600
Application Fees for Rezoning.....	E800
Application Fees for PUD.....	E1,500

SECTION G

APPLICATION PROCEDURE NOTES

- 1) Prior to lodging your application, consult the Ezulwini Town Council's Town Planning Department about the proposed development for preliminary approval by the Local Authority.
- 2) Obtain an Official Property Certificate from the Ezulwini Town Council.
- 3) Submit the application as per Form 2 and attach the full set of appendices as listed in Section E of Form 2.
- 4) Advertise as per the requirements of the Ezulwini Town Council.
- 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, the Ezulwini 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 in accordance to the relevant Sections of the Ezulwini Town Planning Scheme of 2018.

SECTION H

ADVERTISEMENT PROCEDURE NOTES

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