



"People at the centre of Development"

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)					
Surname					
South African Council for Planners (SACPLAN) registration number (if applicable)					
Company name (if applicable)					
Postal Address				Postal Code	
Email					
Tel		Fax		Cell	

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)					
Physical address				Postal code	
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Property description [Erf Number(s) or Farm(s).]			
Physical Address			
GPS Coordinates		Town	

Current Zoning		Extent	m ² / ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme						
Current Land Use						
Title Deed number & date	T					
Any restrictive conditions?	Y	N	If Yes, list condition(s)			
Are restrictive conditions in favour of a 3 rd party(ies)?	Y	N	If Yes, list the party(ies)			
Is the property bonded?	Y	N	If Yes, list bondholder(s)			
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name		Ref Number	Date of consultation

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE LANGEBERG MUNICIPAL LAND USE PLANNING BYLAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
√	2(a)	rezoning of land;	R
√	2(b)	permanent departure from the development parameters of a zone;	R
√	2(c)	departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the applicable zoning;	R
√	2(d)	subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
√	2(d)	certificate of exemption, in terms of section 24(2), from applying for subdivision in terms of section 15;	R
√	2(e)	consolidation of land that is not exempted in terms of section 24;	R
√	2(e)	certificate of exemption, in terms of section 24(2), from applying for consolidation in terms of section 15;	R
√	2(f)	removal, suspension or amendment of restrictive conditions;	R
√	2(g)	permission required in terms of the zoning scheme;	R
√	2(h)	amendment, deletion or imposition of conditions in respect of an existing approval;	R
√	2(i)	extension of the validity period of an approval;	R
√	2(j)	approval of an overlay zone as contemplated in the zoning scheme;	R
√	2(k)	amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
√	2(l)	permission required in terms of a condition of approval;	R
√	2(m)	determination of a zoning;	R
√	2(n)	closure of a public place or part thereof;	R

✓	2(o)	consent use contemplated in the zoning scheme;	R
✓	2(p)	occasional use of land;	R
✓	2(q)	disestablishment of a home owner's association;	R
✓	2(r)	Rectification of a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
✓	2(s)	permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

TOTAL A: R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
✓	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
✓	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
✓	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
✓	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
✓	INTEGRATED PROCEDURES	T.B.C	R

TOTAL B: R

TOTAL FEES*
(TOTAL A + B) R

* Application fees paid to the Municipality are non-refundable and proof of payment must accompany an application.

** The applicant is liable for the cost of publishing notice of an application.

BANKING DETAILS

Name: Langeberg Municipality
 Bank: ABSA
 Account: Cheque
 Branch Code.: 33 45 13
 Account No.: 105 000 000 8

Payment reference: NB Use the reference **A10 + Your Property Description**
 e.g. A10 Erf 100 Robertson or A10 Portion 10 of Farm 100 Robertson
 DO NOT PAY INTO YOUR MUNICIPAL ACCOUNT – THIS WILL CAUSE DELAYS

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Note: This section must be completed – It is not acceptable to state "refer to report"

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [sections 15(2)(a) to (s) of the Langeberg Municipal Land Use Planning Bylaws]

Complete the following checklist and attach all relevant information and documentation.

Failure to submit all information and documentation required will result in the application being deemed incomplete. An application will only be processed once it is complete.

Information and documentation required in terms of section 38(1) of said legislation

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
Y	N	Resolution/other proof that applicant is authorised to act on behalf of juristic person	Y	N	Proof of registered ownership or any other relevant right held in the land concerned
Y	N	Written motivation	Y	N	S.G. Diagram / General Plan extract
Y	N	Locality Plan	Y	N	Site Development Plan or Conceptual Layout Plan
Y	N	Proposed Subdivision Plan	Y	N	Proof of agreement or permission for required servitude
Y	N	Proof of payment of application fees	Y	N	Full copy of the title deed
Y	N	Conveyancer's certificate	Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan	Y	N	N/A	Land Use Plan / Zoning Plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (Plan and report)
Y	N	N/A	Landscaping / Tree plan	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Environmental Impact Assessment (EIA), Heritage Impact Assessment (HIA), Traffic Impact Assessment (TIA), Traffic Impact Statement (TIS), Major Hazard Impact Assessment (MHIA), Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies	Y	N	N/A	

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Act(s): Environmental Conservation Act No. 73 of 1989, National Environmental Management: Air Quality Act No 39 of 2004, National Environmental Management: Waste Act No. 59 of 2008, National Water Act No 36 of 1998, (strikethrough irrelevant)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Langeberg Municipal Land Use Planning Bylaws? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(d) of the Langeberg Municipal Land Use Planning Bylaws to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature: _____

Date: _____

Applicant's Name: _____

ANNEXURES

The following Annexures are attached for your information, only if applicable:

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

ANNEXURE A - MINIMUM REQUIREMENTS MATRIX T4

The purpose of this checklist is to guide applicants in the preparation of land use planning applications, as well as the Municipality, to ensure basic completeness of applications prior to submission thereof. An application must be accompanied by the information and documents as set out in [section 38 of the Proposed Standard Draft By-law on Municipal Land Use Planning](#) and failure to submit the information and documentation will result in the application being deemed incomplete and are grounds for the Municipality to refuse to accept an application in terms of [section 40](#) of the said legislation. The applicant should consult with the Municipality to ascertain the applicability of the compulsory information and documentation required for each specific application type. The applicant will be advised of the outstanding information, or alternatively, be advised to make an appointment for a pre-application consultation meeting. All land development application submissions remain subject to a final completeness check by an official within 30 days of receipt of the application and the Municipality may request additional information.

Compulsory Information and Documentation Required																Supporting Information and Documentation Required					
Section 15(2)	Requirements	Completed & signed application form	Power of Attorney / Owner's consent (1)	Resolution (2)	Proof of registered ownership (3)	Bondholder's consent (if any)	Written motivation (4)	S.G. diagram / Extract of general plan	Locality plan	Site development plan / conceptual layout plan	Subdivision plan [Including street name(s) & number(s)] (5)	Proof of payment of application fees	Copy of title deed	Conveyancer certificate (7)	Minutes of pre-application meeting (8)	Zoning plan	Phasing plan	Consolidation plan	Proof of lawful use right	Proof of failure of HOA (9)	Copy of original approval letter (s)
	Application types																				
(a)	Rezoning of land;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(b)	Permanent departure from development parameters of zoning scheme;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(c)	Departure granted on a temporary basis;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(d)	Subdivision of land that is not exempted, including the registration of a servitude or lease agreement; (6)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	–	–	–
(e)	Consolidation of land that is not exempted;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	–	–	–
(f)	Removal, suspension or amendment of restrictive conditions;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓ (10)	✓	✓	✓	–	–	–	–	–
(g)	Permission required in terms of the zoning scheme;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(h)	Amendment, deletion or imposition of conditions in respect of an existing approval;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓
(i)	Extension of the validity period of an approval;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓
(j)	Approval of an overlay zone;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	–	–	–	–
(k)	Amendment or cancellation of an approved subdivision plan or part thereof;	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	✓
(l)	Permission required in terms of a condition of approval;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓
(m)	Determination of a zoning;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	✓	✓
(n)	Closure of a public place or part thereof;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	✓	–
(o)	Consent use contemplated in the zoning scheme;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(p)	Occasional use of land;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	–
(q)	Disestablish a home owner's association;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓
(r)	Rectify a failure by a home owner's association (HOA) to meet its obligations;	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓
(s)	Permission for reconstruction of an existing building that constitutes a non-conforming use.	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	–	–	–	✓

GENERAL NOTES:

(1) - Unless the applicant is the registered owner(s).

(2) - Resolution or other proof that applicant is authorised to act on behalf of a juristic person.

(3) - Proof that the copy of the title deed as submitted is the latest document.

(4) - The written motivation should be based on section 65 criteria

(5) - The subdivision plan should comply with section 38.(i) and 98 of the by-law

(6) - To include proof of an agreement or approval if an application for subdivision requires servitude(s) over land which does not belong to the applicant.

(7) - Conveyancer certificate or copy(ies) of all historical title deeds.

(8) - Where applicable, the minutes of a pre-application consultation in respect of the application should be submitted.

(9) - Constitution of HOA and proof of failure.

(10) - To include a certified copy if applying for removal, suspension or amendment of restrictive conditions

ANNEXURE B – LAND USE PLANNING APPLICATION SUBMISSION AND PROTOCOL

The following pages set out the basic submission requirements for land use planning applications compiled in terms of Langeberg Municipal Land Use Planning Bylaw PN 264/2015, 30 July 2015. In an effort to prevent delays and ensure the success of the application, prospective applicants are advised to undertake a pre-consultation application meeting in order to obtain more information and specific application related advice, guidelines and submission requirements.

Application documentation and supporting information should be accurate and be prepared and submitted strictly in accordance with these requirements. Failure to do so, or where submissions are incomplete, is grounds for refusing to accept the land use planning application in terms of section 40 of the said legislation.

1. Supporting information and documentation

The minimum supporting information and documentation required to enable the Municipality to assess land use planning applications are listed in **Annexure A**. Kindly note, that this is only a guideline and the Municipality should be consulted to ascertain if any additional requirements relating to the proposal might be requested.

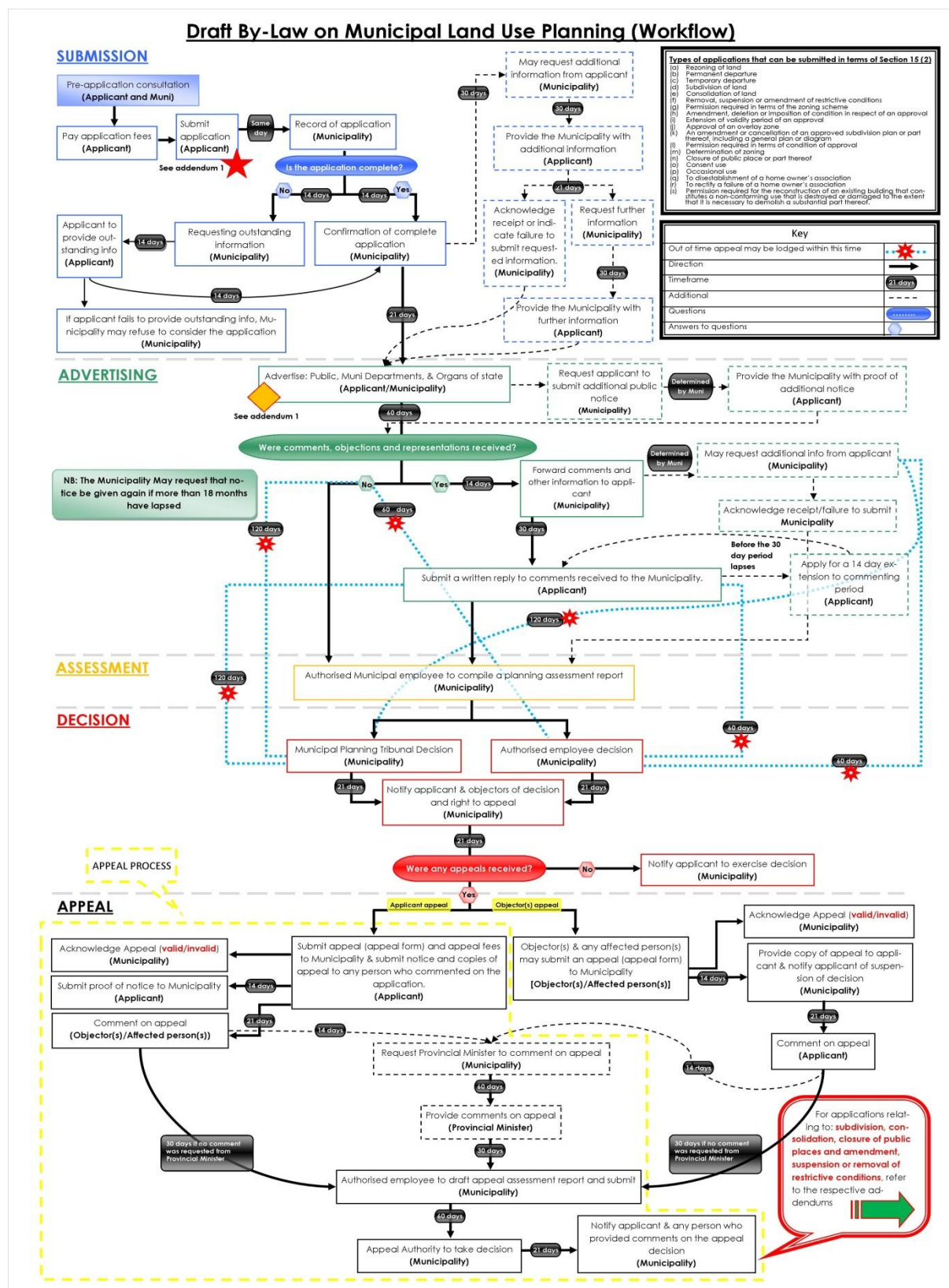
2. Application and advertising fees

The application and advertising fees must be paid in full on submission, failing which the Municipality will refuse to accept and/or refuse to consider the application. The total fee(s) payable is determined by the application type and extent of public participation required, and it is advised that the Municipality be contacted to determine the exact amount payable in respect of the application.

When an integrated procedure is followed in terms of section 44 of the said legislation the advertising fees will be determined once an agreement is reached between the Municipality and any other organ of state (for example the simultaneous publication of notices for Environmental Authorisations with land use planning applications).

The applicant is liable for the cost of serving notices of an application. The fees referred to above are only application and advertising fees and any additional costs may be at the applicant's expense (e.g. development charges).

3. Land use application procedure¹



NOTE: The work-flow is only a guideline and may be subject to change due to various factors which may include complexity of application, type of application, additional information requested, oral hearing etc.

4. Motivation report / letter

A written motivation for an application should be based on the criteria referred to in section 65 of the said legislation, namely;

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
 - Integrated development plan, including the municipal spatial development framework;
 - Integrated development plan and spatial development framework for the district municipality, where applicable;
 - Applicable local spatial development frameworks adopted by the Municipality;
 - Applicable structure plans;
 - Provincial spatial development framework; and
 - Regional spatial development framework in section 18 of SPLUMA and LUPA or provincial regional spatial development framework
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and -
- Land development principles as referred to in section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in section 33(5) of the said legislation, should also be considered.

5. Plans

The following plans together with the information mentioned below, may be required to accompany the application:

5.1. Locality plan

When a locality plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title "Locality Plan";
- Erf boundaries with erf or farm numbers thereon;
- Location of the subject property (boundary line highlighted and area hatched);
- Street names and numbers;
- Roads with an indication of whether they are main, trunk, national or provincial roads;
- Municipal boundaries, nearest towns, etc.
- Any physical restrictions on the property or surrounding properties which may affect the application; and -
- Other relevant information as may be required.

5.2. Zoning plan

When a zoning plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title "Zoning Plan";
- The location of the proposed land units;
- Erf boundaries with erf or farm numbers thereon;
- Street names and numbers;
- Dimensions, size and location of the relevant portion and zonings (indicated in accordance with the notation schedule of the relevant zoning scheme);
- The existing access points;
- All servitudes;
- All existing structures on the property and abutting properties;
- The proposed public places and the land needed for public purposes;
- All distances and areas to scale; and –
- Other relevant information as may be required.

5.3. Subdivision plan

When a subdivision plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title "Subdivision Plan";
- The location of the proposed land units;
- The proposed zonings in respect of the proposed land units (indicated in accordance with the notation schedule of the relevant zoning scheme);
- All existing structures on the property and abutting properties;
- The proposed public places and the land needed for public purposes;
- The existing access points;
- All servitudes;

- Contours with at least a one-meter interval or such other interval as may be approved by the Municipality;
- The street furniture;
- The lamp, electricity and telephone posts;
- The electricity transformers and mini-substations;
- The storm-water channels and catch pits;
- The sewerage lines and connection points;
- Any significant natural features;
- 1:50 / 100 year flood line (if applicable);
- All distances and areas to scale; and –
- Other relevant information as may be required.

5.4. Consolidation plan

When a consolidation plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title “Consolidation Plan”;
- The proposed consolidation in respect of the proposed land units;
- All existing structures on the properties;
- The existing access points;
- All servitudes;
- The sewerage lines and connection points;
- Any significant natural features; and –
- All distances and areas to scale.

5.5. Site development plan

When a site development plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title “Site Development Plan”, as well as the number of the plan (amendments to the plan must have subsequent numbers);
- All existing / proposed structures on the property(ies);
- The existing / proposed access points;
- Building lines (zoning scheme and title deed);
- Land use planning parameters (coverage, height, floor space, parking etc. according to zoning scheme);
- All servitudes;

- Contours with at least a one-meter interval or such other interval as may be approved by the Municipality;
- 1:50 / 1:100 year flood line, if applicable;
- The street furniture;
- The lamp, electricity and telephone posts;
- The electricity transformers and mini-substations;
- The storm-water channels and catch pits;
- The refuse areas, sewerage lines and connection points;
- Detailed parking layout with dimensions;
- Any significant natural features; and –
- All distances and areas to scale.

5.6. Street naming and numbering plan

When a street name and numbering plan is required, such a plan must be legible and may include the following;

- The scale, True North, legend and the title “Street name and Numbering Plan”;
- The location of the proposed land units;
- The proposed street names and numbers in respect of the proposed land units;
- All existing structures on the property and abutting properties;
- The proposed public places and the land needed for public purposes;
- The existing access points;
- All servitudes;
- The street furniture;
- The lamp, electricity and telephone posts;
- The electricity transformers and mini-substations;
- Any significant natural features; and –
- All distances and areas to scale.

6. Supporting information and documentation

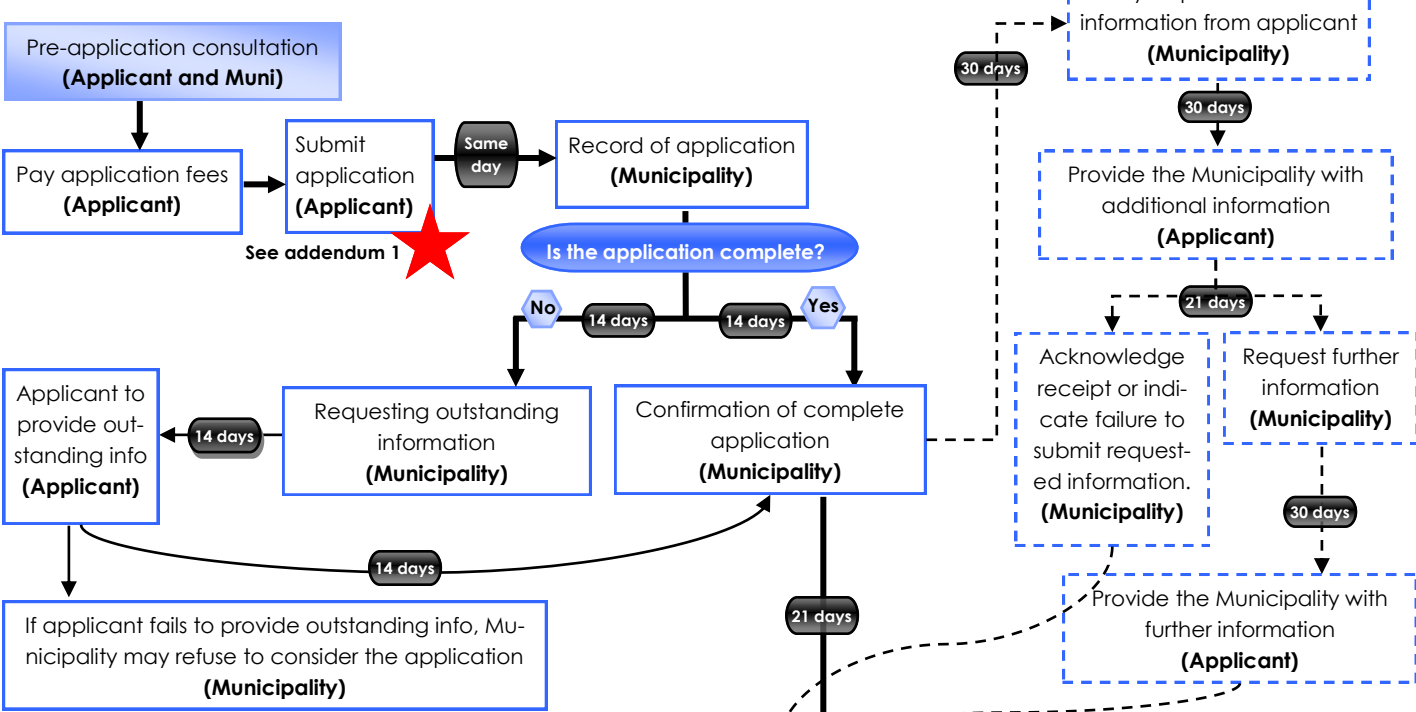
The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;

- Confirmation of submission of EIA / HIA;
- Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbour consent;
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval and conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Proof of failure of Home owner's association;
- Additional copies of selected documentation;
- Additional motivation; and –
- Any other specialist studies, etc.

Draft By-Law on Municipal Land Use Planning (Workflow)

SUBMISSION



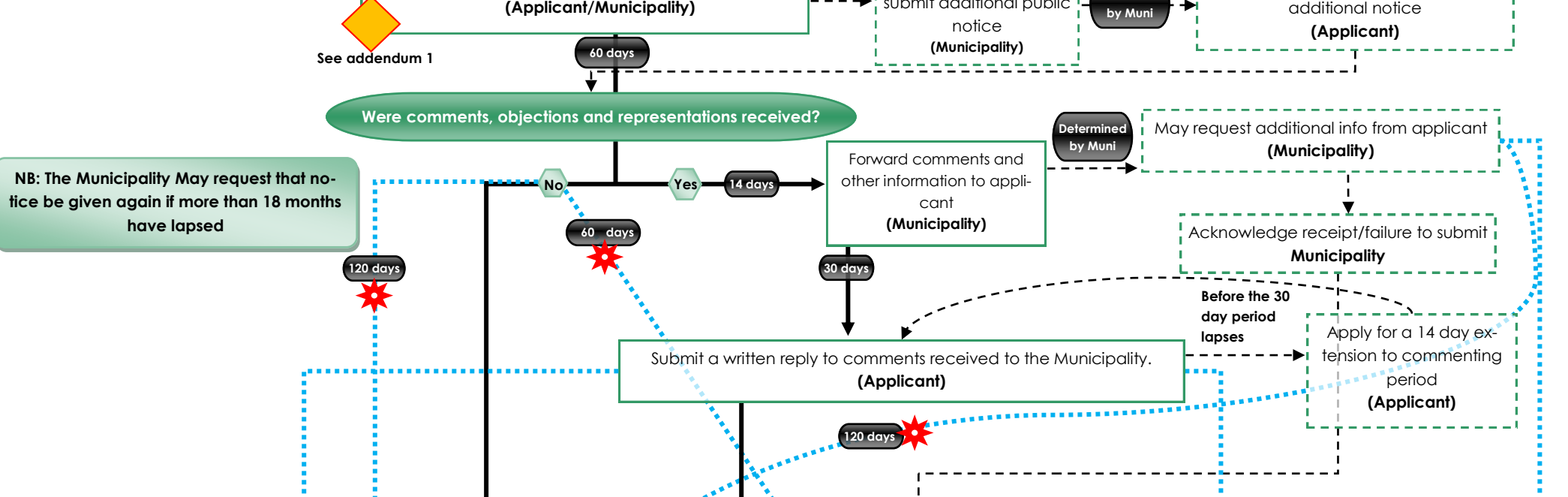
Types of applications that can be submitted in terms of Section 15 (2)

(a)	Rezoning of land
(b)	Permanent departure
(c)	Temporary departure
(d)	Subdivision of land
(e)	Consolidation of land
(f)	Removal, suspension or amendment of restrictive conditions
(g)	Permission required in terms of the zoning scheme
(h)	Amendment, deletion or imposition of condition in respect of an approval
(i)	Extension of validity period of an approval
(j)	Approval of an overlay zone
(k)	An amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
(l)	Permission required in terms of condition of approval
(m)	Determination of zoning
(n)	Closure of public place or part thereof
(o)	Consent use
(p)	Occasional use
(q)	To disestablishment of a home owner's association
(r)	To rectify a failure of a home owner's association
(s)	Permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part thereof.

Key

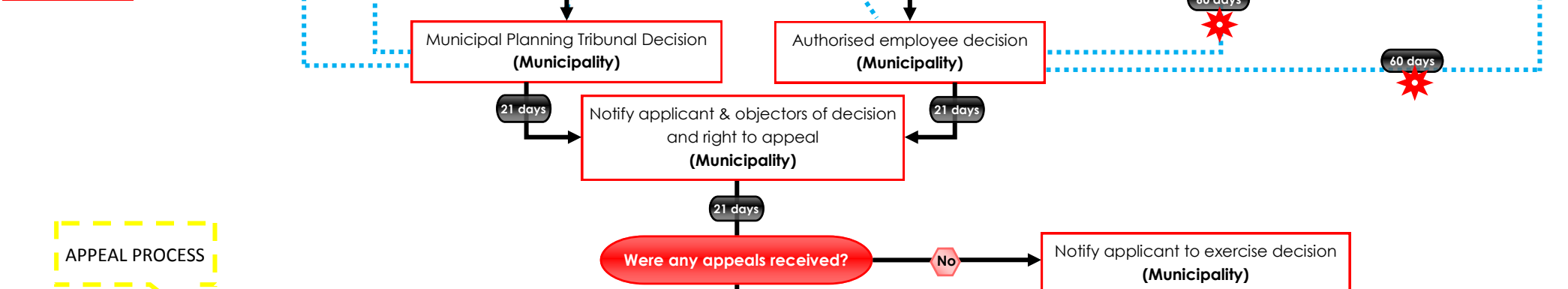
Out of time appeal may be lodged within this time	★
Direction	→
Timeframe	21 days
Additional	---
Questions	*****
Answers to questions	⬇

ADVERTISING



ASSESSMENT

DECISION



APPEAL

