

REZONING

In terms of the Town Planning and Townships Ordinance, 1986

Section	Step	Municipal Administrative Procedure
	The owner/consultant places the required public notices	
56[1]	The Owner of the land submit the application to the municipality with the various documents specified in Regulation 11[1] read with Schedule 7 of the Town Planning and Townships Regulations. These include the consent of the bondholder, if any.	Open a file.
56[1][b][i]	The notice of the application is published in the Provincial Gazette and daily press once a week for two consecutive weeks. The form of that notice is prescribed by Regulation 11[2] and Schedule 8. The notice specifies that particulars of the application will lie for inspection for a period of 28 days from the date of first publication of the notice and that objections to or representations in respect of the application must be lodged within the same period.	
56[1][b][ii]	The owner also has to post a notice as prescribed by Regulation 11[3] and Schedule 9 in conspicuous place on the land and to maintain it for at least 14 days from date of publication of the notice in the press.	
46[4][a] with 56[6]	The municipality forwards copies of the application to various bodies or persons who are entitled to comment thereon within 60 days [or such further period as the municipality may allow]. Where applicable	Determine if there is any other interested and affect public bodies and sent them copies of the application.
56[4][b]	The municipality forwards copies of the objections and representations to the applicant. The applicant, within 28 days of receipt thereof, forwards his reply thereto to the municipality.	Sent copies of all correspondence to all parties.

Section	Step	Municipal Administrative Procedure
56[7]	<p>Where objections have been lodged or representations have been made, the municipality, subject to Section 131 hears the objections or representations.</p> <p>The municipality gives at least 14 days prior notice of the day, time and place for the hearing and notifies every objector, every person who has made representations and every other person who or body which, in the opinion of the Municipality, has any interest in the matter.</p>	<p>Initiate an item to the Council and let all departments give their comments and address all issues in the recommendation.</p> <p>Notify all parties of the date, time and venue of the hearing.</p>
56[8] and 56[9] 56[10] 57[1][a]	<p>The municipality considers the application with due regard to every objection and <i>all representations and</i> thereafter decides whether to approve it or refuse it or postpone a decision thereon.</p> <p>The municipality notifies the decisions taken by it to the applicant, objectors and any person who has made representations.</p> <p>The municipality publishes a notice of its approval in the Provincial Gazette and states that the application as approved will lie for inspection at its office and elsewhere and the scheme is deemed to be an approved scheme.</p>	<p>Initiate an item to the Council and let all departments give their comments and address all issues in the recommendation.</p> <p>Provide the applicant with a certified copy of the Council resolution and all the conditions set by Council.</p> <p>Compile the public notice and sent to the Government Printer.</p>
57[3]	<p>The municipality is obliged at the request of the application, an objector or any person who has made representations, to furnish the reasons for its decision.</p> <p>The approval scheme comes into operation on the date stated in the notice referred to in terms of Clause 57[1] [a], which date shall -</p> <ol style="list-style-type: none"> 1. in the case where objections were lodged or representations made or the scheme was approved subject to an amendment, be a date not less than 56 days from the date of publication of the notice; or 2. in any other case, be the date of publication of the notice 	
63[1]	<p>Where an approved scheme comes into operation in terms of Section 58[1], the Municipality may, in terms of Section 63[1], within 30 days from the date of the commencement of the scheme, by registered letter, direct the owner of the land to pay a contribution to it in respect of the provision of -</p> <ol style="list-style-type: none"> 1. the engineering service contemplated in Chapter V of the Ordinance where it will be necessary to enhance or improve such services as a result of the commencement of the amendment scheme; 2. open spaces or parks where the commencement of the amendment scheme will bring about a higher residential density. 	