

APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property)

Township / Agricultural Holding / Farm	Bon Accord A/H (to change to farm De Onderstepoort 300 JR, following the Excision of the Holding)		
Erf / Plot / Farm No	Holding 70 (to Portion 321)	Portion (e.g. /R1)	-
Ward	96		
Street Name	Erica Street		
Street Number	168	Planning Region	2

SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION				
Proposed Portion Description	Buildable Area (m ²)	Panhandle Area (m ²)	Panhandle Width (m)	Portion Area
Portion 1	10,583 m ²	645 m ²	6m	11,230 m ²
Remainder	10,184 m ²	-	-	10,184m ²

CONSOLIDATION DETAILS	
Proposed Portion Description	Size (m ²)
N/a	N/a

Town-planning or Land Use Scheme	Tshwane Town Planning Scheme 2008 (Rev 2014)		
Present Zoning (Scheme)	Agricultural		
Present Height (Scheme)	10m (Height Zone 10, Table D)		
Present Density(Scheme)	N/a		
Present Coverage (Scheme)	50%	Present FAR (Scheme)	N/a
Present Annexure No	N/a	Present Amendment Scheme No	N/a
Present Land Value	R 1,200,000		
Property Size (m ²)	21,414 m ²		
Existing Development	Agricultural Holding with a Dwelling, Outbuilding and Steel structure Shed		
Title Deed Number	T60902/2019		
Restrictive Title Deed Condition paragraph No	None, following excision of the Holding. Endorsed Title Deed will follow		
Does all the erven to be consolidated belong to the same owner?	N/a		

REQUIRED DOCUMENTS

Receipt of application fees	X	Covering Letter	X	Power of Attorney	X
Company/Close Corporation/Trust resolution	-	Proof of Members of Company /Close Corporation/Trust	-	Proof of Marital Status of the Owner	X
Bondholder's Consent	-	Motivating Memorandum	X	EIA executive Summary if relevant	-
Subdivision and/or consolidation plans	X	Locality Plan	X	Subdivision and/or consolidation Plans	X
Registered Title Deed or notarial deeds	X	Zoning Certificate	X	List of adjoining owners (Section 16(12)(a)(iii) applications)	X
Conveyancer's Certificate if relevant	-	Land Surveyor Certificate if relevant	-	Form COT: F/1	X
From COT: F/10	X				

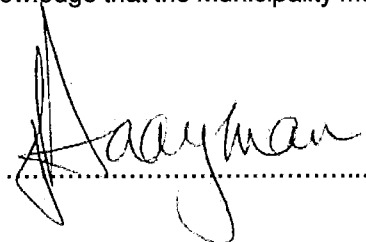
I,D G Saayman being the applicant of the property described herein, declare that the above information is correct and that the required documents and information are attached in compliance with the requirements of the Municipality.

I hereby acknowledge that, should all the required documentation not be submitted in compliance with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law. Should the application found to be incomplete, the application will be returned to the applicant without further consideration or refunding of the application fees.

I hereby acknowledge that the Municipality has the right to request additional information or documentation should it be deemed necessary to place the Municipality in a position to take an informed decision on the matter.

I hereby acknowledge that the provision of false or misleading information is an offence in terms of section 30 of this By-law.

I hereby acknowledge that the Municipality may contact the owner at any time regarding the application.

SIGNATURE 

DATE: 17 July 2020