

# APPLICATION FORM – TOWNSHIP ESTABLISHMENT

Applications in terms of **sections 88, 96(1), 96(4), 99, 100 or 107** of the Town-Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

*Please ensure that all parts of the form are completed. If any information is missing or incomplete, the application might be rejected.*

*Submit the application to the General Manager: City Planning at one of the following offices (whichever is relevant to the applicant):*

*Akasia Office (Planning Region 1), 1<sup>st</sup> Floor, Spectrum Building, Plein Street West, Karenpark, Akasia;*

*Centurion Office (Planning Region 5), Room 8, Town-Planning Office, cnr Basden and Rabie Streets, Centurion; or*

*Pretoria Office (Planning Regions 2, 3, 4, 6, 7 and 8), Room G12, Ground Floor, Munitoria, cnr Vermeulen and Van der Walt Streets, Pretoria.*

## APPLICATION IN TERMS OF SECTION?

- |       |                                     |                              |
|-------|-------------------------------------|------------------------------|
| 96(1) | <input checked="" type="checkbox"/> | Complete par A.              |
| 96(4) | <input type="checkbox"/>            | Complete par A.              |
| 107   | <input type="checkbox"/>            | Complete par A.              |
| 100   | <input type="checkbox"/>            | Complete par A 1 to 5 and B. |
| 99    | <input type="checkbox"/>            | Complete par A 1 to 5 and C. |
| 88    | <input type="checkbox"/>            | Complete par A.              |

## A. PROPOSED TOWNSHIP

Name and extension: ..... **Queenswood Extension 12**

### 1. RESPONSIBLE FOR ADVERTISEMENT?

- |                  |                                     |
|------------------|-------------------------------------|
| Applicant        | <input checked="" type="checkbox"/> |
| CTMM             | <input type="checkbox"/>            |
| No advertisement | <input type="checkbox"/>            |

### 2. RESPONSIBLE FOR OBTAINING COMMENTS FROM EXTERNAL DEPARTMENTS?

- |                |                                     |
|----------------|-------------------------------------|
| Applicant      | <input checked="" type="checkbox"/> |
| CTMM           | <input type="checkbox"/>            |
| Not applicable | <input type="checkbox"/>            |

3. **PARTICULARS OF AGENT**

3.1	Firm	<b>J Paul van Wyk Urban Economists &amp; Planners cc</b>
3.2	Representative	<b>J Paul van Wyk Pr Pln (A/089/1985)(Or nominee)</b>
3.3	Telephone number	<b>(012) 996-0097</b>
3.4	Fax number	<b>(086) 684-1263</b>
3.5	E-mail address	<a href="mailto:airtaxi@mweb.co.za">airtaxi@mweb.co.za</a>
3.6	Cell phone number	<b>(082) 893-7370</b>
3.7	Physical address	<b>50 Tshilonde Street</b>
		<b>Elephant Hills</b>
		<b>Pretorius Park Extension 13</b>
3.8	Postal address	<b>P O Box 11522</b>
		<b>Hatfield</b>
	Postal code	<b>0028</b>

4. **TOWNSHIP OWNER(S)/REGISTERED OWNER(S) ACCORDING TO TITLE DEED(S)**

4.1	Full name	<b>Pieter Schalk and Karlo Petro van Heerden</b>
4.2	Contact person	<b>Piet van Heerden</b>
4.3	Telephone number	<b>072 383 8730</b>
4.4	Fax number	<b>N/A (email: <a href="mailto:piet.heerden@gmail.com">piet.heerden@gmail.com</a>)</b>
4.5	Cell phone number	<b>072 383 8730</b>
4.6	Physical address	<b>53 Amos Street</b>
		<b>Colbyn</b>
		<b>0083</b>
4.7	Postal address	<b>Postnet Suite 49</b>
		<b>Private Bag X9</b>
		<b>Queenswood</b>
	Postal code	<b>0083</b>
4.8	Marital status	<b>Married to each other in community of property</b>

(Please complete a separate table for each property.)

5. **PROPERTY INFORMATION**

5.1 Property:

5.1.1	Title deed no/ Certificate of Registered title no	<b>T75773/2015</b>
5.1.2	Size	<b>0,1712 hectares</b>
5.1.3	Name of bond holder	<b>N/a</b>
5.1.4	Mortgage bond no	<b>N/a</b>

(Please complete a separate table for each property.)

5.2 Has the consent of the Department of Minerals Resources as custodian of mineral rights

been obtained?

Yes  No

5.3 Is the property situated in a demarcated noise zone in terms of the Gauteng Noise Control Regulations, 1999?

Yes  No

5.4 Is the property situated within 3 km of a sewerage disposal works?

Yes  No

5.5 The property is situated within 10 km of the boundaries of the area of jurisdiction of the following local authorities:

...N/A.....

5.6 The property is situated within an area to which the following local authorities or authorised bodies provide the services stated:

- 5.6.1 Water : City of Tshwane Metropolitan Municipality
- 5.6.2 Electricity : City of Tshwane Metropolitan Municipality
- 5.6.3 Sewage : City of Tshwane Metropolitan Municipality
- 5.6.4 Roads and stormwater: City of Tshwane Metropolitan Municipality

5.7 Is the existing development (structures and land use) on the property described in the memorandum?

Yes  No

5.8 Is it required that the building(s) on the property be conserved in terms of the National Heritage Resource Act, Act 25 of 1999?

Yes  No

5.9 The property **is not** proclaimed mining land.

5.10 Town-planning scheme applicable: **Tshwane Townplanning Scheme, 2008 (revised 2014)**

5.11 Existing zoning: **Special (Use-zone 28) for purposes of a guest-house and / or offices and one dwelling-house**

5.12 Land-use rights already approved: **a guest-house (maximum 16 guests in single or double suites) and / or offices (not exceeding 440m<sup>2</sup> and functioning as a home-office ) and one dwelling-house**

## 6. PROPOSED LAND USES

Table A: Details of proposed land uses

<b>1</b>	<b>Use Zone</b>	<b>2: Residential 2</b>
<b>2</b>	<b>Uses permitted</b>	<b>Dwelling-units</b>
<b>3</b>	<b>Use with consent</b>	<b>Table B, Column 4.</b>
<b>4</b>	<b>Uses not permitted</b>	<b>Table B, Column 5.</b>
<b>5</b>	<b>Definitions</b>	<b>Clause 5</b>
<b>6</b>	<b>Density</b>	<b>The development density shall not exceed 12 dwelling-units per hectare, provided that since the consolidated erf comprising proposed Erven 1 and 2, Queenswood</b>

		Extension 15, Erf 330 Colbyn and Erf 5/1342 Queenswood Extension 3 shall be notarially tied to the satisfaction of the Municipality for development purposes, the permissible development density may be spread over the entire extent of the three erven concerned, subject thereto that not more than eight dwelling-units may be erected on the overall site.
7	Coverage	In accordance with an approval site development plan
8	Height	13,5 metres (three storeys): Provided that a third storey shall only be allowed if the Municipality is satisfied that such storey will not detrimentally affect the privacy of the adjoining owners
9	Floor area ratio	Not applicable
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.  (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	(1) Street: Five metres (5m) (2) Other: In accordance with an approved site development plan.
12	Parking requirements	Demarcated parking spaces, together with the necessary paved manoeuvring space, shall be provided on the erf in the following ratios to the satisfaction of the Municipality:  (1) One covered and paved parking space for each dwelling-unit with two habitable rooms or less.  (2) One covered and paved and one paved parking spaces for each dwelling-unit with three habitable rooms or more.  (3) One paved parking space per three dwelling-units for visitors.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality. (2) Any panhandle must be at least 3 metres wide.
15	Loading and off-loading facilities	The loading and off-loading of goods shall only take place within the boundaries of the erf.
16	Turning facilities	Not required.
17	Physical barriers	In accordance with an approved site development plan.
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the

		<p>Municipality without any costs to the Municipality.</p> <p>(2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior permission of the Municipality.</p>
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	General:	<p>(1) The consolidated erf comprising proposed Erven 1 and 2, Queenswood Extension 15 shall be notorially tied to the satisfaction of the Municipality to Erf 330, Colbyn and Erf 5/1342, Queenswood Extension 3, for development purposes.</p> <p>(2) Each dwelling-unit shall have direct access to its own private adjoining outdoor living area to the satisfaction of the Municipality.</p> <p>(3) That portion of the erf between the building and the street boundary which is not used for traffic purposes, shall, within six months from the date on which the erf is first used for the permitted purposes, be laid out and maintained as a garden at the owner's cost and to the satisfaction of the Municipality. Should the owner fail to comply herewith, the Municipality is entitled to execute the work at the owner's cost.</p> <p>(4) Subject to the provision of the relevant legislation but notwithstanding any other provision contained herein, the Municipality may approve the subdivision of the erf, where such subdivision corresponds with the subdivision proposals shown on the approved site development plan applicable to the erf.</p> <p>(5) The stipulations of Clause 14(3)(a) are only applicable to sectional-title development. A total area of at least 50m<sup>2</sup> shall be erected for children playground purposes, if required by the Municipality.</p> <p>(6) No individual dwelling-unit which is linked to another dwelling-unit and/or ancillary outbuilding shall be occupied before the relevant building of which the dwelling-unit forms part is completely developed: Provided that the Municipality may in exceptional cases grant permission thereto.</p> <p>(7) No dwelling-unit may be transferred before the entire development, or the a phase of the development has been completed.</p> <p>(8) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014).</p>

(Please complete this section according to the applicable town-planning scheme. Details for each erf will be provided.)

## 7. ENDOWMENT/DWELLING UNITS

7.1 Does the layout plan provide for open spaces or parks according to Regulation 44 of Ordinance 15 of 1986?

Yes

No

**Small residential estate comprising of a maximum of 8 dwelling-units with provision for recreation on site (children's play area and green area – See Draft Site Plan for overall development (figure 4).**

7.2 If "No", motivate: **Not applicable**

7.3 Total number of dwelling units on all erven in the township: **8**

## 8. ENVIRONMENTAL/BIOPHYSICAL SENSITIVITIES

8.1 Is the development a "listed activity" in terms of the National Environmental Management Amended Act, 2004 (Act 8 of 2004), with specific reference to the regulations promulgated under section 24(5)?

Yes  No

If "Yes": N/A

8.1.1 Has an environmental impact assessment (EIA) process been initiated?

Yes  No

8.1.2 Which process has been initiated?

Basic Assessment  **N/a**

EIA

8.1.3 Appointed environmental consultant:

Name : **N/a**

Tel no : **N/a**

8.1.4 Are two copies of the application regarding the above process attached to this application? **N/a**

Yes  No

8.2 If the development is not a "listed activity" or if the above EIA process has not been initiated, have the on-site ecological issues been discussed in the memorandum?

Yes  No

I, **J Paul van Wyk Pr Pln (A/089/1985)**, being the Authorised Agent of the property/ties declare that the above information is correct and that the required documents are attached.



**SIGNATURE**

**18/09/2015**

**DATE**