

APPLICATION FORM 3



APPLICATION FOR SUB-DIVISION / CONSOLIDATION

AS PER SECTION 19 OF THE EZULWINI TOWN PLANNING SCHEME 2014

Please where applicable

Sub-division

Consolidation

Complete Sections A to D 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(S)

Street Address & Township (including Extension):		
Plot Number(s) 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(s) subject to Mortgage Bonds (State Details):		
Existing Land Use Zone:		
Existing Land Use Description:		

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SECTION D
PROPOSAL TO SUBDIVIDE LAND

Proposed Plot Sizes	Portion 1	Portion 2	Portion 3	Portion 4
	m ²	m ²	m ²	m ²

MOTIVATION FOR SUB-DIVISION OF LAND AND INTENDED LAND USE:

Large empty rectangular box for providing the motivation for sub-division of land and intended land use.

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SECTION E PROPOSAL TO CONSOLIDATE LAND

1	Plot:	m ²
2	Plot:	m ²
3	Plot:	m ²
4	Plot:	m ²
5	Plot:	m ²

MOTIVATION FOR CONSOLIDATION OF LAND AND INTENDED LAND USE:

A large, empty rectangular box with a black border, intended for the user to provide a detailed motivation for the land consolidation and specify the intended land use.

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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

.....
Submission Date

COMMISSIONER OF OATH

.....
Date Received

.....
Official Signature

FOR OFFICE USE ONLY

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SECTION F

MAIN MOTIVATION REPORT

A Motivation Report must be submitted in the following format (TWO COPIES):

A. Introduction

B. Background Assessment

- a) Reason for Subdivision / Consolidation of Land.
- b) Intended use of the properties.

C. Motivation

- a) Desirability and Impacts of the proposed Subdivision / Consolidation.

D. Conclusion

SECTION G

APPENDICES TO ACCOMPANY THE MAIN MOTIVATION REPORT

The following should accompany the Application (THREE COPIES):

- 1) Title Deed(s) – obtain Certified Copies from the Deed's Office
- 2) Land-Legal Agreements - if applicable
- 3) Proof of various owners (in the case of consolidation)
- 4) Letter of Authorisation – obtain from Ezulwini Town Council
- 5) Official Property Certificate
- 6) Locality Map
- 7) Photos of the property and surrounding areas

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SECTION H

SUBDIVISION / CONSOLIDATION PLANS

Plans should indicate the following (THREE COPIES):

The following are in compliance with the Ezulwini Town Planning Scheme of 2014 – Section 19.3:

- 1) All plot lines to be removed to be noted dashed Red Lines – for Consolidation
- 2) Existing Plot boundaries and dimensions in Black – for Subdivision
- 3) Proposed Subdivision and dimensions in Red – Subdivision
- 4) Exact location of all existing buildings
- 5) Location, width and purpose of servitudes
- 6) Existing and proposed streets and right of way names, widths and surfacing
- 7) Utilities on and adjacent to the plot including the location and size of water lines and hydrants and sewer lines and locations and servitudes for electric and telephone lines. If water and sewer main lines are not adjacent to the plot, indicate the direction and distance to the size of the nearest ones.
- 8) Natural features on the plot to include water-courses, rock outcroppings, wooded areas, indigenous trees and isolated trees of 30cm or more in diameter.
- 9) Any planned or proposed public improvements.
- 10) General information to include: North Arrow, Scale, notation of Size for each plot proposed.
- 11) Any other information the Town Council may deem necessary to consider the application.
- 12) See requirements of Panhandles under Section 19.4 of the Town Planning Scheme

SECTION I

SCHEDULE OF FEES

The following application fees are charged:

Sub-division.....	E600
Consolidation.....	E600

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