



LAND USE PLANNING APPLICATION FORM

(Section 15 of the Proposed Standard Draft By-law on Municipal Land Use Planning)

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

PART A: APPLICANT DETAILS

First name(s)	DALE T.				
Surname	FABA				
South African Council for Planners (SACPLAN) registration number (if applicable)	SACAP NO. PAT 24740250				
Company name (if applicable)	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <div style="margin-left: 10px;"> DALE FAB SACAP NO. PAT 24740250 32713 (SAIAT) 195 Swarthout Crescent, New Horizon, Plettenberg Bay, 6600 Contact no. 076 946 8358 Email: dalef@live.co.za </div> </div>				
Postal Address					
Email					
	N.DIP(NMMU), N.CERT. (PE COLLEGES)		dalef@live.co.za		
Tel		Fax		Cell	0769468358

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

Registered owner(s)	TENIQUA TRUST				
Physical address	FARM ELANDSKRAAL, BARRINGTON ROAD				
	SEDFIELD			Postal code	6573
E-mail	davidgorfinkel@gmail.com , teniquatrust@gmail.com				
Tel	-	Fax	-	Cell	082 458 5802

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

Property description [Number(s) of Erf/Erven/Portion(PORTION 70 OF 203, FARM ELANDS KRAAL		
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s) or Farm(s), allotment area.]	FARM ELANDS KRAAL, SEDGEFIELD			
Physical Address	BARRINGTON ROAD			
GPS Coordinates	-33.94490, 22.85638	Town/City	SEDGEFIELD	
Current Zoning	AGRICULTURAL ZONE 1 (RESIDENTIAL RURAL B&B)	Extent	40 4358 m² / ha	Are there existing buildings? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable Zoning Scheme	SEDGEFIELD-ZONING-SCHEME-1980			
Current Land Use	AGRICULTURAL ZONE 1 (RURAL RESIDENTIAL)			
Title Deed number and date	T	20908/2014		
Any restrictive conditions?	Y	<input checked="" type="checkbox"/> N	If Yes, list condition(s)	
Are the restrictive conditions in favour of a third party(ies)?	Y	<input checked="" type="checkbox"/> N	If Yes, list the party(ies)	
Is the property encumbered by a bond?	Y	<input checked="" type="checkbox"/> N	If Yes, list bondholder(s)	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	If yes, is this application to legalize the building / land use?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Are there any land claim(s) registered on the subject property(ies)?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N

PART D: PRE-APPLICATION CONSULTATION

Has there been any preapplication consultation?	Y	<input checked="" type="checkbox"/> N	If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Official's name		Reference Number		Date of consultation	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE PROPOSED STANDARD DRAFT BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
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✓	2(a)	a rezoning of land;	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R 1 691.00
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R

✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify 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)	a 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 1 691.00

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 APPLICATION FEES*
(TOTAL A + B)

R 1 691.00

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

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

KNYSNA MUNICIPALITY'S BANK ACCOUNT DETAILS

Name: **Knysna Municipality**

Bank: **Nedbank**

Branch no.: **162645**

Account no.: **1626561826**

Payment reference: **Erf Number**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

REFER TO THE MOTIVATION REPORT

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Proposed Standard Draft By-law on Municipal Land Use Planning]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

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

<input checked="" type="checkbox"/>	N	Power of attorney / Owner's consent if applicant is not owner	<input type="checkbox"/>	N	Bondholder's consent (if applicable)
<input checked="" type="checkbox"/>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	<input type="checkbox"/>	N	Proof of registered ownership or any other relevant right held in the land concerned
<input checked="" type="checkbox"/>	N	Written motivation	<input type="checkbox"/>	N	S.G. diagram / General plan extract
<input checked="" type="checkbox"/>	N	Locality plan	<input checked="" type="checkbox"/>	N	Site development plan or conceptual layout plan
<input type="checkbox"/>	N	Proposed subdivision plan	<input type="checkbox"/>	N	Proof of agreement or permission for required servitude

<input checked="" type="checkbox"/>	N	Proof of payment of application fees		<input checked="" type="checkbox"/>	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 / report)
Y	N	N/A	Landscaping / Tree plan		Y	N	N/A	Home Owners' Association consent
<input checked="" type="checkbox"/>	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	Copy of 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
Y	N	N/A	Proof of lawful use right		Y	N	N/A	

							form / minutes
Y	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify)

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 Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental
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)			

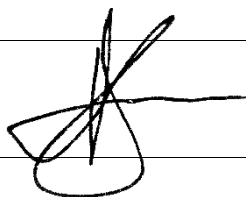
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	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 Proposed Standard Draft By-law on Municipal Land Use Planning ? 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\(1\)\(e\)](#) 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:

2018-09-10

Full name:

DALE T. FABÁ

Professional capacity: **PROF. ARCHITECTURAL TECHNOLOGIST**

SACPLAN registration **SACAP** number: **PAT 24740250**

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

ANNEXURES

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

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission
and protocol

Annexure C: Land use planning application workflow

Please do not submit these Annexures with the application form.

KINDLY NOTE:

Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

Reference number: _____

BUILDING LINE RELAXATION

Purpose of consultation: _____

LEGALISE EXIST. BUILD STRUCTURES OVER STIPULATED 30 METRE BUILDING LINES

Brief proposal: _____

PORTION 70 OF 203, FARM ELAND SKRAAL, BARRINGTON ROAD, SEDGEFIELD

Property(ies) description: _____

10 SEPTEMBER 2018

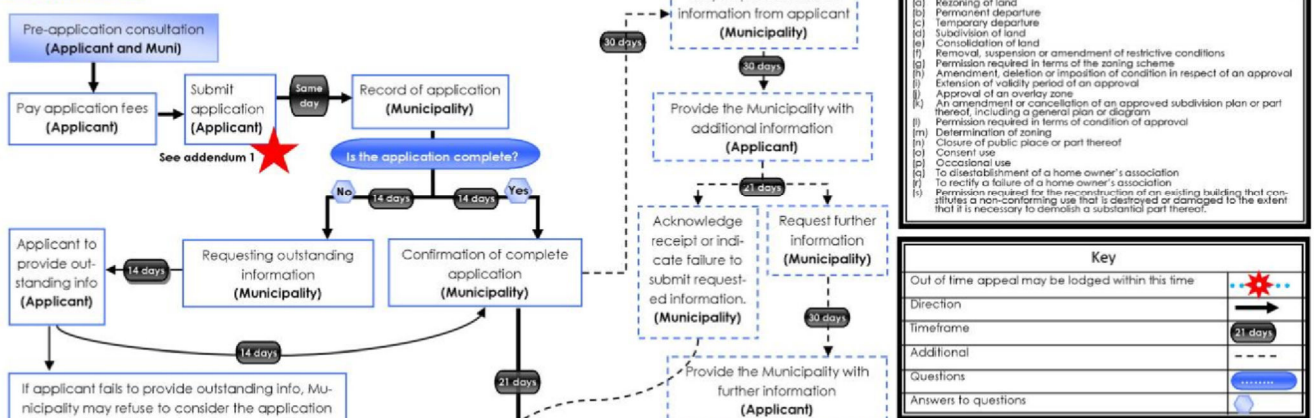
Date: _____

Attendees:

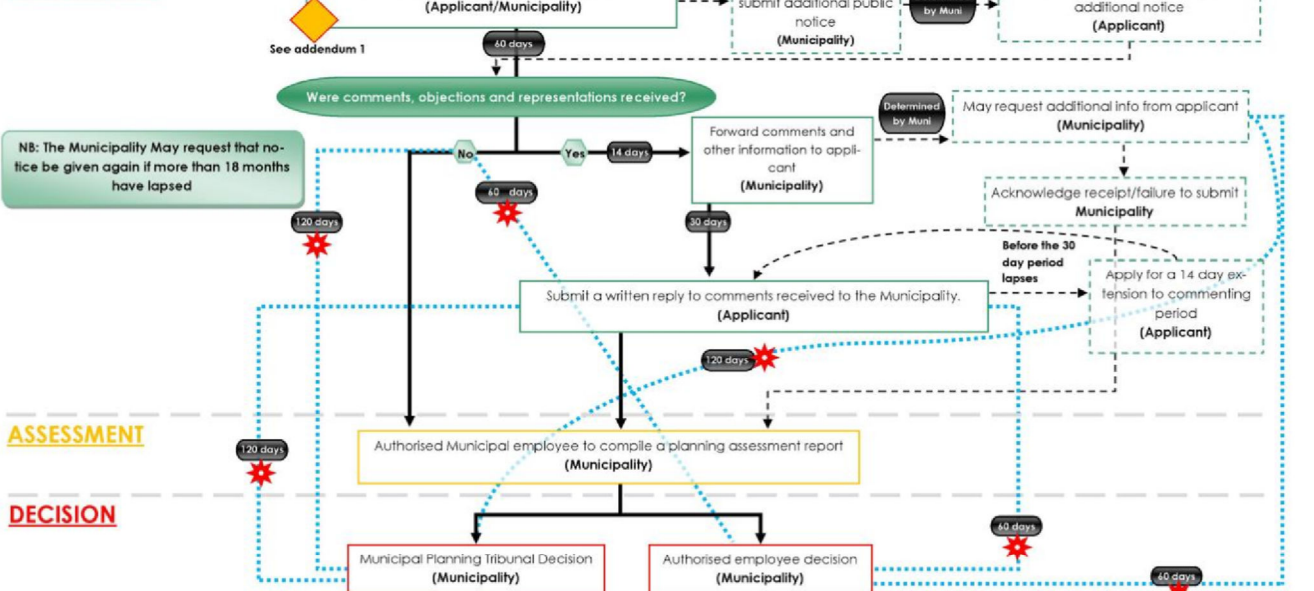
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Draft By-Law on Municipal Land Use Planning (Workflow)

SUBMISSION

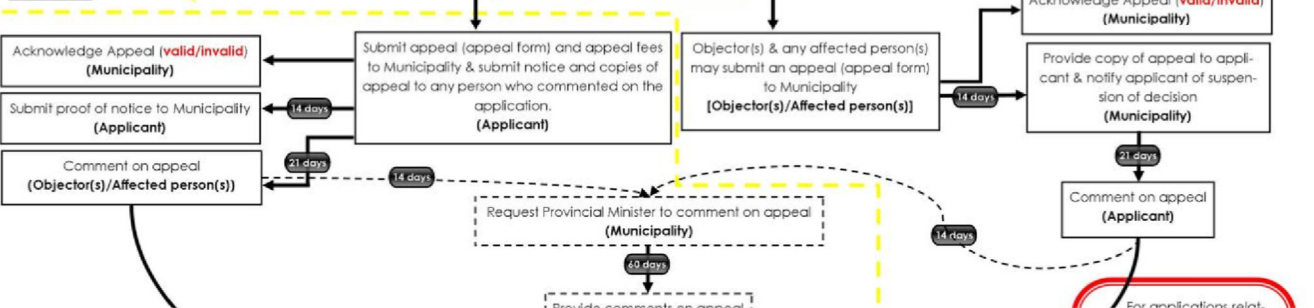


ADVERTISING



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND FEES

Tick if relevant		What land use planning applications are required in terms of section 15 of the Proposed Standard Draft By-law on Municipal Land Use Planning?	Application fees payable
✓	2(a)	a rezoning of land;	R
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;	R 1691-00
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
✓	2(g)	a permission required in terms of the zoning scheme;	R
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
✓	2(i)	an extension of the validity period of an approval;	R
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
✓	2(l)	a permission required in terms of a condition of approval;	R
✓	2(m)	a determination of a zoning;	R
✓	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	R
✓	2(p)	an occasional use of land;	R
✓	2(q)	to disestablish a home owner's association;	R
✓	2(r)	to rectify 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)	a 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
Tick if relevant		What prescribed notice will be required?	Advertising fees payable
Y	N	Serving of notices (i.e Delivering by hand; registered post; data messages)	R

Y	N	Publication of notices (i.e Local Newspaper(s); <i>Provincial Gazette</i> ; <i>site notice</i> ; <i>Municipality's website</i>)	R
			of
Y	N	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
Y	N	Notice of decision (i.e Provincial Gazette)	R
Y	N	Integrated procedures	R
TOTAL APPLICATION FEE*:			R 1691-00

KINDLY NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application.

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

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

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/ plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		

Zoning Scheme By-law considerations: What is the current zoning of the property? <p style="text-align: center;">AGRICULTURAL ZONE 1 (RURAL RESIDENTIAL)</p> <hr/> What is the proposed zoning of the property? <p style="text-align: center;">AGRICULTURAL ZONE 1 (RURAL RESIDENTIAL B & B)</p> <hr/> Does the proposal fall within the provisions/parameters of the zoning scheme? YES <hr/> Are additional applications required to deviate from the zoning scheme? (if yes, specify) NO <hr/>				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		X		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	X			
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?	X			
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	X			
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?		X		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:

Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?		X		DEA&DP
Is/was the property(ies) utilised for agricultural purposes?	X			Western Cape Government Department of Agriculture

of

Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture, Forestry and Fisheries (DAFF)
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		DEA&DP
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		of National Department Environmental Affairs (DEA) & DEA&DP

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom SA Ltd.
Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes?		X		Transnet/PRASA
Is the property subject to a land / restitution claim(s)?		X		National Department of Rural Development & Land Reform

Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		X		SANParks CapeNature
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Government Departments of Cultural Affairs & Sport, Education, Social Development, Health and Community Safety
Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table?		X		If yes, specify

of

SECTION D: SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
		X		
		X		
		X		
		X		
		X		

		X		
		X		
Development charges:		X		

PART D: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Information and documentation required in terms of [section 38\(1\) of the Proposed Standard Draft By-law on Municipal Land Use Planning](#)

Completed and signed application form Y	Bondholder's consent (if applicable) NA
Power of attorney / Owner's consent if applicant is not owner Y	Proof of registered ownership or any other relevant right held in the land concerned Y
Resolution or other proof that applicant is authorised to act on behalf of a juristic person Y	S.G. diagram / General plan extract Y
Written motivation Y	Site development plan or conceptual layout plan Y
Locality plan Y	Proof of agreement or permission for required servitude NA
Proposed subdivision plan NA	Full copy of the title deed Y
Proof of payment of application fees Y	Minutes of pre-application consultation meeting (if applicable) Y
Conveyancer's certificate NA	

Supporting information and documentation:			
Y	N	N/A	Consolidation plan
Y	N	N/A	Street name and numbering plan
Y	N	N/A	Landscaping / Tree plan
Y	N	N/A	Abutting owner's consent
Y	N	N/A	Copy of 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	Copy of original approval and conditions of approval
Y	N	N/A	Proof of lawful use right
Y	N	N/A	Required number of documentation copies
Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Other (specify)

PART E: DISCUSSION	
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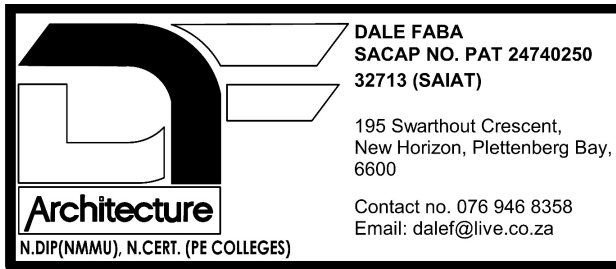
[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PRE-APPLICANT: DALE T. FABBA
(FULL NAME) 10

SIGNED: _____

DATE: 10 SEPTEMBER 2018



MOTIVATION REPORT:

APPLICATION FOR BUILDING LINE RELAXATION AND LEGALIZATION OF EXISTING BUILD STRUCTURES

NEW ADDITIONS ON PORTION 70 OF 203 FARM ELANDSKRAAL, BARRINGTON ROAD, SEDGEFIELD.

DATE: 10 SEPTEMBER 2018

To whom it may concern,

On behalf of my client, **Teniqua Trust**; I hereby would like to apply for **Building Line Relaxation** and **The Legalization of Existing Build structures**.

1. The **Existing Gym** structure was already over the **Stipulated 30 meter Building Line**. New Additions was then further added on which needs to be Legalize. We hereby apply for **Building Line Relaxation** from **30 Metres to 20.666Metres**.
REFER TO LOCALITY PLAN
2. **New Labourer's Cottage 3** was added of which a portion of it is over the stipulated **30 Metre Building Line**. We hereby apply for **Building Line Relaxation** from **30 Metres to 17.310Metres**. The aim of the New Additions was to remove as little as possible of the existing Vegetation.
REFER TO LOCALITY PLAN

Trusting that this application will be considered favourably.

Kind Regards
Dale Faba

**RESOLUTION OF THE TRUSTEES FOR THE TIME BEING OF THE TENIQUA TRUST,
REGISTRATION NUMBER: 20908/2014 PASSED ON 16 JULY 2014 AT THE
REGISTERED ADDRESS OF THE TRUST**

PRESENT: DAVID NIGEL GORFINKEL
 JOANNE INIS GORFINKEL
 GIDEON PETRUS STOLS

IT WAS RESOLVED:

THAT THE NOTICE OF THE MEETING WAS WAIVED

1. THAT **DAVID NIGEL GORFINKEL** in his capacity as Trustee of the Trust be and is hereby authorised and empowered to represent the trust and to make, sign and execute on behalf of the trust all contracts, agreements, purchase orders, advertising campaigns, opening of bank accounts, signing of cheques, signing of all documentation pertaining to all transfer documentation for the purchasing or selling of all movable and immovable property, sectional title and full title developments and special resolutions and any other documentation of whatsoever nature be required;

THERE BEING NO FURTHER BUSINESS THE MEETING WAS TERMINATED



D.N. GORFINKEL



J.I. GORFINKEL



G.P. STOLS

CERTIFIED AS A TRUE EXTRACT



ARCHITECTURAL COMPLIANCE CERTIFICATE (Interim IDoW Policy : Board Notice 154 of 2011)

This certificate is to be completed **in duplicate** and submitted by the Registered Person so identified by the Architectural Professions Act 44 of 2000, Section 26(4), as the authorised person responsible:

1. A company resolution in support of Item C (where required) and two copies of this Certificate, together with applicable drawings and documentation, must be submitted to the local authority concerned for approval to build
2. One completed copy of this Certificate, stamped by the local authority concerned, is to be retained by the Registered Person Complete or indicate with a cross where applicable

A.1. PROJECT DETAILS

Authority:	KNYSNA MUNICIPALITY		
Stand no:	PORITION 70 OF 203	Township:	FARM ELANDSKRAAL, SEDGEFIELD
Street address:	BARRINGTON ROAD		
Proposed project:	NEW ADDITIONS		

A.2. PROJECT CLASSIFICATION AS PER SACAP REGULATIONS FOR THE IDENTIFICATION OF WORK SCHEDULES

SACAP Building Classification/s:	AGRICULTURAL - RESIDENTIAL	Code/s:	H3
Complexity scale:	LOW	MEDIUM	HIGH


A.3. SENSITIVITY SCALE

Sensitivity scale:		LOW		MEDIUM		HIGH	
ENVIRONMENTAL Impact Assessment:	NOT APPLICABLE	REQUIRED (Included)	National Heritage Site:	Year of Declaration:			
HERITAGE Impact Assessment:	NOT APPLICABLE	REQUIRED (Included)	National Heritage Building:	Year of Declaration:		Year/s of construction:	
SOCIAL Impact Assessment:	NOT APPLICABLE	REQUIRED (Included)	All other buildings:	Year/s of construction:			

B. REGISTERED PERSON AUTHORISED IN TERMS OF ARCHITECTURAL PROFESSIONS ACT 44 OF 2000, Sections 18, 26(3) & 26(4)

Registered Person:	DALE FABIA					
Registration No:	PAT 24740250	Professional title:	PrArch	PrSArchT	PrArchT	PrArchDraught
Architectural Practice:	NA					
Postal address:	195 SWARTHOUT CRESCENT, NEW HORIZON, PLETTENBERG BAY 6600					Code:
Physical address:	195 SWARTHOUT CRESCENT, NEW HORIZON, PLETTENBERG BAY 6600					Code:
Telephone:	[]	E-mail address:	dalef@live.co.za			
Facsimile:	[]	Mobile phone:	[076]	946 8358		

I, DALE FABIA being the abovementioned authorised responsible Professional Registered Person acting for and on behalf of the Architectural Practice as above, have accepted the appointment and hereby undertake to accept responsibility for providing the respective local authority with such drawings, details and particulars as it may require in terms of the National Building Regulations for approval to build. I, the undersigned, also hereby confirm that the project classification and site classification information provided above is correct in all aspects, and that my appointment to this project is not in variance with my competence, individual registration conditions and the Code of Professional Conduct under the South African Council for the Architectural Profession.

SIGNED  **DATE** 2018-08-29
(Professional Registered Person who certifies that the above information is true and correct)

C. PROPERTY OWNER/AUTHORISED AGENT

Name:	Teniqua Trust			CC/Trust,etc No:	
Postal address:	Farm Elands Kraal, Barrington Road, Sedgefield				Code:
Physical address:	PO Box 1332, Sedgefield, Western Cape 6573				Code:
Telephone:	[] -	E-mail address:	davidgorfinkel@gmail.com		
Facsimile:	[] -	Mobile phone:	[]	082 458 5802	

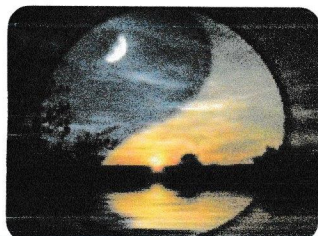
I, David N. Gorfinkel being the Owner/Authorised Agent of the above property, have appointed the Professional Registered Person, whose details appear above, as the Registered Person in terms of the Architectural Professions Act No 44 of 2000, and duly authorised representative for the Architectural Practice as above, for the proposed project detailed herewith to obtain approval to build from the local authority concerned.

SIGNED  **DATE** 2018-09-10
(Property Owner/Authorised Agent)

D. LOCAL AUTHORITY

AUTHORITY STAMP
DATE

This certificate serves only to confirm compliance by the Registered Person in terms of the Architectural Professions Act 44 of 2000, with Sections 26(3) and 26(4) regarding competency to perform the architectural work identified in their registration conditions for the specified project in this certificate, and does not in any way imply compliance or approval of any other regulations, standards or conditions of or by any authority concerned.



TENIQUA TRUST
IT20908/2014

PTN 70 of FARM 203
ELANDSKRAAL
KNYSNA
WESTERN CAPE

Garden Route
PO Box 1332,
Sedgefield,
6573,
Western Cape

David Gorfinkel(PLS0974) | Mobile: +27 (82) 458 5802 | Email: dave@africasurvey.com
Member of The South African Geomatics Council

LETTER OF AUTHORITY

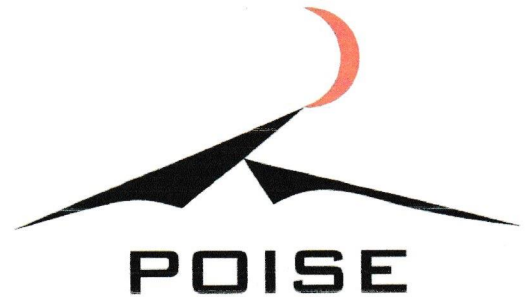
TENIQUA TRUST hereby authosises:-

DALE FABBA
SACAP No. PAT 24740250
32713 (SAIAT)

To submit and have approved, all requisite plans and documentation to the relevant local authorities, for any additional structures situated upon Portion 70 of farm 2013 Elandskraal, district of Knysna.

Signed at Sedgefield on this 19th day of September 2018.

DN GORFINKEL
TRUSTEE



STRUCTURAL & CIVIL ENGINEERING DESIGN CONSULTANTS

18/G99

2018/09/05

TENIQUA TRUST

ATTENTION: DALE FABRA
EMAIL: dalef@live.co.za

STRUCTURAL ENGINEERING SERVICES: FEE PROPOSAL FOR CERTIFICATION OF EXISTING STRUCTURES ON PORTION 70 OF 203, ELANDSKRAAL, SEDGEFIELD

We thank you for the enquiry regarding engineering services.
Fee is based on architectural layouts available, we take pleasure in outlining our proposal as below:

1 **SCOPE OF WORK**

Our scope of Work will include the inspection of the following:

- 1,1 Labour Cottage 1
- 1,2 Labour Cottage 2
- 1,3 Addition to Gym
- 1,4 Workshop Laundry
- 1,5 Manager's House

FEE FOR ENGINEERING SERVICES

R6 950,00

2 **Payment terms:**

Payment on presentation of invoice at following stages

- 2,1 100% before issuing of certificate for council

CAPE TOWN
103 ROODEBLOEM ROAD
WOODSTOCK
CAPE TOWN
T: 021 422 0822

W: WWW.POISEDESIGN.CO.ZA

GARDEN ROUTE
26 PADHENA POINT DRIVE
PIESANG VALLEY
PLETTENBERG BAY
T: 044 533 9087

FB: WWW.FACEBOOK.COM/POISECONSULTANTS

PORT ELIZABETH
39 CONSTITUTION HILL
CENTRAL
PORT ELIZABETH
T: 041 581 0362

3 **PROFESSIONAL INDEMNITY**

3,1 Professional liability in accordance with conditions as issued by SAACE.

Should the foregoing be acceptable, please sign below as confirmation of our appointment,
and return to: engineering@poisedesign.co.za

Assuring you of the best professional service at all times

Yours faithfully

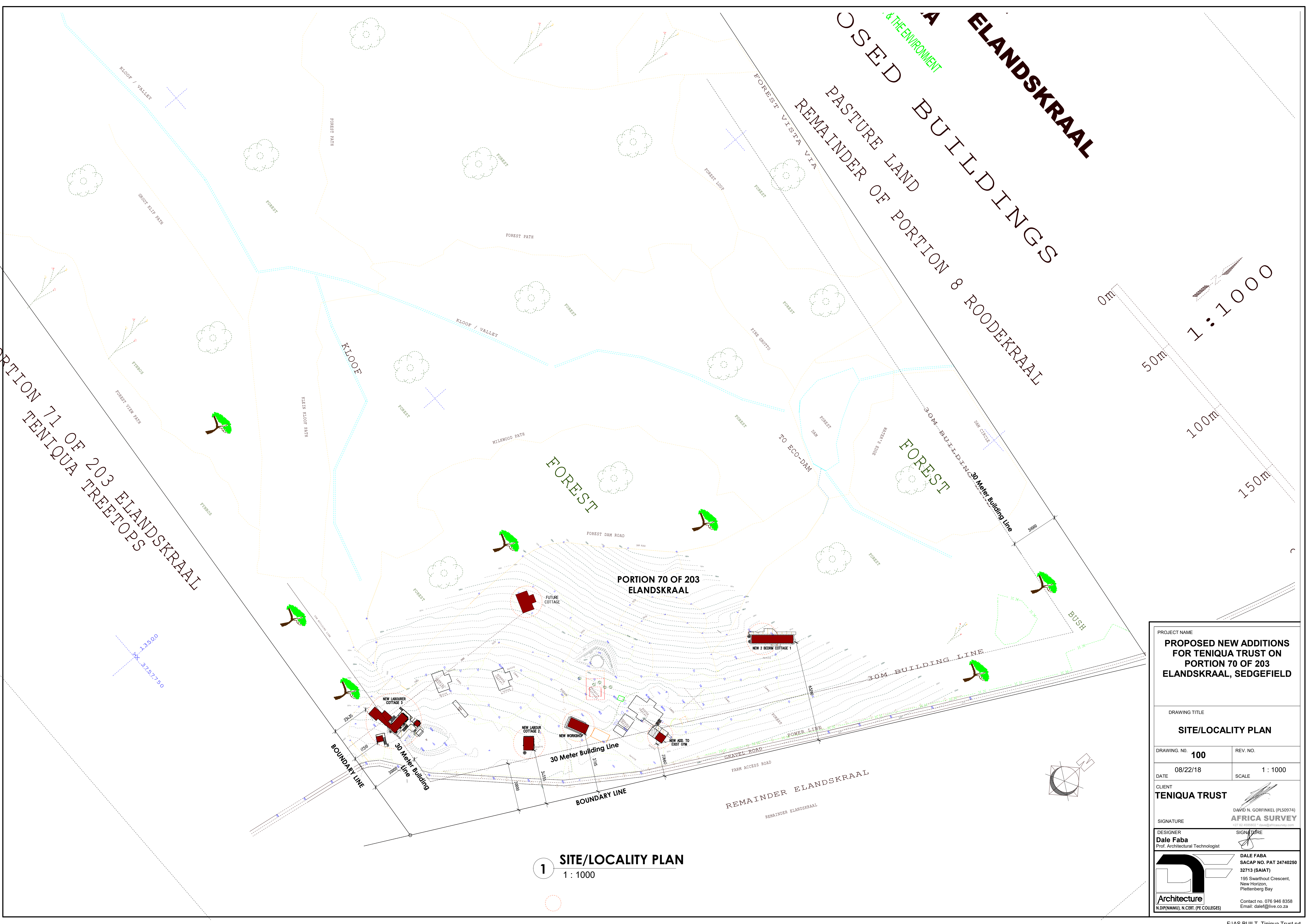


D. W. BOTES



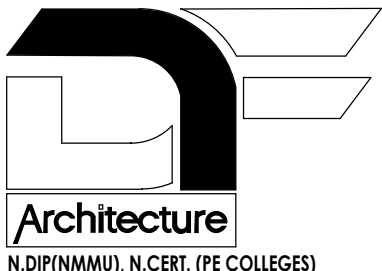
(FOR POISE CONSULTING ENGINEERS)

AUTHORIZATION

Name D. GORFINKEL Signature  Date 18/9/2018
Position TRUSTEE



1 SITE/LOCALITY PLAN
1 : 1000

PROJECT NAME	
PROPOSED NEW ADDITIONS FOR TENIQUA TRUST ON PORTION 70 OF 203 ELANDSKRAAL, SEDGEFIELD	
DRAWING TITLE	
SITE/LOCALITY PLAN	
DRAWING NO. 100	REV. NO.
DATE 08/22/18	SCALE 1 : 1000
CLIENT	
TENIQUA TRUST	
SIGNATURE	 DAVID N. GORFINKEL (PLS0974) AFRICA SURVEY +27 82 4559802 • dave@aficasurvey.com
DESIGNER	SIGNATURE
Dale Fabu Prof. Architectural Technologist	
 DALE FABU SACAP NO. PAT 24740250 32713 (SAIAT) 195 Swarthout Crescent, New Horizon, Plettenberg Bay Contact no. 076 946 8358 Email: dalef@live.co.za	

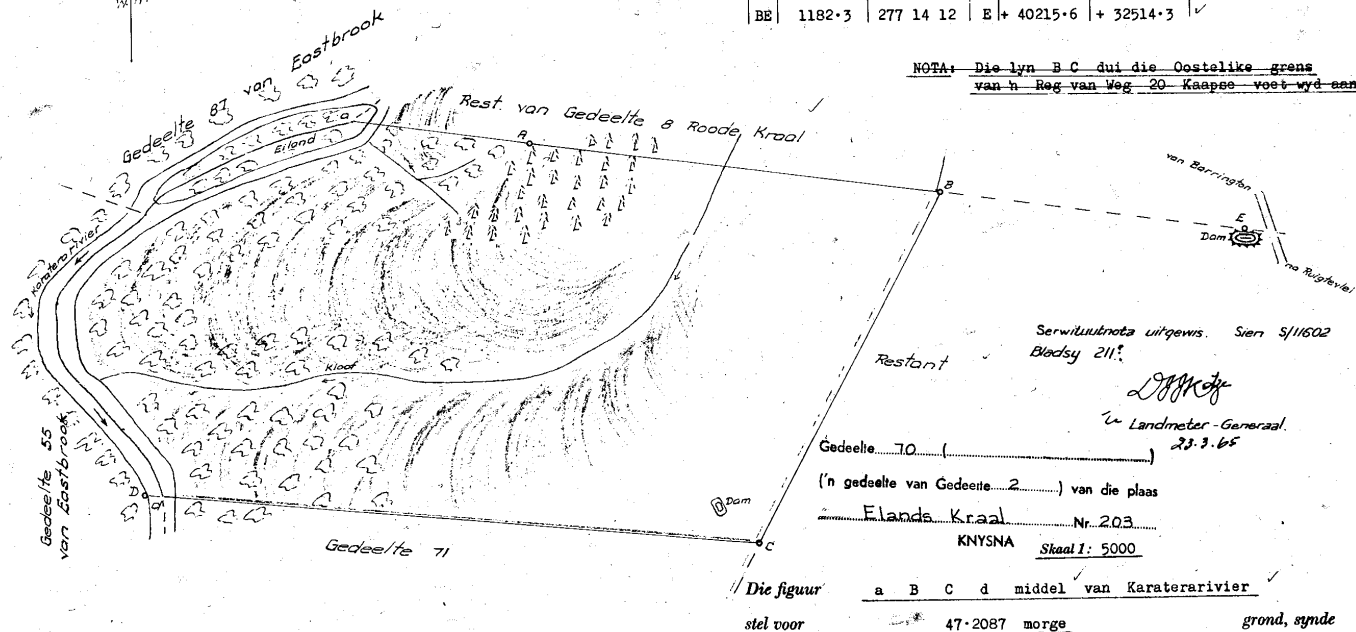
L.G. No. 3249/62

Goedgekeur.

Dijkster
Landmeter-Generaal.
6.3.1962

SYE Kaapse Voet	RIJTHOES- HOEKE	STELSEL LP 230 KO-ORDINATE	
		y	x
	O	K.Vt.	
		0.0+11900000.0	
AB	1595.0	277 14 12	A + 42970.8 + 32164.5
BC	1522.0	27 38 20	B + 41388.5 + 32365.4
CD	2386.8	94 56 30	C + 42094.5 + 33713.7
DA	2015.0	228 10 40	D + 44472.4 + 33508.1
Aa		97 14 12	
Dd		274 56 30	
BE	1182.3	277 14 12	E + 40215.6 + 32514.3

NOTA: Die lyn B C dui die Oostelike grens
van h Reg van Weg 20 Kaapse voet wyd aan.



Beskrywing van Bakens

- A,C : : 3" ysterpen in klipstapel (in heining).
B,D : : 3" ysterpen in klipstapel.
E : : 3" ysterpaal in klipstapel (in heining).

GEDEELTE 70 (n gedeelte van LOT A) VAN DIE PLAAS

ELANDS KRAAL

geleë in die Afdeling

KNYSNA

Provinsie Kaap die Goeie Hoop

Opgemeet in

Mei 1962

deur my

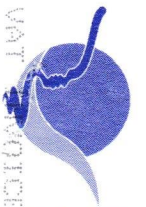
H. van Waas

Landmeter.

Hierdie kaart is

Die oorspronklike kaart is
No. 787/1910 geheg aan
T/A. 1911-108-6833

L.G. Lëer No. S/11602
M.S. No. E. 98/62
81-800



KNYSNA Municipality Munisipaliteit uMasipala

ONLY VALID IF PRINTED BY MACHINE / SLEGS MASJENGEDRUKTE KWITANSIES GELDIG
RECEIVED WITHOUT PREJUDICE TO RIGHTS / ONTVANG SONDER BENADELING VAN REGTE

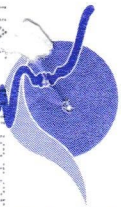
044 302 6300
21 KNYNSA 6570
FAX 044 302 6333

VAT INVOICE/RECEIPT
RECEIPT: 008215 DATE: 05/03/2019 MC NO:032 TIME: 12:45
KNYSNA MUNICIPALITY VAT REG: 4360193876

CST:9/242-13-15 Apply: Consent Us tpi 220.56 1691.00 *

CREDIT CARD
Err no:Portion 70 of 203

TOTAL: 1691.00
VAT: 220.56 *
TENDERED: 1691.00
CHANGE: 0.00



KNYSNA Municipality Munisipaliteit uMasipala

ONLY VALID IF PRINTED BY MACHINE / SLEGS MASJENGEDRUKTE KWITANSIES GELDIG
RECEIVED WITHOUT PREJUDICE TO RIGHTS / ONTVANG SONDER BENADELING VAN REGTE

044 302 6300
21 KNYNSA 6570
FAX 044 302 6333

VAT INVOICE/RECEIPT
RECEIPT: 008215 DATE: 05/03/2019 MC NO:032 TIME: 12:45
KNYSNA MUNICIPALITY VAT REG: 4360193876

CST:9/242-13-15 Apply: Consent Us tpi 220.56 1691.00 *

CREDIT CARD
Err no:Portion 70 of 203

TOTAL: 1691.00
VAT: 220.56 *
TENDERED: 1691.00
CHANGE: 0.00



NEDBANK
KNYSNA MUNICIPALITY

MAIN STREET
KNYSNA
South Africa

2019/03/05 12:44 1702C

EMV SALE

485442*****3928

U11: 00015822-5320-6217-

13A2-5EEB46BC0909

GORFINKEL/J I.MS

Visa Card

AUTHORISED - 904785

TRACE NO - 206217

R1,691.00

IN86873861

CO 0023 177

THANK YOU DANKIE

TOTAL APPLICATION FEES*
(TOTAL A + B)

R 1 691.00

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

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

KNYSNA MUNICIPALITY'S BANK ACCOUNT DETAILS

Name: Knysna Municipality

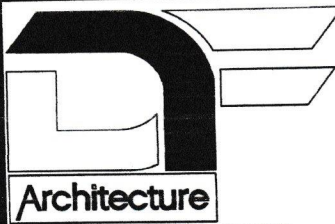
Bank: Nedbank

Branch no.: 162645

Account no.: 1626561826

Payment reference: Erf Number

FORERON 70 OF 203



DALE FAB
SACAP NO. PAT 24740250
32713 (SAIAT)

195 Swarthout Crescent,
 New Horizon, Plettenberg Bay,
 6600

Contact no. 076 946 8358
 Email: dalef@live.co.za

Architecture
 N.DIP(NMMU), N.CERT. (PE COLLEGES)

Abutting Owner Consent:

APPLICATION FOR BUILDING LINE RELAXATION

NEW ADDITIONS ON PORTION 70 OF 203 FARM ELANDSKRAAL, BARRINGTON ROAD, SEDGEFIELD.

DATE: 10 SEPTEMBER 2018

To whom it may concern,

On behalf of my client, **Teniqua Trust**; (Portion 70 of 203) I hereby would like to apply for building line relaxation for the Newly Added Labourer's Cottage 3. The newly build structure which neighbours your **Stand (71 of 203)** extends over the stipulated **30 Metre Building Line of Portion 70 of 203.**

Please find attached plans to familiarise yourself with the extend of the Newly Added Labour Cottage 3 and wish to comment as Follows:

I/we Vanessa Maitland Owner of Erf/Portion/Farm which abuts **Portion 70 of 203 Farm Elandskraal, Sedgefield** have seen drawings of the **Newly Built Labour Cottage 3.**

I DO NOT OBJECT THE PROPOSAL

Signed.....

Date.....

18/02/2019

I DO OBJECT THE ADDITIONS FOR THE FOLLOWING REASON/S:

.....

.....

.....

.....

.....

Signed.....

Date.....

Kind Regards
 Dale Faba



ELANDSKRAAL

USED BUILDINGS

PASTURE LAND
REMAINDER OF PORTION 8 ROODEKRAAL

FOREST VISTA VIA

1:1000

50m 100m 150m

FOREST

FOREST

PORTION 70 OF 203
ELANDSKRAAL

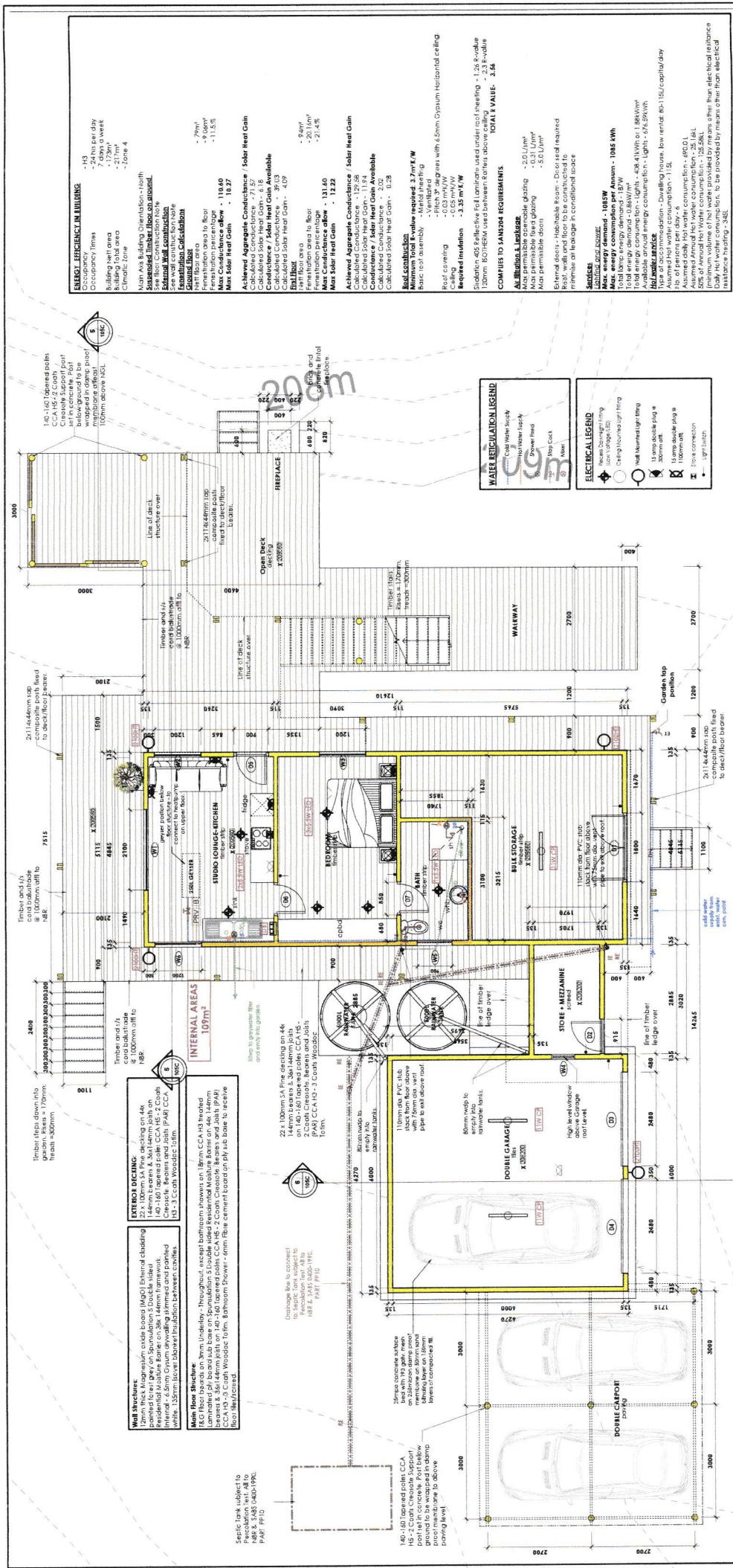
KLOOF







PORTION 71 OF 203 ELANDSKRAAL
TENIQUA TREETOPS

PROPOSED NEW ADDITIONS FOR TENIQUA TRUST ON PORTION 70 OF 203 ELANDSKRAAL, SEDGEFIELD	
DRAWING TITLE	SITE/LOCALITY PLAN
DATE	08/22/18
SCALE	1:1000
TENIQUA TRUST	
SIGNATURE	DALE PABA
DATE	08/22/18
SCALE	1:1000
DAVID N. GORPHEL (PRACTICE) AFRICA SURVEY ARCHITECTURE	
DALE PABA SACAP NO. PAF 2472286 3713 (SAAAT) 16 Sutherland Street Henderson Bay Contact no. 078 846 6148 Email: dale@dalepaba.co.za	



1 SITE/LOCALITY PLAN
1:1000

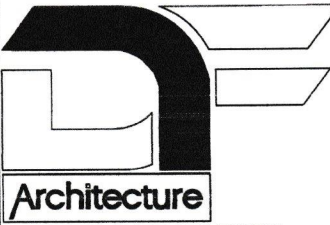


PROJECT NAME	PROPOSED NEW ADDITIONS FOR TENIQUA TRUST ON PORTION 70 OF 203 ELANDSKRAAL, SEDGEBELD		
DRAWING NO.	105A	REV. NO.	
DRAWING NO.	01/27/18	SCALE	As indicated
CURTAIN	TENIQUA TRUST		
SHOW/LINE			
DESIGNER	DALE Fabu P.O. BOX 104 195 SWEMDOR CHURCH		
ARCHITECT	 27115 (BAAFI) 195 Swemdor Church, Swemdor, Bay Contact no. 073 966 1308 Email: dale@dw.co.za		
ARCHITECTURE	 27115 (BAAFI) 195 Swemdor Church, Swemdor, Bay Contact no. 073 966 1308 Email: dale@dw.co.za		
DRAWING TITLE	GROUND FLOOR LABOUR COTTAGE 3		
DRAWING NO.	105A	REV. NO.	
DRAWING NO.	01/27/18	SCALE	As indicated
CURTAIN	TENIQUA TRUST		
SHOW/LINE			
DESIGNER	DALE Fabu P.O. BOX 104 195 SWEMDOR CHURCH		
ARCHITECT	 27115 (BAAFI) 195 Swemdor Church, Swemdor, Bay Contact no. 073 966 1308 Email: dale@dw.co.za		
ARCHITECTURE	 27115 (BAAFI) 195 Swemdor Church, Swemdor, Bay Contact no. 073 966 1308 Email: dale@dw.co.za		

AREA SCHEDULE	
ERF AREA - 40.4358 HA	
GROUND FLOOR	
INTERNAL AREA	= 123m ²
CARPORT	= 36m ²
FIRST FLOOR	
INTERNAL AREA	= 94m ²
OPEN TERRACE	= 68m ²
TOTAL INTERNAL AREAS = 217m²	
TOTAL COVERAGE = 242m²	

1 5_Ground Floor_Managers House 1 : 50

[illegible]



DALE FAB
SACAP NO. PAT 24740250
32713 (SAIAT)

195 Swarthout Crescent,
New Horizon, Plettenberg Bay,
6600

Contact no. 076 946 8358
Email: dalef@live.co.za

Architecture

N.DIP(NMMU), N.CERT. (PE COLLEGES)

MOTIVATION REPORT:

APPLICATION FOR BUILDING LINE RELAXATION

NEW ADDITIONS ON PORTION 70 OF 203 FARM ELANDSKRAAL, BARRINGTON ROAD, SEDGEFIELD.

DATE: 10 SEPTEMBER 2018

To whom it may concern,

On behalf of my client, **Teniqua Trust**; I hereby would like to apply for building line relaxation for the Newly Added additions to Existing Gym and New Labourer's Cottage 3.

1. The **Existing Gym** structure was already over the **Stipulated 30 meter Building Line**. New Additions was than further added on which needs to be Legalize. We hereby apply for **Building Line Relaxation from 30 Metres to 20.666Metres.**
REFER TO LOCALITY PLAN
2. **New Labourer's Cottage** was added of which a portion of it is over the stipulated **30 Metre Building Line**. We hereby apply for **Building Line Relaxation from 30 Metres to 17.310Metres.**
The aim of the New Additions was to remove as little as possible of the existing Vegetation.
REFER TO LOCALITY PLAN

Trusting that this application will be considered favourably.

Kind Regards
Dale Faba

