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LAND USE PLANNING PRE-APPLICATION CONSULTATION 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.

PART A: PARTICULARS

Reference number: _____

Purpose of consultation: LEGALIZE BUILDING LINE DEPARTURES

Brief proposal: DEPARTURE ON LATERAL BUILDING LINES TO LEGALIZE EXISTING BUILDINGS

Property(ies) description: ERF 1325, SEDGEFIELD ISLAND, SEDGEFIELD

Date: 11 May 2021

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official				
Pre-applicant	Johan Grobler	JG_A	0832840028	earth@axxess.co.za

List documents provided for discussion at meeting:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

PLANS: GAR CS 101, 201, 202, 203.
 LOCATION PLAN.
 S & D DIAGRAMME
 TITLE DEED
 MOTIVATION.

YES	NO
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Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)?

(If yes, request a copy of the minutes)

NO

Comprehensive overview of proposal:

THE OWNER OF THE PROPERTY, MR GARNER WISH TO SUBMIT PLANS TO LEGALISE THE EXISTING BUILDINGS THAT WERE NOT SUBMITTED FOR APPROVAL BY PREVIOUS OWNERS.

TWO OF THE BUILDINGS EXTEND OVER THE BUILDING LINES AS SPECIFIED IN THE TITLE DEED. THEY ARE:

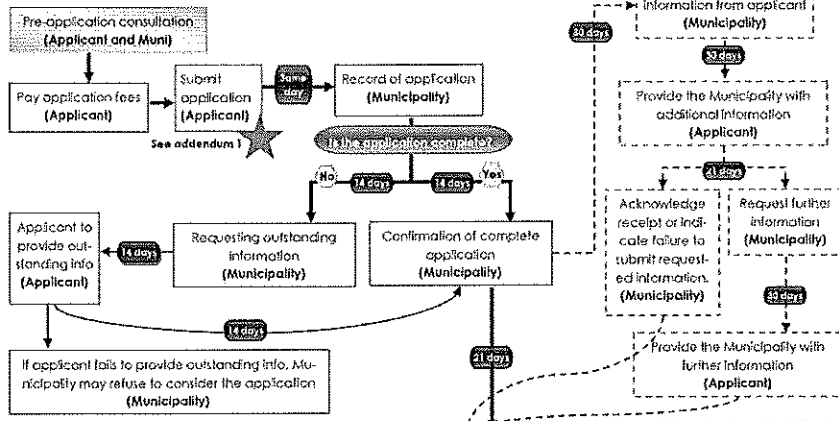
1. EXISTING CARPORT OVER THE EXISTING 4,72M BUILDING LINE : TO AMEND BUILDING LINE TO 0.4 M.

2. EXISTING OUTBUILDING ENCROACHES ON THE 4,72M BUILDING LINE (NORTH EASTERN) : TO AMEND BUILDING LINE TO 2M FOR THE WHOLE NORTH EASTERN BOUNDARY (AS PER THE ZONING SCHEME).

PART B: APPLICATION PROCESS

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

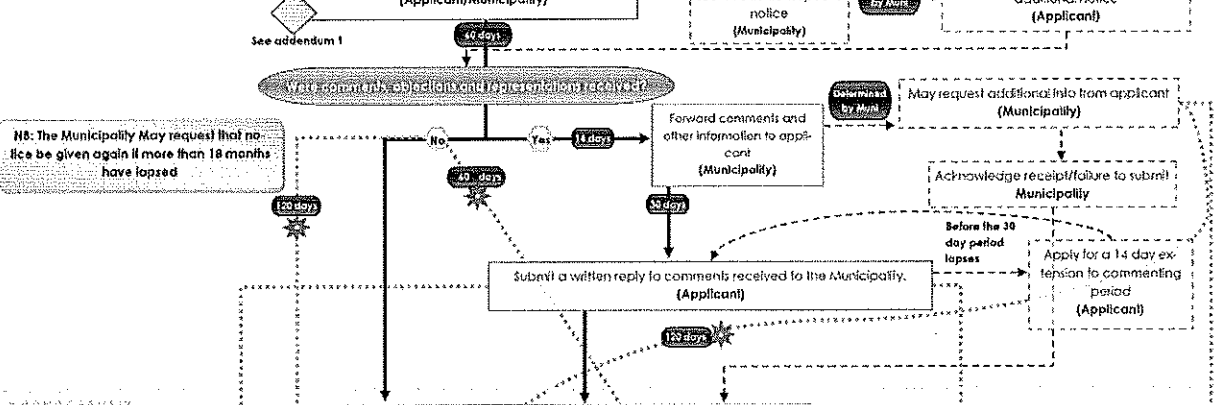
SUBMISSION



(a)	Re-zoning of land
(b)	Permanent easement
(c)	Temporary easement
(d)	Subdivision of land
(e)	Consolidation of land
(f)	Removal, suspension or amendment of restrictive covenant
(g)	Permission required in terms of the zoning scheme
(h)	Amendment, deletion or imposition of condition in respect of an approval
(i)	Extension of validity period of an approval
(j)	Approval of an earlier notice
(k)	An improvement or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
(l)	Permission required in terms of condition of approval
(m)	Determination of zoning
(n)	Closure of public place or part thereof
(o)	Consent type
(p)	Occasional use
(q)	To establish or amend a home owner's association
(r)	Infringement or failure of a home owner's association
(s)	Permission required for the reconstruction of an existing building that complies to new conforming use that is deemed not of damage to the extent that it is necessary to demolish a substantial part thereof

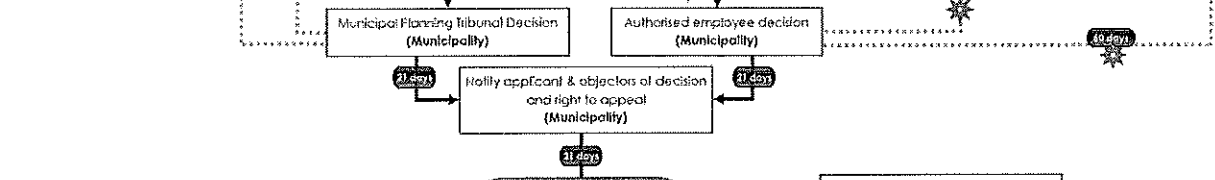
Out of time appeal may be lodged within this time	
Direction	→
Timeframe	30 days
Additional	
Questions	?
Answers to questions	

ADVERTISING



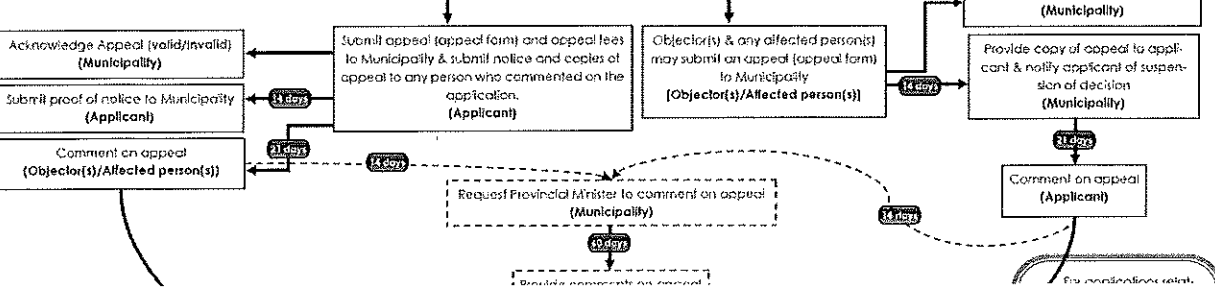
ASSESSMENT

DECISION



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
<input checked="" type="checkbox"/>	2(a)	a rezoning of land;	R
<input checked="" type="checkbox"/>	2(b)	a permanent departure from the development parameters of the zoning scheme;	R 1885-00
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
<input checked="" type="checkbox"/>	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
<input checked="" type="checkbox"/>	2(g)	a permission required in terms of the zoning scheme;	R
<input checked="" type="checkbox"/>	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input checked="" type="checkbox"/>	2(i)	an extension of the validity period of an approval;	R
<input checked="" type="checkbox"/>	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
<input checked="" type="checkbox"/>	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
<input checked="" type="checkbox"/>	2(l)	a permission required in terms of a condition of approval;	R
<input checked="" type="checkbox"/>	2(m)	a determination of a zoning;	R
<input checked="" type="checkbox"/>	2(n)	a closure of a public place or part thereof;	R
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
<input checked="" type="checkbox"/>	2(p)	an occasional use of land;	R
<input checked="" type="checkbox"/>	2(q)	to disestablish a home owner's association;	R
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	N	Serving of notices (i.e Delivering by hand; registered post; data messages)	R
<input checked="" type="checkbox"/>	N	Publication of notices (i.e Local Newspaper(s); Provincial Gazette; site notice; Municipality's website)	R

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

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?	✓			YES .
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)]		✓		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		✓		
Zoning Scheme By-law considerations: What is the current zoning of the property? <u>SINGLE RESIDENTIAL</u>				
What is the proposed zoning of the property? <u>SINGLE RESIDENTIAL</u>				
Does the proposal fall within the provisions/parameters of the zoning scheme? <u>YES</u>				
Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>NO</u>				

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?		✓		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			
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)?	✓			
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	✓			
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?		✓		

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?		✓		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?		✓		DEA&DP
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Government Department of Agriculture

<p>Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?</p>		✓		<p>National Department of Agriculture, Forestry and Fisheries (DAFF)</p>
<p>Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?</p>		✓		<p>DEA&DP</p>
<p>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)</p>		✓		<p>National Department of Environmental Affairs (DEA) & DEA&DP</p>
<p>Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?</p>		✓		<p>National Department of Water & Sanitation (DWS)</p>
<p>Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?</p>		✓		<p>South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)</p>
<p>Will the proposal have an impact on any National or Provincial roads?</p>		✓		<p>National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW)</p>

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:		✓		
Water supply:		✓		
Sewerage and waste water:		✓		
Stormwater:		✓		
Road network:		✓		
Telecommunication services:		✓		
Other services required? Please specify.		✓		
Development charges:		✓		

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

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
Y	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	
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify)


PART E: DISCUSSION

PART F: SUMMARY / WAY FORWARD

OFFICIAL: _____
(FULL NAME)

PRE-APPLICANT: JOHANN GROBLER
(FULL NAME)

SIGNED: _____

SIGNED: 

DATE: _____

DATE: 11/05/2021



KNYSNA MUNICIPALITY
NR FLAMINGO & TARENTAAL
SEDFIELD
South Africa

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ISA CHEQUE

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THANK YOU DANKIE

1. Consent use

KNYSNA MUNICIPALITY

Manager of Building Control & Town planning
P.O. Box 21
Knysna
6570

Tel: (044) 302-6318
Fax: (044) 302-1631
www.knysna.gov.za

PLANNING AND DEVELOPMENT: TOWN PLANNING DEPARTMENT

APPLICATION FEES 2020/2021

to be paid to the Town Treasurer in respect of Erf/Farm 1325

Brenton Belvidere Karatara Buffalo Bay Rheenendal

PLANNING BY-LAWS (KM LAND USE PLANNING BY-LAW, 2016)

VOTE NR: 358550588202

Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent use	All	R 226.00	Section 15(2)(o)
	Other	R 2,509.00	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	R 0	Section 15(2)(b)
	Other users	R 1,885.00	Section 15(2)(b)
3. Temporary Departures	House Shops	R 302.00	Section 15(2)(c)
	All other users (including taverns)	R 4,022.00	Section 15(2)(c)
	indigent households and subsidy housing areas up to 20sqm	R 302.00	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	R 2,514.00	Section 15 (2)(a)
	Mixed Use, Business and Industrial uses	R 3,142.00	Section 15 (2)(a)
	Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
	Inside Urban Edge: Sub divisional Area	R 3,142.00	Section 15 (2)(a)
	Mixed Use, Business and Industrial uses	R 3,770.00	Section 15 (2)(a)
	Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
	Outside Urban Edge: All	R 3,268.00	Section 15 (2)(a)
	Township Establishment and Other uses	R 4,776.00	Section 15 (2)(a)
	Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
	5. Subdivisions	Straight 1-3 portions (not part of a rezoning to sub divisional area application)	R 302.00
Agriculture, Residential and Community uses		R 1,194.00	Section 15(2)(d)
Mixed Use, Business and Industrial uses		R 1,194.00	Section 15(2)(d)
Per additional portions		R 264.00	Section 15(2)(d)
As part of a rezoning to sub divisional area application		R 151.00	Section 15(2)(d)
Agriculture, Residential and Community uses		R 754.00	Section 15(2)(d)
Mixed Use, Business and Industrial uses		R 1,131.00	Section 15(2)(d)
Per additional portions	R 151.00	Section 15(2)(d)	
6. Consolidations	All	R 1,131.00	Section 15(2)(e)
7. Exemption of Subdivisions and Consolidations	All	R 302.00	Section 24(1)
8. Rectification of a Contravention	All	applicable fee	Section 86(4)

- i) Application Fee: 50% of the tariff of the relevant applications required for legalisation of the land use
- ii) Levy Rate (Buildings): 50% of the value of the ordinary plan fee applicable to the contravention portion of the building
- iii) Levy Rate (Utilisation): Difference between the annual property rate that