



KNYSNA
Municipality Munisipaliteit uMasipala

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)	LUNDIKAZI				
Surname	KHUPHISO				
South African Council for Planners (SACPLAN) registration number (if applicable)	C/9271/2020				
Company name (if applicable)	VPM PLANNING CC				
Postal Address	PO BOX 173				
	KNYSNA	Postal Code	6570		
Email	planning@vpmsa.co.za				
Tel	044 302 2300	Fax		Cell	071 836 6826

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

Registered owner(s)	Klazina Mackenzie				
Physical address	C/O VPM Planning CC				
	16 Green street, Knysna	Postal code	6570		
E-mail	planning@vpmsa.co.za				
Tel	044 382 7162	Fax		Cell	071 836 6826

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



Property description [Number(s) of Erf/Erven/Portion(Erf 1568 Knysna				
---	------------------------	--	--	--	--

s) or Farm(s), allotment area.]						
Physical Address	07 Woodbourne Drive					
GPS Coordinates				Town/City	Knysna	
Current Zoning	Single Residential Zone I	Extent	595 m²	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Knysna Zoning Scheme By-Law					
Current Land Use	Residential					
Title Deed number and date	T	T118136/97				
Any restrictive conditions?	Y	N	If Yes, list condition(s)	Condition C (f)		
Are the restrictive conditions in favour of a third party(ies)?	∓	N	If Yes, list the party(ies)	n/a		
Is the property encumbered by a bond?	∓	N	If Yes, list bondholder(s)	n/a		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	∓	N	If yes, is this application to legalize the building / land use?	∓	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	∓	N	Are there any land claim(s) registered on the subject property(ies)?	∓	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	∓	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
√	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R1970.00
√	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;	R785.00
√	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;	
√	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: R2755.00

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

***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.**

BANKING DETAILS

Name:

Bank:

Branch no.:

Account no.:

Payment reference:
(if applicable)

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

VPM Planning CC has been appointed by Klazina Mackenzie, the owner of Erf 1568 Knysna, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021:








- An application for a Departure from the provisions of the Knysna Zoning Scheme By-Law (2020) is being submitted to the Council to relax the northern lateral building line from 2m to 0.m in order to allow the planned covered veranda addition that will include a braai area as indicated on Site Plan Nr.K1568CP attached as Diagram 5.
- An application for a Departure from the provisions of the Knysna Zoning Scheme By-Law (2020) is being submitted to the Council to relax the height of a boundary wall from 2.1m to 2.3m in order to allow the proposed brick wall on the lateral boundary.
- Section 15 (2) (f): Application for Removal of Restrictive Title Deed Condition C (f) which relates to lateral and street building lines.

See 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

	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person			N	Proof of registered ownership or any other relevant right held in the land concerned
Y	N	Written motivation			N	S.G. diagram / General plan extract
	N	Locality plan			N	Site development plan or conceptual layout plan
Y	N	Proposed subdivision plan		Y	N	Proof of agreement or permission for required servitude
	N	Proof of payment of application fees			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	👍	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	
	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Proof of failure of Home owner's association
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 H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

¥	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	¥	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 Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
¥	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
¥	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
¥	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
¥	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
¥	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
¥	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
¥	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:

15 November 2021

Full name:

LUNDIKAZI KHUPHISO

Professional capacity:

TOWN AND REGIONAL PLANNER

SACPLAN registration number:

C/9271/2020**FOR OFFICE USE ONLY**

Date received:

Received by:
