



LAND USE PLANNING APPLICATION FORM

(Section 15 of the Knysna Municipality's Spatial Planning and Land Use Planning By-law 2021)

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

PART A: APPLICANT DETAILS

First name(s)	MARK		
Surname	DE BRUYN		
South African Council for Planners (SACPLAN) registration number (if applicable)	South African Geomatics Council registration number: PLS 0134		
Company name (if applicable)	Mark DE BRUYN Professional Land Surveyor		
Postal Address	P.O. Box 135 Knysna		Postal Code 6570
Email	mark@lazyleopard.co.za		
Tel	044 388 4773	Fax	NONE
		Cell	072 458 3894

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

Registered owner(s)	Diane Sparks (ID No. 8103260086081)		
Physical address	32 De Wet Street		
	Sedgefield	Postal code	6573
E-mail	Care of: louischef3@hotmail.com		
Tel	Diane Sparks care of Ian Sparks 083 308 8160	Fax	NONE
		Cell	Ian Sparks 083 308 8160

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

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	ERF 1337 SEDGEFIELD
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Physical Address	ERF 1357 SEDGEFIELD; 40 DE WET STREET, SEDGEFIELD 6573				
GPS Coordinates	Geographic Coordinates: Lat: -34.01574 Lon: 22.77777		Town/City	SEDFIELD – MUNICIPALITY OF KNYSNA	
Current Zoning	SINGLE RESIDENTIAL 1	Extent	1 301 m ²	Are there existing buildings?	Y
Applicable Zoning Scheme	KNYSNA INTEGRATED ZONING SCHEME BY-LAWS 2020				
Current Land Use	SINGLE RESIDENTIAL				
Title Deed number and date	T	T13559/2018			
Any restrictive conditions?	Y	If Yes, list condition(s)	CONDITIONS D.4 AND D.9 ON PAGE 3 – BUILDING LINE RESTRICTION AND RESTRICTION AGAINST SUBDIVISION WITHOUT THE CONSENT OF THE “COMPANY”		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)	IMPOSED IN FAVOUR OF F VAN NIEKERK & SEUNS (EIENDOMS) BEPERK FOR THEM AND THEIR SUCCESSORS IN TITLE	
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?	Y	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	S. MADUMBO	Reference Number	PRE-APPLICATION MEETING	Date of consultation	30 SEPTEMBER 2021

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;	R
	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 1 242-00
	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 785-00
	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;	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 2 027-00**

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: M.D. de Bruyn

Bank: Standard Bank

Branch no.: Knysna

Account no.: 08 256 3225

Payment reference:

(if applicable) RECEIPT Nos. 037061 and 037062

DATED 2022-06-30

The receipts attached to the Motivation report

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:
IT IS PROPOSED TO SURDIVIDE ERF 1337 SEDGEFIELD INTO 1 PORTION AND A REMAINDER.
PORTION A WILL BE APPROXIMATELY 701 M ² AND THE REMAINDER WILL BE APPROXIMATELY 600 M ² IN EXTENT.
THERE IS AN EXISTING HOUSE ON THE REMAINDER AND PORTION A IS VACANT.
ACCESS TO PORTION A WILL BE VIA A PANHANDLE 3,8 METRES WIDE.
THE PROPOSAL IS CONSIDERED TO BE CONSISTENT WITH THE SPATIAL PLANNING POLICY FOR THE AREA
*** PLEASE ALSO 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					
Y		Power of attorney / Owner's consent if applicant is not owner		N/A	Bondholder's consent (if applicable)
N/A		Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	Proof of registered ownership or any other relevant right held in the land concerned - Title Deeds
Y		Written motivation		Y	S.G. diagram / General plan extract
Y		Locality plan		N/A	Site development plan or conceptual layout plan:
Y		Proposed subdivision plan		N/A	Proof of agreement or permission for required servitude
Y		Proof of payment of application fees		Y	Full copy of the title deed
N/A		Conveyancer's certificate		Y	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:					
		N/A	Consolidation plan		
	Y		Street name and numbering plan * SHOWN ON LOCALITY PLAN	N/A	Land use plan / Zoning plan
		N/A	Landscaping / Tree plan	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
	N		Abutting owners' consent	N/A	Home Owners' Association consent

		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)				Services Report or indication of all municipal services / registered servitudes
N/A			Copy of original approval and conditions of approval		N/A		Proof of failure of Home owner's association
N/A			Proof of lawful use right		N/A		Any additional documents or information required as listed in the pre-application consultation form / minutes - PHOTOS
Y			Required number of documentation copies		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/A	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 :

- That the information contained in this application form and accompanying documentation is complete and correct.
- 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:

2022-07-09

Full name:

MARK DAVID DE BRUYN

Professional capacity:

Professional Land Surveyor

Registration number

SOUTH AFRICAN GEOMATICS COUNCIL : PLS 0134

SACPLAN registration
number:**FOR OFFICE USE ONLY**

Date received:

Received by:

Municipal Stamp