



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)	MARK				
Surname	DE BRUYN				
South African Council for Planners (SACPLAN) registration number (if applicable)			South African Geomatics Council registration number: SAGC 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 or markdaviddebruyn@gmail.com				
Tel	044 388 4773	Fax	none	Cell	072 458 3894

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

Registered owner(s)	Churchill Orthodontics Ltd., Registration number 2011/126194/10, A special power of attorney has been granted by the director of the company.				
Physical address	15 & 17 Fairlead Way, Pezula Golf Estate				
	KNYSNA		Postal code	6571	
E-mail	Care of pollos@houseplanner.co.za OR CARE OF MARK@LAZYLEOPARD.CO.ZA				
Tel	Care of : 044 388 4773	Fax	None	Cell	Mark 072 458 3894

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

Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s),	ERVEN 12481 AND 12482 KNYSNA				
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allotment area.]						
Physical Address	15 & 17 Fairlead Way, Pezula Golf Estate, Knysna, 6571					
GPS Coordinates	Geographic Coordinates: 34,07810 S ; 23,09855 E		Town/City	KNYSNA		
Current Zoning	SINGLE RESIDENTIAL 1	Extent	ERF 12481 =1 200m ² ERF 12482 =1 371m ²	Are there existing buildings?	Y	
Applicable Zoning Scheme	KNYSNA INTEGRATED ZONING SCHEME 2020					
Current Land Use	ERF 12481 is vacant. Erf 12482 has an existing dwelling house on it.					
Title Deed number and date	T	ERF 12481 T 29160/2021		ERF 12482 T 29810/20211		
Any restrictive conditions?	N	If Yes, list condition(s)				
Are the restrictive conditions in favour of a third party(ies)?	Y	If Yes, list the party(ies) A Life Usufruct Right over Erf 12482 is held by Luc Pierre Marie Tourne and Godlieve Yvonne Fernand Michiels. This right is taken from title Deed T14686/2016. They have given their consent to the consolidation, which will not affect their rights. They are basically the owners of the property, but as it is registered in the name of a company they have formally retained a usufruct over Erf 12482. This usufruct can remain in place over Erf 12482 as a component of the consolidated erf as the components are listed separately in the title deeds.				
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	A
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	Shaun Madumbo	Reference Number	PRE-APPLICATION MEETING	Date of consultation	23 June 2022

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
√	2(e)	a consolidation of land that is not exempted in terms of section 24;	R 1 236-64

√	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 1 236-64**

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 No. 031730 DATED 2022-07-22

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

IT IS PROPOSED TO CONSOLIDATE ERVEN 12481 AND 12482 KNYSNA. THESE ERVEN ARE SITUATED IN PEZULA GOLF ESTATE IN KNYSNA AND ARE ADJOINING.

ERF 12481 IS VACANT AT PRESENT. THE OWNERS WISH TO EXTEND THEIR EXISTING HOUSE ON 12482 TO GO OVER THE BOUNDARY OF ERF 12481 AND THEREFORE NEED TO CONSOLIDATE THE TWO ERVEN.

NO NEW PROPERTIES ARE CREATED.

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)
Y		Resolution or other proof that applicant is authorised to act on behalf of a juristic person	N/A		Proof of registered ownership or any other relevant right held in the land concerned
Y		Written motivation	Y		S.G. diagram / <u>General plan extract</u>
Y		Locality plan	Y		Site development plan or conceptual layout plan
N		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 deeds
N/A		Conveyancer's certificate	Y		Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y		N/A	Consolidation plan				
Y		N/A	Street name and numbering 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	N/A	Abutting owner's consent		N		Homeowners' 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) /			N/A	Services Report or indication of all municipal services / registered servitudes

			Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)				
		N/A	Copy of original approval and conditions of approval			N/A	Proof of failure of Homeowners' 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
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				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			N/A	Other (specify)
	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 :

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:

20122-07-26

Full name:

MARK DAVID DE BRUYN

Professional capacity:

Professional Land Surveyor PLS0134

SACPLAN registration
number:

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

ANNEXURES: See index page in motivation report

Application fees receipt: