


Knysna

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LAND USE MANAGEMENT
LAND USE APPLICATION FORM

in terms of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021)

PART A: APPLICANT DETAILS

First Name(s):	Gideon Andries	Surname:	Nel
South African Council of Planners (SACPLAN) Registration number (if applicable):	Pr. Pln A/520/1987	Company Name:	Nel & de Kock Town and Regional Planners
Postal Address:	P.o. Box 1186 George	Postal Code:	6530
E-mail:	neldek@mweb.co.za	Cell phone number:	082 569 2438
Telephone Number:	044 874 5207		

PART B: REGISTERED OWNER'S DETAILS

Registered Owner(s):	Trustees for the time being of Eddie Andrew van der Bergh Trust Registration No. IT1789/1996		
Registered Owner Address:	174 Elf Street, Buffalo Bay		
Postal Code:	6571	E-mail:	eavanderbergh@gmail.com
Telephone Number:	n/a	Cell Phone Number:	082 600 0302

PART C: PROPERTY DETAILS

Property Description:	Erf 174, Buffalo Bay		
Physical Address:	174 Elf Street, Buffalo Bay, 6571		
Town/Area:	Buffalo Bay	Current Zoning:	Single Residential Zone I
Property Extent:	387m ²	Current Land Use:	Dwelling House
Are there existing buildings on the property?:	Yes		
Title Deed Number:	T000034894/2021	Date:	15 June 2021

Any restrictive title conditions applicable?:

If, yes list the conditions:

Are the restrictive title conditions in favor of a third party(ies)?:

If yes, list the party(ies):

Is the property encumbered by a bond?:

If yes, list bondholder(s):

Any existing unauthorised buildings and/or land use on the subject property(ies)?:

If yes, is this application to legalise the building / land use?:

Are there any pending court case(s) / order(s) relating to the subject property(ies)?:

Are there any land claim(s) registered on the subject property(ies)?:

PART D: PRE-APPLICATION CONSULTATION:

Has there been pre-application consultation?:

If Yes, attach the minutes of the pre-application consultation.

PART E: LAND USE PLANNING APPLICATION TYPE:

In terms of Section 15 of the Spatial Planning and Land Use Management By-law (2021)

Has there been any previous related application?:

			COST (R)
15(2)(a)	<input type="checkbox"/>	A rezoning of land including rezoning to subdivisional area	[Empty Cost Box]
15(2)(b)	<input type="checkbox"/>	A permanent departure from the development parameters of the Zoning Scheme	
15(2)(c)	<input type="checkbox"/>	A temporary use departure	
15(2)(d)	<input type="checkbox"/>	Subdivision of land	
15(2)(e)	<input type="checkbox"/>	Consolidation of land	
15(2)(f)	<input checked="" type="checkbox"/>	Amendment, suspension or deletion of a restrictive title condition	
15(2)(g)	<input type="checkbox"/>	A permission required in terms of the Zoning Scheme	
15(2)(h)	<input type="checkbox"/>	Amendment, deletion or imposition of conditions in respect of an existing approval	
15(2)(i)	<input type="checkbox"/>	An extension of the validity of an approval	
15(2)(j)	<input type="checkbox"/>	An approval of an overlay zone as contemplated in the Zoning Scheme	
15(2)(k)	<input type="checkbox"/>	Amendment or cancellation of an approved subdivision plan or part thereof incl. a general plan	
15(2)(l)	<input type="checkbox"/>	A permission required in terms of a condition of approval	
15(2)(m)	<input type="checkbox"/>	A determination of zoning	
15(2)(n)	<input type="checkbox"/>	Closure of a public place or part thereof	
15(2)(o)	<input type="checkbox"/>	Consent use contemplated in the Zoning Scheme	
15(2)(p)	<input type="checkbox"/>	Disestablishment of a homeowner's association	
15(2)(q)	<input type="checkbox"/>	To rectify a failure by a homeowner's association to meets its obligations	
15(2)(r)	<input type="checkbox"/>	Determination of an administrative penalty	
15(2)(s)	<input type="checkbox"/>	Permission required for reconstruction of an existing building that constitutes a non-conforming use	

Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

Land Use Planning Act, 2014 (Act 3 of 2014)

Specific Environmental Management Act(s) (SEMA)(e.g., National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Water Act, 1998 (Act 36 of 1998) and others

If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.

If required, do you want to follow an integrated application procedure in terms of s 44(1) of the By-law on Spatial Planning and Land Use Management? If yes, please attach motivation.

Y	N	N/A
Y	N	N/A
Y	N	N/A
Y	N	N/A
Y	N	N/A

PART I: EXTENT OF DEPARTURE(S)

<input type="checkbox"/>	Building line encroachment					
<input type="checkbox"/>	Street	<input type="text"/>	From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	Street	<input type="text"/>	From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	Lateral	<input type="text"/>	From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	Lateral	<input type="text"/>	From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	Rear	<input type="text"/>	From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	Permissible site coverage		From	<input type="text"/>	%	To <input type="text"/> %
<input type="checkbox"/>	Maximum permissible floor area		From	<input type="text"/>	m ²	To <input type="text"/> m ²
<input type="checkbox"/>	Maximum permitted floor factor ratio		From	<input type="text"/>		To <input type="text"/>
<input type="checkbox"/>	Height restriction measured from natural ground level		From	<input type="text"/>	m	To <input type="text"/> m
<input type="checkbox"/>	On-site parking / loading bay requirements		From	<input type="text"/>	bays	To <input type="text"/> bays
<input type="checkbox"/>	Other (please specify)	<input type="text"/>				

PART 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 offence in terms of section 86(1) 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 or attached conveyancer's certificate, 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 by lodging an application, the information in the application and obtained during the process, may be made available to the public.
8. 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:

22/03/2023

Applicant Name:

Gideon Andries Nel

Professional Capacity:

Registered Professional Planner

SACPLAN Registration:

Pr. Pln A/520/1987

FOR OFFICE USE ONLY:

Date received:

Received by: