



**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):                                                                   | Lyndon Graeme                     | Surname:          | Moll          |      |
| South African Council of Planners (SACPLAN) Registration number (if applicable): | na SACAP D1451                    | Company Name:     | Coastal Plans |      |
| Postal Address:                                                                  | 4 Viooltjie Street<br>Kleinkrantz |                   | Postal Code:  | 6560 |
| E-mail:                                                                          | coastalplansza@gmail.com          |                   |               |      |
| Telephone Number:                                                                | 0798545014                        | Cell phone number | 0798545014    |      |

**PART B: REGISTERED OWNER'S DETAILS**

|                           |                |                    |                             |  |
|---------------------------|----------------|--------------------|-----------------------------|--|
| Registered Owner(s):      | S. J. Gibbs    |                    |                             |  |
| Registered Owner Address: | 4 Swift Street |                    |                             |  |
| Postal Code:              | 6573           | E-mail:            | sarahjanegibbs890@gmail.com |  |
| Telephone Number:         | 076 403 6262   | Cell Phone Number: | 076 403 6262                |  |

**PART C: PROPERTY DETAILS**

|                                                |                                                                  |                   |                    |  |
|------------------------------------------------|------------------------------------------------------------------|-------------------|--------------------|--|
| Property Description:                          | erf 434                                                          |                   |                    |  |
| Physical Address:                              | 4 Swift Street                                                   |                   |                    |  |
| Town/Area:                                     | Sedgefield                                                       | Current Zoning:   | Single Residential |  |
| Property Extent:                               | 670m2                                                            | Current Land Use: | Residential        |  |
| Are there existing buildings on the property?: | <input checked="" type="checkbox"/> X <input type="checkbox"/> N |                   |                    |  |
| Title Deed Number:                             | T000058850/2025                                                  | Date:             |                    |  |
| Title Deed Number:                             |                                                                  | Date:             |                    |  |
| Title Deed Number:                             |                                                                  | Date:             |                    |  |
| Title Deed Number:                             |                                                                  | Date:             |                    |  |

Any restrictive title conditions applicable?:

|   |   |
|---|---|
| X | N |
|---|---|

If, yes list the conditions:

building lines

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

|   |   |
|---|---|
| X | N |
|---|---|

If yes, list the party(ies):

see Conveyances Letter attached

Is the property encumbered by a bond?:

|   |   |
|---|---|
| Y | X |
|---|---|

If yes, list bondholder(s):

|  |
|--|
|  |
|--|

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

|   |   |
|---|---|
| X | N |
|---|---|

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

|   |   |
|---|---|
| X | N |
|---|---|

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

|   |   |
|---|---|
| Y | X |
|---|---|

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

|   |   |
|---|---|
| Y | X |
|---|---|

#### PART D: PRE-APPLICATION CONSULTATION:

Has there been pre-application consultation?:

|   |   |
|---|---|
| Y | X |
|---|---|

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?:

|   |   |
|---|---|
| Y | X |
|---|---|

|          |                                     |                                                                                                      | COST (R) |
|----------|-------------------------------------|------------------------------------------------------------------------------------------------------|----------|
| 15(2)(a) | <input type="checkbox"/>            | A rezoning of land including rezoning to subdivisional area                                          |          |
| 15(2)(b) | <input checked="" 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 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 |          |

## PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application (please attach motivating memorandum)

The 'as built' structure (encroaching on the Uil Street street building line and erf 435 lateral building line) is an iron roofed, timber framed and clad garden shed, erected 0.5m from the northern (street) and south-western (lateral) boundary. The shed is used for storage of gardening and other equipment. The shed (25m<sup>2</sup>) is almost entirely over the prescribed building lines, with a value of approximately R45000.

## PART G: ATTACHMENTS AND SUPPORTING DOCUMENTS

### Information and documentation required in terms of Section 38(1) of the Planning By-law

Complete the below checklist and attach all documents relevant to the application. Failure to submit all information and/or documents will result in the application being deemed incomplete. The application will not be considered complete until all required information and documents have been submitted.

|                                                                                                    |   |   |     |
|----------------------------------------------------------------------------------------------------|---|---|-----|
| Power of Attorney                                                                                  | X | N | N/A |
| Company Resolution or other proof that applicant is authorised to act on behalf of juristic person | Y | N | X   |
| Written motivation and proposal brief                                                              | X | N | N/A |
| Locality Plan                                                                                      | X | N | N/A |
| Proposed subdivision plan                                                                          | Y | N | X   |
| Proof of payment of application fees                                                               | X | N | N/A |
| Conveyancer's Certificate                                                                          | X | N | N/A |
| Bondholder's consent                                                                               | Y | N | ✓   |
| Proof of registered ownership or any other relevant right held in the land concerned               | Y | N | X   |
| SG diagram and/or general plan                                                                     | X | N | N/A |
| Site development plan or conceptual layout plan                                                    | X | N | N/A |
| Proof of agreement or permission for required servitude                                            | Y | N | X   |
| Full copy of the title deed                                                                        | X | N | N/A |
| Minutes of pre-application consultation meeting (if applicable)                                    | Y | N | X   |

### Supporting information and documentation:

|                                                                                                   |   |   |     |
|---------------------------------------------------------------------------------------------------|---|---|-----|
| Consolidation Plan                                                                                | Y | N | X   |
| Street naming and numbering plan                                                                  | Y | N | X   |
| Landscaping and/or Tree plan                                                                      | Y | N | X   |
| Abutting landowner's consent                                                                      | X | N | N/A |
| Environmental impact assessment (EIA)/ Heritage Impact (HIA)/ Traffic Impact (TIA)/ Hazard Impact | Y | N | X   |
| Copy of original approval and conditions of approval                                              | Y | N | X   |
| Proof of lawful use right                                                                         | Y | N | X   |
| Land use plan and/or zoning plan                                                                  | Y | N | X   |
| 1:50 and/or 1:100 flood line determination (plan or report)                                       | Y | N | X   |
| Homeowner's Association consent                                                                   | Y | N | X   |
| Services report or indication of all municipal services / registered servitudes                   | Y | N | X   |
| Proof of failure of Homeowner's Association                                                       | Y | N | X   |
| Any additional documents/ information listed in the pre-application consultation minutes          | Y | N | X   |
| Other                                                                                             | Y | N | X   |

## PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION:

|                                                               |   |   |   |
|---------------------------------------------------------------|---|---|---|
| National Heritage Resources Act, 1999 (Act 25 of 1999)        | Y | N | X |
| National Environmental Management Act, 1998 (Act 107 of 1998) | Y | N | X |
| Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)   | Y | N | X |

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 | <input checked="" type="checkbox"/> |
| Y | N | <input checked="" type="checkbox"/> |
| Y | N | <input checked="" type="checkbox"/> |
| Y | N | <input checked="" type="checkbox"/> |
| Y | N | <input checked="" type="checkbox"/> |

## PART I: EXTENT OF DEPARTURE(S)

|                                     |                                                       |                        |      |      |                |    |        |
|-------------------------------------|-------------------------------------------------------|------------------------|------|------|----------------|----|--------|
| <input type="checkbox"/>            | Building line encroachment                            |                        |      |      |                |    |        |
| <input checked="" type="checkbox"/> | Street                                                | northern boundary      | From | 4.50 | m              | To | 0.50 m |
| <input type="checkbox"/>            | Street                                                |                        | From |      | m              | To |        |
| <input checked="" type="checkbox"/> | Lateral                                               | south-western boundary | From | 2.00 | m              | To | 0.50 m |
| <input type="checkbox"/>            | Lateral                                               |                        | From |      | m              | To |        |
| <input type="checkbox"/>            | Rear                                                  |                        | From |      | m              | To |        |
| <input type="checkbox"/>            | Permissible site coverage                             |                        | From |      | %              | To |        |
| <input type="checkbox"/>            | Maximum permissible floor area                        |                        | From |      | m <sup>2</sup> | To |        |
| <input type="checkbox"/>            | Maximum permitted floor factor ratio                  |                        | From |      |                | To |        |
| <input type="checkbox"/>            | Height restriction measured from natural ground level |                        | From |      | m              | To |        |
| <input type="checkbox"/>            | On-site parking / loading bay requirements            |                        | From |      | bays           | To |        |
| <input type="checkbox"/>            | Other (please specify)                                |                        |      |      |                |    |        |

## 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 offense 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:

04/10/2025

Applicant Name:

Lyndon Moll

Professional Capacity:

Professional Architectural Draughtsman

SACPLAN Registration:

na SACAP D1451

## FOR OFFICE USE ONLY:

Date received:

Received by: