



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):	<input type="text" value="Seretse"/>	Surname:	<input type="text" value="Mthembu"/>
South African Council of Planners (SACPLAN) Registration number (if applicable):	<input type="text" value="A/2210/2015"/>	Company Name:	<input type="text"/>
Postal Address:	<input type="text" value="3@1 Suite 33
P/Bag X 013
KNYSNA"/>		Postal Code: <input type="text" value="6570"/>
E-mail:	<input type="text" value="seretsem@gmail.com"/>		
Telephone Number:	<input type="text"/>	Cell phone number	<input type="text" value="0835834132"/>

PART B: REGISTERED OWNER'S DETAILS

Registered Owner(s):	<input type="text" value="Hayden L Poulter and Danielle S Poulter"/>		
Registered Owner Address:	<input type="text" value="22 Andrew Avenue, Rexford, Knysna"/>		
Postal Code:	<input type="text" value="6570"/>	E-mail:	<input type="text" value="dsasman@gmail.com"/>
Telephone Number:	<input type="text"/>	Cell Phone Number:	<input type="text"/>

PART C: PROPERTY DETAILS

Property Description:	<input type="text" value="Erf 6175 Knysna, in the Municipality and Division of Knysna, Province of Western Cape"/>		
Physical Address:	<input type="text" value="22 Andrew Avenue, Rexford, Knysna"/>		
Town/Area:	<input type="text" value="KNYSNA"/>	Current Zoning:	<input type="text" value="SINGLE RESIDENTIAL ZONE I"/>
Property Extent:	<input type="text" value="1 063 m²"/>	Current Land Use:	<input type="text" value="RESIDENTIAL"/>
Are there existing buildings on the property?:	☒ X ☐ N		
Title Deed Number:	<input type="text" value="T 40681/2017"/>	Date:	<input type="text"/>
Title Deed Number:	<input type="text"/>	Date:	<input type="text"/>
Title Deed Number:	<input type="text"/>	Date:	<input type="text"/>
Title Deed Number:	<input type="text"/>	Date:	<input type="text"/>

Any restrictive title conditions applicable?:

Y	X
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If, yes list the conditions:

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

Y	X
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If yes, list the party(ies):

N/A

Is the property encumbered by a bond?:

X	N
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If yes, list bondholder(s):

BANK

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

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

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

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

Y	X
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PART D: PRE-APPLICATION CONSULTATION:

Has there been pre-application consultation?:

Y	X
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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
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			COST (R)
15(2)(a)	☐	A rezoning of land including rezoning to subdivisinal area	
15(2)(b)	☒	A permanent departure from the development parameters of the Zoning Scheme	R 2,471.53
15(2)(c)	☐	A temporary use departure	
15(2)(d)	☐	Subdivision of land	
15(2)(e)	☐	Consolidation of land	
15(2)(f)	☐	Amendment, suspension or deletion of a restrictive title condition	
15(2)(g)	☐	A permission required in terms of the Zoning Scheme	
15(2)(h)	☐	Amendment, deletion or imposition of conditions in respect of an existing approval	
15(2)(i)	☐	An extension of the validity of an approval	
15(2)(j)	☐	An approval of an overlay zone as contemplated in the Zoning Scheme	
15(2)(k)	☐	Amendment or cancellation of an approved subdivision plan or part thereof incl. a general plan	
15(2)(l)	☐	A permission required in terms of a condition of approval	
15(2)(m)	☐	A determination of zoning	
15(2)(n)	☐	Closure of a public place or part thereof	
15(2)(o)	☒	Consent use contemplated in the Zoning Scheme	R 3,287.54
15(2)(p)	☐	Disestablishment of a homeowner's association	
15(2)(q)	☐	To rectify a failure by a homeowner's association to meets its obligations	
15(2)(r)	☐	Determination of an administrative penalty	
15(2)(s)	☐	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)

To attain the objective of the application i.e. to obtain approval for the proposed second dwelling and carport / deck and as built retaining structures, the following applications are made:

a) Application is made for Consent Use on Erf 6175 Knysna in terms of Section 15(2)(o) of the Knysna Municipality Spatial Planning and Land Use Management By law (2021), to allow a 108m² second dwelling with a height of 6,495m above natural / original ground level, consisting of a 72m² indoor habitable area and a 36m² deck.

b) Application is made for Permanent Departure on Erf 6175 Knysna in terms of Section 15(2)(b) of the Knysna Municipality Spatial Planning and Land Use Management By law (2021), for the relaxation of the following building lines:

- The street building line along Andrew Avenue, from 4,5m to 0m for a portion of a new carport / deck.
- The street building line along Andrew Avenue, from 4,5m to 0m for a portion of as built retaining structures.
- The eastern lateral building line adjacent to Erf 6174 Knysna from 2m to 0m for a portion of as built retaining structure.

The proposed development is indicated on Drawing No. A2 – 100 prepared by Amanda Cloete Davidson Professional Senior Architectural Technologist dated April 2026 (See Annexure B – Proposed Plans for LUM Application).

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

Company Resolution or other proof that applicant is authorised to act on behalf of juristic person

Written motivation and proposal brief

Locality Plan

Proposed subdivision plan

Proof of payment of application fees

Conveyancer's Certificate

Bondholder's consent

Proof of registered ownership or any other relevant right held in the land concerned

SG diagram and/or general plan

Site development plan or conceptual layout plan

Proof of agreement or permission for required servitude

Full copy of the title deed

Minutes of pre-application consultation meeting (if applicable)

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

Supporting information and documentation:

Consolidation Plan

Street naming and numbering plan

Landscaping and/or Tree plan

Abutting landowner's consent

Environmental impact assessment (EIA)/ Heritage Impact (HIA)/ Traffic Impact (TIA)/ Hazard Impact

Copy of original approval and conditions of approval

Proof of lawful use right

Land use plan and/or zoning plan

1:50 and/or 1:100 flood line determination (plan or report)

Homeowner's Association consent

Services report or indication of all municipal services / registered servitudes

Proof of failure of Homeowner's Association

Any additional documents/ information listed in the pre-application consultation minutes

Other

Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X

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

National Heritage Resources Act, 1999 (Act 25 of 1999)

National Environmental Management Act, 1998 (Act 107 of 1998)

Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)

Y		N		X
Y		N		X
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		X
Y		N		X
Y		N		X
Y		N		X
Y		N		X

PART I: EXTENT OF DEPARTURE(S)

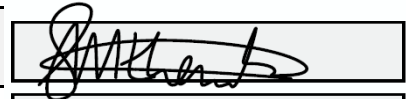
☒	Building line encroachment								
☒	Street		From	4.50	m	To	0.00	m	
☐	Street		From		m	To		m	
☒	Lateral		From	2.00	m	To	0.00	m	
☐	Lateral		From		m	To		m	
☐	Rear		From		m	To		m	
☐	Permissible site coverage		From		%	To		%	
☐	Maximum permissible floor area		From		m ²	To		m ²	
☐	Maximum permitted floor factor ratio		From			To			
☐	Height restriction measured from natural ground level		From		m	To		m	
☐	On-site parking / loading bay requirements		From		bays	To		bays	
☐	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:

18/05/2026

Applicant Name:

Seretse Mthembu

Professional Capacity:

Professional Town Planner

SACPLAN Registration:

A/2210/2015

FOR OFFICE USE ONLY:

Date received:

Received by: