**ANNEXURE 1**

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): | Alexander | Surname: | Havenga |
| South African Council of Planners (SACPLAN) Registration number (if applicable): | Pr. Pln A/3313/2023 | Company Name: | Nel & de Kock Town and Regional Planners |
| Postal Address: | P.o. Box 1186<br>George | Postal Code: | 6530 |
| E-mail: | neldek@mweb.co.za | | |
| Telephone Number: | 044 874 5207 | Cell phone number: | 079 513 3530 |

### PART B: REGISTERED OWNER'S DETAILS

| | | | |
|---|---|---|---|
| Registered Owner(s): | Angus Quinton Young | | |
| Registered Owner Address: | 60 Ridge Road,<br>Knysna | | |
| Postal Code: | 6571 | E-mail: | angus.young@planet10.co.za |
| Telephone Number: | n/a | Cell Phone Number: | 083 327 0195 |

### PART C: PROPERTY DETAILS

| | | | |
|---|---|---|---|
| Property Description: | Erf 3958, Knysna | | |
| Physical Address: | 60 Ridge Road | | |
| Town/Area: | Knysna | Current Zoning: | Single Residential Zone I |
| Property Extent: | 803m² | Current Land Use: | Dwelling house |
| Are there existing buildings on the property?: | Yes | | |
| Title Deed Number: | T80393/2024 | Date: | 17/12/2024 |

Any restrictive title conditions applicable?: Yes

If, yes list the conditions: Condition 6(b)

Are the restrictive title conditions in favor of a third party(ies)?: No

If yes, list the party(ies): n/a

Is the property encumbered by a bond?: Yes

If yes, list bondholder(s): Investec

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

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

Are there any pending court case(s) / order(s) relating to the subject property(ies)?: No

Are there any land claim(s) registered on the subject property(ies?: No

**PART D: PRE-APPLICATION CONSULTATION:**

Has there been pre-application consultation?: No

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?: No

| | | | **COST (R)** |
|---|---|---|---|
| 15(2)(a) | | A rezoning of land including rezoning to subdivisional area | |
| 15(2)(b) | X | A permanent departure from the development parameters of the Zoning Scheme | R2 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 | |
| 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):

Application is being made for the following with regard to Erf 3958, Knysna:

1. Administrator's consent to permit retaining walls closer than 5.0m and 1.5m from the street and lateral boundaries respectively in terms of Condition 6.(b) of Title Deed No. T80393/2024; and
2. Permanent departure in terms of Section 15.(2)(b) of the Spatial Planning and Land Use Management By-Law of Knysna Municipality, 2021, for the relaxation of the northern common boundary building line from 2.0m to 0.0m to permit two retaining walls measuring 1.1m and 1.980m in height respectively.

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

**Supporting information and documentation:**

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

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

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

| | | | |
|---|---|---|---|
| Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) | Y | N | **N/A** |
| Land Use Planning Act, 2014 (Act 3 of 2014) | Y | N | **N/A** |
| 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 | Y | N | **N/A** |
| If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. | Y | N | **N/A** |
| 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** |

**PART I: EXTENT OF DEPARTURE(s)**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Building line encroachment | | | | | | | |
| | Street | | From | | m | To | | m |
| | Street | | From | | m | To | | m |
| X | Lateral | Northern common boundary building relating to retaining walls | From | 2.0 | m | To | 0.0 | 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.
9.

Applicant's Signature:  Date: 04/06/2026

Applicant Name: Alexander Havenga

Professional Capacity: Registered Professional Planner SACPLAN Registration: Pr. Pln A/3313/2023

**FOR OFFICE USE ONLY:**

Date received:

Received by: