



KNYSNA MUNICIPALITY

Chief Town Planner
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Knysna
6570

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TOWN PLANNING AND ENVIRONMENT DEPARTMENT MINOR LAND USE APPLICATIONS FORM

1. APPLICATION IS HEREBY MADE FOR THE FOLLOWING (Tick Applicable Box):

- a) **Consent Use** in terms of the relevant Zoning Scheme conditions for a:
- ☐ i. Second Dwelling Unit (in a Single Residential Zone) or an Additional Dwelling (in a Residential Zone 1);
 - ☐ ii. Place of Entertainment (in a Business Zone);
 - ☐ iii. Professional Use (in a General Use Zone);
 - ☐ iv. Accommodation Establishment (B&B) Other Use (as Specified); and / or
- b) **Departure** (for an alteration of the conditions in respect of a particular zone) in terms of Section 15(1)(a)(i) of the Land Use Planning Ordinance (No. 15 of 1985) for a relaxation of the:
- ☐ i. Lateral (side) building line(s) from m to m; and / or
 - ☐ ii. Rear building line from m to m; and / or
 - ☒ iii. Street building line from ...2..... m to0m..... m; and / or
 - ☐ iv. Coverage factor from % to %; and / or
 - ☐ v. Building height restriction from m to m; and / or
 - ☐ vi. Street boundary wall / fence height restriction from m to m;
 - ☒ vii. Other zoning scheme condition(s) (as specified) ...See motivation report.....; and / or
- c) **Temporary Use Departure** in terms of Section 15(1)(a)(ii) of the Land Use Planning Ordinance (No. 15 of 1985) (for a purpose for which no provision has been made in the conditions in respect of a particular zone) in order to permit

2. Erf Details

Erf No.: ...292,293,294 ,311.... Knysna Sedgefield Buffalo Bay Brenton Belvidere Ptn of Farm No.
Area / extent of the erf:3 430 m²; Zoning of the erf:Business Zone Single Residential to be rezoned to Group Housing Zone.....;
The street / farm's address isCrn of Sysie Parrot and Swallow In Sedgefield.....;
As detailed on the attached Drawings No.: (D2030101 2000 DATED 12-02-2014);
In respect of a Second Dwelling Unit, the floor area of the main dwelling is m² and that of the second dwelling unit is m².

3. The motivation for the proposal is as follows (See back of this page for assistance) (Additional motivation may be provided on a separate sheet):
See Motivation Report Attached

4. I hereby confirm that:

- a) There are no restrictive Title Deed conditions which may affect the application;
- ☒ b) There are restrictive Title Deed conditions which affect the application and a separate application in terms of the Removal of Restrictions Act (No. 84 of 1967) is attached.
5. ☒ a) I require the proposal to be advertised / notices sent to the affected neighbours in the prescribed manner, for my account;
- ☐ b) I have obtained the written comment of the affected owners and attach originals thereof.
6. ☐ a) I attach a copy of the bondholder's consent;
- ☒ b) The property is bonded

7. I hereby confirm that the information furnished is correct, accurate and complete:

Owner of Property

NAME Montagu Properties Investment (Pty) Ltd

POSTAL ADDRESSC/O VPM Planning

TEL: 044 3022300..... FAX: CELL: 0828551125..... SIGNATURE DATE:

Applicant (if not owner)

NAME VPM Planning CC POSTAL ADDRESS P O Box 173 Knysna

6570.....

TEL: ...044 3022300..... CELL: 0828551125 SIGNATURE DATE: 30 April 2014

INSTRUCTIONS FOR ASSISTANCE IN COMPLETION OF THE APPLICATION FORM

1. Consult the checklist for the documentation required to be submitted with the application.
2. Motivation for the proposal should address the following:
 - a) For a Departure: Why it is not considered possible to develop within the Zoning Scheme parameters?;
 - b) For a Consent Use: Why the premises are considered suitable for the proposed use?;
 - c) For a Temporary Use Departure: Why the use of the erf cannot comply with the provisions of any particular zone?;
 - d) What the impacts (e.g. Traffic, noise, privacy, additional load on the municipal services) of the proposed development / use will be on the surrounding area?;
 - e) What measures will be taken to reduce the impacts noted in (d) above?

Please note that applications have previously been refused due to a lack of motivation.

3. An Additional Dwelling Unit ("Granny Flat") requires a Departure approval, except in the area of the Knysna Zoning Scheme (1992), where a 2nd Dwelling Unit is a Consent Use in a Single Residential Zone. The floor of a 2nd Dwelling Unit may not exceed $\frac{1}{3}$ of the floor area of the main dwelling, up to a maximum of 90m² (in the Knysna Zoning Scheme area) or 120m² (in the rest of the Municipal area).
4. For a relaxation of a Scheme condition (e.g. Building line), it is generally sufficient that owners of the immediately surrounding erven are consulted (including those directly across the street, if necessary). However, the Building Control Officer may require additional owners to be consulted if in his opinion they will be affected. If an applicant is able to obtain the written comment of affected owners, then the advertising deposit need not be paid. If in doubt with respect to which landowners to consult, and / or the need for advertising in the press, please contact the Town Planning and Environment Department of the Knysna Municipality.
5. Where a change in use (Temporary Use Departure) is proposed, the application must be advertised in the press (and the Provincial Gazette), and the relevant deposit is payable.
6. If the proposal is in conflict with the erf's Title Deed conditions, a simultaneous application in terms of the Removal of Restrictions Act (No. 84 of 1967) must be made on the relevant application form. A copy of the completed Removal of Restrictions application form, with payment, must accompany this application, and the original and another copy must be submitted to the Provincial Government of the Western Cape as indicated on the form. The proposal will not be advertised until instructions are received by the Municipality from the Provincial Government.
7. If there is a bond over the property, a copy of the bondholder's written consent must accompany the application.
8. The applicant must ensure that a permit is obtained for disturbance of vegetation or excavation if the erf is subject to the provisions of the Outeniqua Sensitive Coastal Area Extension regulations.
9. Please note that the application fees indicated are current at the time, and are subject to amendment. Payment is to be made to the Town Treasurer, and proof of payment is to accompany the application.
10. The person who makes the application must sign the form, but if this person is not the registered owner of the erf, then the signature / Power of Attorney of the owner must accompany the application. It is the responsibility of the applicant to ensure the correct, accurate and complete information is furnished with the application.
11. Failure to provide full and correct information in the application form and accompanying plans / documentation may result in the application being returned and the application fee forfeited. Kindly ensure that the application is correctly submitted in order to avoid delays in processing.