

PART A - LAND USE PLANNING APPLICATION FORM

KOUGA LOCAL MUNICIPALITY

SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS (Gazetted 2016)

1. Property Details

Property description (Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.)	1 x Erf Erf 4168, Humansdorp		
Physical Address	Kort Street, Humansdorp		
GPS Coordinates (If Available)		Town	Humansdorp

2. Zoning, Land Use and Title restrictions

Current Zoning	RES 3	Extent	m ² / ha	Are there existing buildings?	☒	N
Applicable Zoning Scheme	Kouga Municipality Land Use Scheme					
Current Land Use	General Residential Building					
Title Deed number and date	T	T22502/2023				
Any restrictive conditions?	Y	☒	If Yes, list condition(s)			
Are the restrictive conditions in favour of a third party(ies)?	Y	☒	If Yes, list the party(ies)			
Is the property encumbered by a bond?	Y	☒	If Yes, list bondholder(s)			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	N	If yes, is this application to legalize the building / land use?	Y	☒	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	☒	Are there any land claim(s) registered on the subject property(ies)?	Y	☒	

3. Description of the Proposal

Provide a brief description of proposed development and intent of application.
Affordable housing complex with 55 units

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4. Land Use Application (Tick Relevant Application)

Tick	Section	Type of application
✕	0	New Site Development Plan Assessment (Not Amended SDP)
	0_1	Approval ito condition of title, a condition of subdivision or condition of an existing scheme or land use scheme
	0_2	Occup Practice or Other Rights - Approval ito condition of title, a condition of subdivision or condition of an existing scheme or land use scheme
	0_4	Zoning Certificate
	111	Application for Appeal
	181	Determination of a zoning as contemplated in section 181
	54(1)k	Approval of the constitution of an owners association or an amendment of the constitution of the owners association
	57_n	Sect 57(n) Applic. for Amendment, deletion or addition of conditions iro an existing approval granted in terms of section 54(9) - (Incl. Amended SDP);
	57(n)	Site Development Plan Amendment
	59	Subdivision of land (Into 2 Erven)
	59_1	Subdivision of land (Into 3 - 250 Erven)
	59-1-c	Combined - Rezoning, Departure, Subdivision of land (Into 3 - 250 Erven)
	59_2	Subdivision of land (Into 251 - 1000 Erven)
	59-2-c	Combined - Rezoning, Departure, Subdivision of land (Into 251 - 1000 Erven)
	59_3	Subdivision of land (Into > 1000 Erven)
	59-3-c	Combined - Rezoning, Departure, Subdivision of land (Into >1000 Erven)
	59_4	Subdivision of land RDP Housing
	59-c	Combined - Rezoning, Departure, Subdivision of land (Into 2 Erven)
	60	Phasing of a approved subdivision plan
	64	Extension of the validity period of an approval
	65	Amendment or cancellation of a subdivision plan (Section 57)
	66	Exemption of a subdivision or consolidation from the need for approval in terms of this By-Law as contemplated in section 66
	68	Rezoning of Land
	68_1	Rezoning of Land RDP (Smaller than 250m2)
	69	Removal, suspension, or amendment of restrictive condition of title deed
	69_com	Combined - Departure and Removal, suspension, or amendment of restrictive condition of title deed
	71	Consolidation
	73	Permanent closure of any public place
	74	Consent use
	74_1	Consent use RDP
	76	Departure (Permanent/Temporary)
	76_1	Permanent departure (Building Line)
	76_2	Permanent departure (Building Line) RDP
	76a2	Departure RDP (Permanent/Temporary)

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5. APPLICATION FEES PAYABLE

NOTE –Payable after municipality have confirmed the application fee payable and applicable reference number.

Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must be submitted on request by the municipality. The applicant is liable for the cost of required public participation i.e. publishing of an application, placement of notices, registered letter etc.

APPLICATION FEES AND BANKING DETAILS - REFER TO PART C

6. Applicant Details

First name(s)	Hannes				
Surname	Gouws				
South African Council for Planners (SACPLAN) registration number (if applicable)	SACAP: PSAT 32449887				
Company name (if applicable)	Blackhound Architecture & Rendering				
Postal Address	Unit 10, 19 Cactus Road, Fairview, Gqeberha				
			Postal Code	6075	
Email	hannes@blackhoundenterprises.com				
Tel	072999597	Fax		Cell	072999597
Note - 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.					

7. Registered Owner(S) Details (**If different from applicant)

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)					
Registered owner(s)	Wamabla Proprietary LTD				
Physical address	193 Bryanston Drive, Bryanston, Johannesburg				
			Postal code	2191	
E-mail	warwick@foxvestgroup.com				
Tel		Fax		Cell	069 586 4262

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8. Mandatory Required Documents and Supporting Information

The mandatory documentation associated with your application type is set out in the Online OVVO submission portal. You will be provided with the details when you lodge your application online. You can peruse the Documentation Checklist which forms part of the Land Use Application Procedures document to determine what documentation and information may be requested during your application process.

Please take notice of the mandatory documentation, without which your application will not be able to be lodged.

9. Authorisation in terms of Other Legislation

Indicate whether the application/land use proposal requires authorisation in terms of other legislation.

Y	☒	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Other (specify)
Y	☒	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	☒	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	☒	If required, has application for EIA / HIA / TIA / TIS approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	☒	If required, do you want to follow an integrated application procedure in If yes, please attach motivation.			

10. Departures

Indicate and describe the details of the Departure Application if relevant.

Tick	Description	From	To
	Building Line Street	From	To
	Building Line Street	From	To
	Building Line Common	From	To
	Building Line Common	From	To
	Building Line Common	From	To
	Building Line Common	From	To
	Exceed Coverage	From	To
	Exceed Height	From	To
	Relaxation of Open Space Provision	From	To
	Other (Specify)		
	Other (Specify)		
	Other (Specify)		
	Other (Specify)		

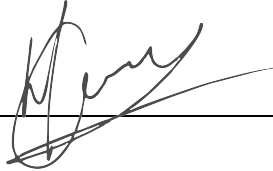
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11. Declaration and Signature of Applicant

I hereby confirm:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. 'I am aware that it is an offense) 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.
4. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
5. I confirm that the relevant title deed(s) have been read 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.
6. 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: 2025-03-03

Full name:

Hannes Gouws

Professional capacity:

Senior Architectural Technologist

**SACPLAN registration
number:**

SACAP: PSAT 32449887

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FOR OFFICE USE ONLY		
Municipal Stamp		Received by:
	Signature	Date received:
	Application Fee Payable	Amount to be paid:
	Payment Date	Date received:
	Advertisement Date	Date:
	Closing date for objections	Date:
	Objections Received	Yes/No:
ANNEXURES		
The following support documentation is included for your information only if applicable: Please <u>do not submit</u> these with the application form.	<u>Part A:</u> This application form <u>Part B:</u> Required Documents and Check List <u>Part C:</u> Application Fees and Payment Details	