KNYSNA LOCAL MUNICIPALITY

Notice is hereby given of a
PLANNING COMMITTEE MEETING

which will be held on

Wednesday, 7 August 2019
at

09:00

in the Council Chamber
to consider the following items.

MUNICIPAL OFFICES
KNYSNA

S VATALA
MUNICIPAL MANAGER

AGENDA

Chairperson: Cllr I Uys
Members: Cllr SI Kwinana
         Cllr MD Skosana
         Cllr T Matika
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5. **MINUTES OF THE PREVIOUS MEETING**

5.1 **PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING: 11 APRIL 2019.**

**RESOLVED**

That the minutes of the Planning and Integrated Human Settlements Committee meeting held on 11 April 2019 be approved.
KNYSNA LOCAL MUNICIPALITY

MINUTES

of a meeting of the

PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE

held in the Council Chamber on

Thursday, 11 April 2019

at

09:00
1. Opening and Welcoming

At 09:00, the Chairperson welcomed Councillors and officials to the meeting.

2. Attendance of Members:

3.1 Councillors Present
Cllr M Wasserman   Chairperson
Cllr I Uys
Cllr SI Kwinana
Cllr MD Skosana

3.2 Councillors Absent with leave
None

3.3 Councillors Absent without leave
Cllr T Matika

3.4. Other Councillors Present
Cllr E Van Aswegen
Cllr M Matiwane
Cllr L Tyokolo
Cllr M Naki
Cllr S Ngqezu
Cllr P Myers
Cllr C Croutz (from 09:20)

3.5 Officials Present
Ms M Boyce   Director: Planning and Development
Ms P Makoma   Director: Corporate Services
Mr E Phillips   Acting Director Community Services
Mr H Smit   Manager: Town Planning & Building Control
Ms P Booth   Manager: Environmental Management
Ms J Lakay   Head: Committee and Councilor Support
Ms N Fandese   Committee Officer
Mr B Ngxolwana   Interpreter

3.6. Members of the Audit Committee Present:
Mr R Barrell
Mr E Thorpe
Mr E Prins
3.7. Members of the Public Present

None

3. NOTING THE PROVISIONS OF SCHEDULE 1 (CODE OF CONDUCT FOR COUNCILORS) OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000

RESOLVED

That the Code of Conduct for Councillors be noted.

4. DISCLOSURE OF INTERESTS BY COUNCILLORS AND OFFICIALS

RESOLVED

That it be noted that no members of the Committee or other Councillors disclosed any interest on any item on the Agenda.

5. MINUTES OF THE PREVIOUS MEETING

5.1 PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING: 21 FEBRUARY 2019

RESOLVED

That the minutes of the Planning and Integrated Human Settlements Committee meeting held on 21 February 2019, be approved with the following amendments:

[i] That under item 3.4, the second “Cllr E Van Aswegen”, be deleted;

[ii] That in item P01/02/19[b] (3), the sixth line, the word “be”, be deleted.

6. MATTERS ARISING FROM THE MINUTES

P02/02/19[b] The Chairperson enquired how the Heidevallei Precinct Plan will be included in the Public Participation of the IDP.

P03/02/19[c] The Chairperson enquired with regard to the report requested under [c] and noted that the report was not submitted as requested.

P07/02/19[b] The Chairperson enquired with regard to the report requested in [b] and noted that the report was not submitted.
7. MATTERS SUBMITTED BY THE ACTING MUNICIPAL MANAGER

P01/04/19 ENVIRONMENTAL MANAGEMENT: ILLEGAL DUMPING IN THE BIGAI RIVER

UNANIMOUSLY RECOMMENDED

[a] That the Solid Waste Department coordinate an internal stakeholder forum to consider and report on the proposed interventions contained therein and report on the implementation of the forum.

[b] That the forum referred to in (a) should include:
   i) Environmental management
   ii) Public works (roads and stormwater)
   iii) Community services (parks department)
   iv) Law enforcement

[c] That the report referred to in (a) should
   i) include details of any criminal charge laid in respect of the persons identified in the report; and
   II) be submitted to the next Community Services Section 80 Committee meeting, with a duplicate report being submitted to the next Planning & IHS Section 80 Committee meeting.

File Number: 9/1/2/13
Execution: Municipal Manager
Director: Planning and Development
Manager: Environmental Management

Cllr M Matiwane stepped out at 09:12 and returned at 09:36
Cllr M Skosana stepped out at 09:08 and returned at 09:12
Cllr S Ngqezu stepped out at 09:21 and returned at 09:23

P02/04/19 REPORT ON THE CHALLENGES, SOLUTIONS AND PROGRESS OF LAND USE PLANNING AND TRIBUNAL APPLICATIONS

UNANIMOUSLY RECOMMENDED

[a] That the contents of the report on the challenges, solutions and progress of land use planning and tribunal applications, be noted.

[b] That a report on
   i) the responsibilities of the planning tribunal committee secretariat and
   ii) whether Knysna Municipality has the internal capacity to fulfil this function, and if not how that capacity will be generated,
be submitted to the next Governance Section 80 meeting.
[c] That a progress report be submitted to the next Planning and Integrated Human Settlements Committee meeting, which must include:
   A plan to reconsider the appeal authority
   A review of Council’s categorisation of applications.

[d] That the Municipal Manager ensure that the decisions that have been taken by the appeal authority are dealt with as required by the Municipal Planning By-Law.

File Number:  9/1/2/13
Execution:   Director: Planning and Development
             Manager: Town Planning and Building Control

Cllr M Skosana stepped out at 09:40 and returned at 09:56
Cllr M Naki stepped out at 09:51 and returned at 10:00
Cllr S Ngqezu stepped out at 09:55 and returned at 10:00
Cllr L Tyokolo stepped out at 10:02 and returned at
Cllr E Van Aswegen stepped out at 10:03 and returned at
Cllr M Matiwane stepped out at 10:00 and returned at

P03/04/19 DRAFT ZONING SCHEME BYLAW FOR KNYSNA MUNICIPALITY

UNANIMOUSLY RECOMMENDED

[a] That the contents of the report, be noted;

[b] That the commencement of the compilation of the zoning register and map be noted;

[c] That the advertising of the zoning register and maps for public comment be approved;

[d] That a working committee be appointed to consider the comments submitted on the zoning register and maps; and

[e] That the working committee referred to in (d) above submit the final proposed Knysna Integrated Zoning Scheme By-law to Council for consideration.

File Number:  9/1/2/13
Execution:   Director: Planning and Development
             Manager: Town Planning and Building Control
P04/04/19 ENVIRONMENTAL MANAGEMENT: MONTHLY REPORT JANUARY AND FEBRUARY 2019

UNANIMOUSLY RECOMMENDED

That the Environmental Management report for the months of January and February 2019, be noted.

File Number: 9/1/2/3
Execution: Municipal Manager
Director: Planning and Development
Manager: Environmental Management

P05/04/19 MONTHLY REPORT: TOWN PLANNING AND BUILDING CONTROL: JANUARY 2019

UNANIMOUSLY RECOMMENDED

[a] That the monthly reports for the Town Planning and Building Control Section for January 2019 to March 2019, be noted;

[b] That a standing item of the Town Planning and Building Control Monthly Report be a report setting out:

i) The relevant requirements of SPLUMA and the Municipal Planning By-Law in as far as they relate to the Planning Tribunal and Authorised Official; and

ii) Knysna Municipality’s performance to date against each requirement.

File Number: 9/1/2/13
Execution: Director: Planning and Development
Manager: Town Planning and Building Control

9. Closure

The Chairperson thanked everybody present for their contribution and the meeting adjourned at 10:20.

Approved

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Chairperson: Cllr M Wasserman Date

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5. **MINUTES OF THE PREVIOUS MEETING**

5.2 **SPECIAL PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING 20 MAY 2019.**

**RESOLVED**

That the minutes of the Special Planning and Integrated Human Settlements Committee meeting held on 20 May 2019 be approved.
KNYSNA LOCAL MUNICIPALITY

MINUTES

of a meeting of the

SPECIAL PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE

held in the Council Chamber on

Wednesday, 22 May 2019

at

11:05
1. Opening and Welcoming

At 11:05, the Chairperson welcomed Councillors and officials to the meeting.

2. Attendance of Members:

2.1 Councillors Present

Cllr M Wasserman Chairperson
Cllr I Uys
Cllr SI Kwinana
Cllr MD Skosana
Cllr T Matika (from 11:10)

2.2 Councillors Absent with leave

None

2.3 Councillors Absent without leave

None

2.4. Other Councillors Present

Cllr E Van Aswegen
Cllr M Matiwane
Cllr M Naki
Cllr S Ngqezu
Cllr P Myers
Cllr C Croutz
Cllr A Weideman
Cllr L Davids
Cllr D Pofadder
Cllr A Tsengwa (from 11:10)

2.5 Officials Present

Mr Dr S Vatala Municipal Manager
Ms M Boyce Director: Planning and Development
Ms P Makoma Director: Corporate Services
Mr E Phillips Acting Director: Community Services
Ms K Manyuka Senior Housing Clerk
Mr J Mkunqwana Director: Human Settlement
Mr T Mali Acting: Manager Human Settlement
Mr C Bezuidenhout Manager: Communication
Ms N September Communication Intern
Ms J Lakay Head: Committee and Councilor Support
Ms N Fandese Committee Officer
Mr B Ngxolwana Interpreter
2.6. Members of the Audit Committee Present:
None

2.7 Members of the Public Present
As per register

3. **NOTING THE PROVISIONS OF SCHEDULE 1 (CODE OF CONDUCT FOR COUNCILORS) OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEM ACT, 2000**

   **RESOLVED**

   That the Code of Conduct for Councillors be noted.

4. **DISCLOSURE OF INTERESTS BY COUNCILLORS AND OFFICIALS**

   **RESOLVED**

   That it be noted that no members of the Committee or other Councillors disclosed any interest on any item on the Agenda.
5. MATTERS SUBMITTED BY THE MUNICIPAL MANAGER

SP01/05/19 DEPARTMENTAL REPORT: HUMAN SETTLEMENTS

UNANIMOUSLY RECOMMENDED

That the report of the Human Settlements Section on the service delivery and budget implementation plan (SDBIP) for the period of March 2019 up to end April 2019 be postponed to the 27 May 2019.

File Number: 9/1/2/13
Execution: Director: Planning and Development
Acting Manager: Integrated Human Settlements

Cllr Tsengwa stepped out at 11:31 and returned at 11:34
Cllr Myers stepped out at 11:22 and returned at 11:30
Cllr Skosana stepped out at 11:43 and returned at 11:48
Cllr Wolmarans stepped out at 12:05
Cllr Myers stepped out at 12:12 and returned at 12:17
Cllr Ngqezu stepped out at 12:16 and returned at 12:19
Cllr Weideman stepped out at 12:35
Cllr Pofadder stepped out at 12:34 and returned at

9. Closure

The Chairperson thanked everybody present for their contribution and the meeting adjourned at 14:10.

Approved

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Chairperson: Cllr M Wasserman Date

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6. MATTERS ARISING FROM THE MINUTES
7. **MATTERS SUBMITTED BY THE MUNICIPAL MANAGER**

7.1

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**P01/08/19 TOWN PLANNING AND BUILDING CONTROL QUARTERLY REPORT QUARTER 3**

**REPORT FROM DIRECTOR: PLANNING AND DEVELOPMENT PURPOSE OF THE REPORT**


**REPORT**

Town Planning and Building control Service Delivery and Budget Implementation Plan (SDBIP) (Quarter 3):
<table>
<thead>
<tr>
<th>REF</th>
<th>STRATEGIC OBJECTIVE</th>
<th>KPI</th>
<th>UNIT OF MEASUREMENT</th>
<th>ANNUAL TARGET</th>
<th>QUARTER TARGET</th>
<th>ACHIEVED</th>
<th>EXPLANATION</th>
<th>REMEDIAL ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>D124</td>
<td>To encourage the involvement of communities in the matters of local government, through the promotion of open channels of communication</td>
<td>Spatial Development Framework (SDF)</td>
<td>The SDF Tabled</td>
<td>1</td>
<td>N/A</td>
<td>1</td>
<td>Draft SDF tabled on 18 March 2019 and Advertised for Public Comment.</td>
<td>None Required</td>
</tr>
<tr>
<td>D125</td>
<td>To encourage the involvement of communities in the matters of local government, through the promotion of open channels of communication</td>
<td>Zoning Scheme Bylaw</td>
<td>Zoning Scheme Bylaw tabled to Council Committee</td>
<td>1</td>
<td>N/A</td>
<td>1</td>
<td>Draft Bylaw tabled on 2 July 2018 &amp; advertised for Comment. Commencement of approval of zoning register and maps tabled on 23 April 2019.</td>
<td>None Required</td>
</tr>
</tbody>
</table>

**BUDGET TOWN PLANNING & BUILDING CONTROL DEPARTMENT (QUARTER 3) 2018/2019:**
## DECISIONS

Building plan approvals (Quarter 3) 2018/19:

<table>
<thead>
<tr>
<th>SCOA Code</th>
<th>SCOA Description</th>
<th>Budget</th>
<th>Virements</th>
<th>Expenditure</th>
<th>Available</th>
<th>Committed</th>
<th>Remaining</th>
<th>Details of Expenditure</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/242-7-905 &amp;</td>
<td>Spatial Development Framework</td>
<td>R550 000,00</td>
<td></td>
<td></td>
<td>R696 140.75 in total for the project vote account.</td>
<td>R0,00</td>
<td>R50,00</td>
<td>Expenditure will occur per milestone as per programme that is attached as Annexure &quot;A&quot; to the SLA</td>
<td>N/A</td>
</tr>
<tr>
<td>9/242-7-904</td>
<td>Land Surveyor for boundary disputes</td>
<td>R100 050,00</td>
<td></td>
<td>Expenditure to occur shortly.</td>
<td>R696 140.75 in total for the project vote account.</td>
<td>R100 000,00</td>
<td>R50,00</td>
<td>Funding dedicated to appoint a Professional Land Surveyor for boundary disputed on a retainer basis</td>
<td>N/A</td>
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<tr>
<td>9/242-7-906</td>
<td>Strategic Environmental Assessment</td>
<td>R200 000,00</td>
<td></td>
<td>No expenditure anticipated.</td>
<td>R696 140.75 in total for the project vote account.</td>
<td>R0,00</td>
<td>R200 000,00</td>
<td>The project is not required and the strategic environmental assessment has been adequately addressed in the MSDF.</td>
<td>No expenditure anticipated.</td>
</tr>
<tr>
<td>9/242-7-906</td>
<td>Knysna Zoning Scheme Bylaw conversion</td>
<td>R1 000 000,00</td>
<td></td>
<td>Expenditure to occur shortly.</td>
<td>R696 140.75 in total for the project vote account.</td>
<td>R199 812,50</td>
<td>R187,50</td>
<td>Service provider to assist with the technical aspect of the conversion of properties from its currently zoning to zoning category of the Knysna Zoning Scheme Bylaw.</td>
<td>N/A</td>
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<tr>
<td>Adjustment</td>
<td>TP Office Partitioning</td>
<td>R200 000,00</td>
<td></td>
<td>No expenditure anticipated.</td>
<td></td>
<td></td>
<td></td>
<td>Project is not viable as the lease period of the municipal building will end within a year from now.</td>
<td>No expenditure anticipated.</td>
</tr>
<tr>
<td>Adjustment</td>
<td>Public Signage Master Plan</td>
<td>R200 000,00</td>
<td></td>
<td></td>
<td>R696 140.75 in total for the project vote account.</td>
<td>R179 400,00</td>
<td>R20 600,00</td>
<td>N/A</td>
<td>N/A</td>
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### Building Plans Finalised

<table>
<thead>
<tr>
<th></th>
<th>Final Approval Building Control</th>
<th>January 2019</th>
<th>February 2019</th>
<th>March 2019</th>
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<tbody>
<tr>
<td>Approved</td>
<td>Application Approved</td>
<td>58</td>
<td>40</td>
<td>67</td>
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<td>Change Recommendation</td>
<td>Application Approved</td>
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<td>Rejected</td>
<td>Application Rejected</td>
<td>17</td>
<td>21</td>
<td>13</td>
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<td><strong>Total</strong></td>
<td></td>
<td><strong>75</strong></td>
<td><strong>61</strong></td>
<td><strong>81</strong></td>
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</table>

### DECISIONS BY THE KNYSNA MUNICIPAL PLANNING TRIBUNAL (QUARTER 3) 2018/19:

<table>
<thead>
<tr>
<th>Date Submitted</th>
<th>ERF Number</th>
<th>Type of Application</th>
<th>Outcome</th>
<th>Date Resolved</th>
</tr>
</thead>
<tbody>
<tr>
<td>29/01/2019</td>
<td>Erf 1390 Kny</td>
<td>Subdivision &amp; Rezoning</td>
<td>Approved</td>
<td>26/02/2019</td>
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<tr>
<td></td>
<td>Erf 1523 Kny</td>
<td>Rezoning, Departure &amp; Removal of Restrictions</td>
<td>Approved</td>
<td>26/02/2019</td>
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<tr>
<td></td>
<td>Erf 1447 Sed</td>
<td>Subdivision &amp; Removal of Restrictions</td>
<td>Approved</td>
<td>26/02/2019</td>
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<tr>
<td>26/02/2019</td>
<td>Erf 505 Bre</td>
<td>Departure</td>
<td>Approved</td>
<td>26/02/2019</td>
</tr>
<tr>
<td></td>
<td>Erf 2012, 2403 &amp; 3529 Kny</td>
<td>SDP</td>
<td>Approved</td>
<td>26/02/2019</td>
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<tr>
<td></td>
<td>Erf 600 Bre</td>
<td>Departure</td>
<td>Approved</td>
<td>26/02/2019</td>
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<tr>
<td></td>
<td>Erf 4015 Kny</td>
<td>Amendment of Approved Subdivision Plan</td>
<td>Approved</td>
<td>25/03/2019</td>
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<tr>
<td></td>
<td>Erf 214 Kny</td>
<td>Subdivision, Rezoning, Consolidation, Amendment of Plan</td>
<td>Approved</td>
<td>26/02/2019</td>
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<td>26/03/2019</td>
<td>Erf 15191 Kny</td>
<td>Departure</td>
<td>Approved</td>
<td>26/03/2019</td>
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<tr>
<td></td>
<td>Erf 1422 Sed</td>
<td>Temporary Land Use Departure &amp; Removal of Restrictions</td>
<td>Approved</td>
<td>30/04/2019</td>
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<tr>
<td></td>
<td>Erf 145 BB</td>
<td>Departure, Consent Use and Removal of Restrictions</td>
<td>Approved</td>
<td>26/03/2019</td>
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<td>ERF NO</td>
<td>APPLICATION TYPE</td>
<td>RECEIVED</td>
<td>OUTCOME</td>
<td>RESOLVED</td>
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<td>----------------------------------------------------------------------------------</td>
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<tr>
<td>16711 &amp; 16712 Kny (1651)</td>
<td>Consolidation</td>
<td>14/09/2017</td>
<td>Approved</td>
<td>09/01/2019</td>
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<tr>
<td>1669 Sed (1928)</td>
<td>Design Manual</td>
<td>26/09/2018</td>
<td>Approved</td>
<td>09/01/2019</td>
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<tr>
<td>1646 Kny (1934)</td>
<td>Consent Use, Departure &amp; ROR</td>
<td>09/10/2018</td>
<td>Approved</td>
<td>14/01/2019</td>
</tr>
<tr>
<td>4080 Sed (1920)</td>
<td>Departure</td>
<td>06/09/2018</td>
<td>Approved</td>
<td>15/01/2019</td>
</tr>
<tr>
<td>1413 Sed (1913)</td>
<td>Departure &amp; ROR</td>
<td>30/08/2018</td>
<td>Approved</td>
<td>15/01/2019</td>
</tr>
<tr>
<td>Farm 155 Kraibosch (1623)</td>
<td>Departure</td>
<td>16/08/2017</td>
<td>Approved</td>
<td>15/01/2019</td>
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<td>2268 Kny (1955)</td>
<td>SDP</td>
<td>06/11/2018</td>
<td>Approved</td>
<td>15/01/2019</td>
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<tr>
<td>365 Kny (1959)</td>
<td>Departure</td>
<td>08/11/2018</td>
<td>Approved</td>
<td>18/01/2019</td>
</tr>
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<td>2 BB (1972)</td>
<td>Departure</td>
<td>26/11/2018</td>
<td>Approved</td>
<td>21/01/2019</td>
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<td>2997 Sed (1902)</td>
<td>Departure</td>
<td>17/08/2018</td>
<td>Approved</td>
<td>22/01/2019</td>
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<td>4320 Kny (1915)</td>
<td>Departure</td>
<td>31/08/2018</td>
<td>Approved</td>
<td>23/01/2019</td>
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<tr>
<td>5037 &amp; 2790 Sed (1883)</td>
<td>Consolidation</td>
<td>23/07/2018</td>
<td>Approved</td>
<td>24/01/2019</td>
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<tr>
<td>Kny 216/161(1854)</td>
<td>Amendment, Deletion or Imposition of Conditions of existing approval</td>
<td>19/06/2018</td>
<td>Approved</td>
<td>24/01/2019</td>
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<td>2471 Kny(1827)</td>
<td>Consent Use</td>
<td>07/05/2018</td>
<td>Approved</td>
<td>04/02/2019</td>
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<tr>
<td>5382 Kny (1893)</td>
<td>Consent Use &amp; Departure</td>
<td>10/08/2018</td>
<td>Approved</td>
<td>04/02/2019</td>
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<tr>
<td>1363 Sed (1842)</td>
<td>Departure &amp; ROR</td>
<td>28/05/2018</td>
<td>Approved</td>
<td>06/02/2019</td>
</tr>
<tr>
<td>2428 Kny (1866)</td>
<td>Departure &amp; ROR</td>
<td>28/06/2018</td>
<td>Approved</td>
<td>07/02/2019</td>
</tr>
<tr>
<td>5003 Sed (2043)</td>
<td>Departure</td>
<td>01/02/2019</td>
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<td>07/02/2019</td>
</tr>
<tr>
<td>4249 Kny (1880)</td>
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<td>19/07/2018</td>
<td>Approved</td>
<td>07/02/2019</td>
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<td>5003 Sed (2043)</td>
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<td>01/02/2019</td>
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<td>07/02/2019</td>
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<td>1777 Sed (1929)</td>
<td>Departure &amp; Amendment of Approval</td>
<td>26/09/2018</td>
<td>Approved</td>
<td>08/02/2019</td>
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<tr>
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<td>06/12/2018</td>
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<td>08/02/2019</td>
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<tr>
<td>1073 Sed (1942)</td>
<td>Departure</td>
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<td>Approved</td>
<td>08/02/2019</td>
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<td>10938 Kny (1926)</td>
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<td>19/09/2018</td>
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<td>08/02/2019</td>
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<td>4868 Kny (1910)</td>
<td>Amendment of Conditions of Approval &amp; Departure</td>
<td>23/08/2018</td>
<td>Approved</td>
<td>08/02/2019</td>
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<td>3810 Sed (1921)</td>
<td>Departure</td>
<td>07/09/2018</td>
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<td>21/02/2019</td>
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<tr>
<td>5971 Kny (1705)</td>
<td>TUD</td>
<td>28/11/2017</td>
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<td>21/02/2019</td>
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<tr>
<td>576 Bre (1939)</td>
<td>Departure</td>
<td>16/10/2018</td>
<td>Approved</td>
<td>26/02/2019</td>
</tr>
<tr>
<td>3790 &amp; 3791 Sed (1861)</td>
<td>Consolidation</td>
<td>22/06/2018</td>
<td>Approved</td>
<td>28/02/2019</td>
</tr>
<tr>
<td>3182 Kny (2002)</td>
<td>Departure</td>
<td>12/12/2018</td>
<td>Approved</td>
<td>28/02/2019</td>
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<tr>
<td>2139 Kny (1980)</td>
<td>Departure &amp; ROR</td>
<td>05/12/2018</td>
<td>Approved</td>
<td>01/03/2019</td>
</tr>
<tr>
<td>8817 Kny</td>
<td>Departure</td>
<td>30/08/2018</td>
<td>Approved</td>
<td>07/03/2019</td>
</tr>
<tr>
<td>676 Sed (1936)</td>
<td>Departure</td>
<td>10/10/2018</td>
<td>Approved</td>
<td>11/03/2019</td>
</tr>
<tr>
<td>10945 Kny (2006)</td>
<td>Consent Use</td>
<td>20/12/2018</td>
<td>Approved</td>
<td>28/03/2019</td>
</tr>
</tbody>
</table>
RECOMMENDATION OF THE MUNICIPAL MANAGER

That the Town Planning and Building Control quarterly report for Quarter 3 of 2018/2019 be noted.

ADDENDUMS

Newspaper advertisements for the public comment on the draft MSDF & Zoning Scheme.

File Number: 9/1/2/13
Execution: Director: Integrated Human Settlements
7.2

P02/08/19  TOWN PLANNING AND BUILDING CONTROL QUARTERLY REPORT QUARTER 4

PURPOSE OF THE REPORT


REPORT

Town Planning and Building Control Service Delivery and Budget Implementation Plan (SDBIP) (Quarter 3):
<table>
<thead>
<tr>
<th>REF</th>
<th>STRATEGIC OBJECTIVE</th>
<th>KPI</th>
<th>UNIT OF MEASUREMENT</th>
<th>ANNUAL TARGET</th>
<th>QUARTER TARGET</th>
<th>ACHIEVED</th>
<th>EXPLANATION</th>
<th>REMEDIAL ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>D124</td>
<td>To encourage the involvement of communities in the matters of local government, through the promotion of open channels of communication</td>
<td>Spatial Development Framework (SDF)</td>
<td>The SDF Tabled</td>
<td>1</td>
<td>N/A</td>
<td>1</td>
<td>Draft SDF tabled on 18 March 2019 and Advertised for Public Comment.</td>
<td>None Required</td>
</tr>
<tr>
<td>D125</td>
<td>To encourage the involvement of communities in the matters of local government, through the promotion of open channels of communication</td>
<td>Zoning Scheme Bylaw</td>
<td>Zoning Scheme Bylaw tabled to Council Committee</td>
<td>1</td>
<td>N/A</td>
<td>1</td>
<td>Draft Bylaw tabled on 2 July 2018 &amp; advertised for Comment. Commencement of approval of zoning register and maps tabled on 23 April 2019.</td>
<td>None Required</td>
</tr>
</tbody>
</table>
BUDGET TOWN PLANNING & BUILDING CONTROL DEPARTMENT (QUARTER 4) 2018/2019:

<table>
<thead>
<tr>
<th>#</th>
<th>MSCOA SHORT CODE</th>
<th>PROGRAMME/PROJECT NAME</th>
<th>BUDGET ALLOCATION (ZAR)</th>
<th>REMAINING BUDGET BALANCE</th>
<th>PROGRESS/COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9/242-7-905 &amp; 9/233-114-444</td>
<td>SPATIAL DEVELOPMENT FRAMEWORK</td>
<td>R 550,000</td>
<td>0</td>
<td>SPENT R561,455.81</td>
</tr>
<tr>
<td>2</td>
<td>9/242-7-904</td>
<td>LAND SURVEYOR FOR BOUNDARY DISPUTES</td>
<td>R100 000</td>
<td>R66 450</td>
<td>SPENT (R33 600.00). R66 450 SAVINGS.</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>STRATEGIC ENVIRONMENTAL ASSESSMENT</td>
<td>R200,000</td>
<td>R0</td>
<td>SAVINGS (R200,000). SEA WAS PART OF SDF.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
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<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>9/242-7-906</td>
<td>KNYSNA ZONING SCHEME BYLAW CONVERSION</td>
<td>R 1,000,000.00</td>
<td>R800,197.50</td>
<td>SPENT R199,812.50. PROJECT SAVING OF R800,197.50.</td>
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<td>5</td>
<td>9/233-114-47</td>
<td>TP OFFICE PARTITIONING</td>
<td>R200,000</td>
<td>R200,000</td>
<td>PROJECT COULD NOT COMMENCE DUE TO NON RENEWAL OF LEASE OF BUILDING.</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>PUBLIC SIGNAGE MASTER PLAN</td>
<td>R200,000</td>
<td>R 66 183</td>
<td>SPENT R179 400, 00</td>
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**DECISIONS**

**BUILDING PLAN APPROVALS (QUARTER 4) 2018/19:**

<table>
<thead>
<tr>
<th>Building Plans Finalised</th>
<th>Final Approval Building Control</th>
<th>April 2019</th>
<th>May 2019</th>
<th>June 2019</th>
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<tr>
<td>Approved</td>
<td>Application Approved</td>
<td>45</td>
<td>49</td>
<td>29</td>
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<td>Change Recommendation</td>
<td>Application Approved</td>
<td>1</td>
<td>0</td>
<td>1</td>
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<tr>
<td>NO.</td>
<td>ERF NO</td>
<td>TYPE</td>
<td>PRE-APP DATE</td>
<td>DATE APP RECEIVED</td>
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<tr>
<td>1</td>
<td>1661 Sed (1983)</td>
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<td>Subdivision &amp; Rezoning</td>
<td>05/04/2018</td>
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<tr>
<td>3</td>
<td>1447 Sed (1869)</td>
<td>Subdivision &amp; ROR</td>
<td>19/06/2018</td>
<td>29/06/2018</td>
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<td>4</td>
<td>3908 Kny (1746)</td>
<td>Departure</td>
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<tr>
<td>5</td>
<td>202 Bre (2011)</td>
<td>Consent Use, Departure &amp; ROR</td>
<td>08/01/2019</td>
<td>08/01/2019</td>
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<td>6</td>
<td>8800 Kny (2041)</td>
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<td>Reference</td>
<td>Description</td>
<td>Date Applied</td>
<td>Date Withdrawn</td>
</tr>
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<td>-------------</td>
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<td>7</td>
<td>16297 Kny (2054)</td>
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<td>8</td>
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<td><strong>17</strong></td>
<td>2662 Kny (1986)</td>
<td>Departure &amp; ROR</td>
<td>07/12/2018</td>
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<td><strong>23</strong></td>
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<td>07/11/2018</td>
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<td>30/07/2018</td>
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</table>
RECOMMENDATION OF THE MUNICIPAL MANAGER

That the Town Planning and Building Control Quarterly Report for Quarter 4 of 2018/2019 be noted.

ADDENDUMS

Newspaper advertisements for the public comment on the draft MSDF & Zoning Scheme.

File Number: 9/1/2/13
Execution: Director: Technical Services
          Director: Integrated Human Settlements
7.3

P03/08/19 KNYSNA ESTUARY AUTHORITIES POLLUTION MEETINGS:
REPORT

REPORT FROM THE DIRECTOR: PLANNING AND DEVELOPMENT

PURPOSE OF THE REPORT

To provide feedback on the weekly Knysna Estuary Authorities pollution meetings convened by South African National Parks.

PREVIOUS RESOLUTIONS

C02/01/18 ESTUARY POLLUTION COMMITTEE WWTW SITE VISIT 4/12/2017
FINDINGS AND RECOMMENDATIONS

UNANIMOUSLY RESOLVED BY THE MUNICIPAL COUNCIL

[a] That the report on the Estuary Pollution Committee WWTW site visit held on 4 December 2017 and its findings and recommendations, be noted;

[b] That committee be implemented between the Municipal Manager, Director Planning and Development, Director: Technical Services and Cllr Davis to meet directly after the Council meeting of the 25 January 2018 and the item be brought back to Council as a matter of urgency.

[c] That a report regarding Estuary Pollution be submitted to a Planning and Integrated Human Settlement Committee meeting.

File Number: 9/1/2/13  
Execution: Director: Planning and Development

MP02/10/18:

[a] That the implementation of the short, medium and long term measures described in the report, be noted; and

[b] That relevant SOP’s be drafted and envisaged projects be identified regarding the Bongani Stream and other catchment areas to address pollution challenges and the same be submitted to the next meeting of the Planning and Development Committee on 5 February 2019.

File Number: 9/1/2/13  
 Execution: Director: Financial Services  
 Director: Planning and Development  
 Manager: Environmental Management
MP06/10/18

[B] That a Terms of Reference for the Estuary Pollution Committee be drafted and a Memorandum of understanding between SANparks and Knysna Municipality be negotiated and submitted to the next meeting of the Planning and Development Committee meeting on 5 February 2019.

BACKGROUND

The Estuary Pollution meetings were originally convened by Knysna Municipality until SANParks took over the function with a mandate from council for the Municipal Manager to instruct the Managers of Water and Sanitation, Roads and Stormwater, Solid Waste and Environmental Management to attend monthly meetings of the newly formed Knysna EstuaryAuthorities Meeting.

DISCUSSION

The first meeting was held on the 12th of February and was attended by SANParks, Garden Route District Municipality and the Water and Sanitation and Environmental Management departments of Knysna Municipality. On the 8th March an emergency meeting was convened to discuss an oil spill/dumping incident that entered the WWTW. It was attended by the Breede Gouritz Catchment Management Agency, SANParks, Technical services and Garden Route District Municipality. Since the incident weekly meetings have been held to monitor the situation with ecoli levels spiking to >30 000cfu as the plant was severely compromised with the sudden influx of oil.

Meetings have continued and the outcomes are communicated to the public through media statements from SANParks written in conjunction with Knynsa Municipality and the Authorities.

FINANCIAL IMPLICATIONS

None

RELEVANT LEGISLATION

NATIONAL WATER ACT
INTEGRATED COASTAL MANAGEMENT ACT

RECOMMENDATION OF THE MUNICIPAL MANAGER

That the report on the Knysna Estuary Authorities Pollution meetings, be noted.

APPENDIX / ADDENDUM

Media Statement

File Number: 9/1/2/13
Execution: Director: Planning and Development
Media Statement: May 2019

Authorities have instituted multiple interventions to probe and address sources of pollution in South Africa's number 1 biodiverse waterbody, the Knysna Estuary. SANParks continues to test the quality of water through deep water sampling. Results show all deep water channel sites have low ecoli levels, except for the Ashmead and Thesen Island inlet which are non-compliant.

The latest samples of estuary water quality, taken by Garden Route District Municipality indicate that the Ashmead Channel, Bongani, Bigai, Long Street, Station culvert and the Knysna Angling Association (KADA) culverts are non-compliant, with *E.coli* readings above the Department of Water Affairs acceptable limits for recreational use. The Garden Route District Municipality’s intervention with the Knysna Municipality of finding the source of oil pollution which affected the Waste Water Treatment Works (WWTW) is ongoing although oil was reduced considerably in the system subsequent to the introduction of an enzyme-oil-eating bacteria. Letters requesting restaurants to provide proof of their oil and fat disposal mechanisms were completed. Recent oil and grease tests show a drastic decrease in levels at the Municipality’s WWTW. The Municipality also removed residual oil and grease in sumps. This has brought on a subsequent recovery of the WWTW so that its functioning has improved.

A positive move by the Municipality is the replacement of screens at the WWTW. This is important to retain solids that might cause blockages in the system and will further improve the functioning of the system. All clarifiers have recently been restored to operation. Although functioning of the WWTW has improved significantly, the works is subject to disturbance from any new pollutants that may enter, which may lead to subsequent pollution of the Knysna estuary. Such pollutants include those found recently in the system such as blood, dye, lime and oil. Citizens and businesses are requested not to pollute sewers and not to dispose of substances in culverts. The “polluter pays” principle will be followed in such cases.

Authorities will convene a workshop within the next week to identify and understand pollutants – and their sources - going into the system from the Industrial area which could land in the estuary.

The Garden Route District Municipality continues to take ecoli samples at 14 points around the Knysna estuary. Results are posted on the Knysna Municipality’s website.

Media Statement: July 2019

Multiple interventions to protect the Knysna estuary’s ecological health are underway by authorities including SANParks, the Knysna Municipality, the Garden Route District Municipality and the Breede-Gouritz Catchment Management Agency (BGCMA). Most samples taken this year indicate the main challenges lie in the Bongani catchment and Ashmead channel. The most recent samples taken indicate that the Long Street culvert is also non-compliant and this has prompted further investigations into the cause of pollution.

*E. coli* levels in effluent exiting the WWTW have improved over the past few months and are now compliant, but the amount of ammonia and suspended solids in the effluent remains a concern. The Municipality will soon introduce cameras to assist in identifying pollutants entering the waste water treatment works (WWTW) in an effort to trace the times and sources of pollution events that might affect the WWTW functionality. The Municipality has indicated planned upgrades at the WWTW in September which will enhance the workings of the system.
The Garden Route District Municipality has reported oysters tested prior to the Knysna Oyster Festival were compliant according to the Foodstuffs, Disinfectants and Cosmetics Act 54 of 1972. Deepwater samples taken by SANParks in the estuary ahead of the recreational events of the Oyster Festival also indicated that the estuarine area was safe for use.

Speaking about the progress of the Action Pollution Committee, Park Manager for Knysna, Megan Taplin says ‘we are especially encouraged by the multiple interventions to further improve the health of the estuary. Monitoring done by the Knysna Basin Project is focusing on nutrient analysis of estuary samples as well as tributaries to the estuary so we get a bigger picture of what is entering the estuary.’

More work to try and identify sources of pollution includes a recently held workshop focusing on the Industrial Area by authorities

All sample results are uploaded on the Knysna Municipality’s official website.
7.4

P04/08/19 HEIDEVALEI PRECINCT PLAN

PURPOSE OF THE REPORT

To submit the proposed Heidevallei Precinct Plan to Council for approval.

BACKGROUND

At a meeting held by Council on 23 March 2019, it was resolved in accordance with Resolution MP02/02/19 that:

[a] That the Draft Heidevallei Precinct Plan be approved for public participation which must include inviting the Restonia Trust to submit their views thereon; and

[b] That the public participation process take place during the Integrated Development Plan and Budget process, planned for all wards during April / May 2019.

DISCUSSION

The Draft Heidevallei Precinct Plan was presented to the public during the Integrated Development Plan and Budget consultation process in all wards during April and May 2019. A consultation was also held with the Restonia Trust and their written input was received on 17 July 2019. Inputs received are summarised as follows:

<table>
<thead>
<tr>
<th>Comments received during the Integrated Development Plan and Budget process,</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments</td>
<td>Response</td>
</tr>
<tr>
<td>CMAI Architects</td>
<td>The proposed Central Park is situated adjacent to the land covered by the Heidevallei Precinct Plan. The proposed Central park is earmarked as a project of the Municipal Open Space Network in the Draft Knysna MSDF for further investigation.</td>
</tr>
<tr>
<td>- Knysna Town- Northern edge of the Proposed Central Park (southern edge of the Northern Areas) – A park can only be as good as how it edges are handled. A (scenic) road along the northern edge of the park would ensure access to and surveillance of the park. It would allow for economic opportunity and infill development along the southern edge of the Northern Areas. The intended purpose of the road should be to act as a catalyst for development and bring tourism to the northern areas. The park road is not to be confused with the Concordia Road Corridor.</td>
<td></td>
</tr>
<tr>
<td>Restonia Trust</td>
<td>A portion of land can be earmarked in the Precinct Plan bordering the N2 in the south, Assegaaai Road in the west and the Eskom power line servitude in the east. This can be finalised in the detailed layout planning.</td>
</tr>
<tr>
<td>- It is with great expectation to learn that council, after 18 years is now in the process to approve abovementioned plan.</td>
<td></td>
</tr>
<tr>
<td>- At council meeting of 31 March 2010, council resolved that a Land transfer agreement be entered between Restonia Trust and Knysna Municipality.</td>
<td></td>
</tr>
<tr>
<td>- After nearly two decades and most of the beneficiaries are late, we are of the view that the 1.69ha allocated to us should be allocate in such a place to be economical viable.</td>
<td></td>
</tr>
</tbody>
</table>
• We would like council to earmark for Restonia Trust, a portion of land in the Precinct Plan bordering the N2 in the south, Assegaaai Road in the west and the Eskom power line servitude in the east.

FINANCIAL IMPLICATIONS

The financial implications of the bulk services and housing for the proposed Heidevallei development must be submitted to Council by the Director: Technical Services and Director: Integrated Human Settlements after the detailed layout planning is concluded.

RELEVANT LEGISLATION

1. Spatial Planning Land Use Management Act, no 16/2013 (SPLUMA);
2. Western Cape Land Use Planning Act, no 3/2014, (LUPA);

RECOMMENDATION OF THE MUNICIPAL MANAGER

[a] That the Heidevallei Precinct Plan be adopted;

[b] That a portion of land be earmarked for the Restonia Trust in the Precinct Plan bordering the N2 in the south, Assegaaai Road in the west and the Eskom power line servitude in the east; and

[c] That the detailed layout planning of the Heidevallei Precinct Plan be commenced.

APPENDIX / ADDENDUM

ANNEXURE A – HEIDEVALLEI PRECINCT PLAN REPORT AND MAPS
ANNEXURE B – COMMENTS FROM THE RESTONIA TRUST

File Number: 9/1/2/13
Execution: Director: Technical Services
Director: Integrated Human Settlements
HEIDEVALLEI PRECINCT PLAN:

It is with great expectation to learn that council, after 18 years is now in the process to approve abovementioned plan.

At council meeting of 31 March 2010, council resolved that a Land transfer agreement be entered between Restonia Trust and Knysna Municipality.

After nearly two decades and most of the beneficiaries are late, we are of the view that the 1.69ha...
allocated to us should be allocate in such a place to be economical viable.

We would like council to earmark for Restonia Trust, a portion of land in the Precinct Plan bordering the N2 in the south, Assegai Road in the west and the Eskom power line servitude in the east.

Further motivation to our request will be afforded to you on request.

Your favorable consideration is highly appreciated.

Yours faithfully,
S. Arends
8. Closure