## KNYSNA MUNICIPALITY
### PRE – APPLICATION MEETING
Minutes of meeting held on the  
04 March 2020  
At  
09:00  
Planning and Development Boardroom

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<td>Opening and Welcoming</td>
<td>Mr S Madumbo</td>
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| 2. | Attendance  
Mr S Madumbo (Chairperson) – KM : Town Planning  
Mr S. Mghele – KM : Town Planning  
Ms N. Vonya – KM : Town Planning  
Ms L. Mniki – KM : Town Planning  
Mrs N Nkoane – KM : Aesthetics  
Ms M Musekele – KM : Environmental Department  
Mrs D Batian – Marike Vreken Town Planners | | |
|    | Apologies | No Apologies |
| 3. | Items for consideration | |
| 3.1 | Erf 176 Knysna –Subdivision | All Municipal officials and the relevant applicant(s). |
|     | Discussion  
• Knysna Heights  
• Accessed from Ridge Drive  
• Subdivision of a Single Residential Zone property  
• Purpose, sell the portion A to owner of Erf 3372, Knysna which currently has a Guesthouse; and such new portion to be used as a “safe haven” and parking for guests;  
• Within OSCAE area  
• Disturbance may warrant OSCAE Permit requirement | |
Clause in Title Deed may be an issue requiring removal as it states “…used for residential purposes only”. Parking or ‘Safe Haven’ are not Single Residential Zone land uses.

The owner of Erf 3372, Knysna has not indicated that there will be a consolidation with the said erf.

Applicant states that there may be intentions to develop southern portion in the future, whereas only a small portion of which is suitable for development.

**Recommendation:**

- on what is resolved with the respective owners
- Subdivision Application of Erf 176, Knysna may be submitted, in respect of that which was presented as the intention to create a new portion.
- Applicant to discuss and make necessary application (Eg: Rezoning/ Consolidation/ Removal of Restrictions, etc.) pertaining to the proposed land use(s) linked to Erf 3327, Knysna.
- Plans to also include siting of existing buildings
- Circulation and information requirements to be conducted as per Knysna Municipality By-Law on Municipal Land Use Planning (2016)
- Circulate to Technical Services Directorate and Environmental Department

3.2 **Farm Uitzicht No. 216, Portion 76 – Proposed Departure**

**Discussion**

- 21Ha extent
- Site has steep slopes
- **Proposal:** Departure to allow Building Line relaxation for north western dwelling.
- Only developable areas on site are informed by Geo-Technical Studies
- Plans include:
  - Construct Main Dwelling
o Construct Farm House (Manager’s) – South Western
  o Create Internal road (further disturbance)

- No existing dwellings
- Environmental Authorisation is required
- Farmhouse:
  o Not interleading/ Fragmented due to environmental considerations
  o On stilts
  o Furthermore, the Applicant considers the premises as one dwelling. The definition of a dwelling herein considered is said to be informed by the Draft Integrated Zoning Scheme

- One may not depart from a definition
- KM officials believe these premises will not be used for residential purposes but for accommodation: if that may be the intent, the necessary applications should be submitted.
- The applicant was asked what it is the Manager managing?
- Bee-hives on the property considered as agricultural activity
- The Environmental Department does not agree with the dispersed arrangement of units

**Recommendation:**

- Submit Environmental Authorisation results and other studies with application
- Draft Integrated Zoning Scheme would be an irrelevant consideration
- Application to only consider Section 8 Zoning Scheme and not the Draft Zoning Scheme
- Current proposal does not comply with a bonafied dwelling. Applicant to revise and/ or address with the relevant application
- KM TP Officials do not recommend the current proposal
- The agricultural activity must be declared as such by the relevant department(s) and therefore, the magnitude proposed staff accommodation would have to be justified.
- KM officials believe these premises will not be used for residential purposes but for accommodation: if that may be the intent, the necessary applications should be submitted.

**DISCLAIMER:** This recommendation is not conclusive as various scenarios were deliberated. Therefore, applicant to return to this meeting once the clients have decided on what they wish to establish.

4. **The Chairperson closed the meeting.**