



**Knysna**

Municipality ♦ Munisipaliteit ♦ uMasipala  
INCLUSIVE. INNOVATIVE. INSPIRED.

**KNYSNA MUNICIPALITY**  
**PRE –APPLICATION MEETING**

**Minutes of meeting held on the**  
**02 September 2021**

**At**

**09:00**

**Microsoft Teams**

**MINUTES**

| No  | Item  | Presentation   |
|-----|---|--|
| 1.  | <b>Opening and Welcoming</b>  | Mr S Madumbo   |
| 2.  | <b>Attendance</b><br>Mr S. Madumbo (Chairperson) – KM : Town Planning <b>(KM)</b><br>Mr S. Mqhele – KM : Town Planning <b>(KM)</b><br>Ms L. Mniki – KM : Town Planning <b>(KM)</b><br>Ms N. Vonya – KM : Town Planning <b>(KM)</b><br><br>Mr.Mongezi Mdena – Applicant town planner <b>(MM)</b><br>Mr. Mark De Bruyn – Applicant : Land Surveyor <b>(MDB)</b><br><br><b>Apologies</b><br>No apologies |  |
| 3.  | <b>Items for consideration</b>  |  |
| 3.1 |   | All Municipal officials and the relevant applicant(s). |
| 3.2 | <b><u>Erven 3732 &amp; 3733, Sedgefield – Application for Consolidation</u></b><br><br><b><u>Discussion:</u></b>  | All Municipal officials and the relevant applicant(s). |

- MDB: Applicant is to be made for the consolidation of erven 3732 and 3733 Sedgefield, in terms of section 15 (2) (e) of the Knysna Municipal Land Use Planning By-laws, to allow the owners to utilize the erven as one single erf.
- MDB: The erven are vacant at present and are registered in the name of the same entity.
- MDB: The owners wish to build one house that straddles the common boundary.
- MDB: The erven form a high point on the common boundary and drop down on all the other sides. This is the ideal place to build a house and by using this area it will limit the amount of cut that needs to be done. If both erven were to be developed separately then the required earthworks would probably be substantially more.
- MDB: We shall bring SANParks to the property to ensure that they look at tree that should be protected on the site.

**Recommendation:**

- The applicant is advised to include the proposal to protect the environmental sensitive vegetation on the area as part of their application, more specifically the milkwood trees, in order that they may be visible at the time of circulation.
- The applicant is also advised to contact the Department of the Forestry and Fisheries for additional comments concerning protected trees.
- The applicant's motivation should address the current density and erf sizes of adjacent properties and how the proposed density and erf sizes are consistent therewith; This is to ensure that the proposal will not have a negative impact on the existing neighbourhood.
- The applicant is encourage to explore the site specific circumstance and include such in the motivation of the application.

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|    | <ul style="list-style-type: none"> <li>• The standard submission documentations in terms of Section 38 of the Knysna Municipality By Law on Municipal Land Use Planning (2016) applies.</li> <li>• Application shall still be circulated to all relevant internal and external departments to obtain formal comments; and shall be subject to the public participation requirements in terms of Sections 45-49 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).</li> </ul> |  |
| 4. | <b>The Chairperson closed the meeting.</b>   |  |

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