



Knysna

Municipality ♦ Munisipaliteit ♦ uMasipala
INCLUSIVE. INNOVATIVE. INSPIRED.

KNYSNA MUNICIPALITY
PRE –APPLICATION MEETING

Minutes of meeting held on the

03 December 2020

At

09:00

Microsoft Teams

MINUTES

No	Item	Presentation
1.	Opening and Welcoming	Mr S Madumbo
2.	Attendance Mr S. Madumbo (Chairperson) – KM : Town Planning Ms N. Vonya – KM : Town Planning Ms L. Mniki – KM : Town Planning Mr M. Musekene – KM : Environmental Services Marike Vreken – Applicant : Marike Vreken Town Planners Dale Bastian – Applicant : Marike Vreken Town Planners Lizemarie Botha – Applicant : VPM Lundi Khuphiso – Applicant : VPM David Gorfinkel – Applicant: Africa Survey Mark De Bruyn – Applicant Jacques Barnard – Applicant Apologies No Apologies	
3.	Items for consideration	

3.4

Erf 1335, Sedgefield – Application for Subdivision and Removal of Title Deed Restrictions

Discussion:

- **Proposal as per Pre-Application Form*
- The proposal site is situated across the road from 2 sites wherein similar subdivision applications have been submitted.
- The restrictive condition pertaining to building lines is not required however the applicant feels its prudent to 'clean up' the Title Deed.
- If the densification of the Sedgefield Island is not well managed, it can be detrimental, especially with regards to the implications on limited service infrastructure.
- The proposal shall not impact on the existing trees.
- An application for the removal of a restrictive title deed condition is only considered when there is a proposal that is inhibited by the respective condition.
- The applicant enquired whether the restrictive condition pertaining to second dwellings should be removed to avoid an interpretation that restricts the development of the new portion. KM Town Planning does not believe that it is applicable to a subdivision application. The applicant shall consult with a conveyancing attorney for confirmaition.

Recommendation:

- Subdivision application to be submitted.
- Applicant to discuss the implications of densifying the Sedgefield Island.
- The application shall be submitted to DAFF for comments.
- No OSCAE Permit shall be required.
- Submission to comply with Section 38 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).
- Motivation to be submitted in terms of Section 65 of the Planning By-Law (2016).

	<ul style="list-style-type: none">• Application to undergo public participation in terms of Section 45-49 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).	
4.	The Chairperson closed the meeting.	