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KNY 185/47

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25 April 2007

REGISTERED MAIL

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KNYSNA
6570

FILE COPY

Sir/Madam

APPLICATION FOR CONSENT FOR A SECOND DWELLING UNIT: PORTION 47 OF FARM LEEUWENBOSCH NO 185, KNYSNA

Approval is hereby granted for the Consent application in terms of the Knysna Zoning Scheme (1992) for an additional dwelling unit on Portion 47 of Portion 9 of Farm Leeuwenbosch No. 185, Knysna as depicted on the Drawings No.: 260001WD dated 15 December 2006, subject to the following conditions:

- a) The structures are to be within all of the regulations pertaining to Agricultural Zone 1 erven contained in the Section 8 Scheme Regulations (1988);
- b) The size of the additional dwelling unit shall be limited to 137m²;
- c) Neither the additional dwelling unit nor any other structures on the erf shall form the subject of an application for sub-division by means of sectional title;
- d) The walls and roof colour are to be in earth tones (dark greens, charcoals, etc.) to make the additional dwelling unit blend in with the natural environment;
- e) No access to be taken to the erf other than from Council approved entrances.
- f) 30kl rain-water tanks shall be installed with a practical method of utilizing the rain water for at least garden use. The rain-water tanks are to be architecturally treated to be aesthetically pleasing and blending in with the environment;
- g) CFL light bulbs shall be installed in all light fittings, where feasible;
- h) Solar assisted water heating devices shall be installed;
- i) Dual flush toilet cisterns and low-volume taps shall be installed in the proposed buildings on the erf;
- j) Normal building plan approval in terms of the National Building Regulations shall be obtained prior to construction.

The above decision was taken by the Chief Town Planner under delegation granted by resolution of Knysna Local Municipal Council on 22 June 2004.

Your attention is further drawn to the provisions of Section 44 of the Land Use Planning Ordinance, 1985 (Ord No. 15 of 1985), in terms of which you have an alternative right of appeal, you must lodge such motivated appeal in writing to be received by the relevant authorities within **twenty-one (21) days** of date of registration of this letter.

This appeal should be addressed to:

The Director: Land Development Management
Department of Environmental Affairs and Development Planning
Chief Directorate: Development Planning
Private Bag X9086
CAPE TOWN
8000

A copy of the appeal must be served on Council simultaneously.

In addition, your attention is drawn to the provisions of Section 16 and /or Section 27 of Ordinance No 15 of 1985, regarding the lapsing of unutilised land use approvals (2 years in terms of Departures and Rezoning, 5 years in respect of subdivision).

Yours faithfully,



E J HILL
CHIEF TOWN PLANNER

cc: Director: Corporate Services
Director: Finance
Director: Technical Services
Director: Community Services
TEE
BCO