



Knysna

Municipality ♦ Munisipaliteit ♦ uMasipala
INCLUSIVE. INNOVATIVE. INSPIRED.

KNYSNA MUNICIPALITY
PRE –APPLICATION MEETING

Minutes of meeting held on the

14 October 2021

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 (KM) Ms N Vonya – KM : Town Planning (KM) Ms L Mniki – KM : Town Planning (KM) Mr S Mqhele – KM : Town Planning (KM) Mr M Musekene – KM : Environmental Services (KM) Ms Sibongile Nelo – KM : Properties (Intern) (KM) Mr M Mdena – Applicant : (MM) Mr M De Bruyn – Applicant : (MDB) Ms M Gow – Applicant : (MG) Mr D Bastian – Applicant : (MV) Mr H Labuschagne – Applicant : (MV) Mr H Erasmus – Applicant : (HE) Apologies None	

3.	<p>Items for consideration</p> <p><i>*Please note: Meeting minutes do not reflect verbatim discussions</i></p>	
3.2	<p><u>Portion 47 (A Portion of Portion 9) of the Farm Leeuwen Bosch</u> <u>No. 185 – Application for SDP</u></p> <p>Discussion:</p> <ul style="list-style-type: none"> • MG: Plot has a few unlawful buildings. The intention is to regularise in order to obtain NBR approval. There are 2 dwellings on the property. Second dwelling used to be the main dwelling because, both of which were approved prior. The outbuildings (wendy house • KM: What are the extents and uses of these premises? • MG: P3 - 32m² - workshop, carport and wendy house. <ul style="list-style-type: none"> ○ P2 – 68m² excluding the front verandah – entertainment room. ○ P4 – existing domestic workers accommodation. ○ S2 – Wendy house ○ S1 - 164m² – with associated outbuilding measures upto 175m² • KM: Agri Zone I allows for a primary dwelling and second dwelling (limited to 60m²) • MG: Is the maximum not 175m²? • KM: 60m² is applicable as primary right. However, an application for a consent use may be required for an additional dwelling. • KM: Extent of Farm? • MG: 3.5 Ha • KM: Reads the parameters applicable to “Agricultural zone I” and “Additional Dwelling Unit” in terms of Knysna Zoning Scheme By-Law (2020). • KM: The said Scheme allows for agricultural worker’s accommodation if there is farming activity. • MG: There is no bonafied agricultural activity. • KM: The extent of the second dwelling together with the outbuildings must be calculated collectively for the whole property and not separated by their connection with the respective dwelling(s). 	<p>Knysna Municipal officials and Melissa Gow</p>

	<ul style="list-style-type: none"> • KM: The definition of “ancillary” in the Knysna Zoning Scheme By-Law (2020) confirms the above interpretation. <p>Recommendation:</p> <ul style="list-style-type: none"> • Town Planning Department’s feedback to applicant with the final recommendation after the meeting: <ul style="list-style-type: none"> ○ Submit application for Consent Use to allow an additional dwelling unit (as the second dwelling exceeds 60m²). ○ Permanent Departure to exceed the 175m² total floor space of an additional dwelling including floor space of all ancillary buildings. • Information required in terms of Section 38 of the Spatial Planning and Land Use Management ByLaw (2021). 	
4.	The Chairperson closed the meeting.	

/lm