



Knysna

Municipality ♦ Munisipaliteit ♦ uMasipala
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KNYSNA MUNICIPALITY
PRE –APPLICATION MEETING

Minutes of meeting held on the

02 December 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) Nel & De Kock - Applicant : (ND) Mr M De Bruyn – Appliant : (MDB) Ms L Botha – Applicant : (VPM) Ms L Khupiso – Applicant : (VPM) Mr R Edwards – Applicant – Owner : (RE) 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>Erf 1357, Sedgefield – Application for Subdivision, Removal of Title deed Restrictions and Departure</u></p> <p>Discussion:</p> <ul style="list-style-type: none"> • MDB: A corner stand on The Island, Sedgefield. The existing house is small and built on one side of the property, similar to others in the neighbourhood. There are indigenous trees. Portion A can be developed without disturbing the trees. What may be an issue is that there is a wendy house (tool shed) which requires a Permanent Departure (building line encroachment) and Removal of Restrictions. There is already a gate on portion A and due to the sites orientation, a panhandle will not be required. • KM: With regards to the wendy house, is it approved? • MDB: I will have to check. It is erected on bricks. • KM: Check the status of the wendy house as it will have implications on the relevant application types. *Reads Section 21 of the Knysna Zoning Scheme (2020)* which permits an outbuilding/ structure on (encroaching) the lateral and rear building lines. An administrative penalty may apply for unlawful land uses, payable prior to the acceptance of the application; as a result of the Removal of Restrictive condition application. • KM: The applicant is to consider their options including placing the wendy house within the building lines (no encroachment). Otherwise, the applicant will be required to apply for the contravention levy. The applicant's motivation for the removal of restriction to allow a moveable structure such as a wendy house must be compelling in terms of "need". • KM: The application seems to be fairly consistent with the density of the properties in the areas. • KM: It is noted that the applicant has experience with the necessary considerations for subdivision applications in The Island, Sedgefield. • MDB: The SDF has a strong emphasis on densification so we will emphasise these guidelines. 	Knysna Municipal officials and Mark De Bruyn

	<p>Recommendation:</p> <ul style="list-style-type: none"> • An administrative penalty will apply for unlawful land uses, prior to the submission of the applications to be considered in terms of Section 15(2) of the Knysna Municipality By-Law on Municipal Land Use Management (2021). • The application is to be informed by the considerations of the aforementioned discussions. • Information required in terms of Section 38 of the Spatial Planning and Land Use Management By-Law (2021). • Motivate the applications in terms of Section 33(5) (as far as an application for a removal of restrictive conditions is required); and Section 65 of the Knysna Municipality By-Law on Municipal Land Use Management (2021). 	
4.	The Chairperson closed the meeting.	

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