



**Knysna**

Municipality ♦ Munisipaliteit ♦ uMasipala  
INCLUSIVE. INNOVATIVE. INSPIRED.

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

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

**At**

**09:00**

**Microsoft Teams**

**MINUTES**

No	Item	Presentation
1.	<b>Opening and Welcoming</b>	Mr S Madumbo
2.	<b>Attendance</b> Mr S Madumbo (Chairperson) – KM : Town Planning <b>(KM)</b> Ms L Mniki – KM : Town Planning <b>(KM)</b> Ms N Vonya – KM : Town Planning <b>(KM)</b> Ms L Botha – Applicant : <b>(VPM)</b> Ms L Khupiso – Applicant : <b>(VPM)</b> Mr M Mdena – Applicant : <b>(MM)</b> Mr D Bastian – Applicant : <b>(DB)</b> Ms H Taljaard – Applicant: <b>(HT)</b> Mr A Neethling – Applicant <b>(AN)</b>  <b>Apologies</b> Mr S Mqhele – KM : Town Planning <b>(KM)</b>	
3.	<b>Items for consideration</b>	
	<b><u>Erf 1337, Sedgfield – Application for Subdic</u></b>  <b>Discussion:</b> <ul style="list-style-type: none"><li>• MDB: Subdivision of a property on the Island</li></ul>	

	<ul style="list-style-type: none"> <li>• MDB: Erven 1354 and 1355 Sedgefield also recently approved subdivisions.</li> <li>• MDB: ±500m<sup>2</sup> - ±700m<sup>2</sup> per portion</li> <li>• Panhandle of 3.8m which complies with the scheme requirements</li> <li>• MDB: Already fenced as though it has been subdivided, for maintenance.</li> <li>• MDB: No protected vegetation found on the property. Indigenous plants found near the fence.</li> <li>• MDB: ROR required in respect of restrictions for subdivisions.</li> <li>• MDB: KMPT recently emphasised the need for special circumstances. However, things have changed since township establishment and the beneficiaries are no longer really in existence.</li> <li>• MDB: Carport</li> <li>• MDB: Title Deed condition D.5. regarding the number of dwellings requires clarity.</li> <li>• KM: Yes, the condition is not applicable to the subdivision proposal and would be carried over to “both” title deeds.</li> <li>• KM: Densification Policy to be developed by KM.</li> </ul> <p><b><u>Recommendation:</u></b></p> <ul style="list-style-type: none"> <li>• Submit information required in accordance with Section 38 of the Spatial Planning and Land Use Management By-Law (2021).</li> <li>• The applicant’s experience with this type of application in The Island, sets a comprehensive knowledge base on key informants to be discussed in the motivation memorandum.</li> </ul>	
4.	<b>Meeting adjourned</b>	Chairperson

/lm