



Knysna

Municipality ♦ Munisipaliteit ♦ uMasipala
INCLUSIVE. INNOVATIVE. INSPIRED.

KNYSNA MUNICIPALITY
PRE –APPLICATION MEETING

Minutes of meeting held on the

23 June 2022

At

14:00

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 R Hardnick – KM : Properties (KM) Mr S Nelo – KM : Properties (KM) Ms N Nkoane – KM : Aesthetics and Heritage (KM) Mark de Bruyn – Applicant : (MDB) Shane Jantjies – Applicant : (SJ) Theodor & Edward John – Applicant : (TEJ) Martin Janker – Applicant : (MJ) Apologies Mr M Radiopane – KM : Town Planning (KM)	
3.	Items for consideration <i>*Please note: Meeting minutes do not reflect verbatim discussions</i>	

3.1	<p><u>Erven 12481 & 12482, Knysna – Application for Consolidation</u></p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> • MDB: The subject properties are situated in the Pezula Golf Estate (South East). The average size of the properties in the estate is ±1000m². One of the subject properties are vacant, the other has a small house which would then be extended to build the dream home for the owners, as indicated on the architects plan. The intent is to construct a larger house and maximise the uniqueness of the location which has great views to the seaside. No departure applications are proposed. • KM: It seems more of the properties in Pezula are being consolidated which may raise concern regarding the the loss of residential properties on the estate. The applicant is to discuss the implications of de-densification. • KM: The applicant is to discuss the implications of proposal against the SPLUMA Principle of Efficiency, amongst other principles. • KM: What are the implications of the proposal on the registered disturbance footprints? • MDB: This part of Pezula does not have disturbance footprints. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> • The applicant may submit a Consolidation application in terms of Section 15(2) of the Knysna Municipality By-Law on Municipal Land Use Management (2021). • Submit all the relevant documents which are required in terms of Section 38 of the Knysna Municipality By-Law on Municipal Land Use Management (2021). 	Knysna Municipal officials and Mark De Bruyn
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	<ul style="list-style-type: none"> • Motivate the application(s) in terms of Section 65 of the Spatial Planning and Land Use Management By-Law (2021). • The motivation memorandum should also address the aforementioned discussions which have taken place during this pre-application meeting. 	
4.	The Chairperson closed the meeting.	

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