

M MAUGHAN-BROWN
8322 KNY

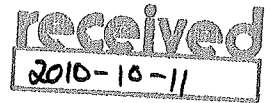
Tel: 044-3021605
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2010-10-07

H M Vreken TRP (SA)
P O Box 2180
KNYSNA
6570



REGISTERED MAIL



Madam

PROPOSED REZONING: ERF 8322 KNYNSNA

Your application dated April 2010 refers.

Please be advised that my Council, at its Council meeting of 30 September 2010, resolved as follows:

"[a] That the following correspondence be noted:

- [i] Application from Marike Vreken Planners for the rezoning Erf 8322 Knysna;
- [ii] Comments from:
Director Technical Services, dated 25 May 2010
Director Community services, dated 17 May 2010
Electrotechnical Engineer, dated 10 May 2010
- [iii] Applicant's response to comment dated 28 June 2010.

[b] That the application in terms of section 17 of the Land Use Planning Ordinance (Ordinance 15 of 1985) the rezoning of erf 8322 Knysna from Local Business to Business be **APPROVED**, subject to the following conditions:

- [i] The applicant must make arrangements to ensure access for meter reading purposes;
- [ii] The erf is limited to the existing electrical supply;
- [iii] No further electrical upgrades will be permitted until Eskom have upgraded the 123 kV supply line to Knysna and are willing to increase the notified demand for Knysna;
- [iv] Solar assisted water heating devices shall be installed – or heat pumps – load switch accommodation which is wired to TEE department shall be purchased and installed by the applicant;
- [v] CFL lamps to be installed in all fittings, where feasible;

- [vi] Augmentation fess will be due on 1.8 units for water and sewer services within 30 days of the Council approval of the rezoning;
- [vii] Access and parking layouts are to be to the satisfaction of the Director: Technical Services and to be provided in full before the rights are considered to have been exercised and the rezoning decision, therefore, takes effect;
- [viii] Council's services are to be protected as deemed necessary by the Director : Technical Services at the cost of the owner;
- [ix] Normal building plan approval in terms of the National Building Control and Building Regulations Act shall be applicable."

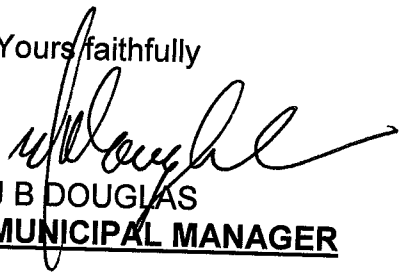
Your attention is drawn to the provisions of Section 44 of the Land Use Planning Ordinance, 1985 (Ord. No. 15 of 1985), in terms of which you have a right to appeal to the Premier of the Western Cape against the decision of Council. Should you wish to exercise this right of appeal, you must lodge such motivated appeal in writing to be received by the relevant authorities within **twenty one (21) days** of date of registration of this letter. The appeal should be addressed to:

The Director: Integrated Environmental Management (Region A)
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 unutilized land use approvals (2 years in terms of Departures and Rezoning, 5 years in respect of subdivision).

Yours faithfully


J B DOUGLAS
MUNICIPAL MANAGER

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