

ANNEXURE C

E.J. HILL
9252 KNY

EG/12/2/1 56
K J FRECKLETON

11 November 2002

REGISTERED MAIL

Head of Department
Department of Environmental Affairs &
Development Planning
Chief Directorate : Environmental Affairs
Private Bag X6546
GEORGE
6530

Dear Sir/Madam

ERF 9252, KNYSNA : PROPOSED SUBDIVISION

Your letter dated 5 June 2002 refers.

Please be advised that Council, via its Land Use & Engineering Services Committee, at its meeting of 1 November 2002 resolved as follows:

- [a] that the following correspondence be noted:
 - [i] application of Messrs VPM Planning, dated 4 March 2002;
 - [ii] letter of Head of Department, Department of Environmental and Cultural Affairs, dated 5 June 2002;
 - [iii] letter of response of Messrs VPM Planning, dated 2 September 2002;

[iv] letter and revised subdivision plan from Messrs VPM Planning dated 8 October 2002:

[b] That the subdivision of Erf 9252, Knysna, into three portions and a remainder road, substantially as indicated on Plan No9252/2 dated 8 October 2002, be approved in terms of Section 25 of Ordinance 15 of 1985, subject to the following conditions:

- [i] the roadway shall be constructed to the satisfaction of the Knysna Municipality, and the road portion transferred to the Municipality at applicant's cost;
- [ii] that the building area on each site be restricted to the flattest portion of the site above the 82m contour line;
- [iii] that no structures, including boundary walls and/or fences, be permitted below the 82m contour line;
- [iv] that dwellings be limited to a single storey, with loft rooms permitted within the roof space, and a maximum height of 6.0m above Natural Ground Level, and that buildings be stepped to follow the slope of the site and to reduce excavation work, to the satisfaction of the Knysna Municipality;
- [v] that the additional land use restrictions for Coney Glen township shall apply;
- [vi] that the dwellings shall be designed to complement the natural surroundings to the satisfaction of the Knysna Municipality;
- [vii] that the erosion and stormwater control measures contained in the Engineering Reports accompanying the application shall be adhered to, to the satisfaction of the Knysna Municipality;
- [viii] that the disturbance area on each site shall be limited to that of the house and driveway "footprint" plus a 2m wide belt surrounding this;

[ix] that augmentation and extension fees, as well as cable costs, payable in respect of water, sewerage and electricity on 2 units of application for rates clearance or building plan approval, with date the earlier;

Your attention is drawn to the provisions of Section 44 of Ordinance No 15 in terms of which you have a right of 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 timeously to be received by the relevant authorities within twenty-one (21) days of date of registration of this letter. Your appeal should be addressed to:

The Head
Department of Environmental Affairs and Development Planning
Chief Directorate: Development Planning
Private Bag X9083
CAPE TOWN
8000

A copy of the appeal should be served on Council simultaneously.

Yours faithfully



J.W. SMIT
MUNICIPAL MANAGER

/alh

PROPOSED SUBDIVISION

ERF 9252 KNYSNA

7858

APPROVED IN TERMS OF SECTION 25
OF ORDINANCE 15 OF 1985

E. J. K. J.
MUNICIPAL MANAGER

DATE 27 January 2003

7864

7865

REMAINDER ERF 1399

66.15 m

REMAINDER
ERF 1399
±1185m²

PORTION 3
±1488m²

PORTION 2
±1031m²

PORTION 1
±1517m²

- NOTES
- 1. ALL DIMENSIONS ARE IN METERS
 - 2. THE AREA OF THE REMAINDER OF ERF 1399 IS 1185m²
 - 3. THE AREA OF PORTION 1 IS 1517m²
 - 4. THE AREA OF PORTION 2 IS 1031m²
 - 5. THE AREA OF PORTION 3 IS 1488m²
 - 6. THE TOTAL AREA OF THE SUBDIVISION IS 4111m²
 - 7. THE SUBDIVISION IS APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15 OF 1985
 - 8. THE SUBDIVISION IS APPROVED BY THE MUNICIPAL MANAGER
 - 9. THE SUBDIVISION IS APPROVED BY THE MUNICIPAL COUNCIL
 - 10. THE SUBDIVISION IS APPROVED BY THE MUNICIPAL ENGINEER
 - 11. THE SUBDIVISION IS APPROVED BY THE MUNICIPAL PLANNING

VPVI