



Collab. Ref.: 1791473

File Ref.: 3416 & 3417 Kny

App No.: 2904

JH Smit

Tel: 044-302 6318

Knysna

Municipality Munisipaliteit uMasipala

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Via Electronic Mail

2024-04-24

Kiwisaffa Alliance (Pty) Ltd

c/o Planning Space (Pty) Ltd

PO Box 2029

KNYSNA

6570

Email: lundi@planningspace.co.za

Dear Sir/Madam,

DECISION: CONSOLIDATION: ERVEN 3416 & 3417, KNYSNA

Your application in the above regard, received on 5 June 2023 and accepted 15 June 2023, refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, has made the following decision:

- 1.1 That, **Approval Be Granted** in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) for the consolidation of Erf 3416 and 3417, Knysna, into a property measuring $\pm 3,912\text{m}^2$ as shown on the plan numbered “CON-E3416-3417” dated 31 May 2023.
2. The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Spatial Planning & Land Use Management (2021):
 - 2.1 Land Use Management:
 - (i) The development parameters of “light industry” under the “Industrial Zone I” zoning shall apply to the consolidated property.

- (ii) The consolidation of Erf 3416 and Erf 3417, Knysna, shall generally be in accordance with the plan numbered “*CON-E3416-3417*” dated 31 May 2023.
- (iii) The developer/landowner shall lodge a site development plan for approval in accordance with Clause 23 of the Knysna Zoning Scheme By-law (2020), prior to the submission of building plans on the consolidated property.

2.2 Conditions of Consolidation

- (i) The landowner/developer shall submit the approved Surveyor-General Plan(s) to the Municipality upon application for certification in terms of Section 20(6) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), or prior to the submission of building plans, whichever comes first.
- (ii) The landowner/developer shall consolidate the existing separate services and connections at the developer’s cost, and to the satisfaction of the Director: Infrastructure Services, prior to certification in terms of Section 20(6) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), or the submission of building plans, whichever comes first.

3. The reasons for above recommendation are as follows:

- (i) The proposed consolidation is considered consistent with the principles of SPLUMA of LUPA. The consolidated erf will allow for the optimal use of the site and infrastructure.
- (ii) Furthermore, the proposal considered consistent with the policy proposals and guidelines of the Municipality’s spatial development framework. The consolidated site’s industrial zoning will be retained and its re-development would re-enforce and strengthen the existing industrial area south of Waterfront Drive in Knysna Central. Importantly, the proposal will allow the expansion of an existing manufacturing facility which would contribute to the SDF’s policy of promoting inclusive and diverse economic development.

- (iii) The consolidated property will make use of existing municipal service connections, capacity and infrastructure and would thus not place significant additional burden on municipal services.
- (iv) It is anticipated that the re-development of the consolidated site and manufacturing facility would make a positive contribution toward diversifying the local economy. Importantly, it would contribute to Knysna's gross regional product and allow for additional employment opportunities, particularly in the semi-skilled sector of the economy. The scale of the capital investment would bring about positive impact on the local construction industry as well as significant spend in the local economy.
- (v) The size/extent of the consolidated property would be largely consistent with the prevailing erf sizes in the surrounding area. Some of the larger industrial properties measures more than 6,000m² in extent. Other industrial erven in the area range in extent between 2,000m² and 4,000m². Importantly, there will be no change in use or zoning. Therefore, the character of the area will be largely maintained.
- (vi) It is not believed that the consolidation will affect public safety or impose physical risk on the surrounding area. The use of the property will remain for industrial related purposes. Therefore, there will be no significant change in the current environmental and public health to the affected area.
- (vii) There were no adverse comments or objections to the proposed consolidation of the subject properties. The comments that were made can be considered in the context of appropriate conditions to the approval of the application.

4. Matters for Noting:

- (i) This approval applies to the consolidation as outlined above and may not be construed as authority to depart from any other legal prescriptions.
- (ii) Building plans shall be submitted in terms of the requirements of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) to the Municipality for approval prior to any building work being undertaken.

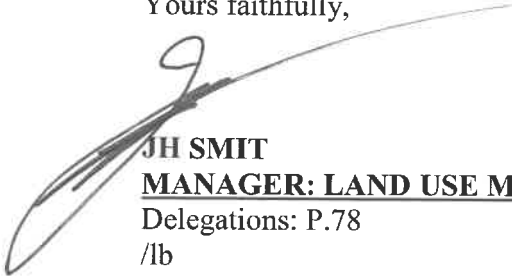
You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

- 1.1 The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Municipal Manager, P.O Box 21, Knysna or via email to knysna@knysna.gov.za , within 21 days of notification of this decision together with proof of payment of the appeal fee.
- 1.2 You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- 1.3 The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

Kindly note that this decision is not subject to a right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Should you have any further enquiries, please contact Sihle Phungula telephone number: 044-302 6318 or via e-mail address: sphungula@knysna.gov.za .

Yours faithfully,



JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb



Knysna

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Collab. Ref.: 1854366
File Ref.: 3416 & 3417 Kny
App No.: 2904
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2024-07-10

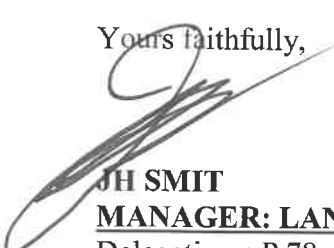
Kiwisaffa Alliance (Pty) Ltd
c/o Planning Space (Pty) Ltd
PO Box 2029
KNYSNA
6570
Email: lundi@planningspace.co.za

Dear Sir/Madam,

DECISION: CONSOLIDATION: ERVEN 3416 & 3417, KNYSNA

1. This Municipality's letter dated 24 April 2024, refers.
2. I wish to advise that no appeal against the approval specified in the aforementioned letter, has been lodged with the Municipality as contemplated in Section 79(1) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) (the "Planning By-Law").
3. The matter has been finalized and the file is closed.

Yours faithfully,


JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb



Knysna

Municipality Munisipaliteit uMasipala
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Collab. Ref.: 821362
File Ref.: 3416 & 3417, Kny
Application No.: 2904
S Madumbo
Tel: 044-302 6268

Via Electronic Mail

06 May 2024

Kiwisaffa Alliance (Pty) Ltd
c/o Planning Space (Pty) Ltd
PO Box 2029
KNYSNA
6570

Email: lundi@planningspace.co.za

Dear Sir/Madam,

CONSOLIDATION: ERF 3416 & ERF 3417, KNYSNA

This Municipality's letter dated 24 April 2024 refers.

Please be advised that the Authorised Official in terms of Section 60 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), approved the consolidation of Erf 3416, Knysna and Erf 3417, Knysna as shown on the plan numbered "CON-3416-3417" dated 31 May 2023.

The approval is subject to the conditions contained in Annexure A, B and C enclosed herewith.

A copy of the consolidation plan, duly endorsed as required, is attached for your further attention. Kindly furnish our office with a copy of the approved Surveyor-General diagram as soon as it is available.

Should you have any further enquiries, please contact the Senior Town Planner, Shaun Madumbo on telephone number: 044-302 6268 or via e-mail address at: smadumbo@knysna.gov.za.

Yours faithfully,



JH SMIT
MANAGER: LAND USE MANAGEMENT

Delegations: P.78

/sm

3416 & 3417, Kny

CC: - GIS Officer

ANNEXURE A

The following conditions of title shall be registered against the subdivided portion(s), except where similar conditions have, in the opinion of the conveyancer, already been registered against the original property or properties:

- (a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage including storm water of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the local authority in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above;
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

ANNEXURE B

Satisfactory arrangements for the essential removal of telephone or telegraph routes which cross the land being subdivided must be made with the Post Office in terms of section 83(1) of the Post Office Act.

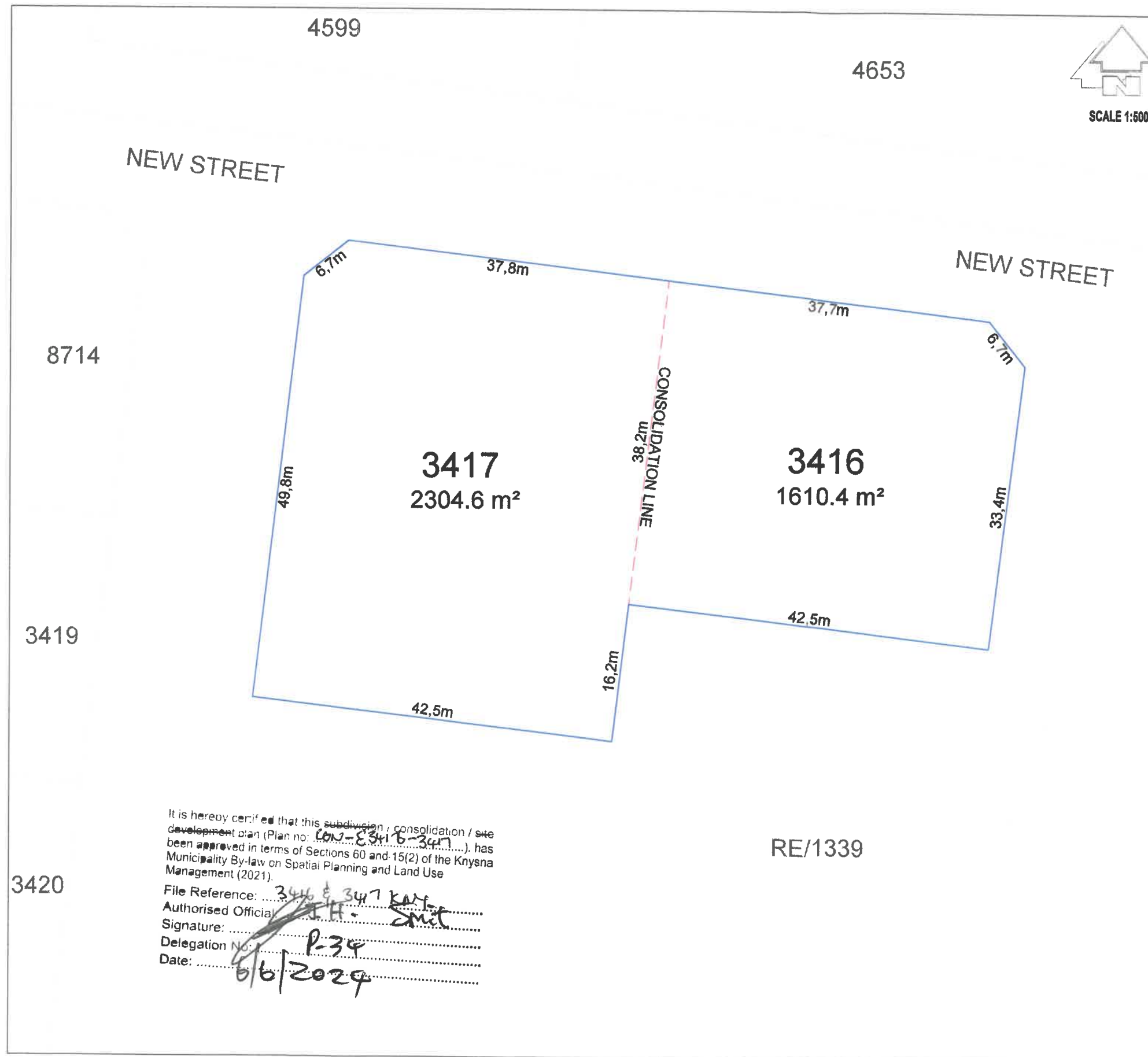
ANNEXURE C

- (i) The landowner/developer shall submit the approved Surveyor-General Plan(s) to the Municipality upon application for certification in terms of Section 20(6) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), or prior to the submission of building plans, whichever comes first.
- (ii) The landowner/developer shall consolidate the existing separate services and connections at the developer's cost, and to the satisfaction of the Director: Infrastructure Services, prior to certification in terms of Section 20(6) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), or the submission of building plans, whichever comes first.

3416 & 3417, Kny

CONSOLIDATION PLAN

ERVEN 3416 & 3417 KNYSNA



LEGEND

- SUBJECT PROPERTIES
- CONSOLIDATION LINE
- SURROUNDING PROPERTIES

AREA SCHEDULE

ERF	AREA
3416	2304 m ²
3417	1608 m ²
TOTAL	3912 m ²

NOTES:

Sizes and dimensions are approximate and subject to final survey.

Erven 3416 & 3417 Knysna being 1608 m² & 2304 m² in extent are to be consolidated into one erf.

COPY RIGHT:

This plan may not be copied or amended without the written consent of Planning Space.

ERVEN 3416 & 3417 KNYSNA

DRW. NR.: CON-E3416-3417

KNYSNA MUNICIPAL AREA

DATE: 31 MAY 2023