



Collab. Ref.: 821102

File Ref.: 4015 Kny

S Mthembu

Tel: 044-302 6318

KNYSNA

Municipality Munisipaliteit uMasipala

INCLUSIVE. INNOVATIVE. INSPIRED.

Via Email

2019-11-27

Marike Vreken Town Planners

Po Box 2180

Knysna

6570

Email: info@vreken.co.za

Dear Sir/Madam,

**APPROVAL OF THE HOMEOWNER'S CONSTITUTION AND THE
ARCHITECTURAL DESIGN GUIDELINES: ERF 4015, KNYSNA**

Your application in the above regard, dated 12 July 2019, refers.

Please be advised that the Director: Planning & Development, Ms. Marlene Boyce, in terms of delegation Q.78 authorised in terms of Council Resolution SC01/09/19 dated 5 September 2019, has made the following decision:

That, **Approval Be Granted** in terms of Section 60 of the Knysna Municipality By-Law on Municipal Land Use Planning, 2016, for the application in terms of Section 15(2)(h) and Chapter IV of the Knysna Municipality By-law on Municipal Land Use Planning (2016) for the approval of the:

1. Architectural Design Manual for the Entabeni Farm Village; and the
2. Constitution of the Homeowners Association.

The above approval is subject to the following conditions:

1. The constitution of the owners' association takes effect on the registration of the first land unit.
2. The association may amend its constitution when necessary, but if an amendment affects the Municipality or a provision referred to in subsection in the by-law, the amendment must also be approved by the Municipality;

3. The amendment of the Architectural Design Manual must be approved by the municipality and such may not be approved if not preceded by an approval by the homeowners' association.
4. The roof colours as stipulated in Clause 4.2.2 in the Design Manual be limited to dark grey or charcoal.
5. Only darker shades of wall colours be visible from the skyline.

The reasons for the above decision are as follows:

- The proposed Homeowners' Association has taken into account of and is in line with Section 29(3) of the by-law;
- The amended Architectural Design Guidelines have addressed all aspects relating to visual impact which were highlighted by the Municipal Architectural Review Committee.

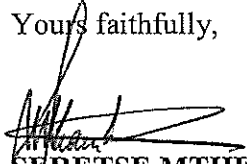
You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

- 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 Seretse Mthembu on telephone number: 044-302 6319 or via e-mail address: smthembu@knysna.gov.za.

Yours faithfully,



SERETSE MTHEMBU
SENIOR TOWN PLANNER
Delegations: Q.78
/lb

Cc: Building Control Officer: R Daames