



Collab. Ref.: 1274995
File Ref.: 4015 & 20295, Kny
S Madumbo
Tel: 044-302 6268

Knysna
Municipality Munisipaliteit uMasipala
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Via Electronic Mail

07 October 2022

Axon Investment Services & Hudson Guesthouse
c/o Marike Vreken Town Planners
PO Box 2180
KNYSNA
6570

Email: marike@vreken.co.za

Dear Sir/Madam,

AMENDMENT OF SUBDIVISIONAL PLAN: ERF 4015 & 20295, KNYSNA

Your correspondence dated 31 August 2022 refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, approved the amendment of the subdivisional plan(s), numbered *Pr1616/33KNY4015-Sub10* dated 15 August 2022, in respect of Erf 4015 and Erf 20295, Knysna as follows:

1. The amendment of the approved subdivisional plan on unregistered Erf 20999, Knysna, for the following:
 - (a) 1 Single Residential Zone I portion;
 - (b) 1 General Residential Zone I portion;
 - (c) 1 Agriculture Zone II portion;
 - (d) 7 Open Space II portions;
 - (e) Private Roads
2. The amendment of the approved subdivisional plan on unregistered Erf 21001, Knysna, for the following:
 - (a) 28 Single Residential Zone I portions;
 - (b) 6 Open Space Zone II portions; and
 - (c) Private Roads
3. The amendment of the approved subdivisional plan on unregistered Erf 21001, Knysna, for the following:

- (a) 1 General Residential Zone I portion; and
- (b) 1 Agriculture Zone II portion.

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



J. H. SMIT

MANAGER: LAND USE MANAGEMENT

Delegations: P.78/sm

CC: - Director: Infrastructure Services
Manager: Income Services
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

The approval is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021):

- (i) This approval applies to the application as outlined above and may not be construed as authority to depart from any other legal prescriptions or requirements.
- (ii) The subdivisional plan shall generally be in accordance with the subdivisional plan numbered Pr16/33KNY4015Sub10 dated 15 August 2022.
- (iii) The developer/landowner shall prepare and submit site development plans of the erven zoned “General Residential Zone I” and those sites accommodating the guest lodge, restaurant, amphitheatre, and tourist facilities, prior to the submission of building plans.
- (iv) The number of storeys of dwelling houses on portions 14 and 19 shall be limited to a single storey.
- (v) No buildings and/or structures are permitted on the portions zoned “Open Space Zone III.”
- (vi) The butterfly reserve shall remain open and not be fenced.
- (vii) The site development plan(s) shall be submitted to address storm-water management, access, landscaping, aesthetic design and general adherence to the conditions of approval, prior to the submission of building plans. Any deviations thereto shall require the amendment of the approved site development to the satisfaction of the Municipality.
- (viii) A Homeowners Association (HOA) shall be established in terms of Section 29 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) for the development as a whole.
- (ix) An Architectural Design Manual and Landscaping Plan shall be prepared and lodged to the satisfaction of the Municipality, prior to certification in terms of Section 20(6) of the Planning By-law.
- (x) The developer/landowner shall enter into a services agreement with the Municipality to the satisfaction of the Director: Infrastructure Services, or apply for the amendment of the current agreement, whichever is applicable.
- (xi) The developer/landowner shall make a contribution to the upgrade of Welbedacht Lane/N2 intersection which shall be calculated relative to the traffic volume between the previous zoning and the zoning in this application.
- (xii) The developer/landowner shall prepare and submit an integrated waste management plan to the satisfaction of the Director: Community Services (Waste) prior to the submission of building plans.
- (xiii) The developer/landowner shall register a right of way servitude across unregistered Erf 20999, Knysna and unregistered Erf 21000, Knysna, in favour of the existing dwelling

house on Erf 20295, Knysna (Phase II) prior to certification in terms of Section 20(6) of the Planning By-law.

- (xiv) The developer/landowner shall adhere to further conditions as specified in the letters of approval dated 13 January 2015 and 10 April 2019, whichever is deemed applicable and/or relevant in order to realise the development.