

Collab. Ref.: 2440181
File Ref.: 20295 & 21001 Kny
S Madumbo
Tel: 044-302 6268



Via Electronic Mail

22 April 2025

Hudson Guest House Entabeni Knysna (Pty) Ltd
c/o Marike Vreken Town Planners
P.O. Box 2180
KNYSNA
6570

Email: marike@vreken.co.za

Dear Sir/Madam,



SUBDIVISION & CONSOLIDATION: ERF 20295 & ERF 21001, KNYSNA

This Municipality's letter dated 17 April 2025 refer.

1. Please be advised that the Authorised Official in accordance with Section 60 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) – and by authority granted in terms of Council Resolution SC02/03/16 – approved the following:
 - (i) The subdivision of Erf 21001, Knysna into a “Portion A” measuring approximately 16,113m² and a Remainder of approximately 7,909m² as shown on the plan numbered “Pr2446KNY20295&21001Alt2” dated 01 July 2024.
 - (ii) The consolidation of “Portion A” of Erf 21001, Knysna and Erf 20295, Knysna, as shown on the plan numbered “Pr2446KNY20295&21001Alt2” dated 01 July 2024.
2. The approval is subject to the conditions contained in Annexure A, B and C enclosed herewith.
3. A copy of the subdivision 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.

4. 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

20295 & 21001, Kny

ANNEXURE A

The following conditions of title shall be registered against the subdivided/consolidated 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) The subdivision and consolidation shall generally be in accordance with the plan numbered “*Pr2446KNY20295&21001Alt2*” dated 01 July 2024.
- (ii) The landowner/developer shall submit the approved Surveyor-General Plan(s) to the Municipality, prior to the registration of the consolidated property, or the submission of building plans, whichever comes first.

20295 & 21001, Kny

PLAN 2

**KNYSNA ERVEN
20295 & 21001
(Entabeni Farm)**

SUBDIVISION & CONSOLIDATION PLAN

NOTES

1. Sites and dimensions are approximate and subject to final survey
2. For erf data, refer SG1040/2015 & SG1301/2019
3. Ptn A of Erf 21001 to be consolidated with Erf 20295

DRAWN: MV **CHECKED:** MV

PLAN NO: P2446KNY20295&21001.A112

PLAN DATE: 1 July 2024

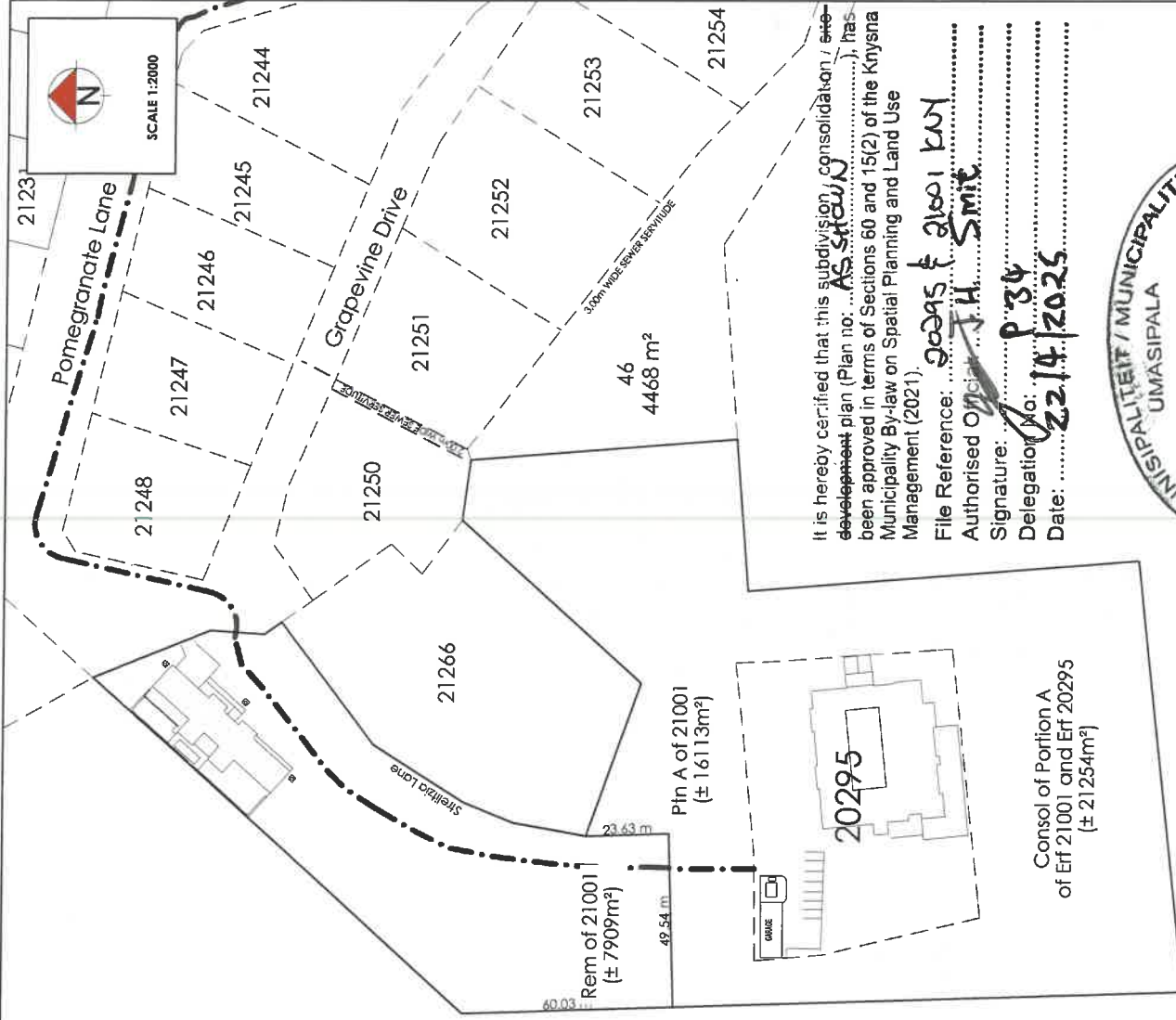
STORED: \Drawings\Appl\P2446-KNY20295&21001.A112.dwg

COPY RIGHT:

This Plan may not be copied or amended without the written consent of M Vreken

It is hereby certified that this subdivision plan (Plan No.), has been approved in terms of Sections 60 & 15(2)(d) of the Kynsna Municipality By-law on Municipal Land Use Planning (17 Sept 2021).
File Reference:

MUNICIPAL MANAGER DATE:

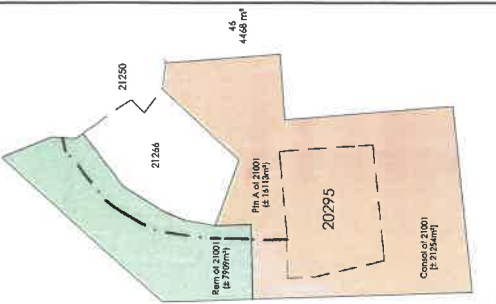


It is hereby certified that this subdivision / consolidation / ~~development~~ plan (Plan no: AS shown), has been approved in terms of Sections 60 and 15(2) of the Kynsna Municipality By-law on Spatial Planning and Land Use Management (2021).
File Reference: 20295 & 21001 KNY
Authorised Officer: T.H. Smits
Signature:
Delegation No: P-34
Date: 22.14.2025

Consol of Portion A
of Erf 21001 and Erf 20295
(± 21254m²)



INSERT NOT TO SCALE



**REMAINDER
ERF 4015**

