

Collab Number: 383362
Application Number: 773
Responsible Official: MTHEMBUS

2015-09-25

The Director: Land Management (Region 3)
Department of Environmental Affairs and Development Planning
Private Bag X6509
GEORGE
6530

Dear Sir/Madam

ERF 1647 KNYSNA: APPLICATION FOR CONSENT USE AND REMOVAL OF RESTRICTIONS

Our client's application dated 2014-08-05 in respect of the abovementioned property, has reference.

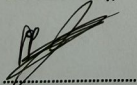
The Manager: Town Planning and Building Control took the following resolution under authority delegated by (and in compliance with) a Resolution of the Council of the Knysna Local Authority taken on 22 June 2012 and sub-delegated by the Director: Planning and Development on 1 October 2013:

1. That, the Provincial Authority of the Western Cape, be advised that Knysna Municipality has **no objection** to the approval in terms of the Removal of Restrictions Act, 1967 (Act No. 84 of 1967) for the removal Condition C.(b) set out in Deed of Transfer No. T7374/2013 in order to permit the conversion of an existing double garage into a second dwelling unit; and
2. That, subject to the removal of Condition C.(b) set out in Deed of Transfer No. T7374/2013, **approval be granted** in terms of Clause 4.5 of the Knysna Zoning Scheme Regulations (1992) for a second dwelling unit as indicated on Drg. No. VELSEN/012KNY dated 14 May 2012:
3. That the above recommendations shall be subject to the following conditions:
 - a) This approval applies to the application as set out above and may not be construed as authority to depart from any other legal prescriptions or requirements;
 - b) Building plans for the proposed additions shall be submitted to the municipality for scrutiny and approval prior to any construction work being undertaken;

- c) The use of the new second dwelling unit shall be in accordance with the zoning of "Single Residential" in terms of the Knysna Zoning Scheme Regulations (1992) or any future regulations with a similar status;
- d) That no unit on site shall form part a subdivision by means of a sectional title;
- e) That compliance with any of these conditions shall be construed as acceptance of all other conditions of approval;
- f) That the applicant shall ensure that there is access to property for meter reading purposes;
- g) Any electrical services encountered shall be relocated at the cost of the applicant;
- h) That the applicant shall ensure that there is access to property for meter reading purposes;
- i) That the erf shall be limited to one electrical service connection which may not be split into two 30 amp electrical supplies and will be metered by only one meter (no shared supply);
- j) That the electricity meter shall be of the split prepayment meter type. The erf is also limited to 60Amps Single Phase;
- k) Capital Contribution fees as well as costs to upgrade the MV and LV electrical network shall be payable by the applicant should an increase in electrical capacity be required for the erf;
- l) Solar assisted or gas assisted water heating devices or heat pumps shall be installed by the applicant;
- m) Load Switch Accommodation is required and it shall be wired in accordance to the Electrical Department' specification and the switch will be purchased by the applicant; and
- n) Low energy lamps shall be used in all fittings.

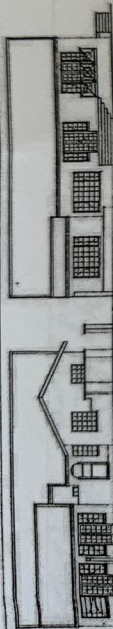
We trust that you will find the above in order. If you should require further information please do not hesitate to contact Mr S Mthembu at Tel: (044) 302 6341 during working hours.

Yours faithfully,

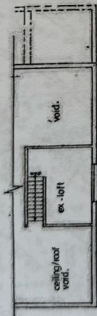


GRANT EASTON
MUNICIPAL MANAGER
/sm

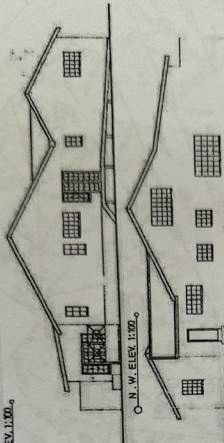
CC Director; Planning and Development
Manager: Legal Services
Building Control Officer



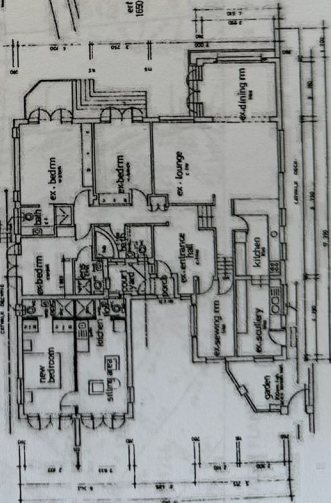
S. W. ELEV. 1:100



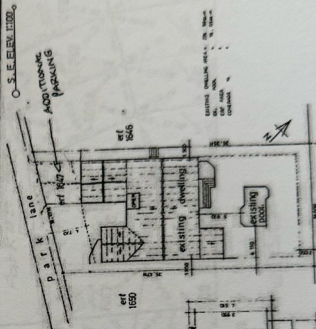
N.E. ELEV. 1:00



UPPER FLOOR 1:100



GROUND FLOOR PLAN 1:100



○ SITE PLAN 1:250 ○

ARCH-IMAGES ARTS STUDIO 07					
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100	CHICAGO	IL	60608	(773) 929-7233	
E-mail: info@arch-images.com					
Web: www.arch-images.com					
FOR CONVERSION OF GARAGE TO SECOND DWELLING ON ERF N° 1647 LEISURE ISLE KANSAS FOR RAND & PAULA HUNTER					
DATE	DRAWN BY	CHECKED BY	DATE	SCALE	SHEET NO.
11/01/2011	JM	JM	11/01/2011	AS SHOWN	01