Collab. Ref.: 806609
File Ref.: 956 & 1692 Sed
S Mthembu
Tel: 044-302 6318

KNYSNA
Municipality Munisipaliteit uMasipala
INCLUSIVE. INNOVATIVE. INSPIRED.

Via Registered Mail

2019-09-16

VPM Planning
PO Box 173
KNYSNA
6570
Email: lizemarie@vpmsa.co.za

Dear Sir/Madam,

PROPOSED SUBDIVISION, REZONING, CONSOLIDATION AND CLOSURE OF A PUBLIC OPEN SPACE: ERVEN 956 AND A REMAINDER OF 1692 SEDGEFIELD

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

Please be advised that Knysna Municipality Planning Tribunal, on 30 July 2019, unanimously resolved:

UNANIMOUSLY RESOLVED

1. That, **Approval be granted** in terms of section 60 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016) for the Subdivision of a portion of erf 1692, Sedgefield into two (2) portions, Portion A of approximately 224 m2 and a Remainder, as indicated on the Subdivision Plan No. S 1692/956 dated 23 February 2017, in terms of Section 15(2)(d) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).
2. That, **Approval be granted** for the Rezoning of Portion A from land reserved for the purpose of a "street" to "Single Residential Zone" in terms of section 15(2)(a) of the Knysna Municipality By-law on Municipal land Use Planning (2016).
3. That, **Approval be granted** for Consent to close a public place (Road) in terms of section 15(2)(n) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).
4. That, **Approval be granted** for the Amendment of the General Plan (Nr S104 (2070)), to close the portion of the road as shown as Portion A (Nr S1692/956) dated 23

February 2017, as residential erf, in terms of section 15(2)(n) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016).

5. **That in terms of section 66 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016) the abovementioned approval be subject to the following conditions:**
   (a) A permanent departure from the Sedgefield Zoning Scheme (1980) shall be submitted to the Municipality in terms of section 15(2)(b) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016), in order to consider the merits of the existing second dwelling unit of the consolidated erf;
   (b) The applicant must cause a notice of the decision of the Closure of a Public Place is to be published in the Provincial Gazette;
   (c) A general Plan by a Land Surveyor shall be submitted to the Municipality for Endorsement;
   (d) The applicant must submit the diagram to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General.

RATIONALE

- *The proposal is seen as a mechanism to rectify historical and unlawful land use, and shall not compromised the triple bottom line of sustainability should no further development be permitted following the approval of the subject application;*
- *The proposal is consistent with the guidelines of the SDF (2017), LUPA (2014) and SPLUMA (2013). Where applicable.*

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 no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Should you have any further enquiries, please contact Linda Mniki on telephone number: 044-302 6383 or via e-mail address: lmniki@knysna.gov.za.

Yours faithfully,

S MTHEMBU
SENIOR TOWN PLANNER
Delegations: P.162
/lb

Cc: Building Control Officer: R Daames

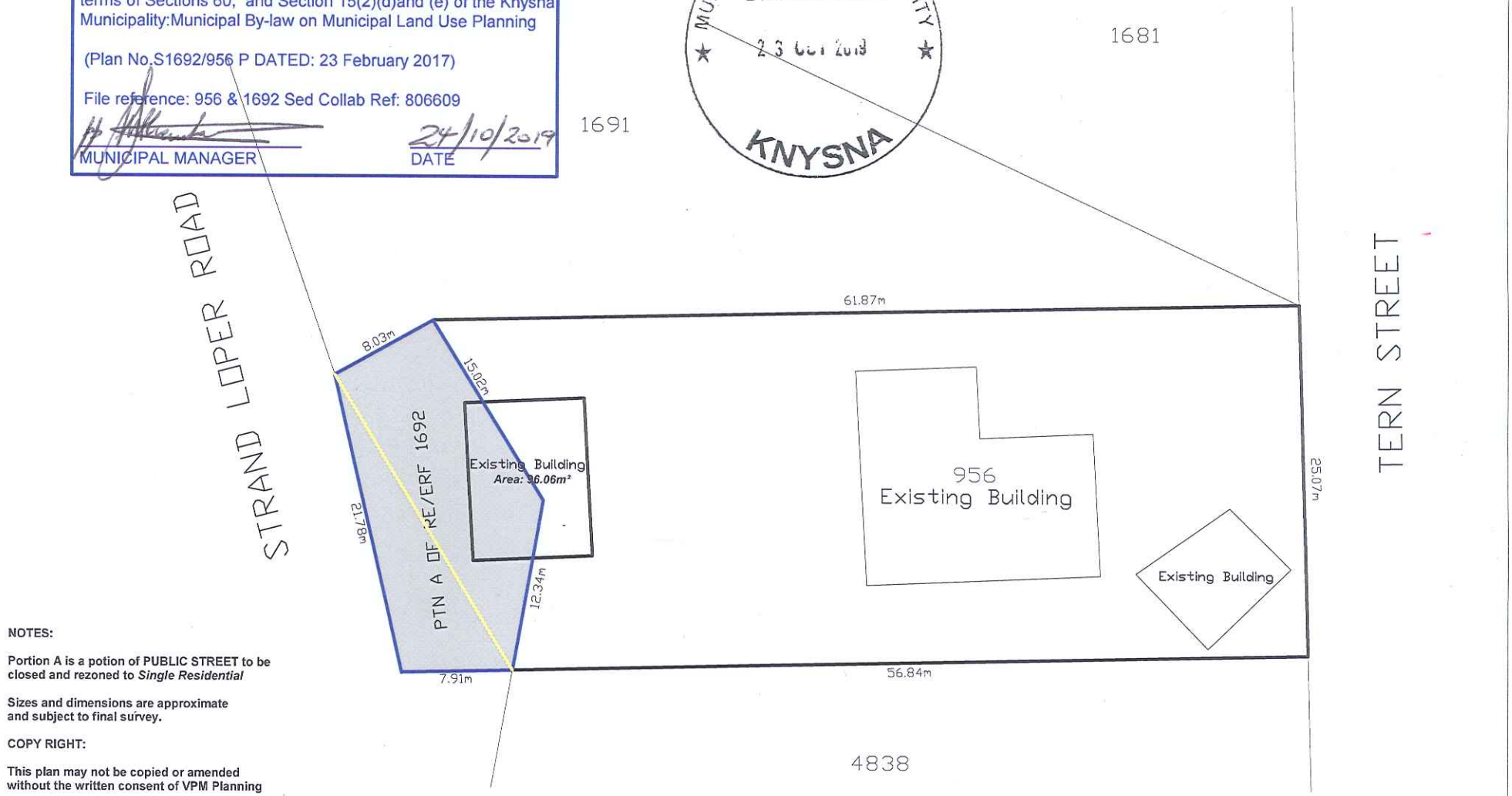
It is hereby certified that the amendment of GP S104 2070 has been approved in terms of Section 15(2)(k) and Section 23 and the subdivision and consolidation plan, has been approved in terms of Sections 60, and Section 15(2)(d)and (e) of the Knysna Municipality:Municipal By-law on Municipal Land Use Planning

(Plan No.S1692/956 P DATED: 23 February 2017)

File reference: 956 & 1692 Sed Collab Ref: 806609

MUNICIPAL MANAGER 24/10/2019 DATE

MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
23 OCT 2019
KNYSNA



NOTES:

Portion A is a potion of PUBLIC STREET to be closed and rezoned to *Single Residential*

Sizes and dimensions are approximate and subject to final survey.

COPY RIGHT:

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

SUBDIVISION AND CONSOLIDATION PLAN

Portion A Area	*243.9186 m²*
ERF 956 Area	*1317 m²*
CONSOLIDATION AREA	*1560.9186 m²*

1:400

VPM

ERF 956&1692 SEDGEFIELD

DRAWN BY : LIZEMARIE BOTHA

DRAWING NO : S1692/956

DATE: 23 FEBRUARY 2017