Collab Ref: 23073348
File Ref: 49, Kny
S. Sitinga

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

Tel: (044) 302 6276
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LAND USE MANAGEMENT

ZONING CERTIFICATE

TO WHOM IT MAY CONCERN

ERF 49, KNYSNA

It is hereby confirmed that the above property is zoned "**Residential Zone I**" with the primary use of "*dwelling house*" in terms of the Knysna Zoning Scheme By-law (2020) and is subjected to the uses and conditions as listed herein. A rezoning application from Single Residential Zone to Local Business was approved via a correspondence dated 11 October 2017. This approval was valid for a period of 2 years (pending implementation of approval) which lapsed on 11 October 2019. The source of the afore-mentioned information is the municipal zoning scheme register and archival information.

Please note:

1) *The subject property may only be used in accordance with such zoning and any other applicable rights (consent uses, departures, etc.) and not for any other purpose.*
2) *The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is available on the Knysna Municipality's municipal website (https://www.knysna.gov.za/do-business/planning-development/land-use-management/).*
3) *The subject property's Title Deed should also be consulted for any restrictions that might be more onerous **and/or** records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.*
4) *Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.*
5) *Although every effort has been made to ensure that the information here-in is accurate, any errors or omissions made in this document cannot be used to enforce a zoning other than the lawful zoning for this property.*
6) *Knysna Municipality indemnifies himself from any liability with regards to any direct or indirect consequential loss, damage or cost caused or arising from the information as set out in this zoning certificate.*

JH SMIT
MANAGER: LAND USE MANAGEMENT
/SS

DATE:

MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
13 DEC 2024
KNYSNA