KNYSNA ERF 2058

APPLICATION FOR
PERMANENT LAND USE DEPARTURE

CLIENT: MALLY RICHARDS

PREPARED BY: PARC.

FEBRUARY 2020
The Manager: Town Planning & Building Control.
Knysna Municipality
Knysna
6570

Attention: Mr. Hennie Smit

Dear Sir

ERF 2058 LEISURE ISLAND: COVERAGE DEPARTURE AND LAGOON BOUNDARY RELAXATION

My client hereby applies for the following:

1. Departure on the allowable coverage from 35% to 43.3% to allow for the building of a small lounge on the lagoon edge and a study on the street edge. The home will still be way under the allowable F.A.R as the home is only one storey.

2. Relaxation on the lagoon boundary from 5m to 4.5m to allow for the building of a covered patio. This has been approved by both adjacent neighbours.

3. Side boundary wall relaxation from 1.2m to 1.8m for the first 4.5m

Parc.
Herewith a detailed motivation and brief proposal of both abovementioned departure applications as well as the administrators consent:

**1. DEPARTURE ON THE ALLOWABLE COVERAGE FROM 35% TO 43.3% TO ACCOMMODATE LOUNGE AND STUDY:**

The allowable coverage for a 635m² plot is 35% as per Knysna Zoning Scheme Regulations – 1992. We, on behalf of our client, Mrs. Richars, would like to apply for a departure to accommodate a lounge on the lagoon side of the site and a study on the street side of the site. Given that our client has chosen to build the entire home on one single storey as they are aiming to make use of the home for retirement purposes therefore easy accessibility to all spaces is to be on the ground floor - this has meant they have lost a potential 222.25m² of F.A.R. on the second floor. Therefore, as the architects we have concluded that the best possible solution in order to meet the requirements of the brief is in this departure application to allow for an additional 48.75m² of coverage - all of which will fall within the building lines and not have a negative impact on any of the adjacent properties.

<table>
<thead>
<tr>
<th>Schedule of Areas</th>
<th>SINGLE RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td></td>
</tr>
<tr>
<td>SITE AREA</td>
<td>635m²</td>
</tr>
<tr>
<td>F.A.R.</td>
<td>1.0</td>
</tr>
<tr>
<td>ALLOWABLE F.A.R.</td>
<td>635m²</td>
</tr>
<tr>
<td>COVERAGE</td>
<td>43.3%</td>
</tr>
<tr>
<td>ALLOWABLE COVERAGE</td>
<td>222.25m²</td>
</tr>
<tr>
<td>PROPOSED NEW F.A.R.</td>
<td>194m²</td>
</tr>
<tr>
<td>PROPOSED NEW COVERAGE</td>
<td>271m²</td>
</tr>
</tbody>
</table>
PROPOSED SECTIONS BUILDING TO EXTEND BEYOND THE EXISTING 35% COVERAGE – TOTAL EXTRA 48.75M² COVERAGE
2. BUILDING LINE RELAXATION TO ACCOMMODATE THE COVERED PATIO:
The lagoon building line of Erf 2058 is 5m. We, on behalf of our client, Mrs. Richards, would like to apply for a relaxation application to relax the building lines to accommodate the construction of a covered patio. Due to the design and orientation of the house, looking out to the magnificent Knysna heads is the client’s main objective and is therefore the best possible location for the covered patio. The construction beyond the building line will not impact the neighbours or the circulation on the site negatively. As shown in the diagram below the total area that will be over the building lines will be 3.8m².

3. BOUNDARY WALL HEIGHT RELAXATION:
As per the Knysna zoning scheme 4.18.2.2 where it is on a boundary other than a street boundary, not exceed 1,8m; provided that in the case of a side boundary the first 4,5m distance from the street boundary shall not exceed 1,2m in height., we, on behalf of our client, Mrs.
Richards, would like to apply for a permanent departure application to allow 1.8m high boundary walls. Due to the fact that the two side existing site boundary walls are 1.8m, the client feels the need for the slightly higher boundary wall between herself and ERF 4232 as the ERF is used as a short term rental with new people occupying the space regularly so this would provide a sense of privacy for her and her husband – this wall is not a solid wall and is made up of vertical timber panels. The neighbour on ERF 2059 has recently constructed their wall and it ties around into their street boundary wall at 1.8m high to provide privacy for their covered patio which has the most exposure to direct sunlight.

**FIGURE 1: NEighbours Boundary Wall of ERF 2059**

Can clearly see the new wall which wraps into the side boundary, is a part of the ERF 2059

(Source: Mark Rosewall)
The timber fence from ERF 4232 wraps around and runs down the side boundary at 1.8m

(Source: Mark Rosewall)

FIGURE 3: EXISTING BOUNDARY WALL OF ERF 2058

(Source: Mark Rosewall)
I trust the above is in order.

Parc.