The Municipal Manager  
Knysna Municipality  
P.O.Box 21  
Knysna  
6570  
30th July 2020

Proposed Permanent Departure & removal of title deed restrictions  
Erf 4491, 27 Emu Crescent, The Heads: Lateral building line departure & a third storey.

BACKGROUND
The original concrete deck (facing west) around the swimming pool, on concrete columns, was approved over the building lines in the 90’s. The area underneath the pool deck was open, on columns and not a usable space. The concrete deck now acts as a roof over a patio area in front of the second dwelling.

CONSISTENCY WITH SPLUMA PRINCIPLES
The application falls within the Knysna Zoning By-laws (2020) that allows the municipality to decide on matters relating to building line relaxations.

CONSISTENCY WITH THE SDF
The application is entirely consistent with the SDF. It falls within the urban edge and is subject to the Knysna Zoning Bylaws (2020) as regards to single residential.

IMPACT ON MUNICIPAL ENGINEERING SERVICES
The application has virtually no impact on municipal services. It consists of an additional wc & hwb (previously approved), a shower and a kitchen sink for which the existing water & sewer supply systems adequately provides. The additional plug & light points is provided for with the existing electrical supply to the house.

DESIRABILITY
The application, in part, consist of rectifying the transgression that took place many years ago. The addition of the second dwelling underneath the existing house & concrete pool deck is in keeping with the style of the existing approved building, the windows also match the existing and it does not detract from it. The existing toilet and hand washbasin was approved as a third storey
As per the approved plans at building control.

**ACCESS**
The access to the property is not affected as the current access will still be utilized.
Parking for 2 vehicles are provided for in the double garage as well as extra parking for the second dwelling outside the garages.

**IMPACT ON THE BIOPHYSICAL ENVIRONMENT**
The second dwelling & the covered patio is underneath the existing house and pool deck. None of the above impacts on the biophysical environment. No OSCAE permit is required for this property because it is not listed in the Government Gazette of 1998.

**IMPACT ON NEIGHBOURING PROPERTIES**
The enclosing of the portion of the house on columns (below the 2nd storey) have no impact on the neighbouring properties.
All the neighbours signed a consent forms for the second dwelling unit, that is also a third storey and they had no complaints about it.

Please let me know if you require any further information.

Yours faithfully

Adreas Johan Kurtz