



Knysna Municipal Manager

19 May 2022

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

REMAINDER OF ERF 8577 KNYSNA: SUBDIVISION AND DEPARTURE APPLICATIONS

Planning Space Pty Ltd has been appointed by Berbia (Eiendoms) Beperk (See Annexure A), to prepare and submit a phase Subdivision Plan for Phases 4 and 5 of the Knysna Lifestyle Estate. Application is made in terms Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021 for the following:

a) Section 15 (2) (d): The subdivision of the Remainder of Erf 8577, as indicated on the attached Subdivision plan (DRW NR Re/8577-5.6 dated 25 April 2022) into:

- 78 Single Residential I Erven
- 43 General Residential I Erven
- 6 Open Space II Erven (Private Open Space)
- 1 Transport Zone III Erf (Private Roads)
- and a Remainder zoned Agriculture 1 with a Subdivisional Area Overlay Zone (reflecting the remaining 7 units as per the original rezoning approval)

b) Section 15 (2) (b): Application for a permanent Departure from the Knysna Zoning Scheme Bylaw to allow the relaxation of the height of the buildings from 8.5m from natural ground level to a maximum of 10.5m from natural ground level to compensate for engineered building platforms; provided that the height of buildings is limited to 6,5m from the altered ground level as stipulated in the approved design guidelines.

W | www.planningspace.co.za

Plettenberg Bay Branch | 23 Bowtie Drive, Plettenberg Bay, 6600 C | 082 855 1125 E | lizemarie@planningspace.co.za

Knysna Branch | 16 Green Street, Knysna, 6570 C | 071 836 6826 E | lundi@planningspace.co.za

Directors | Lizemarie Botha (B.TRP - Pr. Pln 1234)

Co. Reg. No | 2022/307865/07

For your further consideration, please find the following documentation attached:

1. Proof of Payment of Application Fees;
2. Land Use Application form duly completed;
3. Motivation Report;
4. List of Diagrams:

DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Nature Area

DIAGRAM 4: Contour Plan and Slope Analysis

DIAGRAM 5: Zoning Map

DIAGRAM 6: Subdivision Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title Deed

ANNEXURE C: SG Diagram of Farm 8577

ANNEXURE D: DEADP - ROD dated 2006-11-29

ANNEXURE E: DEADP -Guide Plan amendment approval dated 2008-08-22

ANNEXURE F1: Knysna Municipality approval of Subdivision dated 2008-12-23

ANNEXURE F2: Knysna Municipality Rezoning Approval Replacement 2009-12-15

ANNEXURE G: Phase 1 Subdivision Plan endorsement dated 2010-02-25

ANNEXURE H: Rezoning approval of a Private Healthcare facility dated 2010-01-0

ANNEXURE I: Amendment of Conditions of Approval (Building lines)

ANNEXURE J: Phase 2 Subdivision Plan endorsement dated 2012-12-11

ANNEXURE K: Phase 3 Subdivision Plan endorsement dated 2016-10-24

ANNEXURE L: Amendment of Conditions of approval dated 2018-01-29

ANNEXURE M: Architectural Design Guideline

ANNEXURE N: Signed Service agreement

ANNEXURE O: Pre-application Minutes

I trust that the above will be self-explanatory. Do not hesitate to contact the writer should you wish to discuss the matter or require any additional information /clarification.

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Please be so kind as to acknowledge receipt of this application.

Yours faithfully



Lundikazi Khuphiso

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