



Knysna Municipal Manager

18 May 2022

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 120 BUFFALO BAY: DEPARTURE AND ADMINISTRATOR'S CONSENT APPLICATIONS

Planning Space Pty Ltd. has been appointed by Witbranders Eiendomme BK, the owner of Erf 120 Buffalo Bay, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021:

i. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for a building line relaxation along the lateral and street boundaries from:

a) 1.5m to 0m to allow the planned stoep on top of the proposed garages on the north-western lateral boundary as indicated on the attached Site Plan Nr: BB120CP.1.

b) 1.5m to 1.13m to allow the minor dwelling house encroachment on south-eastern lateral boundary as indicated on the attached Site Plan Nr: BB120CP.1.

c) 3m to 1m to allow the planned deck over the street boundary as indicated on the attached Site Plan Nr: BB120CP.1.

ii. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for relaxation from the two-storey height limitation to allow the proposed garage on lower ground level.

iii. Section 15 (2) (f): Application for Administrator's Consent to relax restrictive Title Condition D 6 (b) to:

a) allow the relaxation of the street building line from 5m to 1m in order to erect the proposed encroaching deck.

b) allow the relaxation of the north-western lateral building line from 1.5m to 0m to in order to construct the planned encroaching stoep.

c) allow the relaxation of the south-eastern lateral building line from 1.5m to 1.13m to in order to allow minor dwelling house encroachment.

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

1. Proof of Payment of Application Fees;
2. T2 Land Use Application form duly completed;
3. Motivation Report

4. List of Diagrams:

DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Zoning Map

DIAGRAM 4: Site Plan and Elevations

DIAGRAM 5: Contour Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney

ANNEXURE B: Title Deed

ANNEXURE C: General Plan

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.

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

Yours faithfully



Lundikazi Khuphiso

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

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