



Knysna Municipal Manager

02 September 2022

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 273 BRENTON ON SEA: DEPARTURE & REMOVAL OF TITLE DEED RESTRICTIVE CONDITIONS APPLICATIONS

Planning Space PTY LTD. has been appointed by Willem Gerber, the owner of Erf 273 Brenton on Sea (see Power of Attorney attached as Annexure A) to prepare and submit the following application 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 from:
 - a) 2m to 0.5m to allow the planned outbuilding on the eastern lateral boundary;
 - b) 2m to 0.5m to allow the planned outbuilding on the rear boundary.
 - c) 4,5m to 2.9m on the street boundary to allow the extension of the existing house to allow a braai room as indicated on the attached Site Plan Nr: BS273CP.1.
- ii. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for a height relaxation of the second dwelling from 6.5m to 7.74m.
- iii. Section 15 (2) (f): Application for Removal of Restrictive Title Conditions D 6 (b) and (d) to allow the above building line relaxations and the construction of a second dwelling measuring $\pm 34\text{m}^2$.

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

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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

4. List of Diagrams:

DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Zoning Map

DIAGRAM 4: Site Plan and Elevations

5. List of Annexures:

ANNEXURE A: Power of Attorney

ANNEXURE B: Title Deed

ANNEXURE C: General Plan

ANNEXURE D: Approved Building Plans (1995)

ANNEXURE E: Approved Building Plans (2019)

ANNEXURE F: Approved Building Plans (2017)

ANNEXURE G: Approved Building plans (2016)

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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