



Knysna Municipal Manager

01 July 2022

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 1943 KNYSNA: DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITION APPLICATIONS

Planning Space Pty Ltd. has been appointed by Andrew Clifford Johnstone and Diane Johnstone, the owners of Erf 1943 Knysna, 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 street boundary from 4.5m to 2.4m to allow the planned garage as indicated on the attached Site Plan Nr: 001 dated February 2022.
- ii. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for a building line relaxation of the western lateral building line from 2m to 1.1m in order to allow the planned encroaching veranda and additional storey on top of the existing house footprint as indicated on the attached Site Plan Nr: 001 dated February 2022.
- iii. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for a building line relaxation to relax the eastern lateral building line from 2m to 1.7m in order to allow the planned extension of an additional storey on top of the existing house footprint as indicated on the attached Site Plan Nr: 001 dated February 2022.
- iv. Section 15 (2) (f): Application for Removal of Restrictive Title Deed Condition C (f) which relates to lateral and street building lines.

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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

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: Level Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney

ANNEXURE B: Title Deed

ANNEXURE C: SG Diagram

ANNEXURE D: Letter confirming Bond Cancellation

ANNEXURE E: Neighbours Consents

ANNEXURE F: Approved Building plans

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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