

Collab. Ref.: 1203335

File Ref.: 88, Buf

S Madumbo

Tel: 044-302 6268

Via Electronic Mail

05 August 2022

**Bos & See Trust**

P.O. Box 21

Karino

Nelspruit

1204

**Electronic Mail:** [louiswal@mweb.co.za](mailto:louiswal@mweb.co.za)

Dear Sir



**NOTICE OF NON-COMPLIANCE**

**CONTRAVENTION OF SECTION 86(1) OF THE KNYSNA MUNICIPALITY  
BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT (2021):  
ERF 88, BUFFALO BAY**

1. This Municipality has reasonable grounds to suspect that you are guilty of the following offence(s) in terms of Section 86(1) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) (the "Planning By-law");

*86(1)(a) Contravening or failing to comply with Sections 15(1) and (5), 20(1), 21(4), 31(1), 59(3), 62(2) or 88(2);*

*86(1)(b) Utilising land in a manner other than prescribed by the zoning scheme without the approval of the Municipality.*

2. Reasonable evidence suggests that a braai stand/structure within the street building line on Erf 88, Buffalo Bay, was built without the prior written approval of the Municipality.

3. You are hereby instructed to:

(a) Demolish, remove or alter any building and structure unlawfully erected and restore the portion of the land concerned to its original form, within 30 days of the date of this notice; or

(b) Submit an application for the approval of the utilisation of the land in terms of Section 87(2)(b) of the Planning By-law within 30 days of the service of the

compliance notice and pay the contravention penalty within 30 days after approval of the utilisation, however, this must not be construed as an indication that the application will be approved

4. You may object to this notice by submitting written representations to the Municipality within 30 days of receipt of the notice in terms of Section 89(1) of the Planning By-law.
5. Kindly note that failure to comply with the above request may result in further action, legal or otherwise, being taken against you in terms of Section 90 of the Planning By-law.

Should you have any further queries on the above matter, kindly contact the case official, Mr Shaun Madumbo on [smadumbo@knysna.gov.za](mailto:smadumbo@knysna.gov.za) or (044) 302-6268.

Yours faithfully,



**JH SMIT**  
**MANAGER: LAND USE MANAGEMENT**

*Delegation: P.151*

CC: