

From: Lundi <lundi@planningspace.co.za>
Sent: Monday, January 30, 2023 10:47 AM
To: admin@planningspace.co.za
Subject: FW: Incomplete Application - Erf 88 Buffalo Bay

From: Nosipho Vonya <nvonya@knysna.gov.za>
Sent: Tuesday, November 22, 2022 1:42 PM
To: lundi@planningspace.co.za
Cc: lizemarie@planningspace.co.za; admin@planningspace.co.za; Shaun Madumbo <smadumbo@knysna.gov.za>
Subject: RE: Incomplete Application - Erf 88 Buffalo Bay

Good Day Lundi

The extension is granted from 09 January 2022 until 27 January 2022.

Warm Regards

Nosipho Vonya Principal Clerk: Land Use Management
P O Box 21. Knysna. 6570. Western Cape. South Africa
Tel +27 (0)44 302 6300 (switchboard) or 302 6318 (direct)
E-mail nvonya@knysna.gov.za

From: lundi@planningspace.co.za <lundi@planningspace.co.za>
Sent: Monday, November 21, 2022 10:04 AM
To: Nosipho Vonya <nvonya@knysna.gov.za>
Cc: lizemarie@planningspace.co.za; admin@planningspace.co.za; Shaun Madumbo <smadumbo@knysna.gov.za>
Subject: RE: Incomplete Application - Erf 88 Buffalo Bay

Hi Nosi,

With reference to the email below.

We have recently been appointed to take over this application. We will submit a revised application that will address the issues listed below.

Could you kindly please keep this application file open and grant us an extension to submit till end of January next year as we are approaching closure of submitting new applications this year.

Kind Regards,

Lundikazi Khuphiso B. Tech TRP C/9271/2020	 Planning Space Town and Regional Planners
C 066 222 0016	
E lundi@planningspace.co.za	
W www.planningspace.co.za	

From: "Nosipho Vonya" <nvonya@knysna.gov.za>
To: "Robert Joubert" <artech1000@mweb.co.za>
Cc: "Shaun Madumbo" <smadumbo@knysna.gov.za>
Sent: Tuesday, November 8, 2022 10:06:23 AM
Subject: Incomplete Application



Dear Applicant

ERF 88, BUFFALO BAY: APPLICATION FOR DEPARTURE

1. Receipt of your application is herewith acknowledged.

Application dated	:23 August 2022
Date received by Municipality	:12 September 2022
Pre-consultation meeting held	:No

2. The application is considered incomplete and cannot be processed further. Please provide the Municipality with the following outstanding information and/or documentation within 14 days from the date hereof:

- i. The **Power of Attorney** submitted relates to a building control submission in accordance with the National Building Regulations and Standards Act. Unfortunately, this authority cannot serve for an application submitted in terms of the Knysna Municipality By-law of Spatial Planning and Land Use Management (2021) as it is separate legislation serving different purposes.
- ii. **An application in respect of the restrictive condition in the Deed of Title** numbered 18511/1998 restrictive condition D.6(b) is still required. SPLUMA, LUPA and the Planning By-Law do not make provision for Administrator's Consent. An objection to the proposal has been submitted with the documentation. As such, processing the application in terms of Section 15(2)(b), in lieu of "Administrator's Consent", is

recommended, to allow for an appeal to be lodged by either stakeholder (where applicable) in terms of the Planning By-Law (2021).

- iii. The applicant is advised to provide a **comprehensive motivation memorandum**, elaborating and substantiating the statements presented, particularly that of line of sight; and in respect of the application regarding the restrictive title deed condition. You are reminded that the neighbouring landowner submitted a complaint against the unlawful structure stating that their line of sight is directly affected. It is therefore crucial that your motivation address the concerns of the neighbouring property in order for the decision-maker to weigh the arguments of each party fairly. While it is not a requirement, it is advised that a planning professional be approached for assistance on the matter particularly to address the pertinent issues raised in the complaint and to ensure a legally compliant application is submitted.
- iv. **Locality Plan** which indicates the subject property within the context of the surrounding land parcels.

3. Please visit or contact our offices to consult with the Town planners for further guidance.

4. An Application Number shall be allocated once the application is considered complete in terms of the Knysna Municipality By-law on Municipal Land Use Management (2021).

5. Kindly note that failure to provide the outstanding information within the timeframes contemplated above may result in the Municipality refusing to consider the application and a new application having to be submitted.

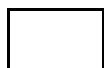
Regards,

Nosipho Vonya Principal Clerk: Land Use Management

P O Box 21. Knysna. 6570. Western Cape. South Africa

Tel +27 (0)44 302 6300 (switchboard) or 302 6318 (direct)

E-mail nvonya@knysna.gov.za



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LAND USE MANAGEMENT

NOTICE: TEMPORARY SYSTEM CLOSURE FOR APPLICATIONS

Please take note that the last date for submission of land use applications, as well as publication of notification advertisements for this year for land use applications will be Friday, **18 November 2022**. Land Use applications may be submitted from **9 January 2023** and the publication of notification advertisements will commence on the first publication date thereafter.

BUILDING CONTROL

NOTICE: TEMPORARY SYSTEM CLOSURE FOR BUILDING PLAN APPLICATIONS

Please note that the submission of building plan applications will be closed from **25 November 2022**. The application submission and processing system will reopen on **9 January 2023**.

MR. R BUTLER
ACTING MUNICIPAL MANAGER