



Knysna Municipal Manager

11 January 2023

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

**ERF 2386 KNYSNA: DEPARTURE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS  
APPLICATION**

VPM Planning has been appointed by **Wiebke Potgieter**, the owner of Erf 2386 Knysna, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, to the Knysna Municipality (See Power of Attorney attached as Annexure A).

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 1.3m to allow the existing dwelling house and lean-to roof on the northern lateral building line as indicated on the attached Site Plan Nr: SP-101.
- (b) 2m to 1.6m to allow the existing staff room, flatlet and covered patio 4 on the eastern lateral building line as indicated on the attached Site Plan Nr: SP-101.
- (c) 2m to 1.1m to allow the existing covered patio on the western lateral building line as indicated on the attached Site Plan Nr: SP-101.
- (d) 4.5m to 3.3m to allow the existing deck on the street building line as indicated on the attached Site Plan Nr: SP-101.

ii. Section 15 (2) (f): Removal of Title Deed Restrictive Conditions C (4) (b) and C (4) (d) which relate to building lines and number of dwellings allowed on site.

W | [www.planningspace.co.za](http://www.planningspace.co.za)

Plettenberg Bay Branch | 23 Bowtie Drive, Plettenberg Bay, 6600 C | 082 855 1125 E | [lizemarie@planningspace.co.za](mailto:lizemarie@planningspace.co.za)

Knysna Branch | 16 Green Street, Knysna, 6570 C | 071 836 6826 E | [lundi@planningspace.co.za](mailto: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:** CBA and ESA Map

**DIAGRAM 5:** Site Plan and Elevations

5. List of Annexures:

**ANNEXURE A:** Power of Attorney

**ANNEXURE B:** Title Deed

**ANNEXURE C:** Bond Holders Consent

**ANNEXURE D:** General Plan

**ANNEXURE E:** 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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