



Knysna Municipal Manager

25 January 2023

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

**ERF 157 BUFFALO BAY: DEPARTURE AND ADMINISTRATOR'S CONSENT TO RELAX RESTRICTIVE
TITLE CONDITION APPLICATIONS**

Planning Space Pty Ltd. has been appointed by the Trustees of the MM Trust, the new owner of Erf 157 Buffalo Bay, 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) the relaxation of the street building line from 3m to 0m to allow a timber pergola.
- b) the relaxation of the eastern lateral building line from 1.5m to 0m to allow a timber deck and garden stairs.

ii. Section 15 (2) (f): Application for Administrator's Consent to relax restrictive Title Condition D 6 (b) to:

- a) allow the relaxation of the street building line from 5m to 0m in order to allow the existing non-conforming structure on ground floor, the planned additional storey on top of the existing structure, as well as the planned timber pergola.
- b) allow the relaxation of the eastern lateral building line from 1.5m to 0m to allow a timber deck and garden stairs.
- c) allow the relaxation of the rear boundary line from 3m to 1.5m to allow the modification of the existing main house.

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphiso-066 222 0016

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

5. List of Annexures:

- ANNEXURE A:** Power of Attorney and Company Resolution
- ANNEXURE B:** Draft Deed and Letter from Conveyancing Attorneys
- ANNEXURE C:** General Plan
- ANNEXURE D:** Approved Building Plans
- ANNEXURE E:** Pre-Application Meeting Minutes
- ANNEXURE F:** Contour Plan

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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