



Knysna Municipal Manager

17 March 2023

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

**ERF 176 BUFFALO BAY: DEPARTURE AND ADMINISTRATOR'S CONSENT TO RELAX RESTRICTIVE  
TITLE CONDITION APPLICATIONS**

Planning Space. has been appointed by Trontix (Pty) Ltd, the new owner of Erf 176 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) Relaxation of the street building line from 4.5m to 0m to allow the new house and a garage.
  - b) Relaxation of a portion of the western lateral building line from 2m to 0m to allow an open deck higher than 500mm from the natural ground level and a pergola.
  - c) Relaxation of a portion of the eastern lateral building line from 2m to 0m to allow an open deck higher than 500mm as indicated on the attached Site Plan J020 SK\_001Rev.D dated 05/10/22, prepared by Solvation Architects.
  
- ii. Section 15 (2) (f): Application for Administrator's Consent to relax restrictive Title Condition E 6 (b) in Title Deed nr T59568/2021 to allow:
  - a) Relaxation of the street building line from 5m to 0m to the new house and garage.
  - b) Relaxation of a portion of the western lateral building line from 1.5m to 0m to allow a garage, decks higher than 500mm, covered balcony above the garage.

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

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**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

- c) Relaxation of a portion of the eastern lateral boundary line from 1.5m to 0m to allow open decks higher than 500mm as indicated on the attached Site Plan J020 SK\_001Rev.D dated 05/10/22, prepared by Solvation Architects.

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:** Title Deed
- ANNEXURE C:** General Plan
- ANNEXURE D:** Neighbours Consents
- ANNEXURE E:** Previous Departure Approval

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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