

P HEYDENRYCH
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2494 KNY

4 November 2005

REGISTERED MAIL

Mr B P Barnard
P O Box 570
KNYSNA
6570

Sir

PROPOSED BUILDING LINE RELAXATION: ERF 2494 KNYNSA

Approval is hereby granted in terms of the Section 15 of the Land Use Planning Ordinance (No. 15 of 1985) for the relaxation of the western lateral building line from 2m to 0,3m on Erf 2494 Knysna for the construction of a patio shelter as depicted on Drawings No. 06/022 dated 22 July 2005, subject to the following conditions:

- 1.1 The building line relaxation only applies to the patio shelter as detailed on the above mentioned plans;
 - 1.2 The electrical supply to the erf shall be limited to a 60amps single phase domestic connection;
 - 1.3 The proposed structure shall not be used as or as part of a dwelling unit;
 - 1.4 Normal building plan approval in terms of the National Building Regulations must be obtained prior to construction.
2. The applicant to note that common property boundary walls are restricted to a maximum of 1.8m in height in terms of the Knysna Zoning Scheme Regulations (1992).
3. That the Director: integrated Environmental Management (RegionA1) be informed of the decision.

The above decision was taken by the Chief Town Planner under delegation granted by resolution of Knysna Local Municipal Council on 22 June 2004. In terms of Section 62 of the Local Government: Municipal Systems Act, 2000 (Act No. 33 of 2000), as amended, you have a right of appeal against this decision. Should you wish to exercise this right of appeal, you must lodge such motivated appeal in writing to be received by the Municipal Manager, Knysna Municipality,

Municipal Offices, Clyde Street/ P.O. Box 21, KNYSNA 6572/6570, within **thirty (30) days** of the date of registration of this letter.

Your attention is further drawn to the provisions of Section 44 of the Land Use Planning Ordinance, 1985 (Ord No. 15 of 1985), in terms of which you have an alternative right of appeal, you must lodge such motivated appeal in writing to be received by the relevant authorities within **thirty (30) days** of date of registration of this letter.

This appeal should be addressed to:

The Director: Land Development Management
Department of Environmental Affairs and Development Planning
Chief Directorate: Development Planning
Private Bag X9086
CAPE TOWN
8000

A copy of the appeal must be served on Council simultaneously.

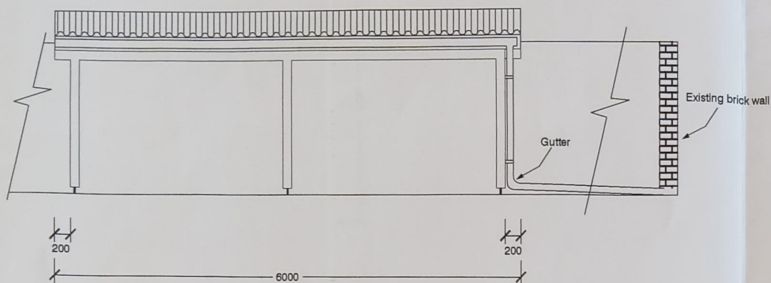
In addition, your attention is drawn to the provisions of Section 16 and /or Section 27 of Ordinance No 15 of 1985, regarding the lapsing of unutilised land use approvals (2 years in terms of Departures and Rezoning, 5 years in respect of subdivision).

Yours faithfully,

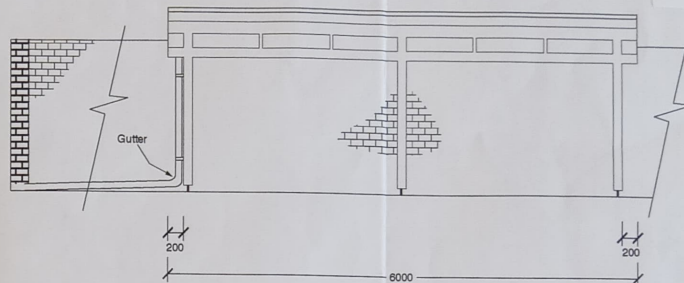


E J HILL
CHIEF TOWN PLANNER

cc: Manager: Corporate Services
 Manager: Finance
 TE
 TEE
 BCO

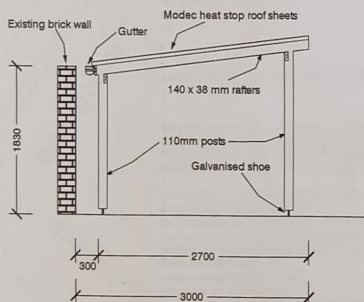


West Elevation
Scale 1:50

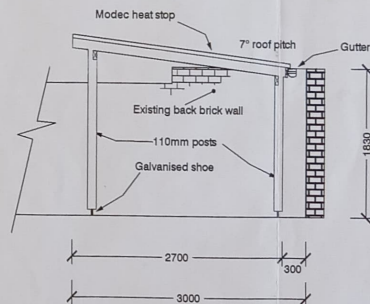


East Elevation
Scale 1:50

Note:- This structure to be constructed
by Keens & Kenmar, George



South Elevation
Scale 1:50



North Elevation (Section)
Scale 1:50

PROJECTION: ELEVATIONS

CLIENT: Mr & Mrs Barnard

PROJECT: Patio shelter

11 Kamdebo laan

ERF 2494

DRAWN: W.K. Hartley cell no.: 083 654 8879

CHECKED: T.H

CLIENT'S SIGNATURE

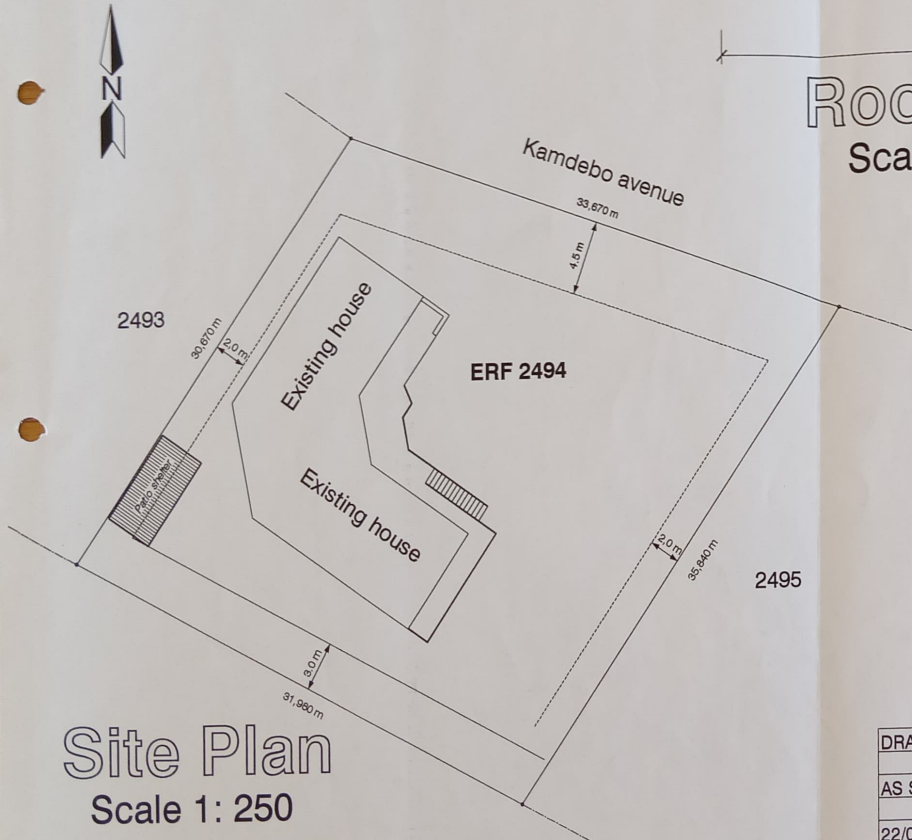
DRAWING NO: 06/022

AS SHOWN

22/07/05

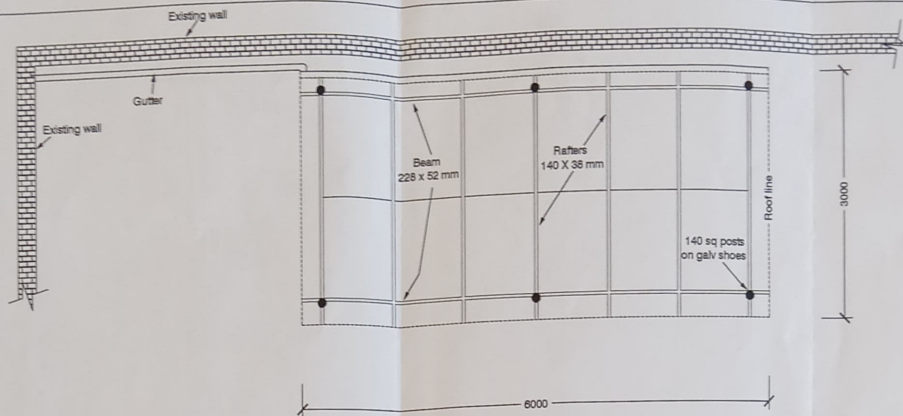
Site Plan

Scale 1: 250



Roof Plan

Scale 1:50



General specifications

1. Patio shelter structure

Note:- The following specifications are recommended specifications however Keens & Kenmar may change the specifications in accordance with own standard specifications.

140 mm sq. posts on galvanized shoes.

140 x 38 mm rafters.

228 x 52 mm beams

2. Roof cover

Modest heat stop roof sheets over structure, fixed to manufacturers specifications.

General

- This set of drawings is for approval applications only and may not be scaled.
- All dimensions indicated on the plan are to be set out on a horizontal plane.
- All dimensions and drawings are to be checked before commencement.
- The contractor is to have a full set of approved drawings on the site at all times during the construction.
- The responsibility of setting out and positioning the structure lies with the contractor.
- Refer to appointed engineer for all structural details.
- Timber construction to be erected in accordance with SABS 082 and SABS 0163
- All structural timber components to be preservative treated to SABS code.
- All construction details to comply with the national building regulations.
- All structural timber to be SABS approved.
- All exposed fasteners to be galvanized or brass.
- Only registered builders to do building work.
- I W K Hartley was only instructed to do the approval drawings the patio shelter there after the responsibility lies with the client and the contractor.

PROJECTION: AS SHOWN

CLIENT: Mr & Mrs Barnard

PROJECT: Patio shelter

11 Kamdebo laan

DRAWING NO: 07/022

ERF 2494

AS SHOWN

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22/07/05

CLIENT'S SIGNATURE