Annexure 11

Knysna
Municipality Munisipaliteit uMasipala
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Collab. Ref.: 2723081
File Ref.: 3958 Kny
App No.: 3503
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2025-11-13

Angus Q Young
c/o Nel & de Kock Town & Regional Planners
PO Box 1186
GEORGE
6530
Email: neldek@mweb.co.za

Dear Sir/Madam,

DECISION: DEPARTURE & ADMINISTRATORS CONSENT: ERF 3958, KNYSNA

Your application in the above regard, received on 23 May 2025 and accepted 3 June 2025, refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, has made the following decision:

1. That, **Approval Be Granted,** for the Administrator's Consent as contemplated in restrictive title condition 6.(a) and (b) contained in the Title Deed no. T80393/2024, in respect of Erf 3958, Knysna, to allow for a second dwelling unit and the relaxation of the prescribed building lines as shown on plan numbered "*2025/001-TP001*" dated 15 May 2025.

2. That, **Approval Be Granted**, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) for the following Permanent Departures from the development parameters of "dwelling house" as specified in the Knysna Zoning Scheme on Erf 3958, Knysna, as shown on plan numbered "*2025/001-TP001*" dated 15 May 2025:
   1.1 The relaxation of the southern lateral boundary from 2m to 0.793m to allow for the proposed garage;

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P O Box 21 • Knysna • 6570 • Tell: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

1.2 The relaxation of the northern lateral building line from 2m to 1.532m to allow for a proposed timber deck and additions; and

1.3 The relaxation of the minimum setback distance of windows facing onto the common boundary from 1.5m to 0.946m in terms of the proposed garage.

3. **The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Spatial Planning & Land Use Management (2021):**

(i) The approval as specified herein applies to the permanent departures as outlined and may not be construed as authority to depart from any other legal prescriptions.

(ii) The relaxation of the prescribed building lines of the applicable restrictive title conditions, and the Knysna Zoning Scheme By-law (2020), shall be to the extent as shown on the plan numbered "*2025/001-TP001*" dated 15 May 2025, unless otherwise approved in accordance with the provisions of the Planning By-law.

4. **The reasons for above recommendation are as follows:**

(i) The relaxation of the title deed's prescribed building lines is unlikely to diminish the rights enjoyed by its beneficiaries as reasonable space among buildings in relation to the common property boundaries are maintained despite the relaxation. Furthermore, it is noted that Knysna Zoning Scheme By-law (2020) allows for a second dwelling of less than 60m2 in floor area as a primary right under the zoning of the property. The relaxation of the restrictive condition limiting the dwelling units on the subject property thus be consistent with the current municipal regulatory framework and planning in the area.

(ii) Furthermore, the proposed timber deck and additions to the dwelling house within the northern lateral building line is considered minor whilst improving the functionality of the outdoor living space to the property.

(iii) Lastly, it is not anticipated that the relaxation of the southern lateral building line to allow for the proposed garage and windows would cause and adverse

impact on the affected neighbouring property. The proposed garage is a non-habitable space only intended for the storage of a single vehicle while the residential character and aesthetic appearance of the single dwelling house will still be maintained.

You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Municipal Manager, P.O Box 21, Knysna or via email to knysna@knysna.gov.za , within 21 days of notification of this decision together with proof of payment of the appeal fee.

You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

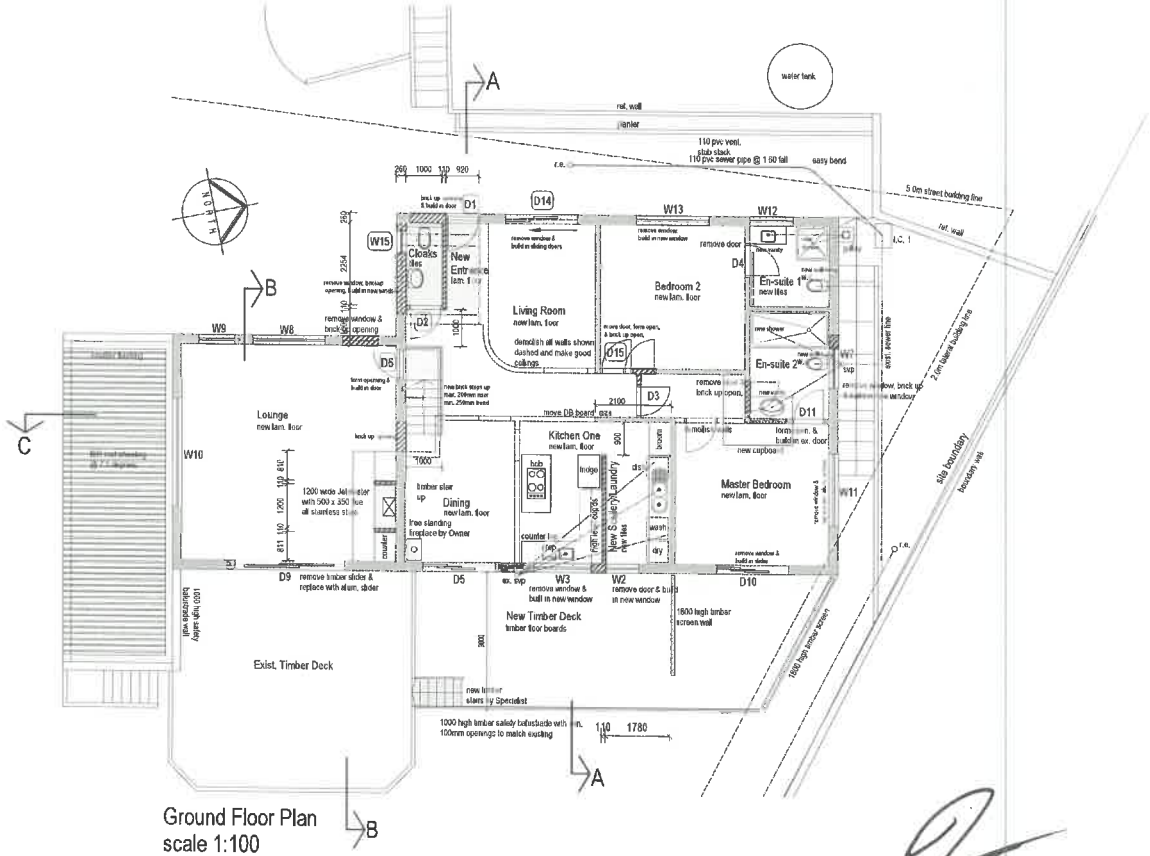
Kindly note that this decision is not subject to a right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Should you have any further enquiries, please contact Ms. Buhlebenkosi Koti telephone number: 044-302 6318 or via e-mail address: bkoti@knysna.gov.za .

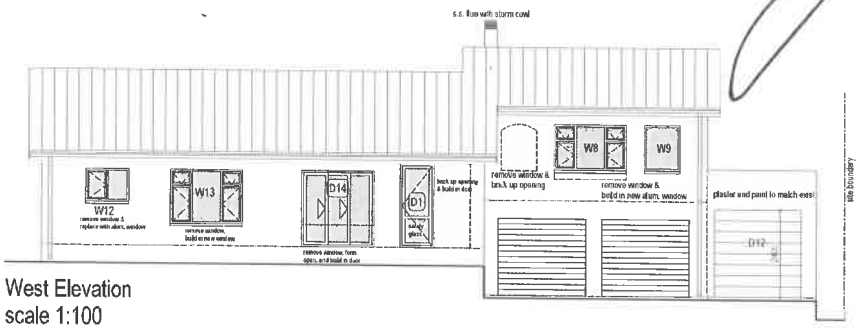
Yours faithfully,

JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb

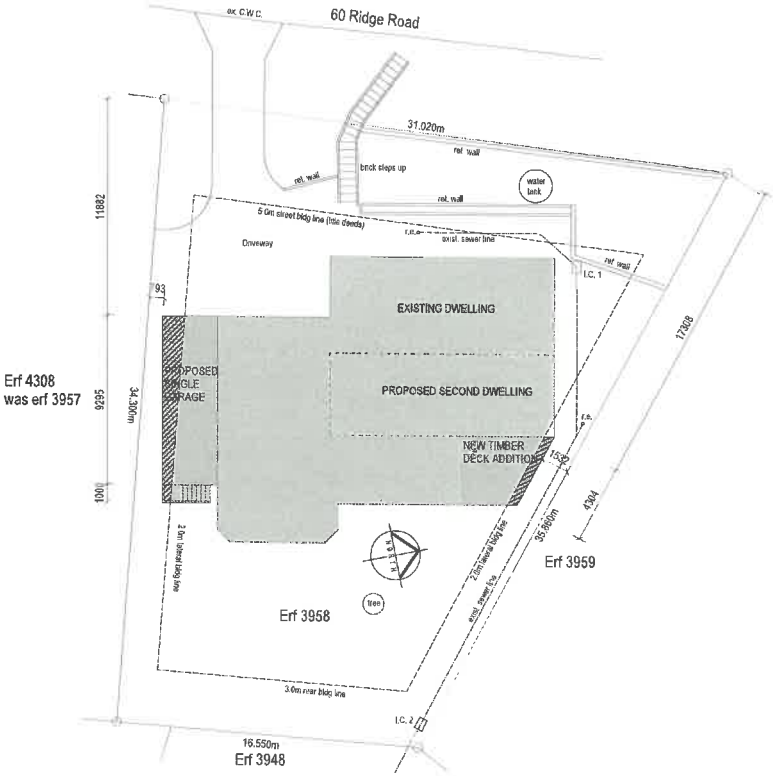
Annexure 7



Ground Floor Plan
scale 1:100



West Elevation
scale 1:100



Site and Locality Plan
scale 1:200

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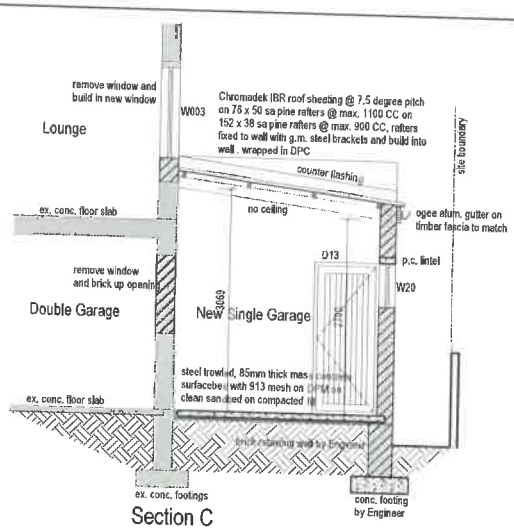
BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
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Office: 082 5252 096 - Email: gunthertoll52@gmail.com - P.O. Box 1190
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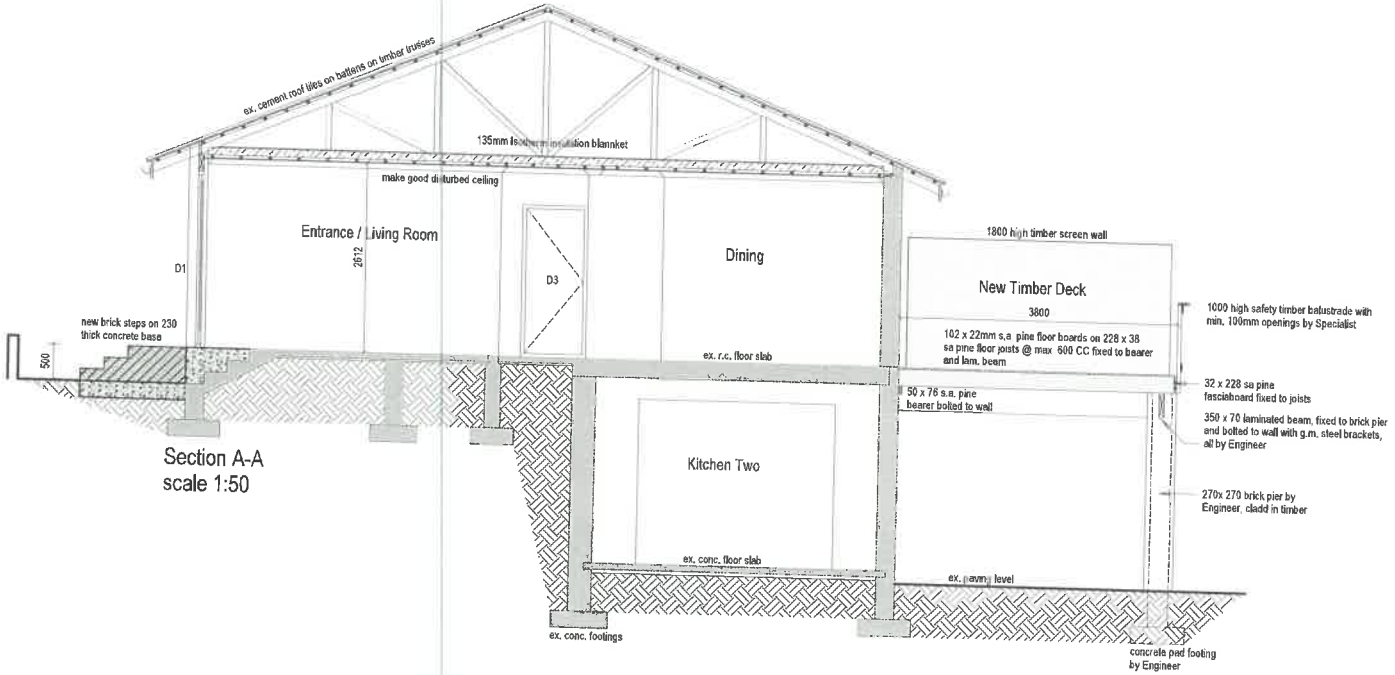
Project: Additions and Alterations on Erf 3958 60 Ridge Road Knysna for Mr. Angus Young

Drawing Title: FOR TOWN PLANNER ONLY

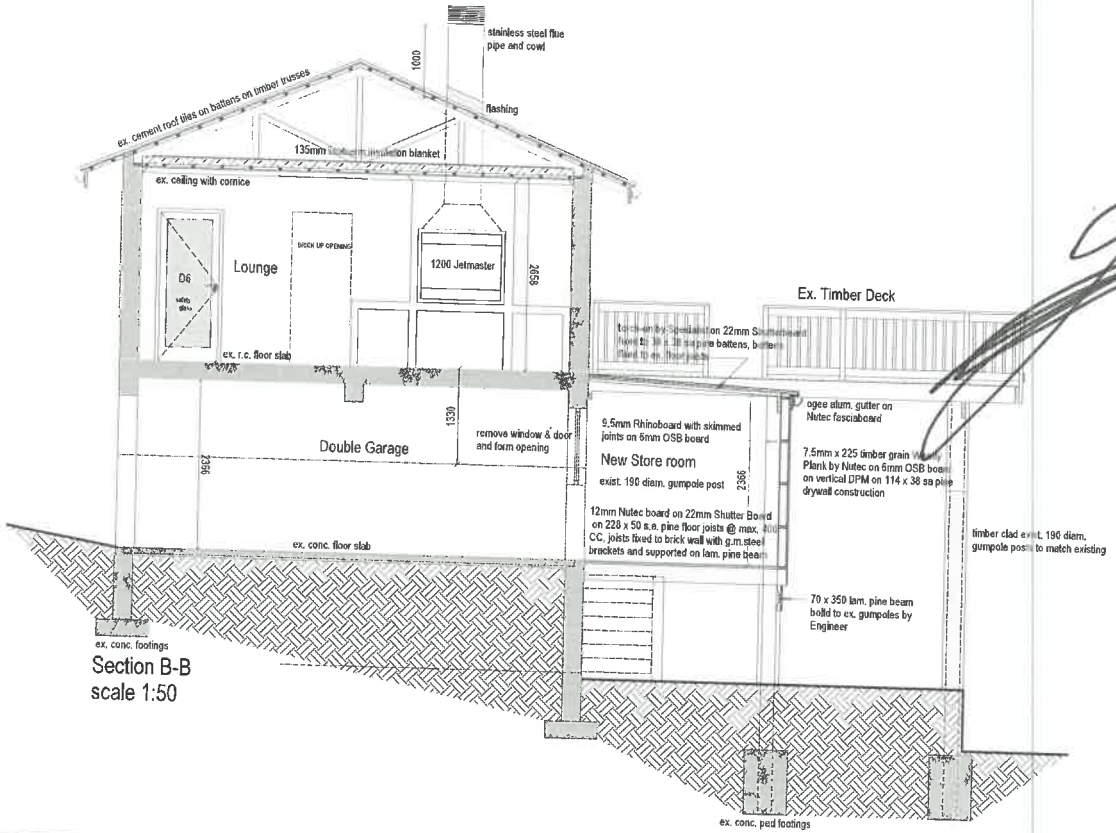
Scale @ A2	Plot Date:	E.D. no.
as shown	15 MAY 2025	erf 3958 town planner 15-5-25
Project no. 2025/001	Drawing Number TP001	Revisions



Section C
scale 1:50



Section A-A
scale 1:50



Section B-B
scale 1:50

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13 NOV 2025
KNYSNA

BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist (SACAP ST2203, SAIAT 3286.5)
Office 082 6452 096 - Email gunthertoll@gmail.com - P.O. Box 1190
George 6530 - 22 Swartberg Circle - Mont Fleur Mountain Estate - Blanco

Project: Additions and Alterations on Erf 3958, 60 Ridge Road Knysna for Mr. Angus Young

Drawing Title: FOR TOWN PLANNER ONLY

Scale @ A2	Plot Date:	L.U.no.
as shown	15 MAY 2025	erf 3958 town planner 15-5-25
Project no. 2025/001	Drawing Number TP003	Revision:

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Collab. Ref.:
File Ref.: 3958 Kny
App No.: 3503
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2025-12-09

Angus Q Young
c/o Nel & de Kock Town & Regional Planners
PO Box 1186
GEORGE
6530
Email: neldek@mweb.co.za

Dear Sir/Madam,

DECISION: DEPARTURE & ADMINISTRATORS CONSENT: ERF 3958, KNYSNA

1. This Municipality's letter dated 13 November 2025, refers.

2. I wish to advise that no appeal against the decision specified in the aforementioned letter, has been lodged with the Municipality as contemplated in Section 79(1) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) (the "Planning By-Law").

3. The matter has been finalized and the file is closed.

Yours faithfully,

JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb

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