Planning Space
Town and Regional Planners

Knysna Municipal Manager

PO Box 21

Knysna

6530

22 October 2026

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 186 BUFFALO BAY: DEPARTURE AND ADMINISTRATOR'S CONSENT APPLICATIONS

Planning Space Pty Ltd has been appointed by **Von Willigh Trust**, the owner of Erf 186 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) **Southern street building line relaxation**, along Steenbras Street, from 3m to 0m to allow the planned garage as indicated on Site Plan No. Hamman, John-01/2025 dated 15 September 2026.

   b) **Northern street building line relaxation**, along Dassie Street, from 3m to 1.18m to allow the planned renovation and extension of the existing house, including the addition of an open terrace, as indicated on Site Plan No. Hamman, John-02/2025 dated 15 September 2026.

ii. Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law for

   the **relaxation of the two-storey limitation** to **three storeys** to accommodate a minor overlap of the planned addition of a first floor above the existing house, as indicated on Site Plan No. Hamman, John-01/2025 dated 15 September 2026.

iii. Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law **for**

the relaxation of the permitted maximum coverage from 65% to 66% in order to allow the planned addition of a first floor and garage as indicated on Site Plan No. Hamman, John-01/2025 dated 15 September 2026.

iv. Application for **Administrator's Consent** to relax restrictive Title Condition D (6) (b) in order to:

a) Allow the **relaxation of the southern street building line along Steenbras Street** from 5m to 0m to allow the planned garage as indicated on Site Plan No. Hamman, John-01/2025 dated 16 September 2026.

b) Allow the **relaxation of the eastern lateral building line** from 1.5m to 0m to allow the planned garage as indicated on Site Plan No. Hamman, John-01/2025 dated 15 September 2026.

c) Allow the **relaxation of the northern street building line along Dassie Street** from 5m to 1.18m to allow the planned renovation and extension of the existing house, including the addition of an open terrace, as indicated on Site Plan No. Hamman, John-02/2025.

For your further consideration, please find the following documentation attached:

1. Proof of Payment of Application Fees.
2. 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: 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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