



Knysna Municipal Manager

27 January 2026

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 2036 SEDGEFIELD: DEPARTURE AND AMENDMENT OF RESTRICTIVE TITLE DEED CONDITION APPLICATIONS

Ian Ralph Gibbon and Gaylene Geraldine Gibbon, the owners of Erf 2036 Sedgefield (see Power of Attorney attached as **Annexure A**), have appointed Planning Space Pty Ltd 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:

- (a) Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law for **building line relaxation** along the:
 - (i) **Street building line** from 4.5m to 0m to permit a shade port that will encroach over the street building line as indicated on the attached Site Plan No. N002/10/2025 dated 11 November 2025.
 - (ii) **North-eastern lateral building line** from 2m to 1.5m to permit the existing covered braai area that is encroaching, as indicated on the attached Site Plan No. N002/10/2025 dated 11 November 2025.
- (b) Section 15 (2) (f): Application for the **amendment of Restrictive Title Deed Condition D (7)**, which relates to building lines, in order to permit the proposed shadeport that will encroach over the street building line and the existing covered braai room that is encroaching over the lateral building line.

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

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

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

ANNEXURE B: Title Deed

ANNEXURE C: SG Diagram

ANNEXURE D: Approved Building Plans

ANNEXURE E: F Van Niekerk en Seuns (Eiendoms) Beperk Company Report

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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