



Knysna Municipal Manager

02 October 2025

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 21523 KNYSNA: DEPARTURE AND SDP APPROVAL APPLICATIONS

Planning Space Pty Ltd. has been appointed by **Kiwisaffa Alliance Proprietary Limited**, the owner of Erf 21523 Knysna, 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 to relax the height of the planned yacht building facility that will be situated on the existing approved building footprint on a portion of Erf 21523 (previously known as Erf 3416) from 8.5m to 12m as indicated on the Site Plan No. 102 dated 01 April 2024 and attached as Diagram 4.
- ii. Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law to relax the southern lateral building line from 3m to 1.5m in order to allow the planned yacht building facility on the existing approved building footprint on a portion of Erf 21523 (previously known as Erf 3416) as indicated on the Site Plan No. 102 dated 01 April 2024 and attached as Diagram 4.
- iii. Section 15 (2) (l): Approval of a Site Development Plan that is attached as Diagram 4.

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

1. Proof of Payment of Application Fees.
2. Land Use Application form duly completed.

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

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: Draft Deed and Letter from the Conveyancing Attorney

ANNEXURE C: SG Diagram

ANNEXURE D: Consolidation Approval

ANNEXURE E: Tender Award Confirmation Letter

ANNEXURE F: Approved Building Plans (Erf 3416)

ANNEXURE G: Encroachment Agreement (Remainder of Erf 1339)

ANNEXURE H: Consent from SANParks and Draft EMP

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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