



Knysna Municipal Manager

13 March 2026

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 21523 AND A PORTION OF THE REMAINDER OF ERF 1339 KNYSNA: SUBDIVISION, PUBLIC ROAD CLOSURE, AND EXEMPTION CERTIFICATE APPLICATIONS

In October 2025, the Council resolved to approve the sale of a portion of the Remainder of Erf 1339 to Kiwisaffa Alliance Proprietary Limited (refer to Annexure I). Subsequently, a Sale Agreement was duly signed by both parties in December 2025 (see Annexure H1).

In order to give effect to the transaction and enable the intended development of the property, Kiwisaffa Alliance Proprietary Limited appointed Planning Space to prepare and submit the required land use applications. These applications are submitted in terms of Section 15 (2), Section 24 (1), and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, and seek to obtain the necessary statutory approvals.

The following applications form part of this submission:

- i. Section 15 (2) (d): Application for the **subdivision** of the Remainder of Erf 1339 into Portion A ($\pm 650 \text{ m}^2$) and the Remainder ($\pm 71\,995.2 \text{ m}^2$), as indicated on Subdivision Plan No. SUB-1339-KNY dated 02 December 2025 and attached hereto as Diagram 5.
- ii. Section 15 (2) (n): Application for the **closure of Portion A** [a portion of the Remainder of Erf 1339 (Public Road)], as indicated in the Road Closure Plan No. RE1339-RC dated 12 March 2026, attached as Diagram 8.

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

- iii. Section 24 (1) (d): Application for an **Exemption Certificate** in order to allow the consolidation of Portion A [a portion of the Remainder of Erf 1339 (Public Road)] with Erf 21523 Knysna, as indicated on Consolidation Plan No. CON-23/29-KNY dated 02 December 2025 and attached hereto as Diagram 6.

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: CBA and PA Map

DIAGRAM 5: Subdivision Plan

DIAGRAM 6: Consolidation Plan

DIAGRAM 7: Services Map

DIAGRAM 8: Road Closure Plan (Portion of the Remainder of Erf 1339)

5. List of Annexures:

ANNEXURE A1: Power of Attorney and Company Resolution (Erf 21523)

ANNEXURE A2: Power of Attorney (RE/1339)

ANNEXURE B1: Title Deed (Erf 21523)

ANNEXURE B2: Bond Holder's Consent (Erf 21523)

ANNEXURE C1: Title Deed (RE/1339)

ANNEXURE C2: SG Diagram (Erf 21523)

ANNEXURE D2: SG Diagram (RE/1339)

ANNEXURE E: Consolidation Approval

ANNEXURE F: Encroachment Agreement

ANNEXURE G: Tender Award Confirmation Letter

ANNEXURE H: Signed Sales Agreements

ANNEXURE I: Council Resolution

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

ANNEXURE J: Status Report (Portion of the Remainder of Erf 1339)

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.

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