

VBGD Town Planners

Town Planners and Development Consultants

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Date: 13 February 2026

Reference:

The Municipal Manager
Planning and Development Department
Knysna Municipality
P O Box 21
Knysna
6570
Attention: Manager : Hennie Smit

Dear Sir,

APPLICATIONS FOR ERF 5110 KNYSNA RESPONSE TO QUERIES AND APPLICATION AMENDMENT

Our firm has been appointed by the owner of the above erf to apply for applications in terms of the Knysna Spatial Planning and Land Use Management By-Law (2021), submitted on 16 January 2026.

More specifically, we refer to **your email dated 5 February 2026** which has the following queries:

- (i) The application is for consent use to allow for a guest house under the single residential zoning of the subject property. A temporary use departure was further granted in June 2020 under the erstwhile zoning scheme regulations for a period of five (5) years.
- (ii) However, at the promulgation of the new zoning scheme by-law later that same month, temporary use departures for guest houses were transitioned to permanent rights in the form of a consent use, where allowed, in terms of the zoning. Therefore, from a zoning scheme perspective, the property has an existing consent use right to operate a guest house and that no application in this regard is required. It is advised that a request for a zoning certificate can be made to confirm and specify this use right.
- (iii) Lastly, it is advised that appropriate sections of the wall be provided to demonstrate compliance with the zoning scheme in relation to the height of the wall.

1. **Response to Comments:** We respond to the above points in sequence as follows:

(i) and (ii):

Thank you for the clarification and information regarding the permanence of the consent use as you have explained. We were unaware of this and therefore hereby withdraw the consent use application as submitted.

(iii) As far as the height of the retaining wall is concerned, we present the diagram overleaf which shows the measured heights of the wall. The dimensions show that the retaining wall is at its highest point less than the stipulated height, below the 2m restriction. It is in fact simple to

determine the height because the concrete blocks are 218/220cm each in height and therefore the 9 blocks at the highest point is 1,96/1,98m in height.



2. Amendment of the application:

The following amendments are made to the application as initially submitted:

2.1. The **withdrawal** of the consent use application to permit a guest house.

We trust the above is in order and look forward to acknowledgement of the application.

L D Druce

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