



Knysna Municipal Manager

24 March 2026

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

**PORTION 79 OF FARM RUYGTE VALLEY NO. 205: REZONING, CONSENT USE, AND APPROVAL OF A
SITE DEVELOPMENT PLAN APPLICATIONS**

Planning Space has been appointed by **Daniel Francois Sevenster**, the owner of Portion 79 of Farm Ruygte Valley No 205, to prepare and submit the following application in terms of Section 15 (2) and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, to the Knysna Municipality (See Power of Attorney attached as **Annexure A**).

- (i) **Rezoning in terms of Section 15 (2) (a)** of the Knysna Land Use Planning By-Law from “Agriculture I” to “Open Space III”.
- (ii) **Consent in terms of Section 15 (2) (o)** of the Knysna Land Use Planning By-Law to permit **3 tourist accommodation** units of 65m² each.
- (iii) **A permission required in accordance with the Zoning Scheme in terms of Section 15 (2) (g)** of the Knysna Land Use Planning By-Law for the approval of a Site Development Plan.

The proposed development triggers listed activities in terms of the Environmental Impact Assessment (EIA) Regulations, 2014, as amended. Eco Route Environmental Consultants have been appointed to submit the necessary application to the Competent Authority, which is the National Department of Forestry, Fisheries, and the Environment (DFFE). The application was submitted to the Department, and the Basic Assessment Report (BAR) is attached hereto as Annexure L.

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: CBA and ESA Map

DIAGRAM 5: Coastal Management Lines

DIAGRAM 6: Surveyed Contour Plan

DIAGRAM 7: Site Development Plan and Constraints Map

5. List of Annexures:

ANNEXURE A: Power of Attorney

ANNEXURE B: Title Deed

ANNEXURE C: SG Diagram

ANNEXURE D: Bond Holder's Consent

ANNEXURE E: Lake Pleasant Consent

ANNEXURE F: Notarial Deed of Servitude Public Right of Access

ANNEXURE G: OSCAE permit for Clearance of Bushy Way

ANNEXURE H: Terrestrial Biodiversity Assessment

ANNEXURE I1: Geomatic and Geotechnical Investigation

ANNEXURE I2: Letter from Rock Hounds (Dr Spicer)

ANNEXURE I3: Civil and Structural Engineering Confirmation

ANNEXURE J1: Visual Compliance Statement

ANNEXURE J2: Visual Impact Assessment

ANNEXURE K: Agricultural Compliance Statement

ANNEXURE L: Amended Draft Basic Assessment Report

ANNEXURE M: Environmental Management Plan

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.

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Please be so kind as to acknowledge receipt of this application.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'L. Khuphiso', with a stylized flourish at the end.

Lundikazi Khuphiso.

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