



VPM

Innovative, creative and professional service

Knysna Municipality
PO Box 21
Knysna
6530

15 September 2014

Sir, Madam

PROPOSED REZONING AND DEPARTURES: ERF 503 KNYSNA

VPM Planning has been appointed by The Knysna Muslim Council N.P.O., the owners of Erf 503 Knysna, to prepare and submit the following applications to the Knysna Municipality.

- I. Application in terms of Section 17 (1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for rezoning of Erf 503 Knysna from "Single Residential" to "Institutional" zone, to allow for an Islamic Centre.
- II. Departure Applications in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for :
 - a. the relaxation of the lateral and rear building lines from 6m to 0m.
 - b. the relaxation of the provision of on- site parking;
 - c. the relaxation of the coverage from 60% to 70%;
 - d. the relaxation of the height restriction of 12m to allow a dome of 15.2m in height.
- III Council's permission to create a public parking area on a Portion of the Remainder of Erf 211.

Attached please find the following information / documentation for your further consideration:

- i. Application form for Rezoning
- ii. Application form for Minor applications
- iii. Motivation Report;
- iv. Proof of payment of Application Fees of R 2 669.00 (Rezoning) plus R 1414.00 (Departure): R 4 083.00

Members: R.J. Kohler B.Sc (Land Sur) Pr.L (SA); A. Nicholson Dip(Sur) S(SA); L. Botha(Pr. Pln 1234);
Assisted by: Cameron Kohler (B.Sc Geomatics); Nick Foster Dip(Sur) ST(SA); Andre Genade Dip(Sur) S(SA); Wimpie Prinsloo Dip(Sur) ST(SA)

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- v. Diagram 1: Locality Plan
- vi. Diagram 2: Aerial Photo
- vii. Diagram 3 Zoning Map
- viii. Diagram 4: Land Use Map
- ix. Diagram 5: Site Development Plan
- x. Annexure A: Power of Attorney and Company Resolution
- xi. Annexure B: Title Deed
- xii. Annexure C: SG Diagram
- xiii. Annexure D: Architectural Proposals

Please note that we have arranged for the application to be advertised in the Action Adds and the Provincial Gazette on Thursday 18 and Friday 19 September 2014 respectively. The objection period will end on 20 October 2014.

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



Lizemarie Botha

"Please note that any opinion herein expressed by us in relation to the likelihood of relevant governmental authorities granting the approvals mentioned herein is based on our interpretation of existing relevant legal provisions and our experience in similar matters. We cannot guarantee however that such approvals will be granted and we therefore can also not accept responsibility for any loss or harm which may arise from reliance on information and opinions expressed herein."

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