



# VPMS

*Innovative, creative and professional service*

Our ref: s292/2014

Knysna Municipality  
P O Box 21  
Knysna  
6570

30 April 2014

FOR ATTENTION: HENNIE SMIT

Dear Sir/ Madam

## **ERVEN 292, 293,294 AND 311 SEDGEFIELD: PROPOSED REZONING, SUBDIVISION, DEPARTURES & REMOVAL OF RESTRICTIVE TITLE CONDITIONS**

Application is hereby made on behalf of **Montagu Properties Investment (Pty) Ltd** (refer "Annexure A" Company Resolution & Power of Attorney) for the following:

- I. The rezoning of Erven 292, 293 and 294 Sedgefield from "Business" to "Group Housing" in terms of Section 17 of the Land use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- II. The rezoning of Erf 311 Sedgefield from "Single Residential" to "Group Housing" in terms of Section 17 of the Land use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- III. Removal of Restrictive Condition B.7, B.8, B.10, and B12, from Title Deed Nr T 57151/2007, in terms of The Removal of Restrictions Act (Act 84 of 1967) ;
- IV. Removal of Restrictive Condition B.7, B.8 and, B12, from Title Deed Nr 123832/2004, in terms of The Removal of Restrictions Act (Act 84 of 1967);
- V. Consolidation of Erven 292, 293, 294 and 311 Sedgefield and the Subdivision of the consolidated property into 14 Group Housing units and a Remainder (Communal Open Space) in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- VI. Departure from the Sedgefield Zoning Scheme in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to allow relaxation of the following development parameters applicable to the "Group Housing Zone":
  - a. Density from 30 units per ha to 41 units per ha;

Members: R.J. Kohler B.Sc (Land Sur) Pr.L (SA); A. Nicholson Dip(Sur) S(SA); L. Botha B.TRP.TRP (SA);  
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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WEB:

GEORGE  
8 FIRST AVENUE  
FERNRIDGE  
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TEL:+27 (0)44 873 0957

KNYSNA  
16 GREEN STREET  
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75 HEUGH ROAD, WALMER  
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- b. Reduction of the 50m<sup>2</sup> minimum standard provision of Private Open Space to 35m<sup>2</sup> on some of the units as indicated on the Site Plan ( D2030101 2000 DATED 12-02-2014);
- c. Relaxation of the Street building line along Swallow Street from 2m to 0m;
- d. Reduction of the minimum standard of 7m streets to accommodate a one way street of 3.5m;

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

- i. MOTIVATION REPORT
- ii. APPLICATION FORMS DULY COMPLETED
- iii. ANNEXURE A: POWER OF ATTORNEY
- iv. ANNEXURE B: COPY OF THE TITLE DEED
- v. ANNEXURE C: PREVIOUS APPROVALS
- vi. ANNEXURE D: ARCHITECTURE AND SITE PLAN
- vii. ANNEXURE E: ENGINEERING REPORT
- viii. DIAGRAM 1: LOCALITY PLAN
- ix. DIAGRAM 2: AERIAL PHOTO
- x. DIAGRAM 3: ZONING MAP
- xi. DIAGRAM 4: LAND USE PLAN
- xii. DIAGRAM 5: SUBDIVISION PLAN
- xiii. PROOF OF PAYMENT FOR THE FOLLOWING

Departure Application: Erf larger than 500m <sup>2</sup> .....	R 1 316.00
Subdivision Application.....	R 4 941.00
Rezoning Application: To residential zone: 2000m <sup>2</sup> - 10 000m <sup>2</sup> .....	R 3 042.00
Application to The Removal of Restrictions Act .....	R 1 925.00
Zoning Certificate (Per Certificate) R186.00 X4.....	R 744.00

Please provide us with the necessary Zoning Certificates for Erven 292, 293, 294 and 311 Sedgefield.

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.

Yours faithfully



Lizemarie Botha

Cc Department of Environmental Affairs and Development Planning

*"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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