



# VPMSA

*Innovative, creative and professional service*

Our ref: S292/2014

Department of Environmental Affairs and Development Planning  
Private Bag 6509  
George  
6530

30 April 2014

FOR ATTENTION: KOBUS MUNRO

Dear Sir

## **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** for the following:

- I. 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) ;
- II. 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);

Simultaneous application is also made to the Knysna Municipality 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. 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);
- iv. 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":

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)

FAX: 0866 897 095

EMAIL :info@vpmsa.co.za

WEB:

GEORGE  
8 FIRST AVENUE  
FERNRIDGE  
PO BOX 173  
KNYSNA  
TEL:+27 (0)44 873 0957

KNYSNA  
16 GREEN STREET  
KNYSNA  
PO BOX 173  
KNYSNA, 6570  
TEL: +27 (0) 44 3022300

PORT ELIZABETH  
75 HEUGH ROAD, WALMER  
PORT ELIZABETH  
PO BOX 13876  
HUMEWOOD, 6013  
TEL +27 (0)41 581 2530

- a. Density from 30 units per ha to 41 units per ha;
- 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 FORM 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 x 10
- ix. DIAGRAM 2: AERIAL PHOTO
- x. DIAGRAM 3: ZONING MAP
- xi. DIAGRAM 4: LAND USE PLAN
- xii. DIAGRAM 5: SUBDIVISION PLAN x 10

We have requested the original Title Deeds as well as the Bondholder's consent from the relevant Bank and will forward same to you as soon as available. Furthermore, we have also requested the necessary Zoning Certificates for Erven 292, 293, 294 and 311 Sedgefield from the Knysna Municipality and these will also be forwarded to you once available.

In the meantime, could you please instruct the Knysna Municipality to advertise the application accordingly.

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 Knysna Municipality

*"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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