

TOWN PLANNING AND ENVIRONMENT DEPARTMENT

REZONING APPLICATION

ERF / ERVENREMAINDER OF 1638

Please Indicate

KNYSNA

SEDGEFIELD

BRENTON

BELVIDERE

RHEENENDAL

KARATARA

REMAINDER OF PORTION 82 OF FARM RYUGTE VALLY

IF OTHER, PLEASE SPECIFY

REZONING OF PROPERTY(IES) FROM

.....Agriculture and Agriculture 1

TO

.....Sub-divisional Area.....

DATE:3 February 2016.....

PH0206



KNYSNA MUNICIPALITY

The Chief Town Planner
Tel: (044) 302-6330
Fax: (044) 302-6338

P.O. Box 21
Knysna
6570

INSTRUCTIONS TO ASSIST IN COMPLETION OF APPLICATION FORM

1. Note that this application form relates only to rezoning proposals which do not involve simultaneous subdivision of properties.
2. The whole application form must be accurately completed in ink, and any handwriting must be legible.
2. Where applicable, place an 'X' or similar mark in the relevant block only.
3. Where additional information is attached as an annexure, it must be clearly marked as to which subsection of the application form it relates to.
4. The application for rezoning, with all accompanying documentation, must be submitted to:

The Chief Town Planner
Knysna Municipality
11 Pitt Street
Knysna
6570
5. **5 (five) complete copies** of the application and all accompanying documentation must be submitted. This includes 5 copies of the completed application form, as well as **5 (five) copies** of all engineering reports, motivation reports, maps, diagrams, etc., which form annexures to the application form.
6. Incorrect and / or incomplete application forms will be returned to the applicant forthwith, as processing of incomplete applications often result in delays in the system, which is unfair to those whose proposals have been properly prepared and motivated.
7. In cases where the application has to be referred to State Departments or other statutory authorities for comment prior to consideration thereof by the Knysna Town Council, and this has not yet been done by the applicant, he / she may be required to submit additional copies of the completed application form together

with all annexures, for forwarding to such Departments / authorities.

PH0905

8. Please ensure that the most up-to-date application fees are paid.
9. It is the responsibility of the applicant to ensure that correct, accurate and complete information is furnished with the application.
10. Kindly note that receipt of an application will be acknowledged in writing. Once so acknowledged, applicants should accept that consideration of the proposal will occur as soon as is practically possible. Personal visits and telephonic enquiries regarding progress will not “speed up” the process, and are not encouraged.
11. Note that it is not the function of municipal officials to complete the application form. Some assistance to clarify “minor uncertainties” can be given, but it is strongly recommended that property owners appoint suitably qualified consultants to act on their behalf.

SECTION A

PARTICULARS OF APPLICANT

1. FULL NAMES:VPM PLANNING CC.....

2. COMPANY / FIRM: (where applicable, e.g. ABC CONSULTANTS)

..... VPM PLANNING CC

3. POSTAL ADDRESS:

.....PO BOX 173.....

.....KNYSNA.....

.....6570.....

NOTE: All correspondence will be directed to the above address

4. TELEPHONE NO.: ...044 302-2300.....

5. CELL NO.: ...082 8551125.....

6. FAX NO.:

7. EMAIL ADDRESS: lizemarie@vpmsa.co.za.....

8. BOND DETAILS

8.1 Is the property encumbered by a bond?

YES	NO X
-----	------

8.2 Is the Bondholder's consent attached?

YES	NO	N/A x
-----	----	-------

NOTE: If the property is encumbered by a bond, the consent of the bondholder to the application must be attached to this application.

SECTION B

PARTICULARS OF REGISTERED OWNER

NOTE: Where more than one property is involved in the application, this section should be completed separately for each property.

1. FULL NAME(S) OF REGISTERED OWNER(S):

..... **Garden Route Chalets**

2. IS THE APPLICANT THE (ONLY) REGISTERED OWNER OF THE PROPERTY CONCERNED?

YES x

NO

3. IS THE POWER OF ATTORNEY FROM THE REGISTERED OWNER(S) ATTACHED?

YES x

NO

N/A

NOTE: [i] If the application is not made and signed by the registered owner, the power of attorney of the owner must be attached to this application.

[ii] This is also applicable if the person who is applying is still in the process of obtaining the land unit.

4. IS THE REGISTERED OWNER A COMPANY OR SIMILAR BODY?

YES x

NO

5. IS A CERTIFIED COPY OF EMPOWERING RESOLUTION ATTACHED?

YES x

NO

N/A

NOTE: If the registered owner is a company or similar body a properly certified resolution confirming consent to the application must be attached to this application.

6. A COPY OF THE MOST RECENT TITLE DEED IN RESPECT OF THE PROPERTY CONCERNED;

OR

A CONVEYANCER'S CERTIFICATE CONFIRMING THAT THERE ARE NO RESTRICTIVE TITLE CONDITIONS WHICH MAY AFFECT THE PROPOSAL, IS ATTACHED.

YES x

NO

NOTE: A copy of either one or the other of the above must be attached.

SECTION C

--

DETAILS OF LAND UNIT

NOTE: Where more than one property is involved in the application, this section should be completed separately for each such property

1. **ERF NO.** **...Remainder of Erf1683 Sedgefield & Portion 82 of the Farm Ruygte Valley.....**

2. **EXTENT OF PROPERTY** **...Combined extent 89.93895ha**

3. **STREET NAME:** **.....Sedgefield Cloud 9 Road.....**

4. **TOWNSHIP** (e.g. Paradise, Hornlee, Central Town, etc.)

.....Sedgefield

5. **ARE THERE ANY SERVITUDES REGISTERED ON THE PROPERTY WHICH MAY AFFECT THE APPLICATION?**

YES x	No
--------------	-----------

6. **IF THERE ARE ANY SUCH SERVITUDES, PROVIDE A BRIEF DESCRIPTION THEREOF:**

.....SEE MOTIVATION REPORT ATTACHED HERETO

.....

.....

7. **IS IT PROPOSED THAT ANY NEW SERVITUDES BE REGISTERED AS PART OF THE APPLICATION?**

YES x	NO
--------------	-----------

8. **IF ANY SUCH SERVITUDES ARE PROPOSED, PROVIDE A BRIEF DESCRIPTION THEREOF:**

..... SEE MOTIVATION REPORT ATTACHED HERETO

SECTION D

DETAILS OF APPLICATION

1. **BRIEF AND ACCURATE SUMMARY [NOT MOTIVATION] OF PROPOSAL:**

1.1 **PRESENT ZONING:**Agriculture and Agriculture 1

.....

1.2 **EXISTING USE(S):**Vacant

.....

1.3 **NUMBER OF SUBDIVISION UNITS PROPOSED:** ...130 Single Residential, 1 Group Housing Site and Remainder communal Openspace.....

.....

1.4 **SIZE (m²) OF EACH NEW ERF / PORTION / REMAINDER:**

.....

.....Please see a subdivision plan attached for schedule of Erven

.....

.....

1.5 **PROPOSED USAGE OF THE SUBDIVISION (e.g. Residential, Business, etc.)**

Residential Estate with associated uses

.....

.....

.....

- 2.1 Does the owner possess any a joining land or land which is situated in the immediate vicinity?

YES	NO x
-----	------

If "Yes", submit a detailed description thereof and indicate on the plan the locality and size thereof.

- 2.2 Has a previous application for subdivision of the property been considered?

YES	NO
-----	----

If "Yes", when and furnish details including all reference numbers of authorities.

.....

Yes, a Guide Plan amendment was considered but never concluded , please refer to Motivation Report for Background information

.....

.....

- 2.3 Are the provisions of the Knysna – Wilderness – Plettenberg Bay Regional Structure Plan, or any other structure plans, applicable to the subdivision?

n/a

YES	NO
-----	----

If the application is deemed to comply with the relevant structure plan, written confirmation thereof must be attached.

- 2.4 Is the Subdivision of Agricultural Land Act (No. 70 of 1970) applicable to the subdivision?

YES x	NO
-------	----

If the consent of the relevant body has been obtained, attach a copy thereof. See attached approval

- 2.5 Where the local authority is the applicant and the proposed subdivision is to be developed by means of government funds and it does not form part of an already approved master plan or existing block in an approved town, has the relevant department been approached regarding the layout and planning thereof?

YES	NO x
-----	------

If "Yes", attach a copy of the relevant Department's final reply.

2.6 Does the property abut against any national, special, trunk, main or divisional road or such proposed road?

YES x	NO
-------	----

If 'YES', what is the status of the road and has full statutory width been provided?

Yes,	more	detail	available	in	Motivation	Report
.....						
.....						

2.7 Is the land or any portion thereof subject to flooding or tides?

YES	NO x
-----	------

If 'YES', indicate to what extent this affects the subdivision.

.....

2.8 ANY FURTHER COMMENTS:

.....

.....See Motivation Report

.....

.....

.....

.....

.....

.....

3. DOES THE APPLICATION ALSO INVOLVE A SIMULTANEOUS:-

3.1 Consolidation [combination] of more than one property?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

3.2 Application for a Departure [deviation] from the development restrictions [height, building lines, coverage, etc] which would normally be applicable to the property(ies) concerned?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

.....

3.3 Application for a Consent Use from the applicable Zoning Scheme which would normally be applicable to the property(ies) concerned?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

3.4 Application for removal / amendment of restrictive conditions of title applicable to the property(ies)?

YES

NO x

UNCERTAIN

If 'YES' or 'UNCERTAIN' briefly explain:

.....

.....

.....

.....

3.4.1 Has, in the case of a simultaneous application in accordance with 3.4 above, the application form prescribed by the Provincial Administration: Western Cape for removal / amendment of restrictive conditions of title been completed and forwarded to both the Provincial authorities as well as the Knysna Municipality?

YES	NO x
-----	------

3.5 Application for rezoning of the property(ies) concerned?

YES x	NO
-------	----

If 'YES', briefly explain:

Rezoning to Subdivision area

.....

.....

3.6 Application for a permit in terms of the Regulations of Chapter 5 of the National Environmental Management Act (No. 107 of 1998) (as amended)?

YES x	NO
-------	----

If 'YES', briefly explain:

.....

See Draft Basic assessment attached

.....

.....

4. **MOTIVATION FOR PROPOSAL:**

NOTE: Even if a full motivation report is submitted separately, an executive summary should still be provided here:

Please see same section of Rezoning application form

5. **LOCALITY PLAN ATTACHED?**

YES x

NO

NOTE: A locality plan, a zoning plan and a land use plan must be attached to this application, and should clearly identify the property/properties in respect of which the application is being made as well as the cadastral boundaries and Erf numbers of all other registered properties in the general area concerned.

6. **ZONING PLAN ATTACHED?**

YES x

NO

NOTE: The zoning plan should clearly reflect the current zonings of all properties in the general area concerned.

7. **LAND USE PLAN ATTACHED?**

YES x

NO

NOTE: The land use plan should clearly reflect the actual land use of all properties in the general area concerned.

8. **PROPOSED SITE DEVELOPMENT PLAN ATTACHED?**

YES x

NO

NOTE: A site development plan, clearly indicating all existing and proposed structures on the property(ies) under consideration, proposed parking, landscaping, elevational treatment of buildings, etc. will facilitate consideration of the application, and may in certain cases, depending on the scale and nature of the proposed rezoning, even be a compulsory requirement.

9. **ARE THERE ANY EXISTING MUNICIPAL SERVICES (WATER, STORMWATER OR SEWERAGE, ELECTRICITY CABLES, ETC.) WHICH ARE NOT CURRENTLY PROTECTED BY SERVITUDES ON THE PROPERTY(IES) CONCERNED?**

YES x

NO

If 'YES', briefly explain:

.....

10. **ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED, STEEPER THAN A GRADIENT OF 25% (1:4)?**

YES x

no

11. **HAS A CONTOUR PLAN BEEN SUBMITTED?**

YES x

no

NOTE: If any portion is steeper than 25%, a contour plan as well as a contour analysis, clearly indicating those areas steeper than 1:4, must be attached to this application.

12. ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED:

- SITUATED BELOW THE 1 IN 50 YEAR FLOODLINE?
- SUBJECT TO FLOODING?
- SITUATED IN A NATURAL DRAINAGE COURSE?
- SITUATED IN A WETLAND AREA?

YES	NO x
YES	NO x
YES	NO x
YES	NO x

13. IF THE ANSWER TO ANY OF THE QUESTIONS IN 11 ABOVE IS "YES", PROVIDE BRIEF DETAILS IN THIS REGARD, INCLUDING MITIGATING MEASURES TO BE IMPLEMENTED, IF ANY:

.....

.....

14. ARE THERE ANY PROTECTED TREE SPECIES IN TERMS OF THE NATIONAL FORESTS ACT (1989) ON THE PROPERTY(IES) CONCERNED?

YES	NO x
-----	------

NOTE: If there are, the location of these trees must be clearly indicated on the site development plan.

15. WILL DEVELOPMENT, INCLUDING INSTALLATION OF SERVICES OR CONSTRUCTION WORK, AS A RESULT OF THE PROPOSED REZONING REQUIRE SUBSTANTIAL EARTHWORKS AND / OR REMOVAL / DISTURBANCE OF INDIGENOUS VEGETATION?

YES x	NO
-------	----

If 'YES', briefly explain, and include mitigating measures to be implemented, if any:

.....

16. IS / ARE THE PROPERTY(IES) SITUATED ALONG OR WITHIN 95m OF A PROVINCIAL OR NATIONAL ROAD OR IS ACCESS PROPOSED FROM ANY OF THESE ROADS?

If 'YES', indicate clearly on relevant plan(s).

YES x	
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17. IS / ARE THE PROPERTY(IES) CONCERNED SITUATED IN A SENSITIVE NATURAL ENVIRONMENT (CLOSE PROXIMITY TO AND / OR EFFECT ON THE KNYSNA ESTUARY, SWARTVLEI, GROENVLEI, ANY RIVER, OCCURRENCE OF INDIGENOUS FAUNA AND / OR FLORA, VISUAL SENSITIVITY, ETC.)?

YES	NO x
-----	------

If 'YES', explain briefly:

.....

.....
.....

18. IS / ARE THE PROPERTY(IES) CONCERNED, OR ANY STRUCTURE(S) SITUATED ON IT / THEM:

- DECLARED AS A NATIONAL MONUMENT, OR LISTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NO. 25 OF 1999)?

YES	NO x
-----	------

- DECLARED AS A NATURAL HERITAGE SITE?

YES	NO x
-----	------

OR

IS / ARE ANY STRUCTURE(S) OR PORTION(S) THEREOF ON THE PROPERTY(IES) CONCERNED IN EXCESS OF 60 YEARS OF AGE?

YES	NO x
-----	------

19. IF THE ANSWER TO ANY OF THE QUESTIONS IN 17 ABOVE IS "YES", PROVIDE BRIEF DETAILS IN THIS REGARD, AND INDICATE ON THE SITE DEVELOPMENT PLAN, WHERE APPROPRIATE:

.....

20. FURNISH A BRIEF DESCRIPTION OF THE MANNER IN WHICH THE FOLLOWING MUNICIPAL SERVICES WILL BE PROVIDED

NOTE: Even if a full engineering report is submitted separately, an executive summary should still be provided here.

20.1 **Water:**

The engineers proposed dual water supply systems where on-site treated sewage is used to supply baths, showers, garden taps and toilet systems while potable municipal water supply is connected to wash hand basins and kitchen zins only. It is estimated that this will reduce the potable water requirement with at least 50%, i.e. 50% of 272 kl/day = 136 kl/day. The Knysna Municipality committed to make 180 kl/day potable water available to the development of (see letter dated 14 August 2015 attached as Annexure L). This is well within the calculated requirement as noted in the report.

20.2 **Sewerage:**

The on-site MBR package plant

20.3 **Electricity:**

Connect to Existing municipal network

20.4 **Stormwater:**

A dual drainage system is proposed where the minor flood with 1:5 year or less recurrence intervals will be carried in a formal system comprising swales, the streets and conduits, while the major flood with 1:50 year recurrence interval will be carried in the streets and the formal system mentioned above and only where the latter capacity is exceeded, then in overland open or piped channels and infiltration into the sandy surface material and natural watercourses.

20.5 Refuse Removal:

Central collection point for municipal collection

SECTION E

PARTICULARS OF CONSULTANT

1. **WERE ANY PROFESSIONAL CONSULTANTS INVOLVED IN THE PREPARATION OF THIS APPLICATION?**

YES x

NO

NOTE: Where applicable this section should be completed separately for each consultant;
If no consultants were used this fact must be indicated with a line through Section E.

2. **FULL NAME OF CONSULTANT:**

.....**Lizemarie Botha**.....

3. **NAME OF COMPANY/FIRM:** (Where applicable, e.g. ABC Consultants)

.....**VPM Planning CC**.....

4. **CURRENT POSITION IN COMPANY / FIRM:**

.....**Town Planner and Co-owner**.....

5. **QUALIFICATIONS / RELEVANT FIELDS OF EXPERIENCE / PROFESSIONAL AFFILIATIONS, ETC.:**

B.T&RP (Town and Regional Planning) obtained in 1994.....

THE SOUTH AFRICAN
COUNCIL FOR TOWN AND
REGIONAL PLANNERS

Registered Member since June 2002
Membership nr 1234

SOUTH AFRICAN PLANNING
INSTITUTE

Registered Member since March 2011
Membership nr 11884

PROFESSIONAL EXPERIENCE

18 Years experience in Town and Regional
Planning of which 15 years is based in the
Knysna

6. **CONTRIBUTION TO THE STUDY:**

Conceptualising the development
Preparation of base plan containing site information
Preparation of Layout plans

Project Coordination
Preparation of Planning application

7. CONTACT DETAILS OF CONSULTANT

POSTAL ADDRESS:

PO Box 173

KNYSNA

6570.

NOTE: Should any correspondence be required to the consultant it will be directed to the above address.

TELEPHONE NO.: 044 302 2300.....

CELL NO.: 082 8551125

FAX NO.:

EMAIL ADDRESS: lizemarie@vpmsa.co.za.....

2. OTHER SUB-CONSULTANTS:

SPECIALIST	CONTACT PERSON	COMPANY	EMAIL	TEL.
Project Manager & Town Planning	L. Botha	VPM	lizemarie@vpmsa.co.za	044 3022300 0828551125
Environmental Consultant	Sian Holder (SH)	Cape Eprac	sian@cape-eaprac.co.za	044 874 0365
Environmental Consultant	Louise Marie Van Zyl (LVZ)	Cape Eprac	louise@cape-eaprac.co.za	044 874 0365
Land Surveyor	R Kohler (RK)	VPM	rohan@vpmsa.co.za	044 302 2300
Archaeologist	Peter Nilssen	Dr Peter Nilssen	peter@carm.co.za	044 691 0051 082 7835896
Heritage Specialist	Stefan De Kok	Perception planning	perceptionplanning@gmail.com	0825684719
Fauna and Flora Specialist	Simon Todd	Simon Todd consulting	Simon.Todd@3foxes.co.za	082 3326502 021 7820377
Visual Impact Specialist	Megan Anderson	Megan Anderson Landscape Architect	megan@mala.co.za	021 671 3987

Electrical Engineer	Rob Hall (RH)	DVM Electrical Engineer	rob@dvmgeo.co.za	083 453 3008
Civil Engineer	Nelius Agenbach (NA)	Kantey and Templar	neliusa@gr.kanteys.co.za	082 879 5771
Legal	C Ballan (CB)	CJ Ballan Attorneys	carlb@cjbs.co.za	0837044925
Developer	Jennifer Wucherpfennig (JW)	Developer	jenwuch@gmail.com	076 0705113

SECTION F

DETAILS OF CONSULTATION AND / OR SCOPING PROCESS

1. HAS THIS APPLICATION BEEN DISCUSSED WITH ANY REPRESENTATIVE OR RESPONSIBLE OFFICIAL OF THE KNYSNA MUNICIPALITY OR ANY OTHER AUTHORITY PRIOR TO SUBMISSION THEREOF?

YES x

NO x

2. IF IT HAS BEEN DISCUSSED, PROVIDE IN A SEPARATE SCHEDULE BRIEF DETAILS IN THIS REGARD UNDER THE FOLLOWING HEADINGS:

See Minutes of Pre-application meeting

And schedule of meeting conducted in conjunction with the EIA process

Name of Official Representative	Position	Authority Organisation	Date of Discussion	Manner of Discussion	Issues raised and discussed

3. HAS A COPY OF THIS APPLICATION BEEN MADE AVAILABLE TO ANY AUTHORITY OTHER THAN THE KNYSNA MUNICIPALITY?

YES x

NO

If 'YES', provide the name and address of such authority(ies) and the date of submission to it / them.

NOTE: Proof of submission to this Authority (registered postal notice or acknowledgement of receipt by the Authority), as well as a copy of the covering letter to this Authority, must be attached to this application.

The following authorities will be contacted by VPM and proof will be forwarded in due course.

1. SANPARK
2. CAPE NATURE
3. PROVINCIAL ROADS
4. SANRAL
5. TRANSNET

6. DEPT OF WATER AFFAIRS
7. DEPT OF HEALTH
8. NAT AGRICUTURE ALREADY APPROVED THE ZONING OUT OF AGRICULTURE
9. WESTERN CAPE HERITAGE - HERTIAGE APPLICTION TO BE SUBMITTED BY HERITAGE SPECIALIST
10. DEA - EIA TO BE SUBMITTED BY ENVIRONMENTAL CONSULTANT.

4. **WAS IT A STIPULATION OF ANY OTHER AUTHORITY THAT THE APPLICATION SHOULD BE ADVERTISED FOR COMMENT IN TERMS OF ANY OTHER LEGISLATION?**

YES x	NO
-------	----

If 'YES', detail in this regard should be attached separately.

COMBINED ADD FOR IEA, HERITAGE AND LUPO TO BE SUBMITTED FOR APPROVAL BY THE KNYSNA MUNICIPALITY

5. **HAS THE PROPOSAL BEEN DISCUSSED WITH ANY INTERESTED / AFFECTED PROPERTY OWNERS / TENANTS OR INTERESTED / AFFECTED COMMUNITY ORGANISATIONS (E.g. Ratepayers Organisations, Street Committees, Wildlife Society, etc.)?**

YES x	NO
-------	----

If 'NO', briefly explain why not:

Call for Interested and affected parties as part of NEMA regs application.
 Adjoining neighbours, Dave Meteler Kamp, Dave Pheiffer and mR Jacobson has been contacted by applicant;
 Meeting conducted with Sedgefield Rate Payers

If 'YES', provide details (in a separate schedule if necessary) of the persons, and / or organisations involved and summarize the outcome of the discussions (attach written comments of such persons / organisations where possible):

.....

.....

.....

.....

SECTION G

APPLICATION FEES

1. See current schedule of fees.
2. Please include proof of payment of the application fees with the application.

SECTION H

DECLARATION

I,Lizemarie Botha, ON BEHALF OF VPM PLANNING

(FULL NAMES AND SURNAME OF APPLICANT)

HEREBY CERTIFY AS FOLLOWS:

- THAT THE INFORMATION APPEARING IN THIS FORM IS CORRECT AND ACCURATE;
- THAT THE INFORMATION APPEARING IN THE ANNEXURES TO THIS FORM IS CORRECT AND ACCURATE;
- THAT I UNDERSTAND THE APPLICATION.

SIGNATURE
OF APPLICANT:



DATE:3 February 2016.....

TOWN PLANNING AND ENVIRONMENT DEPARTMENT

SUBDIVISION APPLICATION

ERF / ERVENREMAINDER OF 1638

Please Indicate

KNYSNA

SEDGEFIELD

BRENTON

BELVIDERE

RHEENENDAL

KARATARA

REMAINDER OF PORTION 82 OF FARM RYUGTE VALLY

IF OTHER, PLEASE SPECIFY

REZONING OF PROPERTY(IES) FROM

.....Agriculture and Agriculture 1

TO

.....Sub-divisional Area.....

DATE:3 February 2016.....

TOWN PLANNING AND ENVIRONMENT DEPARTMENT

SUBDIVISION APPLICATION

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KNYSNA MUNICIPALITY

The Chief Town Planner
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Fax: (044) 302-6338

P.O. Box 21
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6570

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1. Note that this application form relates only to rezoning proposals which do not involve simultaneous subdivision of properties.
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2. Where applicable, place an 'X' or similar mark in the relevant block only.
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5. **5 (five) complete copies** of the application and all accompanying documentation must be submitted. This includes 5 copies of the completed application form, as well as **5 (five) copies** of all engineering reports, motivation reports, maps, diagrams, etc., which form annexures to the application form.
6. Incorrect and / or incomplete application forms will be returned to the applicant forthwith, as processing of incomplete applications often result in delays in the system, which is unfair to those whose proposals have been properly prepared and motivated.
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with all annexures, for forwarding to such Departments / authorities.

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8. Please ensure that the most up-to-date application fees are paid.
9. It is the responsibility of the applicant to ensure that correct, accurate and complete information is furnished with the application.
10. Kindly note that receipt of an application will be acknowledged in writing. Once so acknowledged, applicants should accept that consideration of the proposal will occur as soon as is practically possible. Personal visits and telephonic enquiries regarding progress will not “speed up” the process, and are not encouraged.
11. Note that it is not the function of municipal officials to complete the application form. Some assistance to clarify “minor uncertainties” can be given, but it is strongly recommended that property owners appoint suitably qualified consultants to act on their behalf.

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PARTICULARS OF APPLICANT

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2. COMPANY / FIRM: (where applicable, e.g. ABC CONSULTANTS)

..... VPM PLANNING CC

3. POSTAL ADDRESS:

.....PO BOX 173.....

.....KNYSNA.....

.....6570.....

NOTE: All correspondence will be directed to the above address

4. TELEPHONE NO.: ...044 302-2300.....

5. CELL NO.: ...082 8551125.....

6. FAX NO.:

7. EMAIL ADDRESS: lizemarie@vpmsa.co.za.....

8. BOND DETAILS

8.1 Is the property encumbered by a bond?

YES	NO X
-----	------

8.2 Is the Bondholder's consent attached?

YES	NO	N/A x
-----	----	-------

NOTE: If the property is encumbered by a bond, the consent of the bondholder to the application must be attached to this application.

SECTION B

PARTICULARS OF REGISTERED OWNER

NOTE: Where more than one property is involved in the application, this section should be completed separately for each property.

1. FULL NAME(S) OF REGISTERED OWNER(S):

..... **Garden Route Chalets**

2. IS THE APPLICANT THE (ONLY) REGISTERED OWNER OF THE PROPERTY CONCERNED?

YES x

NO

3. IS THE POWER OF ATTORNEY FROM THE REGISTERED OWNER(S) ATTACHED?

YES x

NO

N/A

NOTE: [i] If the application is not made and signed by the registered owner, the power of attorney of the owner must be attached to this application.

[ii] This is also applicable if the person who is applying is still in the process of obtaining the land unit.

4. IS THE REGISTERED OWNER A COMPANY OR SIMILAR BODY?

YES x

NO

5. IS A CERTIFIED COPY OF EMPOWERING RESOLUTION ATTACHED?

YES x

NO

N/A

NOTE: If the registered owner is a company or similar body a properly certified resolution confirming consent to the application must be attached to this application.

6. A COPY OF THE MOST RECENT TITLE DEED IN RESPECT OF THE PROPERTY CONCERNED;

OR

A CONVEYANCER'S CERTIFICATE CONFIRMING THAT THERE ARE NO RESTRICTIVE TITLE CONDITIONS WHICH MAY AFFECT THE PROPOSAL, IS ATTACHED.

YES x

NO

NOTE: A copy of either one or the other of the above must be attached.

SECTION C

--

DETAILS OF LAND UNIT

NOTE: Where more than one property is involved in the application, this section should be completed separately for each such property

1. **ERF NO.** **...Remainder of Erf1683 Sedgefield & Portion 82 of the Farm Ruygte Valley.....**

2. **EXTENT OF PROPERTY** **...Combined extent 89.93895ha**

3. **STREET NAME:** **.....Sedgefield Cloud 9 Road.....**

4. **TOWNSHIP** (e.g. Paradise, Hornlee, Central Town, etc.)

.....**Sedgefield**

5. **ARE THERE ANY SERVITUDES REGISTERED ON THE PROPERTY WHICH MAY AFFECT THE APPLICATION?**

YES x	No
--------------	-----------

6. **IF THERE ARE ANY SUCH SERVITUDES, PROVIDE A BRIEF DESCRIPTION THEREOF:**

.....**SEE MOTIVATION REPORT ATTACHED HERETO**

.....
.....

7. **IS IT PROPOSED THAT ANY NEW SERVITUDES BE REGISTERED AS PART OF THE APPLICATION?**

YES x	NO
--------------	-----------

8. **IF ANY SUCH SERVITUDES ARE PROPOSED, PROVIDE A BRIEF DESCRIPTION THEREOF:**

..... **SEE MOTIVATION REPORT ATTACHED HERETO**

SECTION D

DETAILS OF APPLICATION

1. **BRIEF AND ACCURATE SUMMARY [NOT MOTIVATION] OF PROPOSAL:**

1.1 **PRESENT ZONING:**Agriculture and Agriculture 1

.....

1.2 **EXISTING USE(S):**Vacant

.....

1.3 **NUMBER OF SUBDIVISION UNITS PROPOSED:** ...130 Single Residential, 1 Group Housing Site and Remainder communal Openspace.....

.....

1.4 **SIZE (m²) OF EACH NEW ERF / PORTION / REMAINDER:**

.....

.....Please see a subdivision plan attached for schedule of Erven

.....

.....

1.5 **PROPOSED USAGE OF THE SUBDIVISION (e.g. Residential, Business, etc.)**

Residential Estate with associated uses

.....

.....

.....

- 2.1 Does the owner possess any a joining land or land which is situated in the immediate vicinity?

YES	NO x
-----	------

If "Yes", submit a detailed description thereof and indicate on the plan the locality and size thereof.

- 2.2 Has a previous application for subdivision of the property been considered?

YES	NO
-----	----

If "Yes", when and furnish details including all reference numbers of authorities.

.....

Yes, a Guide Plan amendment was considered but never concluded , please refer to Motivation Report for Background information

.....

.....

- 2.3 Are the provisions of the Knysna – Wilderness – Plettenberg Bay Regional Structure Plan, or any other structure plans, applicable to the subdivision?

n/a

YES	NO
-----	----

If the application is deemed to comply with the relevant structure plan, written confirmation thereof must be attached.

- 2.4 Is the Subdivision of Agricultural Land Act (No. 70 of 1970) applicable to the subdivision?

YES x	NO
-------	----

If the consent of the relevant body has been obtained, attach a copy thereof. See attached approval

- 2.5 Where the local authority is the applicant and the proposed subdivision is to be developed by means of government funds and it does not form part of an already approved master plan or existing block in an approved town, has the relevant department been approached regarding the layout and planning thereof?

YES	NO x
-----	------

If "Yes", attach a copy of the relevant Department's final reply.

2.6 Does the property abut against any national, special, trunk, main or divisional road or such proposed road?

YES x	NO
-------	----

If 'YES', what is the status of the road and has full statutory width been provided?

Yes,	more	detail	available	in	Motivation	Report
.....						
.....						

2.7 Is the land or any portion thereof subject to flooding or tides?

YES	NO x
-----	------

If 'YES', indicate to what extent this affects the subdivision.

.....

2.8 ANY FURTHER COMMENTS:

.....

.....See Motivation Report

.....

.....

.....

.....

.....

.....

3. DOES THE APPLICATION ALSO INVOLVE A SIMULTANEOUS:-

3.1 Consolidation [combination] of more than one property?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

3.2 Application for a Departure [deviation] from the development restrictions [height, building lines, coverage, etc] which would normally be applicable to the property(ies) concerned?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

.....

3.3 Application for a Consent Use from the applicable Zoning Scheme which would normally be applicable to the property(ies) concerned?

YES

NO x

If 'YES', briefly explain:

.....

.....

.....

3.4 Application for removal / amendment of restrictive conditions of title applicable to the property(ies)?

YES

NO x

UNCERTAIN

If 'YES' or 'UNCERTAIN' briefly explain:

.....

.....

.....

.....

3.4.1 Has, in the case of a simultaneous application in accordance with 3.4 above, the application form prescribed by the Provincial Administration: Western Cape for removal / amendment of restrictive conditions of title been completed and forwarded to both the Provincial authorities as well as the Knysna Municipality?

YES	NO x
-----	------

3.5 Application for rezoning of the property(ies) concerned?

YES x	NO
-------	----

If 'YES', briefly explain:

Rezoning to Subdivision area

.....

.....

3.6 Application for a permit in terms of the Regulations of Chapter 5 of the National Environmental Management Act (No. 107 of 1998) (as amended)?

YES x	NO
-------	----

If 'YES', briefly explain:

.....

See Draft Basic assessment attached

.....

.....

4. **MOTIVATION FOR PROPOSAL:**

NOTE: Even if a full motivation report is submitted separately, an executive summary should still be provided here:

Please see same section of Rezoning application form

5. **LOCALITY PLAN ATTACHED?**

YES x

NO

NOTE: A locality plan, a zoning plan and a land use plan must be attached to this application, and should clearly identify the property/properties in respect of which the application is being made as well as the cadastral boundaries and Erf numbers of all other registered properties in the general area concerned.

6. **ZONING PLAN ATTACHED?**

YES x

NO

NOTE: The zoning plan should clearly reflect the current zonings of all properties in the general area concerned.

7. **LAND USE PLAN ATTACHED?**

YES x

NO

NOTE: The land use plan should clearly reflect the actual land use of all properties in the general area concerned.

8. **PROPOSED SITE DEVELOPMENT PLAN ATTACHED?**

YES x

NO

NOTE: A site development plan, clearly indicating all existing and proposed structures on the property(ies) under consideration, proposed parking, landscaping, elevational treatment of buildings, etc. will facilitate consideration of the application, and may in certain cases, depending on the scale and nature of the proposed rezoning, even be a compulsory requirement.

9. **ARE THERE ANY EXISTING MUNICIPAL SERVICES (WATER, STORMWATER OR SEWERAGE, ELECTRICITY CABLES, ETC.) WHICH ARE NOT CURRENTLY PROTECTED BY SERVITUDES ON THE PROPERTY(IES) CONCERNED?**

YES x

NO

If 'YES', briefly explain:

.....

10. **ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED, STEEPER THAN A GRADIENT OF 25% (1:4)?**

YES x

no

11. **HAS A CONTOUR PLAN BEEN SUBMITTED?**

YES x

no

NOTE: If any portion is steeper than 25%, a contour plan as well as a contour analysis, clearly indicating those areas steeper than 1:4, must be attached to this application.

12. ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED:

- SITUATED BELOW THE 1 IN 50 YEAR FLOODLINE?
- SUBJECT TO FLOODING?
- SITUATED IN A NATURAL DRAINAGE COURSE?
- SITUATED IN A WETLAND AREA?

YES	NO x
YES	NO x
YES	NO x
YES	NO x

13. IF THE ANSWER TO ANY OF THE QUESTIONS IN 11 ABOVE IS "YES", PROVIDE BRIEF DETAILS IN THIS REGARD, INCLUDING MITIGATING MEASURES TO BE IMPLEMENTED, IF ANY:

.....

.....

14. ARE THERE ANY PROTECTED TREE SPECIES IN TERMS OF THE NATIONAL FORESTS ACT (1989) ON THE PROPERTY(IES) CONCERNED?

YES	NO x
-----	------

NOTE: If there are, the location of these trees must be clearly indicated on the site development plan.

15. WILL DEVELOPMENT, INCLUDING INSTALLATION OF SERVICES OR CONSTRUCTION WORK, AS A RESULT OF THE PROPOSED REZONING REQUIRE SUBSTANTIAL EARTHWORKS AND / OR REMOVAL / DISTURBANCE OF INDIGENOUS VEGETATION?

YES x	NO
-------	----

If 'YES', briefly explain, and include mitigating measures to be implemented, if any:

.....

16. IS / ARE THE PROPERTY(IES) SITUATED ALONG OR WITHIN 95m OF A PROVINCIAL OR NATIONAL ROAD OR IS ACCESS PROPOSED FROM ANY OF THESE ROADS?

If 'YES', indicate clearly on relevant plan(s).

YES x	
-------	--

17. IS / ARE THE PROPERTY(IES) CONCERNED SITUATED IN A SENSITIVE NATURAL ENVIRONMENT (CLOSE PROXIMITY TO AND / OR EFFECT ON THE KNYSNA ESTUARY, SWARTVLEI, GROENVLEI, ANY RIVER, OCCURRENCE OF INDIGENOUS FAUNA AND / OR FLORA, VISUAL SENSITIVITY, ETC.)?

YES	NO x
-----	------

If 'YES', explain briefly:

.....

.....
.....

18. IS / ARE THE PROPERTY(IES) CONCERNED, OR ANY STRUCTURE(S) SITUATED ON IT / THEM:

- DECLARED AS A NATIONAL MONUMENT, OR LISTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NO. 25 OF 1999)?

YES	NO x
-----	------

- DECLARED AS A NATURAL HERITAGE SITE?

YES	NO x
-----	------

OR

IS / ARE ANY STRUCTURE(S) OR PORTION(S) THEREOF ON THE PROPERTY(IES) CONCERNED IN EXCESS OF 60 YEARS OF AGE?

YES	NO x
-----	------

19. IF THE ANSWER TO ANY OF THE QUESTIONS IN 17 ABOVE IS "YES", PROVIDE BRIEF DETAILS IN THIS REGARD, AND INDICATE ON THE SITE DEVELOPMENT PLAN, WHERE APPROPRIATE:

.....

20. FURNISH A BRIEF DESCRIPTION OF THE MANNER IN WHICH THE FOLLOWING MUNICIPAL SERVICES WILL BE PROVIDED

NOTE: Even if a full engineering report is submitted separately, an executive summary should still be provided here.

20.1 **Water:**

The engineers proposed dual water supply systems where on-site treated sewage is used to supply baths, showers, garden taps and toilet systems while potable municipal water supply is connected to wash hand basins and kitchen zins only. It is estimated that this will reduce the potable water requirement with at least 50%, i.e. 50% of 272 kl/day = 136 kl/day. The Knysna Municipality committed to make 180 kl/day potable water available to the development of (see letter dated 14 August 2015 attached as Annexure L). This is well within the calculated requirement as noted in the report.

20.2 **Sewerage:**

The on-site MBR package plant

20.3 **Electricity:**

Connect to Existing municipal network

20.4 **Stormwater:**

A dual drainage system is proposed where the minor flood with 1:5 year or less recurrence intervals will be carried in a formal system comprising swales, the streets and conduits, while the major flood with 1:50 year recurrence interval will be carried in the streets and the formal system mentioned above and only where the latter capacity is exceeded, then in overland open or piped channels and infiltration into the sandy surface material and natural watercourses.

20.5 Refuse Removal:

Central collection point for municipal collection

SECTION E

PARTICULARS OF CONSULTANT

1. **WERE ANY PROFESSIONAL CONSULTANTS INVOLVED IN THE PREPARATION OF THIS APPLICATION?**

YES x

NO

NOTE: *Where applicable this section should be completed separately for each consultant;
If no consultants were used this fact must be indicated with a line through Section E.*

2. **FULL NAME OF CONSULTANT:**

.....**Lizemarie Botha**.....

3. **NAME OF COMPANY/FIRM:** *(Where applicable, e.g. ABC Consultants)*

.....**VPM Planning CC**.....

4. **CURRENT POSITION IN COMPANY / FIRM:**

.....**Town Planner and Co-owner**.....

5. **QUALIFICATIONS / RELEVANT FIELDS OF EXPERIENCE / PROFESSIONAL AFFILIATIONS, ETC.:**

B.T&RP (Town and Regional Planning) obtained in 1994.....

THE SOUTH AFRICAN
COUNCIL FOR TOWN AND
REGIONAL PLANNERS

Registered Member since June 2002
Membership nr 1234

SOUTH AFRICAN PLANNING
INSTITUTE

Registered Member since March 2011
Membership nr 11884

PROFESSIONAL EXPERIENCE

18 Years experience in Town and Regional
Planning of which 15 years is based in the
Knysna

6. **CONTRIBUTION TO THE STUDY:**

Conceptualising the development
Preparation of base plan containing site information
Preparation of Layout plans

Project Coordination
Preparation of Planning application

7. **CONTACT DETAILS OF CONSULTANT**

POSTAL ADDRESS:

PO Box 173

KNYSNA

6570.

NOTE: Should any correspondence be required to the consultant it will be directed to the above address.

TELEPHONE NO.: 044 302 2300.....

CELL NO.: 082 8551125

FAX NO.:

EMAIL ADDRESS: lizemarie@vpmsa.co.za.....

2. **OTHER SUB-CONSULTANTS:**

SPECIALIST	CONTACT PERSON	COMPANY	EMAIL	TEL.
Project Manager & Town Planning	L. Botha	VPM	lizemarie@vpmsa.co.za	044 3022300 0828551125
Environmental Consultant	Sian Holder (SH)	Cape Eprac	sian@cape-eaprac.co.za	044 874 0365
Environmental Consultant	Louise Marie Van Zyl (LVZ)	Cape Eprac	louise@cape-eaprac.co.za	044 874 0365
Land Surveyor	R Kohler (RK)	VPM	rohan@vpmsa.co.za	044 302 2300
Archaeologist	Peter Nilssen	Dr Peter Nilssen	peter@carm.co.za	044 691 0051 082 7835896
Heritage Specialist	Stefan De Kok	Perception planning	perceptionplanning@gmail.com	0825684719
Fauna and Flora Specialist	Simon Todd	Simon Todd consulting	Simon.Todd@3foxes.co.za	082 3326502 021 7820377
Visual Impact Specialist	Megan Anderson	Megan Anderson Landscape Architect	megan@mala.co.za	021 671 3987

Electrical Engineer	Rob Hall (RH)	DVM Electrical Engineer	rob@dvmgeo.co.za	083 453 3008
Civil Engineer	Nelius Agenbach (NA)	Kantey and Templar	neliusa@gr.kanteys.co.za	082 879 5771
Legal	C Ballan (CB)	CJ Ballan Attorneys	carlb@cjbs.co.za	0837044925
Developer	Jennifer Wucherpfennig (JW)	Developer	jenwuch@gmail.com	076 0705113

SECTION F

DETAILS OF CONSULTATION AND / OR SCOPING PROCESS

1. HAS THIS APPLICATION BEEN DISCUSSED WITH ANY REPRESENTATIVE OR RESPONSIBLE OFFICIAL OF THE KNYSNA MUNICIPALITY OR ANY OTHER AUTHORITY PRIOR TO SUBMISSION THEREOF?

YES x

NO x

2. IF IT HAS BEEN DISCUSSED, PROVIDE IN A SEPARATE SCHEDULE BRIEF DETAILS IN THIS REGARD UNDER THE FOLLOWING HEADINGS:

See Minutes of Pre-application meeting

And schedule of meeting conducted in conjunction with the EIA process

Name of Official Representative	Position	Authority Organisation	Date of Discussion	Manner of Discussion	Issues raised and discussed

3. HAS A COPY OF THIS APPLICATION BEEN MADE AVAILABLE TO ANY AUTHORITY OTHER THAN THE KNYSNA MUNICIPALITY?

YES x

NO

If 'YES', provide the name and address of such authority(ies) and the date of submission to it / them.

NOTE: *Proof of submission to this Authority (registered postal notice or acknowledgement of receipt by the Authority), as well as a copy of the covering letter to this Authority, must be attached to this application.*

The following authorities will be contacted by VPM and proof will be forwarded in due course.

1. SANPARK
2. CAPE NATURE
3. PROVINCIAL ROADS
4. SANRAL
5. TRANSNET

6. DEPT OF WATER AFFAIRS
7. DEPT OF HEALTH
8. NAT AGRICUTURE ALREADY APPROVED THE ZONING OUT OF AGRICULTURE
9. WESTERN CAPE HERITAGE - HERTIAGE APPLICTION TO BE SUBMITTED BY HERITAGE SPECIALIST
10. DEA - EIA TO BE SUBMITTED BY ENVIRONMENTAL CONSULTANT.

4. **WAS IT A STIPULATION OF ANY OTHER AUTHORITY THAT THE APPLICATION SHOULD BE ADVERTISED FOR COMMENT IN TERMS OF ANY OTHER LEGISLATION?**

YES x	NO
-------	----

If 'YES', detail in this regard should be attached separately.

COMBINED ADD FOR IEA, HERITAGE AND LUPO TO BE SUBMITTED FOR APPROVAL BY THE KNYSNA MUNICIPALITY

5. **HAS THE PROPOSAL BEEN DISCUSSED WITH ANY INTERESTED / AFFECTED PROPERTY OWNERS / TENANTS OR INTERESTED / AFFECTED COMMUNITY ORGANISATIONS (E.g. Ratepayers Organisations, Street Committees, Wildlife Society, etc.)?**

YES x	NO
-------	----

If 'NO', briefly explain why not:

Call for Interested and affected parties as part of NEMA regs application.
 Adjoining neighbours, Dave Meteler Kamp, Dave Pheiffer and mR Jacobson has been contacted by applicant;
 Meeting conducted with Sedgefield Rate Payers

If 'YES', provide details (in a separate schedule if necessary) of the persons, and / or organisations involved and summarize the outcome of the discussions (attach written comments of such persons / organisations where possible):

.....

.....

.....

.....

SECTION G

APPLICATION FEES

1. See current schedule of fees.
2. Please include proof of payment of the application fees with the application.

SECTION H

DECLARATION

I,Lizemarie Botha, ON BEHALF OF VPM PLANNING

(FULL NAMES AND SURNAME OF APPLICANT)

HEREBY CERTIFY AS FOLLOWS:

- THAT THE INFORMATION APPEARING IN THIS FORM IS CORRECT AND ACCURATE;
- THAT THE INFORMATION APPEARING IN THE ANNEXURES TO THIS FORM IS CORRECT AND ACCURATE;
- THAT I UNDERSTAND THE APPLICATION.

SIGNATURE
OF APPLICANT:



DATE:3 February 2016.....