



VPM

Innovative, creative and professional service

TOWN AND REGIONAL PLANNERS AND PROFESSIONAL LAND SURVEYORS

Our ref : The Hill/FA/1

The Municipal Manager

Knysna Municipality

PO Box 21

Knysna

6530

3 February 2016

FOR ATTENTION: HENNIE SMIT

Dear Sir,

PROPOSED REZONING, CONSOLIDATION AND SUBDIVISION: REMAINDER OF PORTION 82 OF THE FARM RUYGTE VALLY NO 205 & REMAINDER OF ERF 1638 SEDGEFIELD

VPM Planning has been appointed by Garden Route Chalets (Proprietary) Limited, the owner of the Remainder of Portion 82 of the farm Ruygte Valley 205 and the Remainder of Erf 1638 Sedgefield to prepare and submit the following applications to the relevant authorities.

- Application in terms of Section 17 (1) of the Land Use Planning Ordinance (Ordinance 15 of 1985) for the rezoning of Erf 1638 Sedgefield from "Agriculture " to "Sub-divisional Area" and the rezoning of Portion 82 of the Farm Ruygte Valley from "Agriculture 1" to "Sub-divisional Area";
- Application in terms of Section 24 (1) of the said Ordinance for the subdivision of the consolidated property into 130 "Single Residential" erven, one "Group Housing" site consisting of approximately 110 units, one "Business zone" site and one "Private Open Space" Erf, in accordance with a proposed subdivision layout (Plan Nr: SUB/THE HILL/ Layout 11 dated July 2013);
- Application in terms of Section 24 (1) of the said Ordinance for the re-alignment of an Servitude Right of Way 9.45m wide over the consolidated property in favour of the owners of the Remainder of Portion 92 as indicated Plan Nr: SUB/THE HILL/ Layout 11 : July 2013);
- Application in terms of Section 24 (1) of the said Ordinance for a Pipeline and Access Servitude Right of Way over the consolidated property in favour of the Knysna Municipality to gain access to Portion 151 of the farm Ruygte

Members: R.J. Kohler B.Sc (Land Sur) Pr.L (SA); L. Botha(Pr. Pln 1234);
Assisted by: Cameron Kohler (B.Sc Geomatics; Wimpie Prinsloo Dip(Sur) ST(SA)

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Valley 205 and to allow water pipes to traverse over the property, as indicated on Plan Nr: SUB/THE HILL/ Layout 11 : July 2013);

- Application in terms of Section 24 (1) of the said Ordinance for Electrical servitude over the consolidated property in favour of the Knysna Municipality as indicated on Plan Nr: SUB/THE HILL/ Layout 11 : July 2013);
- Council's consent to request the de-proclamation of the portion of Minor Road 6914 as Provincial Road and to accept it as a municipal street, as requested by the Provincial Roads Authority.

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

- i. Application form for Rezoning and Subdivision duly completed and signed by authorised agent;
- ii. 2 x hard copies of the complete Motivation Report including Diagrams and Annexure
- iii. 1 x data CD containing a digital copy of the application;
- iv. Proof of payment of Application Fees of R 12 080,00

R 6 343.00 (Rezoning to residential zone more than 10 000m²) plus

R 5 737.00 (Subdivision);

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 and provide us with an application number.

Yours faithfully



Lizemarie Botha

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