



VPM

Innovative, creative and professional service

TOWN AND REGIONAL PLANNERS AND PROFESSIONAL LAND SURVEYORS

Knysna Municipal Manager

26 October 2021

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 160 SEDGEFIELD: REZONING AND REMOVAL OF TITLE DEED RESTRICTIVE CONDITIONS APPLICATIONS

VPM Planning has been appointed by Erf 160 Sedgefield CC, the owner of Erf 160 Sedgefield, to prepare and submit the following applications in terms of Section 15(2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021, to the Knysna Municipality (See Power of Attorney and Company Resolution attached as Annexure A).

- i. Section 15 (2) (a): Application to Rezone the property from “Single Residential Zone I” to “Business Zone I” in order to allow a small retail centre which consists of shops and offices.
- ii. Section 15 (2) (f): Removal of Restrictive Title Deed Conditions B (8), B (9) and B (11).

For your further consideration, please find the following documentation attached:

1. Proof of Payment of Application Fees;
2. T2 Land Use Application form duly completed;
3. Motivation Report
4. List of Diagrams:

Members: R.J. Kohler B.Sc (Land Sur) Pr.L (SA); L. Botha(Pr. Pln 1234);
Assisted by: Nikolaos Kyriacos Pr.L (SA) ; Cameron Kohler (B.Sc Geomatics); Masixole Bantom(B.Sc Geomatics); Lundikazi Khuphiso (B.Tech TRP)

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DIAGRAM 1: Locality Plan

DIAGRAM 2: Aerial Photo

DIAGRAM 3: Zoning Map

DIAGRAM 4: CBA & ESA Map

DIAGRAM 5: Site Development Plan

DIAGRAM 6: Land Use Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Deed of transfer

ANNEXURE C: SG Diagram and General Plan

ANNEXURE D: Sedgefield Investments Windeed Search Results

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



Lundikazi Khuphiso

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