



Knysna Municipal Manager

20 June 2022

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 4982 SEDGEFIELD: REZONING, CONSENT USE, SUBDIVISION, DEPARTURE, AMENDMENT OF CONDITIONS OF APPROVAL, ALTERNATIVE PERMANENT PARKING AND SERVITUDE APPLICATIONS

Planning Space Pty Ltd has been appointed by Sandpiper Nature Reserve Pty Ltd, the owner of Erf 4882 (of which Erf 4982 is an unregistered portion), to prepare the following applications in terms of Section 15 (2) and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, to the Knysna Municipality (See Power of Attorneys and Company Resolution attached as **Annexure A**).

- i. Section 15 (2) (a): The rezoning of Erf 4982 Sedgefield from “**Undetermined**” to “**Subdivisional Area**” to allow for General Residential III, General Residential I and Open Space III purposes.
- ii. Section 15 (2) (d): Application for the subdivision of Erf 4982 into one General Residential III erf, one Single Residential I Erf, and a Remainder zoned Open Space III, as indicated on the attached Subdivision Plan Diagram 6 (Plan Nr S4982sub2 Dated 31 May 2019).
- iii. Consent for a Retirement Resort in the General Residential III Zone as indicated on the Site Development Plan Rev 7 dated 05 May 2022 prepared by JGA.
- iv. Departure from provision to relax the building lines prescribed for the General Residential Zone III as indicated on the Site Development Plan Rev 7 dated 05 May 2022 prepared by JGA and described below:
 - a. A relaxation of the western lateral building line from 4.5m to 2m to allow a section of the Gym Building.
 - b. The relaxation of the eastern lateral building line from 4.5m to 2m to allow a section of the Main Building.

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Plettenberg Bay Branch | 23 Bowtie Drive, Plettenberg Bay, 6600 C | 082 855 1125 E | lizemarie@planningspace.co.za

Knysna Branch | 16 Green Street, Knysna, 6570 C | 071 836 6826 E | lundi@planningspace.co.za

Directors | Lizemarie Botha (B.TRP - Pr. Pln 1234)

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- v. Permission required in terms of the Zoning Scheme to provide alternative permanent parking on the existing parking area on the adjacent Erf 4961 which belongs to the Sandpiper HOA.
- vi. Registration of a parking servitude over a Portion of Erf 4981 in favour of Erf 4982, as indicated on (Plan Nr S4982sub2 DATED 31 May 2019).
- vii. Amendment of the following conditions of the Rezoning approval dated 2 March 2005:
 - a. Condition [b] iv – That residential erven may not exceed 500m² - to read:
 - i. “That General Residential II erven may not exceed 500m² unless consolidated”.
 - b. Condition [b] ix – That the maximum height allowed in case of 3 storey dwellings only as specified, shall be 8.9m above natural ground level subject to the approval of the provincial government in terms of the Knysna Plettenberg Bay Regional Structure Plan and all other buildings shall not exceed two storeys up to a maximum of 8m above natural ground level by the additions of:

“The height of the General Residential III buildings on Phase B (erf 4982) may not exceed a height of 10m above Natural ground level.”

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

- 1. Proof of Payment of Application Fees (to be provided when applicable fees confirmed)
- 2. T2 Land Use Application form duly completed;
- 3. Motivation Report
- 4. List of Diagrams:
 - DIAGRAM 1:** Locality Plan
 - DIAGRAM 2:** Aerial Photo
 - DIAGRAM 3:** Zoning Map
 - DIAGRAM 4:** Contour plan and Slope Analysis
 - DIAGRAM 5:** Approved Subdivision Plan for Phase B
 - DIAGRAM 6:** Proposed Subdivision Plan
 - DIAGRAM 7:** Site Development Plan for the Retirement Village
- 5. List of Annexures:
 - ANNEXURE A:** Power of Attorney and Company Resolution
 - ANNEXURE B:** Title Deed Erf 4884
 - ANNEXURE C:** Amended General Plan GP 1345/2012

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ANNEXURE D: March 2005 Rezoning Approval
ANNEXURE E: Subdivision Approval -January 2008
ANNEXURE F: May 2012- Approval of the Amendment of the General Plan
ANNEXURE G: June 2018 – Subdivision Approval of Phase B
ANNEXURE I: Geotechnical Soil Report
ANNEXURE J: Civil Services Report
ANNEXURE K: Electrical Service Report
ANNEXURE L: Municipal Confirmation of Bulk Services
ANNEXURE N: Environmental Impact Assessment Report
ANNEXURE M: Visual Impact Assessment Report
ANNEXURE O: Sandpiper HOA Consent

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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