



Knysna

Municipality || Munisipaliteit || uMasipala

inclusive || innovative || inspired

RE-ADVERTISEMENT!!!

PROPOSED REZONING, SUBDIVISION & CONSENT USE: ERF 5008, SEDGEFIELD

Notice is hereby given in terms of Section 45 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) that the abovementioned application has been received from:

Applicant's Name: Rodney Nel Management Service (Pty) Ltd
Contact Person: c/o Planning Space (Pty) Ltd
Email: lundi@planningspace.co.za
Reference number: Application number 3583
Property Description: Erf 5008, Sedgefield
Physical Address: Jan van Riebeeck Street, Sedgefield
Nature of application:

- (i) Application for the **Rezoning** from “Business Zone I” and “General Residential III” to “Subdivisional Area” in terms of **Section 15(2)(a)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) to allow a mixed-use development in accordance with Site Development Plan numbered “SDP-E5008-SED” dated 31 July 2025;
- (ii) Application for a **Subdivision** of Erf 5008, Sedgefield into three (3) portions in terms of **Section 15(2)(d)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021):
 - a) Portion A measuring $\pm 6,755\text{m}^2$ to be zoned to “General Residential I” for Group Housing purposes;
 - b) Portion B measuring $\pm 2,433\text{m}^2$ to be zoned “Business I” to accommodate offices and a self-storage park; and
 - c) Remainder measuring $\pm 4,125\text{m}^2$ to be zoned “Business I” for shops, offices and restaurants.
- (iii) Application for a **Consent Use** in terms of **Section 15(2)(o)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) to use Portion B as a warehouse for self-storage facilities; and
- (iv) Application for a **Subdivision** of Portion A into sixteen (16) Group Housing erven and one (1) Private Open Space erf (including access roads, infrastructure and communal gardens).

<https://www.knysna.gov.za/do-business/planning-development/current-land-use-applications/>

Members of the public are invited to submit written comments, together with the reasons therefore in terms of Section 50 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021). **Members who already commented or objected on the application do not have to comment again.** Comments must be addressed to the Municipal Manager and submitted via email at knysna@knysna.gov.za and lmniki@knysna.gov.za on or before **27 April 2026**, quoting your name, address, electronic contact details and telephone number, interest the



Knysna

Municipality || Munisipaliteit || uMasipala

inclusive || innovative || inspired

application and reasons for comment. The municipality may refuse to accept comments received after the closing date. Persons who cannot write may contact the Town Planning Office during office hours, where the responsible official will assist you in putting your comments in writing.

Telephonic enquiries may be made during office hours to the Town Planner, Ms. Linda Mniki at 044-302 6383 or via email lmniki@knysna.gov.za.

HER-ADVERTENSIE!!!

VOORGESTELDE HERSONERING, ONDERVERDELING & VERGUNNINGSGEBRUIK: ERF 5008, SEDGEFIELD

Kennis geskied hiermee ingevolge Artikel 45 van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021) dat die bogenoemde aansoek ontvang is vanaf:

Naam van Aansoeker:	Rodney Nel Management Service (Pty) Ltd
Kontak Persoon:	c/o Planning Space (Pty) Ltd
Epos:	lundi@planningspace.co.za
Verwysing nommer:	Aansoek nommer: 3583
Eiendom beskrywing:	Erf 5008, Sedgfield
Fisiese Adres:	Jan van Riebeeckstraat, Sedgfield
Aard van aansoek:	

- (i) Aansoek vir die **Hersonering** vanaf "Sakesone I" en "Algemene Enkelwoonsone III" na "Onderverdelingsarea" ingevolge **Artikel 15(2)(a)** van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021) om 'n gemengde-gebruik ontwikkeling toe te laat in ooreenstemming met Terreinontwikkelingsplan genummer "SDP-E5008-SED" gedateer 31 Julie 2025;
- (ii) Aansoek vir die **Onderverdeling** in drie (3) gedeeltes ingevolge **Artikel 15(2)(d)** van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021):
 - a) Gedeelte A wat $\pm 6,755\text{m}^2$ meet, sal gesoneer word as "Algemene Residensieel I" vir Groepbehuisingsdoeleindes;
 - b) Gedeelte B wat $\pm 2,433\text{m}^2$ meet, sal gesoneer word as "Sakesone I" om kantore en 'n selfbergingspark te akkommodeer; en
 - c) Restant wat $\pm 4,125\text{m}^2$ meet, sal gesoneer word as "Sakesone I" vir winkels, kantore en restaurante.
- (iii) Aansoek vir die **Vergunningsgebruik** ingevolge **Artikel 15(2)(o)** van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021) om Gedeelte B as 'n pakhuis vir selfbergingsfasiliteite te gebruik; en



Knysna

Municipality || Munisipaliteit || uMasipala

inclusive || innovative || inspired

- (iv) Aansoek vir die **Onderverdeling** van Gedeelte A in sestien (16) Groepbehuisingserwe en een (1) Privaat Oop Ruimte-erf (insluitend toegangspaaie, infrastruktuur en gemeenskaplike tuine).

‘n Volledige afskrif van die aansoek is beskikbaar op die munisipale webtuiste:

<https://www.knysna.gov.za/do-business/planning-development/current-land-use-applications/>

Lede van die publiek word uitgenooi om skriftelik kommentaar te lewer, saam met die redes daarvan ingevolge Artikel 50 van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021). **Lede wat reeds kommentaar of beswaar gemaak het oor die aansoek hoef nie weer kommentaar te lewer nie.** Kommentaar mag aan die Munisipale Bestuurder gerig word, en per epos ingedien word aan knysna@knysna.gov.za en lmniki@knysna.gov.za, op of voor **27 April 2026**, met vermelding van u naam, adres, elektroniese kontak besonderhede en telefoon nommer, belang in die aansoek en redes vir kommentaar. Die munisipaliteit mag weier om kommentaar wat na die sluitingsdatum ontvang is, te aanvaar. Persone wat nie kan skryf nie mag die Stadsbeplanningskantoor per telefoon nader tydens kantoorure, waar die betrokke amptenaar u sal help om u kommentaar op skrif te stel.

Telefoniese navrae kan gedurende kantoorure aan die Stadsbeplanner, Me. Linda Mniki by 044-302 6383 of per epos: lmniki@knysna.gov.za gerig word.

DR. RICHARD MARTIN
ACTING MUNICIPAL MANAGER