



Knysna Municipal Manager

23 September 2025

PO Box 21

Knysna

6530

FOR ATTENTION: MANAGER TOWN PLANNING

Sir/Madam,

ERF 5008 SEDGEFIELD: REZONING, SUBDIVISION, AND CONSENT USE APPLICATIONS

RODNEY NEL MANAGEMENT SERVICES PTY LTD, the owner of Erf 5008 Sedgefield (see Power of Attorney and Company Resolution attached as Annexure A), has appointed Planning Space Pty Ltd to prepare and submit the following application in terms of Section 15 (2) and Chapter IV of Knysna Spatial Planning and Land Use Management By-Law 2021:

- (i) Section 15 (2) (a): Rezoning of the property from “**Business I**” and “**General Residential III**” to “**Subdivisional Area**” to allow a mixed-use development in accordance with Site Development Plan No. SDP-E5008-SED dated 31 July 2025.
- (ii) Section 15 (2) (d): Application for a Subdivision of Erf 5008 Sedgefield into 3 portions in accordance with Subdivision Plan Nr SUB-E5008-SED dated 22 July 2025.
 - a) Portion A measuring $\pm 6755\text{m}^2$ to be zoned to “General Residential I” for Group Housing purposes.
 - b) Portion B measuring $\pm 2433\text{m}^2$ to be zoned “Business I” to accommodate offices and a self-storage park.
 - c) Remainder measuring $\pm 4125\text{m}^2$ to be zoned “Business I” for shops, offices, and restaurants.
- (iii) Section 15 (2) (o): Consent to use Portion B for warehouses (self-storage facilities).

Planning Space Garden Route Pty Ltd (Co Reg. P2022 / 307865 / 07)

Website: <https://www.planningspace.co.za> **Email:** Lundi@planningspace.co.za **Postal Address:** PO Box 2029, Knysna, 6570

Physical Address: Knysna Branch: Quayside Office Park, corner of Hedge and Gordon Street, Unit 6 Ground Floor, Knysna

Plettenberg Bay Branch: 23 Bowtie Drive, Plettenberg Bay, 6600

Contact: Lizemarie Botha-082 855 1125 | Lundikazi Khuphis-066 222 0016

(iv) Section 15 (2) (d): Application for a Subdivision of Portion A into 16 Group Housing Erven and 1 Private Open Space Erf (including access roads, infrastructure, and communal gardens).

1. Proof of Payment.
2. 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: Land Use Map

DIAGRAM 5: Beacon and Height Certificate

DIAGRAM 6: Proposed Site Development Plan

DIAGRAM 7: Proposed Subdivision Plan (Erf 5008)

DIAGRAM 8: Proposed Subdivision Plan (Portion A)

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title Deed

ANNEXURE C: SG Diagrams

ANNEXURE D: Rezoning and Subdivision Approval-2 December 1999

ANNEXURE E: Amendment of Conditions of Approval & Departure Approval-5 May 2005

ANNEXURE F: Rezoning and Subdivision Approval-15 August 2018 (Erven 5006 and 5007)

ANNEXURE G: Approved SDP and Building Plans

ANNEXURE H: Zoning Certificate

ANNEXURE I: Availability of Electricity Confirmation

ANNEXURE J: Traffic Statement

ANNEXURE K: Bulk Services Report

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.

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Please be so kind as to acknowledge receipt of this application.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'L.K.' with a stylized flourish at the end.

Lundikazi Khuphiso.

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