

ERF 3339 KNYSNA



MUNICIPAL PRIVATE-PUBLIC PARTNERSHIP:
PROPERTY DEVELOPMENT AND IMPLEMENTATION OF
RESIDENTIAL HOUSING

PRESENTATION

PREPARED BY

FOR



012 654 8733
60 ZAMBESI AVE
DOORINGKLOOF
CENTURION

053 833 9212
HERLEAR KIMBERLEY

KNYSNA LOCAL
MUNICIPALITY



Revision	Date	Details	Authorised
4	23/09/2025	MUNICIPAL PRIVATE- PUBLIC PARTNERSHIP: PROPERTY DEVELOPMENT AND IMPLEMENTATI ON OF RESIDENTIAL HOUSING	

Contents

00 Executive Summary

01 Introduction

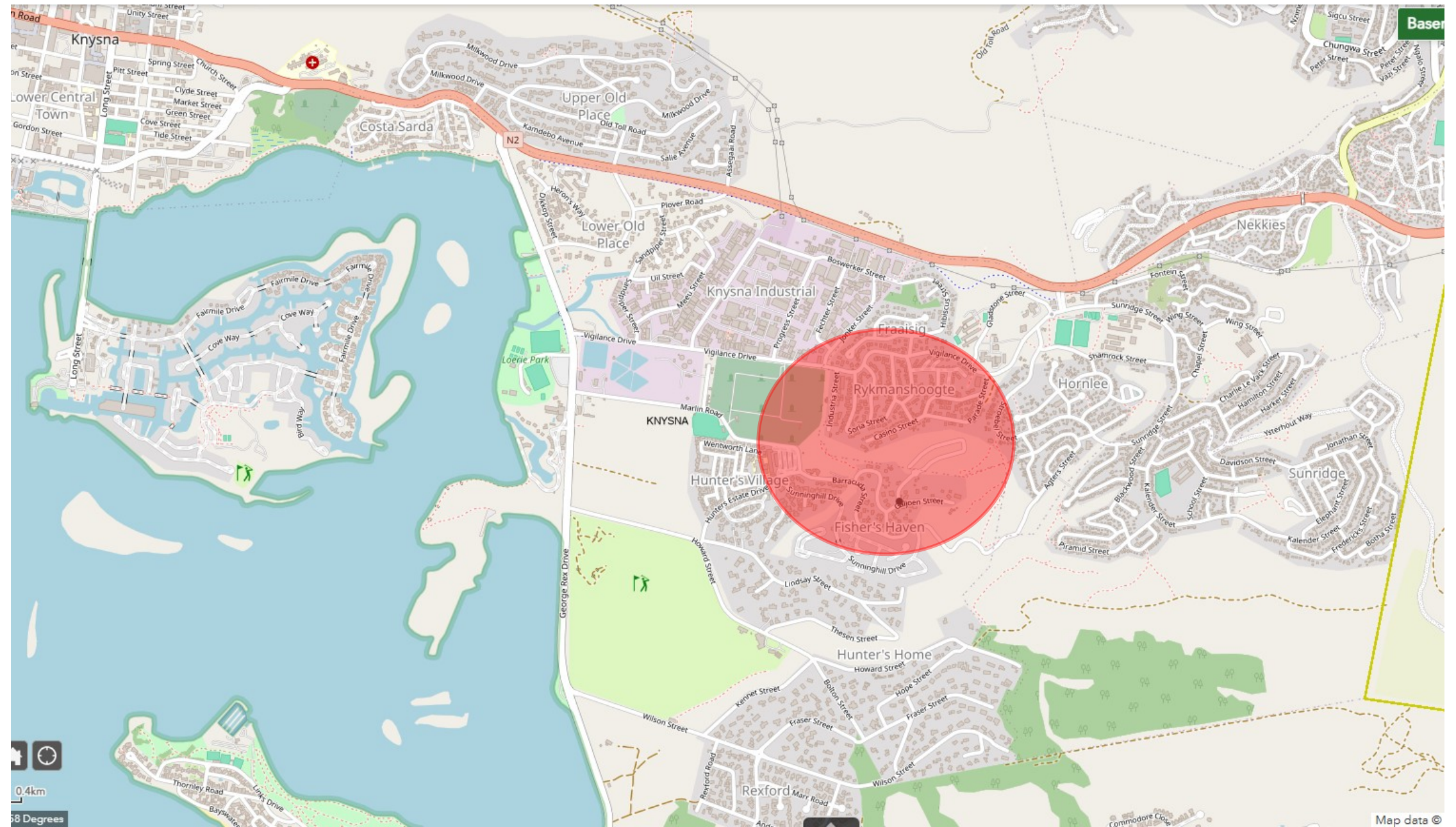
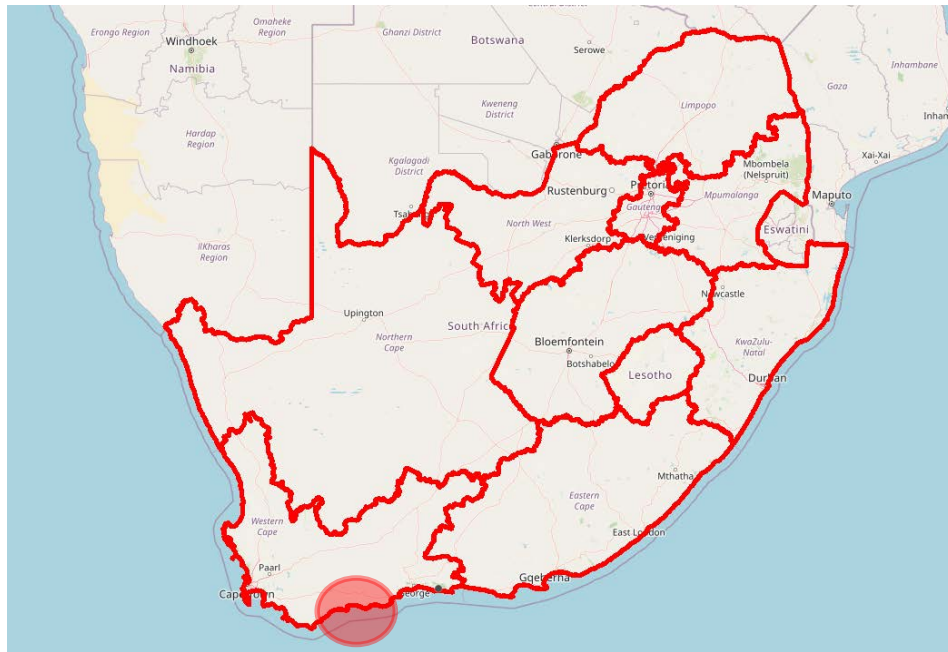
02 Background Research
& Context

03 Site Analysis

04 Planning & Risk
Analysis

05 Master Plan

03 Locality Plan



LEGEND:
(Distances from Site)

A- ECD CENTRES

B- PRIMARY SCHOOLS

C- SECONDARY SCHOOLS

D- PRIMARY HEALTH CARE CENTRE

E- COMMUNITY HEALTH CENTRES (CHCS)

F- LIBRARIES

G- COMMUNITY HALLS

H- MULTI-PURPOSE CENTRES

I- GOVERNMENT DEPARTMENTS' OFFICES

J- POLICE STATIONS

K- FIRE STATIONS

L- HOMES FOR THE AGED

M- CHILD AND YOUTH CARE CENTRES

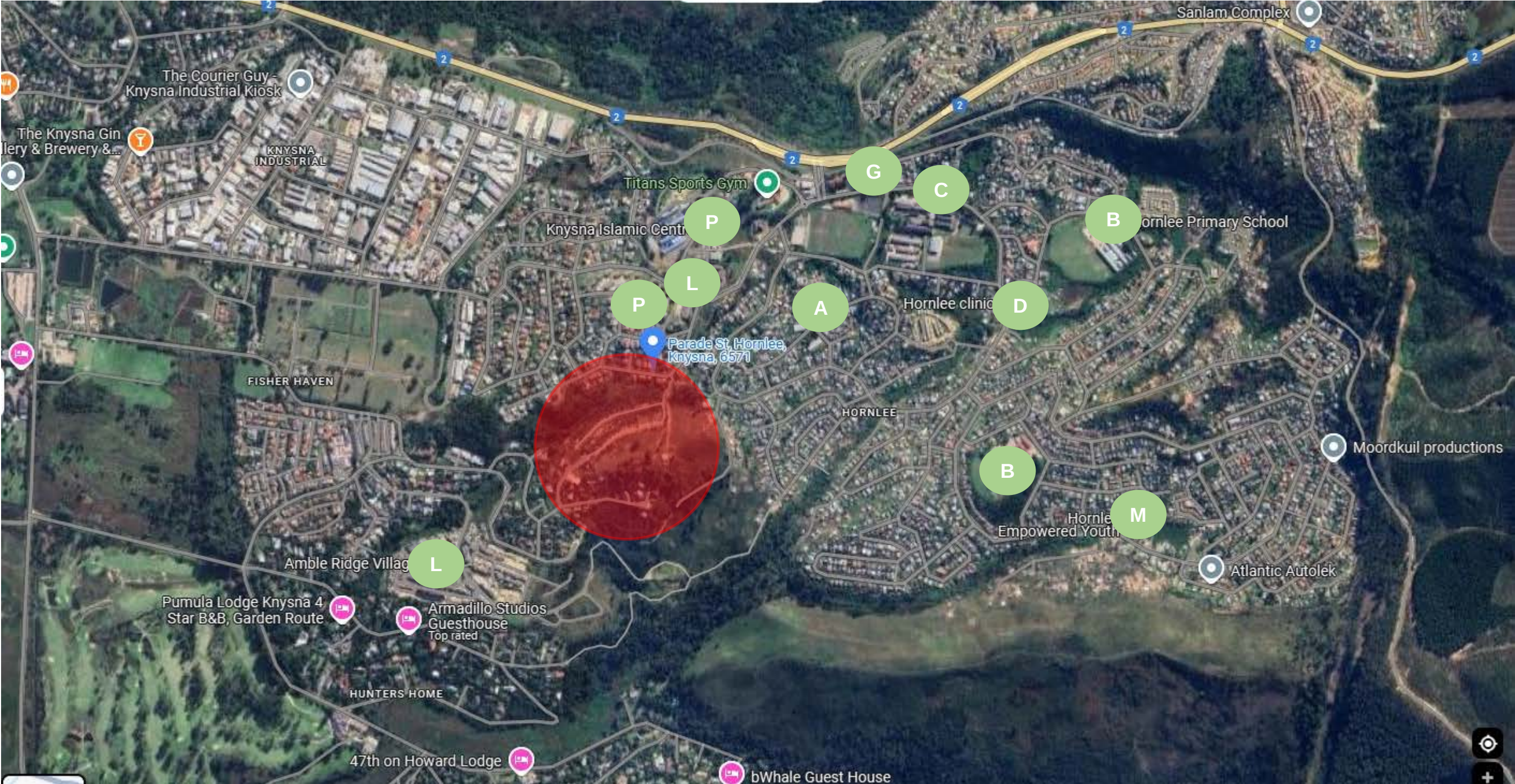
N- POST OFFICES

O - INFORMATION CENTRES

P- RELIGIOUS CENTRES

— NATIONAL ROAD (N2)
● GUEST HOUSES

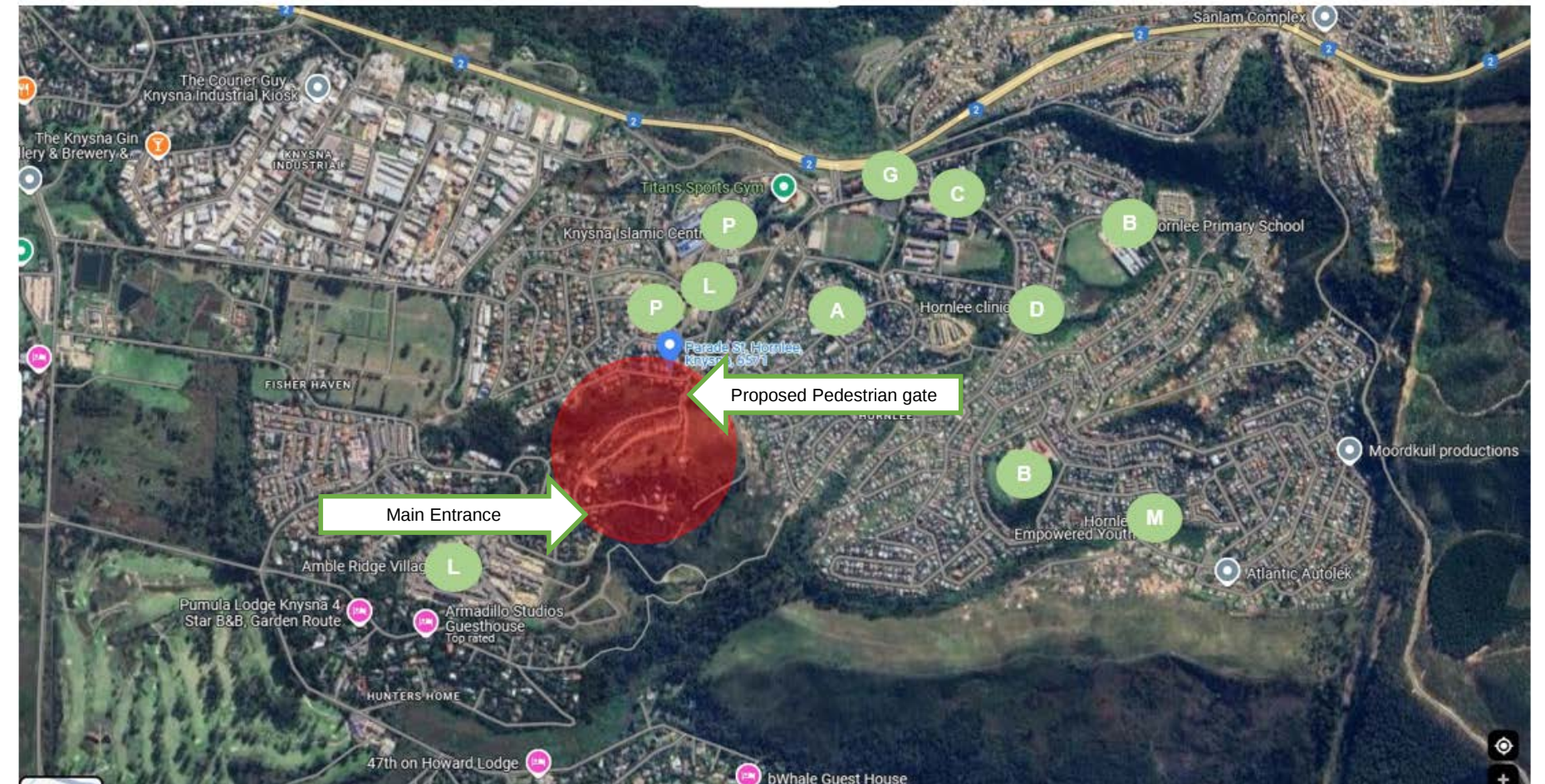
03 Locality Plan



03 Locality Plan

Accessibility to Social facilities

Item No.	Social facility Description	Driving	Walking
		 Distance	 Distance
SF01	ECD centres (including day-care centres, nursery schools, play schools and after-school care facilities)	1	16
SF02	ECD Resource Centres/ Hubs	2	12
SF03	Primary schools	1	24
SF04	Secondary schools	1	4
SF05	Primary Health Care clinics	1.4	15
SF06	Community Health Centres (CHCs)	6	45
SF07	Libraries	5.2	40
SF08	Community halls	0.8	10
SF09	Multi-purpose centres	0	0
SF10	Government departments' offices and/or service points (including Home Affairs offices, Labour centres, Social Development offices, SASSA offices, social grant pay points)	6	45
SF11	Religious Centres (Church, Mosque)	0.5	10
SF12	Police stations	6	45
SF13	Fire stations	6	45
SF14	Homes for the aged	3.9	35
SF15	Child and Youth Care Centres (CYCCs) (including children's homes)	2.5	20
SF16	Post offices/ postal agencies/ post boxes	6	45
SF17	ICT access hubs/ Information centres	6	45



It is recommended for the site to have a secondary pedestrian access point, as it will be positioned within walking distance to the primary social facilities which are on the northern side of the area.

03 Site Analysis

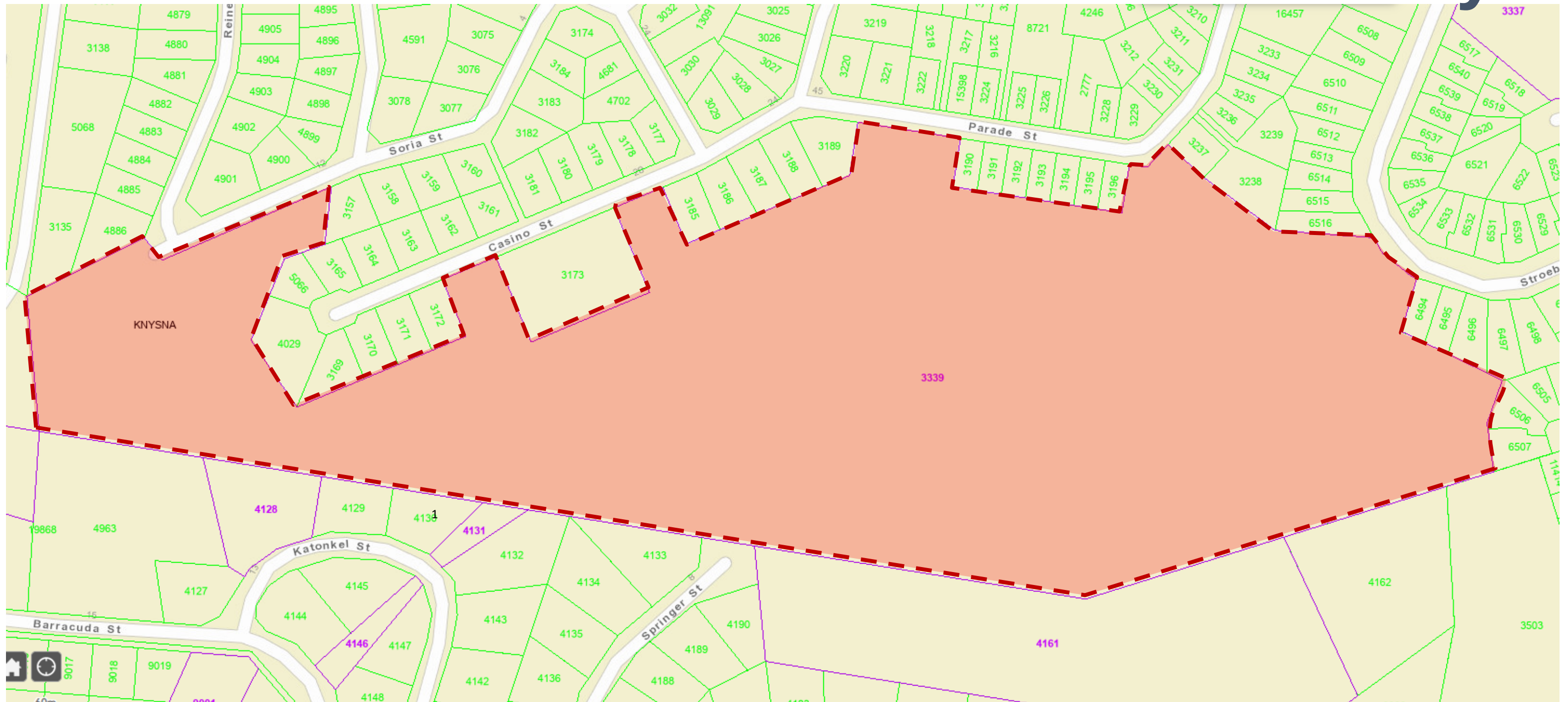
The site covers an approximate area of 105209,34 square meters. Based on visual inspection, the soil is identified as red loam with coarse particles.

The existing infrastructure on site includes a water tank and existing house, that will have to be demolished for construction phase

The site is surrounded by residential property and lots of trees and shrubs



03 Site Analysis



The site is accessed from springer and parade street.

04 Planning & Analysis

Town Planner Analysis

PROPOSED ZONING	SINGLE RESIDENTIAL ZONE 1	
Primary Use	Dwelling house	
Consent Use	- Crèche - Guest house (>2 rooms) - Home care facility - House shop - Second dwelling unit >60m²	
Floor Factor	n/a	
Coverage	65%	
Height	8.5m	
Building Lines	Street Building Line: 3m	Side & Rear building line: 1.5m
Parking	1 bay per dwelling on erven smaller than 350 m²	

PROPOSED ZONING	GENERAL RESIDENTIAL ZONE 3	
Primary Use	Flats	
Consent Use	- Backpackers' lodge - Boarding house - Convenience shop - Dwelling house - Home occupation - Office	
Floor Factor	1	
Density	n/a	
Coverage	60%	
Height	12m	
Building Lines	Street Building Line: 5m	Side & Rear building line: 4,5m
Parking	1.75 bays per unit plus 0.25 bays/unit for visitors	

PROPOSED ZONING	GENERAL RESIDENTIAL ZONE 2	
Primary Use	Town Housing	
Consent Use	- Flats - Home occupation - Retirement resort	
Floor Factor	n/a	
Density	60 dwelling units per hectare	
Coverage	60%	
Height	8.5m	
Building Lines	Street Building Line	Side & Rear building line
Along Perimeter of Site	a street boundary building line of 5 metres applies where the site abuts an external public street;	side and rear boundary building lines are 3 metres along the perimeter
Internal	street boundary building lines on internal roads are 0 metres; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road	side and rear boundary building lines within the site are 0 metres, unless the Municipality requires a building line for fire-fighting purposes, in which case the common boundary building lines must be determined by the Municipality.
Parking	2 bays per dwelling unit plus 0.25 bays/unit for visitors	

04 Planning & Analysis

LEGEND	
	Proposed Single Residential Zone 1
	Proposed General Residential Zone 2
	Proposed General Residential Zone 3
	Proposed Community Zone 2

Types of properties:

- Single Residential Dwellings
- Multiple Residential, Town Houses
- Flats, Social Housing



PRECEDENT STUDY 4- CONRADIE PARK, PINELANDS CAPE TOWN

South Africa's first fully integrated mixed-income, mixed-use development on a 22 ha site. Includes 3,500+ homes with subsidised, social-rental, rent-to-buy, and open-market units, plus retail, commercial, schools, and creches located in Capetown, Western Cape

Key features include:

- Nearly 50% of units are allocated for low-income households (R3,500–R15,000/month), with rent and purchase options scaled to income
- Emphasizes pedestrian permeability with fine-grain street patterns and public courtyards
- Incorporates solar panels, recycled-water and energy-efficient systems

04 Planning & Analysis Mixed Income Precedent



PRECEDENT STUDY 5- FLEURHOF DEVELOPMENT, ROODEPOORT JOHANNESBURG

Over 9,000 housing units across a 440 ha site, integrating fully subsidised RDP units, social rental, GAP/FLISP housing, and affordable bonded homes located in Roodepoort, Johannesburg

Key features include:

- Designed to foster social cohesion and support local economic activity
- Offers a mix of freestanding, semi-detached, and multi-storey apartments, enabling socio-economic integration across typologies.
- Integrates a network of public open spaces, community gardens, and playscapes emphasizing secure, walkable neighborhoods

04 Planning & Analysis Mixed Income Precedent



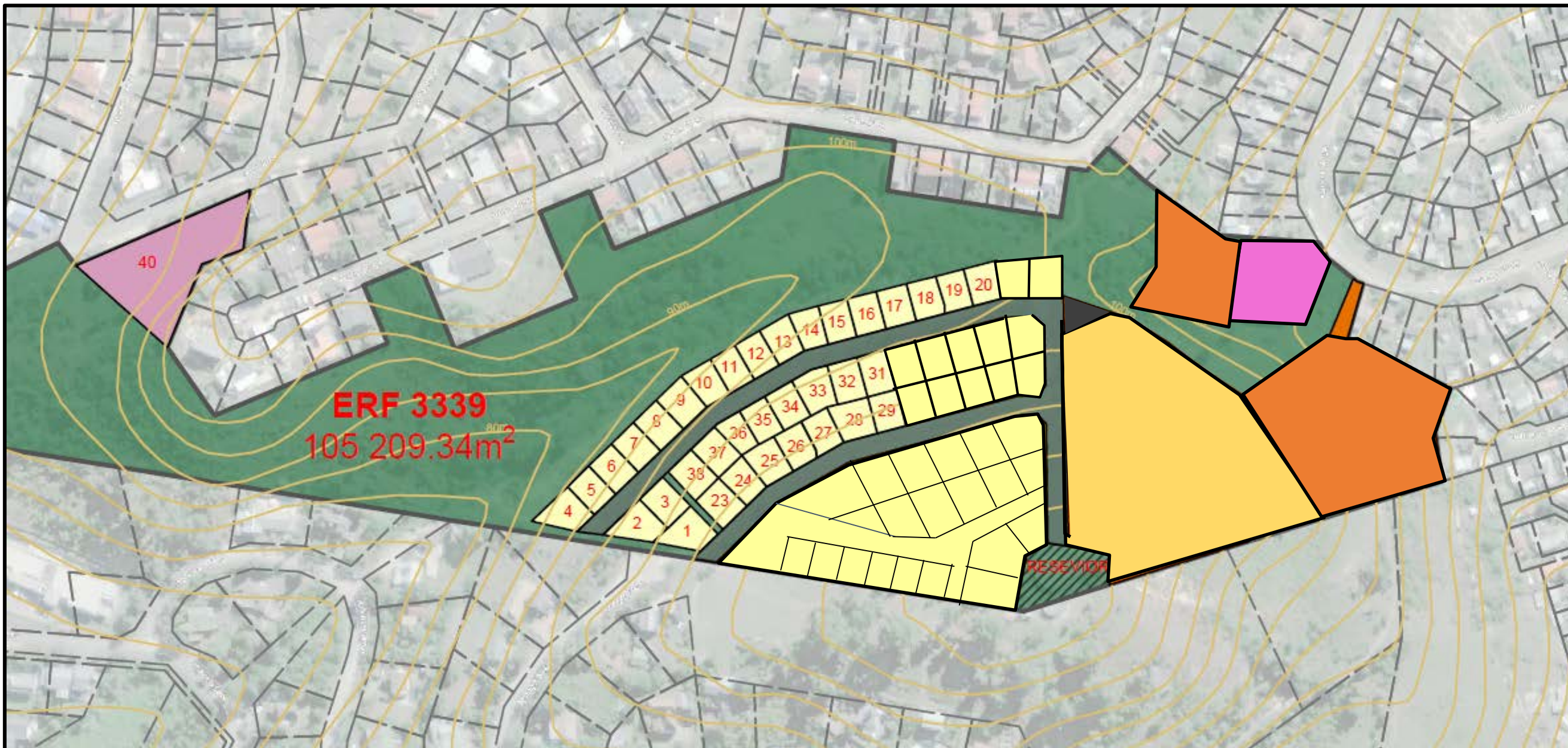
04 Planning & Analysis

Recommended Zoning

The site will allow for additional 45 freestanding residential units to the existing 35 erven, resulting in a total of 80 standalone homes. This increase responds directly to the strong demand for single residential units and makes more effective use of the site's development potential.

While the expansion will require some enhancement to the existing municipal services infrastructure, the scale of the addition is manageable and justified by the long-term benefits and greater return on investment.

This expanded footprint offers new flexibility in planning and layout. The removal of existing outdated structures on the site will open up opportunities to accommodate modern multi-storey housing.



AMMENDED SITE PLAN

05 Master Plan

- R

REFUSE AREA
- P

PLAY AREA
- W

WALKING & BICYCLE PATHS
- L

TUCK SHOP & LAUNDRY
- G

GUARD HOUSE
- O

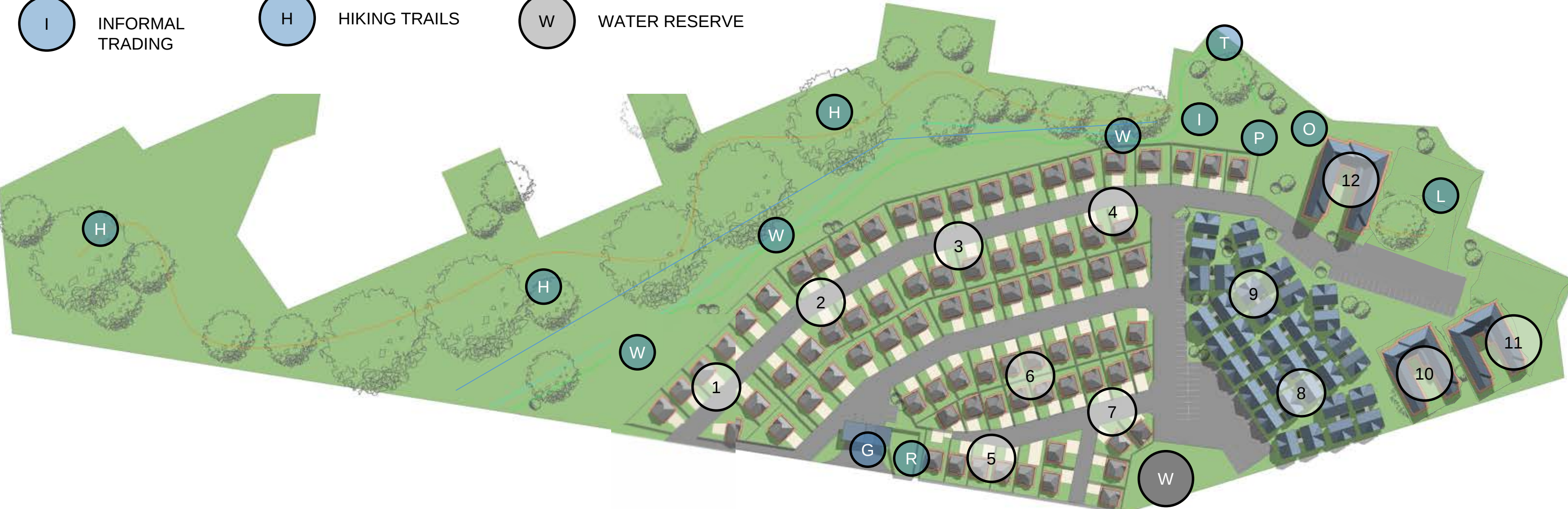
OUTDOOR GYM
- T

PEDESTRIAN TURNSTILE
- I

INFORMAL TRADING
- H

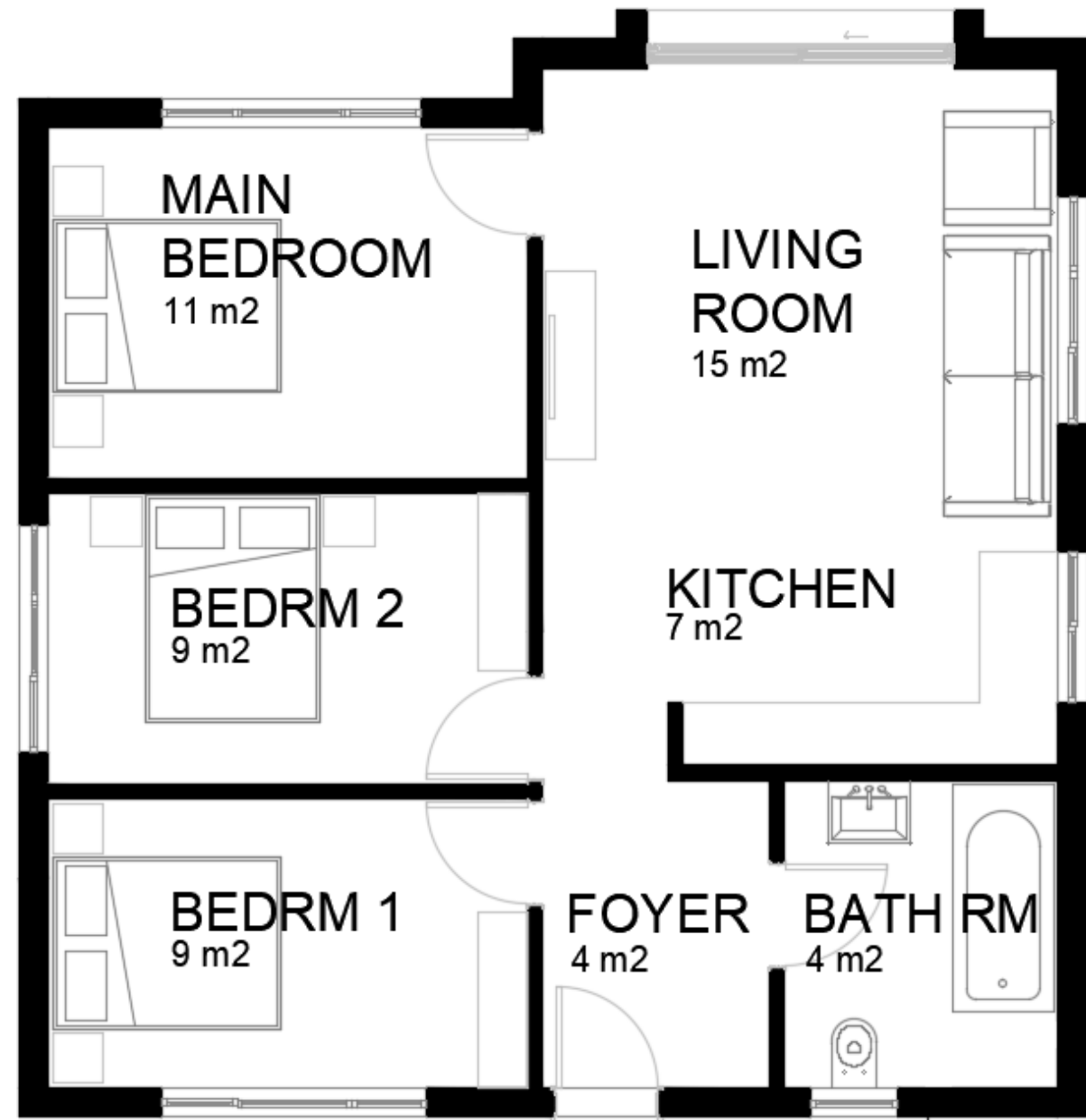
HIKING TRAILS
- W

WATER RESERVE



FREESTANDING UNIT A

3 BED 1 BATHROOM



OVERALL UNIT SIZE :

STAND: 320 - 275 SQM

FLOOR AREA: 60 SQM

COVERAGE: 20 - 25%

ROOMS:

- 3 BEDROOMS , 1 BATH, LIVING AREA

SITE PLAN COLOUR:



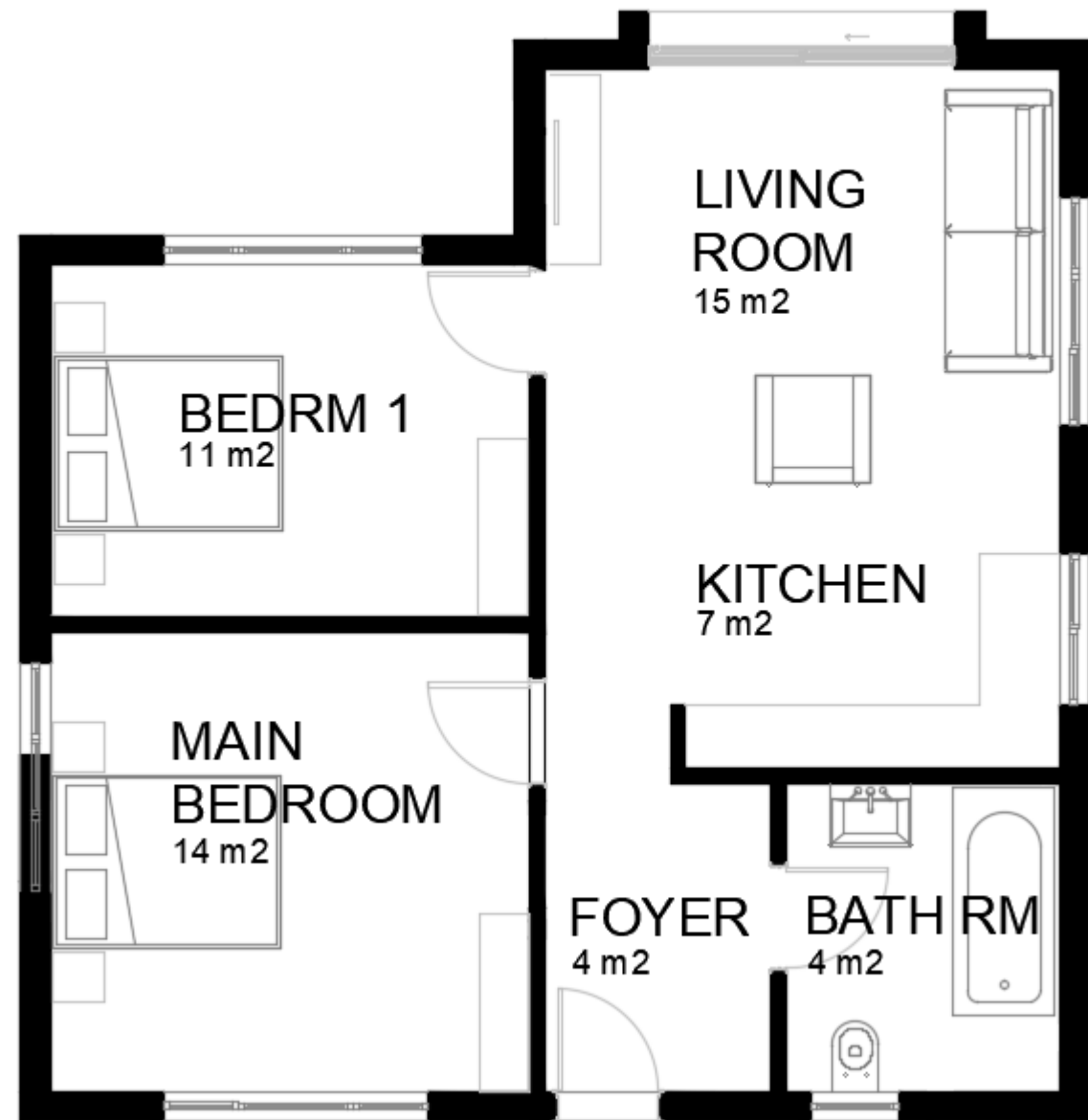
TOTAL FREESTANDING UNIT A ON SITE:
29 HOUSES

BUILD COST RANGE: R7000 to R10 000 per SQM

EARNING RANGE: R15 000 – R22 000

FREESTANDING UNIT B

2 BED 1 BATHROOM



OVERALL UNIT SIZE :

STAND: 295 - 275 SQM

FLOOR AREA: 55 SQM

COVERAGE: 20 - 25%

ROOMS:

- 2 BEDROOMS , 1 BATH, LIVING AREA

SITE PLAN COLOUR:



TOTAL FREESTANDING UNIT A ON SITE:

51 HOUSES

BUILD COST RANGE: R7000 to R10 000 per SQM

EARNING RANGE: R15 000 – R22 000

FREESTANDING UNITS

Indicative 3D Perspectives



TOWN HOUSE UNIT

2 BED 1 BATHROOM

OVERALL UNIT SIZE :

COVERAGE: 47SQM

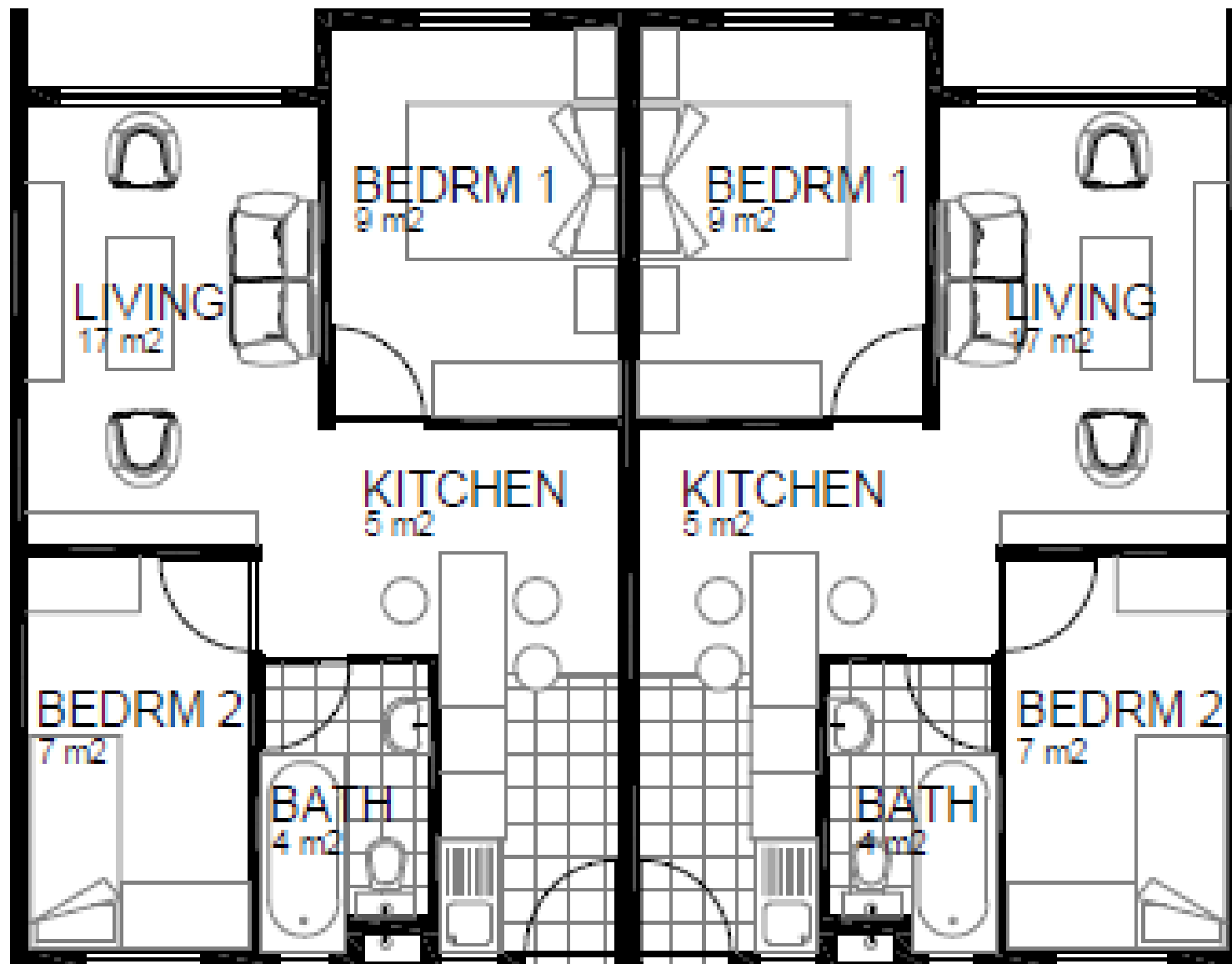
FLOOR AREA : 40SQM

ROOMS:

- 2 BEDROOMS
- 1 BATHROOM
- KITCHEN
- LIVING AREA

BUILD COST RANGE: R7000 to R10 000 per SQM

EARNING RANGE: R8 000 – R15 000



TOWN HOUSE STACKING

2 BED 1 BATHROOM

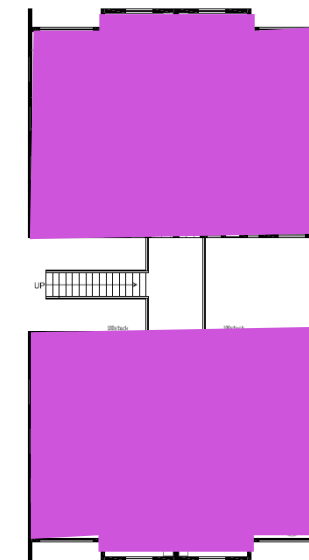


UNITS PER STACKING: 8 UNITS

GROUND FLOOR: 4 UNITS

FIRST FLOOR: 4 UNITS

SITE PLAN COLOUR CODE:



TOTAL STACKING TYPE ON SITE: 18 BLOCKS

TOTAL UNITS ON SITE: 144 UNITS

TOWN HOUSE UNITS

Indicative 3D Perspectives



FLATS UNIT TYPE A

2 BED 1 BATHROOM

OVERALL UNIT SIZE :

COVERAGE: 46SQM

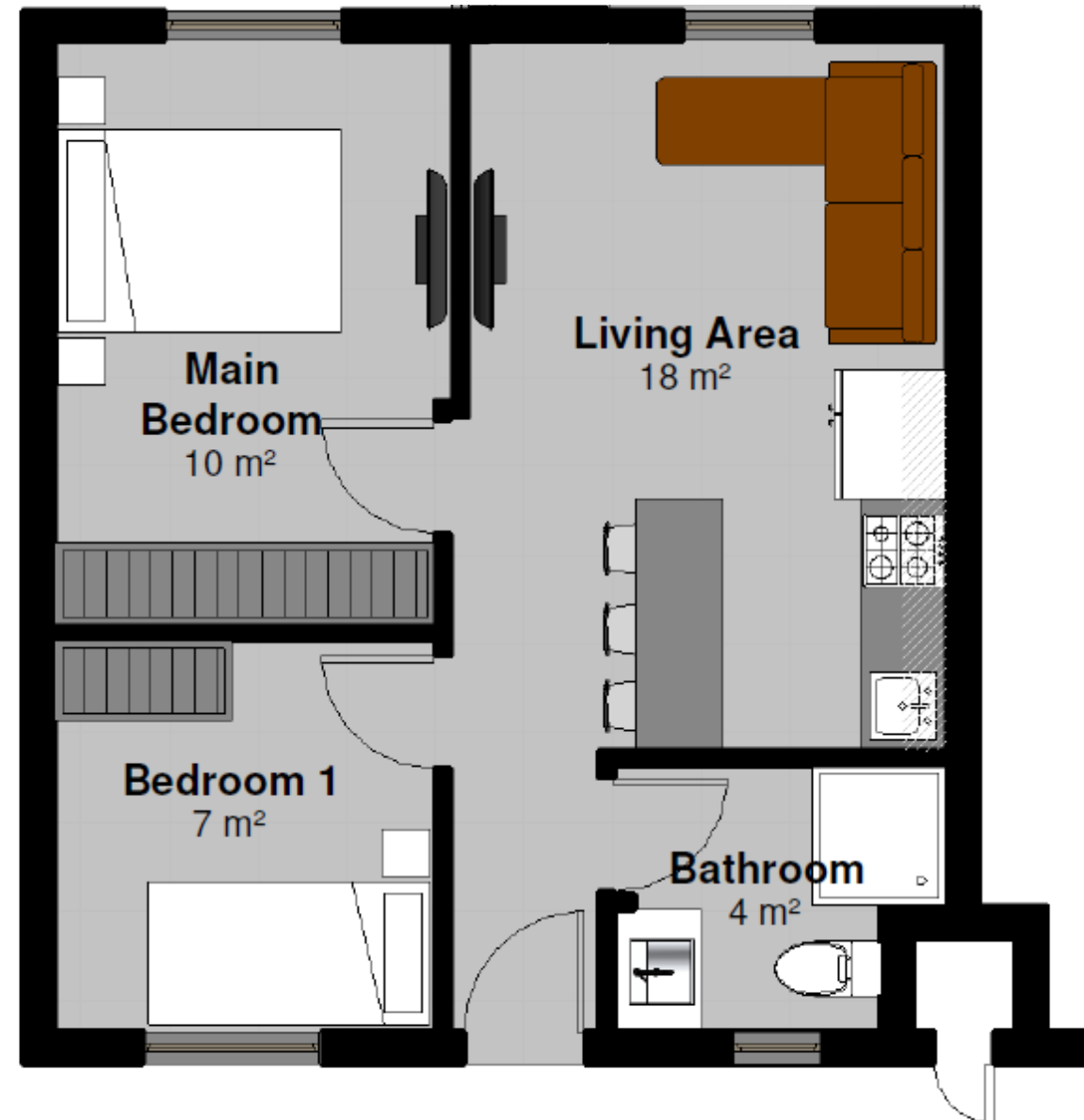
FLOOR AREA: 40SQM

ROOMS:

- 2 BEDROOMS
- 1 BATHROOM
- LIVING AREA

BUILD COST RANGE: R7000 to R10 000 per SQM

EARNING RANGE: R3500 – R8 000



FLATS UNIT TYPE B

3 BED 1 BATHROOM

OVERALL UNIT SIZE :

COVERAGE: 60SQM

FLOOR AREA: 51SQM

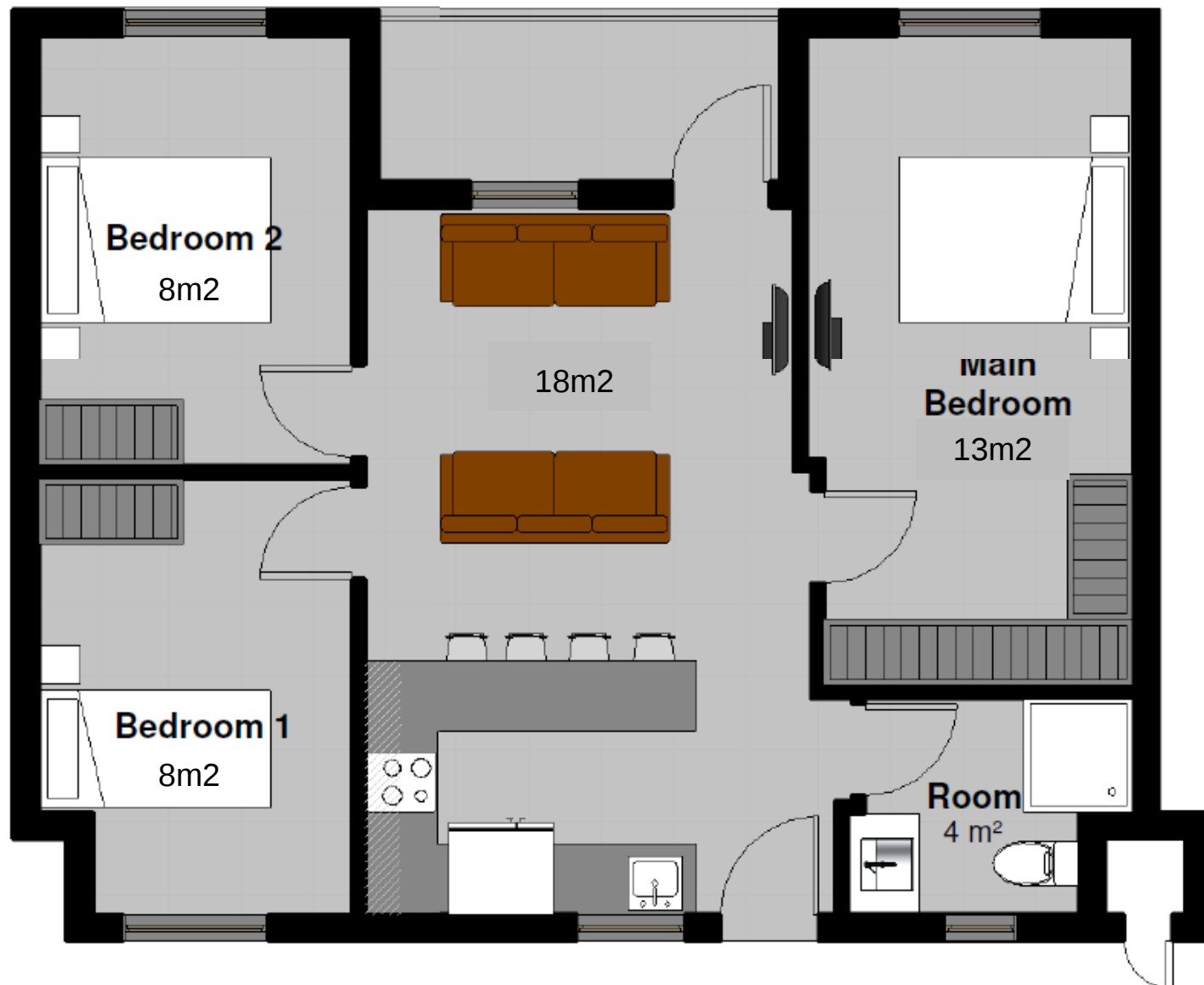
ROOMS:

- 3 BEDROOMS
- 1 BATHROOM
- LIVING AREA

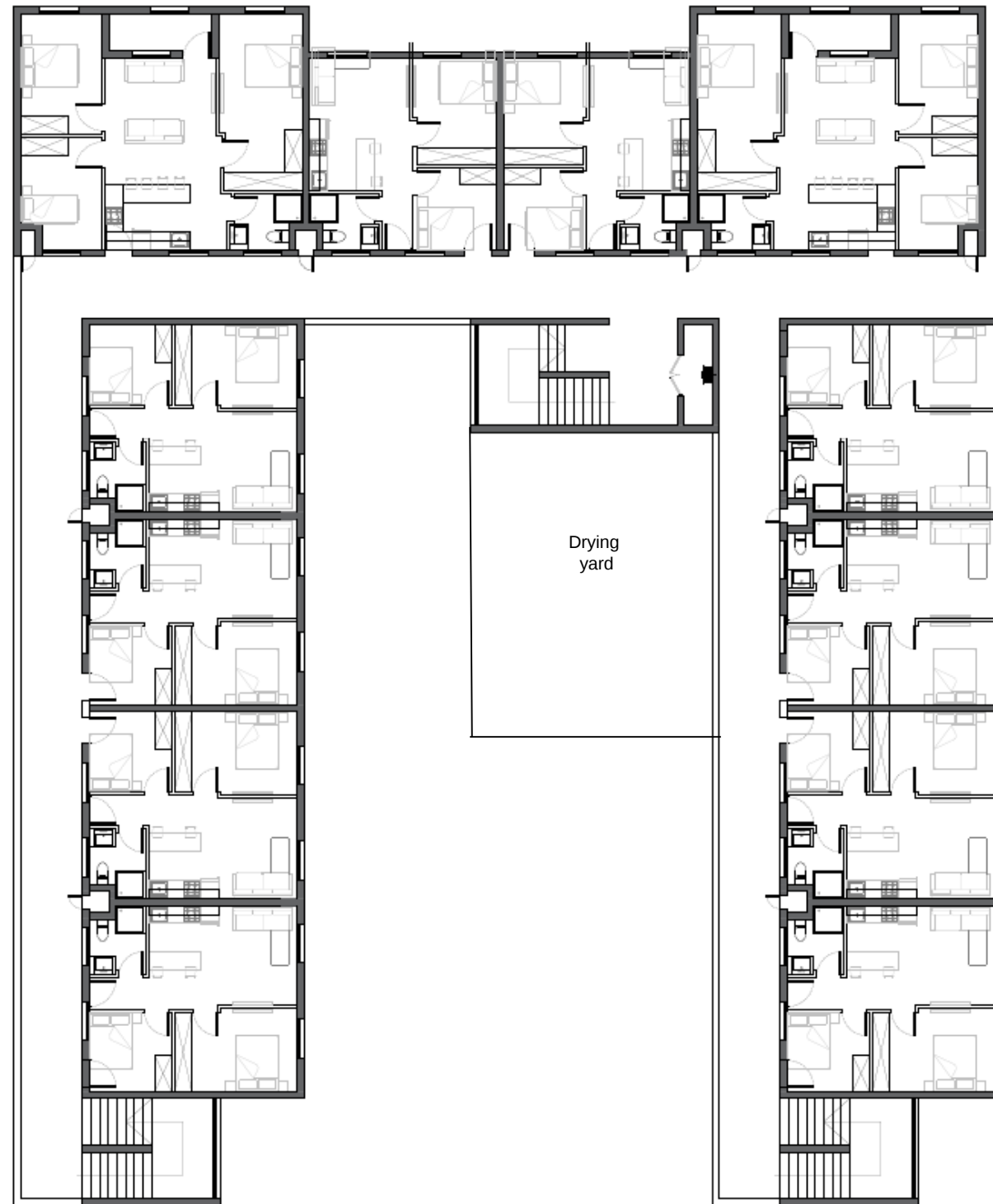
BUILD COST:

BUILD COST RANGE: R7000 to R10 000 per SQM

EARNING RANGE: R3500 – R8 000



FLATS STACKING TYPE B



UNITS PER STACKING TYPE B: 36 UNITS

GROUND FLOOR: 12 UNITS

FIRST FLOOR: 12 UNITS

SECOND FLOOR: 12 UNITS

3BED 1 BATH : 2 UNITS PER FLOOR

2 BED 1 BATH: 10 UNITS PER FLOOR

SITE PLAN COLOUR CODE:



TOTAL STACKING TYPE ON SITE: 3 BLOCKS

TOTAL UNITS ON SITE: 108 UNITS

SOCIAL HOUSING UNITS

Indicative 3D Perspectives



TOTAL UNITS

**FREESTANDING UNITS:
80 UNITS ON SITE**

**TOWN HOUSE UNITS:
144 UNITS ON SITE**

**FLATS STACKING TYPE B:
108 UNITS ON SITE**

**TOTAL UNITS ON SITE:
332 UNITS**



05 Master Plan Output Specifications

Item Code	Facility Description	Unit	QTY	Fittings/ Provisions	Finishes
SF01	Perimeter Fence	m	Erf Length	▪ Electric Fence	Low Maintenance
SF02	Turn-Style Pedestrian Gates	No.	1	▪ None	Low Maintenance
SF03	Entrance Perimeter Walls 20m x 1.8m Height to Sides of Main Gate	No.	2	▪ Complex Name-Signage	Low Maintenance
SF04	4.5m x 1.8m Height Steel Sliding Gates	No.	2	▪ Locks ▪ Booms to Sides	Low Maintenance
SF05	Guard House	No.	1	▪ Toilet Room ▪ Sheet Metal Notice Board (e.g. Rights, Alerts, Emergency)	Low Maintenance ▪ Semi-Face ▪ Interior Plaster ▪ Painted Ceiling ▪ Granolith floor
SF06	4.5m Wide Entrance Driveways	No.	2	▪ Speed Humps	▪ Paved
SF07	Grassed Park with Trees, Foot & Cycle Trails and Benches	M ²	Per Plan	▪ Fixed-Playground Equipment	Low Maintenance
SF08	Soil Pits	No.	3	▪ None	Washed River Sand
SF09	Uncovered Parking	No.	Per Plan	▪ Painted Demarcation Lines	▪ Paved
SF10	Overflow Parking Areas	M ²	Open	▪ None	▪ 19mm Aggregates
SF11	1 x Convenient Shop	M ²	50	▪ Ablution Facilities	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling ▪ Above WHB Tiled
SF12	Uncovered Laundry Drying Yards	No.	1 Yard per 4 Units	▪ 1.8m Hight Perimeter Walls ▪ 0.9m wide Gates ▪ 3 Lines per Poles	▪ Semi-Face ▪ Paved-Ground Surface

Item Code	Space Description	QTY	Size (M ²)	Fittings	Finishes
2BU01	Main Bedroom	1	16	▪ Built-In Modular Wall Units	▪ Plaster Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling
2BU02	Secondary Bedroom	1	12	▪ Built-In Modular Wall Units	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling
2BU03	Open Plan: Kitchen & Living Space	1	24	▪ Built-In Modular Wall Units ▪ Free standing Stove ▪ Sink Unit ▪ Space for STD Fridge	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling ▪ Above SU Tiled
2BU04	Combined WC & Bathroom	1	4	▪ WC ▪ WHB ▪ STD Bath-tub	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling ▪ Above WHB Tiled
2BU05	Balcony	16	1	▪ None	▪ Tiled Floor

Item Code	Space Description	QTY	Size (M ²)	Fittings	Finishes
3BU01	Main Bedroom	1	16	▪ Built-In Modular Wall Units	▪ Plaster Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling
3BU02	Secondary Bedroom	2	12	▪ Built-In Modular Wall Units	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling
3BU03	Open Plan: Kitchen & Living Space	1	24	▪ Built-In Modular Wall Units ▪ Free standing Stove ▪ Sink Unit ▪ Space for STD Fridge	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling ▪ Above SU Tiled
3BU04	Combined WC & Bathroom	1	4	▪ WC ▪ WHB ▪ STD Bath-tub	▪ Plastered Walls ▪ Painted Walls ▪ Tiled Floor ▪ Painted Ceiling ▪ Above WHB Tiled
3BU05	Balcony	16	1	▪ None	▪ Tiled Floor

These specifications serve as a clear framework for the desired development, emphasizing durability, low maintenance, and the use of quality materials to ensure long-term success, minimizing future operational costs and extend the lifecycle of the development.

FOR DETAILED TECHNICAL OUTPUT SPECIFICATION, SEE ANNEXURE 10

RECREATIONAL AREAS

BUILDING TYPE	TOTAL BUILDINGS ON SITE
PAVED DRYING YARDS	10
OUTDOOR GYM UNITS	2 combos
METAL JUNGLE GYMS	2 combos
METAL OUTDOOR BENCH	15 combos
HIKING, RUNNING AND BICYCLE PATHS	Open Space
LAUNDRY MAT & TUCK SHOP	1

ENVIRONMENTAL AND ENERGY EFFECIENCY

SOLAR PANELS
GAS/SOLAR GEYSER
GAS STOVE
GREY WATER HARVESTING (FOR IRRIGATION USE)
HIKING, RUNNING AND BICYCLE PATHS
RAIN WATER HARVESTING (FOR IRRIGATION USE)

05 Master Plan Output Specifications



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



