LUM-R03-01

ITEM TO:
Municipal Planning Tribunal

Knysna
Municipality Munisipaliteit uMasipala
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APPLICATION NO.	3452
CASE OFFICIAL	Ms LV Mniki
JOB TITLE	Town Planner
SACPLAN REG. NO.	C/7581/2013
TELEPHONE NO.	+6383
APPLICATION DATE	04 April 2025

LAND USE PLANNING REPORT
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 3673 SEDGEFIELD

PART A: APPLICANT DETAILS	
Name & Surname	Seretse Mthembu
Company name	-
SACPLAN registration number	A/2210/2015
Registered owner(s)	Christo Naude and Maatjie Antoinette Naude
PART B: PROPERTY DETAILS	
Property description	Erf 3673 Sedgefield
Property Extent	820m²
Physical address	18 Coral Reef Crescent, Cola Beach
Area/Town	Sedgefield
Current zoning	Single Residential Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Dwelling House
Are there existing buildings on the property?	Yes
Title Deed number & date	T48325/2021
Any restrictive title conditions applicable?	No
Any third party conditions applicable?	No
Any unauthorised land use/building work	Yes – Retaining Walls
Bondholder's Consent	None Applicable

PART C: CONTRAVENTION INFORMATION	Yes	No	Not Applicable
Has the landowner applied for the determination of an administrative penalty?	☒	☐	☐
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	☐	☒	☐
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work which required the owner or other person to apply for the determination of a contravention penalty?	☐	☐	☒

1. APPLICATION DESCRIPTION

The application is for the determination of an administrative penalty in terms of Section 15(2)® of the Knysna Municipaltiy By-law on Spatial Planning and Land Use Management (2021) for the unauthorized building work (retaining structures) encroaching the prescribed building lines of the Knysna Zoning Scheme By-law (2020) on Erf 3673, Sedgefield.

2. PRE-APPLICATION CONSULTATION

The applicant did not opt to attend a pre-application meeting in terms of Section 37 of the Spatial Planning and Land Use Management By-law (2021).

3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. A dwelling house comprising of a floor area measuring ±476m² has been developed on Erf 3673 Sedgefield, however, the retaining walls have not been erected in accordance with the building plans which were approved. The deviation occurred during construction in order conform to the conditions on the ground.

3.2. The revised building plans were prepared in accordance with the contour plan prepared by the appointed land surveyor; and in response to the comments received through the building plan process.

3.3. The applicant argues that the nature and gravity of retaining walls are required to prevent excessive erosion and resultant damage to neighbouring properties. Most of these walls have already been approved as part of the building plan approval process and only minor deviations have been affected to accommodate site specific considerations.

3.4. The applicant contends that the payment of an administrative penalty be waived due to the opinion that the structures are not objectionable, were circumstantial as well as inevitable due to the terrain of the site; and that this is the first land use planning transgression by the property owner whom has appointed the relevant built environment practitioners to regularise the unlawful building line encroachments.

4. ASSESSMENT OF APPLICATION

4.1. Considerations in terms of Section 93(9) of the Planning By-law

4.1.1. The nature, duration, gravity and extent of the contravention

The portion of the retaining walls which encroach the building lines, measure ±21.70m² collectively. The unlawful construction of the retaining walls commenced prior to the approval of the building plans, dated 27 January 2022, in respect of Erf 3673 Sedgefield.

This assessment considers that the nature of retaining walls is that of necessity, given their purpose to stabilise land and maximise usable space for development; and to prevent soil erosion.

4.1.1. The conduct involved of the person involved in the contravention

The submission holds that the current property owner inherited the unlawful retaining walls. The landowner's efforts to bring the property into compliance indicate a willingness to nonetheless adhere to the law, namely, the building line parameters of the Knysna Zoning Scheme By-law (2020).

4.1.2. Whether the unlawful conduct was stopped

The building line encroachments entailed building works which have been completed. An engineer will be required to verify the structural integrity of the packed retaining blocks.

4.1.3. Whether a person involved in the contravention has previously contravened the Planning By-law or any other planning law

According to the applicant, this is the first known instance of a land use transgression by this landowner.

4.2. **Administrative Penalty Calculation**

4.2.1. The Municipality considers the following formula for the determination of the administrative penalty:

- *Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out:*

  - The total area of the retaining walls, measure ±21.70m²
  - The applicant has provided cost estimates for the building work that was carried out for the for the portions of the retaining walls which are encroaching the building line, valued at ±R24312,28 (maximum penalty).
  - This assessment considers the following penalty options as well:

77% of R24 312.28	o R 18 720.45
50% of R24 312.28	o R 12 156.14
33% of R24 312.28	o R 8 023.05
10% of R24 312.28	o R 2 431.22
5% of R24 312.28	o R 1215.61

4.2.2. Several factors should be considered when determining the appropriate penalty:

- The unlawful works of the retaining walls were conducted by the current property owner(s).
- Retaining walls serve an important function in development as the intent thereof is to stabilise land for development which in turn protects human life.
- This may be the first land use planning offence by the current landowners.
- The current land owner has made efforts towards regularising the structures.

Therefore:

- It is recommended that the administrative penalty of 5% be made payable as a proportional response to the encroachment of the building lines.

5. RECOMMENDATION

It is recommended that, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021), an administrative penalty in the amount of R 1215.61 be made payable in terms of Section 93(3) of the said legislation, for the unlawful construction of retaining walls in encroachment of the building lines.

6. CONDITIONS OF APPROVAL

The above approval is subject to the following condition(s) imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management By-law (2021):

6.1. The landowner/ applicant shall pay the administrative penalty within 60 days reckoned from the date of the notice of decision, or such period determined by the Municipality by prior arrangement.

7. REASONS FOR RECOMMENDATION

(i) It is recognised that retaining walls serve an essential function to stabilise land for development; and to prevent soil erosion.

(ii) The unlawful structures are a deviation from approved building plans as committed and admitted by the landowner(s). They have since made efforts to contract builders and/ or built environment practitioners to regularise the unlawful structures.

(iii) This imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Spatial Planning and Land Use Management By-law (2021) in respect of Erf 3673, Sedgefield.

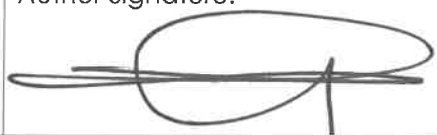
8. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – *Applicant's Motivating Memorandum*

ANNEXURE B – *Plans*

ANNEXURE C –*Supporting Documents in terms of Section 38 of the Planning By-law (2021)*

ANNEXURE D – *Municipal Tariffs (2024/2025)*

Administrative Penalty Determination: Erf 3673, Sedgefield - Application Number 3452	
Author Name: **LV Mniki** Date: 17.02.2026	Author Signature: 
Registered planner name: **S Madumbo** SACPLAN registration number: A/1510/2012 Date: 17/02/2026	Registered Planner Signature: 
Decision maker: Municipal Planning Tribunal	

Seretse Mthembu Urban & Regional Planning
Urban Planners & Development Facilitators

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Concordia East
KNYSNA
6570

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E-mail: seretsem@gmail.com
Tax No: 3357441140
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10 February 2025

The Manager: Land Use Management
Knysna Municipality
PO Box 21
KNYSA
6570

Ref: 3673 Sed

Attention: Mr Hennie Smit

APPLICATION FOR THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 3673 SEDGEFIELD

1. PURPOSE OF THE APPLICATION AND APPOINTMENT

This application relates to Erf 3673 Sedgefield, which is in Cola Beach at No. 18 Coral Reef Crescent in Sedgefield (see **Annexure A – Locality map**). The property is used for residential purposes and is currently developed with a 476m² double storey dwelling house. The house is perched on a cut-and-fill platform surrounded by Loffelstein-block retaining structures (see **Annexure B – Approved building plans**). The layout of some of the retaining walls, as can be observed from the new building plans, is not in accordance with the layout on the approved building plans. The purpose of this application, therefore, is to facilitate the approval of as-built retaining walls indicated as such on the new plans.

The applicant, Mr Seretse Mthembu, was appointed to prepare and submit the current application by Mr and Mrs Naude, the joint property owners as per power of attorney attached as **Annexure C**. It is noted that the proposal requires applications for permanent departure and the determination of administrative penalty as the retaining walls are also in variance with the zoning scheme building line parameters.

2. APPLICATION BACKGROUND

In terms of the attached General Plan number 5369/1996 the subject property was formally created on the 3rd of April 1996, the date on which the general plan was approved.

Before acquisition by the current property owners, the property belonged to a company known as Erf 3673 Cola Beach CC. As can be deduced from the title deed, Mr. And Mrs. Naude acquired the property sometime in 2021. On the 27th of January 2022 Building plans were approved for a double story dwelling subsequent to which construction activities commenced. Upon the observation of the approved building plans it will be noted that these plans were approved with

retaining walls clearly indicated on these plans. However, when construction activities commenced it was noted that these walls might have to be altered slightly to conform with the conditions on the ground. It was further noticed that some of the proposals indicated in the approved plans were not feasible also taking the existing conditions on site into consideration. These factors can therefore be considered as the main reasons that new plans had to be drawn up and submitted. This is being done to ensure that all existing building work on the property is accurately captured and reflected on the latest plans.

To facilitate the building plan updating process, a site survey was commissioned and undertaken by Mark de Bruyn Professional Land Surveyor culminating in the preparation of Drawing Number SE3673c (contour plan) (**Annexure D**). The contour plan was subsequently used as a base plan for the preparation of the revised building plans which were drawn up towards the end of 2022. The plans were subsequently submitted to the Knysna Municipality for approval (refer **Annexure E – Revised building plans**). These building plans were, however, referred to so that the Building Control Department comments outlined below could be addressed:

- A departure application is applicable for the retainer outside the building line.
- All submitted drawings to be signed by the owner.

On receipt of the referred plans and to address the first comment from the Building Control Department, the property owners appointed Mr Alton Pedro to prepare and apply for a Departure and Determination of an Administrative penalty, in line with Building Control requirements to legalise the as-built retaining wall. That application was prepared and submitted and was subsequently found to be incomplete resulting in it being referred to the applicant for revision. The applicant had to address the following deficiencies and submit the application for final review prior to further processing (see **Annexure F - incomplete application**). The deficiencies in question are as follows:

(i). The description under (i) in motivating memorandum is confusing particularly when considering this description further down under (iv) in the memorandum. It is preferred that the application description rather be simplified and specified in the manner similar to: "*The application is for the relaxation of the lateral building line as specified in the Zoning Scheme, By-law (2020) from 2.0m to 0.0m to allow an existing retaining wall*." This description would clearly describe what is being relaxed, to what extent and terms of which empowering legislation or provision.

(ii). In addition, the incorrect zoning scheme is referenced. The Knysna Zoning Scheme Regulations (1992), the Section 8 Zoning Scheme Regulations (1988) and the Sedgefield Zoning Scheme Regulations (1980) has been repealed and replaced by the Knysna Zoning Scheme By-law (2020).

(iii). The Knysna Municipality By-law on Spatial Planning and Land Use Planning (2021) specifies the considerations in assessing or evaluating application. The motivating memorandum indeed

touch on some of the issues highlighted in the Planning By-law. However, it is not clear why the relaxation of the building lines to allow for the existing retaining walls is necessary. This should form the basis of the arguments in favour of the application in conjunction with additional considerations as specified in the Planning By-law.

(iv). Kindly supply a copy of the Survey-General diagram.

(v). The site plan in the accompanying documents are not always legible. For example, it can be difficult to discern contour lines from retaining structures on the plan. It is thus advised that legible copies of plans in an appropriate resolution be supplied for consideration.

(vi). It is requested that a copy of the approved building plan to the property be attached to the application.

The above deficiencies have all been addressed in the current application.

3. PROPERTY PARTICULARS

Further details pertaining to the subject property are listed on the table below. The table below provides a snapshot of the basic particulars of the subject property.

PROPERTY PARTICULAR	DESCRIPTION
Cadastral Description	Erf 3673 Sedgefield, in the Knysna Municipality, Division of Knysna, Province of the Western Cape
Location	No 18 Coral Reef Crescent, Cola Beach, Sedgefield (**Annexure A – Locality Map**)
Vehicular & pedestrian access	Coral Reef Crescent
Property size	820 m²
Ownership	Mr C and Mrs M A Naude
Title deed number	Deed of Transfer No. **T48325/2021** (**Annexure I**)
Title deed restrictions	*None that have a bearing on the subject application.*
Bondholder	N/A
General Plan No.	G. P. No. 5369/1996 (**Annexure J**)
S. G. Diagram No.	N/A
Zoning	Single Residential Zone I
Land use	Single family occupation

Table 1: Property particulars

4. PURPOSE OF THE REPORT

The purpose of this report is to apply for the determination of an administrative penalty in terms of Section 15.2(r) read with S.93(3) of the Knysna Municipality's Spatial Planning and Land Use Management By-law, 2021. As already indicated, this application is to be considered together with the application for Permanent Departure that is submitted simultaneously with the current application.

The application is for the consideration of an administrative penalty in respect of as-built retaining walls indicated on Drawing Number SHEET 5 drawn by D J van Rooyen SNR Archi Technologist dated 19 August 2021 (**Annexure G**) that are over building lines as described below.

a) The relaxation of the street building line from 4,5m to 1,66m to accommodate a 0,27m high retaining wall (see Section 1-1);

b) The relaxation of the street building line from 4,5m to 3,73m to accommodate a 1,45m high retaining wall (see Section 3-3);
c) The relaxation of the south-western lateral building line from 2m to 0m to accommodate a 0,27m high retaining wall (see Section 3-3);
d) The relaxation of the south-western lateral building line from 2m to 0m to accommodate a 1,45m high retaining wall (See Section 3-3);
e) The relaxation of the north-eastern lateral building line from 2m to 1,82m to accommodate a 1,33m high retaining wall (see Section 1-1);
f) The relaxation of the north-eastern lateral building line from 2m to 0m to accommodate a 1,33m high retaining wall (see Section 1-1)
g) The relaxation of the rear building line from 2m to 0,90m to accommodate a 2,91m high retaining wall (see Section 2-2).

This application is submitted by Seretse Mthembu on behalf of the property owners, Mr and Mrs Eyssen as per the power of attorney attached as **Annexure C**. A copy of the title deed indicating the identity of the property owner is attached as **Annexure I**.

The following documents are submitted herewith:

Annexure A:	Locality Map
Annexure B:	Approved Building Plans
Annexure C:	Power of Attorney
Annexure D:	Contour Plan
Annexure E:	Revised Building Plans
Annexure F:	Notice of Outstanding Information
Annexure G:	Detailed Site Plan
Annexure H:	Application Form
Annexure I:	Title Deed
Annexure J:	General Plan
Annexure K:	Site Survey Plan
Annexure L:	Comparison between Approved and As-built Plans
Annexure M:	Plan indicating encroaching structures

5. APPLICATION FOR AN ADMINISTRATIVE PENALTY

In terms of **Section 15.2(r)**, read with Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-Law, 2021, an application is made on Erf 3673 Sedgefield for the determination of an administrative penalty in respect of as-built portions of the retaining structures indicated as such under **Annexure M**. The drawing of the as-built garage is attached as **Annexure G** (**Drawing Number SHEET 5 drawn by D J van Rooyen SNR Archi Technologist dated 19 August 2021**).

A copy of the application form is attached as **Annexure H**.

Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021) deals with the "administrative penalty" which reads as follows:

93 Contravention penalties

1) A person who is in contravention of this by-law, and who wishes to rectify the contravention in terms of section 87(2)(b), may apply to the municipality for the determination of an administrative penalty if the municipality has not issued a compliance notice in terms of sub-section 87(2)(a) in respect of the land or building or part thereof concerned.

2) The Municipal Planning Tribunal may, where any person has contravened this by-law:
a) decide to impose an administrative penalty; and
b) determine the amount of the penalty.
3) A person making an application contemplated in sub-section (2) must:
a) submit an application;
b) pay the prescribed fee; and
c) provide the information contemplated in sub-sections (8) and (9).

6. CALCULATION OF ADMINISTRATIVE PENALTY

6.1. Section 86(4) of the Knysna Planning By-law

This sub-section makes provision for the local authority to adopt fines and contravention penalties to be imposed in the enforcement of this by-law.

According to the Planning and Development: Land Use Management application fees 2023/2024 the fee for the submission of a rectification of contravention fee (administrative penalty) fee is calculated as 50% of the tariff of the relevant application required for legalisation of the land use i.e.

- **Determination of Administrative Penalty Fee: R 1 086.99,** being
- **50%** of **R2 173,98** being the application fee for Permanent Departure.

The levy rate (buildings) is calculated as 50% of the value of the ordinary plan fee applicable to contravention portion of the building. According to our measurements, the contravention portion of the retaining structures is **42m²** (see **Annexure M – Plan showing encroaching structures**).

Additionally, Paragraph 8 of the Planning and Development: Land Use Management Application fees (2024/2025) require *the payment of up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out in respect of unauthorised building work contravening the zoning scheme*.

6.2. Calculation of the Levy Rate

The Levy Rate has been calculated as per the below steps:

- Contravention portion: **21,70m²**
- Building Control Scrutiny fee: **R 884.56**
- 50% of scrutiny fee: **R442,28**
- Proportional cost of building works (including cost of engineering): **R23 870,00** (total cost of the encroaching portions of the retaining wall)

- **<u>Total cost of building work: R24 312,28</u>**

To give effect to the calculations above, please refer to the table below taken from Tariffs, charges and fees for 2024/2025 MTREF.

Item	Details	Frequency	Tariff	Tariff	% Increase
		Measure	2022 / 2023	2022 / 2023	
		Occasion	(15% Vat Incl.)	(15% Vat Incl.)	
15.1.1.1	Where gfa (after additions) up to 50m2	Minimum Scrutiny Fee	R843.24	884.56	4.9%

6.3. Implications of Section 93(9) of the Planning By-law

This subsection prescribes which factors must be considered by the Knysna Municipality when considering an appropriate administrative penalty. It is important to consider that this application is only concerned with as-built portions of retaining walls indicated as such under **Annexure M**.

(a) The nature, duration, gravity and extent of the contravention:

The nature and gravity of retaining walls are as required to prevent excessive erosion and resultant damage to neighbouring properties. The total extent of the contravention is 21,70m² and is considered minimal in relation to the total site area which is 820m² in extent. Most of these walls have already been approved as part of the building plan approval process and only minor deviations have been effected to accommodate site specific considerations.

(b) The conduct of the person involved in the contravention:

As outlined under Paragraph 3, the property owner set about seeking the advice of a professional architectural practitioner and furthermore appointed a town planning professional to obtain authorisation from the existing structures on site. This resulted in the preparation of building plans and the submission of an application to comply with the applicable by-law. This application has already been submitted, and this second installment is also being submitted as the property owners' effort to comply with the prescriptions of the local by-laws. The owner also accepts liability for any penalties that the local authority may impose, taking for granted that these would be fair and in accordance with the relevant provisions of the by-law.

(c) Whether the unlawful conduct was stopped:

To our knowledge there has, to date, not been any notices/stop order notices served on the land owner to demolish the as-built retaining walls. The offending structures are effectively necessary to prevent soil erosion and to stabilize the ground for domestic use.

(d) Whether a person involved in the contravention has previously contravened this By-law or a previous planning law:

No records have been found to the effect that the current property owner once was, at any stage, involved in the contravention of any regulations applicable within the municipal area of Knysna – other than the activity being the subjection of this application. This is effectively the applicant's first accidental mistake and was made in good faith whilst using a normal degree of care and attention. Even under the circumstances it is our view that the actions that have been undertaken by the property owner to legalise the contravention should be commended, and the as-built structures condoned.

The property owner only took ownership of the property in October 2001 and since then has, apart from the as-built retaining structures, not engaged in any other offensive activities that would draw the attention of the local authority.

7. PROPOSED ADMINISTRATIVE LEVY AMOUNT

Considering the motivating statements under Paragraph 6.3 we would like to further propose that regard is had to the following factors when determining the penalty to be levied to the property owner:

- The erection of retaining walls is an unavoidable aspect of owning property in Cola Beach. It is impossible to imagine that there could have been any other alternative to develop the property without these walls.
- The retaining structures constitute no hazard to the safety and welfare of the surrounding property owner or the public in general.
- The structure cannot be considered to the objectionable.

With due regard having been given to *inter alia* the above factors, it is our request that the contravention penalty be considered accordingly. It is our submission that the as-built retaining structures serve a very important purpose. In this regard it is our proposal that the penalty be reduced to **R0.00**.

8. CONCLUSION

In conclusion, it is important to bring the attention of the decision maker to the attributes of the as-built retaining structures that make them less offensive – if at all – to the affected property owner. For instance:

- Most of the properties in Cola Reef Crescent employ the use of retaining structures and as expected, these are ubiquitous in the area.
- The structures are in place for a specific utilitarian purpose and without such development in Cola Beach is unattainable.

It is our contention that the nature of the contravention has, therefore, little or no negative impact on the surrounding property owners' health or welfare and the property owner has done that which is necessary and appropriate to comply with the planning and zoning scheme by-laws. It is therefore our contention that this report read with the application for the departure which was submitted as the second

installment provides compelling factors to the effect that the as-built structures do not lack desirability. To that end it is our proposal that this application be considered in a positive light and that the property owner be allowed to settle the required penalty to render the building work legitimate.

Bench Mark = 10 mm iron peg near the edge of paving as shown = 18.20 metres.

ENTRANCE

RETAINING BLOCKS

EDGE OF PAVING

Coral Reef Crescent (paved)

STREET NAME BOARD

SOME FILL FROM EXCAVATIONS ON ERF 3674 HAS SPILLED OVER ONTO ERF 3673

3672

3673

3674

5045

N

Notes:

1. Survey to tacheometric standards.
2. Heights based on an arbitrary datum.
3. Bench Mark = 10 mm iron peg near the edge of paving as shown = 18.20 metres.
4. The erf beacons have been located, verified and marked.

Client:

Chris Naude c/o
Danie van Rooyen

Surveyed by:

MARK DE BRUYN
Professional Land Surveyor
P.O. BOX 135
KNYSNA 6570

Cell. 072 458 3894
Tel. 044 388 4773

email: mark@lazyleopard.co.za

Date of Survey:

December 2021

Project Title:

ERF 3673 SEDGEFIELD

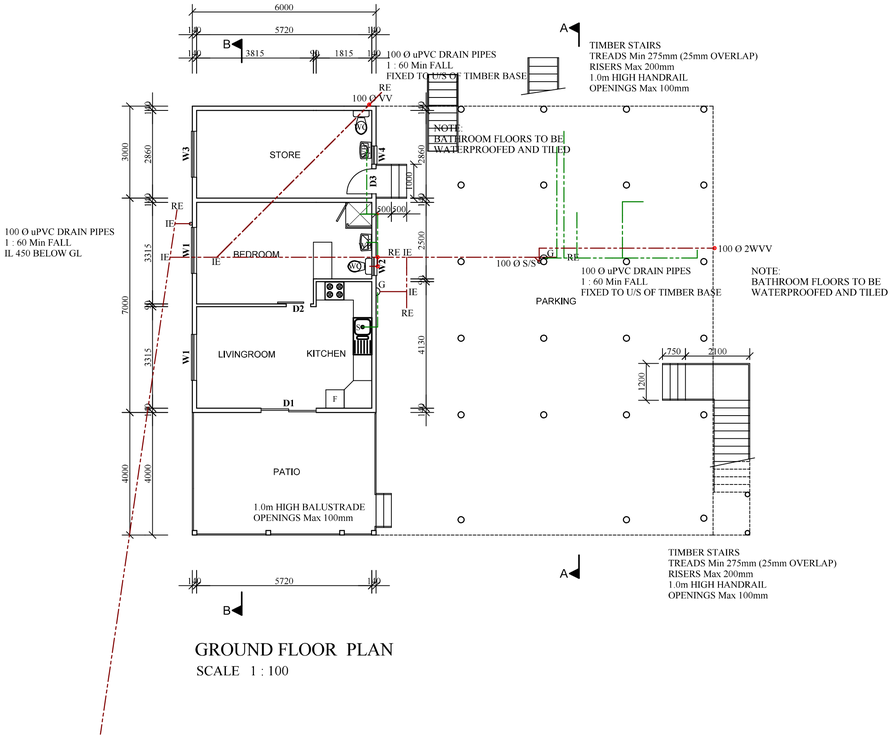
Title:

CONTOUR PLAN

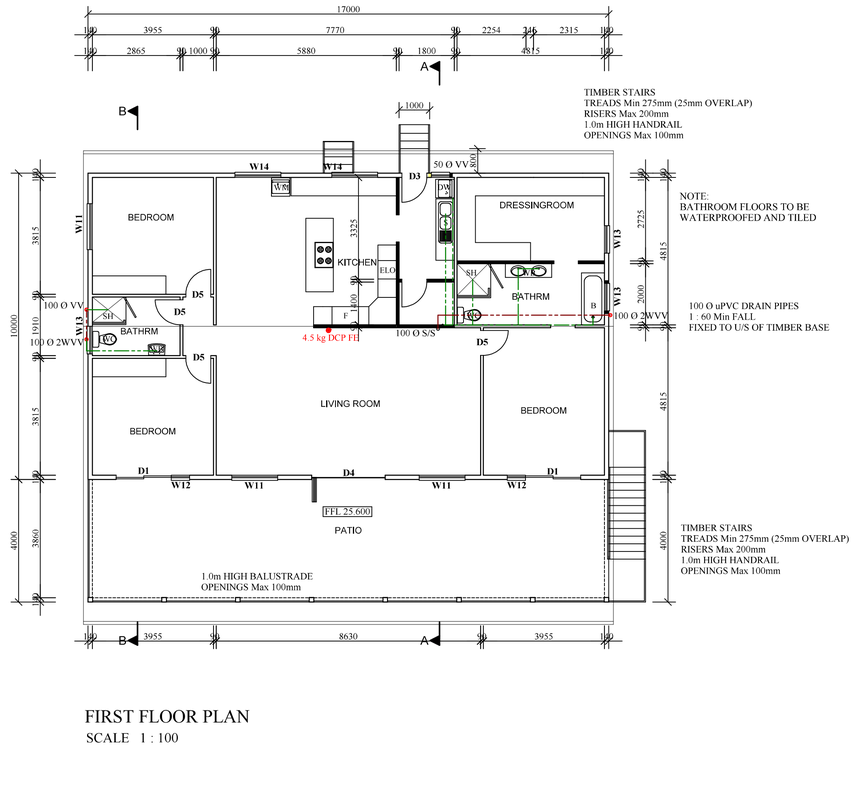
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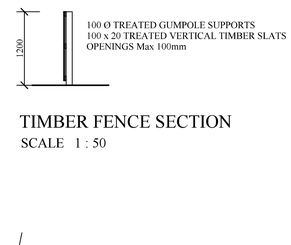
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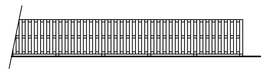
GROUND FLOOR PLAN
SCALE 1 : 100



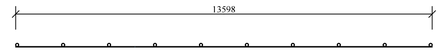
FIRST FLOOR PLAN
SCALE 1 : 100



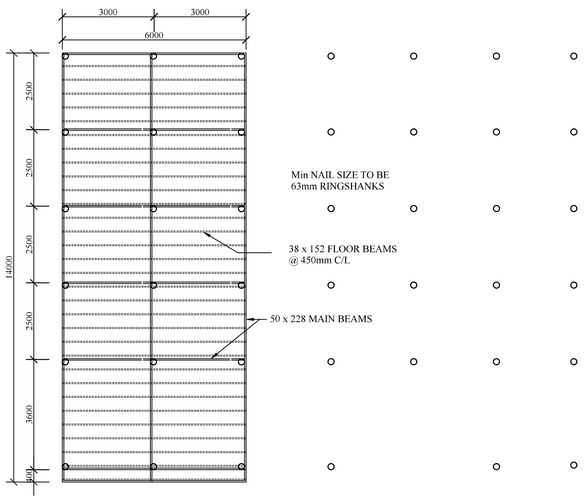
TIMBER FENCE SECTION
SCALE 1 : 50



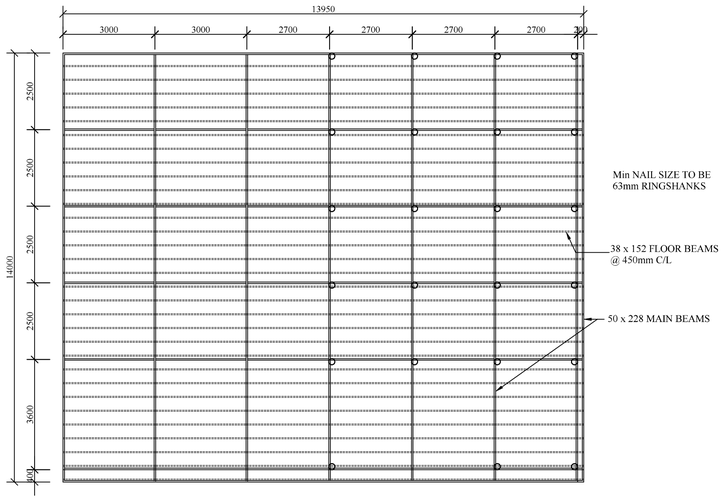
TIMBER FENCE ELEVATION
SCALE 1 : 100



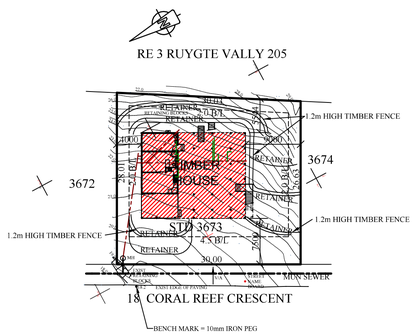
TYPICAL TIMBER FENCE PLAN
SCALE 1 : 100



GROUND FLOOR BASE PLAN
SCALE 1 : 100



FIRST FLOOR BASE PLAN
SCALE 1 : 100



SITE PLAN
SCALE 1 : 500

DRAINAGE NOTES

1. ALL WORK TO BE DONE BY REGISTERED PLUMBER.
2. DRAINS PASSING UNDER BUILDING TO BE ENCASED IN CONCRETE AND NOT CARRY ANY LOAD.
3. PROVIDE RE'S AT EACH END OF PROTECTED DRAIN WHERE SAME PASSES UNDERNEATH THE BUILDING AS NEAREST POSSIBLE TO FOUNDATIONS.
4. IE'S AT ALL BENDS AND JUNCTIONS OF DRAINS, WITH MARKED COVERS AT GROUND LEVEL.
5. ALL WASTE PIPES TO BE ACCESSIBLE OVER THEIR ENTIRE LENGTH.
6. NO DRAINAGE BENDS OR JUNCTIONS IN OR UNDER FLOORS.
7. RESEAL TRAPS TO ALL WASTE WATER FITTINGS. (TWO PIPE SYSTEM).
8. WASTE PIPES ON SINGLE PIPE SYSTEMS WILL BE FITTED WITH 65mm DEEP SEAL TRAPS AND EACH FITTING WILL BE ANTI-SYPHONED.
9. WC SOIL PIPES HAVING A GREATER DEPTH FROM PAN TO PIPE INVERT LEVEL OF 1.220m WILL BE ANTI-SYPHONED.
10. Min FALL OF 100mm Dia DRAINS TO BE 1 : 60 WITH Min OF 300mm GROUND COVER.
11. WASTE PIPES TO BASINS TO BE Min 32mm I.Dia AND TO ALL OTHER FIXTURES Min 40mm Dia.

STAND AREA			820 m²
	NEW	EXISTING	TOTAL
EXIST GROUND FLOOR		238.00 m²	
NEW GROUND FLOOR	m²		
TOTAL GROUND FLOOR			238.00 m²
EXISTING UPPER FLOOR		238.00 m²	
NEW UPPER FLOOR	m²		
TOTAL UPPER FLOOR			238.00 m²
TOTAL BUILDING AREA	m²	476.00 m²	476.00 m²
TOTAL COVERED AREA 238.00m²			29%

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REVISION	No	DESCRIPTION	DATE
	A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
	B	AS BUILT	09/09/22
	C	RETAINER WALL DETAIL ADDED	
	D	BASE SUPPORTS REVISED	

GENERAL NOTES

1. ANY DEVIATION FROM THIS DRAWING WITHOUT THE APPROVAL OF THE DESIGNER, WILL WAIVER ALL RESPONSIBILITY.
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8. BRICKFORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICKWORK EVERY FIVE COURSES.
9. TWO COURSES BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW HEAD HEIGHT.
10. ALL GLAZING TO SABS 0137 OR 1263.
11. ALL FIRE FIGHTING EQUIPMENT TO BE IN ACCORDANCE WITH SANS 10400-T:2011 AND SO MAINTAINED.
12. ALL FIRE ESCAPE ROUTES & FIRE FIGHTING EQUIPMENT TO BE CLEARLY MARKED AND IDENTIFIED ACCORDING TO SANS 10400-T:2011
13. FIRE WATER MAIN AS SPECIFIED ON FIRE PLAN.

OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

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GLEN MARAIS
KEMPTON PARK

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
DANIEL JOHANNES VAN ROOYEN
South African Council for the Architectural Profession
14:54 PM (Africa/Johannesburg) on 07 Sep 2022

P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	PLAN, SITE PLAN
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-02

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 1

REVISION No. A B C D

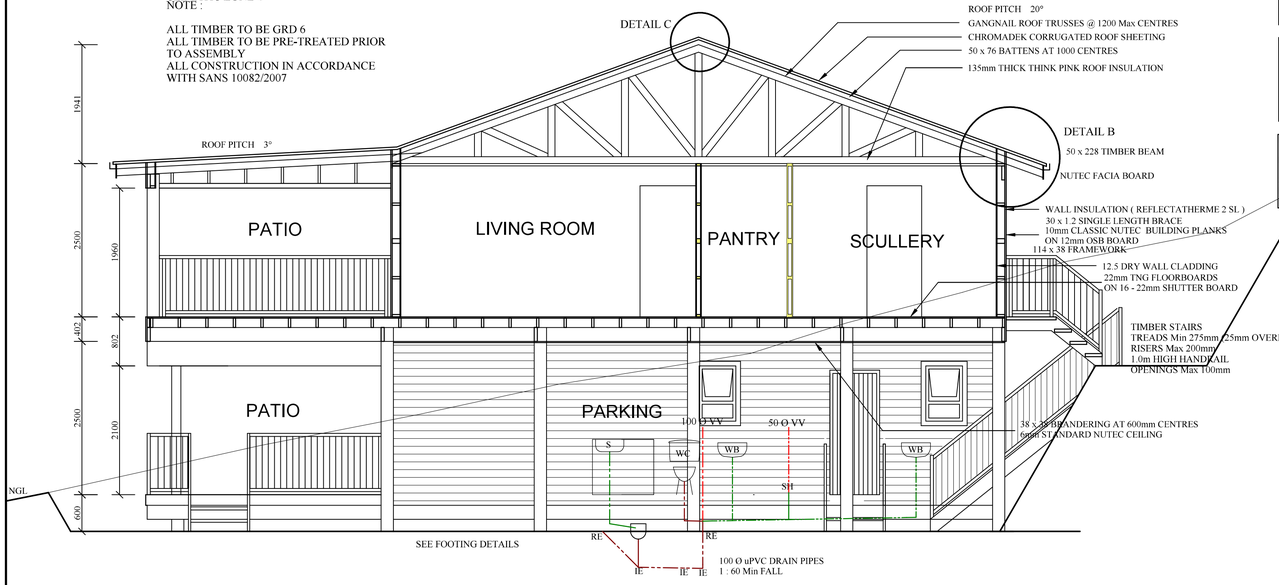
DATE ISSUED 09/11/2022

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ALL WORK TO SABS 10082/2007

CLIMATIC ZONE 4
NOTE :

ALL TIMBER TO BE GRD 6
ALL TIMBER TO BE PRE-TREATED PRIOR TO ASSEMBLY
ALL CONSTRUCTION IN ACCORDANCE WITH SANS 10082/2007



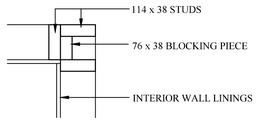
SECTION A - A
SCALE 1 : 50

CLIMATIC ZONE 4

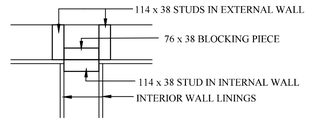
ROOF CALCULATION	
REQUIRED R-VALUE 3.7	
CHROMADECK ROOF SHEET	0.30
CEILING	0.05
80mm POLYSTYRENE	3.35
TOTAL	3.70

WALL CALCULATION	
REQUIRED R-VALUE 1.9	
NUTEC BUILDING PLANKS	0.19
2 x REFLECTATHERM	1.28
12.5 RHINO BOARD	1.00
TOTAL	2.47

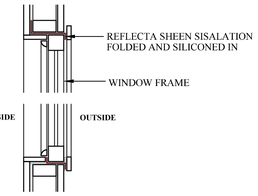
FLOOR CALCULATION	
REQUIRED R-VALUE 1.0	
22 T&G TIMBER FLOOR	0.35
REFLECTATHERM	0.65
TOTAL	1.00



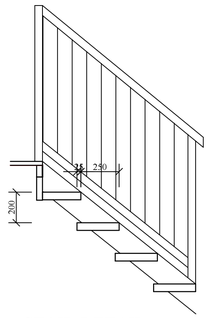
CORNER DETAIL
SCALE 1 : 10



WALL INTERSECTION DETAIL
SCALE 1 : 10

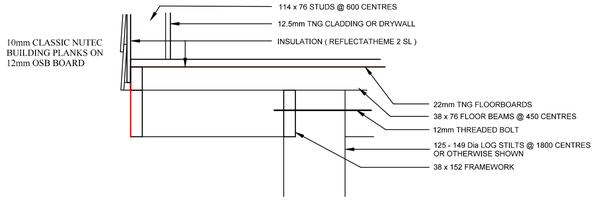


WINDOW DETAIL
SCALE 1 : 10

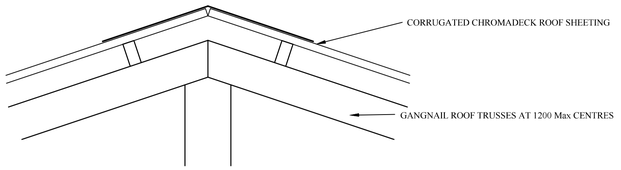


TIMBER STAIRS
TREADS 275mm (25mm OVERLAP)
RISERS 170mm
1.0m HIGH BALUSTRADE AND HANDRAIL
OPENINGS 100mm

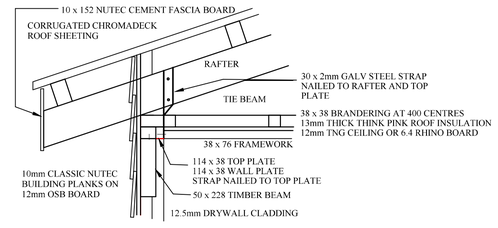
STAIR DETAIL
SCALE 1 : 20



DETAIL A
SCALE 1 : 10



DETAIL C
SCALE 1 : 10

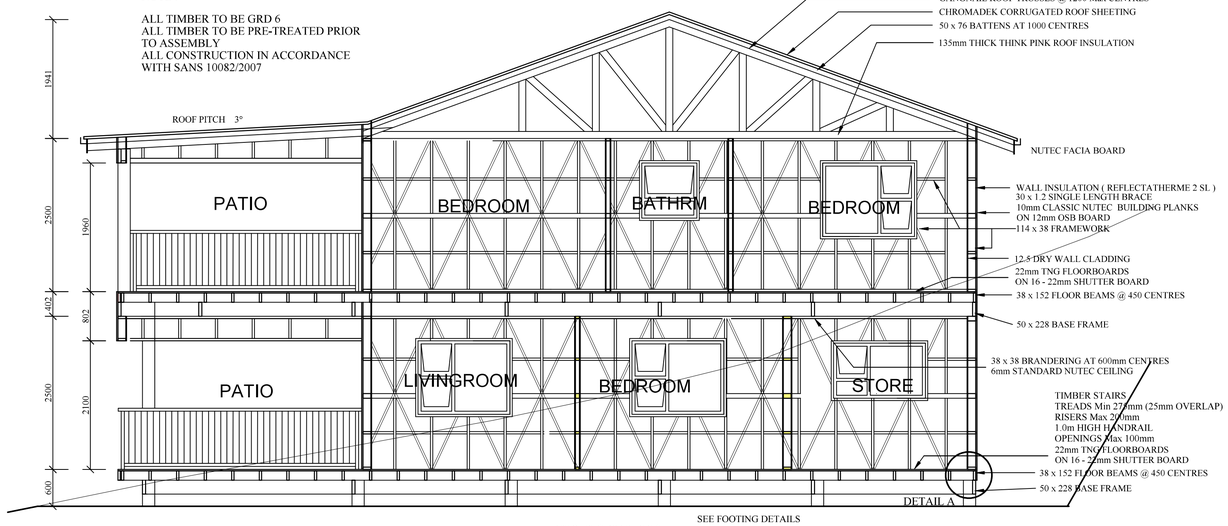


DETAIL B
SCALE 1 : 10

ALL WORK TO SABS 10082/2007

CLIMATIC ZONE 4
NOTE :

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ALL TIMBER TO BE PRE-TREATED PRIOR TO ASSEMBLY
ALL CONSTRUCTION IN ACCORDANCE WITH SANS 10082/2007



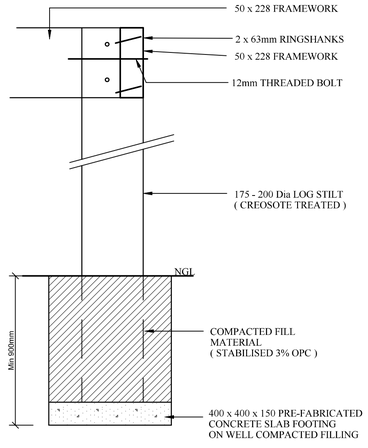
SECTION B - B
SCALE 1 : 50

CLIMATIC ZONE 4

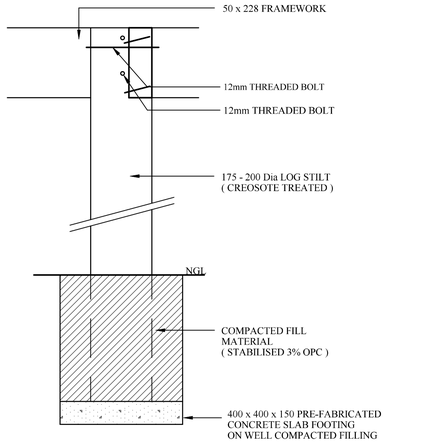
ROOF CALCULATION	
REQUIRED R-VALUE 3.7	
CHROMADECK ROOF SHEET	0.30
CEILING	0.05
80mm POLYSTYRENE	3.35
TOTAL	3.70

WALL CALCULATION	
REQUIRED R-VALUE 1.9	
NUTEC BUILDING PLANKS	0.19
2 x REFLECTATHERM	1.28
12.5 RHINO BOARD	1.00
TOTAL	2.47

FLOOR CALCULATION	
REQUIRED R-VALUE 1.0	
22 T&G TIMBER FLOOR	0.35
REFLECTATHERM	0.65
TOTAL	1.00



FOOTING / CORNER DETAIL
SCALE 1 : 10



FOOTING / CENTRE POLE DETAIL
SCALE 1 : 10

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REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
B	AS BUILT	09/09/22
C	RETAINER WALL DETAIL ADDED	
D	BASE SUPPORTS REVISED	

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OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
DANIEL JOHANNES VAN ROOYEN
South African Council for the Architectural Profession
14:54 PM (Africa/Johannesburg) on 07 Sep 2022

P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	SECTIONS, DETAILS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-02

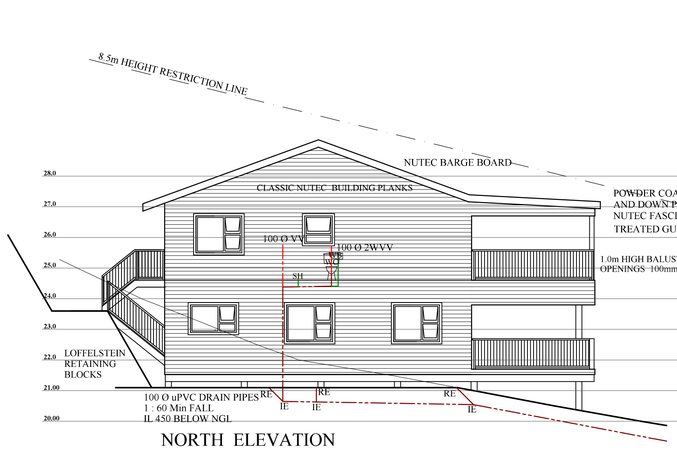
W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 2

REVISION No. A B C D

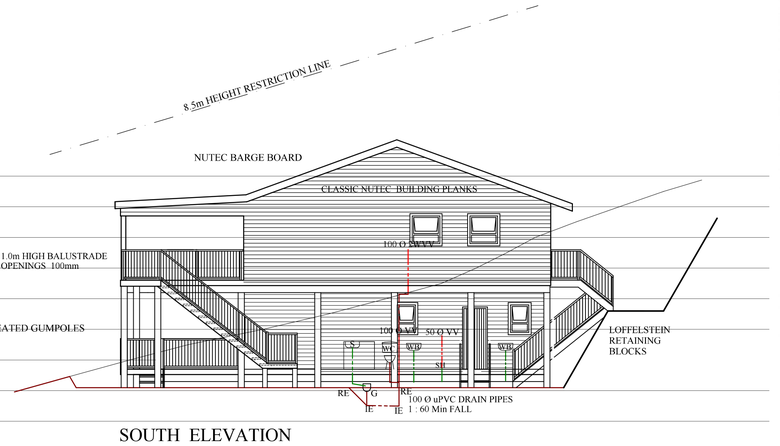
DATE ISSUED 09/11/2022

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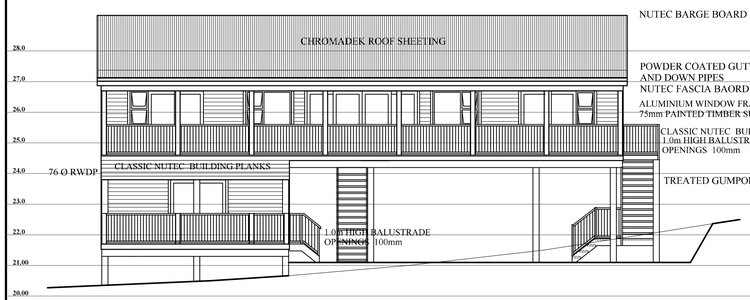
NORTH ELEVATION

SCALE 1 : 100



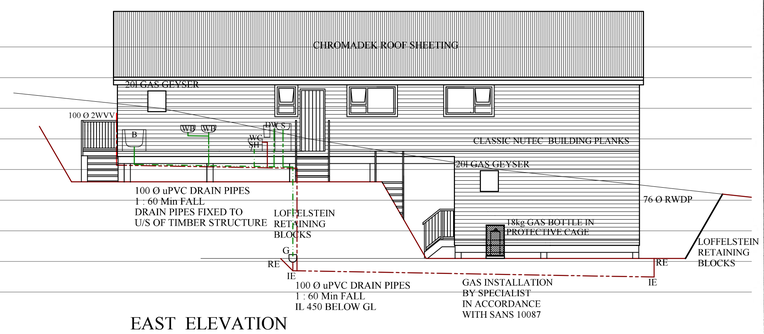
SOUTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

SIZE AND LOCATION OF THE BUILDING

Exercise	3637	City	SEDGEFIELD	Storey	GRD FL	Latitude	34,016

Internal floor area **38,44**

LIMITS CALCULATION — **COMPLIANCE**

5.1 BUILDING & FENEST'RN ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2					U & shgc VALUES - CLAUSE 5.3			Averaging	COMPLIANCE	
Catalogue reference	window plan ref	Orientation sector	window width	window vertical	number (quantity)	window area m²	shading height	multi-plier (Table 3)	required shading projection	actual shdg (design) projection	compliant 1= yes 0= no	U-value	Enter shgc compliant T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc-value From cols 3&P	ww area x required shgc	Actual (design)shgc specified	area x actual (design) shgc
	W1	N	1500	1200	2	3,60	1200	0,54	648	100	0	**7,90**	0,81	0,60	**0,60**	2,16		0,00
	D1	W	1800	2090	1	3,76	900	0,54	486	100	0	**7,90**			**0,60**	2,26		0,00
						0,00	2090	0,54	1128,6	4000	1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
	Total W,NW,N,NE,E orientated fenest'n area					7,36	➡						⬇	Limit solar heat gain Σshgc		4,42	Design Σ shg	0,00
	W2	S	600	900	1	0,54	n/a	n/a	n/a	n/a	n/a	**7,90**	Divide by	W,NW,N,NE,E area sub-total		7,36	and again	0,00
						0,00	n/a	n/a	n/a	n/a	n/a	**7,90**	Limiting averaged by area shgc			**0,60**	Act'l (design) average shgc	**#DIV/0!**
		SW,S,SE				0,00	n/a	n/a	n/a	n/a	n/a	**7,90**						
		SW,S,SE				0,00	n/a	n/a	n/a	n/a	n/a	**7,90**						
		Storey total **fenestration** area				7,90												
		Storey net internal **floor area** b /f				38,44												
Fenestration %: IF >20%, use this to enter Table 4						**20,56**	%											

SIZE AND LOCATION OF THE BUILDING

Exercise	3673	City	SEDGEFIELD	Storey	IST FL	Latitude	34,016

Internal floor area **162,52**

LIMITS CALCULATION — **COMPLIANCE**

5.1 BUILDING & FENEST'RN ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2					U & shgc VALUES - CLAUSE 5.3			Averaging	COMPLIANCE	
Catalogue reference	window plan ref	Orientation sector	window width	window vertical	number (quantity)	wincow area m²	shading height	multi-plier (Table 3)	required shading projection	actual shdg (design) projection	compliant 1= yes 0= no	U-value	Enter shgc compliant T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc-value From cols 3&P	ww area x required shgc	Actual (design)shgc specified	area x actual (design) shgc
	W11	N	1500	1200	1	1,80	1500	0,54	810	100	0	**7,90**	0,81	0,60	**0,60**	1,08		0,00
	W12	W	600	2090	2	2,51	2090	0,54	1128,6	4780	1	**7,90**			**0,81**	2,03		0,00
	W14	E	1500	900	2	2,70	960	0,54	518,4	780	1	**7,90**			**0,81**	2,19		0,00
	D1	W	1800	2090	2	7,52	2090	0,54	1128,6	4780	1	**7,90**			**0,81**	6,09		0,00
	D4	W	2400	2090	1	5,02	2090	0,54	1128,6	4780	1	**7,90**			**0,81**	4,06		0,00
	W11	W	1500	1200	2	3,60	2440	0,54	1317,6	4780	1	**7,90**			**0,81**	2,92		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
		W,NW,N,NE,E				0,00		0,54	0		1	**7,90**			**0,81**	0,00		0,00
	Total W,NW,N,NE,E orientated fenest'n area					23,15	➡						⬇	Limit solar heat gain Σshgc		18,37	Design Σ shg	0,00
	W13	S	900	900	2	1,62	n/a	n/a	n/a	n/a	n/a	**7,90**	Divide by	W,NW,N,NE,E area sub-total		23,15	and again	2440,00
		SW,S,SE				0,00	n/a	n/a	n/a	n/a	n/a	**7,90**	Limiting averaged by area shgc			**0,79**	Act'l (design) average shgc	**0,000**
		SW,S,SE				0,00	n/a	n/a	n/a	n/a	n/a	**7,90**						
		SW,S,SE				0,00	n/a	n/a	n/a	n/a	n/a	**7,90**						
		Storey total **fenestration** area				24,77												
		Storey net internal **floor area** b /f				162,52												
Fenestration %: IF >20%, use this to enter Table 4						**15,24**	%											

DOOR SCHEDULE					
DOOR No	D1	D2	D3	D4	D5
QUANTITY	R - 2 L - 1	3	2	1	4
DESCRIPTION	SLIDING DOOR	40 mm HOLLOW CORE MASONITE DOOR COMPLETE WITH SLIDING DOOR GEAR	40 mm FRAME AND LEDGED MERANTI TIMBER DOOR	SLIDING DOOR	40 mm HOLLOW CORE MASONITE DOOR
DOOR FRAME	ALUMINIUM	N/A	TIMBER	ALUMINIUM	TIMBER
FINISH	WHITE POWDER COATED	EGGSHELL ENAMEL	MAXICARE WATER BASED SEALANT	WHITE POWDER COATED	EGGSHELL ENAMEL
GLAZING	SAFETY	N/A	N/A	SAFETY	N/A
U - VALUE / SHGC - VALUE	7.9 / 0.81	N/A	N/A	7.9 / 0.81	N/A
LOCK SET	BY MANUFACTURER	N/A	4 LEVER	BY MANUFACTURER	2 LEVER

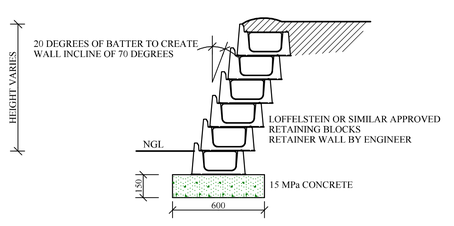
SCALE 1 : 100



TYPICAL GAS BOTTLE CAGE

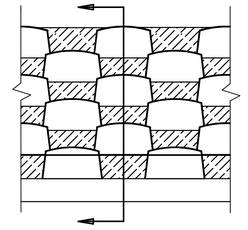
WINDOW SCHEDULE GROUND FLOOR 1 : 100	GROUND FL AREA 38.44m²				
CLIMATE ZONE 4	WINDOW AREAS 7.90m²				
	WINDOW % 20%				
WINDOW No		W1	W2	W3	W4
QUANTITY		2	1	1	1
GLASS THICKNESS		4mm	4mm	4mm	4mm
U - VALUE / SHGC - VALUE		7.9 / 0.81		7.9 / 0.81	
FRAME DESCRIPTION		WHITE POWDER COATED ALUMINIUM		WHITE POWDER COATED ALUMINIUM	

WINDOW SCHEDULE FIRST FLOOR 1 : 100	FIRST FL AREA 162.52m²					
CLIMATE ZONE 4	WINDOW AREAS 24.77m²					
	WINDOW % 15%					
WINDOW No		W11	W12	W13	W14	
QUANTITY		R - 2 L - 1	2	4	R - 1 L - 1	
GLASS THICKNESS		4mm	4mm	4mm	4mm	
U - VALUE / SHGC - VALUE		7.9 / 0.79				
FRAME DESCRIPTION		WHITE POWDER COATED ALUMINIUM				



TYPICAL SECTION

SCALE 1 : 20



TYPICAL ELEVATION

SCALE 1 : 20

REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
B	AS BUILT	09/09/22
C	RETAINER WALL DETAIL ADDED	
D	BASE SUPPORTS REVISED	

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OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAITSA(Sen) 70167

19 / 08 / 2021
DATE

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36 RIETFONTEIN AVENUE
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KEMPTON PARK

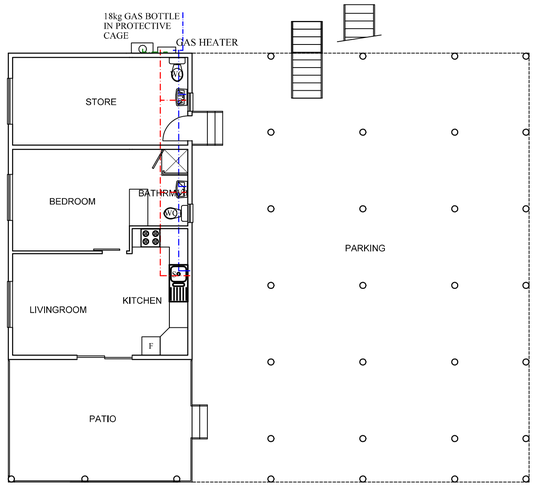
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
DANIEL JOHANNES VAN ROOYEN
14:54 PM (Africa/Johannesburg) on 07 Sep 2022

P O BOX 11060
ASTON MANOR
1630

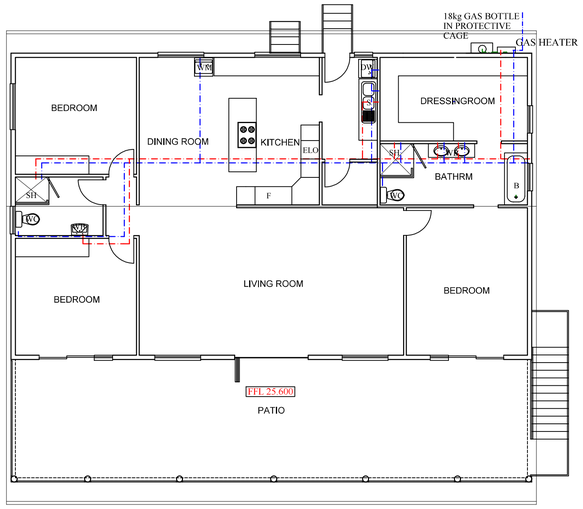
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PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	ELEVATIONS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

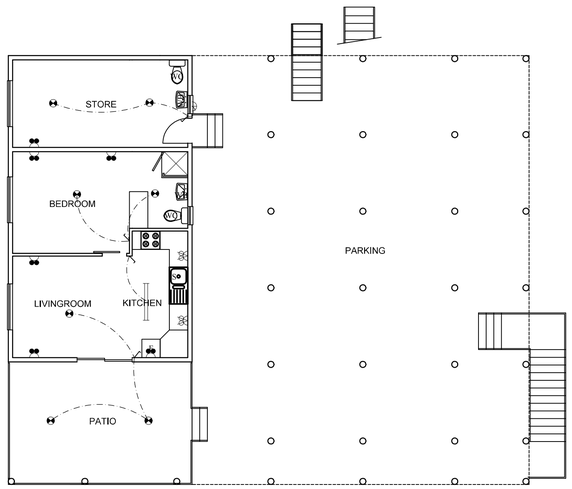
PROJECT No	2056-02
W P GEYER 790011 Pr. Eng. Bsc (Eng) MSAICE	083 600 4815
DRAWING No	SHEET 3
REVISION No.	A B C D
DATE ISSUED	09/11/2022
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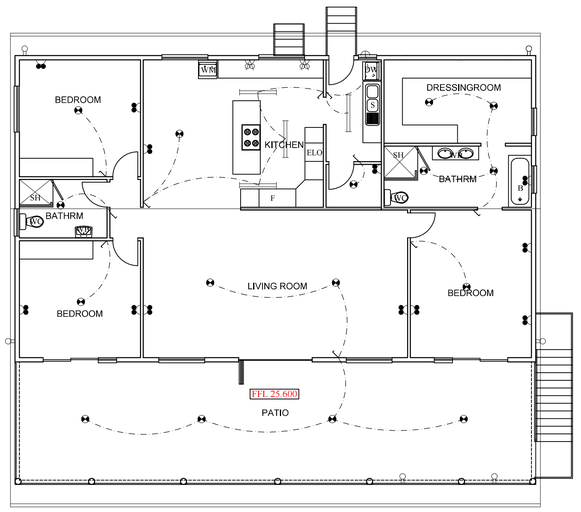
GROUND FLOOR HOT WATER PLAN
SCALE 1 : 100



FIRST FLOOR HOT WATER PLAN
SCALE 1 : 100



GROUND FLOOR ELECTRIAC PLAN
SCALE 1 : 100



FIRST FLOOR ELECTRICAL PLAN
SCALE 1 : 100

ENERGY CALCULATIONS H4		
ENERGY DEMAND	ALLOWED	5W/m²
CEILING LIGHTS 23 x 8w	=	184W
WALL LIGHTS 2 x 8w	=	16W
SECURITY LIGHT 6 x 30w	=	180W
TOTAL		380W
NETT FLOOR AREA		322m²
380W / 322m² = 1.18W/m²	< 5W/m²	COMPLIES
ENERGY CONSUMPTION	ALLOWED	5kWh.a
5kWh/m² x 322m² = 1610kWh.a		
52 weeks x 7 days x 5 hours = 1820h.a		
TOTAL LIGHTS 380W OR 0.38Kw		
0.38kW x 1820h.a = 691.6Kwh.a	< 1610kWh.a	COMPLIES

ELECTRICAL LEGEND

KEY	DESCRIPTION
	COLD WATER SUPPLY
	HOT WATER FEED
	GAS LINE

ELECTRICAL LEGEND

KEY	DESCRIPTION
DB	DISRTIBUTION BOARD
HA	HOME AUTOMATION BOARD
SH	150L QUICK HEAT VACUUM PUMPED SOLAR SYSTEM
HP	4.7 KW HEAT PUMP
	15 amp POWER POINT 300mm ABOVE FL
	DOUBLE 15 amp POWER POINT 300mm ABOVE FL
	DOUBLE 15 amp POWER POINT IN CEILING
	DOUBLE 15 amp POWER POINT 900mm ABOVE FL
	DOUBLE 15 amp WATER PROOF POWER POINT
	SATELITE DISH
	P & T TELEPHONE JACK
	BELL PUSH BUTTEN
	BELL
	TV POINT
	ENERGY SAVER WALL LIGHT (8W)
	STAIR LIGHT FITTING
	PILLAR LIGHT FITTING ON DAY/NIGHT SWITCH
	COMPACT FLUORESCENT (100W)
	LED RECESSED DOWNLIGHTER (3W)
	ENERGY SAVER CEILING LIGHT (8W)
	UP / DOWN DIRECTIONAL WALL MOUNTED SECURITY LIGHT ON DAY/NIGHT SWITCH (30W)
	CHANDELIER (5 x 40W)
	1.2 DOUBLE TUBE FLUORESCENT LIGHT (18W)
	SECURITY LIGHT ON DAY/NIGHT SWITCH
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	DIMMER SWITCH
	TIME SWITCH

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REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
B	AS BUILT	09/09/22

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OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
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19 / 08 / 2021
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DANIEL JOHANNES VAN ROOYEN
South African Council for the Architectural Profession
14:54 PM (Africa/Johannesburg) on 07 Sep 2022

P O BOX 11060
ASTON MANOR
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PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	HOT WATER & ELECTRICAL
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No
2056-02

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

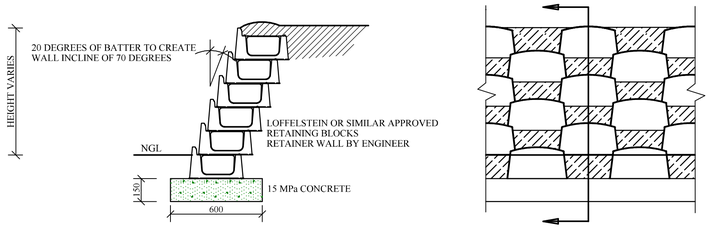
DRAWING No SHEET 4

REVISION No.

A	B								

DATE ISSUED 09/09/2022

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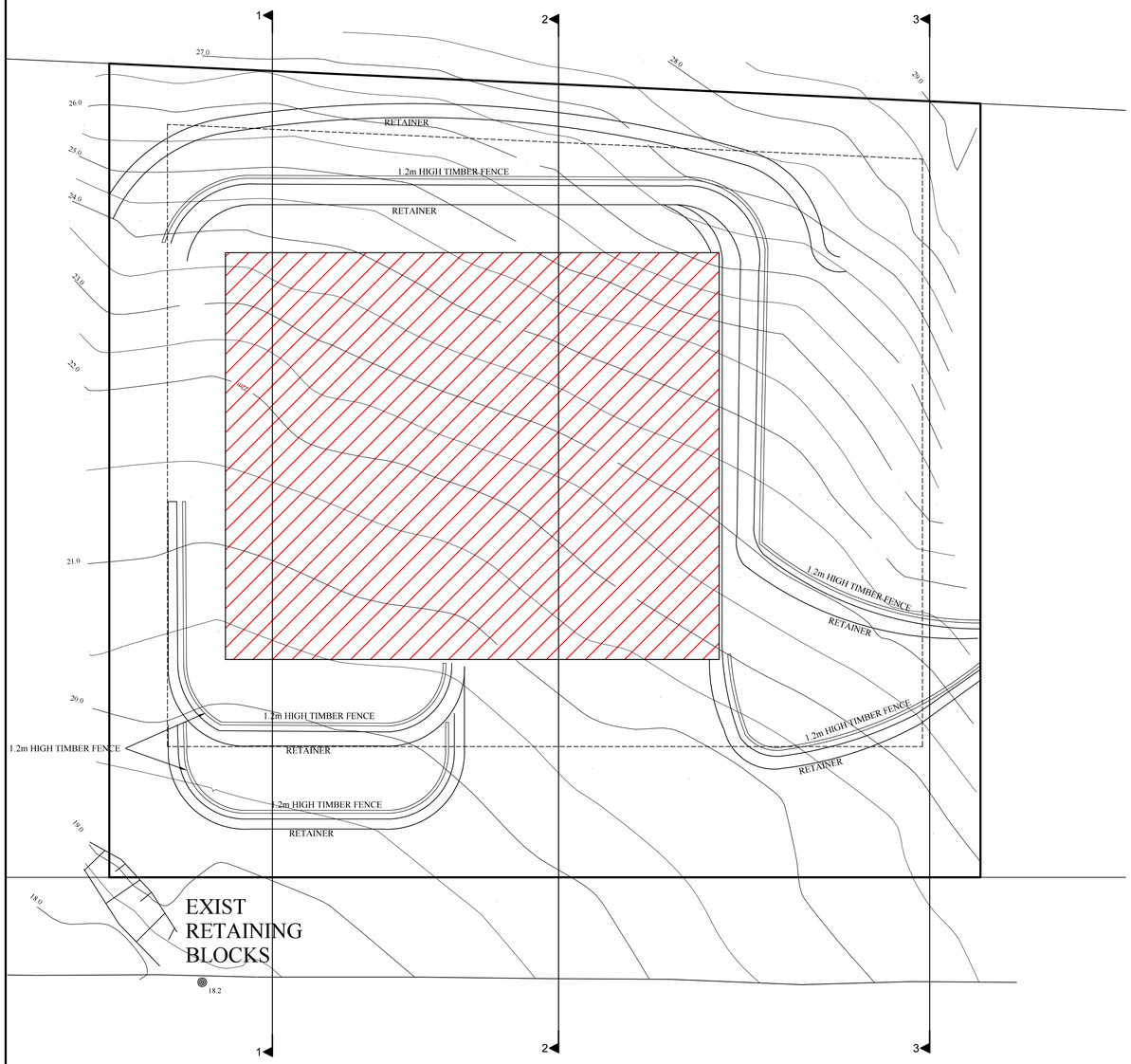


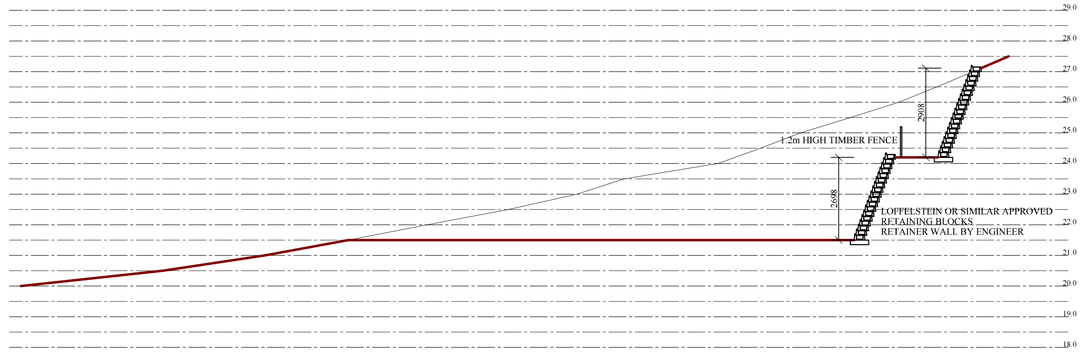
TYPICAL SECTION
SCALE 1 : 20

TYPICAL ELEVATION
SCALE 1 : 20

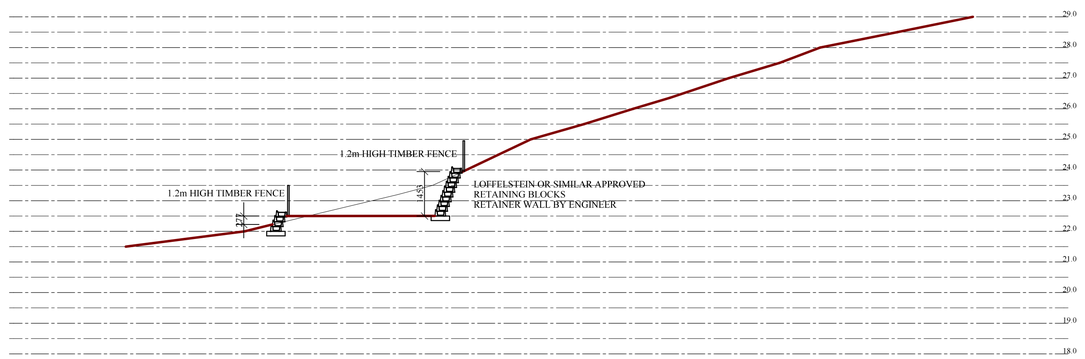


SECTION 1 - 1
SCALE 1 : 50





SECTION 2 - 2
SCALE 1 : 50



SECTION 3 - 3
SCALE 1 : 50

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No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
B	AS BUILT	09/09/22
C	RETAINER WALL DETAIL ADDED	
D	BASE SUPPORTS REVISED	
E	RETAINER SECTIONS ADDED	07/03/23

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OWNER'S SIGNATURE

DRAWING BY

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19 / 08 / 2021
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14:43 PM (Africa/Johannesburg) on 06 Mar 2023

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1630

PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	RATAINER WALL SECTIONS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-02

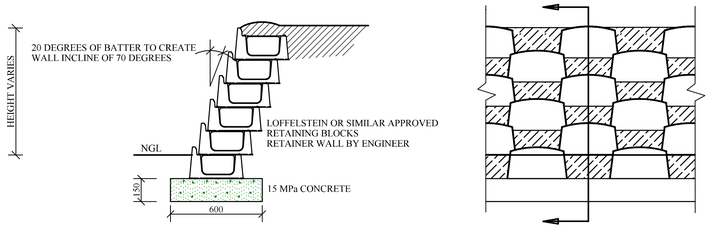
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DRAWING No SHEET 5

REVISION No. A B C D E

DATE ISSUED 07/03/2023

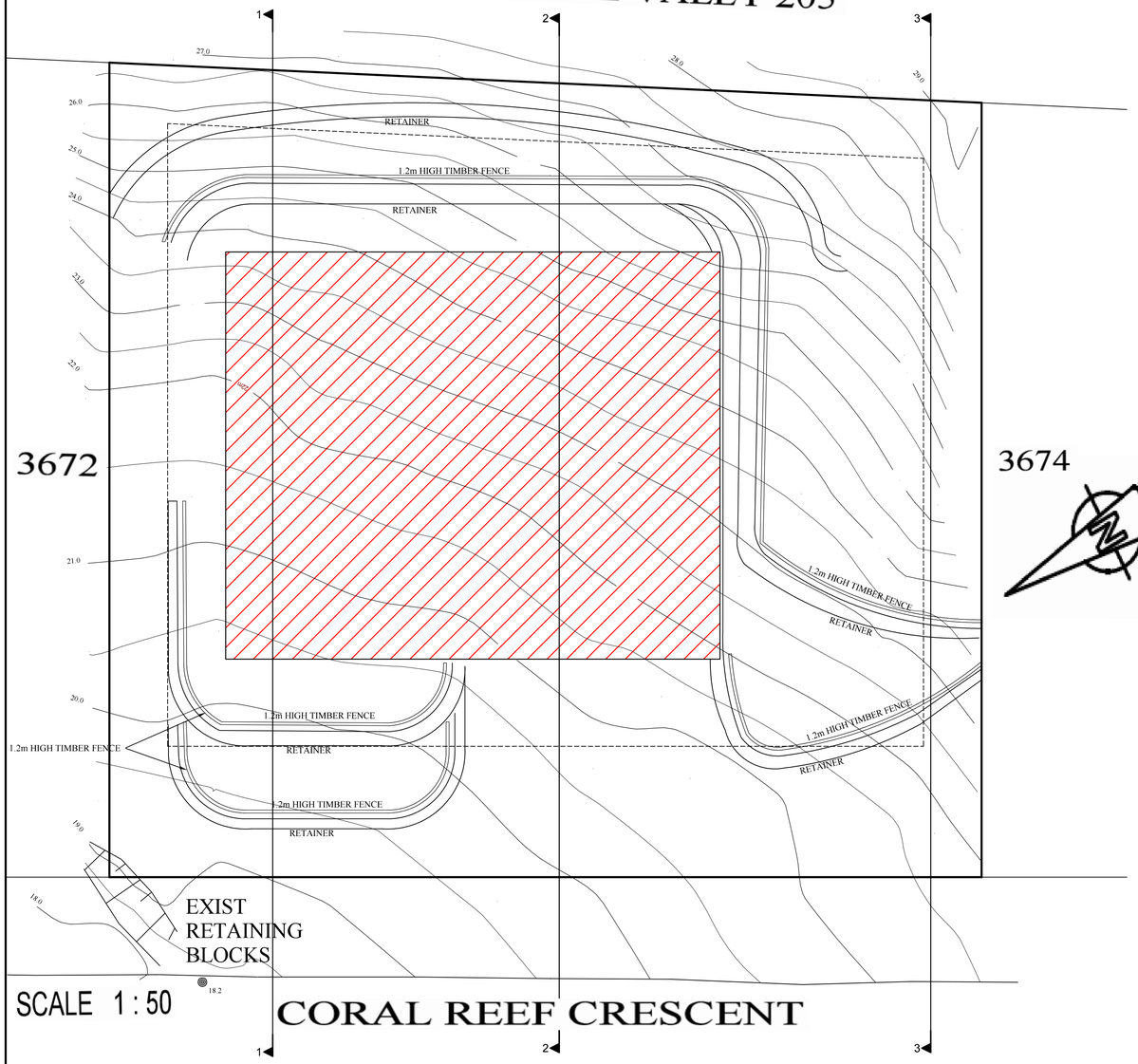
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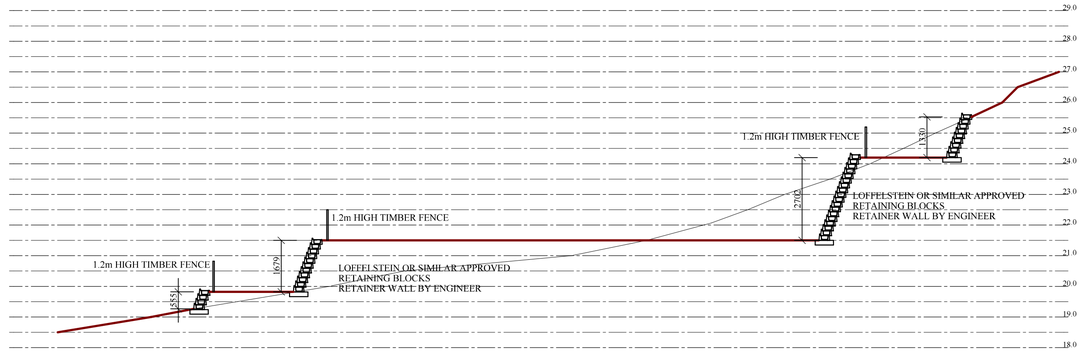
TYPICAL ELEVATION
SCALE 1 : 20

RE 3 RUYGTE VALLY 205

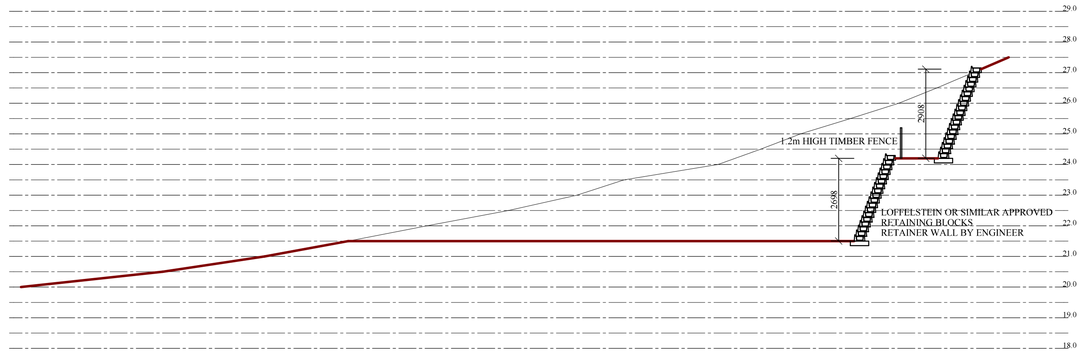


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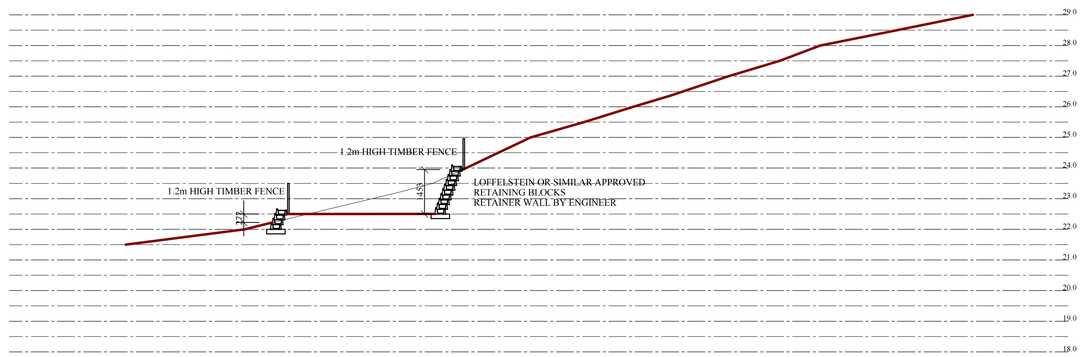
CORAL REEF CRESCENT



SECTION 1 - 1
SCALE 1 : 50



SECTION 2 - 2
SCALE 1 : 50



SECTION 3 - 3
SCALE 1 : 50

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REVISION	No	DESCRIPTION	DATE
	A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
	B	AS BUILT	09/09/22
	C	RETAINER WALL DETAIL ADDED	
	D	BASE SUPPORTS REVISED	
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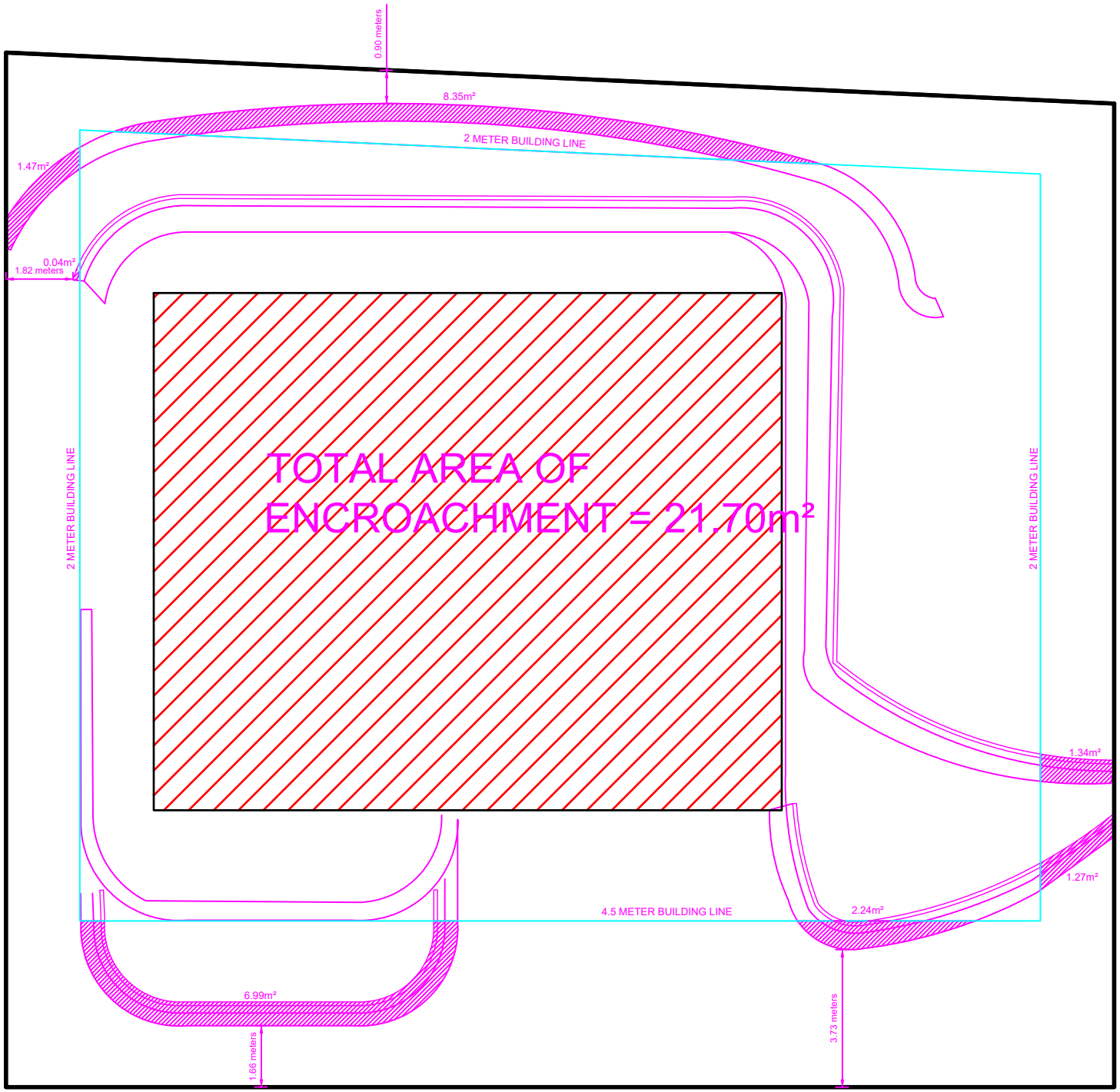
P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	RATAINER WALL SECTIONS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

PROJECT No	2056-02
DRAWING No	SHEET 5
REVISION No.	A B C D E
DATE ISSUED	07/03/2023

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0.90 meters
8.35m²
2 METER BUILDING LINE
1.47m²
0.04m²
1.82 meters
TOTAL AREA OF
ENCROACHMENT = 21.70m²
2 METER BUILDING LINE
2 METER BUILDING LINE
1.34m²
1.27m²
4.5 METER BUILDING LINE
2.24m²
6.99m²
1.66 meters
3.73 meters

Bench Mark = 10 mm iron peg near the edge of paving as shown = 18.20 metres.

ENTRANCE

RETAINING BLOCKS

EDGE OF PAVING

Coral Reef Crescent (paved)

STREET NAME BOARD

SOME FILL FROM EXCAVATIONS ON ERF 3674 HAS SPILLED OVER ONTO ERF 3673

3672

3673

3674

5045

N

Notes:

1. Survey to tacheometric standards.
2. Heights based on an arbitrary datum.
3. Bench Mark = 10 mm iron peg near the edge of paving as shown = 18.20 metres.
4. The erf beacons have been located, verified and marked.

Client:

Chris Naude c/o
Danie van Rooyen

Surveyed by:

MARK DE BRUYN
Professional Land Surveyor
P.O. BOX 135
KNYSNA 6570

Cell. 072 458 3894
Tel. 044 388 4773

email: mark@lazyleopard.co.za

Date of Survey:

December 2021

Project Title:

ERF 3673 SEDGEFIELD

Title:

CONTOUR PLAN

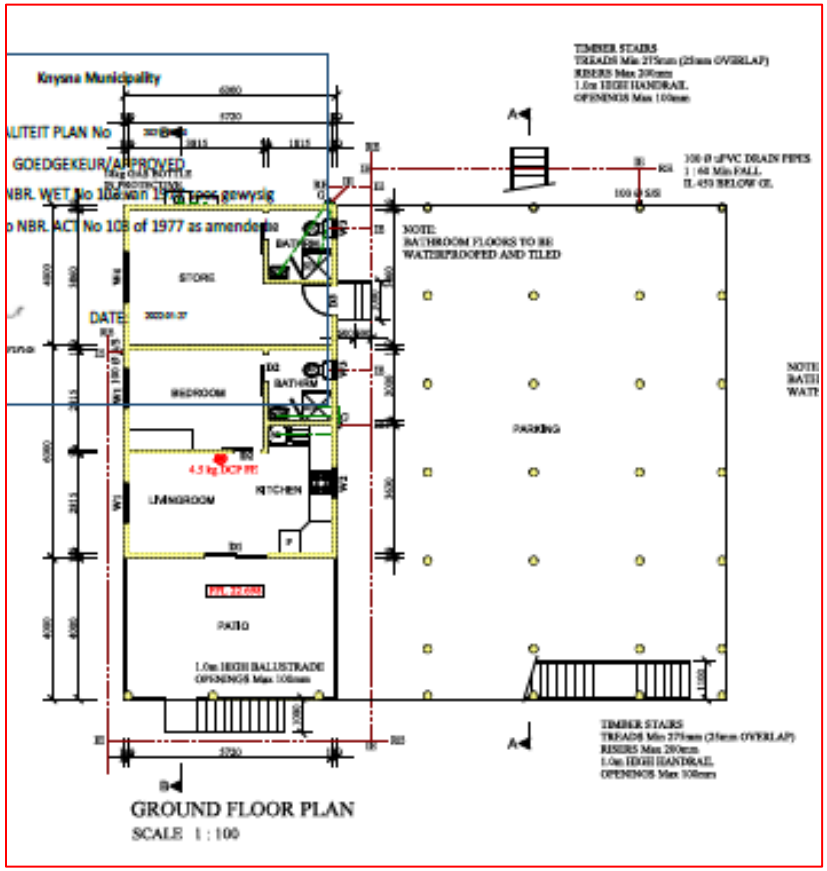
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Drawing Number : SE3673c

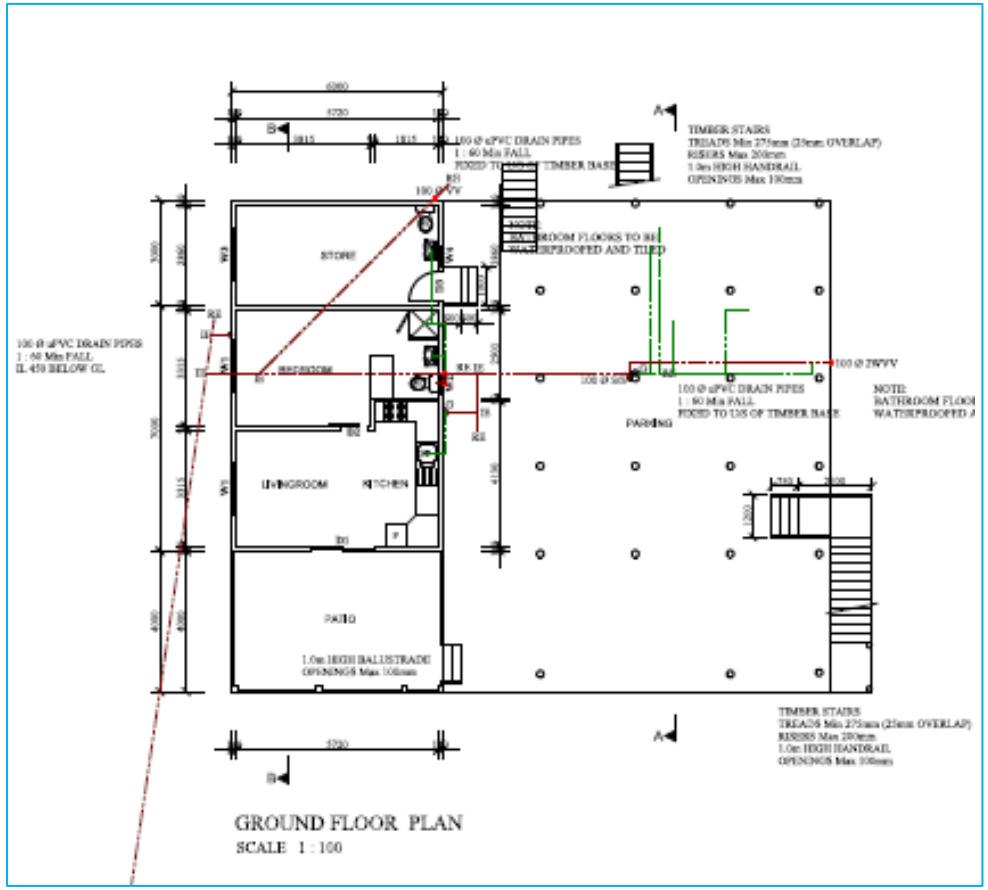
Rev.

ERF 3673 SEDGEFIELD: PLAN-BY-PLAN COMPARISON BETWEEN THE APPROVED AND REVISED NEW PLANS – JANUARY 2025

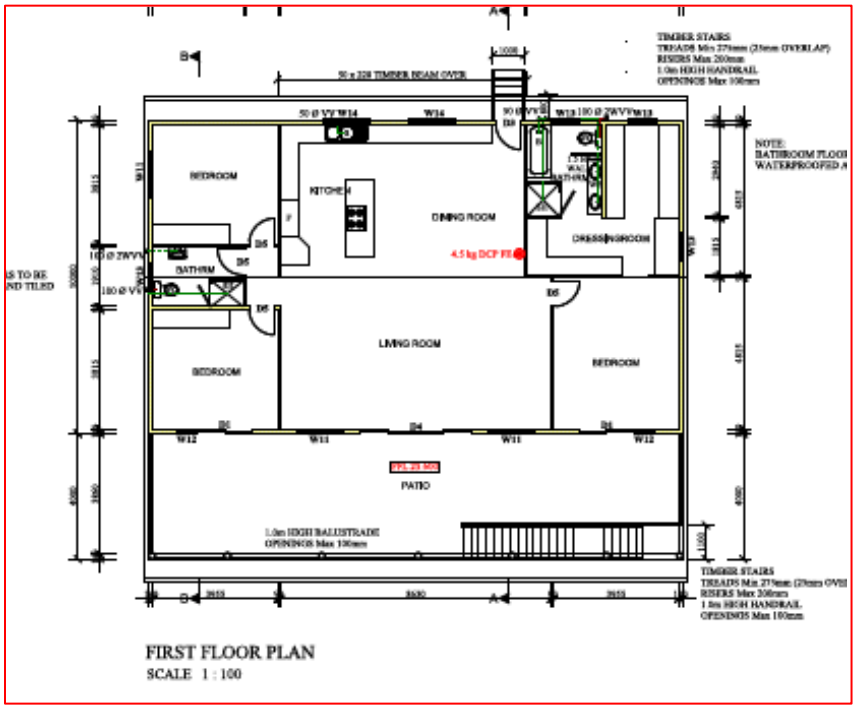
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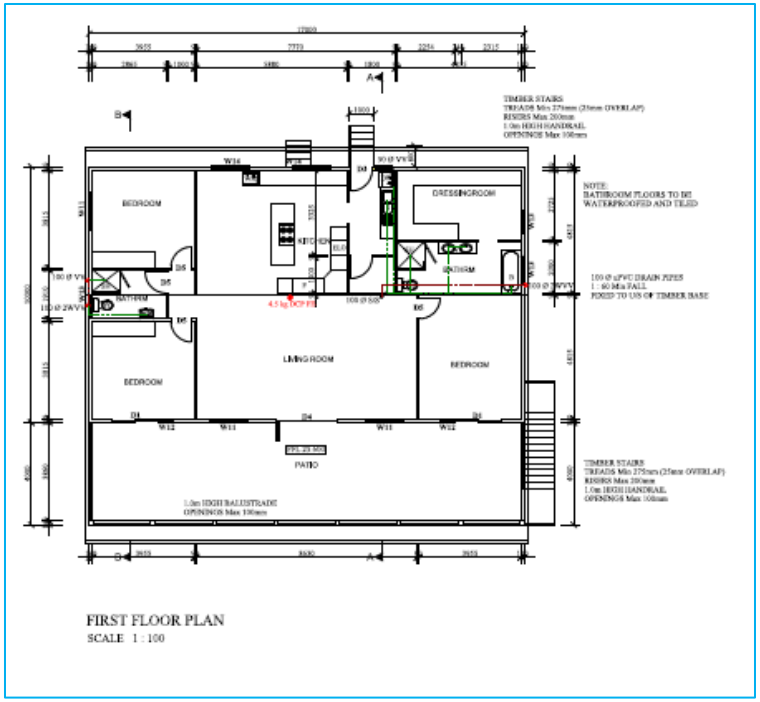
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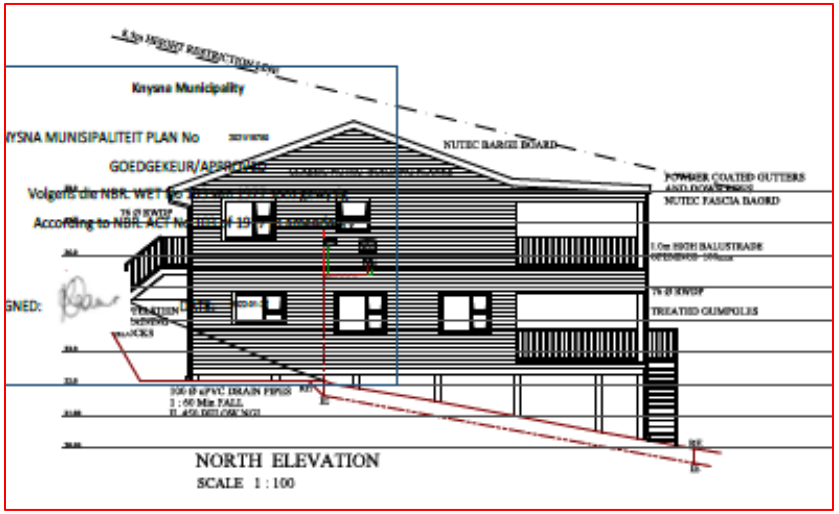
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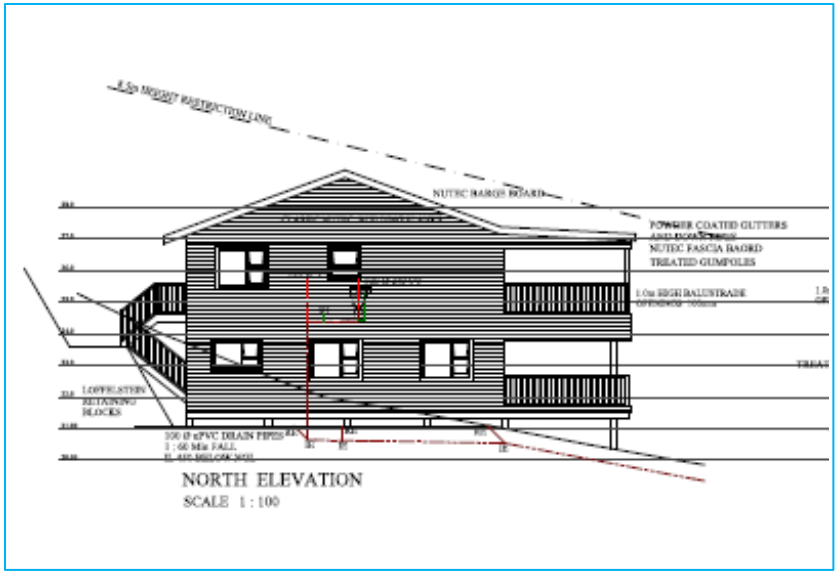
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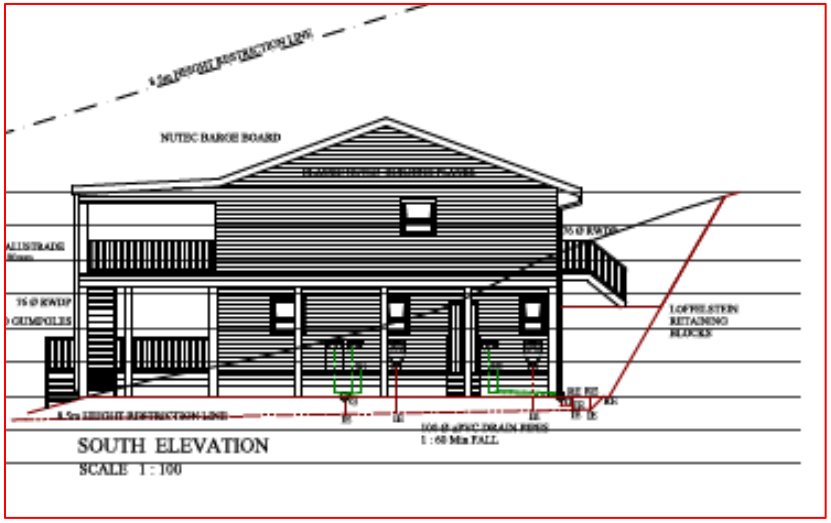
NORTH ELEVATION (APPROVED)



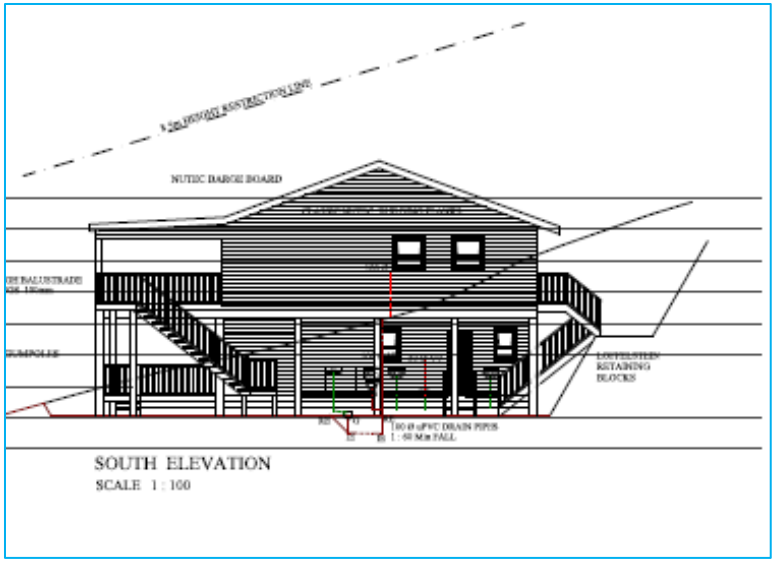
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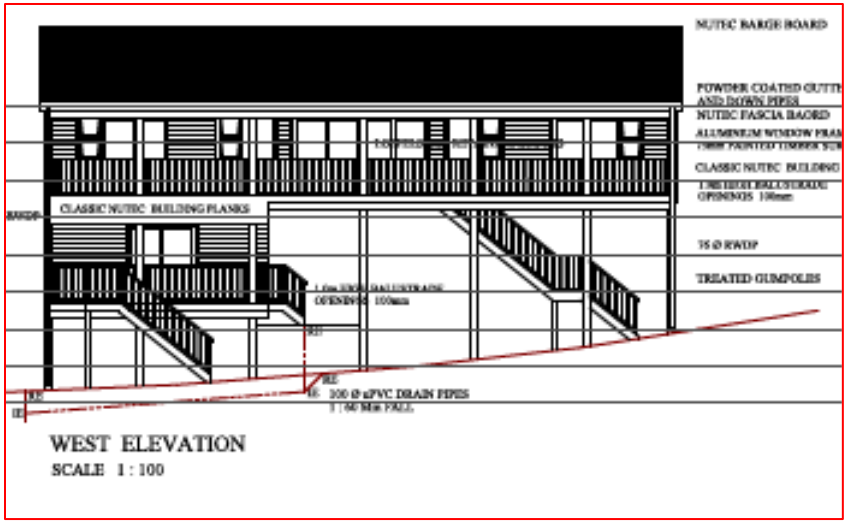
SOUTH ELEVATION (APPROVED)



SOUTH ELEVATION (PROPOSED)



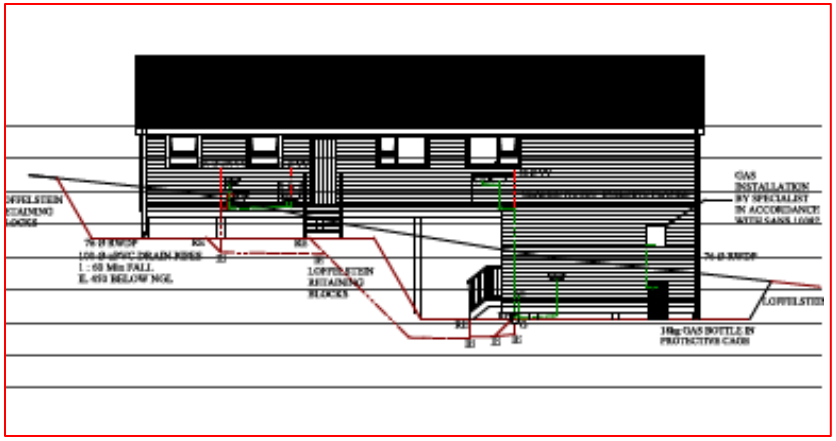
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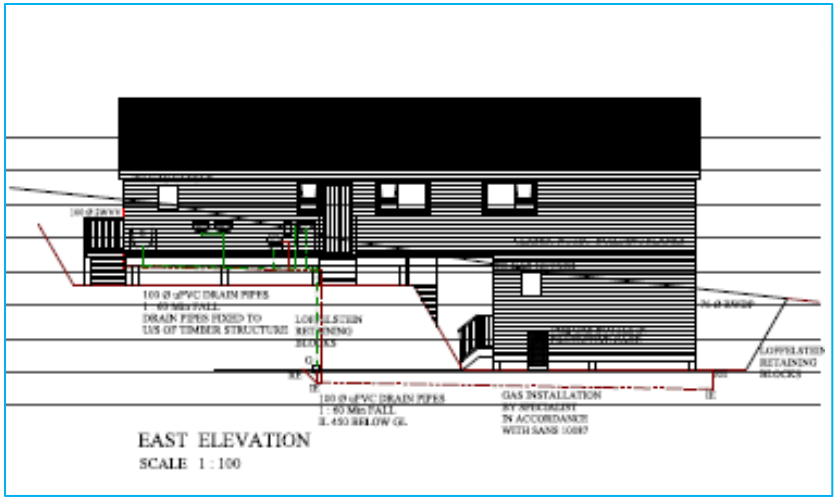
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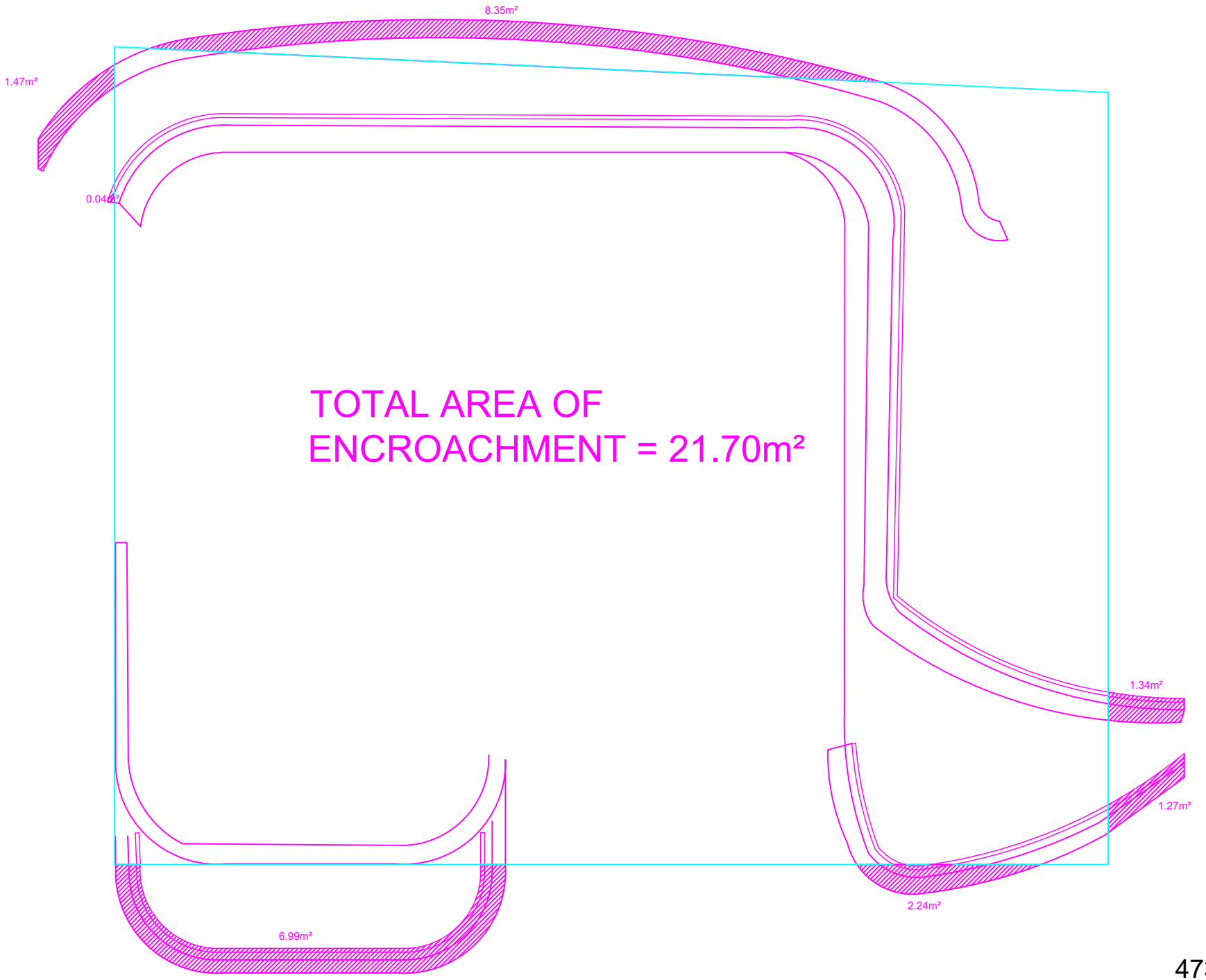


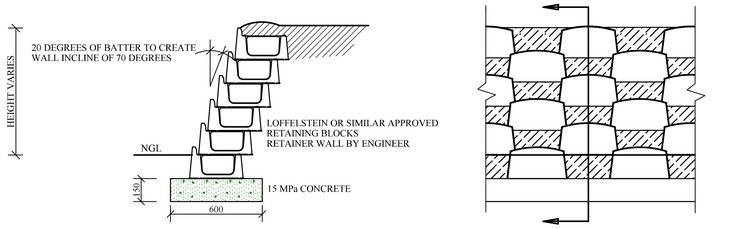
EAST ELEVATION (APPROVED)



EAST ELEVATION (PROPOSED)




8.35m²
1.47m²
0.04m²
TOTAL AREA OF
ENCROACHMENT = 21.70m²
1.34m²
1.27m²
2.24m²
6.99m²

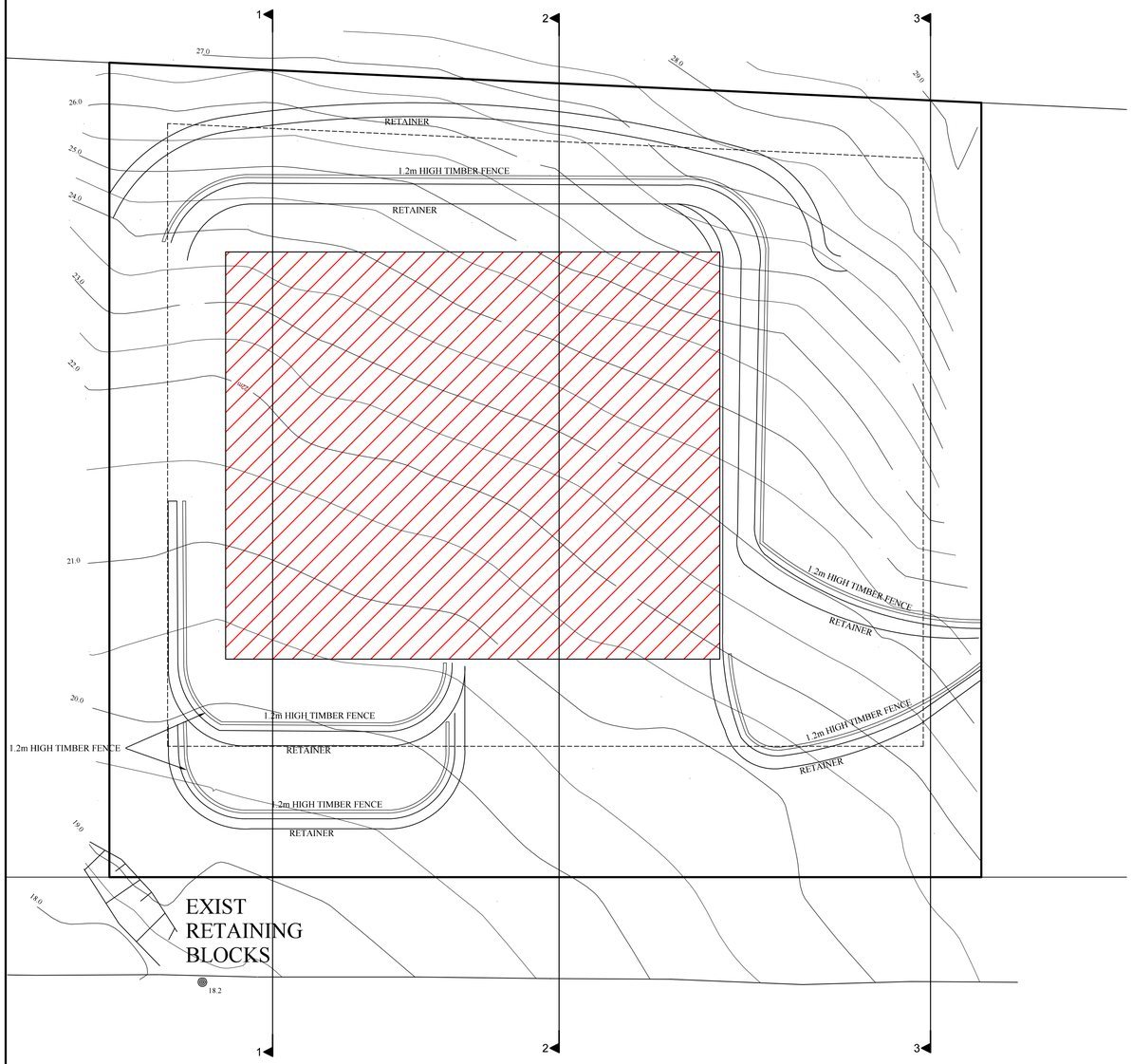


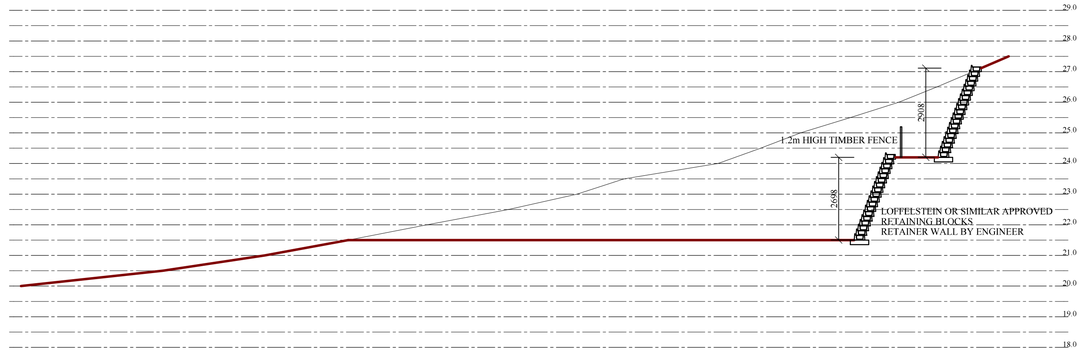
TYPICAL SECTION
SCALE 1 : 20

TYPICAL ELEVATION
SCALE 1 : 20

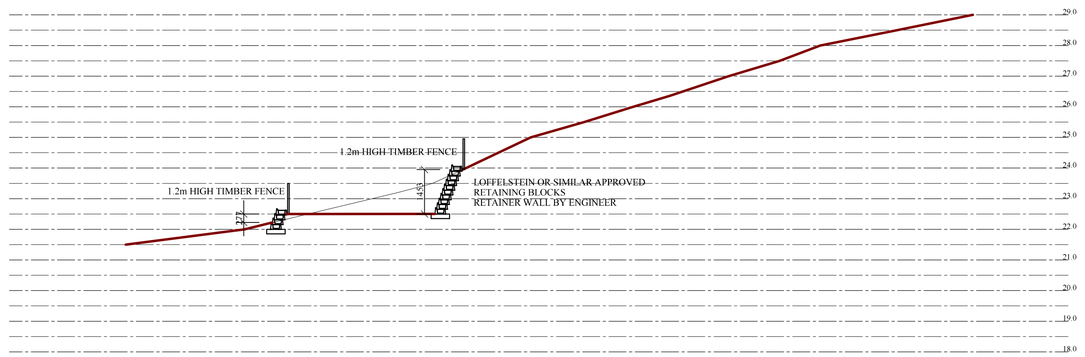


SECTION 1 - 1
SCALE 1 : 50





SECTION 2 - 2
SCALE 1 : 50



SECTION 3 - 3
SCALE 1 : 50

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REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22
B	AS BUILT	09/09/22
C	RETAINER WALL DETAIL ADDED	
D	BASE SUPPORTS REVISED	
E	RETAINER SECTIONS ADDED	07/03/23

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13. FIRE WATER MAIN AS SPECIFIED ON FIRE PLAN.

OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

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DANIEL JOHANNES VAN ROOYEN
14:43 PM (Africa/Johannesburg) on 06 Mar 2023

P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	AS BUILT TIMBER HOUSE
DRAWING	RATAINER WALL SECTIONS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-02

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 5

REVISION No. A B C D E

DATE ISSUED 07/03/2023

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Knysna Municipality

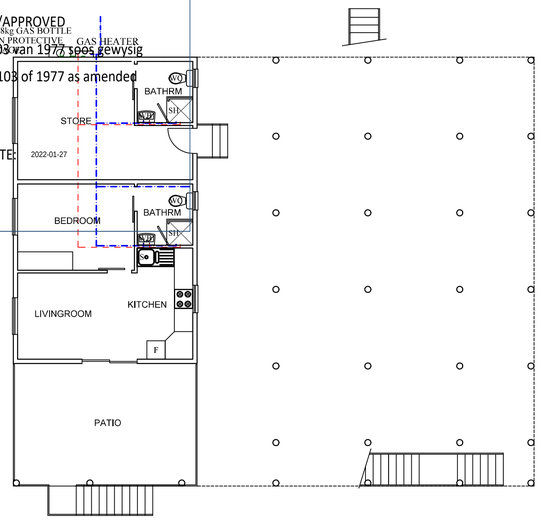
KNYSNA MUNISIPALITEIT PLAN No 2021/19780

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

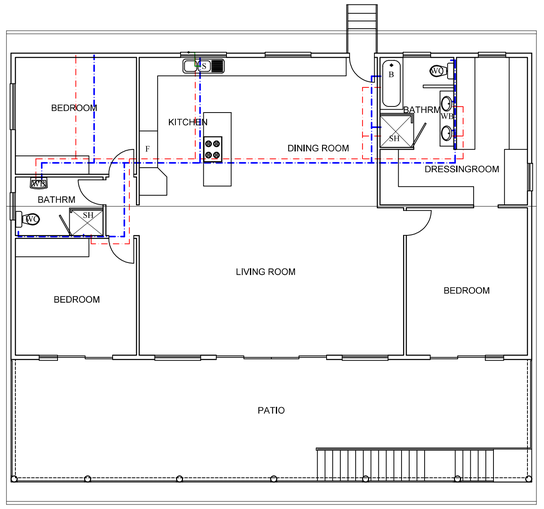
According to NBR. ACT No 103 of 1977 as amended

SIGNED: DATE: 2022-01-27



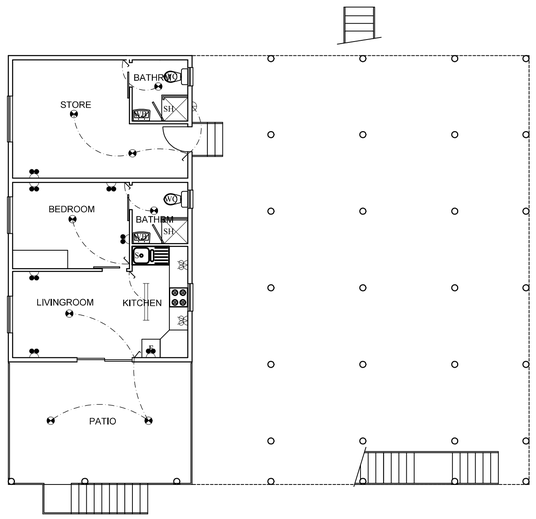
GROUND FLOOR HOT WATER PLAN

SCALE 1 : 100



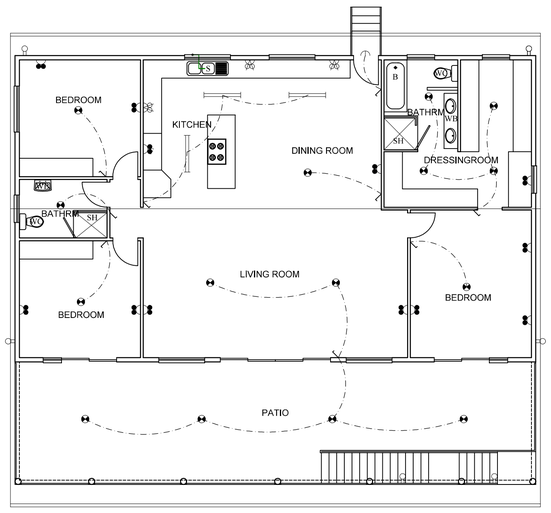
FIRST FLOOR HOT WATER PLAN

SCALE 1 : 100



GROUND FLOOR ELECTRIAC PLAN

SCALE 1 : 100



FIRST FLOOR ELECTRICAL PLAN

SCALE 1 : 100

ENERGY CALCULATIONS H4

ENERGY DEMAND	ALLOWED	5W/m²
CEILING LIGHTS 23 x 8w	=	184W
WALL LIGHTS 2 x 8w	=	16W
SECURITY LIGHT 6 x 30w	=	180W
TOTAL		380W
NETT FLOOR AREA		322m²

380W / 322m² = 1.18W/m² < 5W/m² COMPLIES

ENERGY CONSUMPTION ALLOWED 5kWh.a

5kWh/m² x 322m² = 1610kWh.a

52 weeks x 7 days x 5 hours = 1820h.a

TOTAL LIGHTS 380W OR 0.38Kw

0.38kW x 1820h.a = 691.6Kwh.a < 1610kWh.a COMPLIES

ELECTRICAL LEGEND

KEY	DESCRIPTION
	COLD WATER SUPPLY
	HOT WATER FEED
	GAS LINE

ELECTRICAL LEGEND

KEY	DESCRIPTION
DB	DISRTIBUTION BOARD
HA	HOME AUTOMATION BOARD
SH	150L QUICK HEAT VACUUM PUMPED SOLAR SYSTEM
HP	4.7 KW HEAT PUMP
	15 amp POWER POINT 300mm ABOVE FL
	DOUBLE 15 amp POWER POINT 300mm ABOVE FL
	DOUBLE 15 amp POWER POINT IN CEILING
	DOUBLE 15 amp POWER POINT 900mm ABOVE FL
	DOUBLE 15 amp WATER PROOF POWER POINT
	SATELITE DISH
	P & T TELEPHONE JACK
	BELL PUSH BUTTEN
	BELL
TV	TV POINT
	ENERGY SAVER WALL LIGHT (8W)
	STAIR LIGHT FITTING
	PILLAR LIGHT FITTING ON DAY/NIGHT SWITCH
	COMPACT FLUORESCENT (100W)
	LED RECESSED DOWNLIGHTER (3W)
	ENERGY SAVER CEILING LIGHT (8W)
	UP / DOWN DIRECTIONAL WALL MOUNTED SECURITY LIGHT ON DAY/NIGHT SWITCH (30W)
	CHANDELIER (5 x 40W)
	1.2 DOUBLE TUBE FLUORESCENT LIGHT (18W)
	SECURITY LIGHT ON DAY/NIGHT SWITCH
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	DIMMER SWITCH
	TIME SWITCH

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REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22

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OWNER'S SIGNATURE

DRAWING BY

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MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

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DANIEL JOHANNES VAN ROOYEN
08:39 AM (Africa/Johannesburg) on 20 Aug 2021

P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	PROPOSED TIMBER HOUSE
DRAWING	HOT WATER & ELECTRICAL
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-01

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 4

REVISION No. A

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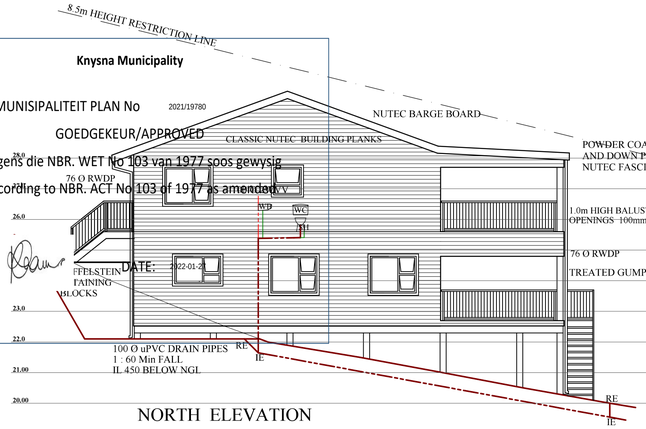
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Volgens die NBR. WET No 103 van 1977 soos gewysig

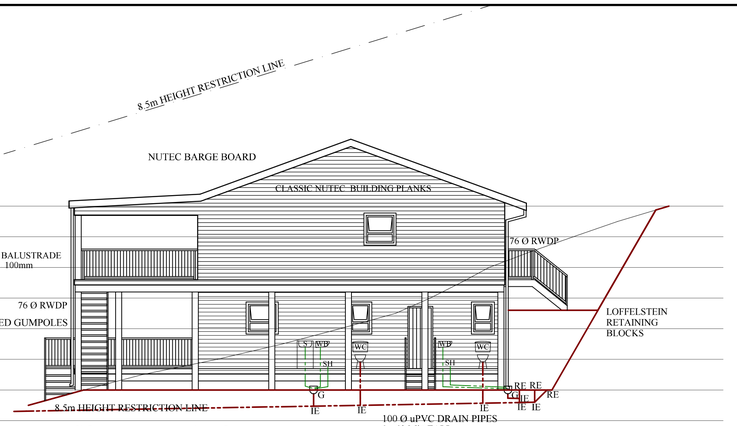
According to NBR. ACT No 103 of 1977 as amended

SIGNED: DATE: 2022-01-20



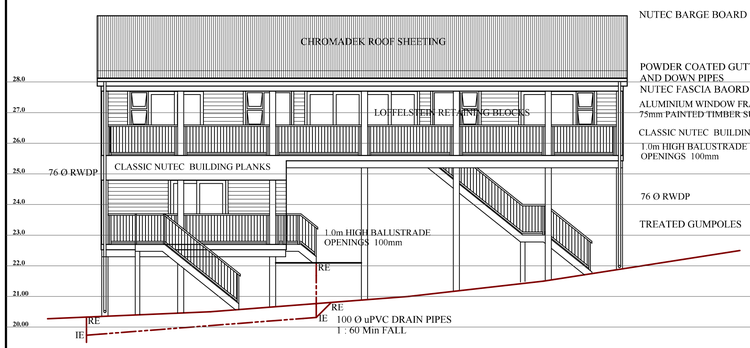
NORTH ELEVATION

SCALE 1 : 100



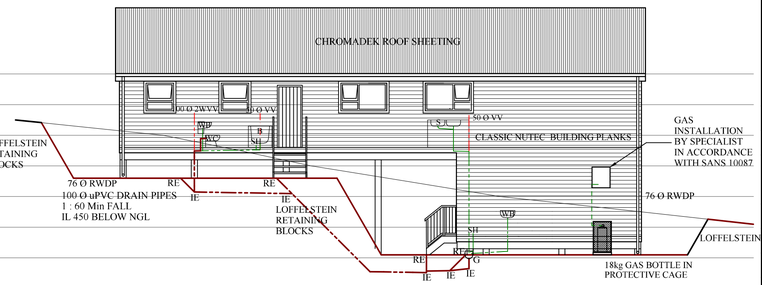
SOUTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100



WINDOW SCHEDULE GROUND FLOOR 1 : 100	GROUND FL AREA 32.72m² / WINDOW AREAS 8.71m² / WINDOW % 26%					
CLIMATE ZONE 1		1500 × 1200	900 × 1200	600 × 900	1500 × 900	600 × 900
WINDOW No		W1	W2	W3	W4	W5
QUANTITY		2	1	1	1	1
GLASS THICKNESS		4mm	4mm	4mm	4mm	4mm
GLASS DISCRIPTION		SINGLE - LOW E			SINGLE - CLEAR	
FRAME DESCRIPTION		WHITE POWDER COATED ALUMINIUM			WHITE POWDER COATED ALUMINIUM	

WINDOW SCHEDULE FIRST FLOOR 1 : 100	FIRST FL AREA 160.26m² / WINDOW AREAS 28.88m² / WINDOW % 17%				
CLIMATE ZONE 1		1500 × 1200	600 × 2090	900 × 1200	1500 × 1200
WINDOW No		W11	W12	W13	W14
QUANTITY		R - 2 L - 1	2	4	R - 1 L - 1
GLASS THICKNESS		4mm	4mm	4mm	4mm
GLASS DISCRIPTION		SINGLE - CLEAR			
FRAME DESCRIPTION		WHITE POWDER COATED ALUMINIUM			

DOOR SCHEDULE		1800 × 2090	800 × 2032	813 × 2032	3600 × 2090	813 × 2032
DOOR No		D1	D2	D3	D4	D5
QUANTITY		R - 2 L - 1	3	2	1	4
DESCRIPTION		SLIDING DOOR	40 mm HOLLOW CORE MASONITE DOOR COMPLETE WITH SLIDING DOOR GEAR	40 mm FRAME AND LEDGED MERANTI TIMBER DOOR	SLIDING DOOR	40 mm HOLLOW CORE MASONITE DOOR
DOOR FRAME		ALUMINIUM	N/A	TIMBER	ALUMINIUM	TIMBER
FINISH		WHITE POWDER COATED	EGGSHELL ENAMEL	MAXICARE WATER BASED SEALANT	WHITE POWDER COATED	EGGSHELL ENAMEL
GLAZING		SAFETY - LOW E	N/A	N/A	SAFETY - LOW E	N/A
LOCK SET		BY MANUFACTURER	N/A	4 LEVER	BY MANUFACTURER	2 LEVER



TYPICAL GAS BOTTLE CAGE

GROUND FLOOR

CLIMATE ZONE 4

ROOM	INTERNAL AREA
GROUND FLOOR	32.72

					COMPLIANCE
U-LIMIT	Cu	1.40	32.72	45.81	41.81
SHGC-LIMIT	Cshgc	0.10	32.72	3.27	2.63

U	SHGC
4.80	0.66

ALL WINDOWS
ALUMINIUM FRAMES
SINGLE - LOW E

COMPLIANCE

WINDOW NO	NO	AREA	U	U/WW	P	H	G	G-EFFECT	ADJ P/H	E-VALUE	ORIENTATION	SHGC	SHGC/WW
W1	2.00	1.80	4.80	17.28	0.10	1.20	0.00	1.00	0.08	0.71	N	0.66	1.69
W2	1.00	0.81	4.80	3.89	11.00	1.30	0.40	1.00	8.46	0.17	S	0.66	0.09
W3	1.00	0.54	4.80	2.59	11.00	1.30	0.40	1.00	8.46	0.17	S	0.66	0.06
D1	1.00	3.76	4.80	18.05	4.00	2.09	0.00	1.00	1.91	0.32	W	0.66	0.79

TOTAL AREA	32.72
WINDOW AREA	8.71
WINDOW PERSENTAGE	26.62

AGG U 41.81 AGG SHGC 2.63

FIRST STOREY

CLIMATE ZONE 4

ROOM	INTERNAL AREA
FIRST FLOOR	162.52

					COMPLIANCE
U-LIMIT	Cu	1.40	162.52	227.53	181.94
SHGC-LIMIT	Cshgc	0.10	162.52	16.25	9.15

U	SHGC
6.30	0.81

ALL WINDOWS
ALUMINIUM FRAMES
SINGLE CLEAR

COMPLIANCE

WINDOW NO	NO	AREA	U	U/WW	P	H	G	G-EFFECT	ADJ P/H	E-VALUE	ORIENTATION	SHGC	SHGC/WW
W11	2.00	1.80	6.30	22.68	4.78	1.50	0.00	1.00	3.19	0.31	W	0.81	0.90
	1.00	1.80	6.30	11.34	0.20	2.44	1.24	0.50	0.04	0.84	N	0.81	1.22
W12	2.00	1.25	6.30	15.75	4.78	2.09	0.00	1.00	2.29	0.31	W	0.81	0.63
W13	1.00	0.81	6.30	5.10	0.20	3.87	0.20	1.00	0.05	0.71	N	0.81	0.47
	1.00	0.81	6.30	5.10	0.20	3.39	2.49	0.50	0.03	0.61	S	0.81	0.40
	2.00	0.81	6.30	10.21	0.78	0.96	0.06	1.00	0.81	0.50	E	0.81	0.66
W14	2.00	1.35	6.30	17.01	0.78	0.96	0.06	1.00	0.81	0.50	E	0.81	1.09
D1	2.00	3.76	6.30	47.58	4.78	2.09	0.00	1.00	2.29	0.31	W	0.81	1.89
D4	1.00	7.52	6.30	47.38	4.78	2.09	0.00	1.00	2.29	0.31	W	0.81	1.89

TOTAL AREA	162.52
WINDOW AREA	28.88
WINDOW PERSENTAGE	17.77

AGG U 181.94 AGG SHGC 9.15

REVISION No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22

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9. TWO COURSES BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW HEAD HEIGHT.
10. ALL GLAZING TO SABS 0137 OR 1263.
11. ALL FIRE FIGHTING EQUIPMENT TO BE IN ACCORDANCE WITH SANS 10400-T:2011 AND SO MAINTAINED.
12. ALL FIRE ESCAPE ROUTES & FIRE FIGHTING EQUIPMENT TO BE CLEARLY MARKED AND IDENTIFIED ACCORDING TO SANS 10400-T:2011
13. FIRE WATER MAIN AS SPECIFIED ON FIRE PLAN.

OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

DJ VAN ROOYEN SNR ARCHI TECHNOLOGIST
UNIDRAFT cc CK94/28112/23
Cell: 083 700 7887
danie@unidraft.co.za

36 RIETFONTEIN AVENUE
GLEN MARAIS
KEMPTON PARK

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
DANIEL JOHANNES VAN ROOYEN
08:39 AM (Africa/Johannesburg) on 20 Aug 2021

P O BOX 11060
ASTON MANOR
1630

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PROJECT TITLE	PROPOSED TIMBER HOUSE
DRAWING	ELEVATIONS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-01

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 3

REVISION No. A

DATE ISSUED 12/01/2022

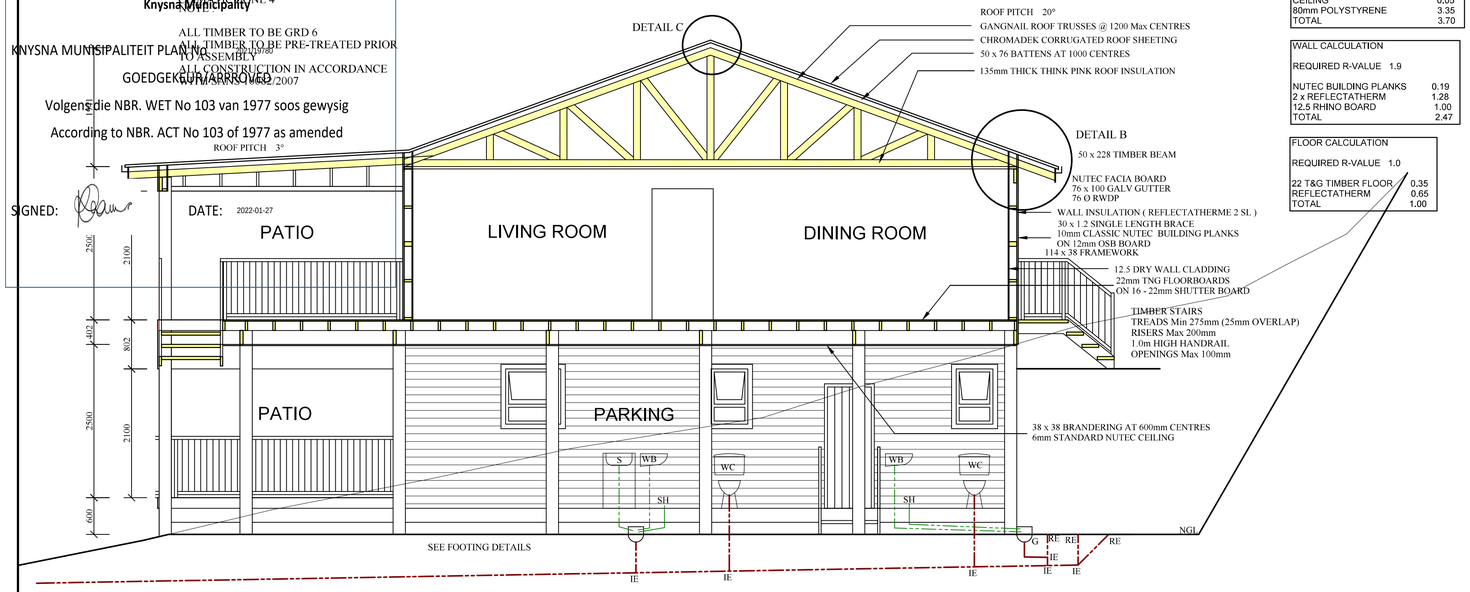
DESTROY ALL PREVIOUSLY ISSUED COPIES

ALL WORK TO SABS 10082/2007

CLIMATIC ZONE 4
NOTE :

ALL TIMBER TO BE GRD 6
ALL TIMBER TO BE PRE-TREATED PRIOR TO ASSEMBLY
ALL CONSTRUCTION IN ACCORDANCE WITH SANS 10082/2007

Knysna Municipality
KNYSNA MUNISIPALITEIT PLANNING
GOEDGEKEUR/APPROVED
Volgens die NBR. WET No 103 van 1977 soos gewysig
According to NBR. ACT No 103 of 1977 as amended
SIGNED:
DATE: 2022-01-27



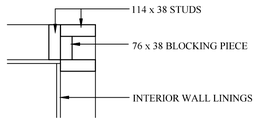
SECTION A - A
SCALE 1 : 50

CLIMATIC ZONE 4

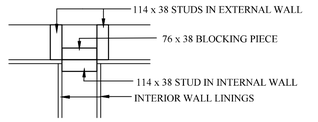
ROOF CALCULATION	
REQUIRED R-VALUE 3.7	
CHROMADECK ROOF SHEET	0.30
CEILING	0.05
80mm POLYSTYRENE	3.35
TOTAL	3.70

WALL CALCULATION	
REQUIRED R-VALUE 1.9	
NUTEC BUILDING PLANKS	0.19
2 x REFLECTATHERM	1.28
12.5 RHINO BOARD	1.00
TOTAL	2.47

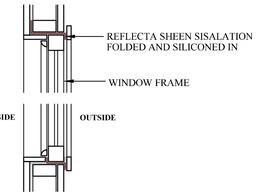
FLOOR CALCULATION	
REQUIRED R-VALUE 1.0	
22 T&G TIMBER FLOOR	0.35
REFLECTATHERM	0.65
TOTAL	1.00



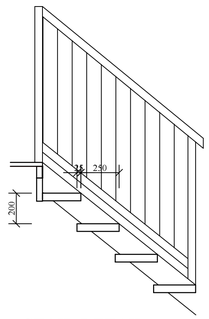
CORNER DETAIL
SCALE 1 : 10



WALL INTERSECTION DETAIL
SCALE 1 : 10

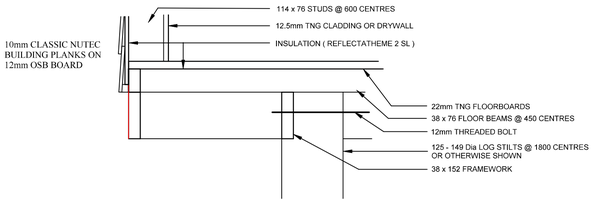


WINDOW DETAIL
SCALE 1 : 10

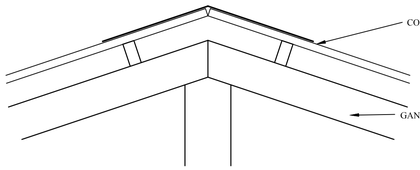


TIMBER STAIRS
TREADS 275mm (25mm OVERLAP)
RISERS 170mm
1.0m HIGH BALUSTRADE AND HANDRAIL
OPENINGS 100mm

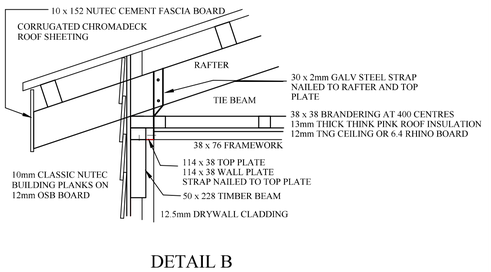
STAIR DETAIL
SCALE 1 : 20



DETAIL A
SCALE 1 : 10



DETAIL C
SCALE 1 : 10

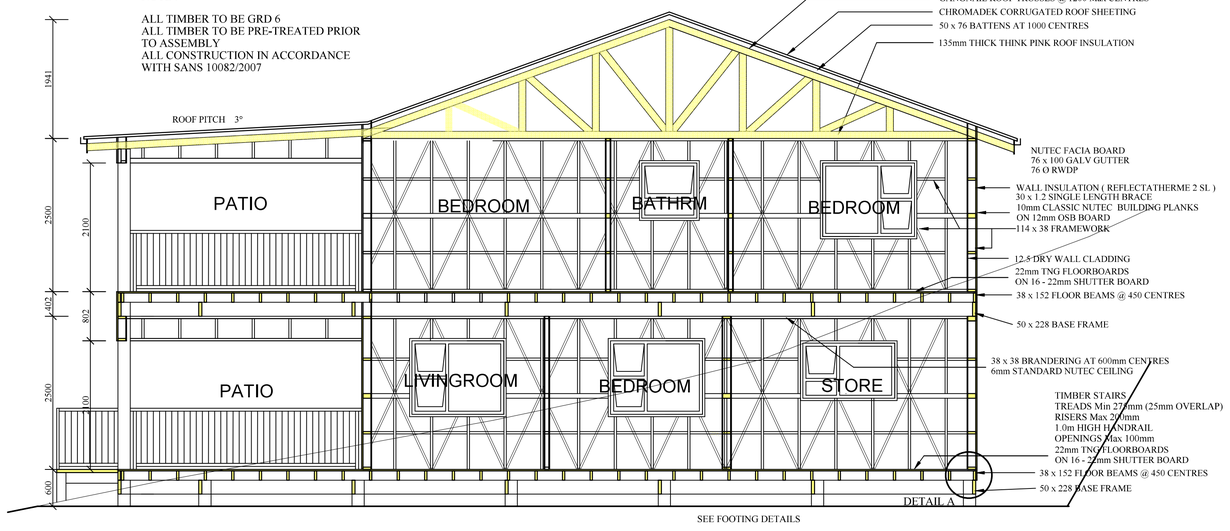


DETAIL B
SCALE 1 : 10

ALL WORK TO SABS 10082/2007

CLIMATIC ZONE 4
NOTE :

ALL TIMBER TO BE GRD 6
ALL TIMBER TO BE PRE-TREATED PRIOR TO ASSEMBLY
ALL CONSTRUCTION IN ACCORDANCE WITH SANS 10082/2007



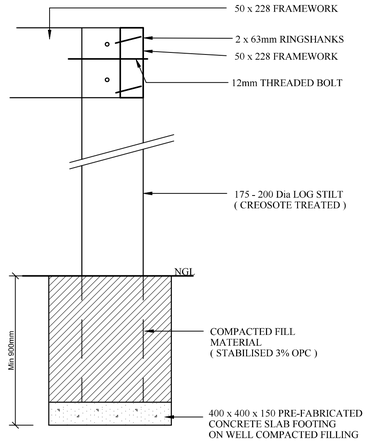
SECTION B - B
SCALE 1 : 50

CLIMATIC ZONE 4

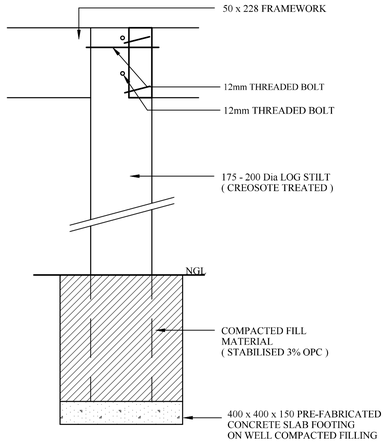
ROOF CALCULATION	
REQUIRED R-VALUE 3.7	
CHROMADECK ROOF SHEET	0.30
CEILING	0.05
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TOTAL	3.70

WALL CALCULATION	
REQUIRED R-VALUE 1.9	
NUTEC BUILDING PLANKS	0.19
2 x REFLECTATHERM	1.28
12.5 RHINO BOARD	1.00
TOTAL	2.47

FLOOR CALCULATION	
REQUIRED R-VALUE 1.0	
22 T&G TIMBER FLOOR	0.35
REFLECTATHERM	0.65
TOTAL	1.00



FOOTING / CORNER DETAIL
SCALE 1 : 10



FOOTING / CENTRE POLE DETAIL
SCALE 1 : 10

REVISION No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22

GENERAL NOTES

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13. FIRE WATER MAIN AS SPECIFIED ON FIRE PLAN.

OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

DJ VAN ROOYEN SNR ARCHI TECHNOLOGIST
UNIDRAFT cc CK94/28112/23
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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
DANIEL JOHANNES VAN ROOYEN
08:39 AM (Africa/Johannesburg) on 20 Aug 2021

P O BOX 11060
ASTON MANOR
1630

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PROJECT TITLE	PROPOSED TIMBER HOUSE
DRAWING	SECTIONS, DETAILS
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-01

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 2

REVISION No. A

DATE ISSUED 12/01/2022
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Knysna Municipality

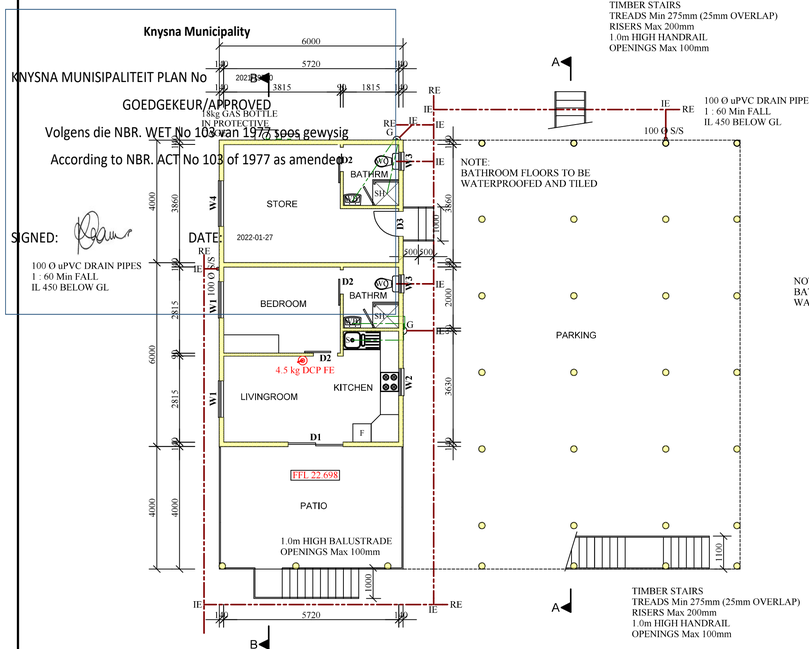
KNYSNA MUNISIPALITEIT PLAN No 2022/0111

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

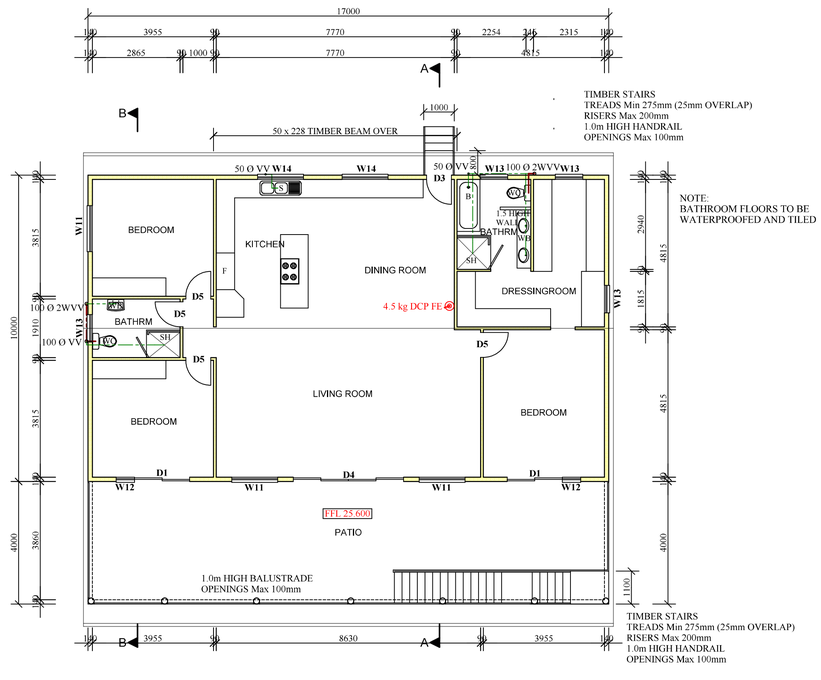
According to NBR. ACT No 103 of 1977 as amended

SIGNED: DATE: 2022-01-27



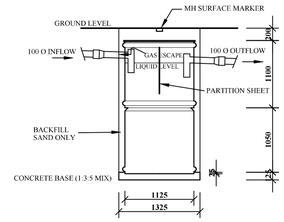
GROUND FLOOR PLAN

SCALE 1 : 100

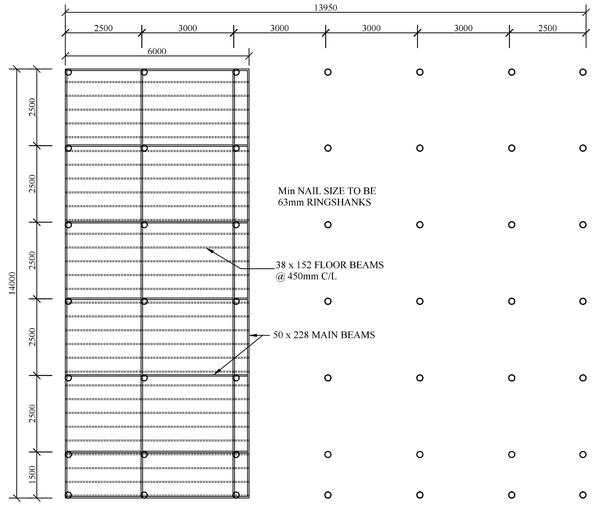


FIRST FLOOR PLAN

SCALE 1 : 100

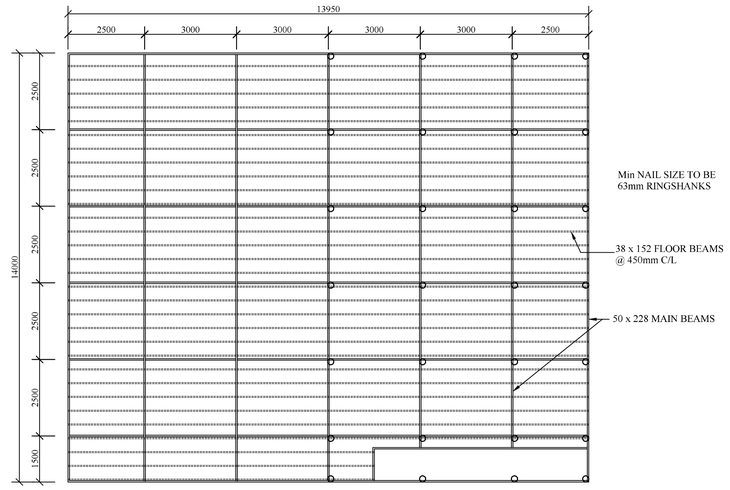


PRE-FABRICATED SEPTIC TANK DETAIL



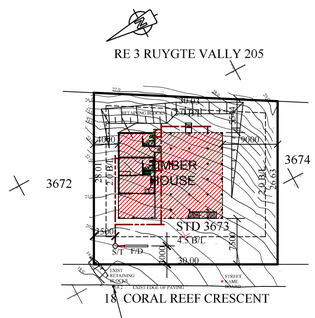
GROUND FLOOR BASE PLAN

SCALE 1 : 100



FIRST FLOOR BASE PLAN

SCALE 1 : 100



SITE PLAN

SCALE 1 : 500

DRAINAGE NOTES

1. ALL WORK TO BE DONE BY REGISTERED PLUMBER.
2. DRAINS PASSING UNDER BUILDING TO BE ENCASED IN CONCRETE AND NOT CARRY ANY LOAD.
3. PROVIDE RE'S AT EACH END OF PROTECTED DRAIN WHERE SAME PASSES UNDERNEATH THE BUILDING AS NEAREST POSSIBLE TO FOUNDATIONS.
4. IE'S AT ALL BENDS AND JUNCTIONS OF DRAINS, WITH MARKED COVERS AT GROUND LEVEL.
5. ALL WASTE PIPES TO BE ACCESSIBLE OVER THEIR ENTIRE LENGTH.
6. NO DRAINAGE BENDS OR JUNCTIONS IN OR UNDER FLOORS.
7. RESEAL TRAPS TO ALL WASTE WATER FITTINGS. (TWO PIPE SYSTEM)
8. WASTE PIPES ON SINGLE PIPE SYSTEMS WILL BE FITTED WITH 65mm DEEP SEAL TRAPS AND EACH FITTING WILL BE ANTI-SYPHONED.
9. WC SOIL PIPES HAVING A GREATER DEPTH FROM PAN TO PIPE INVERT LEVEL OF 1,220m WILL BE ANTI-SYPHONED.
10. Min FALL OF 100mm Dia DRAINS TO BE 1 : 60 WITH Min OF 300mm GROUND COVER.
11. WASTE PIPES TO BASINS TO BE Min 32mm I.Dia AND TO ALL OTHER FIXTURES Min 40mm Dia.

STAND AREA			820 m²
	NEW	EXISTING	TOTAL
EXIST GROUND FLOOR		m²	
NEW GROUND FLOOR	238.00 m²		
TOTAL GROUND FLOOR			238.00 m²
EXISTING UPPER FLOOR		m²	
NEW UPPER FLOOR	238.00 m²		
TOTAL UPPER FLOOR			238.00 m²
TOTAL BUILDING AREA	476.00 m²	m²	476.00 m²
TOTAL COVERED AREA 238.00m²			29%

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REVISION

No	DESCRIPTION	DATE
A	CONTOURS AND HEIGHT LINES ADDED	12/01/22

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OWNER'S SIGNATURE

DRAWING BY

D J VAN ROOYEN
Nat Dip (Bldg & Civ)
PrSArchT PSAT20579
MIAT(SA)(Sen) 70167

19 / 08 / 2021
DATE

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DANIEL JOHANNES VAN ROOYEN
08:39 AM (Africa/Johannesburg) on 20 Aug 2021

P O BOX 11060
ASTON MANOR
1630

PROJECT TITLE	PROPOSED TIMBER HOUSE
DRAWING	PLAN, SITE PLAN
STAND No.	STAND 3673, SEDGEFIELD
FOR OWNER	C & A NAUDE

PROJECT No 2056-01

W P GEYER 790011
Pr. Eng. Bsc (Eng) MSAICE
083 600 4815

DRAWING No SHEET 1

REVISION No. A

DATE ISSUED 12/01/2022

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LOCALITY MAP

ERF 3673, 18 COLA REEF CRESCENT, COLA BEACH, SEDGEFIELD

SCALE: NTS

Ann B

Gouws Attorneys
660 Makou Street
Monument Park

Prepared by me

CONVEYANCER
JAN-HARM VAN JAARSVELD (12891)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 730 000-00	R 995-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY
07 -10- 2021
LINDA NCAPAI

DATA / CAPTURE
07 -10- 2021
DIPONTSHENG LEEUW

T000048325 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHE (LPCM 60411)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

ERF 3673 COLA BEACH CC
Registration Number 1996/019609/23

which said Power of Attorney was signed at Pretoria on 31 August 2021

And the appearer declared that his/her said principal had, on 28 April 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

CHRISTO NAUDE
Identity Number [redacted]
and
MAATJIE ANTOINETTE NAUDE
Identity Number [redacted]
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 3673 SEDGEFIELD, IN THE KNYSNA MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE

IN EXTENT 820 (EIGHT HUNDRED AND TWENTY) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T16182/1997 with General Plan No. 5369/1996 relating thereto.

A. **SUBJECT** to the conditions referred to in Deeds of Transfer No. T500 dated 19th August 1878, No. T3201 dated 5th April 1928, No. T10213 dated 11th October 1929, No. T5927 dated 2nd July 1924 and No. T10085 dated 5th November 1924 and No. T3556 dated 17th March 1950 and No. T3304 dated 16th March 1962 and No. T18925 dated 27th December 1956 and No. T9483 dated 12th July 1962.

B. **SUBJECT FURTHER** to the conditions contained in Deed of Transfer No. T500 dated 19th August 1878, namely:

"That all drinking places for cattle and the use of fountains on the different portions of the farm shall remain as heretofore and that the right of all roads shall be respected."

C. **ENTITLED** to benefits under the following conditions contained in Deed of Partition Transfer No. T3555 dated 17th March 1950, namely:

"Entitled to a right of way along the old game track passing through Lot J.J.H. "Greenmere" this day transferred to the said Ethel Florence Hooper (Born Morris) married without community of property to Humphrey Cecil Hooper No. 3552 and to Humphrey Cecil Hooper No. 3553 which 'old game track' intersects the lines B.C. and H.G. on Diagrams of Lot J.J.H. No. A. 1453/1930 at points approximately half way between said points B. and C and G and H."

Lexis® Convey 18.0.10.6

D. **SUBJECT FURTHER** to the following condition in favour of the MUNICIPALITY OF SEDGEFIELD, as contained in Deed of Transfer No. T16182/1997, namely:

"The owner of his successors in title shall not without the written approval of the MUNICIPALITY OF SEDGEFIELD perform any of the following acts, namely:

1. Removal or disturbance of indigenous vegetation
2. The planting of invasive plant species
3. Earthworks required for building projects
4. Stabilization of ground
5. Access to cliff edges of seafront properties.

If the aforementioned conditions are not complied with, the Municipality of Sedgefield will be authorised to impose any such sanctions or penalties on the owners of his successors in title of the property in order to control, rehabilitate or present damage or further damage and any costs incurred in achieving the aforementioned, may be recovered from the owner."

WHEREFORE the said Appearer, renouncing all right and title the said

ERF 3673 COLA BEACH CC
Registration Number 1996/019609/23

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

CHRISTO NAUDE and MAATJIE ANTOINETTE NAUDE, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R730 000,00 (SEVEN HUNDRED AND THIRTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

29 SEP 2021

In my presence

REGISTRAR OF DEEDS

Knysna
Municipality || Munisipaliteit || uMasipala
inclusive || innovative || inspired

PLANNING AND DEVELOPMENT: LAND USE MANAGEMENT

APPLICATION FEES 2024/2025

The following fees are to be paid in respect of Erf/Farm ……..,…….

Knysna | Sedgefield | Brenton | Belvidere | Karatara | Buffalo Bay | Rheenendal

LAND USE APPLICATIONS IN TERMS OF SECTION 45 OF THE KNYSNA MUNICIPALITY BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT (2021) **VOTE NR: 358550588202**

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent Use	All	Indigent households and Subsidy Housing areas	R282.67	Section 15(2)(o)
		Other	R3, 152.00	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	Indigent households and Subsidy Housing areas	R 0.00	Section 15(2)(b)
		Other users	R 2,369.64	Section 15(2)(b)
3. Temporary Departures	House Shops	indigent households and subsidy housing areas up to 20sqm	R377.70	Section 15(2)(c)
	All other users (including taverns)		R 4,850.42	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	Agriculture, Residential and Community uses	R 4,336.94	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 4,336.94	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
	Inside Urban Edge: Sub divisional Area	Agriculture, Residential and Community uses	R 5,412.89	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 5,197.69	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
	Outside Urban Edge: All	Agriculture, Conservation and Tourism related uses	R 5,644.50	Section 15(2)(a)
		Township Establishment and Other uses	R 6,581.53	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
5. Subdivisions	Straight 1-3 portions (not part of a rezoning to sub divisional area application)	Indigent households and Subsidy Housing areas	R 363.84	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 2,055.92	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 2,055.92	Section 15(2)(d)
		Per additional portions	R 330.78	Section 15(2)(d)
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		Mixed Use, Business and Industrial uses	R 1,562.62	Section 15(2)(d)
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6. Consolidations	All	Consolidations	R 1,953.28	Section 15(2)(e)
7. Exemption of Subdivisions and Consolidations	All		R 521.43	Section 24(1)
8. Rectification of a Contravention	All	i) Application Fee: 50% of the tariff of the relevant applications required for	applicable fee	Section 86(4)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
		legalisation of the land use ii) Levy Rate (Buildings): 50% of the value of the ordinary plan fee applicable to the contravention portion of the building iii) Levy Rate (Utilisation): Difference between the annual property rate that can be levied for the unauthorised utilisation type and the annual property rate that is charged for the authorised utilisation of the property, calculated from the commencement of the current rates roll or when the unauthorised utilisation commenced whichever is greater.		
		iv) Unauthorised Land Use – up to and not more than 100% of the municipal valuation of the area that is used unlawfully		
		v) Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out.		
9. Occasional Use of Land	All	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(p)
		Agriculture, Residential and Community uses	R 944.25	Section 15(2)(p)
		Mixed Use, Business and Industrial uses	R 1,953.27	Section 15(2)(p)
10. Site Development Plans, HOA Constitutions,	All	Per application	R 1,010.66	Section 15(2)(l)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
and other plans, certificates and documents required for the implementation of an approval				
11. Disestablish a HOA	All	All	R 1,015.26	Section 15(2)(q)
12. Rectification of a HOA to meet obligations	All	All	R 1,522.89	Section 15(2)(r)
13. Closure of public open spaces, public places and public roads	All	Closure of Public Open Spaces	R 1,655.32	Section 15(2)(n)
14. Zoning Determination	All	All areas	R 1,969.83	Section 15(2)(m)
15. Transfers	All	1st Transfer	R 761.45	Section 28(2)
16. Zoning Scheme permission	All	All	R 1,015.26	Section 15(2)(g)
17. Permission for the reconstruction of an existing building that constitutes a non-conforming use	All	Indigent households and Subsidy Housing areas	R 259.89	Section 15(2)(s)
		Agriculture, Residential and Community uses	R 1,299.42	Section 15(2)(s)
		Mixed Use, Business and Industrial uses	R 1,953.27	Section 15(2)(s)
18. Amendment of subdivision plan	Other	Amendment of subdivision plan	R 1,379.43	Section 15(2)(k)
19. Amendment of General Plan	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 469.11	Section 15(2)(k)
		Agriculture, Residential and Community uses	R 3,260.97	Section 15(2)(k)
		Mixed Use, Business and Industrial uses	R 4,121.73	Section 15(2)(k)
	As part of another application	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(k)
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20. Amendment of Conditions of Approval	All	Amendment of conditions	R 3,467.88	Section 15(2)(h)
21. Amendment of Structure Plan, SDF			R 5,434.95	Chapter II
22. Amendment of Zoning Scheme / substitution Scheme/ Approval of an Overlay Zone	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 469.11	Section 15(2)(j)
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26. Removal of Title Deed Restrictions	Administrators Consent	All	R 1,015.26	Not Applicable
27. Zoning Certificates	All	All	R 318.76	Not applicable
28. Registered Mail Notices	The 1st 12 notices	All	R700.00	Section 54
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		Electronic copies	R120.28	Not Applicable

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BANK ACCOUNT DETAILS FOR EFT/DIRECT DEPOSIT PAYMENTS

STANDARD BANK
BUSINESS CURRENT ACCOUNT
BRANCH: 051001
ACCOUNT NR.: 303265043

Depending on your bank, payment may be made by internet banking. On systems that have pre set-up beneficiaries the beneficiary is Knysna Municipality and the reference number is **358550588202**. Where applicable, additional information should be: "**Application type** (eg "**Consent use**", "**Erf Number**" and "**Suburb**").

PLEASE EMAIL THE DEPOSIT SLIP AND 1ST PAGE OF FEES LIST (Referencing the Vote No., Erf No., Suburb and Application type) TO:

Email: **mlusiyo@knysna.gov.za** ATTENTION: Monique Lusiyo (FINANCE)

ITEM TO:
KM Planning Tribunal

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

APPLICATION NO.	3428
REPORT AUTHOR	LV Mniki
JOB TITLE	Town Planner
SACPLAN REG. NO.	C/7581/2013
TELEPHONE NO	044-302-6383
APPLICATION DATE	03 March 2025

LAND USE PLANNING REPORT

DETERMINATION OF AN ADMINISTRATIVE PENALTY: PORTION 36 OF THE FARM HOOGEKRAAL NUMBER 182

PART B: APPLICANT DETAILS	
Name & Surname	Alexander Havenga
Company name	Nel & de Kock Town & Regional Planners
SACPLAN registration number	Pr Pln A/3313/2023
Registered owner(s)	Karin Cristin Kruger
PART C: PROPERTY DETAILS	
Property description	Portion 36 (A Portion of Portion 6) of the Farm Hoogekraal Number 182
Property Extent	±2,6274Ha
Physical address	3 Tsitsikama Road
Area/Town	Blue Mountain Village, George
Current zoning	Agricultural Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Agricultural Worker's Accommodation; and Ablution
Are there existing buildings on the property?	Yes
Title Deed number & date	T39261/2021
Any restrictive title conditions applicable?	None applicable in accordance with Conveyancer's Certificate, dated 16 September 2024
Any third party conditions applicable?	None
Any unauthorised land use/building work?	Yes
Bondholder's Consent	Bondholder's Certificate, dated 14 January 2025

PART D: CONTRAVENTION INFORMATION	Yes/No
Has the landowner applied for the determination of an administrative penalty?	Yes
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	No
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work which required the owner or other person to apply for the determination of an contravention penalty?	No

1. APPLICATION DESCRIPTION

Application in terms of Section 15(2)(r) and Section 93 of the Knysna Spatial Planning and Land Use Management By-Law (2021) for the determination of an administrative penalty in respect of unlawful construction of stables, agricultural worker's accommodation and an ablution facility, which have been constructed in encroachment of the building line, on Portion 36 of the Farm number 182, George.

2. PRE-APPLICATION CONSULTATION

A Pre-Application Meeting was held with Knysna Municipality on 19 September 2024.

3. SUMMARY OF THE TRANSGRESSION DESCRIPTION AND APPLICANT'S MOTIVATION

3.1. The applicant argues that the agricultural worker's accommodation and the ablution were constructed by the previous property owner. This was discovered during the process of acquiring the property. Unfortunately, the previous architect who was appointed to rectify the matter disappeared and it remained unresolved.

3.2. The applicant states that the owner admits to the establishment of the stables as there was urgency to house the horses.

3.3. As this is the property owner's first offence in contravening the Knysna Zoning Scheme By-law (2020), the applicant pleads for a minimal administrative penalty.

4. CONSIDERATIONS IN TERMS OF SECTION 93 OF THE SPATIAL PLANNING BY-LAW (2021)

The following factors need to be considered when determining an appropriate administrative penalty, as contemplated in Section 93 of the Spatial Planning and Land Use Management By-Law (2021):

4.1. The nature, duration, gravity and extent of the contravention

Due to the fact that the ablution and agricultural worker's accommodation were constructed by the previous property owner, it is uncertain when the structures were built. There is no evidence in the form of aerial imagery, affidavit to prove that the structures were in existence prior to the transfer of the property. The stables however were established during 2022, approximately 3 years ago under the current ownership.

The uses of these unlawful building works, are noted to be in keeping with the agricultural zoning of the property. Conversely, all 3 structures encroach over the building line and collectively, the contravention measures ±92.5m² which is not considered to be minor. It is however noted that the application was accompanied with comment forms from the neighbouring property owners who have indicated that they have no objection to the existing structures.

4.2. The conduct of the person involved in the contravention

The applicant states that the current landowner had undertaken all the necessary steps to rectify the unlawful agricultural worker's accommodation and the ablution facility. Unfortunately, the architect appointed at the time, defrauded the owner as they were paid but did not complete the submission of applications/ plans to the Municipality.

The applicant also presents that the property owner built the stables and unintentionally placed them in encroachment of the building line. The assessment deduces that the property owner unlawfully constructed the stables intentionally without building plan approval. The encroachment of the building line has become consequential.

4.3. Whether the unlawful conduct was stopped

The building works are complete and in use.

4.4. **Whether a person involved in the contravention has previously contravened this Planning By-Law or a previous By-Law**

There is no history which would indicate previous contraventions that have been found on the records of the Town Planning Department. By this, it may be concluded that the current land owners have not contravened the previous and current Planning By-Laws.

5. DETERMINATION OF AN ADMINISTRATIVE PENALTY

5.1. Administrative Penalty Calculation

The Municipality considers the following formula for the determination of the administrative penalty:

- *Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building or erection or construction and engineering work unlawfully carried out*

- The extent of the property measures ±2,62 Ha (26,200.00m²); and the contravened area measures 50m² (horse stables)+ 3.5m (worker's ablution) + 39m² (agricultural worker's accommodation) = 92.5m².

- The applicant's cost estimations in respect of the horse stables are valued at R1459.85 per m². As such, the cost of construction for the portion of the stables which encroach over the building line, are R72,992.50.

- According to the Building Standards Guideline (2024/2025), the value per m² of economic private dwelling is currently: ±R 7 400,00. Therefore, the estimated cost for the ablution and worker's accommodation are estimated at R 314 500,00.

- Therefore, the formula for the determination of an administrative penalty would suggest that this particular instance would be R 387 492.50 that is 100% of the value of the building works unlawfully carried out in contravention of the Knysna Zoning Scheme By-law (2020).

- This assessment considers the following penalty options as well:

77% of R 387 492.50	o	R 298 369.23
50% of R387 492.50	o	R 193 746.25
33% of R387 492.50	o	R 127 872.525
10% of R387 492.50	o	R 38 749.25

5% of R387 492.50	o R 19 374.625
2.5% of R387 492.50	o R 9 687.3125
1% of R387 492.50	o R 3 874.925

- The following factors have considered when determining the appropriate penalty:
  - The proposal considers the unauthorised contravention of the building lines.
  - The use of the unlawful agricultural worker's accommodation, ablution and horse stables are in keeping with the agricultural zoning of the property and thus, are eligible for consideration for the encroachment of the building line.
  - The neighbouring property owners have provided comments to confirm that they are not opposed to the existing building works which are over the building line.
  - The agricultural worker's accommodation and ablution is said to have been built earlier than 2021 when the building cost estimates would have been a lesser amount.
  - No evidence has been provided to substantiate that the contravention of the agricultural worker's accommodation and ablution was undertaken by the previous land owner.
  - It is said that there was effort made to rectify the status of the unlawful building works during the transfer of the property, however, the appointed consultant did not complete the brief and defrauded the landowner who had paid for the submission of applications/ building plans.
  - The current land owner was aware that municipal permission is required prior to the establishment of the stables, however, proceeded to build the outbuilding which also then was constructed in contravention with development parameters for "Agricultural Zone I".

Therefore:

- It is recommended that the administrative penalty of 2.5% of R387 492.50 be made payable as a response to the transgressions.

6. RECOMMENDATION

In view of the above, it is recommended:

That, in terms of Section 60 of the Spatial Planning and Land Use Management By-law (2021) an administrative penalty in the amount of **R 9 687.31**, in terms of Section 93(9), for the unauthorized building work (agricultural worker accommodation, and stables) encroaching the prescribed building lines of the Knysna Zoning Scheme By-law (2020) on Portion 36 of the Farm 182, George.

7. CONDITIONS OF APPROVAL

The above approval is subject to the following condition(s) imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management By-law (2021):

7.1. The landowner/ applicant shall pay the administrative penalty within 60 days reckoned from the date of the notice of decision, or such period determined by the Municipality by prior arrangement; and

8. REASONS FOR RECOMMENDATION

The reasons for above recommendation are as follows:

(i) The use of the unlawful agricultural worker's accommodation, ablution and horse stables are in keeping with the agricultural zoning of the property and thus, are eligible for consideration for the encroachment of the building line.

(ii) No evidence has been provided to substantiate that the contravention of the agricultural worker's accommodation and ablution facility were constructed by the previous land owner.

(iii) The current land owner was aware that municipal permission is required prior to the establishment of the stables, however, proceeded to build the outbuilding which also then was constructed in contravention with the development parameters for "Agricultural Zone I".

(iv) The owner has appointed a built environment professional to prepare the relevant submissions, in an attempt to rectify and comply with all the relevant legislation, thus showing willingness to comply.

(v) This admin penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Spatial Planning and Land Use Management By-law in respect of Portion 36 of the Farm Hoogekraal Number 182.

9. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – Municipal Tariffs (2024/2025)

ANNEXURE A – *Motivation memorandum and applicant's supporting documents*

Portion 36 of the Farm Eastbrook No. 182, Knysna– Application Number 3428	
Author Name: ***Linda Vuyolwethu Mniki*** Date: 17/02/2026	Author Signature:
Registered planner name: ***Shaun Madumbo*** SACPLAN registration number: ***A/1510/2012*** Date: 17/02/2026	Registered Planner Signature:
Decision maker: Knysna Municipality Planning Tribunal	

Knysna
Municipality || Munisipaliteit || uMasipala
inclusive || innovative || inspired

PLANNING AND DEVELOPMENT: LAND USE MANAGEMENT

APPLICATION FEES 2024/2025

The following fees are to be paid in respect of Erf/Farm ……..,…….

Knysna | Sedgefield | Brenton | Belvidere | Karatara | Buffalo Bay | Rheenendal

LAND USE APPLICATIONS IN TERMS OF SECTION 45 OF THE KNYSNA MUNICIPALITY BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT (2021) **VOTE NR: 358550588202**

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent Use	All	Indigent households and Subsidy Housing areas	R282.67	Section 15(2)(o)
		Other	R3, 152.00	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	Indigent households and Subsidy Housing areas	R 0.00	Section 15(2)(b)
		Other users	R 2,369.64	Section 15(2)(b)
3. Temporary Departures	House Shops	indigent households and subsidy housing areas up to 20sqm	R377.70	Section 15(2)(c)
	All other users (including taverns)		R 4,850.42	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	Agriculture, Residential and Community uses	R 4,336.94	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 4,336.94	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
	Inside Urban Edge: Sub divisional Area	Agriculture, Residential and Community uses	R 5,412.89	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 5,197.69	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
	Outside Urban Edge: All	Agriculture, Conservation and Tourism related uses	R 5,644.50	Section 15(2)(a)
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BRANCH: 051001
ACCOUNT NR.: 303265043

Depending on your bank, payment may be made by internet banking. On systems that have pre set-up beneficiaries the beneficiary is Knysna Municipality and the reference number is **358550588202**. Where applicable, additional information should be: "**Application type** (eg "**Consent use**", "**Erf Number**" and "**Suburb**").

PLEASE EMAIL THE DEPOSIT SLIP AND 1ST PAGE OF FEES LIST (Referencing the Vote No., Erf No., Suburb and Application type) TO:

Email: **mlusiyo@knysna.gov.za** ATTENTION: Monique Lusiyo (FINANCE)

Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Fax: (044) 8736354
Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

6 February 2025

The Municipal Manager
P.O. Box 21
Knysna
6570

Sir

PROPOSED DETERMINATION OF AN ADMINISTRATIVE PENALTY: PORTION 36 OF THE FARM HOOGEKRAAL No. 182, SITUATED IN THE MUNICIPALITY AND DIVISION OF KNYSNA, IN THE PROVINCE OF THE WESTERN CAPE.

Duly authorised by the registered owner of the subject property, application is being made for the determination of an administrative penalty in terms of Section 15.(2)(r) of the Spatial Planning and Land Use Management By-Law of Knysna Municipality, 2021, regarding illegal structures on Portion 36 of the Farm Hoogekraal No. 182.

The owner of the subject property acquired the property with the worker's ablution and agricultural worker's accommodation already constructed on the property. Therefore, the current owner inherited the illegal building work done by a previous owner. Before the transfer of the property took place the owner enquired on the available building plans of structures on the property. At that time the previous owners did not have any building plans for the structures on the property. A process was initiated to draw up building plans when it was discovered that some of the structures, i.e. agricultural worker's accommodation and the worker's ablution encroaches over building lines. Neighbouring property owners were consulted and gave consent for the as-built structures and is attached to this application as Annexure 12. After some time, the current owner enquired on the status of the approval of the building plans and the previous owners informed her that they were defrauded by the individual paid to do the work. The current owner then decided to rectify the encroachments and obtain approval for the structures on her own behalf and appointed an architect to draw up plans for submission. The architect approached Nel & de Kock Town and Regional Planners to assist with obtaining an approval for the encroachment of building lines. During the above process, the

current owner constructed horse stables for her horses as this was one of the main reasons why she acquired the property to accommodate her horses. The horse stables were built by the current owner in 2022 and due to unintentional placement thereof it now also encroaches over the building line. The owner was of the intention that the horse stables would be included on the building plans which will be submitted for the other structures on the property, but before building plans could be submitted approval has to be obtained for the encroachment of building lines.

In light of the aforementioned it is evident that the current owner of the property tried to do everything possible to comply with council regulations. It is unfortunate that the current owner placed the horse stables in a position encroaching over the building lines, but it was done unintentionally. The current owner has not previously contravened Knysna Municipality's By-Law or previous planning law. Therefore, the applicant wishes to request that the Municipality decides on the administrative penalty with mitigation as this was the owner's first offence. Should the property have had approved building plans the correct route would have been followed, but in this case the owner's hands were tied as she could not submit building plans before the previous illegal building work was approved.

The following calculation is made by the applicant for the penalty:

1. Horse Stables = 137m²:
    - The owner paid in the order of R200 000-00 for the construction of the stables. Therefore, R200 000-00 / 137m² = R1459.85 per square meter.
    - According to a letter by the architect who compiled the plan, the area of the stables encroaching over the building line is 50m².
    - Therefore, the total costs of the illegal portion of the stables equates to R72 992.50.
        - Bearing in mind that this is the owner's first offence and the fact that the previous owner did not comply with legislation applicable to building plans which now becomes the successor in titles problems, the owner could not submit building plans for the stables before the encroachments were rectified. Therefore, the applicant wishes to seek a 0% administrative penalty for this structure which is commendable considering that she is in process of rectifying someone else's wrongdoings she inherited.
2. Workers ablution = 3.5m²:
    - The owner bought the property with the worker's ablution already constructed on the property. Therefore, it is unknown what the costs for this structure is. In light of the aforementioned, the applicant cannot make a calculation of the penalty, but would like to seek a 0% penalty as it was not the current owner who erected the structure.
3. Agricultural Workers Accommodation = 39m²:
    - As mentioned in the previous par. the owner did not construct this structure and therefore the costs are unknown and the applicant cannot make a calculation of the penalty. The applicant also wishes to seek a 0% penalty for this structure as the owner bought the property with this structure already

constructed on the property and which accommodates a less privileged person.

In support of the application, the following documentation is attached for your consideration:

a) Application Form fully completed and signed (Annexure 1);
b) Power of Attorney by the registered owner (Annexure 2);
c) Bondholders Consent by Nedbank (Annexure 3);
d) Motivation is incorporated in the Cover Letter;
e) Copy of the Surveyor General Plan (Annexure 5);
f) Locality Map (Annexure 6);
g) Site Development Plan (Annexure 7);
h) Building Plans (Annexure 8);
i) Proof of Payment of application fees (Annexure 9);
j) Copy of Title Deed No. T39261/2021(Annexure 10);
k) Conveyancer Certificate by Lynda Jean Chantler (Annexure 11);
l) Copy of Pre-Application Meeting (Annexure 12); and
m) Abutting property owners Consent Forms (Annexure 13).

It is trusted that our application will enjoy your favourable consideration and to hear from you at your earliest convenience. However, if there is any ambiguity or additional information required, we would be pleased to assist.

Yours Sincerely



Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

Stads- en Streekbeplanners
Town and Regional Planners

Yorkstraat 56 York Street | Posbus 1186/P.O. Box 1186 | George 6530 | Tel: (044) 874 5207 | Fax: (044) 8736354
Cell: 082 569 2438 E-pos/E-mail: neldek@mweb.co.za

15 January 2025

The Municipal Manager
P.O. Box 21
Knysna
6570

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h) Building Plans (Annexure 8);
i) Proof of Payment will be made available once a decision is made on the amount payable for the administrative penalty (Annexure 9);
j) Copy of Title Deed No. T39261/2021(Annexure 10);
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Yours Sincerely



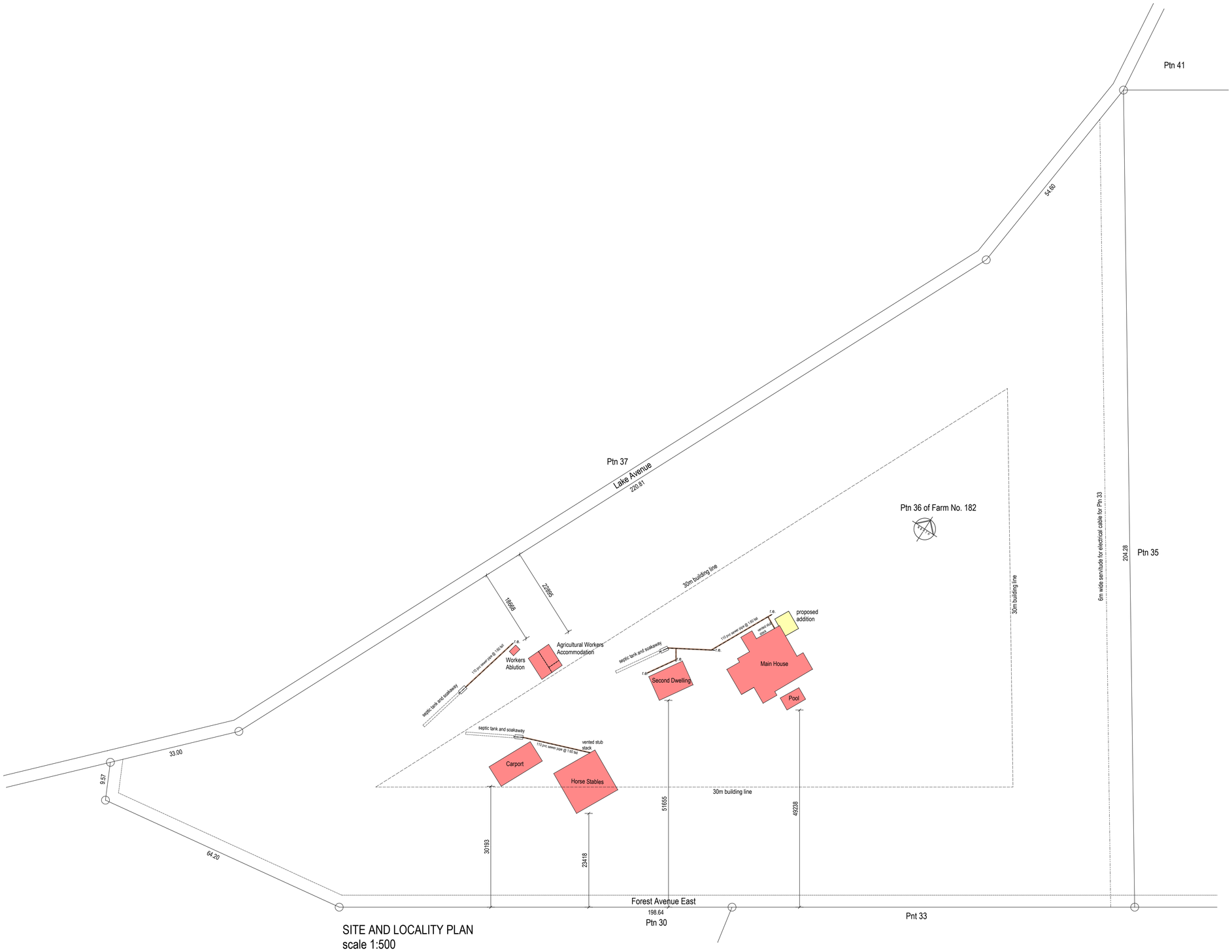
Nel & de Kock Town and Regional Planners
Per: Alexander Havenga Pr. Pln A/3313/2023

Site Information:

SITE AREA = 2.629 hectare

ZONING = Agricultural

Annexure 7



SITE AND LOCALITY PLAN
scale 1:500

Professional Senior Architectural Technologist
Signature:

Owners Signature:

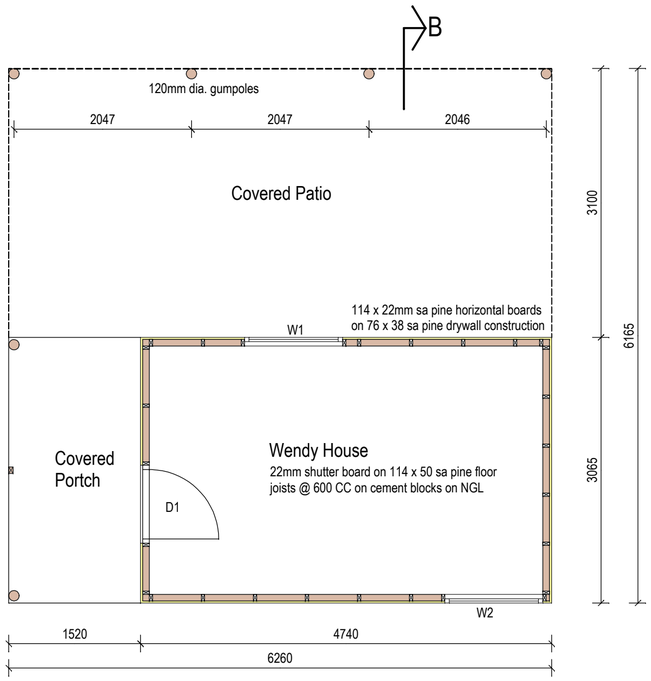
BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist (SACAP ST2203, SAIAT 32965)

Office: 062 6252 096 - Email: gunthertoll52@gmail.com - P.O. Box 1190
George, 6530 - 22 Swartberg Circle - Mont Fleur Mountain Estate - Blanco

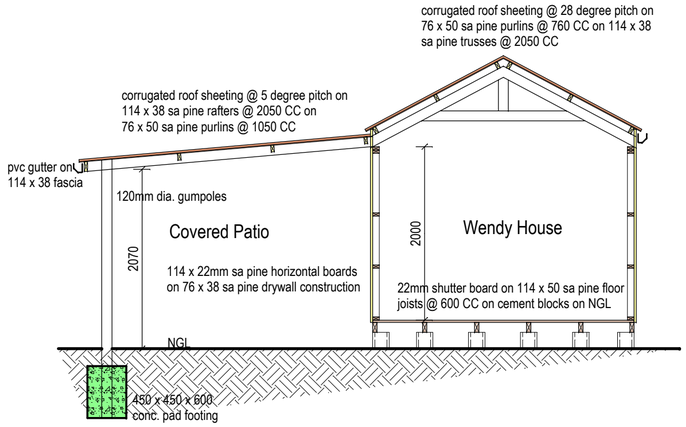
Project:
"As-built" and Proposed Additions to Main Dwelling on Portion 36 of Farm Hoogekraal No.182, Sedgefield for Karin Kruger

Drawing Title
SITE AND LOCALITY PLAN

Scale @ A1	Plot Date:	E.D. no.
as shown	15 october 2024	as-built toll
Project no. 2024/009	Drawing Number M008	Revision:



Agricultural Workers Accommodation Floor Plan
(Wendy House)
scale 1:50



Section B
scale 1:50

Area Calculations:

AGRICULTURAL WORKERS ACCOMMODATION = 15 sqm

COVERED STOEP & PATIO = 24 sqm

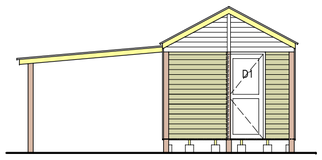
TOTAL NEW AREA = 39 sqm

Door Schedule:

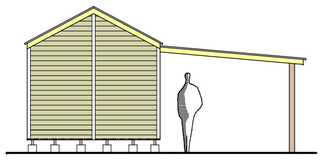
D1 = 813 x 2032 solid timber door in timber frame

Window Schedule:

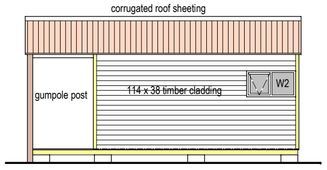
W1,W2 = 1120w x 600h timber window



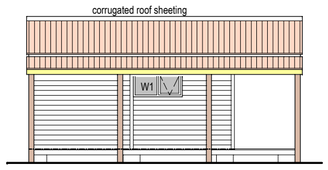
Side Elevation
scale 1:100



Side Elevation
scale 1:100



Rear Elevation
scale 1:100



Front Elevation
scale 1:100

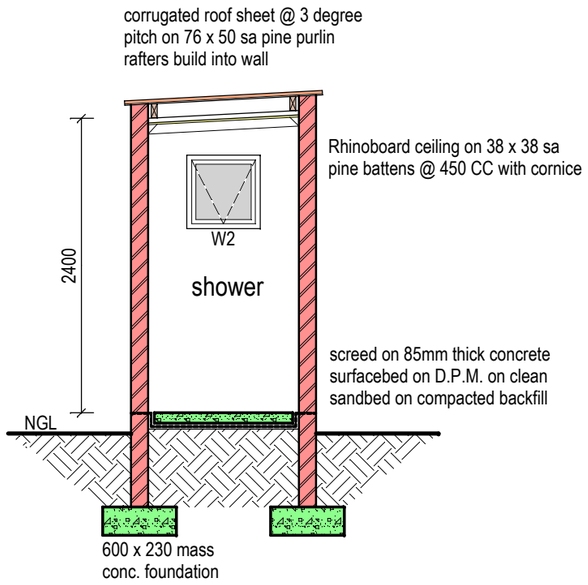
Professional Senior Architectural Technologist
Signature: Owners Signature:

BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist (SACAP ST2203, SAIAT 32965)
Office: 062 6252 096 - Email: gunthertoll52@gmail.com - P.O. Box 1190
George, 6530 - 22 Swartberg Circle - Mont Fleur Mountain Estate - Blanco

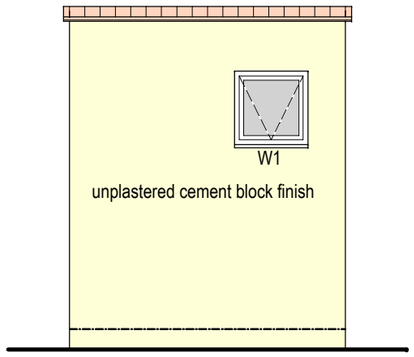
Project:
New and "As-built" Building Plans on Portion 36 of Farm Hoogekraal No.182, Sedgefield for Karin Kruger

Drawing Title
"AS-BUILT" AGRICULTURAL WORKERS ACCOMMODATION PLANS

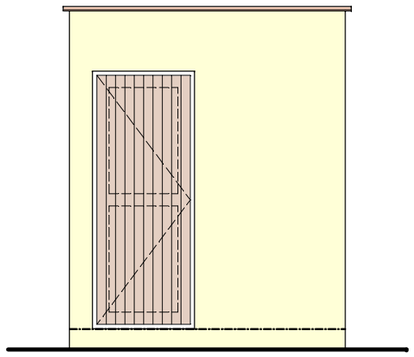
Scale @ A2	Plot Date:	E.D.no.
as shown	15 october 2024	ptn 36 of farm 182 as-built plans
Project no. 2024/009	Drawing Number M005	Revision:



Section C
scale 1:50



Rear Elevation:
scale 1:50



Front Elevation:
scale 1:50

Area Calculations:

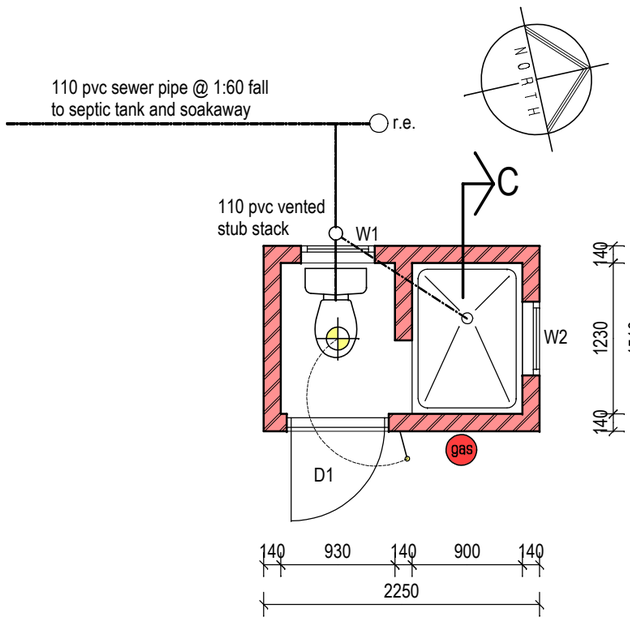
WORKERS ABLUTION = 3.5 sqm

Door Schedule:

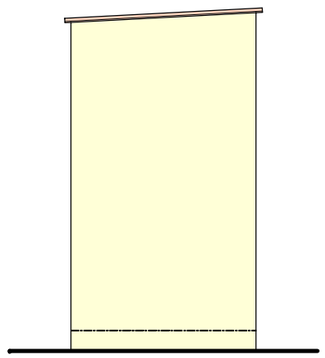
D1 = 762 x 2032 timber door in timber frame

Window Schedule:

W1,W2 = 600 x 600 alum.



Workers Ablutions Plan
scale 1:50



Side Elevation:
scale 1:50

Electrical Legend:

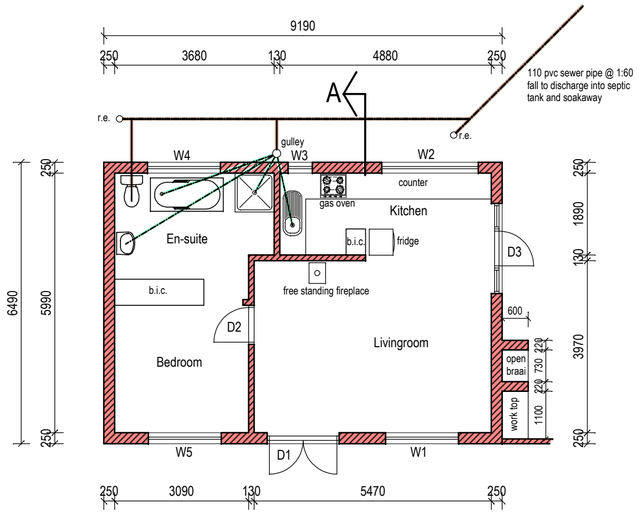
⊕	Ceiling mounted light fitting
—○	External Waterproof Light switch
hwc	Gas Geyser power point and position

BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist ST 2203 (SACAP)
Office: 062 6252 096 - Email: gunthertoll52@gmail.com -
22 Swartberg Crescent - Mont Fleur Mountain Estate - George

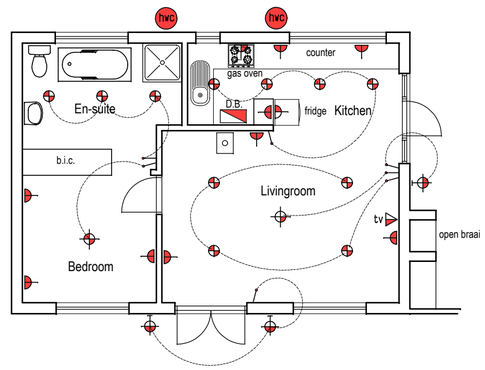
Owners Signature:

Professional Senior Architectural Technologist
Signature:

Project: New and "As-built" Building Plans on Portion 36 of Farm Hoogekraal No.182, Sedgefield for Karin Kruger		Scale @ A3: as shown	Plot Date: 15 october 2024
Drawing Title: " AS-BUILT" WORKERS ABLUTIONS PLANS		Project no.: 2024/009	Drawing Number: M006
E.D.no. ptn 36 of farm 182 as-built plans	Revision:		



Second Dwelling Plan:
scale 1:100



Second Dwelling Electrical Plan only:
scale 1:100

ELECTRICAL LEGEND:

	Downlighters
	Ceiling mounted light fitting / pendent
	Light switch
	Double power point
tv	Television aerial connection point
	Ceiling mounted fan and light
	Single power point
	Metre and Distribution Board
	External, waterproof wall mounted light
hwc	Electrical H.W.C. or Gas Geyser power point

New Areas:

Second Dwelling = 60 sqm

Door Schedule:

D1 = 813 x 2032 small pane patio double doors in timber frame

D2 = 813 x 2032 internal hollow core door in timber frame

D3 = 813 x 2032 timber stable door in timber frame with 2 x 600w x 1580h smal pane lidelights

Window Schedule:

All timber, small pane, casement

W1,W5 = 1680w x 1500h

W2 = 2230w x 1180h

W3 = 580w x 1180h

W4 = 1680w x 1290h

Sans 10400 - XA & Sans 204 Requirements:

1. Min. 50% alternative heating souce (heat pump, solar or gas) to be provided for cOTTAGE
   Min. of 100 liter hot water vessel required, 50 liter electrical geyser and 50 liter solar or gas geyser.

2. Conductance achieved using
   timber windows / doors and single Low E glazing
   Solar Heat Gain not achieved

ZONE & OCCUPANCY:
Climate zone = 4
Occupancy = H4
Conductance constance = 1.4
Solar heat gain constant = 0.13
Total nett floor area for glazing = 51 sqm

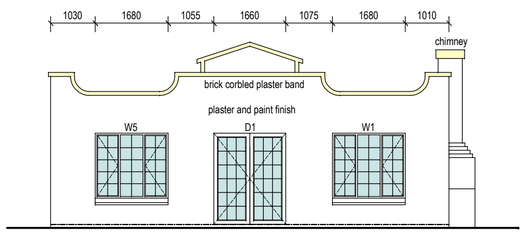
FENESTRATIONS: (using low E glazing)
Max. solar heat gain allowed = 6.630
Solar heat gain achieved = 11.386
Max conductance allowed = 71.400
Conductance achieved = 66.869

ROOF:
Roof min. R-value = 3.7
R-value achieved = 3.7
(using 100mm Isotherm thermal insulation blanket)

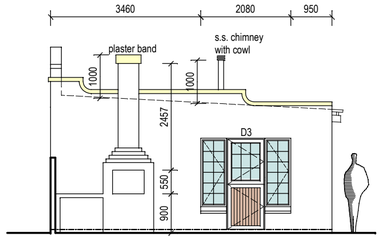
SERVICES: - complies
All light bulbs to be LED
10 x downlighters x 5 Watt
2 x Pendents x 7 watts

FLOORS:
85mm thick concrete floor slab - complies

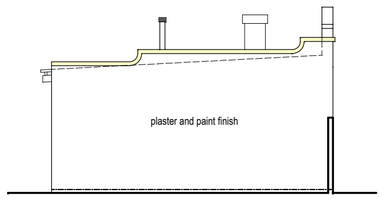
MASONRY WALLS:
Min. R-value = 1.9
Achieved with 230 brick wall and internal & external plaster



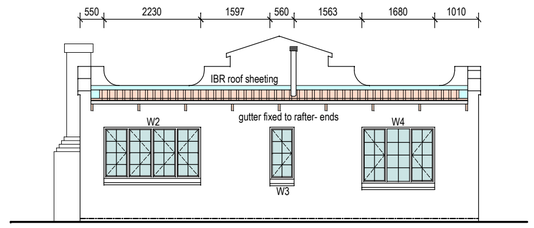
East Elevation:
scale 1:100



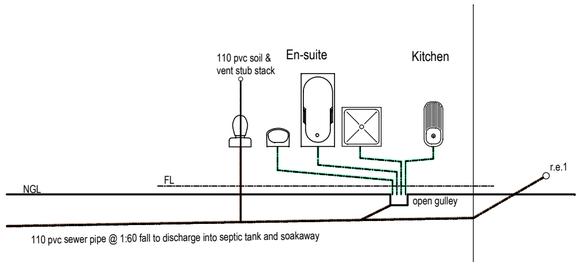
North Elevation:
scale 1:100



South Elevation:
scale 1:100

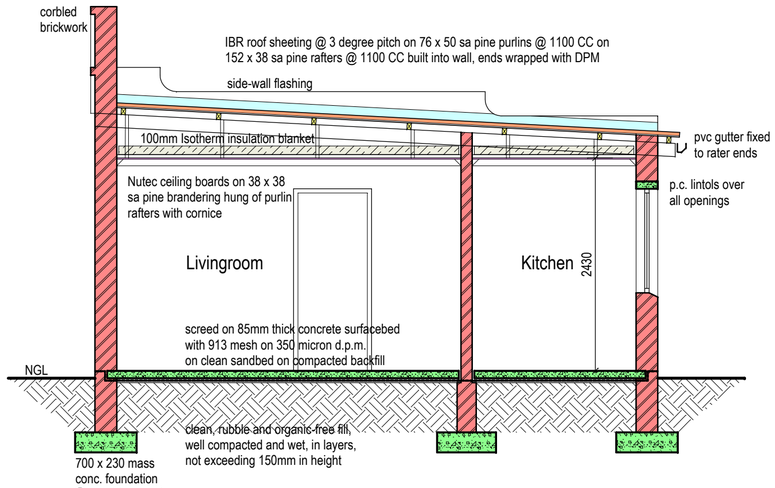


West Elevation:
scale 1:100



Cover Level		100.000
Invert Level		99.550
Depth		450
Distance		

Drainage Section:
scale: nts



Section A
scale 1:50

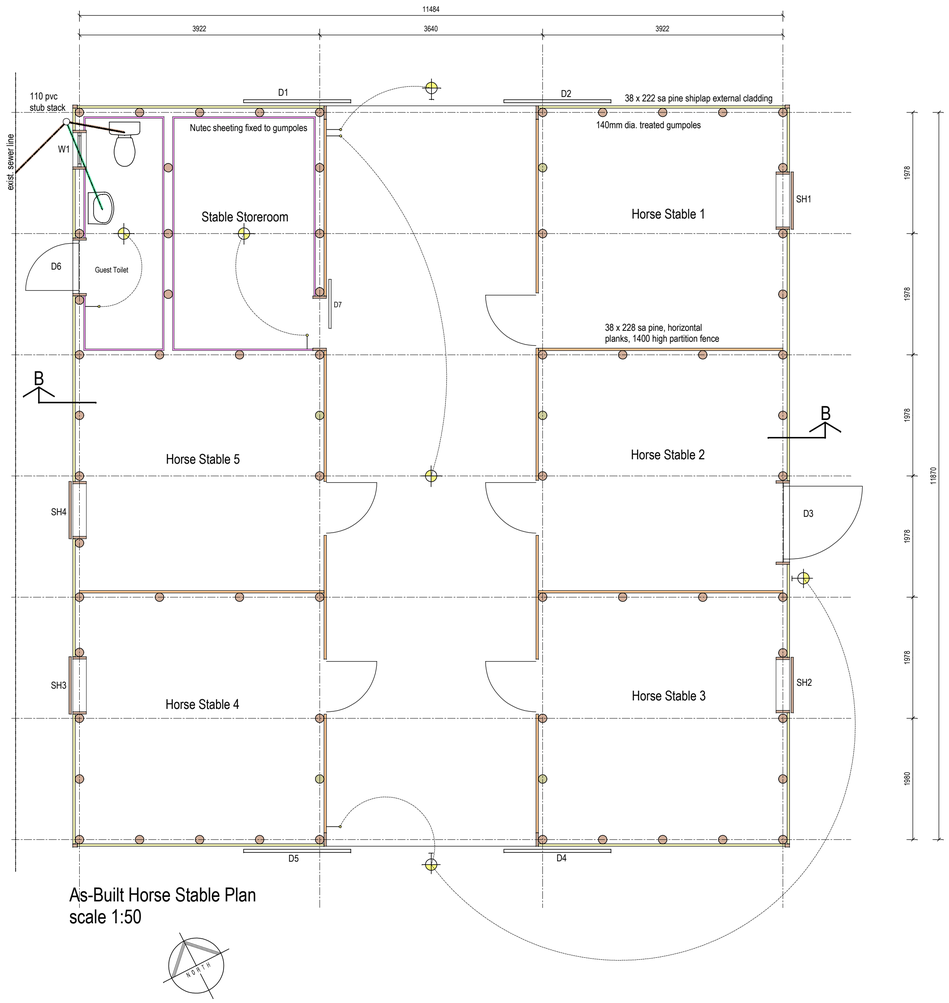
Professional Senior Architectural Technologist
Signature: Owners Signature:

BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist (SACAP ST2203, SAIAT 32965)
Office: 062 6252 096 - Email: gunthertoll52@gmail.com - P.O. Box 1190 George, 6530 - 22 Swartberg Circle - Mont Fleur Mountain Estate - Blanco

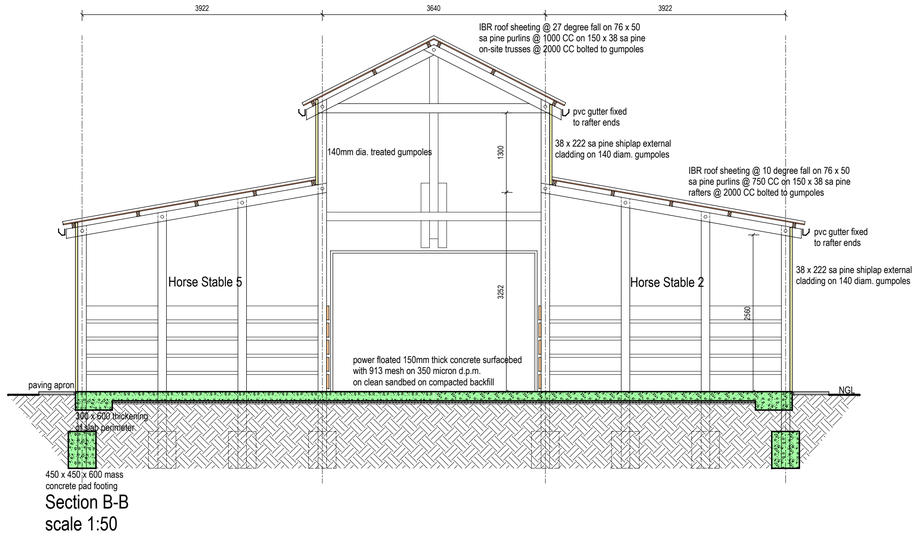
Project:
New and "As-built" Building Plans on Portion 36 of Farm Hoogekraal No.182, Sedgefield for Karin Kruger

Drawing Title
SECOND DWELLING "AS-BUILT" PLAN

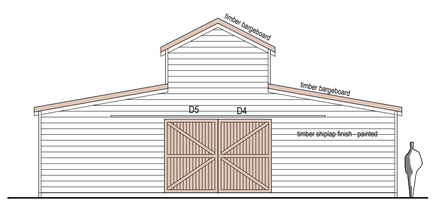
Scale @ A2	Plot Date:	E.D.no.
as shown	15 october 2024	ptn 36 of farm 182 as-built plans
Project no.	Drawing Number	Revision:
2024/009	M007	



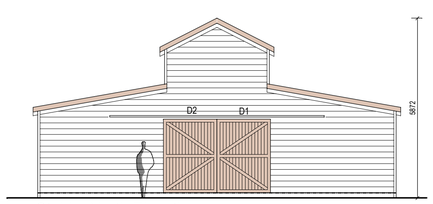
As-Built Horse Stable Plan
scale 1:50



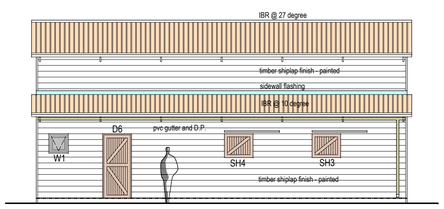
Section B-B
scale 1:50



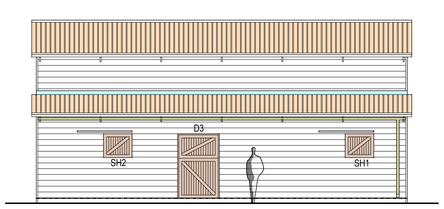
Stable: South Elevation
scale 1:100



Stable: North Elevation
scale 1:100



Stable: West Elevation
scale 1:100



Stable: East Elevation
scale 1:100

New Areas:

As-built Horse Stable = 137 sqm

Door Schedule:

D1,D2,D4,D5 = 1750W x 2400H timber sliding doors

D3 = 14004 x 2100h timber F.L.B. stable door

D6 = 870w x 2100h timber F.L.B. door

D7 = 813 x 2032 hollow core slider

Window and Shutter Schedule:

W1 = 600w x 600h alum.

Sh1 - Sh4 = 860w x 800h timber sliding shutters

Electrical Legend:

	External, waterproof wall mounted light
	Ceiling mounted light fitting
	Light switch

Professional Senior Architectural Technologist
Signature:

Owners Signature:

BAUHAUS ARCHITEKTUR
Gunther M. A. Toll
Professional Senior Architectural Technologist (SACAP ST2203, SAIAT 32965)
Office: 082 6262 096 - Email: guntherm.toll@gmail.com - P.O. Box 1190 George, 6530 - 22 Swartberg Circle - Mont Fleur Mountain Estate - Blanco

Project:
"As-built" and Proposed Additions to Main Dwelling on Portion 36 of Farm Hoogekraal No.182, Sedgefield for Karin Kruger

Drawing Title
AS-BUILT HORSE STABLE PLANS

Scale @ A1	Plot Dates	E.D.no.
as shown	6 august 2024	as-built toll1
Project no.	Drawing Number	Revisions
2024/009	M001	

Annexure 2

POWER OF ATTORNEY

I, the undersigned,

Karin Cristin Kruger

In my capacity as the Registered owner of Portion 36 (a portion of Portion 6) of the Farm Hoogekraal No. 182, situated in the Municipality and division of Knysna, Province of the Western Cape.

hereby nominate and appoint:

NEL & DE KOCK TOWN & REGIONAL PLANNERS

With power of substitution, to be my true and lawful Agent in my name, place and stead, to apply to Knysna Municipality for permanent departures for building line relaxations, permission for the approval of a Site Development Plan and for the determination of an administrative Penalty for Portion 36 of the Farm Hoogekraal No. 182, and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at George on this 09 January '25 in the presence of the under mentioned witnesses.

.....

AS WITNESSES:

1. .....

2. .....

Annexure 3

Miss K C Kruger
Email: myhealthandliving@gmail.com

14 January 2025

Your ref: 90446319

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Miss K C Kruger
ACCOUNT NUMBER : 8004513482801
SECURITY DESCRIPTION : Ptn 36 (Ptn/Ptn 6) of the Farm 182 Hoogekraal No 182, George Rd

We refer to your request dated 26 August 2024 and advise as follows:

We have no objection to the relaxation of the building line on the abovementioned property, subject to:-
- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully
T. Hilder
THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc

S.G. Nº 2688/46

Annexure 5

Approved

Ken. C. Jamking
Surveyor General.
25. 10. 1946

Now Portions 19 - 47

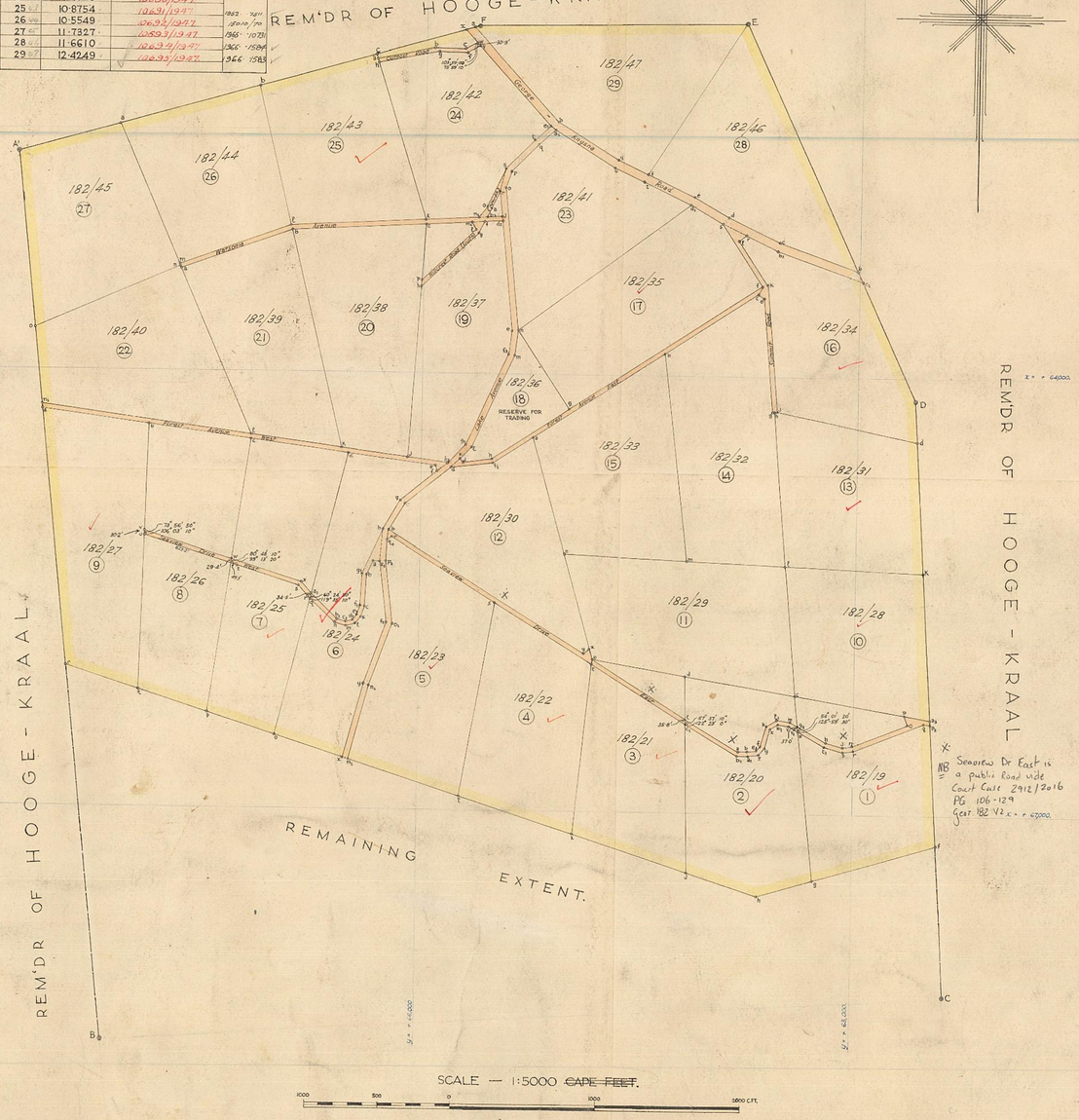
DATA OF LOTS

LOT Nº	SIDES	ANGLES	CO-ORDINATES L°23 Y / X (CONSTANT = 6,880,000)
1	a 99.9 / b 98.5 / c 99.9 / d 209.0	a 74 10 00 / b 105 52 00 / c 99 18 00 / d 80 50 20	a + 63409.4 / b + 63419.1 / c + 63529.4 / d + 63520.2 ; + 66185.6 / + 66341.0 / + 67206.5 / + 66993.4
2	a 76.3 / b 106.4 / c 99.9 / d 106.0 / e 292.4	a 73 33 40 / b 119 49 20 / c 99 57 30 / d 145 56 30 / e 108 19 10	a + 64161.4 / b + 63989.1 / c + 63920.4 / d + 64342.9 / e + 64413.4 ; + 66060.7 / + 66185.4 / + 66355.9 / + 67265.8 / + 66993.0
3	a 69.1 / b 106.4 / c 99.9 / d 106.0 / e 33.3	a 86 11 20 / b 100 38 20 / c 80 01 10 / d 102 03 30 / e 179 57 20	a + 64803.2 / b + 64161.4 / c + 64156.1 / d + 64130.4 / e + 64806.6 ; + 65952.1 / + 66060.7 / + 66353.0 / + 67409.8 / + 67116.4
4	a 192.0 / b 177.1 / c 825.4 / d 1358.4	a 68 4 00 / b 116 28 40 / c 97 59 00	a + 65490.3 / b + 64800.6 / c + 65110.7 ; + 66568.8 / + 65985.2 / + 67116.4
5	a 684.0 / b 800.3 / c 527.1 / d 452.4 / e 436.0 / f 149.0 / g 38.6	a 116 12 10 / b 81 55 30 / c 82 17 30 / d 102 33 20 / e 168 16 20 / f 124 56 00	a + 66188.7 / b + 65287.3 / c + 66247.7 / d + 66334.9 / e + 66235.2 / f + 66223.1 ; + 65130.4 / + 65568.8 / + 66504.4 / + 66460.0 / + 66714.2 / + 66790.1 / + 66749.7
6	a 603.1 / b 39.1 / c 318.9 / d 427.1 / e 527.9 / f 106.0 / g 1003.8 / h 994.8	a 96 33 30 / b 113 30 00 / c 192 50 50 / d 229 18 00 / e 193 03 00 / f 184 32 40 / g 81 19 30 / h 84 41 10	a + 66499.1 / b + 65891.1 / c + 65889.7 / d + 66138.6 / e + 66220.0 / f + 66370.7 / g + 66463.4 / h + 66430.7 ; + 64586.6 / + 64634.6 / + 64612.7 / + 64814.4 / + 64705.8 / + 64778.9 / + 64838.6 / + 64849.2
7	a 677.9 / b 394.1 / c 403.0 / d 1065.2 / e 885.6	a 90 41 20 / b 83 45 10 / c 82 58 50 / d 98 55 30 / e 179 39 20	a + 67170.8 / b + 66499.1 / c + 66789.6 / d + 66983.1 / e + 67292.4 ; + 64465.9 / + 64586.6 / + 65821.9 / + 64685.7 / + 64846.6
8	a 706.8 / b 839.6 / c 499.6 / d 1091.4 / e 783.3	a 83 43 20 / b 88 22 40 / c 100 28 40 / d 80 21 40 / e 180 01 50	a + 67881.2 / b + 67320.6 / c + 67447.9 / d + 67768.9 / e + 67990.1 ; + 64370.5 / + 64465.9 / + 65249.6 / + 64964.6 / + 65103.6
9	a 738.9 / b 758.4 / c 324.3 / d 1172.3	a 74 15 40 / b 96 16 30 / c 73 41 45 / d 113 48 05	a + 68603.3 / b + 67871.2 / c + 67890.1 / d + 68418.5 ; + 64270.8 / + 64370.5 / + 65163.6 / + 64964.6 / + 64634.1
10	a 950.8 / b 1006.4 / c 947.2 / d 1172.5	a 82 47 50 / b 95 47 20 / c 72 17 10 / d 109 14 20	a + 63493.0 / b + 62533.1 / c + 63478.7 / d + 63408.4 ; + 65286.6 / + 65336.4 / + 66231.0 / + 66185.6
11	a 839.0 / b 683.3 / c 893.2 / d 1241.1 / e 748.4	a 71 59 20 / b 178 59 30 / c 97 16 00 / d 115 28 50 / e 115 08 00	a + 65003.9 / b + 64165.7 / c + 63483.0 / d + 63409.4 / e + 64161.4 ; + 65231.2 / + 65247.2 / + 65296.6 / + 66185.6 / + 66060.7 / + 65952.1
12	a 281.0 / b 331.6 / c 881.6 / d 676.4 / e 1589.2 / f 529.3 / g 397.1	a 67 38 00 / b 206 01 10 / c 173 46 50 / d 111 26 50 / e 98 19 20 / f 109 39 20 / g 97 46 10	a + 65797.4 / b + 65508.6 / c + 65230.7 / d + 64922.6 / e + 64862.4 / f + 64626.2 / g + 66104.2 ; + 64647.4 / + 64611.7 / + 64430.1 / + 64521.1 / + 64574.2 / + 64672.8 / + 64899.4
13	a 14.8 / b 980.5 / c 1007.7 / d 952.8	a 75 22 50 / b 178 22 10 / c 104 51 40 / d 91 15 40	a + 63571.6 / b + 63569.7 / c + 62966.4 / d + 62988.1 ; + 64236.2 / + 64238.8 / + 64238.8 / + 63236.4
14	a 737.0 / b 744.4 / c 785.7 / d 1084.0 / e 1430.2	a 116 33 50 / b 298 32 50 / c 258 31 10 / d 86 48 20 / e 93 09 30	a + 64320.7 / b + 63909.2 / c + 63656.0 / d + 63856.9 / e + 63571.6 ; + 63946.5 / + 64141.4 / + 64459.4 / + 64241.4 / + 64236.2 / + 65236.4 / + 65241.2
15	a 1073.1 / b 1430.2 / c 839.0 / d 881.8	a 107 10 30 / b 63 37 40 / c 80 55 00 / d 108 16 50	a + 65230.7 / b + 64350.7 / c + 64165.7 / d + 65003.9 ; + 64430.8 / + 63946.5 / + 65247.2 / + 65231.2
16	a 349.6 / b 694.4 / c 281.4 / d 990.5 / e 872.8 / f 960.6 / g 63.1	a 113 04 10 / b 184 13 00 / c 114 58 40 / d 158 28 40 / e 98 27 30 / f 106 31 20 / g 97 53 10	a + 63784.1 / b + 63647.5 / c + 63979.1 / d + 62603.2 / e + 62828.4 / f + 63613.8 / g + 63851.6 ; + 63026.5 / + 63130.2 / + 63340.1 / + 64158.7 / + 64235.8 / + 64238.8 / + 63869.8 / + 63067.9
17	a 469.1 / b 257.8 / c 881.6 / d 648.8	a 92 52 00 / b 113 53 30 / c 173 46 50 / d 80 27 40	a + 63348.3 / b + 64170.1 / c + 64422.2 / d + 63961.2 ; + 63697.8 / + 63830.1 / + 63746.2 / + 63238.8
18 Reserve for Trading	a 104.8 / b 101.1 / c 173.4 / d 648.8 / e 630.9 / f 203.9 / g 30.4	a 110 24 30 / b 199 24 40 / c 178 49 40 / d 93 41 10 / e 89 27 00 / f 107 11 00	a + 63731.2 / b + 63626.6 / c + 63548.3 / d + 63981.2 / e + 63916.3 / f + 63718.0 ; + 64583.2 / + 64507.6 / + 63870.6 / + 64236.8 / + 64236.8 / + 64380.5 / + 64610.5
19	a 928.6 / b 1180.6 / c 630.1 / d 1176.4 / e 1319.3 / f 887.3	a 96 44 10 / b 93 31 40 / c 161 19 30 / d 125 24 10 / e 93 48 30 / f 129 57 00	a + 62989.0 / b + 63441.1 / c + 63930.1 / d + 64284.1 / e + 65815.8 / f + 66092.4 / g + 66074.2 ; + 62978.9 / + 62948.2 / + 63201.4 / + 64618.3 / + 64618.3 / + 64579.2 / + 63382.2
20	a 917.0 / b 887.1 / c 1218.3 / d 760.2 / e 1536.6	a 39 48 30 / b 82 38 30 / c 98 50 00 / d 110 49 00 / e 30 03 00	a + 66904.7 / b + 65989.0 / c + 66014.2 / d + 66948.8 / e + 66904.7 ; + 63054.8 / + 62978.9 / + 63815.4 / + 64618.3 / + 64519.1
21	a 804.8 / b 1536.6 / c 623.4 / d 1238.3	a 86 32 10 / b 68 55 10 / c 69 55 30 / d 131.1 12 30	a + 67660.7 / b + 67052.7 / c + 66948.8 / d + 67166.5 ; + 63300.8 / + 63054.8 / + 64519.1 / + 64436.3
22	a 1084.2 / b 1238.3 / c 1281.3 / d 924.9	a 107 31 00 / b 73 49 10 / c 97 55 50 / d 103 42 20	a + 68961.2 / b + 67655.9 / c + 67962.6 / d + 68450.5 ; + 63719.0 / + 63286.7 / + 63450.8 / + 64247.3
23	a 486.4 / b 320.0 / c 1404.1 / d 986.8 / e 118.9 / f 260.9 / g 191.9	a 106 15 00 / b 186 22 30 / c 98 56 10 / d 86 54 50 / e 182 20 50 / f 177 33 30	a + 65109.1 / b + 64962.1 / c + 64170.1 / d + 65548.3 / e + 65443.4 / f + 65407.1 / g + 65221.6 ; + 62316.0 / + 62274.4 / + 62850.1 / + 63697.8 / + 63715.6 / + 62605.2 / + 62419.0
24	a 636.1 / b 887.1 / c 145.8 / d 276.1 / e 1521.7 / f 529.3 / g 1191.8	a 88 54 40 / b 116 18 30 / c 89 55 50 / d 182 33 10 / e 172 21 40 / f 198 39 20 / g 87 27 40 / h 104 21 40	a + 66548.1 / b + 66346.2 / c + 66140.9 / d + 65549.4 / e + 65444.8 / f + 65681.1 / g + 65464.0 / h + 65992.6 ; + 61808.6 / + 61838.3 / + 61838.9 / + 62389.2 / + 62683.5 / + 63341.5 / + 62918.4 / + 62946.1
25	a 825.1 / b 1181.8 / c 923.0 / d 986.6	a 93 37 30 / b 94 25 40 / c 82 55 00 / d 100 15 10	a + 67141.6 / b + 66348.2 / c + 65983.6 / d + 66914.3 ; + 62035.3 / + 61808.6 / + 62946.1 / + 62995.4
26	a 989.2 / b 1007.7 / c 884.6 / d 1051.7 / e 1219.9	a 82 27 20 / b 107 22 40 / c 96 44 30 / d 93 25 40	a + 68092.7 / b + 67141.6 / c + 66914.3 / d + 67613.2 / e + 67686.2 ; + 62307.0 / + 62035.3 / + 62995.4 / + 63212.5 / + 63179.6
27	a 723.5 / b 1052.2 / c 1216.4 / d 1219.9	a 98 37 30 / b 180 31 20 / c 82 51 10 / d 98 59 40	a + 68788.3 / b + 68092.7 / c + 67613.2 / d + 67686.2 / e + 68661.2 ; + 61505.7 / + 61307.0 / + 62812.6 / + 62995.4 / + 63179.6
28	a 1865.4 / b 1360.5 / c 1216.4 / d 1236.4	a 57 20 40 / b 178 38 00 / c 119 03 20 / d 104 00 40	a + 63797.0 / b + 63014.3 / c + 63660.9 / d + 63901.9 / e + 64262.5 ; + 61570.6 / + 61763.9 / + 62078.9 / + 62301.5 / + 61766.4
29	a 1842.7 / b 1216.4 / c 1360.5 / d 1865.4	a 165 10 00 / b 98 37 20 / c 178 38 00 / d 63 22 50	a + 63639.4 / b + 63797.0 / c + 63660.9 / d + 63504.4 / e + 63670.5 ; + 61606.2 / + 61570.6 / + 62078.9 / + 62247.2 / + 61615.9

SIDES (CAPE FT.)	ANGLES OF DIRECTION	CO-ORDINATES TRIG. SYSTEM L°23 Y / X (CONSTANT = 6,880,000)
AB 3274.9 / BC 1843.7 / CD 2845.7 / DE 3088.3 / EF 2600.0 / FG 2600.0 / GH 2600.0 / HJ 2600.0 / JK 2600.0 / KL 2600.0 / LM 2600.0 / MN 2600.0 / NP 2600.0 / PQ 2600.0 / QR 2600.0 / RS 2600.0 / ST 2600.0 / TA 3547.7	AB 254 03 30 / BC 268 03 30 / CD 333 11 30 / DE 356 36 50 / EF 19 12 50 / FG 359 49 30 / GH 359 49 30 / HJ 359 49 30 / JK 359 49 30 / KL 359 49 30 / LM 359 49 30 / MN 359 49 30 / NP 359 49 30 / PQ 359 49 30 / QR 359 49 30 / RS 359 49 30 / ST 359 49 30 / TA 124 01 00	A + 63788.3 / B + 63689.4 / C + 63791.0 / D + 62403.0 / E + 62413.9 / F + 62600.0 / G + 63800.0 / H + 64987.0 / J + 65189.9 / K + 65400.0 / L + 65600.0 / M + 65800.0 / N + 65999.1 / P + 66200.0 / Q + 66400.0 / R + 66600.0 / S + 66800.0 / T + 66998.8 ; + 62508.7 / + 62606.1 / + 62705.1 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0 / + 63234.0
FG 1042.2 / GA 2589.1	FG 356 36 50 / GA 356 01 00	G + 62360.9 / A + 68149.1 ; + 62847.0 / + 65805.1

SIDES (CAPE FT.)	ANGLES OF DIRECTION	CO-ORDINATES TRIG. SYSTEM L°23 Y / X (CONSTANT = 6,880,000)
AB 6132.7 / BC 3709.8 / CD 2600.0 / DE 3274.9 / EA 3547.7	AB 354 01 00 / BC 266 21 30 / CD 266 21 30 / DE 266 21 30 / EA 124 01 00	A + 68788.3 / B + 68148.1 / C + 62360.9 / D + 62600.0 / E + 65639.4 ; + 62508.7 / + 68805.1 / + 68347.0 / + 61870.6 / + 61606.2

RECTILINEAR AREA = 439·8569 MORGEN



NB = Seaview Dr East is a public Road vide Court Case 2912/2016 Pg 106-129 Year 182-V2 x = 67000

SCALE — 1:5000 ~~CAPE FEET~~.

1000 500 0 1000 2000 CFT.

GENERAL PLAN 615 LD.

THE FIGURE A'FED fghjklmnxopqrA' REPRESENTS

THE WILDERNESS FOREST ESTATE.

IN EXTENT 338·3125 MORGEN COMPRISING 28 LOTS NUMBERED 1-17 AND 19-29, ONE TRADING SITE Nº 18 AND THE ROADS, BEING PORTION 6 OF THE FARM 'HOOGE-KRAAL', SITUATE IN THE DIVISION OF GEORGE, PROVINCE OF CAPE OF GOOD HOPE.

VIDE DIAGRAM Nº 6047/46 ANNEXED TO CERTIFICATE OF REGISTERED TITLE Nº 3877 DATED 25-2-1946. THE BEACONS OF EACH LOT REPRESENTED ON THIS PLAN ARE IN ACCORDANCE WITH REGULATION, AND HAVE BEEN PLACED UNDER MY SUPERVISION.

SURVEYED IN JAN — JUNE 1945, BY ME.

O.F. Authers.
LAND SURVEYOR.

Portion 6 (
[a portion of Portion 3) of the farm
Hoogekraal No. 182
GEORGE

DATA OF ROADS

	SIDES	ANGLES	CO-ORDINATES L°23 Y / X (CONSTANT = 6,880,000)
OUTPOST ROAD	a 406.7 / b 1453.2 / c 1281.3 / d 1089.2 / e 1589.2 / f 1219.9	a 83 26 10 / b 88 21 30 / c 209 09 50 / d 103 00 00 / e 98 19 20 / f 179 39 30	a + 66389.4 / b + 65938.0 / c + 65736.0 / d + 65697.3 / e + 65638.9 / f + 65271.8 / g + 66338.4 ; + 61826.0 / + 61767.4 / + 61737.6 / + 61731.7 / + 61744.3 / + 61760.2 / + 61866.6
WATSONIA AVENUE	a 807.9 / b 923.0 / c 1176.4 / d 1236.4 / e 1216.4 / f 1360.5 / g 1865.4	a 86 16 30 / b 158 50 20 / c 178 38 00 / d 104 00 40 / e 98 37 20 / f 178 38 00 / g 57 20 40	
HILLCREST ROAD (SOUTH)	a 93.5 / b 631.0 / c 421.1 / d 60.2	a 50 15 50 / b 79 49 30 / c 160 31 50 / d 259 06 30	a + 67677.4 / b + 67654.8 / c + 67634.2 / d + 67601.5 / e + 67654.8 ; + 62958.6 / + 62854.6 / + 62832.0 / + 62826.4 / + 63362.4 / + 63010.3
SUMMIT ROAD	a 180.1 / b 1360.5 / c 1281.3 / d 873.2 / e 786.1 / f 924.9	a 31 07 30 / b 247 24 30 / c 178 38 00 / d 208 54 30 / e 94 28 50 / f 245 33 30	
GEORGE KNYSNA ROAD	a 877.9 / b 486.4 / c 2301.1 / d 1404.1 / e 1744.5 / f 1176.0 / g 1962.9 / h 1568.3 / i 1523.8 / j 1520.0 / k 1520.0 / l 1520.0 / m 1520.0 / n 1520.0 / o 1520.0 / p 1520.0 / q 1520.0 / r 1520.0 / s 1520.0 / t 1520.0 / u 1520.0 / v 1520.0 / w 1520.0 / x 1520.0 / y 1520.0 / z 1520.0 / a' 1520.0 / b' 1520.0 / c' 1520.0 / d' 1520.0 / e' 1520.0 / f' 1520.0 / g' 1520.0 / h' 1520.0 / i' 1520.0 / j' 1520.0 / k' 1520.0 / l' 1520.0 / m' 1520.0 / n' 1520.0 / o' 1520.0 / p' 1520.0 / q' 1520.0 / r' 1520.0 / s' 1520.0 / t' 1520.0 / u' 1520.0 / v' 1520.0 / w' 1520.0 / x' 1520.0 / y' 1520.0 / z' 1520.0 / a'' 1520.0 / b'' 1520.0 / c'' 1520.0 / d'' 1520.0 / e'' 1520.0 / f'' 1520.0 / g'' 1520.0 / h'' 1520.0 / i'' 1520.0 / j'' 1520.0 / k'' 1520.0 / l'' 1520.0 / m'' 1520.0 / n'' 1520.0 / o'' 1520.0 / p'' 1520.0 / q'' 1520.0 / r'' 1520.0 / s'' 1520.0 / t'' 1520.0 / u'' 1520.0 / v'' 1520.0 / w'' 1520.0 / x'' 1520.0 / y'' 1520.0 / z'' 1520.0 / a''' 1520.0 / b''' 1520.0 / c''' 1520.0 / d''' 1520.0 / e''' 1520.0 / f''' 1520.0 / g''' 1520.0 / h''' 1520.0 / i''' 1520.0 / j''' 1520.0 / k''' 1520.0 / l''' 1520.0 / m''' 1520.0 / n''' 1520.0 / o''' 1520.0 / p''' 1520.0 / q''' 1520.0 / r''' 1520.0 / s''' 1520.0 / t''' 1520.0 / u''' 1520.0 / v''' 1520.0 / w''' 1520.0 / x''' 1520.0 / y''' 1520.0 / z''' 1520.0	a 115 16 00 / b 168 17 40 / c 169 12 10 / d 115 29 30 / e 183 03 50 / f 156 06 30 / g 156 06 30 / h 156 06 30 / i 156 06 30 / j 156 06 30 / k 156 06 30 / l 156 06 30 / m 156 06 30 / n 156 06 30 / o 156 06 30 / p 156 06 30 / q 156 06 30 / r 156 06 30 / s 156 06 30 / t 156 06 30 / u 156 06 30 / v 156 06 30 / w 156 06 30 / x 156 06 30 / y 156 06 30 / z 156 06 30 / a' 156 06 30 / b' 156 06 30 / c' 156 06 30 / d' 156 06 30 / e' 156 06 30 / f' 156 06 30 / g' 156 06 30 / h' 156 06 30 / i' 156 06 30 / j' 156 06 30 / k' 156 06 30 / l' 156 06 30 / m' 156 06 30 / n' 156 06 30 / o' 156 06 30 / p' 156 06 30 / q' 156 06 30 / r' 156 06 30 / s' 156 06 30 / t' 156 06 30 / u' 156 06 30 / v' 156 06 30 / w' 156 06 30 / x' 156 06 30 / y' 156 06 30 / z' 156 06 30 / a'' 156 06 30 / b'' 156 06 30 / c'' 156 06 30 / d'' 156 06 30 / e'' 156 06 30 / f'' 156 06 30 / g'' 156 06 30 / h'' 156 06 30 / i'' 156 06 30 / j'' 156 06 30 / k'' 156 06 30 / l'' 156 06 30 / m'' 156 06 30 / n'' 156 06 30 / o'' 156 06 30 / p'' 156 06 30 / q'' 156 06 30 / r'' 156 06 30 / s'' 156 06 30 / t'' 156 06 30 / u'' 156 06 30 / v'' 156 06 30 / w'' 156 06 30 / x'' 156 06 30 / y'' 156 06 30 / z'' 156 06 30 / a''' 156 06 30 / b''' 156 06 30 / c''' 156 06 30 / d''' 156 06 30 / e''' 156 06 30 / f''' 156 06 30 / g''' 156 06 30 / h''' 156 06 30 / i''' 156 06 30 / j''' 156 06 30 / k''' 156 06 30 / l''' 156 06 30 / m''' 156 06 30 / n''' 156 06 30 / o''' 156 06 30 / p''' 156 06 30 / q''' 156 06 30 / r''' 156 06 30 / s''' 156 06 30 / t''' 156 06 30 / u''' 156 06 30 / v''' 156 06 30 / w''' 156 06 30 / x''' 156 06 30 / y''' 156 06 30 / z''' 156 06 30	
LAKE AVENUE	a 40.3 / b 191.9 / c 244.9 / d 118.9 / e 173.1 / f 99.1 / g 71.1 / h 178.8 / i 146.8 / j 146.8 / k 146.8 / l 146.8 / m 146.8 / n 146.8 / o 146.8 / p 146.8 / q 146.8 / r 146.8 / s 146.8 / t 146.8 / u 146.8 / v 146.8 / w 146.8 / x 146.8 / y 146.8 / z 146.8 / a' 146.8 / b' 146.8 / c' 146.8 / d' 146.8 / e' 146.8 / f' 146.8 / g' 146.8 / h' 146.8 / i' 146.8 / j' 146.8 / k' 146.8 / l' 146.8 / m' 146.8 / n' 146.8 / o' 146.8 / p' 146.8 / q' 146.8 / r' 146.8 / s' 146.8 / t' 146.8 / u' 146.8 / v' 146.8 / w' 146.8 / x' 146.8 / y' 146.8 / z' 146.8 / a'' 146.8 / b'' 146.8 / c'' 146.8 / d'' 146.8 / e'' 146.8 / f'' 146.8 / g'' 146.8 / h'' 146.8 / i'' 146.8 / j'' 146.8 / k'' 146.8 / l'' 146.8 / m'' 146.8 / n'' 146.8 / o'' 146.8 / p'' 146.8 / q'' 146.8 / r'' 146.8 / s'' 146.8 / t'' 146.8 / u'' 146.8 / v'' 146.8 / w'' 146.8 / x'' 146.8 / y'' 146.8 / z'' 146.8 / a''' 146.8 / b''' 146.8 / c''' 146.8 / d''' 146.8 / e''' 146.8 / f''' 146.8 / g''' 146.8 / h''' 146.8 / i''' 146.8 / j''' 146.8 / k''' 146.8 / l''' 146.8 / m''' 146.8 / n''' 146.8 / o''' 146.8 / p''' 146.8 / q''' 146.8 / r''' 146.8 / s''' 146.8 / t''' 146.8 / u''' 146.8 / v''' 146.8 / w''' 146.8 / x''' 146.8 / y''' 146.8 / z''' 146.8	a 99 48 30 / b 168 10 30 / c 152 10 30 / d 201 30 30 / e 165 59 10 / f 165 59 10 / g 165 59 10 / h 165 59 10 / i 165 59 10 / j 165 59 10 / k 165 59 10 / l 165 59 10 / m 165 59 10 / n 165 59 10 / o 165 59 10 / p 165 59 10 / q 165 59 10 / r 165 59 10 / s 165 59 10 / t 165 59 10 / u 165 59 10 / v 165 59 10 / w 165 59 10 / x 165 59 10 / y 165 59 10 / z 165 59 10 / a' 165 59 10 / b' 165 59 10 / c' 165 59 10 / d' 165 59 10 / e' 165 59 10 / f' 165 59 10 / g' 165 59 10 / h' 165 59 10 / i' 165 59 10 / j' 165 59 10 / k' 165 59 10 / l' 165 59 10 / m' 165 59 10 / n' 165 59 10 / o' 165 59 10 / p' 165 59 10 / q' 165 59 10 / r' 165 59 10 / s' 165 59 10 / t' 165 59 10 / u' 165 59 10 / v' 165 59 10 / w' 165 59 10 / x' 165 59 10 / y' 165 59 10 / z' 165 59 10 / a'' 165 59 10 / b'' 165 59 10 / c'' 165 59 10 / d'' 165 59 10 / e'' 165 59 10 / f'' 165 59 10 / g'' 165 59 10 / h'' 165 59 10 / i'' 165 59 10 / j'' 165 59 10 / k'' 165 59 10 / l'' 165 59 10 / m'' 165 59 10 / n'' 165 59 10 / o'' 165 59 10 / p'' 165 59 10 / q'' 165 59 10 / r'' 165 59 10 / s'' 165 59 10 / t'' 165 59 10 / u'' 165 59 10 / v'' 165 59 10 / w'' 165 59 10 / x'' 165 59 10 / y'' 165 59 10 / z'' 165 59 10 / a''' 165 59 10 / b''' 165 59 10 / c''' 165 59 10 / d''' 165 59 10 / e''' 165 59 10 / f''' 165 59 10 / g''' 165 59 10 / h''' 165 59 10 / i''' 165 59 10 / j''' 165 59 10 / k''' 165 59 10 / l''' 165 59 10 / m''' 165 59 10 / n''' 165 59 10 / o''' 165 59 10 / p''' 165 59 10 / q''' 165 59 10 / r''' 165 59 10 / s''' 165 59 10 / t''' 165 59 10 / u''' 165 59 10 / v''' 165 59 10 / w''' 165 59 10 / x''' 165 59 10 / y''' 165 59 10 / z''' 165 59 10	
FOREST AVENUE WEST	a 1453.2 / b 623.4 / c 1281.3 / d 1089.2 / e 1589.2 / f 1219.9 / g 1865.4 / h 1360.5 / i 1216.4 / j 1236.4	a 76 17 40 / b 180 02 00 / c 180 12 00 / d 174 15 40 / e 180 10 50 / f 180 10 50 / g 180 10 50 / h 180 10 50 / i 180 10 50 / j 180 10 50	
FOREST AVENUE EAST	a 30.4 / b 203.9 / c 630.9 / d 1877.0 / e 1589.2 / f 1219.9	a 71 39 10 / b 282 42 10 / c 184 38 00 / d 180 10 50 / e 180 10 50 / f 180 10 50	
SEAVIEW DRIVE EAST	a 1589.2 / b 52.6 / c 73.9 / d 733.1 / e 630.9 / f 1877.0	a 63 47 20 / b 248 43 10 / c 68 13 10 / d 198 19 20 / e 184 38 00 / f 180 00 00 / g 180 00 00 / h 180 00 00 / i 174 54 50	
SEAVIEW DRIVE EAST	a 761.3 / b 436.4 / c 619.1 / d 588.8 / e 589.7 / f 274.3 / g 228.8 / h 721.9 / i 1134.1 / j 1134.1 / k 1134.1 / l 1134.1 / m 1134.1 / n 1134.1 / o 1134.1 / p 1134.1 / q 1134.1 / r 1134.1 / s 1134.1 / t 1134.1 / u 1134.1 / v 1134.1 / w 1134.1 / x 1134.1 / y 1134.1 / z 1134.1 / a' 1134.1 / b' 1134.1 / c' 1134.1 / d' 1134.1 / e' 1134.1 / f' 1134.1 / g' 1134.1 / h' 1134.1 / i' 1134.1 / j' 1134.1 / k' 1134.1 / l' 1134.1 / m' 1134.1 / n' 1134.1 / o' 1134.1 / p' 1134.1 / q' 1134.1 / r' 1134.1 / s' 1134.1 / t' 1134.1 / u' 1134.1 / v' 1134.1 / w' 1134.1 / x' 1134.1 / y' 1134.1 / z' 1134.1 / a'' 1134.1 / b'' 1134.1 / c'' 1134.1 / d'' 1134.1 / e'' 1134.1 / f'' 1134.1 / g'' 1134.1 / h'' 1134.1 / i'' 1134.1 / j'' 1134.1 / k'' 1134.1 / l'' 1134.1 / m'' 1134.1 / n'' 1134.1 / o'' 1134.1 / p'' 1134.1 / q'' 1134.1 / r'' 1134.1 / s'' 1134.1 / t'' 1134.1 / u'' 1134.1 / v'' 1134.1 / w'' 1134.1 / x'' 1134.1 / y'' 1134.1 / z'' 1134.1 / a''' 1134.1 / b''' 1134.1 / c''' 1134.1 / d''' 1134.1 / e''' 1134.1 / f''' 1134.1 / g''' 1134.1 / h''' 1134.1 / i''' 1134.1 / j''' 1134.1 / k''' 1134.1 / l''' 1134.1 / m''' 1134.1 / n''' 1134.1 / o''' 1134.1 / p''' 1134.1 / q''' 1134.1 / r''' 1134.1 / s''' 1134.1 / t''' 1134.1 / u''' 1134.1 / v''' 1134.1 / w''' 1134.1 / x''' 1134.1 / y''' 1134.1 / z''' 1134.1	a 66 00 50 / b 119 54 30 / c 189 36 50 / d 204 04 10 / e 227 58 50 / f 227 58 50 / g 227 58 50 / h 227 58 50 / i 227 58 50 / j 227 58 50 / k 227 58 50 / l 227 58 50 / m 227 58 50 / n 227 58 50 / o 227 58 50 / p 227 58 50 / q 227 58 50 / r 227 58 50 / s 227 58 50 / t 227 58 50 / u 227 58 50 / v 227 58 50 / w 227 58 50 / x 227 58 50 / y 227 58 50 / z 227 58 50 / a' 227 58 50 / b' 227 58 50 / c' 227 58 50 / d' 227 58 50 / e' 227 58 50 / f' 227 58 50 / g' 227 58 50 / h' 227 58 50 / i' 227 58 50 / j' 227 58 50 / k' 227 58 50 / l' 227 58 50 / m' 227 58 50 / n' 227 58 50 / o' 227 58 50 / p' 227 58 50 / q' 227 58 50 / r' 227 58 50 / s' 227 58 50 / t' 227 58 50 / u' 227 58 50 / v' 227 58 50 / w' 227 58 50 / x' 227 58 50 / y' 227 58 50 / z' 227 58 50 / a'' 227 58 50 / b'' 227 58 50 / c'' 227 58 50 / d'' 227 58 50 / e'' 227 58 50 / f'' 227 58 50 / g'' 227 58 50 / h'' 227 58 50 / i'' 227 58 50 / j'' 227 58 50 / k'' 227 58 50 / l'' 227 58 50 / m'' 227 58 50 / n'' 227 58 50 / o'' 227 58 50 / p'' 227 58 50 / q'' 227 58 50 / r'' 227 58 50 / s'' 227 58 50 / t'' 227 58 50 / u'' 227 58 50 / v'' 227 58 50 / w'' 227 58 50 / x'' 227 58 50 / y'' 227 58 50 / z'' 227 58 50 / a''' 227 58 50 / b''' 227 58 50 / c''' 227 58 50 / d''' 227 58 50 / e''' 227 58 50 / f''' 227 58 50 / g''' 227 58 50 / h''' 227 58 50 / i''' 227 58 50 / j''' 227 58 50 / k''' 227 58 50 / l''' 227 58 50 / m''' 227 58 50 / n''' 227 58 50 / o''' 227 58 50 / p''' 227 58 50 / q''' 227 58 50 / r''' 227 58 50 / s''' 227 58 50 / t''' 227 58 50 / u''' 227 58 50 / v''' 227 58 50 / w''' 227 58 50 / x''' 227 58 50 / y''' 227 58 50 / z''' 227 58 50	
SEAVIEW DRIVE WEST	a 820.6 / b 1134.1 / c 1003.3 / d 1134.1 / e 1134.1 / f 1134.1 / g 1134.1 / h 1134.1 / i 1134.1 / j 1134.1 / k 1134.1 / l 1134.1 / m 1134.1 / n 1134.1 / o 1134.1 / p 1134.1 / q 1134.1 / r 1134.1 / s 1134.1 / t 1134.1 / u 1134.1 / v 1134.1 / w 1134.1 / x 1134.1 / y 1134.1 / z 1134.1 / a' 1134.1 / b' 1134.1 / c' 1134.1 / d' 1134.1 / e' 1134.1 / f' 1134.1 / g' 1134.1 / h' 1134.1 / i' 1134.1 / j' 1134.1 / k' 1134.1 / l' 1134.1 / m' 1134.1 / n' 1134.1 / o' 1134.1 / p' 1134.1 / q' 1134.1 / r' 1134.1 / s' 1134.1 / t' 1134.1 / u' 1134.1 / v' 1134.1 / w' 1134.1 / x' 1134.1 / y' 1134.1 / z' 1134.1 / a'' 1134.1 / b'' 1134.1 / c'' 1134.1 / d'' 1134.1 / e'' 1134.1 / f'' 1134.1 / g'' 1134.1 / h'' 1134.1 / i'' 1134.1 / j'' 1134.1 / k'' 1134.1 / l'' 1134.1 / m'' 1134.1 / n'' 1134.1 / o'' 1134.1 / p'' 1134.1 / q'' 1134.1 / r'' 1134.1 / s'' 1134.1 / t'' 1134.1 / u'' 1134.1 / v'' 1134.1 / w'' 1134.1 / x'' 1134.1 / y'' 1134.1 / z'' 1134.1 / a''' 1134.1 / b''' 1134.1 / c''' 1134.1 / d''' 1134.1 / e''' 1134.1 / f''' 1134.1 / g''' 1134.1 / h''' 1134.1 / i''' 1134.1 / j''' 1134.1 / k''' 1134.1 / l''' 1134.1 / m''' 1134.1 / n''' 1134.1 / o''' 1134.1 / p''' 1134.1 / q''' 1134.1 / r''' 1134.1 / s''' 1134.1 / t''' 1134.1 / u''' 1134.1 / v''' 1134.1 / w''' 1134.1 / x''' 1134.1 / y''' 1134.1 / z''' 1134.1	a 78 56 50 / b 168 48 30 / c 168 48 30 / d 168 48 30 / e 168 48 30 / f 168 48 30 / g 168 48 30 / h 168 48 30 / i 168 48 30 / j 168 48 30 / k 168 48 30 / l 168 48 30 / m 168 48 30 / n 168 48 30 / o 168 48 30 / p 168 48 30 / q 168 48 30 / r 168 48 30 / s 168 48 30 / t 168 48 30 / u 168 48 30 / v 168 48 30 / w 168 48 30 / x 168 48 30 / y 168 48 30 / z 168 48 30 / a' 168 48 30 / b' 168 48 30 / c' 168 48 30 / d' 168 48 30 / e' 168 48 30 / f' 168 48 30 / g' 168 48 30 / h' 168 48

Farm Hoogekraal 182/36 - Locality Map

Annexure 6



Legend

Farm Portions

Map Center: Lon: 22°47'2.4"E
Lat: 33°59'36.4"S

Scale: 1:75,000

Date created: 2024/30/08

Western Cape Government FOR YOU

30

VAN ZYL KRUGER INC
Avanti Building
c/o Carl Cronje Dr & Bill Bezuidenhout
Tyger Valley
7530

Prepared by me

CONVEYANCER
LYNDA JEAN CHANTLER (89798)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 995 000,00	R 1 778,00
Reason for exemption	Category Exemption	Exemption / o. Sec/Reg Act/Proc

DATA / VERIFY
06 -08- 2021
LINDA NCAPAI

VERBINDING MORTGAGED
VAN FOR R 2 491 887,00

B 000022281 / 2021
18 AUG 2021

T 000039261 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SONJA JANSE VAN RENSBURG (98341)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

The Executrix in the Estate Late
ROSEMARY ELISABETH HIBBERT
Number 019084/2020

DATA / CAPTURE
02 -09- 2021
VUYELWA LAMANI

which said Power of Attorney was signed at Cape Town on 30 April 2021

And the appearer declared that his/her said principal had, on 30 March 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

KARIN CRISTIN KRUGER
Identity Number [redacted]
Unmarried

her Heirs, Executors, Administrators or Assigns, in full and free property

PORTION 36 (A PORTION OF PORTION 6) OF THE FARM
HOOGEKRAAL NUMBER 182
IN THE MUNICIPALITY AND DIVISION GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 2,6274 (TWO COMMA SIX TWO SEVEN FOUR) Hectares

FIRST REGISTERED by Certificate of Registered Title Number T61651/1996 with Diagram Number LG A10684/47 relating thereto and held by Deed of Transfer Number T49784/2002

A. SUBJECT TO the conditions referred to in Deed of Transfer Number T3893/1934;

B. .....

C. SUBJECT to the following Endorsement on page 4 of Deed of Transfer Number T49784/2002 which reads as follows:

"By Notarial Deed of Servitude Number K836/2004 S dated 08/07/2004 the within mentioned property is subject to a perpetual servitude six metres wide, parallel to and along the entire length of the line n g as indicated on General Plan SG Number 2688/1946, for the purpose of laying of underground electric cables, in favour of Portion 33 (a portion of portion 6) of the Farm Hoogekraal Number 182, in the Municipality and Division of George, Province of the Western Cape, measuring 10,1003 hectares and held by T25726/2004.

As will more fully appear from the said notarial deed"

DATA / CAPTURE
02-09-2021
VUYELWA LAMANI

WHEREFORE the said Appearer, renouncing all rights and title which the said

Estate Late ROSEMARY ELISABETH HIBBERT

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

KARIN CRISTIN KRUGER, Unmarried

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 995 000,00 (TWO MILLION NINE HUNDRED AND NINETY FIVE THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 18 AUGUST 2021

q.q.

In my presence

REGISTRAR OF DEEDS

Annexure 11

CONVEYANCER'S CERTIFICATE

I, the undersigned,

LYNDA JEAN CHANTLER (89798)

practising Attorney and Conveyancer of Bellville, do hereby certify and confirm that:-

1. **KARIN CRISTIN KRUGER**
   Identity Number [redacted]

   is the registered owner of:

   PORTION 36 (A PORTION OF PORTION 6) OF THE FARM HOOGEKRAAL NUMBER 182
   IN THE MUNICIPALITY AND DIVISION OF GEORGE
   WESTERN CAPE PROVINCE
   IN EXTENT 2,6274 (TWO COMMA SIX TWO SEVEN FOUR) HECTARES
   HELD BY DEED OF TRANSFER NUMBER T39261/2021
   (hereinafter referred to as "the Property")

2. There are no restrictive conditions on the said Title Deed No. T39261/2021.

3. According to the records of the Deeds Registry at Cape Town, as at 16 September 2024, mortgage bond number B22281/2022, is registered against the property in favour of Nedbank Ltd.

Signed at Bellville on this 16th day of September 2024.

CONVEYANCER
LYNDA JEAN CHANTLER (89798)

KNYSNA MUNICIPALITY

KNYSNA
Municipality
Munisipaliteit
uMasipala

Manager: Town Planning
And Building Control
P.O. Box 21
Knysna
6570

Tel: (044) 302-6318
Fax: (044) 302-1631

www.knysna.gov.za

COMMENT/OBJECTION FORM

I.T.O SECTION 50 OF THE
KNYSNA MUNICIPALITY LAND USE PLANNING BY-LAW (2016)

APPLICATION INFORMATION

Nature of Application: **Proposed** As Built Building Structures

Erf Ptn 36/182 Address: Hoogekraal

COMMENT/OBJECTOR INFORMATION

Please tick relevant box (x): **COMMENT**: ☐ **OBJECTION**: ☐

Full Name: ALESTATE HURST

Address: Portion 35/182 [redacted]

Contact details [redacted]

Email address: [redacted]

Interest in Application: NEIGHBOUR

Reason for comment/objection[i]: SUPPORT (NO OBJECTION)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s):

Signed: (FOR ALESTATE)

Date: 17/07/2021

[i] *Section 50(4): The reasons for any comment must be set out in sufficient detail in order to-*
- *(a) Indicate the facts and circumstances that explain the comments;*
- *(b) Where relevant demonstrate the undesirable effect the application will have if approved;*
- *(c) Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and*
- (d) *Enable the applicant to respond to the comments.*

KNYSNA MUNICIPALITY

Manager: Town Planning
And Building Control
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COMMENT/OBJECTION FORM

I.T.O SECTION 50 OF THE
KNYSNA MUNICIPALITY LAND USE PLANNING BY-LAW (2016)

APPLICATION INFORMATION

Nature of Application: **Proposed** As Built building structures

Erf: Ptn 36/182 Address: Hoogekraal

COMMENT/OBJECTOR INFORMATION

Please tick relevant box (x): **COMMENT:** ☐ **OBJECTION:** ☐

Full Name: Cornelis Arnold van Tonder

Address: 41 Hoogekraal rd, Sedgefield

Contact details: [redacted]

Email address: [redacted]

Interest in Application: Neighbour

Reason for comment/objection[1]: No objection

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s):

Signed: [signature]

Date: 18/7/2021

[1] *Section 50(4): The reasons for any comment must be set out in sufficient detail in order to-*

(a) Indicate the facts and circumstances that explain the comments;
(b) Where relevant demonstrate the undesirable effect the application will have if approved;
(c) Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
(d) *Enable the applicant to respond to the comments.*

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COMMENT/OBJECTION FORM

I.T.O SECTION 50 OF THE
KNYSNA MUNICIPALITY LAND USE PLANNING BY-LAW (2016)

APPLICATION INFORMATION

Nature of Application: **Proposed** AS BUILT BUILDING STRUCTURES

Erf Ptn 36 of Ptn ~~6~~ ~~7~~ 2 Address: OF FARM 182 HOOGEKRAAL

COMMENT/OBJECTOR INFORMATION

Please tick relevant box (x): **COMMENT:** ☐ **OBJECTION:** ☐

Full Name: ANNE-[redacted]

Address: PORTION 37 HOOGEKRAAL

Contact details: [redacted]

Email address: [redacted]

Interest in Application: NEIGHBOUR

Reason for comment/objection[1]: SUPPORTED (NO OBJECTION)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s):

Signed: [signature]

Date: 17/02/2021

[1] *Section 50(4): The reasons for any comment must be set out in sufficient detail in order to-*

- *(a) Indicate the facts and circumstances that explain the comments;*
- *(b) Where relevant demonstrate the undesirable effect the application will have if approved;*
- *(c) Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and*
- *(d) Enable the applicant to respond to the comments.*

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COMMENT/OBJECTION FORM

I.T.O SECTION 50 OF THE
KNYSNA MUNICIPALITY LAND USE PLANNING BY-LAW (2016)

APPLICATION INFORMATION

Nature of Application: ~~Proposed~~ AS-BUILT BUILDING STRUCTURES

~~Erf~~ PTN 36, A PTN OF PTN 6 OF FARM 182 HOOGEKRAAL Address: .....

COMMENT/OBJECTOR INFORMATION

Please tick relevant box (x): **COMMENT**: [X] **OBJECTION**: [ ]

Full Name: ROBERT CSERZEGI

Address: PORTION 30/182 (REX TRUST)

Contact details: [redacted]

Email address: [redacted]

Interest in Application: NONE

Reason for comment/objection[1]: SUPPORTED (NO OBJECTION)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s):

Signed: .....

Date: 19 JULY 2021

[1] *Section 50(4): The reasons for any comment must be set out in sufficient detail in order to-*

- *(a) Indicate the facts and circumstances that explain the comments;*
- *(b) Where relevant demonstrate the undesirable effect the application will have if approved;*
- *(c) Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and*
- (d) *Enable the applicant to respond to the comments.*

KNYSNA MUNICIPALITY

KNYSNA
Municipality
Munisipaliteit
uMasipala

Manager: Town Planning
And Building Control
P.O. Box 21
Knysna
6570

Tel: (044) 302-6318
Fax: (044) 302-1631

www.knysna.gov.za

COMMENT/OBJECTION FORM

I.T.O SECTION 50 OF THE KNYSNA MUNICIPALITY LAND USE PLANNING BY-LAW (2016)

APPLICATION INFORMATION

Nature of Application: **Proposed** ERECTED OUTBUILDING AND TOILET

Erf PORTION 36/182 Address: WILDERNESS FOREST ESTATE HOOGEKRAAL KNYSNA

COMMENT/OBJECTOR INFORMATION

Please tick relevant box (x): **COMMENT**: ☒ **OBJECTION:** ☐

Full Name: DAVID ROBERT SHIPLEY

Address: PORTION 33/182

Contact details: [redacted]

Email address: [redacted]

Interest in Application: NEIGHBOUR

Reason for comment/objection[i]:

I HAVE NO OBJECTION

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s):

Signed:

Date: 18/07/2021

[i] *Section 50(4): The reasons for any comment must be set out in sufficient detail in order to-*

(a) Indicate the facts and circumstances that explain the comments;
(b) Where relevant demonstrate the undesirable effect the application will have if approved;
(c) Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
(d) Enable the applicant to respond to the comments.

LUM-R03-01

ITEM TO:
Municipal Planning Tribunal

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

APPLICATION NO.	3471
CASE OFFICIAL	Ms LV Mniki
JOB TITLE	Town Planner
SACPLAN REG. NO.	C/7581/2013
TELEPHONE NO.	+6383
APPLICATION DATE	22 April 2025

LAND USE PLANNING REPORT
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 5354 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	Gary and Kim Korevaar
Company name	-
SACPLAN registration number	-
Registered owner(s)	Gary Leon Korevaar and Kim Korevaar
PART B: PROPERTY DETAILS	
Property description	Erf 5354 Knysna
Property Extent	1050m²
Physical address	21 Cambell Drive, Knysna Heights
Area/Town	Knysna
Current zoning	Single Residential Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Dilapidated structures for a dwelling house
Are there existing buildings on the property?	No
Title Deed number & date	T27176/2023
Any restrictive title conditions applicable?	No
Any third party conditions applicable?	No
Any unauthorised land use/building work	Yes – Retaining Walls
Bondholder's Consent	None Applicable

PART C: CONTRAVENTION INFORMATION	Yes	No	Not Applicable
Has the landowner applied for the determination of an administrative penalty?	☒	☐	☐
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	☐	☒	☐
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work which required the owner or other person to apply for the determination of a contravention penalty?	☒	☐	☐

1. APPLICATION DESCRIPTION

An application has been submitted in terms of Section 15(2)(r) of the Spatial Planning and Land Use Management By-Law (2021) for the determination of an administrative penalty in respect of the unlawful encroachment of the street building line to allow portions of the existing retaining walls, on Erf 5354, Knysna.

2. PRE-APPLICATION CONSULTATION

The applicant did not opt to attend a pre-application meeting in terms of Section 37 of the Spatial Planning and Land Use Management By-law (2021).

3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The applicant's write that Erf 5354, Knysna was acquired in 2023 and the property had fallen victim to the June Infernos of 2017 which also destroyed the platform that had been created for the previous dwelling house as the site has a steep gradient.

3.2. As a result, building plans were submitted to the Municipality in terms of the National Building Regulations and Building Standards Act (1977) for a new build of the dwelling house.

3.3. It is said that, the building plan was rejected on account of the outstanding approval for the stairs and retaining walls which were not indicated on the previous building plans.

3.4. The transgression of the Knysna Zoning Scheme By-law is thus in respect of the encroachments of the street building lines up to 1.800m for the stairs; up to 3.912m for the retaining structure; as well as up to 1.204m for the eastern lateral building line.

3.5. The applicant further motivates that a previous owner installed the retaining blocks and therefore, requests leniency by the Municipality, when considering the Administrative Penalty to be determined.

3.6. In addition, the structures are said to be below street and natural ground level. As such, there is no negative impact on the surrounding property owners. Furthermore, some of the neighbouring properties have also installed retaining blocks which indicates that the as-built and proposed structures shall not compromise the character of the area.

4. ASSESSMENT OF APPLICATION

4.1. Considerations in terms of Section 93(9) of the Planning By-law

4.1.1. The nature, duration, gravity and extent of the contravention

The applicant submits that the portions of the retaining walls which encroach the building lines, measure ±19.8m². However, assessment of the written submission and the plans indicate that the encroachment measures ±12.6m² collectively as there is no encroachment of the western lateral building line which can be noted.

It is said that the unlawful construction of the structures were undertaken more than three years ago, prior to the current ownership.

This assessment considers that the nature of retaining walls and staircase is that of necessity, given their purpose respectively, is to stabilise land and maximise usable space for development; to prevent soil erosion; as well as to gain access to the dwelling house.

4.1.2. The conduct involved of the person involved in the contravention

The applicant learned of the unauthorized structures during the submission of building plans. Therefore, it may be noted that the new land owners respect the legal requirements as they understood that prior to construction, approval from the Local Authority needs to be obtained. Therefore, the assessment holds that the landowner's efforts to bring the property into compliance indicate a willingness to adhere to the law, namely, authorise the encroachment of the building line parameters of The Knysna Zoning Scheme By-law (2020).

4.1.3. Whether the unlawful conduct was stopped

The applicant contends being the one who constructed the unlawful structures as it is said that the The building line encroachments entailed building works which were conducted and completed.

However, perhaps the structures may have to be built further following the destruction of the fires; and that they were not previously approved. An engineer was also appointed by the owners and Hofmeyr & Associates have verified the structural integrity of the existing retaining blocks.

4.1.4. Whether a person involved in the contravention has previously contravened the Planning By-law or any other planning law

According to the applicant, they are unaware of which previous property owner constructed the unlawful staircase and retaining walls.

4.2. **Administrative Penalty Calculation**

The Municipality considers the following formula for the determination of the administrative penalty:

- *Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out:*

  - The total area of the retaining walls, measure ±12.6m²
  - The applicant has provided cost estimates for the building works, valued at ±R500 per square meter. Therefore, the portions of the retaining walls which are encroaching the building line, are ±R6,300.00 (maximum penalty).
  - This assessment considers the following penalty options as well:

77% of R6 300,00	o R 4 851,00
50% of R6 300,00	o R 3 150,00
33% of R6 300,00	o R 2 079,00
10% of R6 300,00	o R 6 30,00

Therefore:

- It is recommended that the administrative penalty of 10% be made payable as a proportional response to the encroachment of the building lines.

5. RECOMMENDATION

It is recommended that, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021), an administrative penalty in the amount of R 630,00 be imposed in terms of Section 93(3) for the unauthorized building work (retaining structures) encroaching the prescribed street building line of the Knysna Zoning Scheme By-law (2020).

6. CONDITIONS OF APPROVAL

The above approval is subject to the following condition(s) imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management By-law (2021):

6.1. The landowner/ applicant shall pay the administrative penalty within 60 days reckoned from the date of the notice of decision, or such period determined by the Municipality by prior arrangement.

7. REASONS FOR RECOMMENDATION

Several factors should be considered when determining the appropriate penalty:

(i) Given the applicant's conduct to initially submit building plans, it is considered reasonable that they were unaware of the status of the retaining walls.

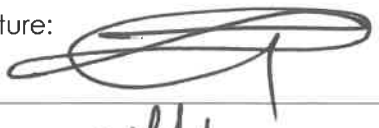
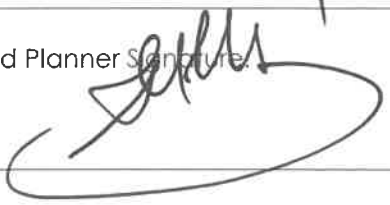
(ii) It is said that, the unlawful works were not constructed by the current property owner(s). However, no evidence in the form of aerial imagery, affidavits or photographs have been submitted to substantiate the claim.

(iii) Retaining walls serve an important function in development as the intent thereof is to stabilise land for development which in turn protects human life and environmental impacts.

(iv) This imposition of the administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Spatial Planning and Land Use Management By-law (2021) in respect of Erf 5354, Knysna.

8. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – *Applicant's Motivating Memorandum*
ANNEXURE B – *Plans*
ANNEXURE C – Engineers Report
ANNEXURE D – *Supporting Documents in terms of Section 38 of the Planning By-law (2021)*
ANNEXURE E – *Council Tariff (2024/ 2025)*

Administrative Penalty Determination: Erf 5354, Knysna - Application Number 3471	
Author Name: **LV Mniki** Date: 17/02/2026	Author Signature: 
Registered planner name: **S Madumbo** SACPLAN registration number: **A/1510/2012** Date: 17/02/2026	Registered Planner Signature: 
Decision maker: Municipal Planning Tribunal	

Motivation Regarding an Administration Penalty

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LIST OF PLANS

Diagram 1: Locality Plan

Diagram 2: Aerial Photo

Diagram 3: Zoning Map

Diagram 4: Site Plan and Elevations

LIST OF ANNEXURES:

Annexure A: Power of Attorney Annexure

B: Title Deed Annexure

C: General Plan Annexure

D: Approved Building Plans Annexure

E: Building Control Rejection Letter Annexure

F: Neighbours Consent Forms

INFORMATION REQUIRED IN TERMS OF SECTION 38. OF THE BY-LAW		
COMPULSORY INFORMATION AND DOCUMENTATION REQUIRED		
	DEPARTURE	ANNEXURE REFERENCE
Completed & signed application form	√	T2
Power of Attorney / Owner's consent (1)	n/a	Annexure A
Resolution (2)	n/a	N/A
Proof of registered ownership (3)	√	Annexure B
Bondholder's consent (if any)	n/a	N/A
Written motivation (4)	√	Main Document
S.G. diagram / Extract of general plan	√	Annexure C
Locality plan	√	Diagram 1
SDP / conceptual layout plan	√	Diagram 4
Subdivision plan [incl street name(s) & no]	-	Not required
Proof of payment of application fees	√	Attached
Copy of title deed	√	Annexure B
Conveyancer certificate (7)	√	Not required
Minutes of pre-application meeting (8)	√	Not available
Zoning plan	-	Diagram 3
Phasing plan	-	No phasing required
Consolidation plan	-	Not required
Proof of lawful use right	-	Not required
Proof of failure of HOA (9)	-	Not required
Copy of original approval letter (s)	-	Not required

1. INTRODUCTION

Gary and Kim Korevaar, the owners of Erf 5354 Knysna, have prepared and will submit the following motivation in terms of Section 93(9) of the Knysna Spatial Planning and Land Use Management By-Law 2021:

a) The nature, duration, gravity and extent of the contravention;
b) The conduct of the person involved in the contravention;
c) Whether the unlawful conduct was stopped; and
d) Whether the person involved in the contravention has previously contravened this by-law or a previous planning law.

2 . BACKGROUND ·

We, the owners of Erf 5354 recently acquired the property as can be seen from the Title Deeds attached as Annexure B. ·

The subject property consists of an existing retaining wall on the Eastern, Southern and Western sides, which was never included in the previous plans submitted to Knysna Building Control, as per the previously approved Building Plans. This retaining structure encroaches over the southern building line by ±1000mm.

We, the owners intend to build a new house and need to include the retaining structure positioned over the southern Building Line, on our drawings. Recently, Building Plans were submitted to the Building Control Office for the approval of the new residence indicating the existing retaining structure. These Plans were rejected as the existing structure currently encroaches over the southern building line. Therefore, a departure application is required (see Annexure E: Building Control Rejection Letter). ·

This motivating memorandum is discussing the required building line relaxation and relevant penalties.

For a detailed proposal, please see paragraph 4 of this report.

3. PROPERTY INFORMATION

3.1 LOCALITY

The subject property is situated at number 21 Campbell Drive, Knysna Heights as can be seen from the Locality Plan attached as Diagram 1



Diagram 1: Extract indicating locality of the subject property

3.2 BIO-PHYSICAL SITE CONDITIONS

3.2.1 Topography ·

The subject property has a very steep gradient sloping down hill in a northern direction away from the street and a platform had been created for the previous structure, which was destroyed in the 2017 Knysna fires.

3.2.2 Vegetation ·

The property consists of existing exotics trees and a terraced garden. · In terms of vegetation, there is nothing of relevance to this building line relaxation application as the existing vegetation will be kept. · The site has no conservation value and does not have a corridor function.









3.3 PROPERTY DETAIL

Title Deed Description:	Erf 5354, in the Municipality & Division of Knysna, Western Cape
21 Digit code	
Title Deed Number:	T36873/1986
S.G./GP Diagram Nr:	10663
Title Deed Restrictions:	None
Property Size:	1050m2
Property Owner:	Gary Leon Korevaar and Kim Korevaar
Bonds:	None
Land Use:	Residential
Zoning:	Single Residential Zone 1

4. Contravention

Erf 5354 is a residential property situated in Knysna Heights. The previous house that was built in accordance with the approved Building Plans attached as Annexure D, was lost in the 2017 Knysna Fires. When the house was being altered to include a ground floor garage and flatlet, no retaining wall was evident. A subsequent owner installed the retaining block structure to the southern, eastern and western building lines. Part of this retaining wall is encroaching over the street side building line and is not indicated on Building Plans. Town Planning Department has advised that the existing transgressing retaining wall must be authorised as it does not comply with Section 26 of the current governing Knysna Zoning Scheme By-Law.

We, the new owners wish to erect a house as indicated on the drawings. The existing retaining structure encroaches over the street building line and the Knysna Zoning Scheme By Law stipulates that a departure application is required as the proposal does not comply with the requirements of the applicable By-Law.

The purpose of this motivation is to request leniency regarding the administration penalty levied by the Municipal Planning Tribunal.

4.1 REQUIRED DEPARTURES

The property is zoned Single Residential Zone I in terms of the Knysna Zoning Scheme By-Law that is applicable to the Knysna Heights area. Development parameters are prescribed in the Knysna Zoning Scheme By-Law for the property. Erf 5354 measure 1050m² in extent. Building lines pertaining to the site are stipulated below.

BUILDING LINE	KNYSNA ZONING SCHEME BY-LAW
Street	4.5m
Lateral	2m
Rear	2m

4.1.1 Existing retaining walls

Erf 5354 also consists of existing retaining walls on the western boundary. These structures were constructed when the alterations were done to the existing dwelling house, although they were not indicated on the attached approved Building Plans. During the construction of the alterations to existing dwelling house, retaining structures were a necessity due to the steepness of the property in question. The flatlet and garages below the house could not have been constructed without these retaining structures.

Therefore, the Council is requested to consider a lenient penalty due to the below factors relating to the:

- Southern street building line from 4.5 m to 3 m to permit the existing retaining structure that is encroaching to remain as is.

5 . FACTORS TO CONSIDER

5.1 EXISTING RETAINING WALLS

5.1.1 The contravention of the by-law was NOT implemented by us, Gary and Kim Korevaar, it was contravened by the previous owners. The nature of the contravention is a retaining structure, below street level and invisible from the street.

5.1.2 The conduct of the person who implemented the contravention, was one of naivety, and we believe NOT one of malice.

5.1.3 The unlawful implementation of the retaining structure has been in existence for more than 3 years, and was in place when we purchased the property.

5.1.4 We have no idea which of the previous owners installed the retaining structure, and thus cannot know if they have previously contravened any by-law.

5.2 SLOPE OF THE PROPERTY

Erf 5354 measures 1050m² in extent and the size exceeds 650m². The existing associated retaining walls are situated on the street building line because this embankment requires the support of earth which in turn supports the street above. The Zoning Scheme By-Law acknowledges that there are many steep areas where earth and/or other material requires retaining support.

5.3 COMPLIANCE WITH SINGLE RESIDENTIAL DEVELOPMENT PARAMETERS

DEVELOPMENT PARAMETER	KNYSNA ZONING SCHEME BY-LAW	COMPLIANCE
Building Lines	Street - 4.5m	No (building line to be relaxed in order to accommodate the existing retaining structure over the street boundary).
	Lateral - 2m	The new planned structures comply with the lateral building line requirements. It is only the existing retaining walls which are encroaching.
	Rear - 2m	The new planned structures comply with the rear building line requirements. It is only the existing retaining walls which are encroaching.
NB: At the time when the existing house and retaining walls were built, indication of retaining structures on Building Plans was not included in terms of the previous Zoning Scheme.		
Height	2.0m	The proposal will not exceed the maximum height of 2.0m.

5.4 ANTICIPATED IMPACTS OF THE DEPARTURE

It is believed that the street building line relaxation will have no detrimental impact to the surrounding properties.

The proposed request of being allowed to keep the existing structure of 2.0m in height, which is currently situated below the natural ground level of the property, and will assist in retaining the ground from the street boundary.

Due to the topography of the area some of the nearby properties also have retaining structures which are situated on the street building lines, thus the proposal will not be introducing a foreign setup to the neighbourhood.

In terms of view lines, the proposal will not cause any major impacts to the surrounding properties as the height of the existing retaining structure is below the natural ground level of the property. The existing structure complies with the lateral building lines. The proposal will not impact on road safety.

5.5 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK.

Departure is a matter that is not addressed in Spatial Planning documentation. This by nature is very site-specific and the application will have to be considered on its own merit. The area is a residential area, and the proposal does not result in a different land use or development density.

5.6 POLICIES, PRINCIPLES AND PLANNING AND DEVELOPMENT NORMS AND CRITERIA SET BY THE NATIONAL AND PROVINCIAL GOVERNMENT

In considering the application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of Spatial Planning and land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. It does therefore not have much relevance to individual departure applications that are mostly site-specific. The principle of spatial justice for example requires that past spatial and other development imbalances must be redressed through improved access to and use of land. The nature of this application cannot directly contribute to spatial reform. These matters are best addressed through spatial development frameworks and zoning schemes and other management systems.

It can be argued that being compatible with a credible Spatial Development Framework, the proposal will automatically comply with the principles of Spatial Justice, Spatial Sustainability, Spatial Efficiency, and Spatial Resilience. Furthermore, authorisation of the existing and planned encroaching structures (prior any building works), supports the principle of Good Administration.

6. CONCLUSION

Council is humbly requested to consider the following applications:

i. Section 15 (2) (b): Application for a Departure from the provisions of the Knysna Zoning Scheme By-Law for:
   a) A building line relaxation along the street building line from 4.5m to 3.0m in order to allow the existing encroaching structure to remain as is.

The reasons for approving the proposal are summarised as follow: ·

Earth Banks & Retaining Structures

26. Unless the prior approval of the Municipality has been obtained:

(a) no earth bank or retaining structure used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2 metres above natural ground level. **The retaining structure on Erf 5354 is below natural ground level, and is currently supporting earth from the road reserve.**

(b) no series of earth banks or retaining structures may be constructed to a cumulative height of more than 2,5 metres above natural ground level, unless an approximately level area of at least 2 metres wide is incorporated between successive embankments or retaining

(c) In terms of visibility, the proposed encroaching structures will not cause any major impacts to the surrounding properties as the existing retaining walls require a levelling of the natural ground level in line with the street surface resulting in the structures situated below the natural ground level. **The retaining structure on Erf 5354 is below natural ground level, and is currently invisible from the road reserve.**

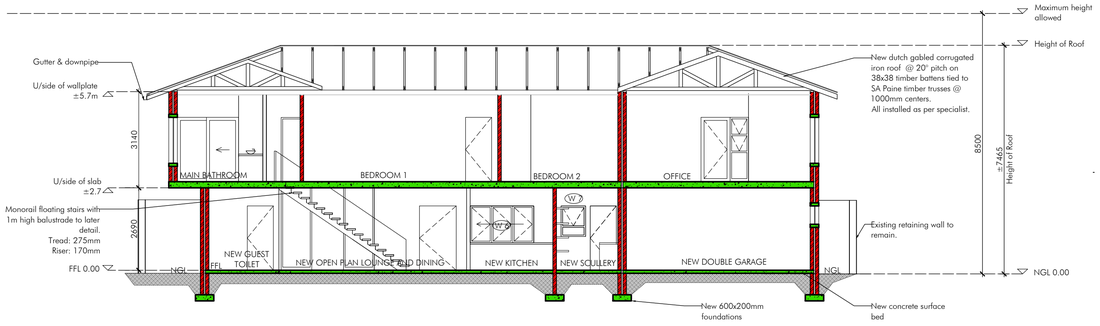
(d) The proposal will not change the character of the area in any way as the land use of the property will remain residential. Furthermore, the proposed structures are permitted on residential properties provided that permission is obtained from the municipality, and the purpose of this application is to acquire the required authorisation from the Local Authority.

(e) Erf 5354 is only contravening the street building line, and therefore, it is only the street boundary which requires relaxation.

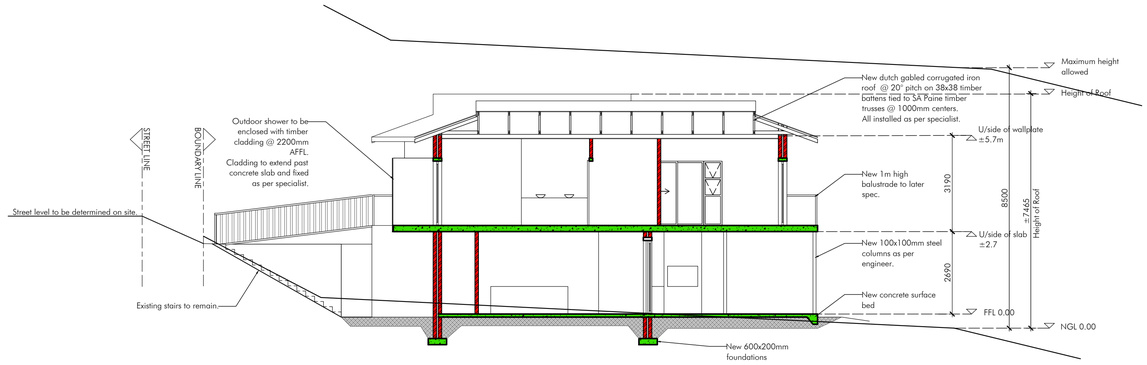
(f) The existing retaining wall which is encroaching on the southern boundarie has been in existence for more than 3 years. The structures were built after the dwelling house was lost in the 2017 Knysna Fires, and indication of retaining structures on Building Plans was not a requirement at the time. ·

*(g)*The proposal is not in conflict with the development principles set out in Section 7 of SPLUMA.

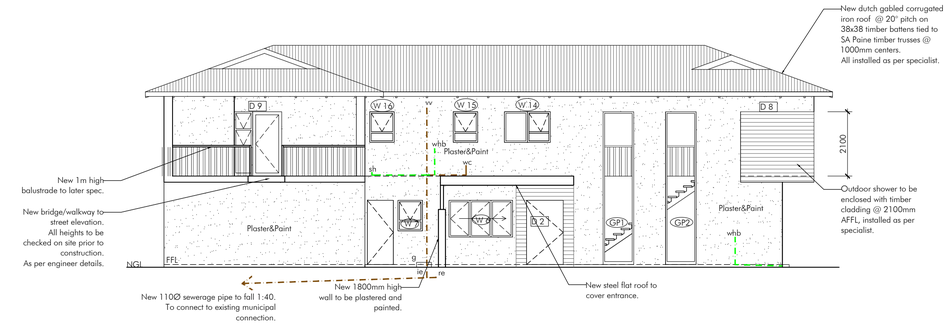
(i) The proposal is not in conflict with Spatial Planning Policies.



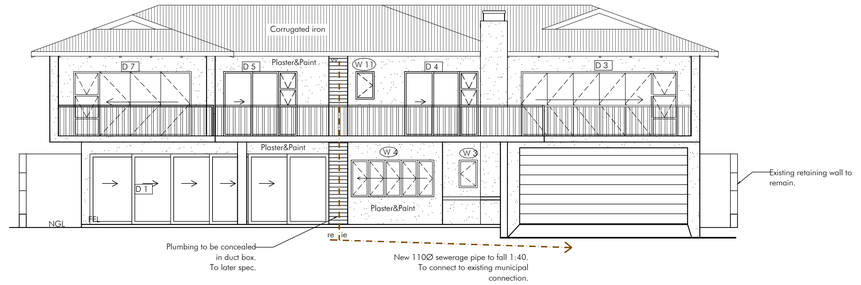
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SCALE 1:100



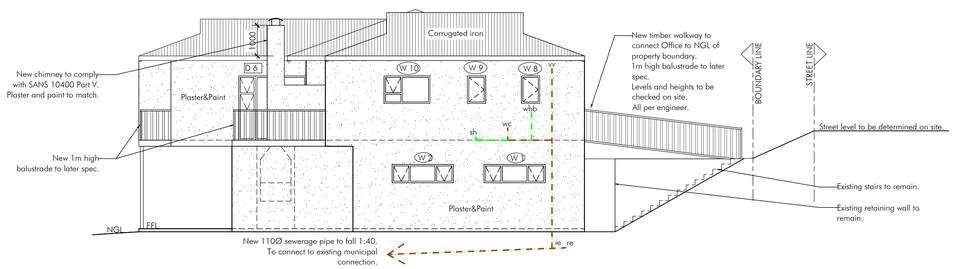
SECTION BB
SCALE 1:100



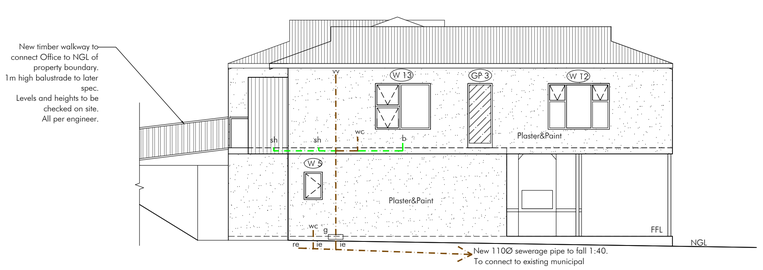
SOUTH-EAST ELEVATION
SCALE 1:100



NORTH-EAST ELEVATION
SCALE 1:100



SOUTH-WEST ELEVATION
SCALE 1:100



NORTH-WEST ELEVATION
SCALE 1:100

REV.	DATE	DESCRIPTION
A	14/02/2024	ISSUED FOR COUNCIL APPROVAL
B	05/07/2024	ISSUED FOR COUNCIL APPROVAL
D	02/04/2025	ISSUED FOR COUNCIL APPROVAL

CLIENT:
RES KOREVAAR

Owner's signature

PROJECT TITLE:
ERF 5354, KNYSNA

21 CAMPBELL DRIVE

SKETCH2COUNCIL
Registration no.: 2021 / 997882 / 07
tammy@sketch2council.co.za
072 437 8545
775 Petrus Street, Rietvalleirand, Pretoria, 0181

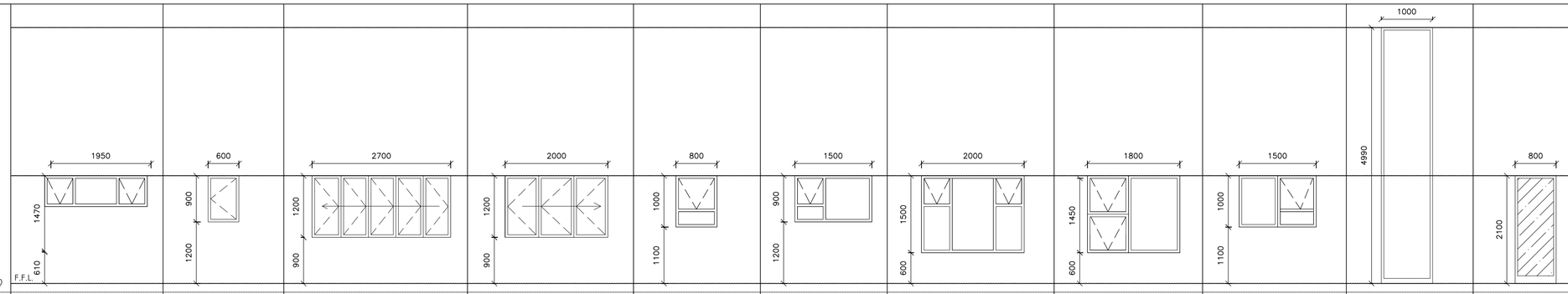
KCS architects
Paul Spencer
PrArch 6803
Reg. No 2021/776174/07
P.O. Box 21688
Helderkruin, 1733
Practice Code PK 3614
Tel: (011) 888-8321
Fax: (011) 888-8464

DRAWING NAME:
Section AA, BB;
Elevations.

DWG. NO:	DATE:
A2319-02	April '25

SCALE:	REV:	PAPER SIZE
As Shown	D	A1

WINDOW SCHEDULE
–THICKNESS OF GLASS TO NBR OR AS SPECIFIED



WINDOW TYPE	1	2	3	4	5	6	7	8	8	8	8
WINDOW NUMBER	W1, W2	W3, W5, W8, W9, W11	W4	W6	W7, W15, W16	W10	W12	W13	W13	W13	W13
DESCRIPTION	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY SAFETY GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS

Res Korevaar
ERF 5354, Knysna

Ground Floor - Area: 203m²

WINDOWS

	HORIZONTAL (m)	VERTICAL (m)	AREA (m²)
W1	2	0,6	1,20
W2	2	0,6	1,20
W3	0,6	0,9	0,54
W4	2,7	1,2	3,24
W5	0,6	0,9	0,54
W6	2	1,2	2,40
W7	0,8	1	0,80
GP1	1	4,9	4,90
GP2	1	4,9	4,90
D1	8,25	2,4	19,80
			39,52

15% Limit: 30,45m²
Glazing area > 15% and therefore it does not comply with SANS 10400 PART XA: 2011
Further calculations needed.

First Floor - Area: 216m²

WINDOWS

	HORIZONTAL (m)	VERTICAL (m)	AREA (m²)
W8	0,6	0,9	0,54
W9	0,6	0,9	0,54
W10	1,5	0,9	1,35
W11	0,6	0,9	0,54
W12	2	1,5	3
W13	1,8	1,5	2,7
W14	1,5	1	1,5
W15	0,8	1	0,8
W16	0,8	1	0,8
GP3	0,8	2,1	1,68
D3	5,1	2,1	10,71
D4	2,4	2,1	5,04
D5	2,4	2,1	5,04
D6	2,4	2,1	5,04
D7	3,8	2,1	7,98
D8	2	2,1	4,2
D9	1,5	2,1	3,15
			0
			0
			0
			54,61

15% Limit:32,4m²
Glazing area > 15% and therefore does not comply with SANS 10400 PART XA: 2011
Further calculations needed.

HOT WATER SERVICES - Dwelling House

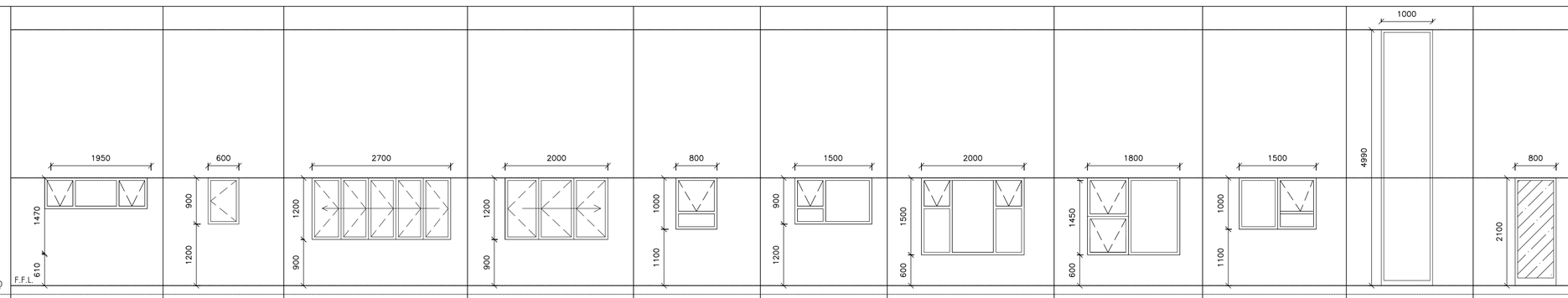
No of People		Type of accomodation	
6		Dwelling House - Medium Rental (115-140L/Day)	
Min Demand per year	Max demand per day	Min Demand per year	Max Demand per Year
690	840	251850	306600
50% Min Demand/ Day	50% Max Demand per Day	50% Min Demand per Year	50% Max Demand per Year
345	420	125925	153300

Insulation Requirements:

Internal diameter of hot water pipes: Less than 80mm
Minimum required R-Value of pipe insultaion: 1,0
Minimum required R-Value of vessel: 2,0

Please Note: A minimum of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, including, but not limited to solar heating, heat pumps, heat recovery from other systems or processes.

WINDOW SCHEDULE
–THICKNESS OF GLASS TO NBR OR AS SPECIFIED



WINDOW TYPE	1	2	3	4	5	6	7	8	8	8	8
WINDOW NUMBER	W1, W2	W3, W5, W8, W9, W11	W4	W6	W7, W15, W16	W10	W12	W13	W13	W13	W13
DESCRIPTION	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS	ALUMINIUM WINDOW FRAME DARK GREY SAFETY GLASS	ALUMINIUM WINDOW FRAME DARK GREY CLEAR GLASS

Res Korevaar
Erf 5354, Knysna

Building Classification: Dwelling house - H4
Climatic Zone 4
Conductance 1,4
Area 203m²

SHGC 0,13
Window Frame - Aluminium
Glass - Low E

OUTBUILDING
LIMITS
203m² * 15% = 30,45%
Conductance limit : Area x Conductance : 284
SHGC Limit : Area x SHGC : 26,39

WINDOWS

	HORIZONTAL	VERTICAL	Area A	U-Value	A x U	Oreintation	P/H	E-Factor	SHGC	A x E x SHGC
W1	2	0,6	1,20	1,4	1,68	SW	0,08	0,41	0,13	0,06
W2	2	0,6	1,20	1,4	1,68	SW	0,08	0,41	0,13	0,06
W3	0,6	0,9	0,54	1,4	0,76	NW	2	0,17	0,13	0,01
W4	2,7	1,2	3,24	1,4	4,54	NW	2	0,17	0,13	0,07
W5	0,6	0,9	0,54	1,4	0,76	NE	0,07	0,97	0,13	0,07
W6	2	1,2	2,40	1,4	3,36	SE	0,83	0,38	0,13	0,12
W7	0,8	1	0,80	1,4	1,12	SE	0,07	0,78	0,13	0,08
GP1	1	4,9	4,90	1,4	6,86	SE	0,11	0,74	0,13	0,47
GP2	1	4,9	4,90	1,4	6,86	SE	0,11	0,74	0,13	0,47
D1	8,25	2,4	19,80	1,4	27,72	NW	2	0,17	0,13	0,44
			39,52	Aggregate U=	55,33			Aggregate SHGC =		1,86

CONDUCTANCE : ACHIEVED < PERMITTED, THEREFORE ACCEPTABLE.

SGHC : ACHIEVED < PERMITTED, THEREFORE ACCEPTABLE.

Res Korevaar
Erf 5354, Knysna

Building Classification: Dwelling house - H4
Climatic Zone 4
Conductance 1,4
Area 216m²

SHGC 0,13
Window Frame - Aluminium
Glass - Low E

OUTBUILDING
LIMITS
216m² * 15% = 32,4%
Conductance limit : Area x Conductance : 302,4
SHGC Limit : Area x SHGC : 28,08

WINDOWS

	HORIZONTAL	VERTICAL	Area A	U-Value	A x U	Oreintation	P/H	E-Factor	SHGC	A x E x SHGC
W8	0,6	0,9	0,54	1,4	0,76	SW	0,43	0,67	0,13	0,05
W9	0,6	0,9	0,54	1,4	0,76	SW	0,43	0,67	0,13	0,05
W10	1,5	0,9	1,35	1,4	1,89	SW	0,43	0,67	0,13	0,12
W11	0,6	0,9	0,54	1,4	0,76	NW	0,43	0,69	0,13	0,05
W12	2	1,5	3,00	1,4	4,20	NE	0,3	0,68	0,13	0,27
W13	1,8	1,5	2,70	1,4	3,78	NE	0,22	0,77	0,13	0,27
W14	1,5	1	1,50	1,4	2,10	SE	0,3	0,59	0,13	0,12
W15	0,8	1	0,80	1,4	1,12	SE	0,4	0,54	0,13	0,06
W16	0,8	1	0,80	1,4	1,12	SE	0,4	0,54	0,13	0,06
GP3	0,8	2,1	1,68	1,4	2,35	NE	0,4	0,58	0,13	0,13
D3	5,1	2,1	10,71	1,4	14,99	NW	0,23	0,85	0,13	1,18
D4	2,4	2,1	5,04	1,4	7,06	NW	0,23	0,85	0,13	0,56
D5	2,4	2,1	5,04	1,4	7,06	NW	0,23	0,85	0,13	0,56
D6	2,4	2,1	5,04	1,4	7,06	SW	0,23	0,78	0,13	0,51
D7	3,8	2,1	7,98	1,4	11,17	NW	0,23	0,85	0,13	0,88
D8	2	2,1	4,20	1,4	5,88	SE	0,23	0,62	0,13	0,34
D9	1,5	2,1	3,15	1,4	4,41	SE	0,23	0,62	0,13	0,25
			54,61	Aggregate U=	76,45			Aggregate SHGC =		5,43

CONDUCTANCE : ACHIEVED < PERMITTED, THEREFORE ACCEPTABLE.

SGHC : ACHIEVED < PERMITTED, THEREFORE ACCEPTABLE.

ROOF ASSEMBLY

Minimum R-Value Required:	3,7
Direction of heat flow:	Up
Roof Type:	Pitched Roof with horizontal ceiling
Roof and Ceiling R-Value	
Outdoor Air	0,03
Metal Cladding	0,02
Roof Air Space (non-reflective)	0,18
Plasterboard, gypsum (10mm, 880kg/m3)	0,06
Indoor Air Film	0,11
Total R-Value	**0,4**
R-Value Requirements	
Minimum R-Value - Total R-Value = Required R-Value	
* 3,7- 0,4	
* 3,3	
Insulation Requirements	
Insulation:	Cellulose Fibre Loose-Fill
Thermal Conductivity	0,04
Density	27,5
Thickness of insulation: Required R-Value x Thermal Conductivity x 1000 2,8 x 0,04 x 1000 = 132mm	
Minimum thickness of product to be 135mm to comply	

Kim Korevaar

Rein Hofmeyr

REV.	DATE	DESCRIPTION
A	14/02/2024	ISSUED FOR COUNCIL APPROVAL

CLIENT:
RES KOREVAAR

Owner's signature

PROJECT TITLE:
ERF 5354, KNYSNA

21 CAMPBELL DRIVE

SKETCH2COUNCIL
Registration no.: 2021 / 997882 / 07
tammy@sketch2council.co.za
072 437 8545
775 Petrus Street, Rietvalleirand, Pretoria, 0181

KCS architects
Paul Spencer
PrArch 6803
Reg. No 2021/776174/07 Practice Code PK 3614
P.O. Box 21688 Tel: (011) 888-8321
Helderkruin, 1733 Fax: (011) 888-8464

DRAWING NAME:
Window & Door Schedule;
Fenestration Cals,
Roof Calcs,
Water Calcs

DWG. NO:	DATE:
A2319-03	FEB '24

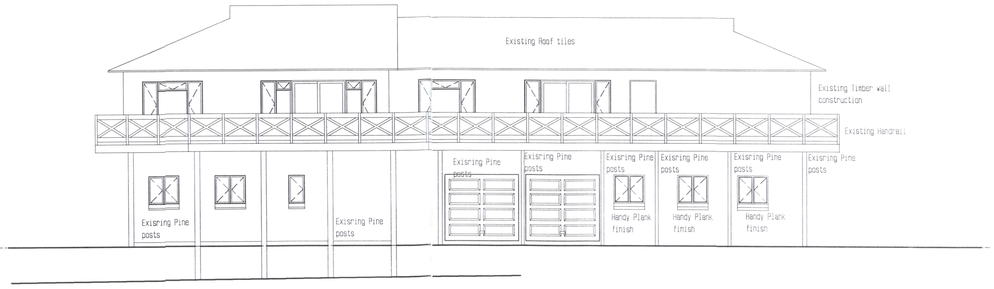
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As Shown	A	A1

KNYSNA MUNISIPALITEIT PLAN No ..236/07
GOEDGEKEUR / APPROVED

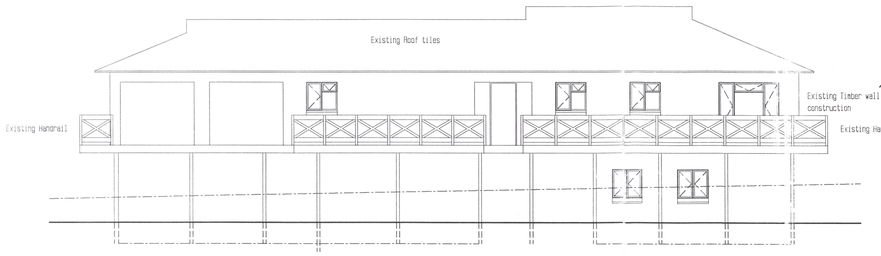
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended

BEOTE: ..... DATE: 22/2/07

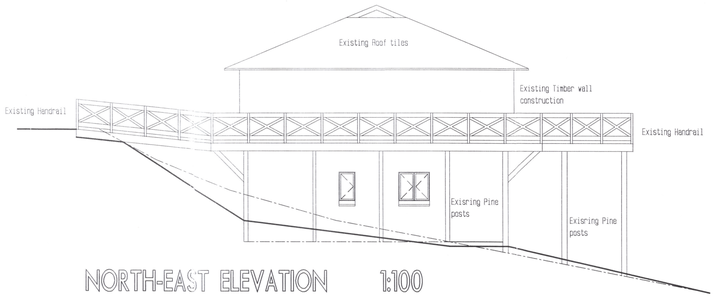
THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ZONING SCHEME REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY



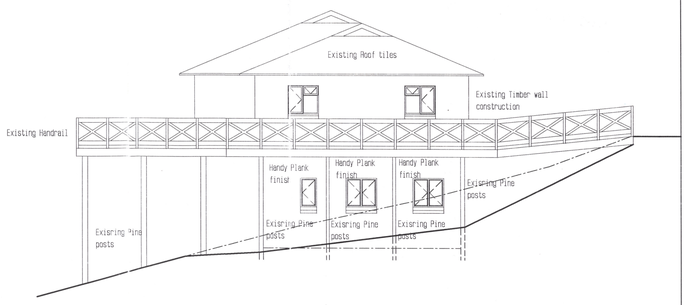
NORTH-WEST ELEVATION 1:100



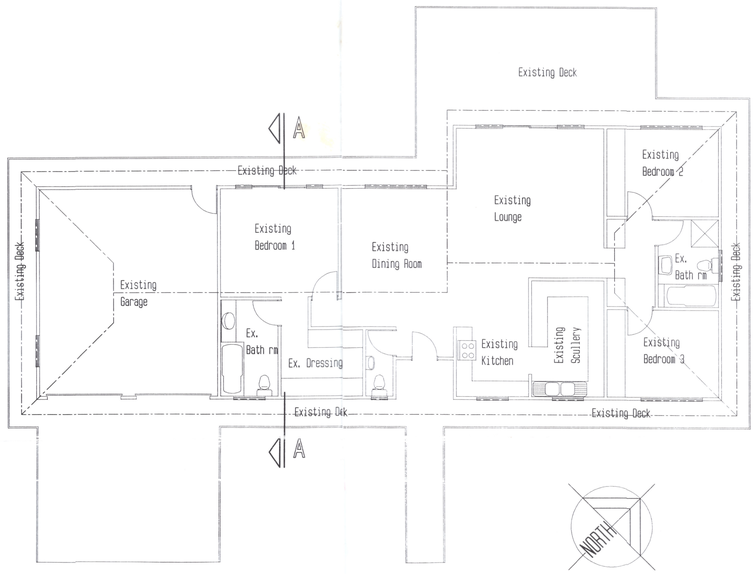
SOUTH-EAST ELEVATION 1:100



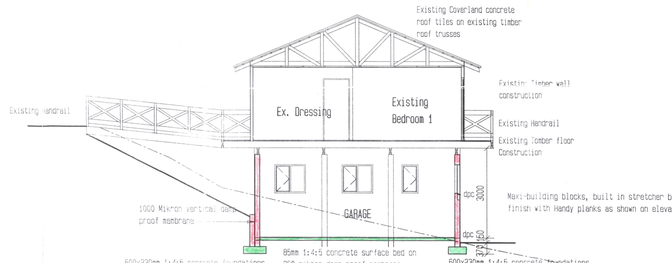
NORTH-EAST ELEVATION 1:100



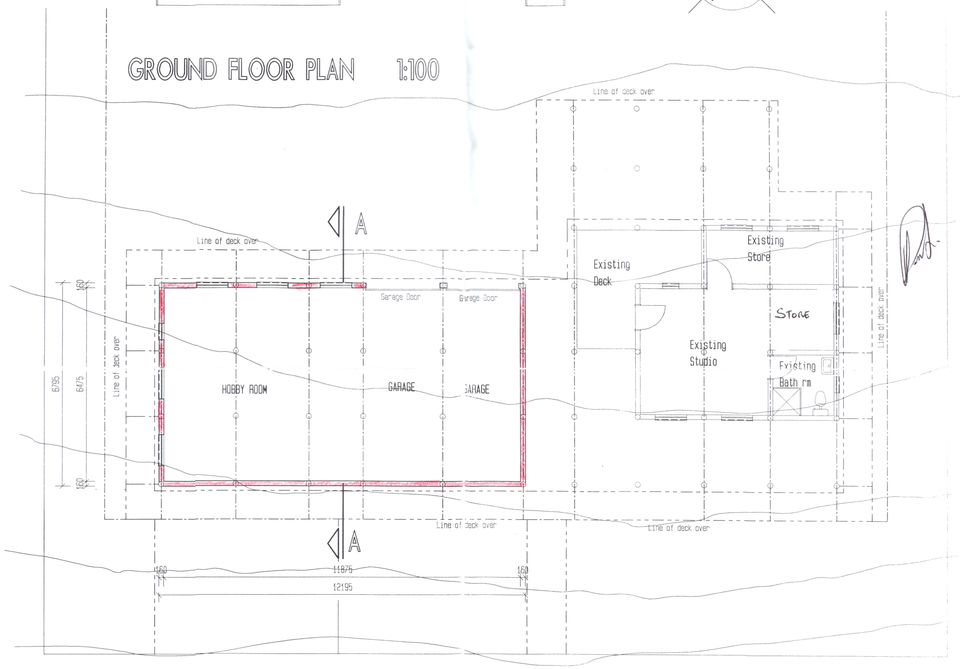
SOUTH-WEST ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SECTION A-A 1:100

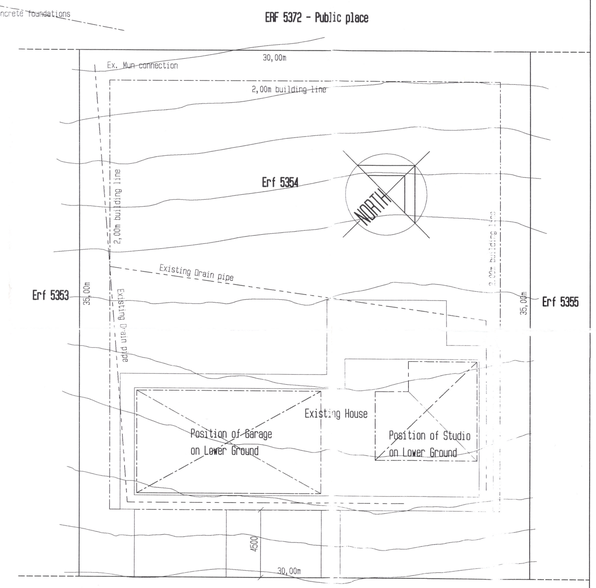


LOWER GROUND FLOOR PLAN 1:100

AREAS

Ground floor
Existing = 180,39m²
Lower Ground floor
Existing = 41,00m²
New = 82,87m² = 123,87m²
304,26m²

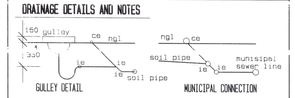
* Addition Studio to be used as servant quarters only



CAMBELL DRIVE

SITE PLAN 1:200

DRAINAGE DETAILS AND NOTES



1. Drainage design in accordance with NBR
2. Geyser installation in accordance with SABS 0254
3. 50mm ø Brass traps to Showers
4. Provide A.V.T. to all Toilet fittings on First floor

GLASS to NBR 0400 Part N

0 - 0,75m²	= 3mm clear floay glass
0,75m² - 1,50m²	= 4mm clear float glass
Obscured glass	= 4mm
1,50m² and larger	= 6mm safety glass
Sliding door	= 6,5mm safety glass with warning stripes to SABS requirements

NOTES

1. All dimensions to be checked on site
2. Drawings not to be scaled - All differences to be point out to be rectified before work commenced.
3. Stormwater to be diverted away form building.
4. Work to be carried out in accordance to the NBR and Local Authority's bylaws.
5. THIS DRAWING AND INFORMATION THEREON IS THE PROPERTY OF ATTIE APPELGRYN AND COPYRIGHT IS PROTECTED BY THE LAW OF COPYRIGHT, (LAW 98 OF 1978) AND MAY NOT BE DUPLICATED, REPRODUCE, OR ISSUED, EXCEPT FOR PURPOSE THIS DRAWING ARE ORGINALLY MEANT TO BE.

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E-mail - attie@bizmail.co.za - E-pos

Titel / Title

PROPOSED ADDITIONS FOR C. PRETORIUS ON ERF 5354 KNYSNA

N.B.R. REG. A 25(1) & (5)
ANY CHANGE IN PLAN OR THE USE OF THE STRUCTURE WITHOUT APPROVAL IS AN OFFENCE

Aangedui / Shown

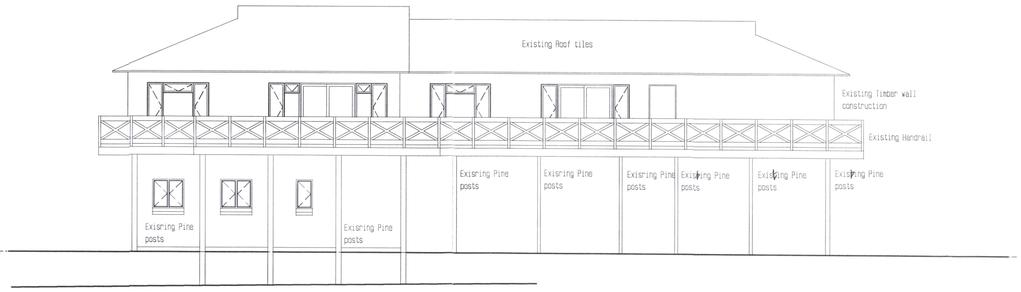
Site-, Ground floor plans
Elevations & Sections

Skaal / Scale 1:200 & 1:100	CAD VERW./CAD REF. cpretorius
Datum / Date May 2007	Tekening nr. / Drawing no. 3

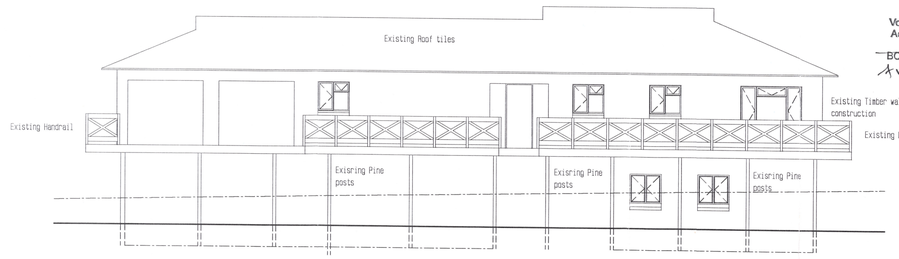
KNYSNA MUNISIPALITEIT PLAN No ...236/07
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended
BCO7TE: ..... DATE: 20/2/09

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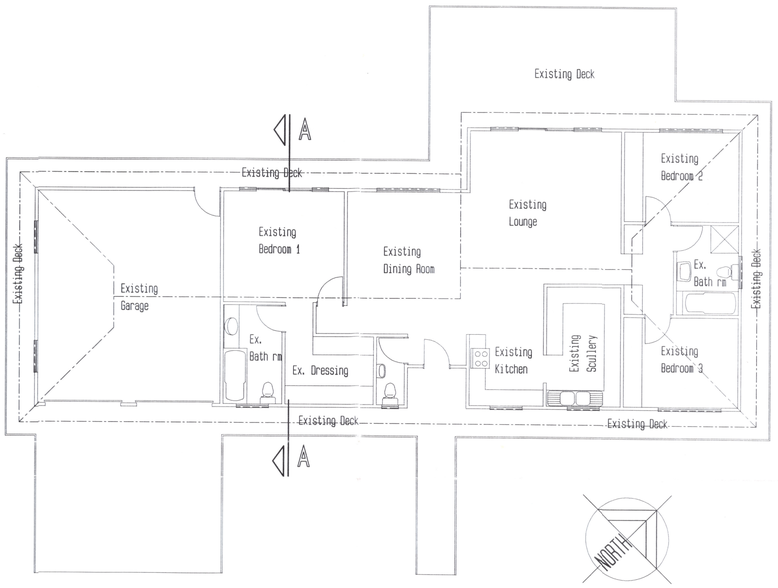
N.B.R. REG. A 25(1) & (5)
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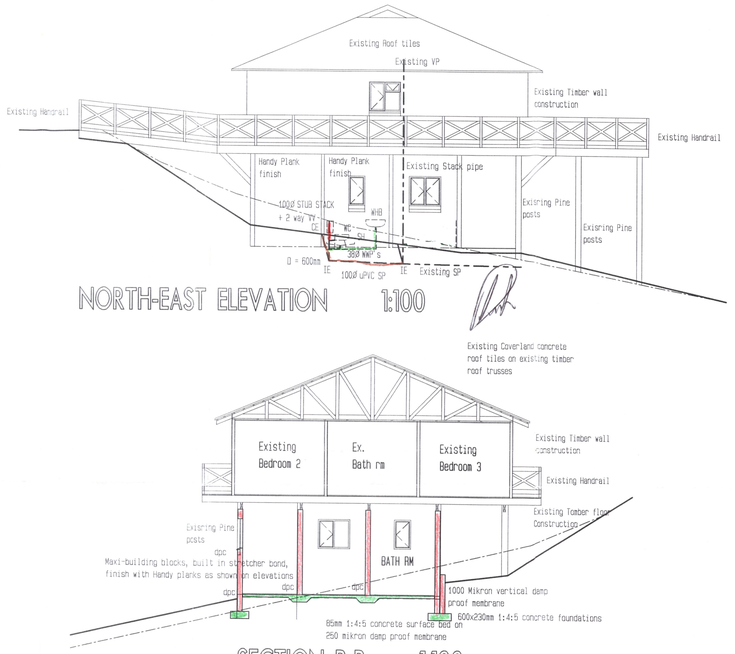
NORTH-WEST ELEVATION 1:100



SOUTH-EAST ELEVATION 1:100

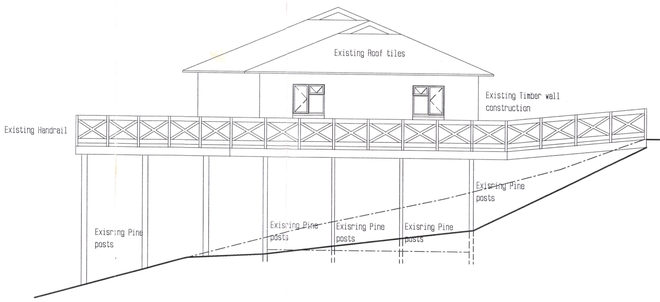


GROUND FLOOR PLAN 1:100

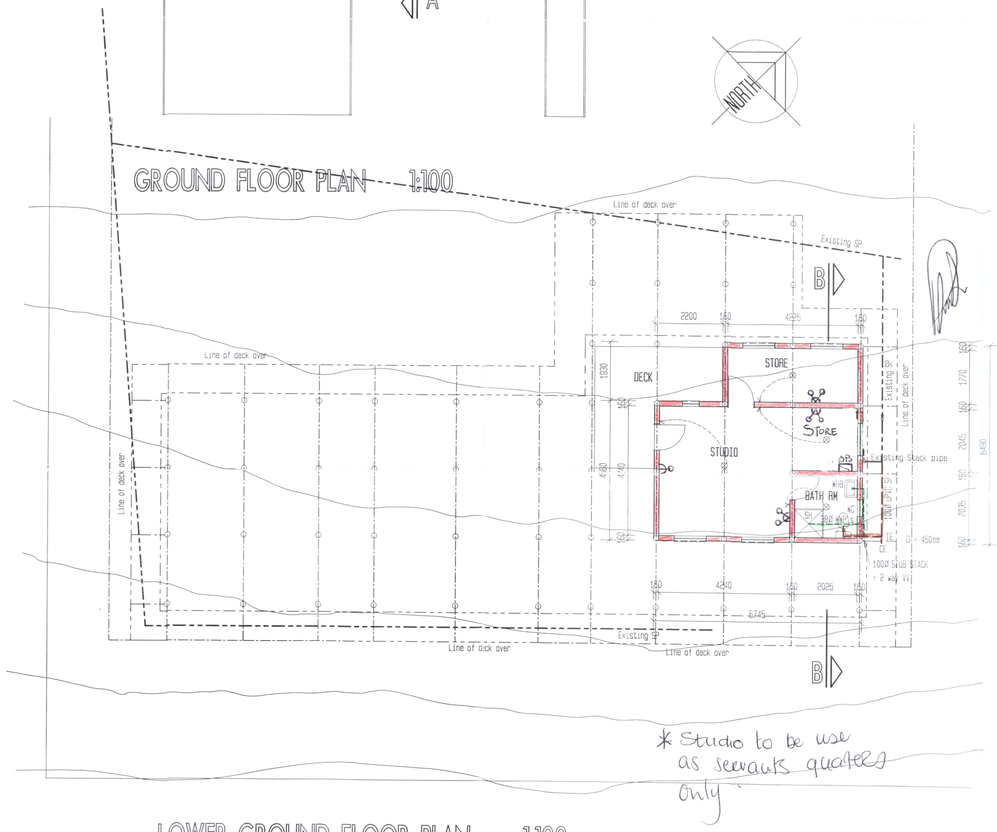


NORTH-EAST ELEVATION 1:100

SECTION B-B 1:100



SOUTH-WEST ELEVATION 1:100



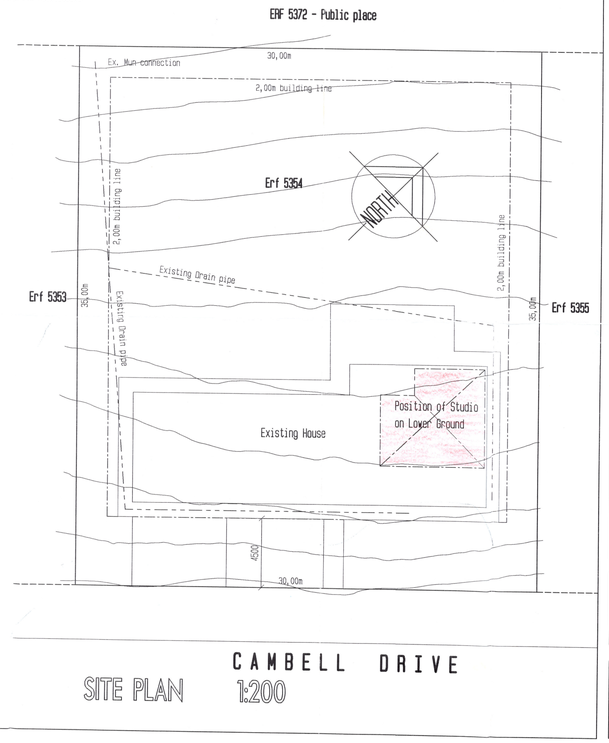
* Studio to be use as servants quarters only

LOWER GROUND FLOOR PLAN 1:100

AREAS

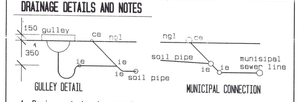
Ground floor
Exisring = 180,39m²
Lower Ground floor
New = 41,00m²
221,39m²

Symbol	Description
	Single wall plug
	Double wall plug
	Ceiling light
	Single light switch
	Distribution Board



SITE PLAN 1:200 CAMBELL DRIVE

DRAINAGE DETAILS AND NOTES



1. Drainage design in accordance with NBR
2. Geyser installation in accordance with SABS 0254
3. 50mm ø Brass traps to Showers
4. Provide A.V.T. to all Toilet fittings on First floor

GLASS to NBR 0400 Part N

0 - 0,75m² = 3mm clear floay glass
0,75m² - 1,50m² = 4mm clear float glass
Obscured glass = 4mm
1,50m² and larger = 6mm safety glass
Sliding door = 6,5mm safety glass with warning stripes to SABS requirements

NOTES

1. All dimensions to be checked on site
2. Drawings not to be scaled - All differences to be point out to be rectified before work commenced.
3. Stormwater to be diverted away form building.
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Cell 083316402 Sel Tel (012) 345-2650
E-mail - attie@bizmail.co.za - E-pos

Titel / Title

PROPOSED ADDITIONS FOR C. PRETORIUS ON ERF 5354 KNYSNA

Aangedui / Shown
Site-, Ground floor plans
Elevations & Sections

Skaal / Scale	CAD VERW./CAD REF.
1:200 & 1:100	cpretorius
Datum / Date	Tekening nr. / Drawing no.
May 2007	11

5372
[PUBLIC PLACE]

5355

5353

CAMPBELL DRIVE

T N

SCALE 1:100

A
B
C
D

222:07:50
30,00m

312:07:50
35,00m

132:07:50
35,00m

42:07:50
30,00m

71m 72m 73m 74m 75m 76m 77m 78m 79m 80m 81m

FENCE
BOTTOM OF BANK
TOP OF BANK
WALL
SHOLIN WALL
STEPS
DRIVEWAY TRACK
TOP OF BANK
KERB
GUTTER/TAR EDGE

TELEPHONE POLE
HYDRANT COVER "BM"
ELECTRICITY KIOSK

NOTES:
1. Heights are based on Approximate Mean Sea Level.
2. Bench Mark = "BM" = centre of hydrant cover = 80,58m.
3. Cadastral beacons have been verified in the field by survey in conjunction with Professional Land Surveyor M.de Bruyn (PLS 0134).
4. Co-ordinate system = WG.23.
5. A = wooden fence post / B,C,D = 12mm iron pegs.

SCALE: A1 / 1:100

DATE OF SURVEY: MAY 2024

CLIENT: GARY KOREVAAR

JOB DESCRIPTION: CONTOUR PLAN

PROPERTY: ERF 5354 KNYSNA [KNYSNA HEIGHTS]

DRAWING NO: K5354CP

EDEN GEOMATICS
Topographical & Engineering Surveyors
P.O.Box 346 Knysna 6570
Andre Genade 072 993 8665
andre@edengeomatics.co.za
Nick Foster 071 621 2409
nick@edengeomatics.co.za

MARK DE BRUYN

PROFESSIONAL LAND SURVEYOR / PROFESSIONELE LANDMETER
Township Planner * Sectional Title Surveys / Dorpsgebiedbeplanner * Deeltitelopmetings

"Blue Hills",Highway
P.O.Box 135,Knysna 6570
email: mark@lazyleopard.co.za

Cell 072 458 3894
www.knysnasurvey.co.za

Our reference: KE5354
Your reference:

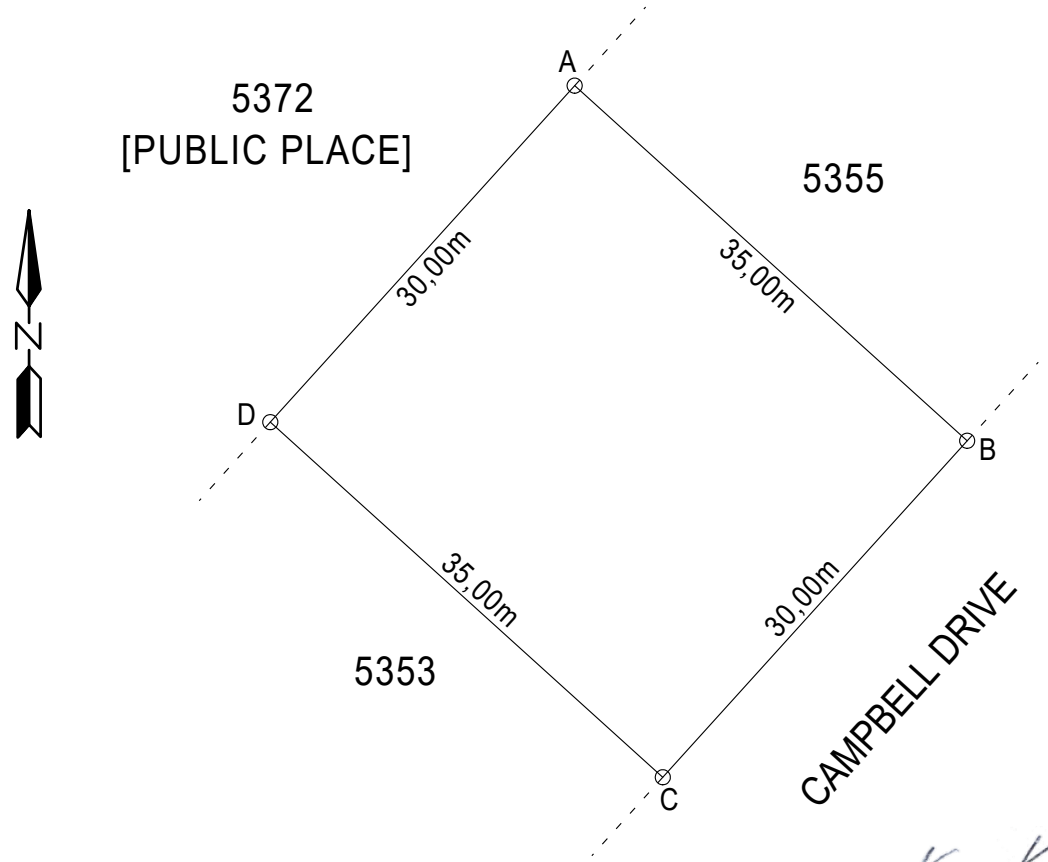
28 May 2024

BEACON CERTIFICATE
ERF 5354 KNYSNA

I, M.D.de Bruyn, Professional Land Surveyor, hereby certify that the beacons as shown in the sketch below, of Erf 5354 Knysna, 1 050 square metres in extent, situated in Eastford Township Extension No.2, in the Municipality and Administrative District of Knysna, Western Cape Province have been surveyed under my personal supervision and that the positions of the beacons conform to the data recorded on T.P.General Plan No.10663 as illustrated in the sketch below.

Description of Beacons:
A ..... wooden fence post
B,C,D .... 12mm iron pegs

Professional Land Surveyor
M.D.de Bruyn PLS 0134



SCALE 1:500

Quote

Contact person: Liz Thorburn
Mobile: 082 900 3163
E-mail: liz@gareli.co.za

Date: **Tuesday, 20 May 2025**

Attention: **Gary and Kim Korevaar**

Project: **21 Campbell Drive, Knysna Heights.**

Item	Description	Unit	Quantity	Rate	Amount
1	Extend retaining block wall to North-western corner	m²	20	500.00	R 10 000.00
2					R -
3					R -
4					R -
5					R -
6					R -
7					R -
8					R -
					R -
					R -
				Total excluding VAT	R 10 000.00
We require an order in writing to proceed				**Add VAT**	R 1 500.00
This quotation is valid for 30 days				**Total including VAT**	R 11 500.00

TEL: 011 888 3478 / **FAX:** 086 733 8963
WEB: www.gareli.co.za / **MAIL:** info@gareli.co.za
First Floor, Pine Park Center, Bram Fisher Drive, Pine Park
Postnet Suite 126 Private Bag XI, Northcliff, 2115

Linda Mniki

From: gary@gareli.co.za
Sent: 20 May 2025 12:52 PM
To: planning
Cc: Linda Mniki
Subject: RE: LAND USE APPLICATION - REQUEST FOR OUTSTANDING INFORMATION Erf 5354 Knysna
Attachments: SKM_C30825052013120.pdf; 21 Campbell Drive, Knysna Heights Quote.pdf; Square meter table of encroachment Erf 5354 Knysna.pdf

Categories: COMMENTS AND OBJECTIONS AND RESPONSES

Good afternoon,

Please see attached the drawing marked up as well as the estimated cost to build the section of wall and stairs which is encroaching over the lateral and street building lines.

1. Stair encroachment – 2700mm x 2000mm = 5.4m²
2. South western street encroachment – 8000mm x 400mm = 3.2m²
3. South eastern street encroachment – 8000mm x 500mm = 4.0m²
4. Eastern lateral encroachment – 12000mm x 600mm = 7.2m²
5. **Total area encroachment – 19.8m²**

Kindest regards,

GARELI
GARY KORCHAAR
/ DIRECTOR
C. 076 020 5335 / T. 011 888 3478 / W. gareli.co.za
A. 305 West Avenue, Ferndale

From: planning@knysna.gov.za <planning@knysna.gov.za>
Sent: Monday, 19 May 2025 10:38
To: gary@gareli.co.za
Cc: gary@gareli.co.za; planning@knysna.gov.za; lmniki@knysna.gov.za
Subject: LAND USE APPLICATION - REQUEST FOR OUTSTANDING INFORMATION
Importance: High

Dear Sir / Madam

PROGRESS STATUS: Submission Stage - In Progress

ERF NUMBER: 105354000
APPLICATION TYPE: Administrative Penalty Contemplated in Section 93
APPLICATION NUMBER: 3471

We hereby inform you that the application in respect of erf 105354000, commenced on 2025-04-22 contains outstanding information and is considered incomplete. The following information is needed to continue the

consideration of the application:

" 1. Extent (m²) of the structure where building lines have been encroached.
2. Estimated cost of construction of the retaining wall. ".

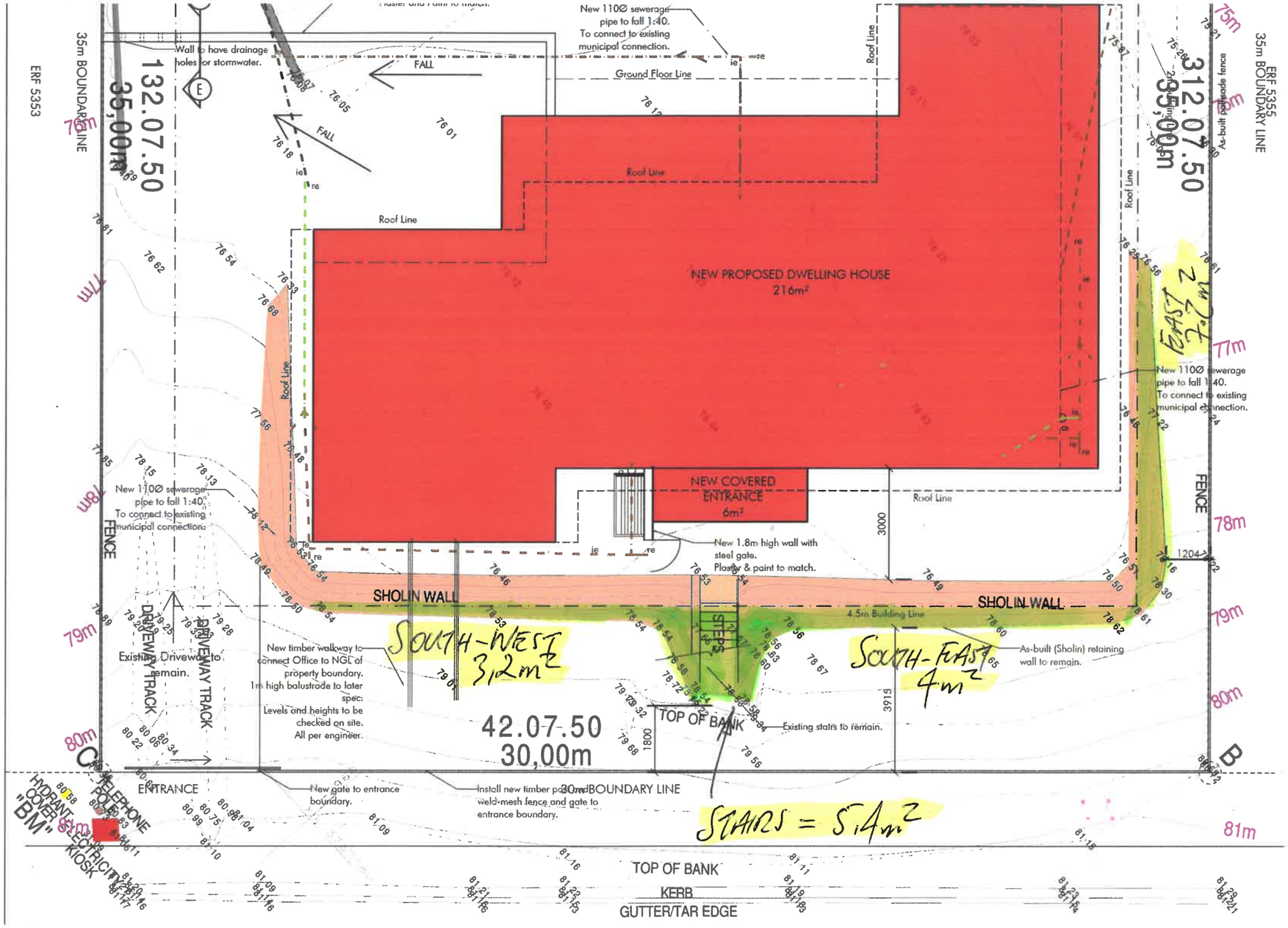
You are advised of Section 41 of the Planning By-law wherein the failure to provide the necessary outstanding information may lead to the application being refused to be accepted for consideration.

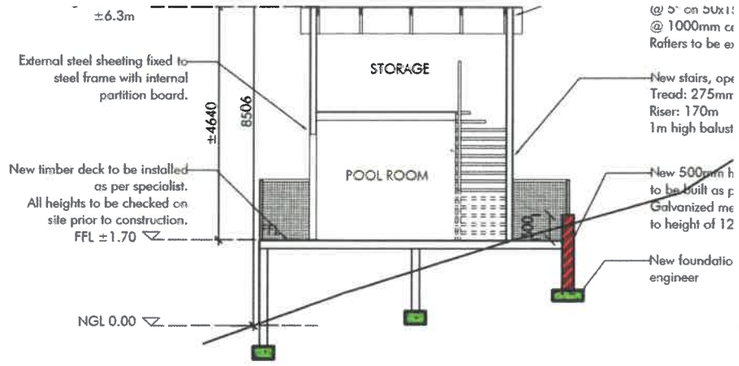
Kindly provide the outstanding information no later than 2025-06-02 .

For any queries contact case officer Mniki at 044 302 6383 or lmniki@knysna.gov.za.

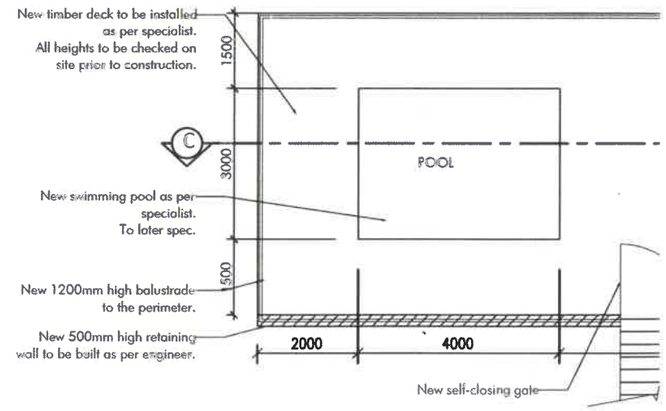
Yours faithfully
Knysna Municipality Town Planning



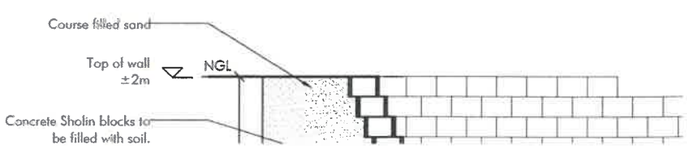




SECTION DD
SCALE 1:100



POOL ROOM FLOOR PLAN
SCALE 1:100



POSITION	LENGTH	WIDTH	TOTAL
Street south west	8	0.4	3.2
Street south east	8	0.5	4
Street stairs	2.7	2	5.4
Laterial east	12	0.6	7.2
			19.8

1 JONKER STREET, INDUSTRIAL
AREA, KNYSNA, 6571
hofmeyr@hofmeyrassociates.co.za

P.O BOX 1009
KNYSNA, 6570
TEL (044) 382 0996

HOFMEYR & ASSOCIATES
CONSULTING ENGINEERS, KNYSNA

Ref: 24/31

3rd March 2025

Gary Korevaar
Email: [redacted]

RE: HOUSE KOREVAAR – ERF 5354, 21 CAMPBELL DRIVE, KNYSNA HEIGHTS

This serves to confirm that I have inspected the precast block retaining wall running along the Southern edge of the erf.
I am satisfied that the wall appears to be structurally sound.

Please do not hesitate to contact me if you have any further queries in this regard.

Yours faithfully,

Rein Hofmeyr
Pr. Eng. 890277/1

Surveyed in December 1967, June 1971, December 1981, January - March and August 1982, October 1983

June - October 1983

by us,

J.P. Rawson

Land Surveyors

S.G. No. 8747 / 83

APPROVED

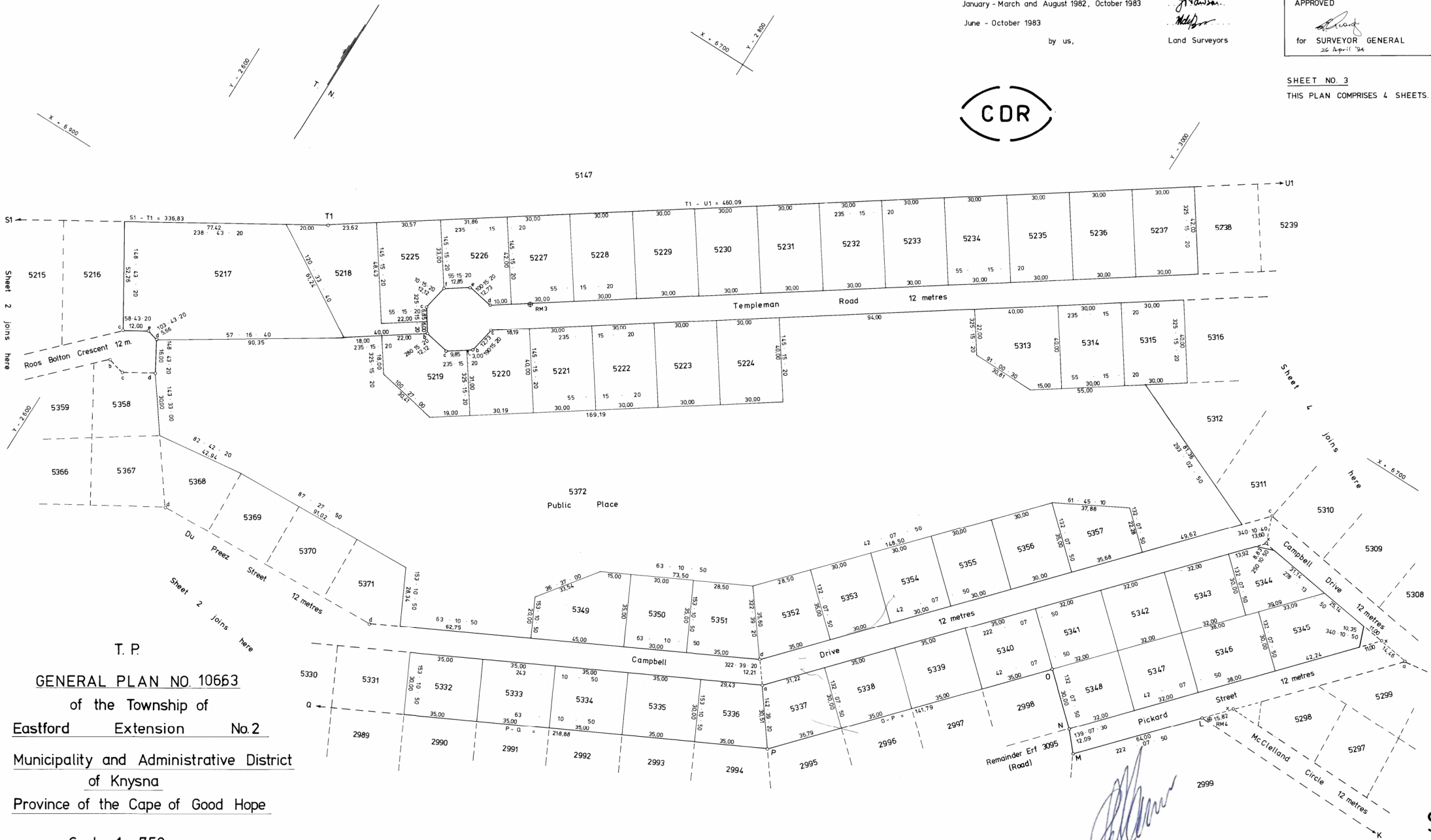
for SURVEYOR GENERAL

26 April '84

SHEET NO. 3

THIS PLAN COMPRISES 4 SHEETS.

CDR



T. P.

GENERAL PLAN NO. 10663

of the Township of

Eastford Extension No. 2

Municipality and Administrative District of Knysna

Province of the Cape of Good Hope

Scale 1 : 750

NOTE:

Unless otherwise stated all splay distances are 5,00 metres.

Original Diagram No. 8746 / 83

File No. S. 4587 / 21 / 34

Survey Records No. E. 2462 / 83

Compilation: AM - 1AA / X22 (699)

M 3321/3/9/6 AM - 1AA / X23 (700)

AM - 1AA / X1 (698)

AM - 1AA (3599)

1382

Logan - Martin Inc
P O Box 6
Knysna
6570

Prepared by me

CONVEYANCER
FLORIS ALBERTUS HANEKOM
LPCM 90928

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 850 000,00	R 1293,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000027176 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

13 -07- 2023

FLORIS ALBERTUS HANEKOM , LPCM 90928

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

MARLENE ELIZABETH SHER
Identity Number [redacted]
Married out of community of property

which said Power of Attorney was signed at DURBANVILLE on 31 MAY 2023

And the appearer declared that his/her said principal had, on 11 May 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **GARY LEON KOREVAAR**
Identity Number [redacted]
Married out of community of property

2. **KIM KOREVAAR**
Identity Number [redacted]
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 5354 KNYSNA
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1050 (ONE THOUSAND AND FIFTY) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T36873/1986 with General Plan TP 10663 relating thereto and held by Deed of Transfer Number T27711/2022

A. **SUBJECT** to the conditions contained in Certificate of Amended Title No. T3583/1926.

B. **SUBJECT FURTHER** to the conditions created in the said Deed of Transfer No. T36873/1986 imposed by the Administrator in terms of Section 18 of Ordinance No 33 of 1934 when approving of the establishment of Eastford Township Extension No 2, namely:

(a) The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local or any other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any work connected with the above.

(b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.

(c) This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the Scheme.

WHEREFORE the said Appearer, renouncing all rights and title which the said

MARLENE ELIZABETH SHER, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

1. **GARY LEON KOREVAAR, Married as aforesaid**
2. **KIM KOREVAAR, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R850 000,00 (EIGHT HUNDRED AND FIFTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 10 JUL 2023

q.q.

In my presence

REGISTRAR OF DEEDS

ITEM TO:
Municipal Planning Tribunal

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

APPLICATION NO.	3529
CASE OFFICIAL	Ms LV Mniki
JOB TITLE	Town Planner
SACPLAN REG. NO.	C/7581/2013
APPLICATION DATE	12 August 2025

LAND USE PLANNING REPORT
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 723 BRENTON

PART A: APPLICANT DETAILS	
Name & Surname	Seretse Mthembu
Company name	-
SACPLAN registration number	A/2210/2015
Registered owner(s)	Gary Sean Hulbert
PART B: PROPERTY DETAILS	
Property description	Erf 723 Brenton
Property Extent	651m²
Physical address	9 Crossberry Drive
Area/Town	Lake Brenton
Current zoning	Single Residential Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Dwelling House
Are there existing buildings on the property?	Yes
Title Deed number & date	T 1819/2022
Any restrictive title conditions applicable?	No
Any third party conditions applicable?	No
Any unauthorised land use/building work	Yes – Car Port
Bondholder's Consent	Yes – dated 08 July 2025

PART C: CONTRAVENTION INFORMATION	Yes	No	Not Applicable
Has the landowner applied for the determination of an administrative penalty?	☒	☐	☐
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	☐	☒	☐
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work which required the owner or other person to apply for the determination of a contravention penalty?	☐	☐	☒

1. APPLICATION DESCRIPTION

An application has been submitted in terms of Section 15(2)(r) of the Spatial Planning and Land Use Management By-Law (2021) for the determination of an administrative penalty in respect of the unlawful encroachment of the street building line, up to 2.336m in lieu of 4.5m, to allow portions of the existing carport, on Erf 723 Brenton.

2. BACKGROUND

2.1. The portion of the contravening carport is ±4.681m² and has been in existence prior to 2024.

2.2. The transgression was committed by the property owner. The applicant has requested that a minimal penalty of 33% of the total cost of construction be made payable as the owner's actions may have been 'a mistake' however, no notice was ever served by the Municipality nor The Woods Homeowner's Association; and no complaint has been received from the neighbouring property owners. The applicant's have otherwise, stated that they are amenable to the payment of the administrative penalty, as deemed appropriate by the Local Authority.

3. MUNICIPAL ASSESSMENT

3.1. The landowners were aware that plan permissions are required for the construction of building works as they are part of a homeowner's association whom have the responsibility to ensure compliance with the regulatory frameworks such as the design manual.

3.2. According to the applicant, this is the first known instance of a land use transgression by this landowner.

3.3. The encroachment measures 2.336m from the cadastral boundary and the portion of the contravening structure is ±4.681m² and has been in existence prior to 2024 in respect of Erf 723 Brenton.

3.4. This assessment considers the minor nature of the structure as it is a common element of a property which has activity that requires parking, be it residential, business or even communal. It is also considered that a carport is open on 2 sides or more and therefore, although encroaching the street building line, there may be less obstructions of sight-lines when entering or exiting the property. However, it is only through the assessment of the Permanent Departure application that the merit and implications of the structure, particularly in its relation to the street, can be considered to be desirable or not.

3.5. In-light of the aforementioned, it is considered that the standard penalty for building work carried out on a residential property, as contemplated in the 2025/2026 municipal tariffs, is proportional to the transgression of the Knysna Zoning Scheme By-law (2020).

4. RECOMMENDATION

It is recommended that, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021), the standard administrative penalty in the amount of R 5000.00 be made payable in terms of Section 93(3) of the said legislation, for the unlawful installation of the carport that is encroaching the street building line.

5. CONDITIONS OF APPROVAL

The above approval is subject to the following condition(s) imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management By-law (2021):

5.1. The landowner/ applicant shall pay the administrative penalty within 60 days reckoned from the date of the notice of decision, or such period determined by the Municipality by prior arrangement.

6. REASONS FOR RECOMMENDATION

6.1. The applicant has conceded that they have performed an unlawful encroachment of the street building line; and is willing pay the concession as prescribed in tariff schedule approved by Council.

6.2. This approval and waiver of the administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Spatial Planning and Land Use Management By-law (2021) in respect of Erf 723, Brenton.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – Tariffs

ANNEXURE B – *Applicant's Motivating Memorandum*

ANNEXURE C – *Plans*

ANNEXURE D –*Supporting Documents in terms of Section 38 of the Planning By-law (2021)*

Administrative Penalty Determination: Erf 723 Brenton - Application Number 3529	
Author Name: **LV Mniki** Date: 17/02/2026	Author Signature:
Registered planner name: **S Madumbo** SACPLAN registration number: **A/1510/2012** Date: 17/02/2026	Registered Planner Signature:
Decision maker: Municipal Planning Tribunal Date:	Decision Maker Signature/ Endorsement:

Knysna
Municipality || Munisipaliteit || uMasipala
inclusive || innovative || inspired

PLANNING AND DEVELOPMENT: LAND USE MANAGEMENT

APPLICATION FEES 2024/2025

The following fees are to be paid in respect of Erf/Farm ……..,…….

Knysna | Sedgefield | Brenton | Belvidere | Karatara | Buffalo Bay | Rheenendal

LAND USE APPLICATIONS IN TERMS OF SECTION 45 OF THE KNYSNA MUNICIPALITY BY-LAW ON SPATIAL PLANNING AND LAND USE MANAGEMENT (2021) **VOTE NR: 358550588202**

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent Use	All	Indigent households and Subsidy Housing areas	R282.67	Section 15(2)(o)
		Other	R3, 152.00	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	Indigent households and Subsidy Housing areas	R 0.00	Section 15(2)(b)
		Other users	R 2,369.64	Section 15(2)(b)
3. Temporary Departures	House Shops	indigent households and subsidy housing areas up to 20sqm	R377.70	Section 15(2)(c)
	All other users (including taverns)		R 4,850.42	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	Agriculture, Residential and Community uses	R 4,336.94	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 4,336.94	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
	Inside Urban Edge: Sub divisional Area	Agriculture, Residential and Community uses	R 5,412.89	Section 15(2)(a)
		Mixed Use, Business and Industrial uses	R 5,197.69	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
	Outside Urban Edge: All	Agriculture, Conservation and Tourism related uses	R 5,644.50	Section 15(2)(a)
		Township Establishment and Other uses	R 6,581.53	Section 15(2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15(2)(a)
5. Subdivisions	Straight 1-3 portions (not part of a rezoning to sub divisional area application)	Indigent households and Subsidy Housing areas	R 363.84	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 2,055.92	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 2,055.92	Section 15(2)(d)
		Per additional portions	R 330.78	Section 15(2)(d)
	As part of a rezoning to sub divisional area application	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 944.25	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 1,562.62	Section 15(2)(d)
		Per additional portions	R 188.85	Section 15(2)(d)
6. Consolidations	All	Consolidations	R 1,953.28	Section 15(2)(e)
7. Exemption of Subdivisions and Consolidations	All		R 521.43	Section 24(1)
8. Rectification of a Contravention	All	i) Application Fee: 50% of the tariff of the relevant applications required for	applicable fee	Section 86(4)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
		legalisation of the land use ii) Levy Rate (Buildings): 50% of the value of the ordinary plan fee applicable to the contravention portion of the building iii) Levy Rate (Utilisation): Difference between the annual property rate that can be levied for the unauthorised utilisation type and the annual property rate that is charged for the authorised utilisation of the property, calculated from the commencement of the current rates roll or when the unauthorised utilisation commenced whichever is greater.		
		iv) Unauthorised Land Use – up to and not more than 100% of the municipal valuation of the area that is used unlawfully		
		v) Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out.		
9. Occasional Use of Land	All	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(p)
		Agriculture, Residential and Community uses	R 944.25	Section 15(2)(p)
		Mixed Use, Business and Industrial uses	R 1,953.27	Section 15(2)(p)
10. Site Development Plans, HOA Constitutions,	All	Per application	R 1,010.66	Section 15(2)(l)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
and other plans, certificates and documents required for the implementation of an approval				
11. Disestablish a HOA	All	All	R 1,015.26	Section 15(2)(q)
12. Rectification of a HOA to meet obligations	All	All	R 1,522.89	Section 15(2)(r)
13. Closure of public open spaces, public places and public roads	All	Closure of Public Open Spaces	R 1,655.32	Section 15(2)(n)
14. Zoning Determination	All	All areas	R 1,969.83	Section 15(2)(m)
15. Transfers	All	1st Transfer	R 761.45	Section 28(2)
16. Zoning Scheme permission	All	All	R 1,015.26	Section 15(2)(g)
17. Permission for the reconstruction of an existing building that constitutes a non-conforming use	All	Indigent households and Subsidy Housing areas	R 259.89	Section 15(2)(s)
		Agriculture, Residential and Community uses	R 1,299.42	Section 15(2)(s)
		Mixed Use, Business and Industrial uses	R 1,953.27	Section 15(2)(s)
18. Amendment of subdivision plan	Other	Amendment of subdivision plan	R 1,379.43	Section 15(2)(k)
19. Amendment of General Plan	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 469.11	Section 15(2)(k)
		Agriculture, Residential and Community uses	R 3,260.97	Section 15(2)(k)
		Mixed Use, Business and Industrial uses	R 4,121.73	Section 15(2)(k)
	As part of another application	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(k)
		Agriculture, Residential and Community uses	R 1,299.42	Section 15(2)(k)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
20. Amendment of Conditions of Approval	All	Amendment of conditions	R 3,467.88	Section 15(2)(h)
21. Amendment of Structure Plan, SDF			R 5,434.95	Chapter II
22. Amendment of Zoning Scheme / substitution Scheme/ Approval of an Overlay Zone	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 469.11	Section 15(2)(j)
		Agriculture, Residential and Community uses	R 4,347.96	Section 15(2)(j)
		Mixed Use, Business and Industrial uses	R 5,495.64	Section 15(2)(j)
	As part of another application	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(j)
		Agriculture, Residential and Community uses	R 1,732.56	Section 15(2)(j)
		Mixed Use, Business and Industrial uses	R 2,604.36	Section 15(2)(j)
23. Extension of the validity period of an approval	All	All uses	50% of applicable fee	Section 15(2)(i)
24. Appeals	All	All uses	R 2,953.08	Section 80(3)
25. Removal of Title Deed Restrictions	Straight (not part of another application)	Indigent households and Subsidy Housing areas	R 469.11	Section 15(2)(f)
		Agriculture, Residential and Community uses	R 2,608.78	Section 15(2)(f)
		Mixed Use, Business and Industrial uses	R 3,297.38	Section 15(2)(f)
	As part of another application	Indigent households and Subsidy Housing areas	R 188.85	Section 15(2)(f)
		Agriculture, Residential and Community uses	R 1,039.54	Section 15(2)(f)
		Mixed Use, Business and Industrial uses	R 1,562.62	Section 15(2)(f)

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
26. Removal of Title Deed Restrictions	Administrators Consent	All	R 1,015.26	Not Applicable
27. Zoning Certificates	All	All	R 318.76	Not applicable
28. Registered Mail Notices	The 1st 12 notices	All	R700.00	Section 54
29. Copies of Town Maps, Spatial Planning documents and Land Use Planning laws and regulations	PDF Format only	CD Copies	R62.90	Not applicable
		Electronic copies	R120.28	Not Applicable

PLEASE NOTE:

a) Payment and refunding of Town Planning application fees will be implemented in accordance with the following conditions:

i. All application fees shall be paid by the applicant on the submission of a land use application.

ii. 100% of the application fees shall be refunded if the application is found not to be required by the municipality.

iii. 75% of application fees, except for (v) hereunder, shall be refunded to the applicant should an application be withdrawn prior to it being advertised. If the application has already been advertised, there will be no refund.

iv. 100% of advertising fees will be refunded if the application is found not to be required by the municipality, should the application be withdrawn by the applicant prior to advertisement and/or if no advertisement is required.

v. No application fees will be refunded if the applicant fails to provide the standard information required and/or additional fees required to process the application further should such information and/or fees not be received in the timeframe stipulated resulting in the application file being closed.

b) All application fees include the cost of posting notices to affected parties by registered post, but NOT the costs of advertisements in the Provincial Gazette and the local press, where applicable, which will be charged to the applicant's account.

PLEASE BE ADVISED

The submission of an application to Council does **not** constitute an approval by Council for such application. The application will still be subject to the prescribed processes for dealing with applications, and an approval should **not** be considered a foregone conclusion.

For application fees paid directly into the Municipal Account:

BANK ACCOUNT DETAILS FOR EFT/DIRECT DEPOSIT PAYMENTS

STANDARD BANK
BUSINESS CURRENT ACCOUNT
BRANCH: 051001
ACCOUNT NR.: 303265043

Depending on your bank, payment may be made by internet banking. On systems that have pre set-up beneficiaries the beneficiary is Knysna Municipality and the reference number is **358550588202**. Where applicable, additional information should be: "**Application type** (eg "**Consent use**", "**Erf Number**" and "**Suburb**").

PLEASE EMAIL THE DEPOSIT SLIP AND 1ST PAGE OF FEES LIST (Referencing the Vote No., Erf No., Suburb and Application type) TO:

Email: **mlusiyo@knysna.gov.za** ATTENTION: Monique Lusiyo (FINANCE)

Seretse Mthembu Urban & Regional Planning
Urban Planners & Development Facilitators

No. 1 Fourth Street, Dinangwe
Concordia East
KNYSNA
6570

Cell: 0835834132
E-mail: seretsem@gmail.com
Tax No: 3357441140
WhatsApp: 0835834132

9 July 2025

The Manager: Land Use Management
Knysna Municipality
PO Box 21
KNYSNA
6570

Ref: 723 Bre

Attention: Mr Hennie Smit

APPLICATION FOR THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 723 BRENTON

1. APPLICATION OVERVIEW

1.1. Background and appointment

This application relates to **Erf 723 Brenton** which is located at No. 9 Crossberry Drive in the Lake Brenton estate known as *The Woods*. A locality map is attached as **Annexure A**.

The applicant, Mr Seretse Mthembu, was appointed by Mr Gary Sean Hulbert, the property owner, as per power of attorney attached as **Annexure B**. The purpose for the appointment is to facilitate the approval, by the local authority, of a portion of an as-built carport which encroaches the 4,5m street zoning scheme and the 4m building line contemplated in the '*The Woods Architectural Design Manual (2010)*.' The total area of encroachment in respect of the zoning scheme building line is 4.681m.

This report serves, therefore, as an explanatory memorandum and motivation to obtain the approval of the local authority and to facilitate the submission and approval of building plans.

1.2. Application history

According to the approved building plans, there is an existing dwelling house which features a double-garage (**Annexure C**). Following the endorsement of the architectural drawings by The Woods Architectural Review Committee towards the end of 2023, the owner realized that often it is impossible to accommodate all the family's and visitors' vehicles within the existing double garage, often resulting in some of the vehicles being parked on the street. Realizing this challenge the property owner sought to erect a carport to provide additional shelter and to prevent the associated damage to their property.

The carport is regarded as a logical extension to the existing garage as can be observed from the figure below.



Figure 1: As-built carport next to the double garage

1.3. Purpose of the application

The purpose of this application is to obtain approval for a 4.681m portion of an as-built carport that is located within 2,336m from the street building line adjacent to Crossberry Drive (in lieu of 4,5m).

The improvements in question are already in place, hence the application for the determination of an administrative penalty.

1.4. Property particulars

PROPERTY PARTICULAR	DESCRIPTION
Cadastral Description	Erf No. 723 BRENTON, in the Municipality and Division of Knysna, Province of the Western Cape
Location	No. 9 Crossberry Drive, Lake Brenton (**Annexure A – Locality Map**)
Vehicular & pedestrian access	Crossberry Drive
Property size	651 m²
Ownership	Gary Sean Hulbert
Title deed number	Deed of Transfer No. **T1819/2022** (**Annexure F**)
Title deed restrictions	*None that have a bearing on current proposal.*
Bondholder	FNB Home and Structured Lending Solutions (**Annexure G**)
General Plan No.	General Plan No. 6239/2005 (**Annexure H – General Plan**)
S. G. Diagram No.	N/A
Zoning	Single Residential Zone I
Land use	Residential – living accommodation of the Hulbery family

Table 1: Property particulars

2. PURPOSE OF THE REPORT

The purpose of this report is to apply for the determination of an administrative penalty in terms of Section 15.2(r) read with S.93(3) of the Knysna Municipality's Spatial Planning and Land Use Management By-law, 2021. As already indicated, this application is to be considered together with the application for Permanent Departure that preceded the submission of the current application.

As indicated under Paragraph 1.1 above, the nature of the encroachment is as follows:

- A portion of an as-built carport measuring 4,681m² (see **Annexure D1**).
- The improvements are located within 2,336m from the street boundary (instead of 4,5m).

The following documents are submitted herewith:

Annexure A:	**Locality Map**
Annexure B:	**Power-of-attorney**
Annexure C:	**Previously Approved Building Plans**
Annexure D:	**Proposed Building Plans**
Annexure D1:	**Encroachment Measurement**
Annexure E:	**Application Form**
Annexure F:	**Title Deed**
Annexure G:	**Bondholder's Consent**
Annexure H:	**General Plan**
Annexure I:	**Design Review Committee Approval Annexure I**:
Annexure J:	Proof of payment

3. APPLICATION FOR AN ADMINISTRATIVE PENALTY

This application is submitted in fulfillment of Section 15.2(r), read with Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-Law, 2021.

Application is made on Erf 723 Brenton for the determination of an administrative penalty in respect of a 4.681m portion of an as-built carport that is located within 2,336m from the street building line adjacent to Crossberry Drive (in lieu of 4,5m) indicated as such under **Annexure D1**.

A copy of the application form is attached as **Annexure E**.

Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021) deals with the "administrative penalty" which reads as follows:

93 Contravention penalties

1) A person who is in contravention of this by-law, and who wishes to rectify the contravention in terms of section 87(2)(b), may apply to the municipality for the determination of an administrative penalty if the municipality has not issued a compliance notice in terms of sub-section 87(2)(a) in respect of the land or building or part thereof concerned.

2) The Municipal Planning Tribunal may, where any person has contravened this by-law:
a) decide to impose an administrative penalty; and
b) determine the amount of the penalty.
3) A person making an application contemplated in sub-section (2) must:
a) submit an application;
b) pay the prescribed fee; and
c) provide the information contemplated in sub-sections (8) and (9).

4. CALCULATION OF ADMINISTRATIVE PENALTY

4.1. Section 86(4) of the Knysna Planning By-law

This sub-section makes provision for the local authority to adopt fines and contravention penalties to be imposed in the enforcement of this by-law.

According to the Planning and Development: Land Use Management application fees 2024/2025 the fee for the submission of a rectification of contravention fee (administrative penalty) fee is calculated as 50% of the tariff of the relevant application required for legalisation of the land use i.e.

- **Determination of Administrative Penalty Fee: R 1 235,77**, being
- **50% of R2,471.53 being the application fee for Permanent Departure.**

The levy rate (buildings) is calculated as 50% of the value of the ordinary plan fee applicable to the contravention portion of the building.

According to our measurements, the contravention portion of the as-built additions is 4,681m² (see **Annexure D1** - Plan showing encroaching structures).

Additionally, Paragraph 8 of the Planning and Development: Land Use Management Application fees (2024/2025) require the payment of up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out in respect of unauthorised building work contravening the zoning scheme.

4.2. Calculation of the Levy Rate

The Levy Rate has been calculated as per the below steps:

- Contravention portion: **4,681m²**
- Building Control Scrutiny fee: **R 922.60**

- 50% of scrutiny fee: **R461,30**
- Proportional cost of building works (including cost of engineering): **R5600,20** (total cost of the encroaching portions of the additions **@ R1196,36 / m²**)

- **Total cost of building work: R6 081,30**

To give effect to the calculations above, please refer to the table below taken from Tariffs, charges and fees for 2025/2026 MTREF.

Item	Details	Frequency	Tariff	Tariff	% Increase

		Measure	2024 / 2025	2025 / 2026	
		Occasion	(15% Vat Incl.)	(15% Vat Incl.)	
15.1.1.1	Where gfa (after additions) up to 50m2	Minimum Scrutiny Fee	R884.56	922.60	4.3%

4.3. Implications of Section 93(9) of the Planning By-law

This subsection prescribes which factors must be considered by the Knysna Municipality when considering an appropriate administrative penalty.

It is important to consider that this application is only concerned with an as-built portion of a carport indicated as such under **Annexure D1**.

(a) The nature, duration, gravity and extent of the contravention:

- The nature and gravity of the as-built additions are regarded as logical extensions to an existing garage to afford the owner and inhabitants a greater degree of comfort and convenience with little or undue impact on the neighbouring property owner, who is more likely to be affected.
- The total extent of the contravention is 4,6681m² and is considered minimal by any standard and since the encroaching portions is used in conjunction with the ordinary domestic purposes, no further negative impact is produced.
- Given the duration of the time that the encroachment has been in place since i.e. prior to 2024, without any complaints received by the municipality from the adjacent property owner, it is our conclusion that no negative impact is produced as a result of the as-built additions.
- The plans were circulated to 'The Woods' Architectural Review Committee from which they received endorsement.

(b) The conduct of the person involved in the contravention:

- The current property owner has sought the services of a professional architectural practitioner and furthermore applied to obtain authorization for the as-built structures on site.
- A departure application has already been submitted, and this second installment is also being submitted as the property owners' effort to comply with the prescriptions of the local by-laws.
- The owner is amenable to any penalties that the local authority may deem appropriate, which are expected to reflect the constitutional imperatives of fairness and justice.

(c) Whether the unlawful conduct was stopped:

- The additions in question have been in existence prior to 2024 and no notice has been received ordering the property owner to remove the additions.

- It is unclear whether the municipality of the Homeowners Association may have been aware of their existence.
- Ultimately no records exist to the effect that the owner was ever instructed to cease the usage of or demolish the additions in question.

(d) Whether a person involved in the contravention has previously contravened this By-law or a previous planning law:

- No records have been found to the effect that the current owners once were, at any stage, involved in the contravention of any regulations applicable within the municipal area of Knysna – other than the additions forming the subject of this application.
- This is effectively the previous owner's accidental mistake and was made in good faith whilst employing a normal degree of care and attention.
- Even under the circumstances it is our view that the actions that have been undertaken by the property owner to legalise the contravention should be commended, and the as-built structures condoned.

5. PROPOSED ADMINISTRATIVE LEVY AMOUNT

Considering the motivating statements under Paragraph 4.3 we would like to further propose that regard be had to the following factors when determining the penalty to be levied to the property owner:

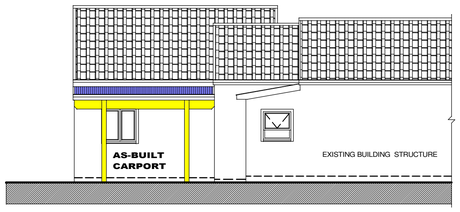
- The subject as-built carport was undertaken as a *bona fide* error on the part of the current owner who has done that which is necessary and appropriate to make amends.
- The carport is a logical extension of the existing garage and has no negative visual or aesthetic impact on the surrounding area.
- The addition in question is in accordance with The Woods Architectural Design Guidelines (2010) and as such, building plans depicting the particulars of the structure have accordingly been endorsed by the Architectural Design Review Committee, therefore
- The structure cannot be considered unsightly, or objectionable and is, in all probability, not a nuisance to the occupiers of adjoining or neighbouring properties.

With due regard having been given to *inter alia* the above factors, it is our legitimate expectation that the administrative penalty will be considered accordingly. It is our submission that the as-built carport serves an important purpose without being intrusive to the ordinary comfort and convenience of the adjacent property owners. In this regard it is our proposal that the penalty be limited to 33% of the total cost of construction.

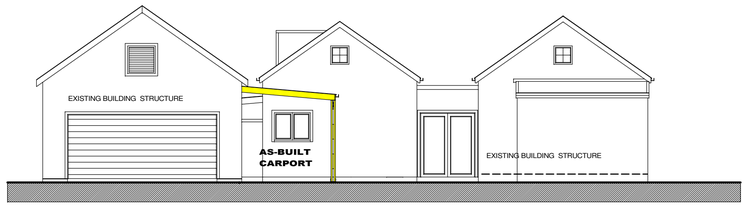
6. CONCLUSION

It is our contention that the nature of the contravention has no negative impact on the surrounding property owners' safety, health or welfare and the property owner has done that which is necessary and appropriate to comply with the planning and zoning scheme by-laws. It is therefore our contention that this report read with the application for the departure submitted as the first installment provides compelling factors to the

effect that the as-built structures do not lack desirability. To that end it is our proposal that this application be considered in a positive light and that the property owner be allowed to settle the required penalty to legalise the as-built carport.



SOUTH ELEVATION 1:100



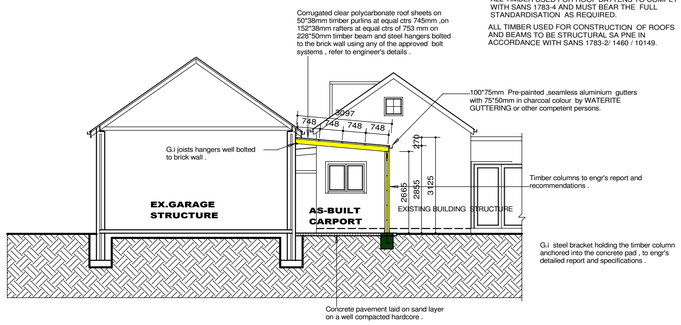
WEST ELEVATION 1:100

ALL TIMBER USED TO BE OF GRADE 8 OF CLASS A AND COMPLY WITH SANS 10005 REQUIREMENTS, NO USE OF COMBUSTABLE MATERIALS .

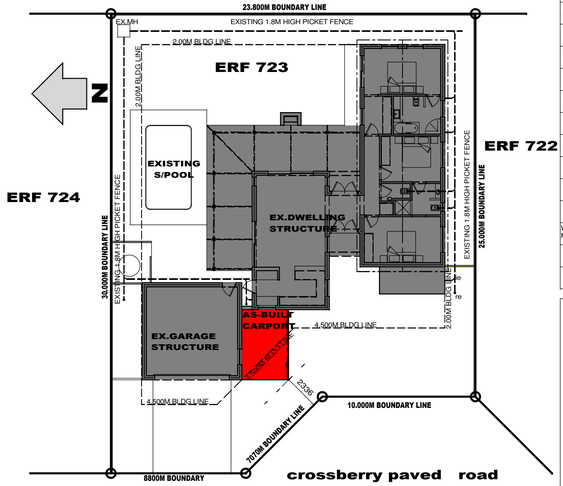
ALL TIMBER USED TO BE OF GRADE OF CLASS -A AND TO COMPLY WITH SANS 10005 PART REQUIREMENTS.

ALL TIMBER USED FOR ROOF BATTENS TO COMPLY WITH SANS 1783-4 AND MUST BEAR THE FULL STANDARDISATION AS REQUIRED.

ALL TIMBER USED FOR CONSTRUCTION OF ROOFS AND BEAMS TO BE STRUCTURAL SA PNE IN ACCORDANCE WITH SANS 1783-2/ 1460 / 10149.



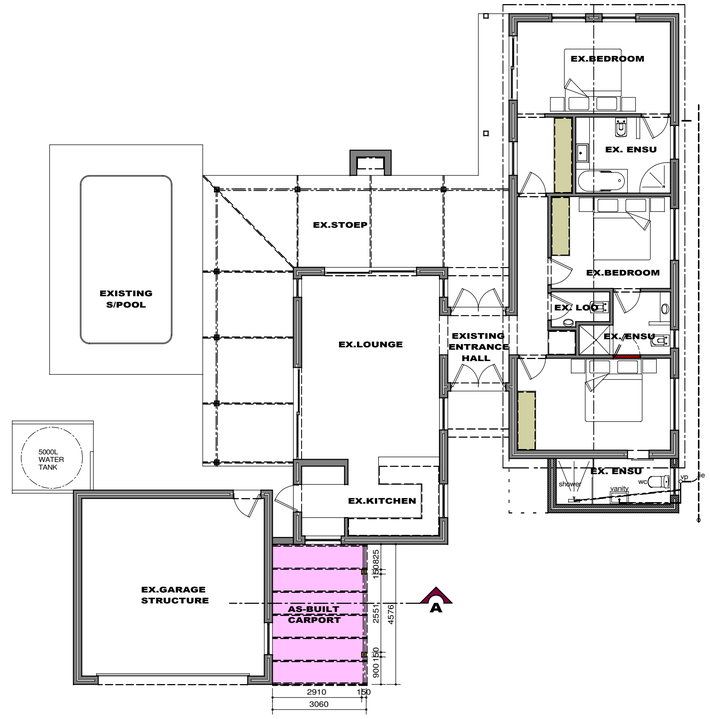
SECTION A-A 1:100



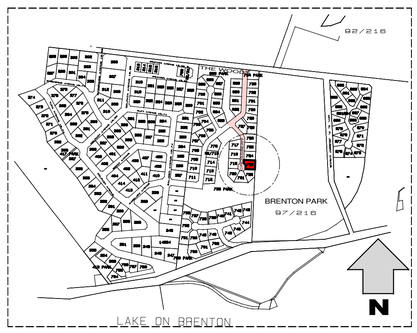
SITE PLAN 1:200

SITE & BUILDING DATA

EXISTING DWELLING AREA	=	235.557 SQ.M
NEW ADDITIONS AREA	=	14.002 SQ.M
TOTAL BUILDING AREA	=	249.559 SQ.M
SITE / STAND AREA	=	651.000 SQ.M
COVERAGE %	=	38.33 %



FLOOR PLAN 1:100



LOCALITY PLAN (NTS)

TABLE OF FINISHES TO USED	
location	**color or specification**
main house walls	HOA to approve all paint color codes and to match the existing in all walls
plinths	natural stone
doors/window frames	Dove grey
fascias	Hazy grey or HOA approved dark grey
gutters	Hazy grey or HOA approved dark grey
main roofs sheets	Charcoal corrugated zincmetal or HOA approved dark grey
flat conc roofs	Concrete roof with brown stone chips
driveway	grade quarry stone
retaining wall	Gabion or brickwall cladded with sand stone

WATER RETICULATION KEY

G	POSITION OF WARM WATER CLINDER, SEE SPESIFICATION FOR DESCRIPTION.
	COLD WATER TAP
	WARM WATER TAP
	COLD WATER BITAP WITH HOSE CONNECTION.
	COLDWATER STOPCOCK
	SHOWER MIXER AND ROSE
	KITCHEN MIXERTAP
	TOILET CISTERN COMPLETE WITH LID AND FITTINGS WITH STOPCOCK 300mm ABOVE FINISHED Floor Level.
	BATH MIXER TAP WITH TELEPHONE SHOWER.
	WASH HANDBASIN MIXER TAP.
	BIDET MIXER TAP WITH SHOWER SPRAY CONVERTOR.
	WASHINGMACHINE COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
	WASHINGMACHINE HOT WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
	REFRIGERATOR COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FL. NEXT TO REFRIDGERATOR.
15	COLD WATER PIPE WITH PIPE SIZE IN CIRCLE
15	WARM WATER PIPE WITH PIPE SIZE IN SQUARE.
	HOT / COLD WATER RISER FROM FLOOR TO FLOOR
M	POSITION FOR WATER METRE.
	NON RETURN VALVE & HI FLO pressure control valve from KWIKOT
	WATER BOOSTER PUMP, WATERBOX & BALANCED WATER PRESSURE

PIPE SUPPLY KEY

W.H.B.	15mm Ø PIPE
SHOWER	22mm Ø PIPE
SINK	22mm Ø PIPE
BATH	22mm Ø PIPE
W.C. FLUSH MASTER	42mm Ø PIPE
URINALS	28mm Ø PIPE
GARDEN TAPS	15mm Ø PIPE

ENERGY DEMAND ZONE 4 ACCORDING TO SANS 204

ALLOWED 5W PER SQ.M
5W PERR SQ.M * 242.63= 1213.15W
NUMBER OF LAMPS =30

THEREFORE 32* 11W= 352W

OR 352/242.63

=1.450 PER SQ.M

1.450 < 5W/SQ.M ACCEPTABLE

ENERGY CONSUMPTION

5KWH PER SQ.M
NETT FLOOR AREA = 242.63 SQ.M
A= 1 YEAR (YR)

5KWH PER SQ.M * 1YR * 242.63 SQ.M

= 1213.15KWH.A

ASSUME LIGHTS ARE ON FROM 5PM - 10PM EACH DAY / YR THUS 5HRS PER DAY.

52(WEEKS) * 7(DAYS) * 5 (HOURS) = 1 820HRS PER YEAR

LAMPS = 352W OR 0.352KW

THEREFORE 0.352KW * 1820HRS PER YR

=640.64KWH PER YR

=(640.64 <1213.15W) ACCEPTABLE

HOT WATER CONSUMPTION

DWELLING HOUSE -LOW RENTAL 80 -115 L PER CAPITA DAY

ASSUME HOT WATER CONSUMPTION 80.0L
NO OF PERSONS 8 PER DAY

ASSUME DAY HOT WATER CONSUMPTION IS 640.0L
ASSUME ANNUAL HOT WATER CONSUMPTION IS 323.99KL
(based on daily design occupancy per week).

50% ANNUAL HOT WATER CONSUMPTION IS 116.48KL
(minimum volume of hot water to be powered by means other than electricity).

DAILY HOT WATER CONSUMPTION 320.0L
(to be provided by means other than electrical resistance heating).

INSULATION REQUIREMENTS

INTERNAL DIAMETER OF HOT WATER SERVICE PIPE< 80MM
MINIMUM REQUIRED R-VALUE FOR PIPE INSULATION 1.00
MINIMUM REQUIRED R-VALUE FOR VESSEL TANK 2.0

DISCRIPTION OF SYSTEM AND MATERIALS TO BE USED.
DOMESTIC USE AND FIRE PROTECTION:
A combined system where the fire mains constitutes the main supply is used. The branches for domestic use are taken from the main supply. Each bath branch must be provided with its own isolating valve.

UNDERGROUND WATER PIPING:
All piping in the ground is to be of class 16 high density polyethylene or thin wall hard drawn copper.

ABOVE GROUND WATER PIPING:
All piping above ground level but concealed in roofs and ducts must be thin wall hard drawn copper pipe.

HOT WATER PIPING:
Hot water piping is to be of thin wall hard drawn copper for all dimensions.

PROTECTION OF PIPES:
Water pipes in buildings should be exposed to facilitate maintenance,where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES:
Isolating valves must be provided at all important points & junctions.No stop cocks are to be used on hot water reticulation.

GARDEN TAPS:
Height of garden stand pipes to be 300mm above floor level - to be installed in wall.

WATER LEGEND

15C	15MM DIA COLD WATER PIPE
15H	15MM DIA HOT WATER PIPE
HP	SIRAC HEAT PUMP
et	EXTERNAL TAPE POINT
sc	STOP COCK
	VERTICAL/HORIZONTAL GEYSER
sh	SHOWER HEAD
SWH	SOLAR WATER HEATING UNIT

ELECTRICAL LEGEND

1050	DOUBLE 15AMP PLUG, 1050mm HIGH
350	DOUBLE 15AMP PLUG, 350mm HIGH
750	DOUBLE 15AMP PLUG, 750mm HIGH
WP	WATERPROOF PLUG
	GARAGE DOOR MOTOR PLUG
	STOVE POWER POINT
HW	HEATPROOF BRAAI LIGHT
IW	INCANDESCENT WALL LIGHT FITTING
	LOW VOLT DOWNLIGHTER
HW	TRUSS MOUNTED SPOTS
	RECESSED FLOOR LIGHT
	TRACK LIGHTING
	TUBULAR FLUORESCENT LAMP FITTING
	RECESSED FOOTLIGHTS
	RECESSED BRICK LIGHT
	WATERPROOF POND LIGHTS
W	WATERPROOF GARDEN LIGHT POINT
	SOFFIT DOWN LIGHTER
DN	DAY/NIGHT EXTERNAL LIGHT
CW	CENTERED CEILING LIGHT
P	PENDENT / CHANDALIER POINT
	ONE WAY SWITCH
D	ONE WAY SWITCH, WITH DIMMER
2	TWO WAY SWITCH
DB	DISTRIBUTION BOARD
MB	SUB BOARD
	HEATED TOWEL RAIL
G	HOT WATER GEYSER
SP	SHAVER POINT
	UNDER COUNTER LIGHTING
	STRIP BULKHEAD LIGHTING
	FLOOR PLUG
	KITCHEN POWER DOCK
	KITCHEN STOVE EXTRACTOR FAN
	INFRA RED EYE WIRELESS
PB	PANIC BUTTON
	BATHROOM EXTR. CEILING FAN
	CEILING FAN
IS	ISOLATOR SWITCH POINT

COMMUNICATION LEGEND

TEL	TELEPHONE POINT
TV	TELEVISION POINT
SATTV	DSTV CONNECTION TO DISH
INT	INTERCOM DOORBELL
911	ALARM KEYPAD
911	ALARM POWER BOX
COM	COMPUTER PLUG POINT
WIFI	WI FI CONNECTION POINT

MUSIC

	SPEAKER POINT F=FLOOR MOUNTED; W=WALL MOUNTED CEILING MOUNTED
V	VOLUME CONTROL POINT

NOTES

MUNICIPAL BY-LAWS AND THOSE OTHERS AFFECTED AUTHORITES MUST BE ADHERED TO

POSITION OF BOUNDARY PEGS TO BE CHECKED BY A REGISTERED SURVEYOR ,

ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY OF DISCREPANCIES TO BE REPORTED TO THE AUTHOR /ARCHITECT IMMEDIATLY.

NEVER SCALE THIS DRAWING ON SITE BUT RATHER USED FIGURED DIMENSIONS & REFER TO DETAILS

ALL WORKS TO BE DONE IN ACCORDANCE TO NBR SANS 10400 AND SANS 10400- XA REQUIREMENTS

ALL BRICK CAVITY WALLS BELOW FLOOR FINISH LEVEL TO BE FILLED WITH CONCRETE AND DPC TO BE STEPPED

ALL PLUMBING TO BE INSTALLED BY A PLUMBER REGISTERED/COMPETENT.

ALL HOT WATER PIPES TO BE INSULATED AS PER SANS 10254 & 10252-1 REQUIREMENTS , AND TO MEET MUNICIPALITY BY-LAWS.

ENGINEER TO BE APPOINTED FOR ANY STEEL , TIMBER & CONCRETE STRUCTURAL WORKS AND NO SITE AMMENDMENT TO BE DONE WITHOUT ARCHITECTS APPROVAL.

HEALTH & SAFETY INSPECTOR TO BE APPOINTED BY THE CONTRACTOR/CLIENT BEFORE ANY WORK STARTS ON BUILDING SITE.

THIS DRAWING BELONGS TO X-CUBE DESIGNS & THE COPYRIGHT THEREOF IS STRICTLY RESERVED BY THEM .

A COMPETENT PERSON IS TO BE APPOINTED FOR ELECTRICAL & MECHANICAL WORKS AS PER SANS REQUIREMENTS AND MUST BE ON LA DATABASE.

ALL INSTALLATIONS TO BE DONE DONE AS PER REQUIREMENTS OF THE L.A AND SANS 1025.1, 10400 AND 10254:2012.

ANY DEVIATION FROM APPROVED DRAWINGS [illegible]NY

THE WOODS
AT LAKE BRENTON

THE ARCHITECTURAL DESIGN REVIEW COMMITTEE

APPROVED THE PLANS FOR **ERF** 723

DATE: 2025 06 26

SITE & BUILDING DATA

EXISTING DWELLING AREA	=	235.557 SQ.M
NEW ADDITIONS AREA	=	14.002 SQ.M
TOTAL BUILDING AREA	=	249.559 SQ.M
SITE / STAND AREA	=	651.000 SQ.M
COVERAGE %	=	38.33 %

rev	date	description

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
XOLANI NCUBE
14:59 PM (Africa/Johannesburg) on 29 Mar 2023
SACAP LSD APPROVED OR WAIVED

CLIENT'S SIGNATURE.....

ARCHITECT'S SIGNATURE .....

X-CUBE DESIGNS
PROFESSIONAL & INTELLIGENT SPACE DESIGNS

SACAP REG No PAD21059

17 LONG STREET
FECTHER BUILDING CBD
KNYSNA
6571

CELL: +27 (0)71 341 8641
TEL/FAX:
EMAIL: xcubedesigns01@gmail.com

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Client
HOUSE HULBERT

project
PROPOSED ADDS TO EX. HSE ON ERF 723 THE WOODS LAKE BRENTON KNYSNA MUNICIPALITY

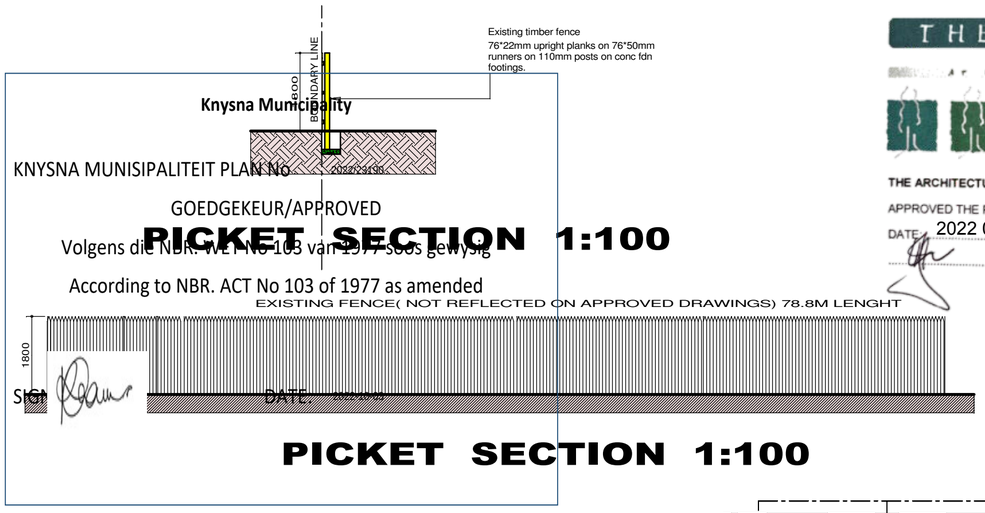
drwg description
MUNICIPAL SUBMISSION

drawings
FLOOR PLAN
ELEVATIONS
SECTION A-A
LOCALITY PLAN

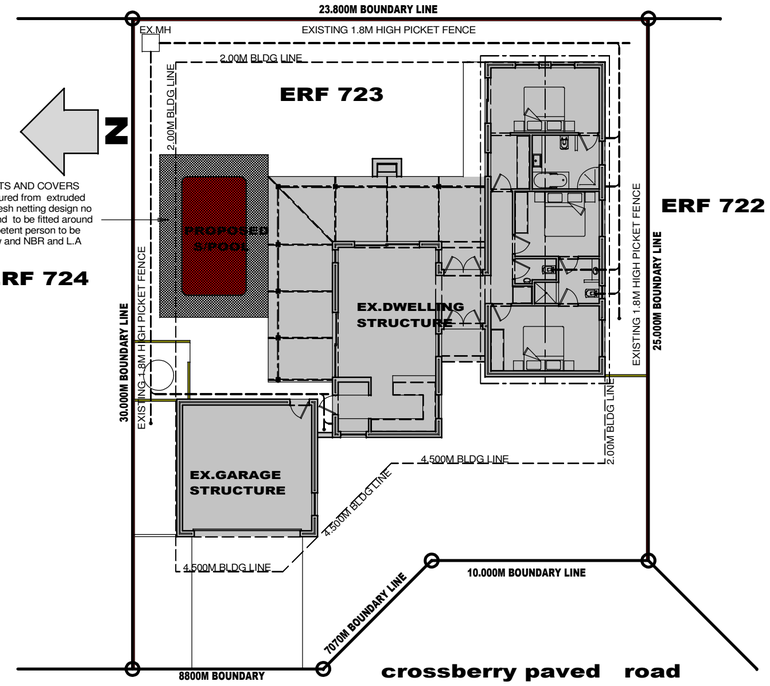
Occupancy Classification
H4

ckd	date	drn	rev	sht - size
AUTHOR	AUG 023	XOLANI	A1	1 OF 1-A1

drwg number
HOUSE HULBERT /023K-LB



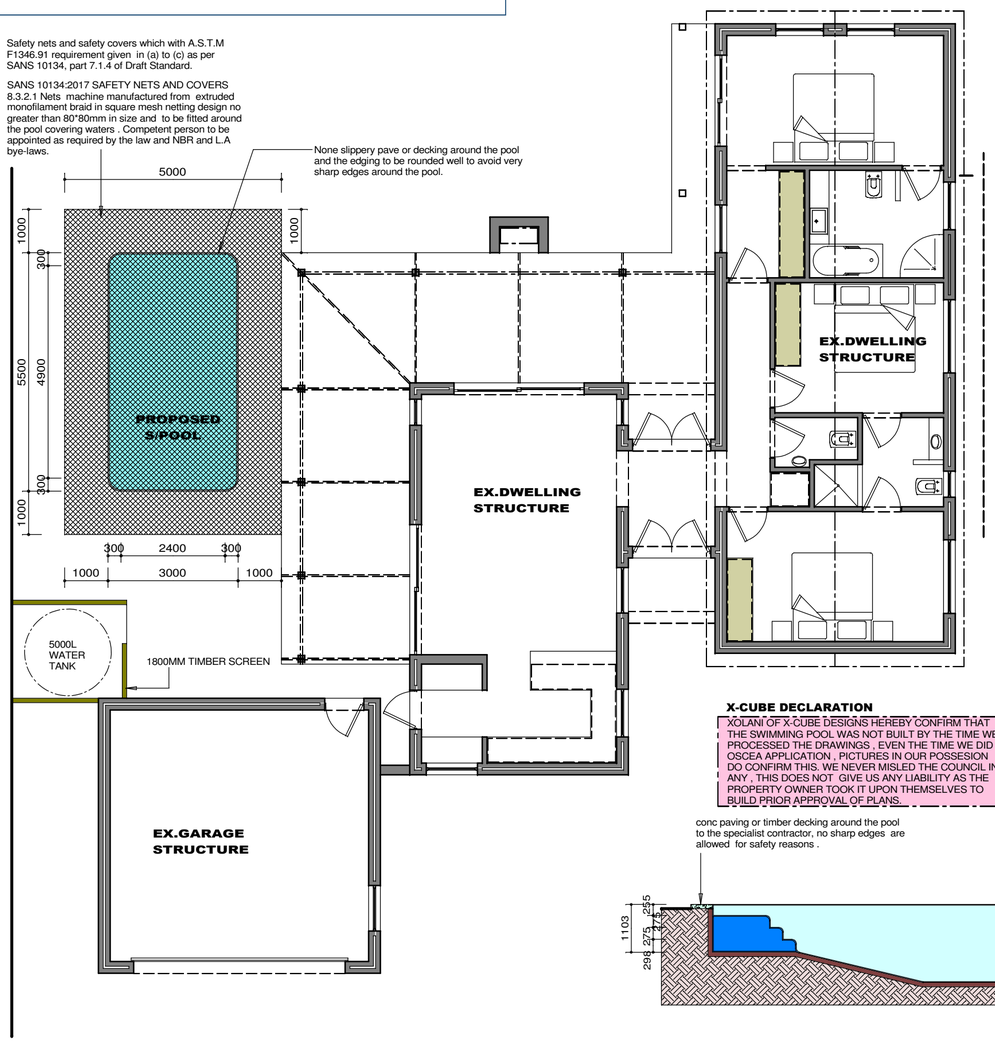




SANS 10134:2017 SAFETY NETS AND COVERS 8.3.2.1 Nets machine manufactured from extruded monofilament braid in square mesh netting design no greater than 80*80mm in size and to be fitted around the pool covering waters . Competent person to be appointed as required by the law and NBR and L.A bye-laws.

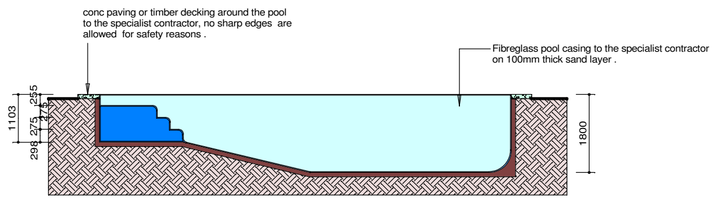
Safety nets and safety covers which with A.S.T.M F1346.91 requirement given in (a) to (c) as per SANS 10134, part 7.1.4 of Draft Standard.

SANS 10134:2017 SAFETY NETS AND COVERS 8.3.2.1 Nets machine manufactured from extruded monofilament braid in square mesh netting design no greater than 80*80mm in size and to be fitted around the pool covering waters . Competent person to be appointed as required by the law and NBR and L.A bye-laws.



X-CUBE DECLARATION

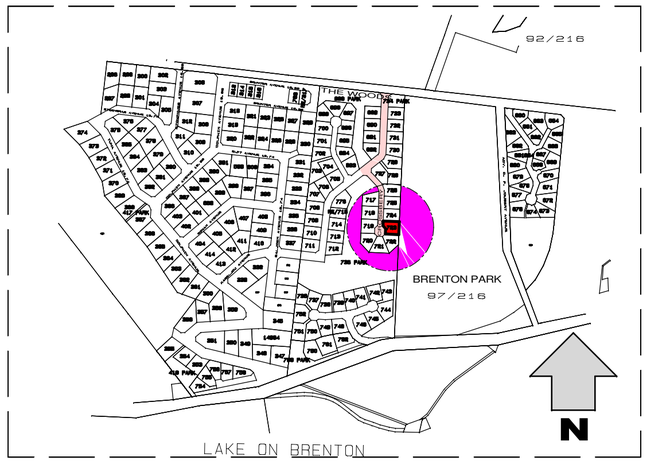
XOLANI OF X-CUBE DESIGNS HEREBY CONFIRM THAT THE SWIMMING POOL WAS NOT BUILT BY THE TIME WE PROCESSED THE DRAWINGS , EVEN THE TIME WE DID OSCEA APPLICATION , PICTURES IN OUR POSSESION DO CONFIRM THIS. WE NEVER MISLED THE COUNCIL IN ANY . THIS DOES NOT GIVE US ANY LIABILITY AS THE PROPERTY OWNER TOOK IT UPON THEMSELVES TO BUILD PRIOR APPROVAL OF PLANS.



POOL FLOOR PLAN 1:100

POOL FLOOR PLAN 1:100

POOL SECTION 1:100



LOCALITY PLAN (NTS)

NOTES

MUNICIPAL BY-LAWS AND THOSE OTHERS AFFECTED AUTHORITES MUST BE ADHERED TO

POSITION OF BOUNDARY PEGS TO BE CHECKED BY A REGISTERED SURVEYOR ,

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ALL HOT WATER PIPES TO BE INSULATED AS PER SANS 10254 & 10252-1 REQUIREMENTS , AND TO MEET MUNICIPALITY BY-LAWS.

ENGINEER TO BE APPOINTED FOR ANY STEEL , TIMBER & CONCRETE STRUCTURAL WORKS AND NO SITE AMMENDMENT TO BE DONE WITHOUT ARCHITECTS APPROVAL.

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ANY DEVIATION FROM APPROVED DRAWINGS EXEMPT THE ARCHITECT/AUTHOR FROM ANY LIABILITY THEREOF.

CLIENT'S SIGNATURE.....

ARCHITECT'S SIGNATURE .....

X-CUBE DESIGNS

PROFESSIONAL & INTELLIGENT SPACE DESIGNS

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6571

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Client

HOUSE HULBERT

project

AS-BUILT SWIMMING POOL ON ERF 723 THE WOODS LAKE BRENTON KNYSNA MUNICIPALITY

drwg description

MUNICIPAL SUBMISSION

drawings

FLOOR PLAN
SECTION A-A
LOCALITY PLAN

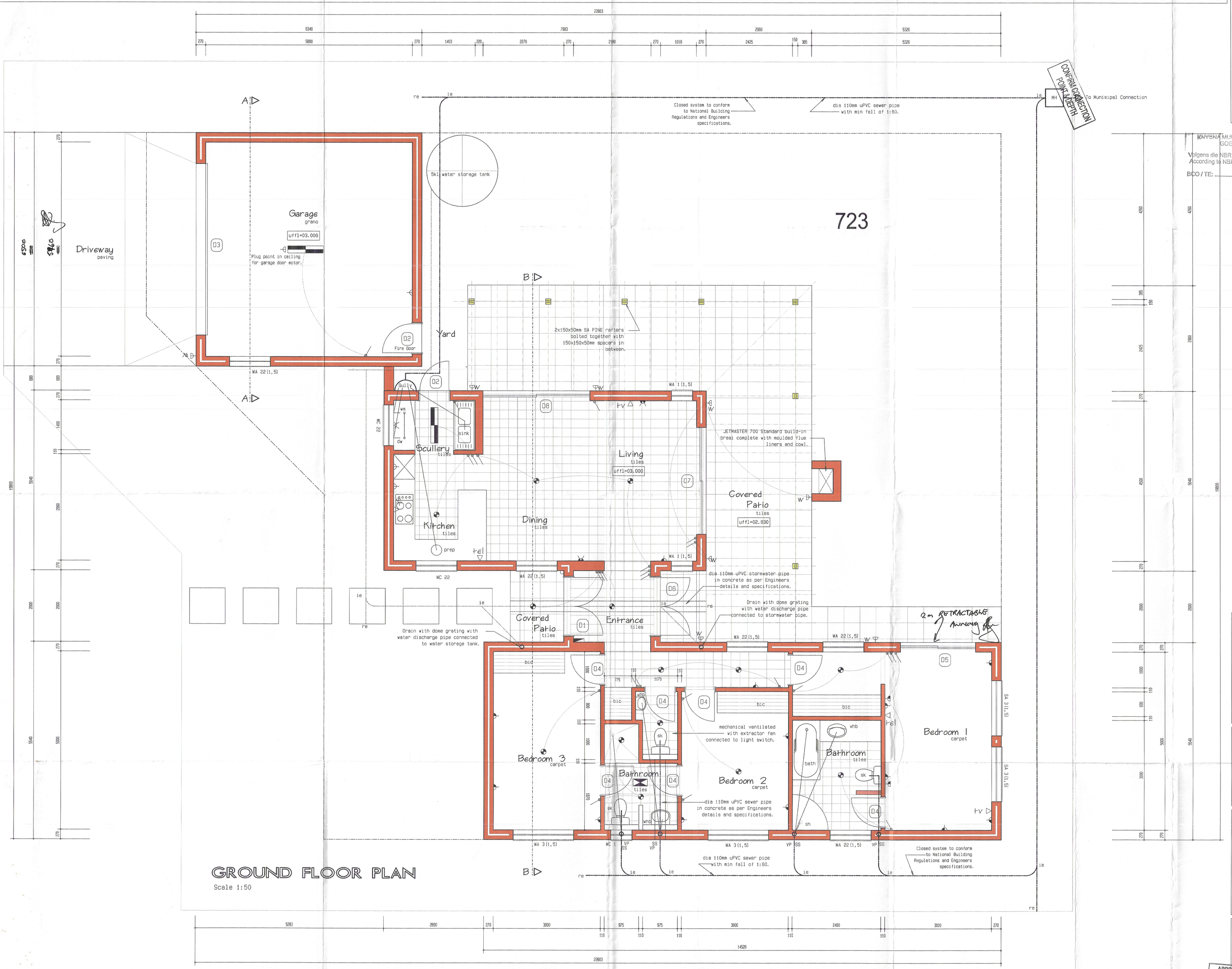
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H4

ckd	date	drn	rev	sht - size
AUTHOR	JULY 022	XOLANI	A1	1 OF 1-A1

drwg number

HOUSE HULBERT /022K-LB/REV 1



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2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be reffered to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevent documentation.
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KNYSNA MUNISIPALITEIT PLAN No .....
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended
BOU / TE: ..... DATE: 26/10/07

	ELECTRICAL LEGENDS
	SEWER
△oven	OVEN
△st	STOVE
▽tv	TV POINT
▽tel	TELEFONE POINT
	DB BOARD
○	BELL
	LIGHT SWITCH
	FLOURESENT LIGHT
	LIGHT POINT
	DOWNLIGHTER
⊕w	WATERPROOF DOWNLIGHTER
	WALL LIGHT
▽w	WATERPROOF WALL LIGHT
	1x PLUG 300mm
	1x PLUG ABOVE COUNTER
w	1x WATERPROOF PLUG
	2x PLUG 300mm
	2x PLUG ABOVE COUNTER
w	2x WATERPROOF PLUG

areas:
erf = 651.5sqm
ground floor = 131.4sqm
covered patios = 55sqm
garage = 41.6sqm
total covered area of house = 228sqm
coverage = 35%

cad: K06-02-02-723.drw

NOTES:
*ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
*THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

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Professional Architect
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Cell: 082 927 6070

THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ESTATE SCHEME REGULATION ORANY OTHER LEGAL RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY

PROJEK
KNYSNA
PROPOSED NEW HOUSE ON ERF 723
LAKE BRENTON FOR THE DEVELOPER
'ONTRAK INVESTMENTS 14 (PTY) LTD' OF
'THE WOODS' DEVELOPMENT, LAKE BRENTON

TEKENINGE
GROUND FLOOR PLAN

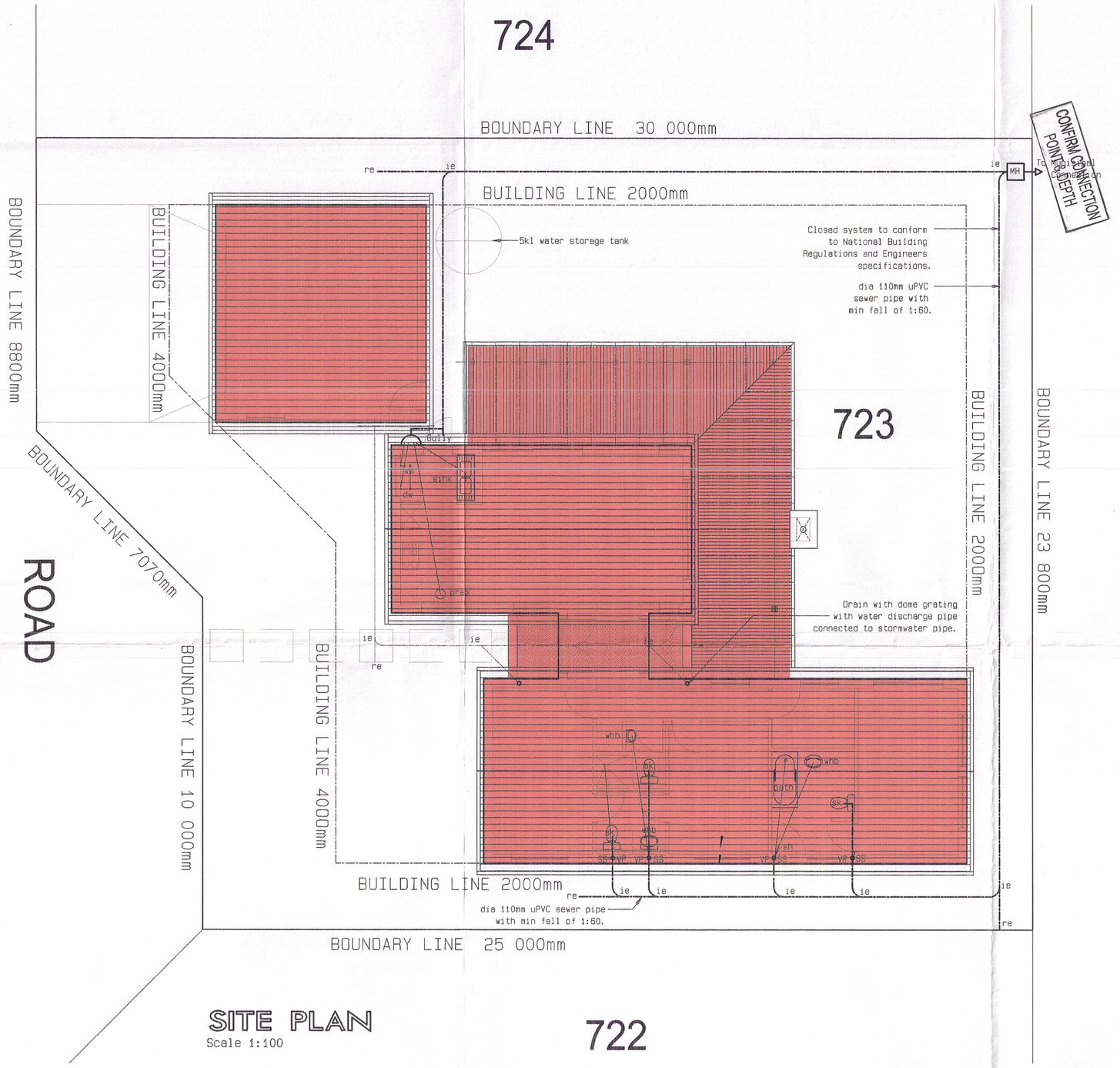
UITGEREIK
TEKENING NR.
K 06/02/02-723
DATUM
OCT 2007
GETEKEN
NJV

APPROVED SUBJECT TO A PERMIT IN TERMS OF THE OUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS (R1528-1528 OF 27 NOVEMBER 1998) HAVING BEEN OBTAINED PRIOR TO SITE DISTURBANCE

GROUND FLOOR PLAN
Scale 1:50

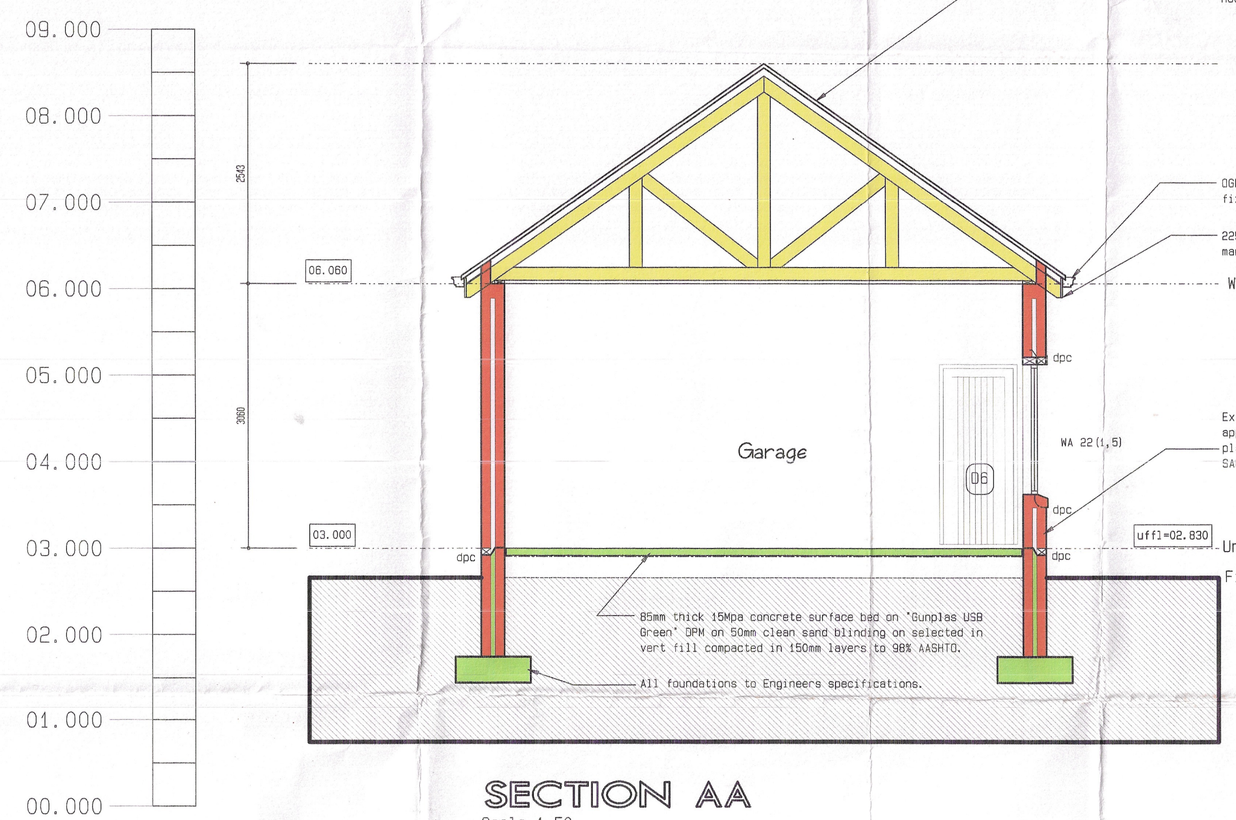
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GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended
BCO / TE: ..... DATE: 24/10/17



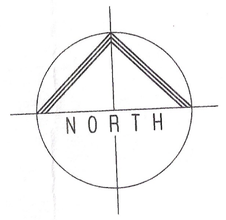
SITE PLAN
Scale 1:100

722



SECTION AA
Scale 1:50

areas:
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ground floor = 131.4sqm
covered patios = 55sqm
garage = 41.6sqm
total covered area of house = 228sqm
coverage = 35%



cad: K06-02-01-723.drw

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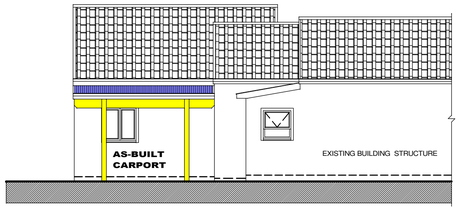
PROJEK
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SITE PLAN
SECTION AA

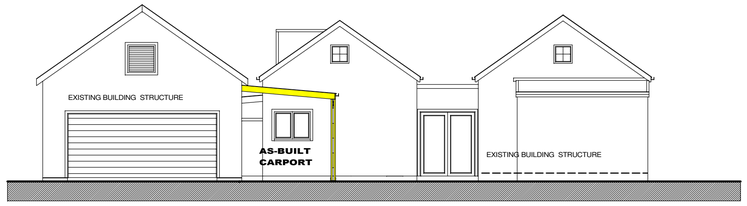
UITGEREIK	TEKENING NR.	
	K 06/02/01-723	
	DATUM	GETEKEN
	OCT 2007	NJV

APPROVED SUBJECT TO A PERMIT IN TERMS OF THE OUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS, 2010 (PN 826-1528 OF 27 NOVEMBER 1998) HAVING BEEN OBTAINED PRIOR TO SITE DISTURBANCE

583



SOUTH ELEVATION 1:100



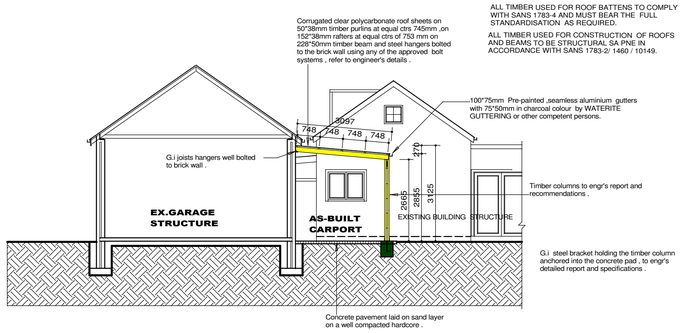
WEST ELEVATION 1:100

ALL TIMBER USED TO BE OF GRADE 8 OF CLASS A AND COMPLY WITH SANS 10005 REQUIREMENTS, NO USE OF COMBUSTABLE MATERIALS .

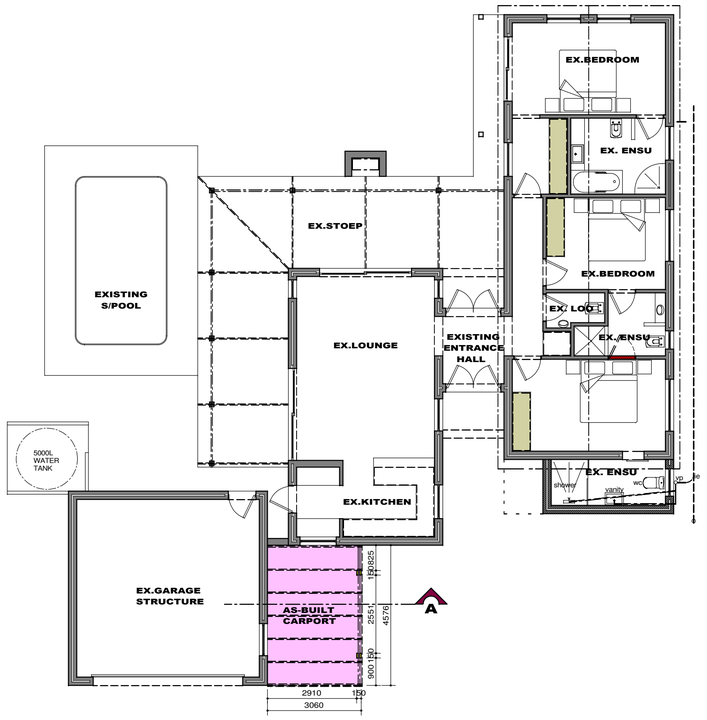
ALL TIMBER USED TO BE OF GRADE OF CLASS -A AND TO COMPLY WITH SANS 10005 PART REQUIREMENTS.

ALL TIMBER USED FOR ROOF BATTENS TO COMPLY WITH SANS 1783-4 AND MUST BEAR THE FULL STANDARDISATION AS REQUIRED.

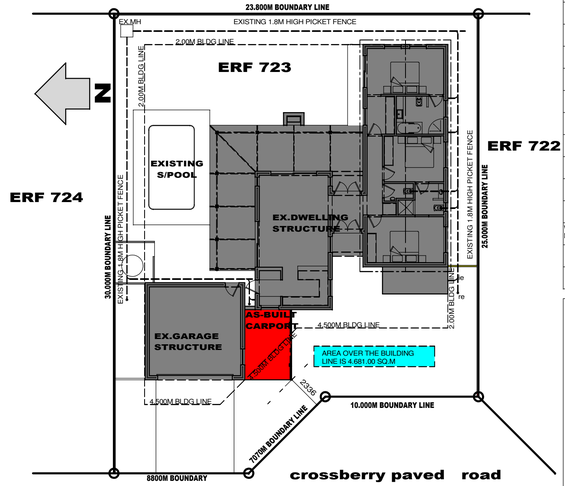
ALL TIMBER USED FOR CONSTRUCTION OF ROOFS AND BEAMS TO BE STRUCTURAL SA PNE IN ACCORDANCE WITH SANS 1783-2/ 1460 / 10149.



SECTION A-A 1:100



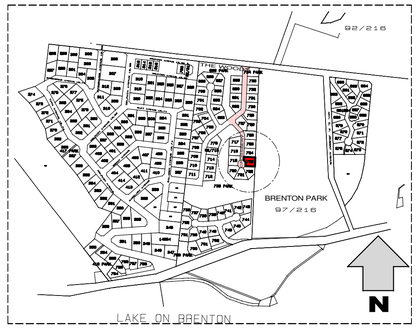
FLOOR PLAN 1:100



SITE PLAN 1:200

SITE & BUILDING DATA

EXISTING DWELLING AREA	=	235.557 SQ.M
NEW ADDITIONS AREA	=	14.002 SQ.M
TOTAL BUILDING AREA	=	249.559 SQ.M
SITE / STAND AREA	=	651.000 SQ.M
COVERAGE %	=	38.33 %



LOCALITY PLAN (NTS)

TABLE OF FINISHES TO USED	
location	**color or specification**
main house walls	HOA to approve all paint color codes and to match the existing in all walls
plinths	natural stone
doors/window frames	Dove grey
fascias	Hazy grey or HOA approved dark grey
gutters	Hazy grey or HOA approved dark grey
main roofs sheets	Charcoal corrugated ,thermotile or HOA approved dark grey
flat conc roofs	Concrete roof with brown stone chips
driveway	grade quarry stone
retaining wall	Gabion or brickwall cladded with sand stone

WATER RETICULATION KEY

G	POSITION OF WARM WATER CLINDER, SEE SPESIFICATION FOR DESCRIPTION.
	COLD WATER TAP
	WARM WATER TAP
	COLD WATER BITAP WITH HOSE CONNECTION.
	COLDWATER STOPCOCK
	SHOWER MIXER AND ROSE
	KITCHEN MIXERTAP
	TOILET CISTERN COMPLETE WITH LID AND FITTINGS WITH STOPCOCK 300mm ABOVE FINISHED Floor Level.
	BATH MIXER TAP WITH TELEPHONE SHOWER.
	WASH HANDBASIN MIXER TAP.
	BIDET MIXER TAP WITH SHOWER SPRAY CONVERTOR.
	WASHINGMACHINE COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
	WASHINGMACHINE HOT WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
	REFRIGERATOR COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FL. NEXT TO REFRIDGERATOR.
15	COLD WATER PIPE WITH PIPE SIZE IN CIRCLE
15	WARM WATER PIPE WITH PIPE SIZE IN SQUARE.
	HOT / COLD WATER RISER FROM FLOOR TO FLOOR.
M	POSITION FOR WATER METRE.
	NON RETURN VALVE & HI FLO pressure control valve from KWIKOT
	WATER BOOSTER PUMP, WATERBOX & BALANCED WATER PRESSURE

PIPE SUPPLY KEY

W.H.B.	15mm Ø PIPE
SHOWER	22mm Ø PIPE
SINK	22mm Ø PIPE
BATH	22mm Ø PIPE
W.C. FLUSH MASTER	42mm Ø PIPE
URINALS	28mm Ø PIPE
GARDEN TAPS	15mm Ø PIPE

ENERGY DEMAND ZONE 4 ACCORDING TO SANS 204

ALLOWED 5W PER SQ.M
5W PERR SQ.M * 242.63= 1213.15W
NUMBER OF LAMPS =30

THEREFORE 32* 11W= 352W

OR 352/242.63

=1.450 PER SQ.M

1.450 < 5W/SQ.M ACCEPTABLE

ENERGY CONSUMPTION

5KWH PER SQ.M
NETT FLOOR AREA = 242.63 SQ.M
A= 1 YEAR (YR)

5KWH PER SQ.M * 1YR * 242.63 SQ.M

= 1213.15KWH.A

ASSUME LIGHTS ARE ON FROM 5PM - 10PM EACH DAY / YR THUS 5HRS PER DAY.

52(WEEKS) * 7(DAYS) * 5 (HOURS) = 1 820HRS PER YEAR

LAMPS = 352W OR 0.352KW

THEREFORE 0.352KW * 1820HRS PER YR

=640.64KWH PER YR

=(640.64 <1213.15W) ACCEPTABLE

HOT WATER CONSUMPTION

DWELLING HOUSE -LOW RENTAL 80 -115 L PER CAPITA DAY

ASSUME HOT WATER CONSUMPTION 80.0L
NO OF PERSONS 8 PER DAY

ASSUME DAY HOT WATER CONSUMPTION IS 640.0L
ASSUME ANNUAL HOT WATER CONSUMPTION IS 323.99KL
(based on daily design occupancy per week).

50% ANNUAL HOT WATER CONSUMPTION IS 116.48KL
(minimum volume of hot water to be powered by means other than electricity).

DAILY HOT WATER CONSUMPTION 320.0L
(to be provided by means other than electrical resistance heating).

INSULATION REQUIREMENTS

INTERNAL DIAMETER OF HOT WATER SERVICE PIPE< 80MM
MINIMUM REQUIRED R-VALUE FOR PIPE INSULATION 1.00
MINIMUM REQUIRED R-VALUE FOR VESSEL TANK 2.0

DISCRIPTION OF SYSTEM AND MATERIALS TO BE USED.
DOMESTIC USE AND FIRE PROTECTION:
A combined system where the fire mains constitutes the main supply is used. The branches for domestic use are taken from the main supply. Each bath branch must be provided with its own isolating valve.

UNDERGROUND WATER PIPING:
All piping in the ground is to be of class 16 high density polyethylene or thin wall hard drawn copper.

ABOVE GROUND WATER PIPING:
All piping above ground level but concealed in roofs and ducts must be thin wall hard drawn copper pipe.

HOT WATER PIPING:
Hot water piping is to be of thin wall hard drawn copper for all dimensions.

PROTECTION OF PIPES:
Water pipes in buildings should be exposed to facilitate maintenance,where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES:
Isolating valves must be provided at all important points & junctions.No stop cocks are to be used on hot water reticulation.

GARDEN TAPS:
Height of garden stand pipes to be 300mm above floor level - to be installed in wall.

WATER LEGEND

15C	15MM DIA COLD WATER PIPE
15H	15MM DIA HOT WATER PIPE
HP	SIRAC HEAT PUMP
et	EXTERNAL TAPE POINT
sc	STOP COCK
	VERTICAL/HORIZONTAL GEYSER
shr	SHOWER HEAD
SWH	SOLAR WATER HEATING UNIT

ELECTRICAL LEGEND

1050	DOUBLE 15AMP PLUG, 1050mm HIGH
350	DOUBLE 15AMP PLUG, 350mm HIGH
750	DOUBLE 15AMP PLUG, 750mm HIGH
WP	WATERPROOF PLUG
	GARAGE DOOR MOTOR PLUG
	STOVE POWER POINT
	HEATPROOF BRAAI LIGHT
	INCANDESCENT WALL LIGHT FITTING
	LOW VOLT DOWNLIGHTER
	TRUSS MOUNTED SPOTS
	RECESSED FLOOR LIGHT
	TRACK LIGHTING
	TUBULAR FLUORESCENT LAMP FITTING
	RECESSED FOOTLIGHTS
	RECESSED BRICK LIGHT
	WATERPROOF POND LIGHTS
	WATERPROOF GARDEN LIGHT POINT
	SOFFIT DOWN LIGHTER
DN	DAY/NIGHT EXTERNAL LIGHT
	CENTERED CEILING LIGHT
	PENDENT / CHANDALIER POINT
	ONE WAY SWITCH
D	ONE WAY SWITCH, WITH DIMMER
2	TWO WAY SWITCH
DB	DISTRIBUTION BOARD
MB	SUB BOARD
	HEATED TOWEL RAIL
G	HOT WATER GEYSER
SP	SHAVER POINT
	UNDER COUNTER LIGHTING
	STRIP BULKHEAD LIGHTING
	FLOOR PLUG
	KITCHEN POWER DOCK
	KITCHEN STOVE EXTRACTOR FAN
	INFRA RED EYE WIRELESS
PB	PANIC BUTTON
	BATHROOM EXTR. CEILING FAN
	CEILING FAN
IS	ISOLATOR SWITCH POINT

COMMUNICATION LEGEND

TEL	TELEPHONE POINT
TV	TELEVISION POINT
SATTV	DSTV CONNECTION TO DISH
INT	INTERCOM DOORBELL
911	ALARM KEYPAD
911	ALARM POWER BOX
COM	COMPUTER PLUG POINT
WIFI	WI FI CONNECTION POINT

MUSIC

	SPEAKER POINT F=FLOOR MOUNTED; W=WALL MOUNTED CEILING MOUNTED
V	VOLUME CONTROL POINT

NOTES

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EXISTING DWELLING AREA	=	235.557 SQ.M
NEW ADDITIONS AREA	=	14.002 SQ.M
TOTAL BUILDING AREA	=	249.559 SQ.M
SITE / STAND AREA	=	651.000 SQ.M
COVERAGE %	=	38.33 %

rev	date	description

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
XOLANI NCUBE
14:59 PM (Africa/Johannesburg) on 29 Mar 2023
SACAP LSD APPROVED OR WAIVED

CLIENT'S SIGNATURE.....

ARCHITECT'S SIGNATURE .....

X-CUBE DESIGNS
PROFESSIONAL & INTELLIGENT SPACE DESIGNS
SACAP REG No PAD21059
17 LONG STREET
FECTHER BUILDING CBD
KNYSNA
6571
CELL: +27 (0)71 341 8641
TEL/FAX:
EMAIL: xcubedesigns01@gmail.com

This drawing is the property of X-CUBE DESIGNS and may not be copied without prior consent of the owner

Client
HOUSE HULBERT

project
PROPOSED ADDS TO EX. HSE ON ERF 723 THE WOODS LAKE BRENTON KNYSNA MUNICIPALITY

drwg description
MUNICIPAL SUBMISSION

drawings
FLOOR PLAN
ELEVATIONS
SECTION A-A
LOCALITY PLAN

Occupancy Classification
H4

ckd	date	drn	rev	sht - size
AUTHOR	AUG 023	XOLANI	A1	1 OF 1-A1

drwg number
HOUSE HULBERT /023K-LB

1382

Logan - Martin Inc
P O Box 6
Knysna
6570

Prepared by me

CONVEYANCER
FLORIS ALBERTUS HANEKOM
LPCM 90928

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 600 000	R 1778,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED

VIR FOR R 2 100 000 00

B 000000990 / 2022
25 JAN 2022

REGISTRATEUR/REGISTRAR

T 000001819 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

27-01-2022

FLORIS ALBERTUS HANEKOM LPCM 90928

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

CJ VAN NIEKERK TRADING ENTERPRISES CC
Registration Number 2004/124071/23

which said Power of Attorney was signed at KNYSNA on 11 November 2021

And the appearer declared that his/her said principal had, on 4 November 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

GARY SEAN HULBERT
Identity Number [redacted]
Married out of community of property

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF 723 BRENTON
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 651 (SIX HUNDRED AND FIFTY ONE) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer Number T82651/2007 with General Plan No. 6239/2005 relating thereto

A. **SUBJECT** to the conditions referred to in Certificate of Registered Title No. T17263/1955.

B. **SUBJECT FURTHER** and entitled to the following conditions contained in Certificate of Partition Transfer No. T8082/1928 which provides for certain rights of access, use of roads and right of way in favour of the owners from time to time of Belvidere held by Certificate of Partition Transfer No. T8083/1928 and the owners from time to time of the hereinmentioned property hereby transferred:

(a) The proprietors of Belvidere and their successors in title shall have access to Brenton by and along the whole course of the line of road marked on the diagram of the farm annexed to the Amended Grant thereof, dated 30 March 1914 (the commencement and termination of the said line or road being marked P and Q respectively) and from the termination of that road to the river at or near the picnic place by the existing path (the termination of the said road and the termination of the said path at the picnic being marked Q and R respectively the said road and path being similarly marked and lettered on the diagram hereto annexed.

(b) That if the proprietors of Brenton or any of their successors in title construct a road or use a road for traffic to any point on the Knysna River below the picnic place, the proprietors of Belvidere and their successors in title shall be entitled to the use thereof and if it does not connect with any line or road mentioned in clause (a) aforesaid to a right of way from the line mentioned in clause (a) aforesaid to a right of way from the line mentioned in clause (a) to the same.

(c) That the proprietors of Brenton and their successors in title shall have a right of way by the line or road marked on the diagram annexed to the grant aforesaid to where it joins with the existing public road at or near Ashford (the commencement and termination of the said road over which the right of way operates being marked P and O respectively) or which any public road to be hereafter proclaimed in lieu of the said public road or of which the public have the use in lieu thereof provided that the proprietary for the time being (i.e. the proprietor of the time being of Belvidere) may require the proprietor of Brenton for the time being to exercise such right of way by a line deviating aS may from time to time mutually be agreed upon along the whole or any part of such line not more than one thousand (1000) yards on either side thereof.

The Deed of Grant dated 30 March 1914 referred to in condition (a) is Knysna Freeholds volume 3 nr 5.

C. ENTITLED FURTHER to the benefit of the terms of a servitude referred to in the following endorsement dated 27 January 1956 on Deed of Partition Transfer No. T17264/1955:

By Deed No. T699/56 dated 27 January 1956 portion 20 of the farm Belvidere thereby conveyed is subject to conditions contained in annexure marked A in favour of the land hereunder as will more fully appear on reference to the said deed.

The said annexure A reading as follows:

1. The land shall be used purely for residential and/or agricultural purposes which use shall particularly not include the carrying on of a hotel, boarding house, restaurant or used for any trading or business purposes whatsoever.

2. The aforesaid condition 1 constitutes a reservation solely for the benefit of the transferors and their successors who shall at all timeS at their sole discretion have the power to, at their own free will and election and on such conditions as they may deem, meet, modify, amend or alter the same at will, with the consent of the transferee, it being clearly understood that the like or similar condition (as in clause 1 herein contained) in any other agreement or deed in respect of any other land now or later sold in or about the remaining extent of Brenton aforesaid, shall likewise be deemed to be solely for the benefit of the transferors and the transferee shall have no claim or action against any transferor or transferee of land by reason that any alterations or amendment of clause 1 herein contained has been altered or amended by virtue of this reservation in favour of and for the benefit of the transferors.

3. Any future buildings which may be built on the said land shall be set at least 9,45 metres away from the road or street or boundary fence and the sale shall further be subject to the approval of all plans and specifications by the transferors of any buildings to be erected on the said land, such plans and specifications to be submitted to the transferors prior to the erection of any buildings for the approval of the transferors.

4. The transferee shall fence the said land to the satisfaction of the transferors within six months after transfer has been registered in his name, if called upon by any one of the transferors to do so.

5. The transferors reserve to themselves, their successors and assigns, the right at any time hereafter to the free and undisturbed passage of wires for electric light, telephones or power over and under any portion of the said land, with further right of causing them to be affixed to any building or erection with access at any time to the said wires for the purposes of maintenance or removal. No compensation shall be payable to the transferors.

6. The transferors reserve to themselves, their successors and assigns the right at any time hereafter to lay and maintain water piping under the said land and at all times access to the said piping for removal, maintenance, extension, etc. No compensation shall be payable by the transferors.

7. The transferors reserve to themselves, their successors and assigns the right to construct sewers or drains over and under the above property and shall have reasonable access thereto for the purpose of maintenance, removal and extension and the transferee and his successors shall be obliged to allow the drainage or sewerage of any road or street to be conveyed over this property if deemed necessary by the transferors.

8. The transferee agrees to allow a 4,72 metre wide foot and bridal path as near as possible and as convenient as possible to the high water mark across this frontage on the lagoon for the use and benefit of any landholder now and in future of the original remaining extent of the farm Brenton. The transferee undertakes if and when required, to engage upon and enter into and sign any documents and deeds and other papers calculated to give full effect thereto.

WHEREFORE the said Appearer, renouncing all rights and title which the said

CJ VAN NIEKERK TRADING ENTERPRISES CC
Registration Number 2004/124071/23

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

GARY SEAN HULBERT, Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 25 JAN 2022

q.q.

In my presence

REGISTRAR OF DEEDS

FNB Private Wealth
5 Merchant Place, 9 Fredman Drive, Sandton
PO Box 62164
Marshalltown, 2017
Email: servicesuite@fnbprivatewealth.co.za
Web: www.fnb.co.za

08 July 2025

Bondholder's Consent Letter

Gary Sean Hulbert

9 Crossberry Close
Lake Brenton
Knysna
6571

Dear Gary,

OUR CLIENT:	**GARY SEAN HULBERT**
ACCOUNT NUMBER:	[redacted]
MORTGAGE BOND BY:	**GARY SEAN HULBERT**
OVER:	**ERF 723 BRENTON**

We refer to the above first mortgage bond registered in our favour.

Consent is granted for the relaxation of a building line for a new carport to be installed on the property. As per valuation comments, the carport and or encroachment will have no negative impact on the value of the property and or the bank's security.
Subject to:

- Approved municipal building plans to be provided
- Local authority approval

This consent shall not be construed as substituting, varying or novating any of your existing obligations to us nor shall it affect any security furnished by you in terms of your existing agreement save as provided for herein.

Authorised Signatory

Authorised Signatory

THE WOODS

AT LAKE BRENTON

THE WOODS DRC - APPROVAL

To whom it may Concern,

This letter confirms that The Woods DRC has reviewed and approved the design drawings.

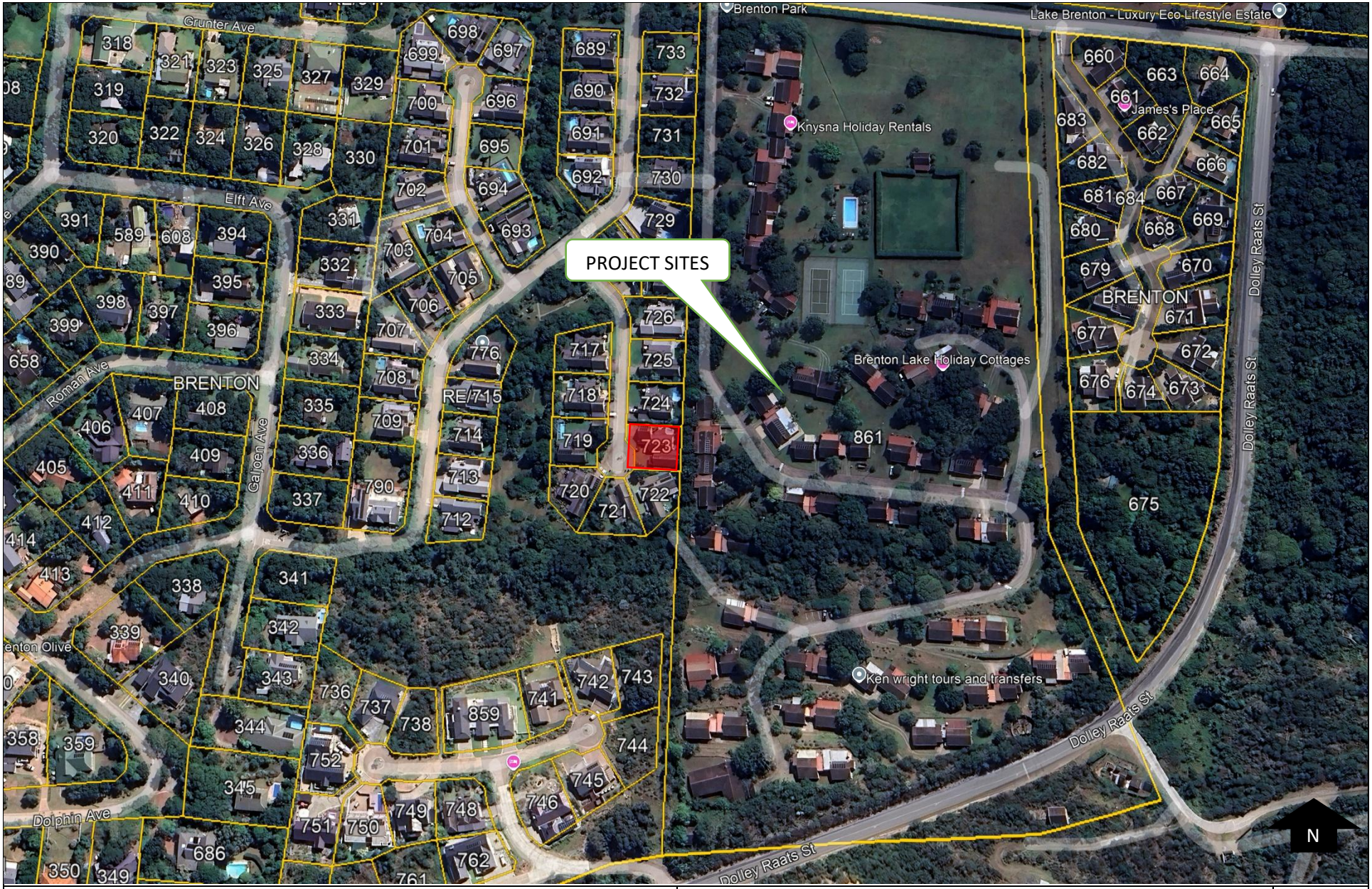
ERF Nr : 723

Drawing Nr : 023K-LB

Date : 2025 06 26

Yours Sincerely,

Nico Vreken



LOCALITY MAP

ERF 723, 9 CROSSBERRY DRIVE, LAKE BRENTON

SCALE: NTS
DATE: JUNE 2025
Dwg. No.: LOCALITY PLAN 1

ITEM TO:
Municipal Planning Tribunal

APPLICATION NO.	3445
REPORT AUTHOR	S Phungula
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/3220/2022
TELEPHONE NO.	044-302-6339
APPLICATION DATE	31 March 2025

LAND USE PLANNING REPORT
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 16571 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	Seretse Mthembu
Company name	
SACPLAN registration number	A/2210/2015
Registered owner(s)	Dale Goosen and Karine Goosen
PART B: PROPERTY DETAILS	
Property description	Erf 16571 Knysna in the Municipality and Division of Knysna, Province of Western Cape
Property Extent	1210 m²
Physical address	10 Francoline Close, Woodlands, Simola
Area/Town	Knysna
Current zoning	Single Residential Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-law (2020)
Current land use	Dwelling house
Are there existing buildings on the property?	Yes
Title Deed number & date	T116893/2021
Any restrictive title conditions applicable?	Yes
Any third party conditions applicable?	Not Applicable
Any unauthorised land use/building work	Yes
Bondholder's Consent	No

PART C: CONTRAVENTION INFORMATION	Yes	No	Not Applicable
Has the landowner applied for the determination of an administrative penalty?	☒	☐	☐
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	☐	☒	☐
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work which required the owner or other person to apply for the determination of a contravention penalty?	☐	☒	☐

1. APPLICATION DESCRIPTION

An application for the determination of an administrative penalty in terms of Section 15(2) (r) of the Knysna Spatial Planning and Land Use Management By-Law (2021) for the encroachment of building lines and the maximum permissible height of a retaining structure as prescribed in the Knysna Zoning Scheme By-Law (2020) on Erf 16571, Knysna.

2. PRE-APPLICATION CONSULTATION

No

3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The applicant states that the as-built retaining wall was necessary to stabilize the building platform, prevent bank collapse, control erosion, and protect the property and neighbours. Site-specific conditions required adjustments to the approved design in height, shape, and position.

3.2. The retaining walls are said to be constructed with permeable Sholin (Terraforce L13) blocks; the wall supports vegetation growth and maintains the main dwelling's structural integrity. Visually, it is largely inconspicuous, being below natural ground level, and does not impact the surrounding character.

3.3. It is argued that retaining structures are typical and necessary for safe development on the steep, sloping terrain of Simola Estate.

3.4. To rectify the contraventions of the Knysna Zoning Scheme By-Law (2020), an application has been submitted in order to depart from the prescribed building lines in respect of the encroaching structures.

4. Administrative Penalty Calculation

The Municipality considers the following formula for the determination of the administrative penalty:

- Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction, and engineering work unlawfully carried out:
    - Encroaching portion of retaining wall on respective building line is 63,9 m².
    - The applicant has provided cost estimates for the encroaching portions of the retaining wall that were carried out, valued at ± R63 900.

- A maximum amount of R63 900 could be charged to the property owner.

5. ASSESSMENT OF APPLICATION

5.1. Considerations in terms of Section 93(9) of the Planning By-law

5.1.1. The nature, duration, gravity, and extent of contravention

The contravention relates to unauthorised building works comprising a retaining structure, as reflected on plan no. "KNY24-29_LAD_02". The structure encroaches the prescribed street and lateral building lines and exceeds the maximum permissible height measured from natural ground level. The encroaching portion has a footprint of 63,9m² and a height of 2,45m, constituting a deviation from the building plans approved on 11 November 2024. It is, however, noted that the rest of the dwelling was constructed in accordance with the approved plans and complies with all applicable development parameters for a dwelling house.

From a land use planning perspective, the contravention may be regarded as relatively minor in nature, as the retaining structure is ancillary to the approved residential use and does not introduce an additional or incompatible land use. Furthermore, there is no apparent evidence that the structure results in material negative impacts on adjoining properties or the broader character of the area.

The conduct of the person involved in the contravention.

The property owner intends to rectify the transgression. As built drawings were prepared and submitted together with the land use applications that seek to regularise the retaining structures.

5.1.2. Whether the unlawful conduct was stopped

The retaining wall is "as built," and there is no indication of any ongoing or continuing unauthorised construction. However, notwithstanding that the physical works have been completed, the development remains unlawful until properly regularised.

5.1.3. Whether a person involved in the contravention has previously contravened the Planning By-law or any other planning law

There is no history of land use planning contraventions by the registered owner of 1657 Knysna,10 Francoline Close, which could be found in the Town Planning Department's records.

6. RECOMMENDATION

It is recommended that, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021), an administrative penalty in the amount of **R639,00** (1% of R63 900) be determined in terms of Section 93(3) for the unauthorised building work that contravenes the prescribed building lines of the Knysna Zoning Scheme By-law (2020) on Erf 16571 Knysna.

7. REASONS FOR RECOMMENDATION

(i) The unauthorised works are considered to have a negligible planning impact. The retaining structure is ancillary to the approved residential use and does not intensify the land use or alter the zoning rights applicable to the property.

(ii) There is no evidence to suggest that the encroachment has resulted in any tangible or material adverse impact on adjoining properties, including loss of privacy, overshadowing, or diminution of amenity. The imposition of an administrative penalty is considered commensurate with the offence.

8. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – Copy of the Title Deed

ANNEXURE B – Power of Attorney

ANNEXURE C – Site Plan

ANNEXURE D – Building Plans

ANNEXURE E – Applicant's Motivating Memorandum

ADMINISTRATIVE PENALTY: 16571 – APPLICATION NUMBER 3445	
Author Name: S Phungula Date: 16/02/2026	Author Signature:
Registered planner name: S Madumbo SACPLAN registration number: A/1520/2010 Date: 16/02/2026	Registered Planner Signature:
Decision maker: Municipal Planning Tribunal	

11

MILLERS INC
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

CONVEYANCER
ALBRI VOGES
LPCM 15763

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 750 004,00	R 995,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE
15 -04- 2021
PHUMELELA LINGATA

T 000016893 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

NICOLE SHANNON MENTOOR
LPCM NUMBER 92521

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

SIMOLA GOLF AND COUNTRY ESTATE PROPRIETARY LIMITED
Registration Number 2002/030958/07

which said Power of Attorney was signed at KNYSNA on 15 Desember 2020

DATA CAPTURE
20 -04- 2021

And the appearer declared that his/her said principal had, on 6 November 2020, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

DALE GOOSEN
Identity Number [redacted]
and
KARINE GOOSEN
Identity Number [redacted]
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 16571 KNYSNA IN THE MUNICIPALITY AND DIVISION OF KNYSNA, PROVINCE WESTERN CAPE

IN EXTENT 1210 (ONE THOUSAND TWO HUNDRED AND TEN) Square metres

AS WILL MORE FULLY APPEAR from General Plan No 5332/2008 and held by Certificate of Registered Title No T47317/2009.

A. **SUBJECT** to the conditions referred to in Certificate of Amended Title No T3583/1926.

B. **SUBJECT FURTHER** to the terms of the endorsement dated 16th October 1969 on Certificate of Amended Title No T3583/1926 reading as follows:

"REMAINDER MEASURING 1201.4765 morgen

By Notarial Deed No 546/69 dd 30.6.69 the rem. of the within ppty. (measuring 1201.4765 m) is subject to the following servitude right in favour of the Knysna Municipality:

(1) To construct lay and maintain a pipe and power line to convey water and electricity.
(2) To construct roads and use existing roads
(3) To construct pump houses etc along routes and positions still to be determined.

With ancillary rights and subject to conditions. As will more fully appear from the said Notarial Deed, which servitude right is still in general terms."

C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No T31839/1980 and imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance no 33 of 1934 when approving of the establishment of the Eastford Township Extension No 1:

1. This portion shall only be used for single residential purposes or for such purposes as the Administrator may from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.

2. .....

D. **BY VIRTUE** of Notarial Deed of Servitude No K1049/2008 dated 16 May 2008 the Remainder Erf 9242, Knysna, measuring 215,1050 ha and held by Certificate of Consolidated Title No T52507/2003 is **ENTITLED** to a pipeline servitude, Pump area servitude, Storage facility area and servitude in respect of electrical cables over

1. Remainder of the farm CHARLESFORD No 192
In the Municipality and Division Knysna
Western Cape Province;

   In extent: 355,4893 (Three Five Five comma Four Eight Nine Three) hectares; and

2. Portion 21 (a portion of Portion 1) of the Farm Westford No 191, in the Municipality and Division Knysna, Western Cape Province;

   In Extent: 7 495 (Seven thousand Four Hundred and Ninety Five) Square metres;

   Held by Deed of Transfer No T8907/1985

As will more fully appear from said Notarial Deed.

E. **SUBJECT** to the following conditions imposed by and in favour of the TRANSFEROR being the DEVELOPER known as SIMOLA GOLF AND COUNTRY ESTATE PROPRIETARY LIMITED Registration Number 2002/030958/07, the TRANSFEREE being the PURCHASER or his SUCCESSORS IN TITLE:

1. The TRANSFEREE or his successor in title shall commence construction of a dwelling unit duly approved on the property within 3 (THREE) years of date of registration of transfer of the property into the name of the TRANSFEREE, and shall complete such construction within a reasonable period of time after the commencement date, failing which the TRANSFEROR shall be entitled to a reversionary right, and the TRANSFEREE be obliged at his own cost upon request of the TRANSFEROR, to re-transfer the property to the TRANSFEROR at the same price at which it was originally sold or at a fair market value at the time, whichever is the lesser, less VAT and agent's commission paid by the TRANSFEROR in terms of this transaction.

2 If the TRANSFEREE or his successor in title is unable to complete the dwelling within the 3 (THREE) years aforesaid, then the TRANSFEREE may motivate and apply to the TRANSFEROR before expiry of the period for an extension and such extension may be granted in the sole and entire discretion of the TRANSFEROR and upon such terms and conditions as the

Homeowners Association Constitution and in addition thereto, the TRANSFEROR may exercise its reversionary right as set out herein.

F. SUBJECT to the following condition imposed by the Transferor (as Developer) at the instance of the Knysna Municipality in terms of Section 42(1) of Ordinance 15 of 1985 when approving the subdivision of ERF 9242 Knysna which condition is imposed in favour of the SIMOLA GOLF & COUNTRY ESTATE HOME OWNERS' ASSOCIATION namely:

The property hereby transferred may not be transferred without the written consent thereto by the SIMOLA GOLF & COUNTRY ESTATE HOME OWNERS' ASSOCIATION.

WHEREFORE the said Appearer, renouncing all rights and title which the said

SIMOLA GOLF AND COUNTRY ESTATE PROPRIETARY LIMITED
Registration Number 2002/030958/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

DALE GOOSEN and KARINE GOOSEN, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R750 000,00 (SEVEN HUNDRED AND FIFTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 14 APR 2021

q.q.

In my presence

REGISTRAR OF DEEDS

SPECIAL POWER OF ATTORNEY

We, **DALE GOOSEN** and **KARINE GOOSEN,** the registered owners of the under-mentioned property, do hereby nominate, constitute and appoint **SERETSE MTHEMBU of DAIMCON PERSONNEL CC (ID No. [redacted])** with power of substitution to be our lawful representative in our name, place and stead to make any necessary Town Planning applications in order to obtain local authority approvals in respect of **ERF 16571 KNYSNA**, including the following:

(a) To make any other necessary applications and further to represent me/us in any enquiry or inspection and hearing in relation to the aforementioned matters and generally do whatever may be necessary or desirable to procure Town Planning approvals, authorisations and related matters on the said land;
(b) To alter and amend the application(s) as may be required from time to time, or to withdraw it;
(c) And generally for effecting the purposes aforementioned, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as we might or could do if personally present and acting herein - hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our representative shall lawfully do or cause to be done, by virtue of these presents and whatever our said representatives have to date done herein.

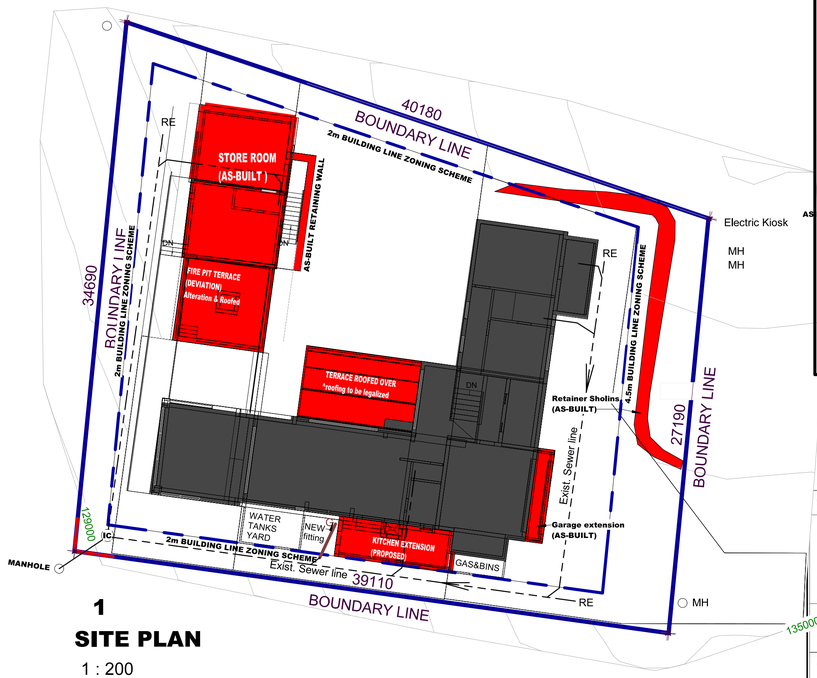
SIGNATURE dale goosen **ON THIS THE** 19 **DAY OF** February **2025**

and

SIGNATURE KarineGoosen **ON THIS THE** 19 **DAY OF** february **2025**

In the presence of the under-signed witnesses.
AS WITNESSES:

1. .....
2. .....



1

SITE PLAN

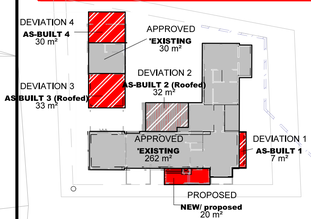
1 : 200

COVERAGE AND BUILDING LINES **ZONING SCHEME**

Erf size	Coverage	Building lines		
		Street	Side	Rear
Less than or equal to 250 m²	80%	1 metre	1 metre	1,5 metres
Greater than 250 m², but not exceeding 500 m²	65%	3 metres	1,5 metres	1,5 metres
Greater than 500 m²	50%	4,5 metres	2 metres	2 metres

TITLE DEED (Restrictive)

n/a	n/a	n/a



BUA

*EXISTING	262.4 m²	292 m² Exist.
*EXISTING	30.0 m²	
AS-BUILT 1	6.7 m²	
AS-BUILT 2 (Roofed)	31.6 m²	122 m² NEW
AS-BUILT 3 (Roofed)	33.5 m²	
AS-BUILT 4	30.0 m²	
NEW/ proposed	19.6 m²	
TOTAL	414.0 m²	

COVERAGE 34.2%

SITE AREA/ LAND UNIT 1210m²

LEGEND: PROPOSED DEVIATION AS APPROVED

AREA SCHEDULE

SITE AREA	1210 m²
EXISTING	262 m²
NEW	30 m²
TOTAL	292 m²
EXISTING PITCHED ROOF	281 m²
EXISTING FLAT ROOF	41 m²
NEW FLAT ROOF	30 m²
TOTAL ROOF AREA	352 m²
% FLAT ROOF TO TOTAL ROOF AREA	20%
TOTAL FOOTPRINT	336 m²
TOTAL COVERAGE	24%



AS APPROVED

ALL TO COMPLY SABS 0400-1990 CODE OF PRACTICE
Construction documents shall include plans, specifications, shop drawings and other documents as agreed by the contracting parties intended to convey the construction requirements

GENERAL NOTES

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* **BRICKWORK** - To comply Part K: Walls
* 4 ply damp proof-course under all walls and sills and vertical dpc. to all changes of floor levels
Reinforced Lintels, to all openings to a maximum of 3000mm.
To have minimum four courses of brickwork with brickforse in every course.
* flashing to all changes of roof levels and parapet walls
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* unless otherwise instructed by the structural engineer the minimum strength of concrete mixes shall be as follows :
blinding
10 mpa foundations:
15 mpa 75mm traffic surfaces:
20 mpa 75mm surface beds to be screeded:
15 mpa
* reinforced concrete columns, slabs, beams foundations etc. to be strictly in accordance with the structural engineers specifications.

General Requirements for Structural Design and Construction
Liability
* shall be adhered to by competent persons
# Design Loads
* shall be referenced to structural engineer's drawings/ details
# Construction Documents .
* builder to attain all drawing packs are in sync pre-construction
# Materials
* all material used to meet minimum requirements

TIMBER CONSTRUCTION

* To comply SANS, SABS&NBR STRUCTURAL DESIGN engineering and design requirements for timber frame construction - shall be regarded as a structural building frame system composed of timber members in which connections between interlocking members are created by A COMPETENT PERSON
* It is intended that this document be used in conjunction with competent engineering design, accurate fabrication, and adequate supervision of construction.
* The ENGINEERING design is within the scope of expertise of competent/ licensed engineers
*

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WITH REFERENCE TO KNYSNA MUNICIPALITY BY-LAWS

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sheet A1

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* all hot water pipes to be insulated per SANS 10254 & 10252-1 and meet municipal by-laws
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No.	DESCRIPTION	DATE
A	**Issued for HOA assessment pre-municipal application**	**'24,10.08**

HOME AWNERS AUTHORIZATION SIGNATURE & STAMP


STATUS-QUO ARRIVAL -STREET FACADE
(Garage Projection to be legalized)


FIRE PIT (POSITION AS APPROVED/ *ROOFING TO BE LEGALIZED*


WATER TANKS ENCLOSURE TO BE LEGALIZED


EXISTING FACADE TO RECEIVE KITCHEN EXTENSION

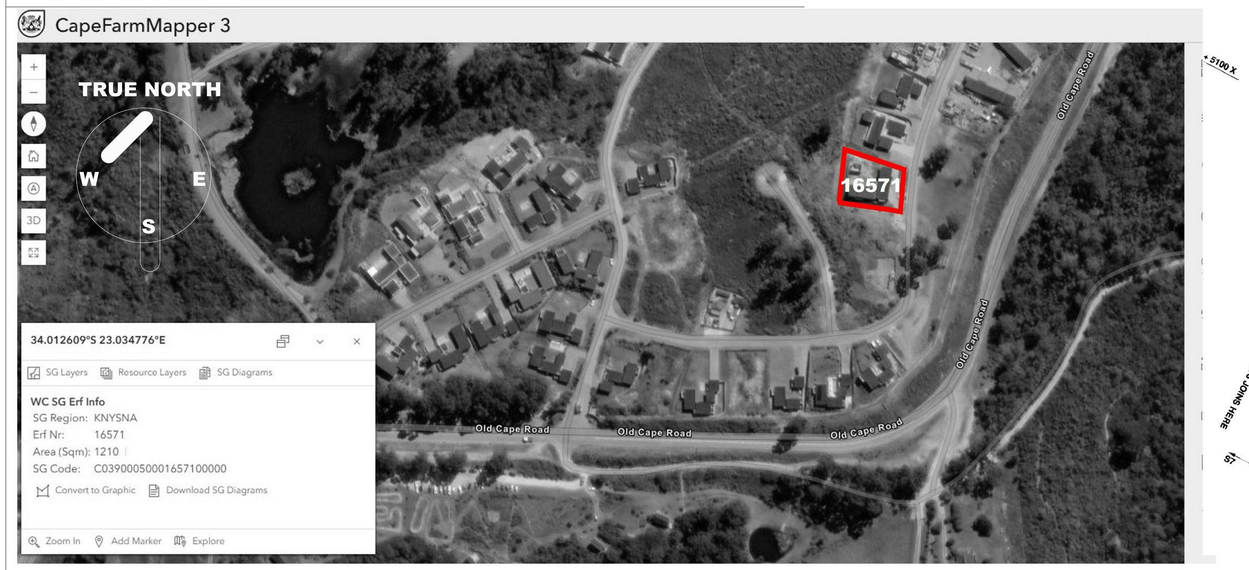

INSIDE EXISTING KITCHEN YARD TO BE ENCLOSED (Gas Tanks & WateBins to reposition per plan)


LEFT SIDE - EXIST YARD TO BE ENCLOSED (KITCHEN EXTENSION)


KITCHEN YARD BEYOND

SITE STATUS-QUO

SITE PICS



LOCALITY PLAN (NTS)



2

LOCALITY PLAN

1 : 1000

Simola Golf & Country estate
Design Review Committee
Project ERF 16571
Approved
Date 11.11.2024

CLIENT'S SIGNATURE :

(Agent)

ARCHITECT'S SIGNATURE:

THANKOA & XCUBE

THANK.X.CUBE

FOR ALL YOUR BUILDING PLANS

ARCHITECTURAL STUDIO
PROFESSIONAL & INTELLIGENT SPACE DESIGNS

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
South African Council for the Architectural Profession
XOLANI NCUBE
14:59 PM (Africa/Johannesburg) on 29 Mar 2023

CONTACT
c : 071 341 8641 - XOLANI
c : 083 227 6001 - THABISO
e-mail : thank.x.cube@gmail.com
MERRICK HOUSE 2nd FLOOR, 12 LONG STREET, KNYSNA ,6570

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PROJECT **HOUSE GOOSEN**
CLIENT **FOR DALE & KARINE GOOSEN**

SCOPE
EXISTING HOUSE
01. ***PROPOSED*** **KITCHEN EXTENSION**
02. ***AS-BUILTS LEGALIZING*** **DEVIATIONS from last approved :**
1, GARAGE *extension*
2, SCREENS (Service Yards)
3, PATIO enclosed *(Glazed)*
4, LIVING AREA TERRACE & FIRE PIT ***roofed over***
5, OUTBUILDING : ROOF & BASEMENT STORE ROOM

CLASSIFICATION **H4**
DWELLING HOUSE *(SINGLE RESIDENTIAL)*

Erf 16571
10 FRANCOLINE CLOSE
WOODLANDS SIMOLA
KNYSNA MUNICIPALITY

Drwg description	**LOCALITY PLAN &SITE INFO**
Scale	**As indicated**
Project number	**KNY24-29**
Date	**2024_08_15**
Drawn by	**TN**
Checked by	**XN**
Drawing	**LAD_01**

FACADE WALLS CONDUCTIVITY

PARAMETERS

Occupancy	H4 - Dwelling
Climate Zone	4
minimum R-Value	0.35
Wall Type	Cavity Wall Masonry brick with plaster both sides
Wall type R-Value	0.36

	Conductivity (W/m.k)	Thickness (mm)	Resistance (m²K/W)
External plasterwork	0.6	15	0.03
Brickwork	0.7	230	0.33
Internal Plaster	0.6	15	0.03
TOTALS		**260**	**0.39**

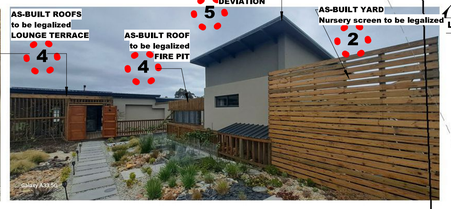
C O N C L U S I O N : WALL TYPE COMPLIES WITH MIN. R-VALUE OF 0.35 FOR WALLS



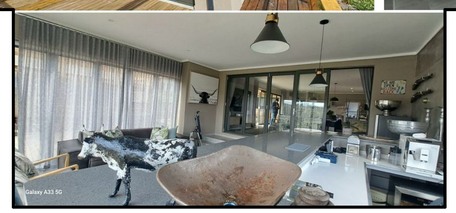


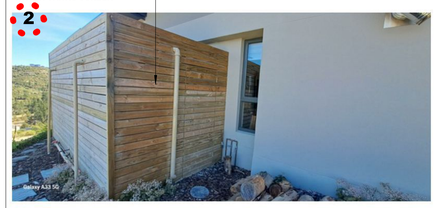




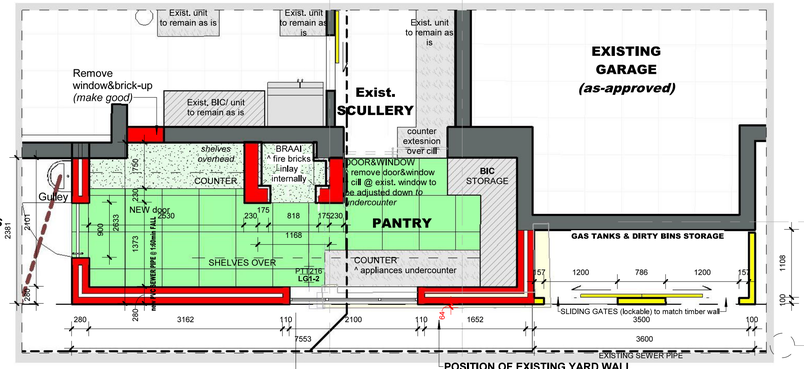








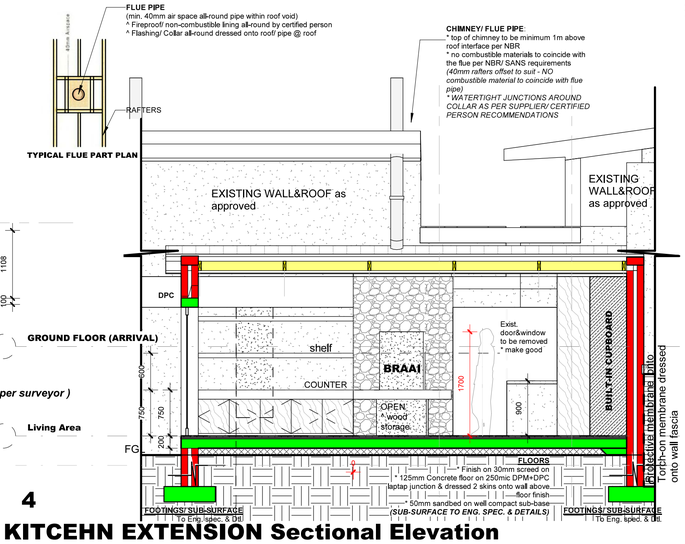




2

KITCHEN EXTENSION PART PLAN

1 : 50



4

KITCEHN EXTENSION Sectional Elevation

1 : 50

NOTE : ALL SPECIFICATION TO COMPLY SANS 10400 (SABS 0400)
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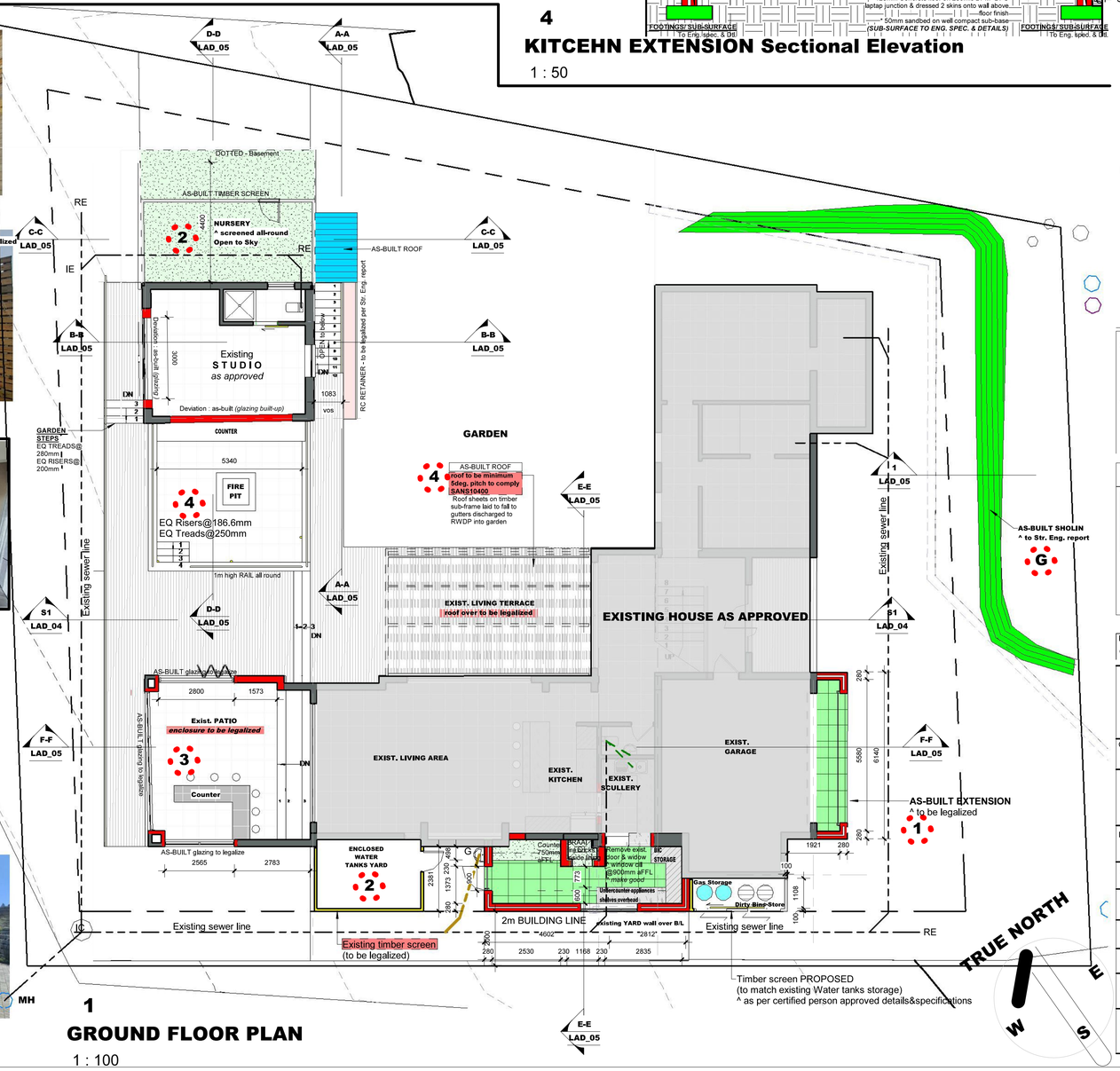
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No.	DESCRIPTION	DATE
A	**Issued for HOA assessment pre-municipal application**	**'24.10.08**



1

GROUND FLOOR PLAN

1 : 100

HOME AWNERS AUTHORIZATION SIGNATURE & STAMP

Simola Golf & Country estate
Design Review Committee
Project No: KNY 16571
Approved
Date 11 11 2024

CLIENT'S SIGNATURE :

(Agent)

ARCHITECT'S SIGNATURE:

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PROJECT **HOUSE GOOSEN**

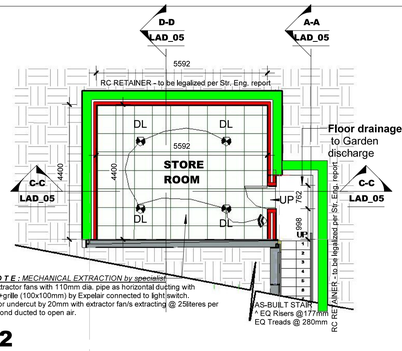
CLIENT **FOR**
DALE & KARINE GOOSEN

SCOPE **EXISTING HOUSE**
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02. ***AS-BUILTS LEGALIZING*** DEVIATIONS from last approved :
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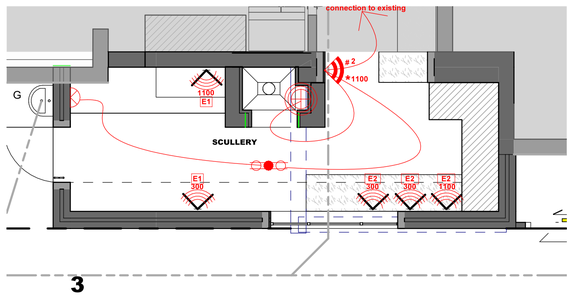
Drwg description	**FLOOR PLANS**
Scale	**As indicated**
Project number	**KNY24-29**
Date	**2024_08_15**
Drawn by	**TN**
Checked by	**XN**
Drawing	**LAD_02**



2

BASEMENT PLAN (to be legalized)

1 : 100



3

PROPOSED SCULLERY ELEC.&LIGHTING

1 : 50

LEGEND ELECTRICAL

PLUG POINT 15AMP Level above floor	
E1	SINGLE PLUG POINT
E2	DOUBLE PLUG POINT
wp	WATERPROOF PLUG POINT
iso	STOVE ISOLATOR ^ 1100mm above floor
PP	PROVIDE POWER * allwance for towel rail
DB	DISTRUBUTION BOARD
sp	SHAVER PLUG
int	INTERCOM
al	ALARM KEYPAD
tel	TELEPHONE POINT
TV	TV & dstv
GD	Garage door opener

NOTE : ALL EXTERNAL LIGHTS SHOULD SHINE DOWNWARDS

LEGEND lighting

	LIGHT SWITCH # Number (1/2 way) * Level above floor
11W	DOWN LIGHTER *low volt ceiling mount*
	DOWN LIGHTER *low volt waterproof*
	FOOTLIGHT ! 300mm abobe floor finish
	FOOTLIGHT waterproof ! 300mm abobe floor finish
	WALL LIGHT
	BRAAI LIGHT heatproof & waterproof
	FLUORESCENT LIGHT
	EXTRACTION
	PENDANT/ CHANDALIER
	CEILING FAN
	SPOT LIGHTS
	NIGHT LIGHT

NOTE : ALL EXTERNAL LIGHTS
DISCREET
SHOULD SHINE DOWNWARDS
NOT HIGHER THAN 900aFGL
LIGHT SOURCE SHOULD NOT BE VISIBLE
SHOULD BE SHADED ABOVE HORIZONTAL PLANE

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1

ROOF PLAN

1 : 100

1	2	3	4
Roof slope, degrees	Max. roof truss, rafter or beam spacing, mm	Type of anchor required	
		Light roof	Heavy roof
Less than 15	760 1 050 1 350	A, B or C B or C C	Type A for all applications
15 to 30	760 1 050 1 350	A, B or C B or C C	
Greater than 30	Any	A, B or C	

TABLE 3 — MAXIMUM SPANS FOR RAFTERS

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Roof covering	Nominal timber size, mm	Max. rafter span, m											
		Timber grade 4				Timber grade 6				Timber grade 8			
		Rafter spacing, mm				Rafter spacing, mm				Rafter spacing, mm			
		600	760	1 050	1 400	600	760	1 050	1 400	600	760	1 050	1 400
Class A and Class C	38 x 114	2,6	2,5	2,2	2,0	3,0	2,8	2,5	2,2	3,2	3,0	2,7	2,4
	38 x 152	3,5	3,3	3,0	2,7	4,0	3,7	3,3	3,0	4,3	4,0	3,6	3,2
	38 x 228	5,3	5,0	4,5	4,0	6,0	5,5	5,0	4,5	6,4	5,9	5,4	4,8
	50 x 114	2,9	2,7	2,4	2,2	3,3	3,0	2,7	2,5	3,5	3,2	2,9	2,8
	50 x 152	3,9	3,6	3,3	2,9	4,4	4,0	3,7	3,3	4,7	4,3	3,8	3,5
	50 x 228	5,8	5,4	4,9	4,4	6,5	6,1	5,5	4,9	6,5	6,5	5,9	5,3
	75 x 114	3,3	3,1	2,8	2,5	3,8	3,5	3,2	2,8	4,0	3,7	3,4	3,0
	75 x 152	4,5	4,1	3,8	3,4	5,0	4,6	4,2	3,8	5,4	5,0	4,5	4,0
	75 x 228	6,5	6,2	5,6	5,0	6,5	6,5	6,3	5,7	6,5	6,5	6,5	6,1
Class B	38 x 114	1,8	1,6			2,0	1,8			2,1	2,0		
	38 x 152	2,4	2,2			2,7	2,5			2,9	2,7		
	38 x 228	3,6	3,3			4,0	3,7			4,3	4,0		
	50 x 114	1,9	1,8			2,2	2,0			2,3	2,2		
	50 x 152	2,6	2,4			2,9	2,7			3,1	2,9		
	50 x 228	3,9	3,6			4,4	4,1			4,7	4,4		
	76 x 114	2,2	2,1			2,5	2,3			2,7	2,5		
	76 x 152	3,0	2,8			3,4	3,1			3,6	3,4		
	76 x 228	4,5	4,2			5,0	4,7			5,0	5,0		

KITCHEN EXTENSION

NOTE: Class A, Class B and Class C refer to the class of roof covering given in Table 1. The maximum rafter spans given in Table 3 are based upon use in a roof having a slope of less than 10°. In the case of the greater slopes typical of Class B roof coverings the figures may prove conservative because strength rather than deflection becomes the criterion.

Table 8 — Minimum total R-values of roofs assemblies and levels of thermal insulation

DESCRIPTION	ENERGY ZONES			
	ZONE 4		5	
Minimum required Total R-Value (m^2.K/W)	1, 2, 6 & 7	3	5	5H
	3.7	3.7	3.7	2.7
Direction of heat flow	Up	Up and Down	Down	
Minimum Total R-value (m^2.K/W) of roof and ceiling materials (Roof covering includes outside air film, non-reflective unventilated air space and plasterboard only).	0.30 - 0.35		0.36 - 0.48	
Estimated minimum added R-Value of insulation (m^2.K/W)	3.35	3.35	3.22	2.35
Product	Recommended levels (thickness in mm) of Thermal insulation to be used equivalent to R-Value required. Thermal conductivity values used are generic.			

Generic Insulation Product	Density (kg.m^3)	K-value (W/m.K)	mm	mm	mm	mm
Cellulose Fibre Loose-Fill	27.50	0.040	135	135	135	100
Glass Wool Blanket	10 to 18	0,040	135	135	135	100
Polyester Fibre Blanket	11.50	0.046	160	160	160	110
Polyester Fibre Blend Board	24.00	0.038	130	130	130	90
Expanded Polystyrene (EPS) Standard Density (SD)	15.00	0,035*	120	120	120	85
Extruded Polystyrene (XPS)	32.00	0,028*	100	100	100	65
Fibre Glass Board	47.50	0,033	115	115	115	80
Polyester Fibre Blend Board	61.00	0,034	115	115	115	80
Polyurethane & Polyisocyanurate Board	32.00	0,025*	85	85	85	60

ROOF INSULATION

ROOF ASSEMBLY THERMAL

ROOF TO BE ENDORSED BY ENGINEER
AS PER SANS10400-XA and SANS204 to min. thermal resistivity value is as follows:

METAL ROOF SHEETING

NOTES	Climate Zone	Total Required resistivity R=(m^2.K/W)	Direction
Total R-Value is a combination of roof assembly + INSULATION	4	3,7 (min required)	UP
R-Value of roof & ceiling material calculated for metal roof INSULATION & PVC ceiling		0.4	
MINIMUM ADDED R-VALUE OF INSULATION (m^2.k/w)		3.3	

ROOF FOOTPRINT m²

IBR = 420.5m² (94.3%)

RC = 24.9m² (5.6%)

total = 445.4m²

No.	DESCRIPTION	DATE
A	Issued for HOA assessment pre-municipal application	'24.10.08

HOME AWNERS AUTHORIZATION SIGNATURE & STAMP

Simola Golf & Country estate
Design Review Committee
Project KNY 45571
Approved
Date 11/11/2024

CLIENT'S SIGNATURE :

(Agent)

ARCHITECT'S SIGNATURE:

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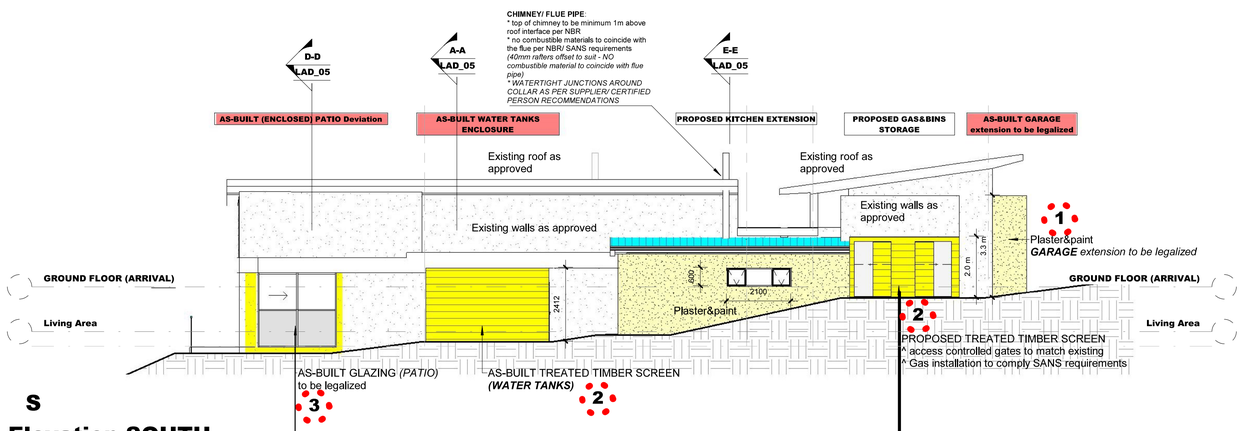
PROJECT **HOUSE GOOSEN**
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SCOPE
EXISTING HOUSE
01. ***PROPOSED*** **KITCHEN EXTENSION**
02. ***AS-BUILTS LEGALIZING*** **DEVIATIONS from last approved :**
1. GARAGE *extension*
2. SCREENS (Service Yards)
3. PATIO enclosed *(Glazed)*
4. LIVING AREA TERRACE & FIRE PIT ***roofed over***
5. OUTBUILDING : ROOF & BASEMENT STORE ROOM

CLASSIFICATION **H4**
DWELLING HOUSE *(SINGLE RESIDENTIAL)*

Erf 16571
10 FRANCOLINE CLOSE
WOODLANDS SIMOLA
KNYSNA MUNICIPALITY

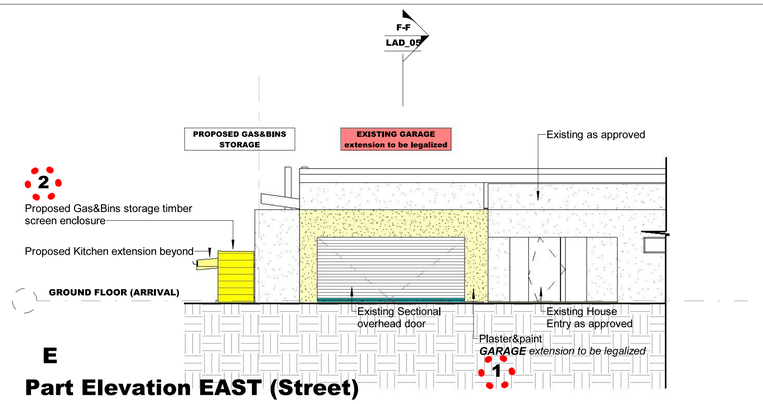
Drwg description	BASEMENT & ROOF PLANS + NEW ELECTRICAL&LIGHTING
Scale	As indicated
Project number	KNY24-29
Date	2024_08_15
Drawn by	Author
Checked by	Checker
Drawing	LAD_03



S

Elevation SOUTH

1 : 100



E

Part Elevation EAST (Street)

1 : 100

Hi Xolani

The new SANS 10400XA ED2 makes provision to exclude highly glazed rooms such as solariums, enclosed patios, braai-rooms, etc attached to a building as follows:

5.5.5 Spaces such as garages, enclosed verandahs, glasshouses, solariums, storerooms or pool enclosures to the main building (see figure 7) shall either be excluded from or be included in the building envelope but, where excluded, shall not compromise the thermal performance of the main building envelope.

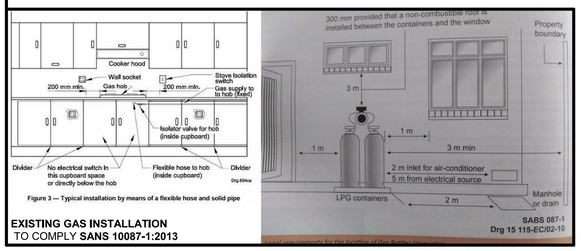
This means that your proposed room does not need to meet compliance, and the glazing is acceptable as long as the envelope of the rest of the building complies.

I hope this clarifies it for you and please give me a call if further clarity is required

Kind regards
Graeme Sher

Cell: 0832618561
Work: 021557 4510
Web: www.spenergy.co.za

SP ENERGY
A division of SP Energy(Pty) Ltd



EXISTING GAS INSTALLATION
TO COMPLY **SANS 10087-1:2013**

FACADE WALLS CONDUCTIVITY

PARAMETERS

Occupancy	H4 - Dwelling
Climate Zone	4
minimum R-Value	0.35
Wall Type	Cavity Wall Masonry brick with plaster both sides
Wall type R-Value	0.36

	Conductivity (W/m.k)	Thickness (mm)	Resistance (m²K/W)
External plasterwork	0.6	15	0.03
Brickwork	0.7	230	0.33
Internal Plaster	0.6	15	0.03
TOTALS		**260**	**0.39**

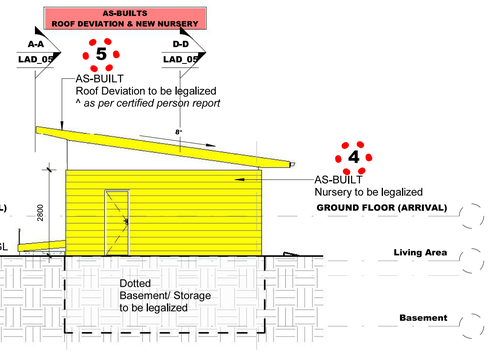
C O N C L U S I O N : WALL TYPE COMPLIES WITH MIN. R-VALUE OF 0.35 FOR WALLS

ROOF ASSEMBLY THERMAL

ROOF TO BE ENDORSED BY ENGINEER
AS PER SANS10400-XA and SANS204 to min. thermal resistivity value is as follows:

METAL ROOF SHEETING

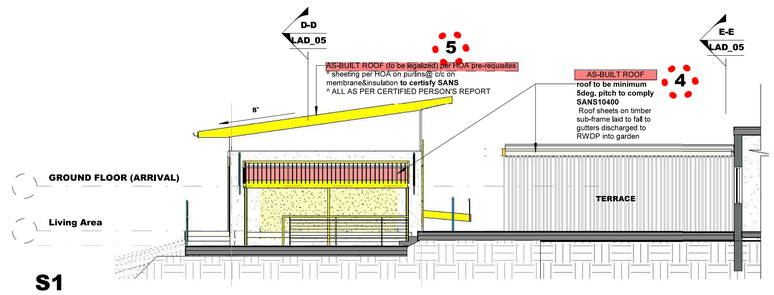
NOTES	Climate Zone	Total Required resistivity R=(m².K/W)	Direction
Total R-Value is a combination of roof assembly + INSULATION	4	3,7 (min required)	UP
R-Value of roof & ceiling material calculated for metal roof INSULATION & PVC ceiling		0.4	
MINIMUM ADDED R-VALUE OF INSULATION (m².k/w)		3.3	



N

Elevation NORTH

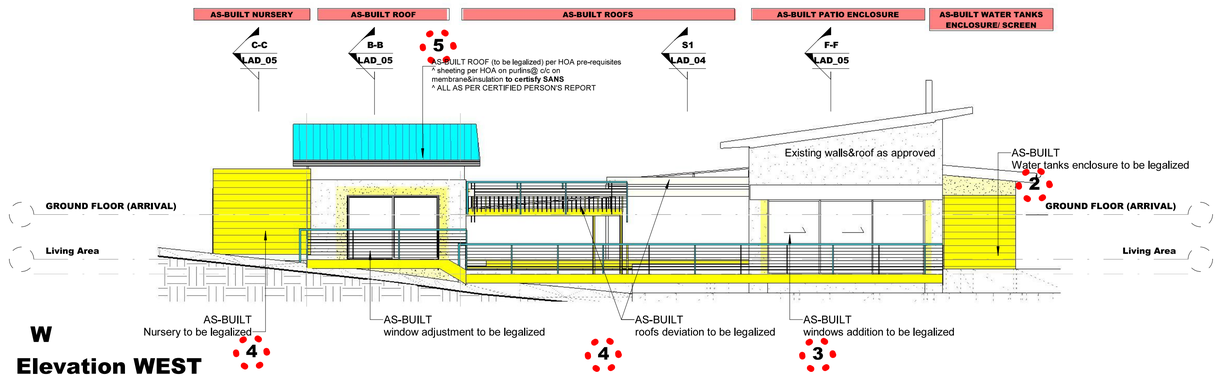
1 : 100



S1

STUDIO/ LOUNGE TERRACE_

1 : 100



W

Elevation WEST

1 : 100

NOTE : ALL SPECIFICATION TO COMPLY SANS 10400 (SABS 0400)
– *The application of the National Building regulations (NBR)*
WITH REFERENCE TO KNYSNA MUNICIPALITY BY-LAWS

Copyright ©

sheet A1

* municipal by-laws and those other affected authorities must be adhered to,
* positions of pegs/ site boundaries must be checked by a registered land surveyor
* all dimensions and levels on the building site must be checked by the contractor on site before commencing of works and any discrepancies to be reported to the author/ design architect prior commencing works.
* never scale this drawing on site but use figured dimensions and refer to details.
* all work to be done in accordance with NBR SANS 10400 XA requirements
* all cavity cavity walls below floor finish to be filled with concrete and DPC to be stepped
* all plumbing to be installed by a registered/ competent plumber
* all hot water pipes to be insulated per SANS 10254 & 10252-1 and meet municipal by-laws
* strucutral engineer to be appointed for steel work, concrete and timber and no site amendments to be done without architects approval
* health & safety inspector to be appointed by the contractor/ client before commencement on site.
* information contained herein belongs to TBEP architectural designs.
* COPYRIGHT is strictly reserved.
* competent person is to be appointed for all mechanical & electrical works as per SANS requirements and must be on LA database.

ALL INSTALLATIONS TO BE DONE AS PER LA, SANS 1025.1 , 10400 & 10254:2012 REQUIREMENTS
* ANY DEVIATION FROM APPROVED DRAWINGS EXEMPT THE ARCHITECT/ AUTHOR FROM ANY LIABILITY THEREOF.

No.	DESCRIPTION	DATE
A	**Issued for HOA assessment pre-municipal application**	**'24.10.08**

HOME AWNERS AUTHORIZATION SIGNATURE & STAMP

Simola Golf & Country estate
Design Review Committee
Project No: YES
Approved
Date 11/11/2024

CLIENT'S SIGNATURE :

(Agent)

ARCHITECT'S SIGNATURE:

THANKOA & XCUBE
THANK.X.CUBE
FOR ALL YOUR BUILDING PLANS
ARCHITECTURAL STUDIO
PROFESSIONAL & INTELLIGENT SPACE DESIGNS

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
XOLANI NCUBE
14:59 PM (Africa/Johannesburg) on 29 Mar 2023

CONTACT
c : 071 341 8641 - XOLANI
c : 083 227 6001 - THABISO
e-mail : thank.x.cube@gmail.com
MERRICK HOUSE 2nd FLOOR, 12 LONG STREET, KNYSNA ,6570

THIS DRAWINGS IS **COPYRIGHT** AND MAY NOT BE COPIED WITHOUT PRIOR CONSENT WITH THE AUTHOR,

PROJECT **HOUSE GOOSEN**
CLIENT **FOR**
DALE & KARINE GOOSEN

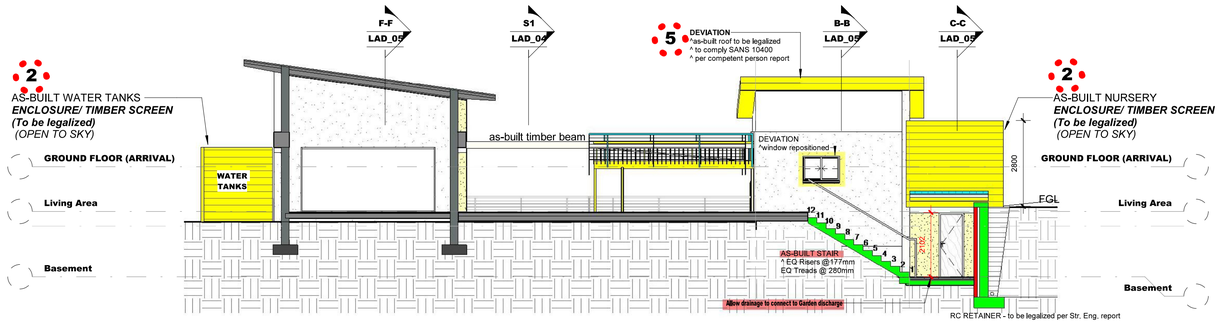
SCOPE
EXISTING HOUSE
01. ***PROPOSED*** **KITCHEN EXTENSION**
02. ***AS-BUILTS LEGALIZING*** **DEVIATIONS from last approved :**
1. GARAGE *extension*
2. SCREENS (Service Yards)
3. PATIO enclosed *(Glazed)*
4. LIVING AREA TERRACE & FIRE PIT ***roofed over***
5. OUTBUILDING : ROOF & BASEMENT STORE ROOM

CLASSIFICATION **H4**
DWELLING HOUSE *(SINGLE RESIDENTIAL)*

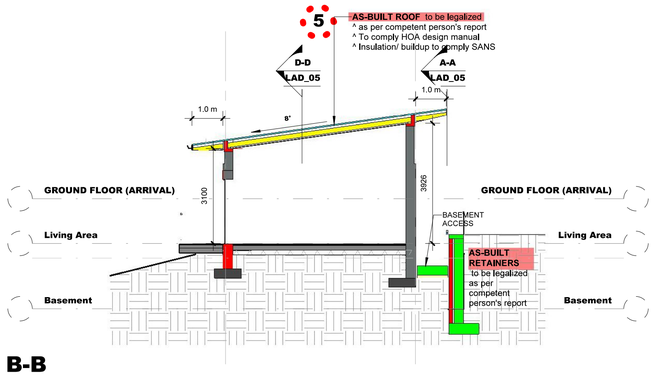
Erf 16571
10 FRANCOLINE CLOSE
WOODLANDS SIMOLA
KNYSNA MUNICIPALITY

Drwg description **ELEVATIONS**

Scale	**As indicated**
Project number	**KNY24-29**
Date	**2024_08_15**
Drawn by	**Author**
Checked by	**Checker**
Drawing	**LAD_04**



A-A
SECTION A-A @ WATER TANKS / BASEMENT ACCESS
1 : 100



B-B
SCTION B-B @ OUTBUILDING STUDIO_Roof to be legalized
1 : 100

NOTE : ALL SPECIFICATION TO COMPLY SANS 10400 (SABS 0400)
– *The application of the National Building regulations (NBR)*
WITH REFERENCE TO KNYSNA MUNICIPALITY BY-LAWS

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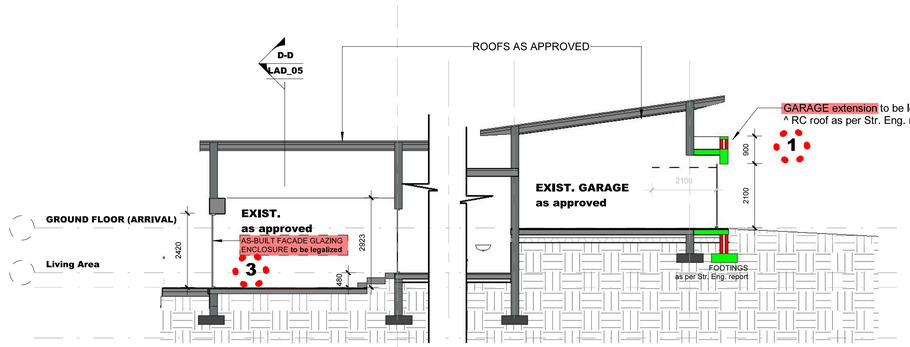
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- all hot water pipes to be insulated per SANS 10254 & 10252-1 and meet municipal by-laws
- structral engineer to be appointed for steel work, concrete and timber and no site amendments to be done without architects approval
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- information contained herein belongs to TBEP architectural designs.
- COPYRIGHT is strictly reserved.
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ALL INSTALLATIONS TO BE DONE AS PER LA, SANS 1025.1 , 10400 & 10254:2012 REQUIREMENTS

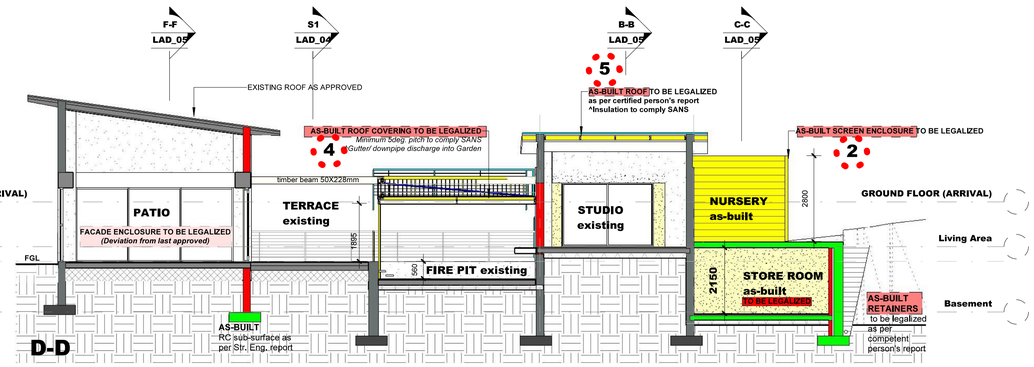
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No.	DESCRIPTION	DATE
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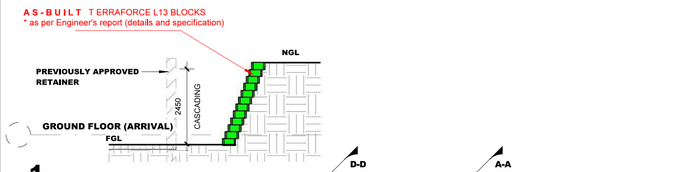
HOME AWNERS AUTHORIZATION SIGNATURE & STAMP



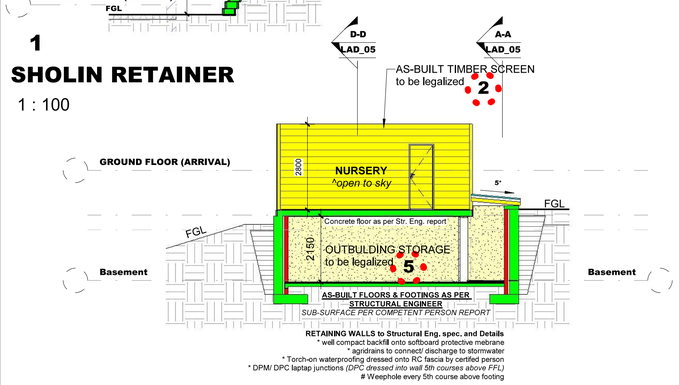
F-F
SECTION F-F @ GARAGE AS-BUILT
1 : 100



D-D
SECTION D-D @ REAR Longitudinal
1 : 100



1
SHOLIN RETAINER
1 : 100



C-C
SECTION C-C @ BASEMENT
1 : 100

ROOF ASSEMBLY THERMAL

ROOF TO BE ENDORSED BY ENGINEER
AS PER SANS10400-XA and SANS204 to min. thermal resistivity value is as follows:

METAL ROOF SHEETING

NOTES	Climate Zone	Total Required resistivity R=(m².K/W)	Direction
Total R-Value is a combination of roof assembly + INSULATION	4	3,7 (min required)	UP
R-Value of roof & ceiling material calculated for metal roof INSULATION & PVC ceiling		0.4	
MINIMUM ADDED R-VALUE OF INSULATION (m².k/w)		3.3	

FACADE WALLS CONDUCTIVITY

PARAMETERS

Occupancy	H4 - Dwelling
Climate Zone	4
minimum R-Value	0.35
Wall Type	Cavity Wall Masonry brick with plaster both sides
Wall type R-Value	0.36

	Conductivity (W/m.k)	Thickness (mm)	Resistance (m²K/W)
External plasterwork	0.6	15	0.03
Brickwork	0.7	230	0.33
Internal Plaster	0.6	15	0.03
TOTALS		**260**	**0.39**

C O N C L U S I O N : WALL TYPE COMPLIES WITH MIN. R-VALUE OF 0.35 FOR WALLS

Figure 1 illustrates chimney height measurements.

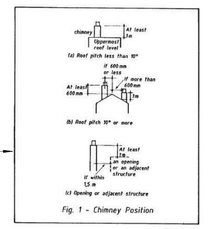


Fig. 1 - Chimney Position

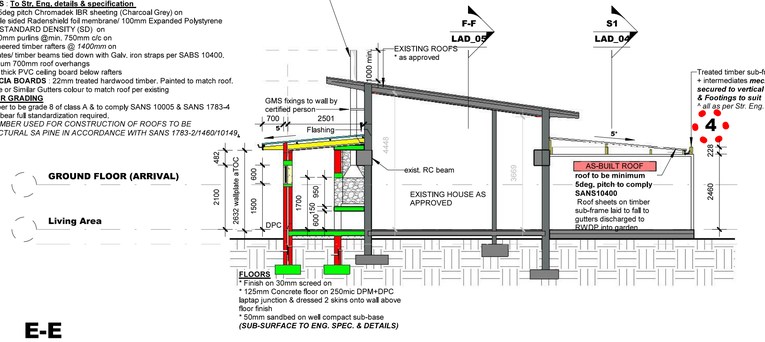
Drg 1004/E

PROPOSED KITCHEN EXTENSION

CHIMNEY/ FLUE PIPE:
* top of chimney to be minimum 1m above roof interface per NBR
* no combustible materials to coincide with the flue per NBR/ SANS requirements *(40mm rafters offset to suit - NO combustible material to coincide with flue pipe)*
* *WATERTIGHT JUNCTIONS AROUND COLLAR AS PER SUPPLIER/ CERTIFIED PERSON RECOMMENDATIONS*

ROOFS : To Str. Eng. details & specification
* min. 5deg pitch Chromadek IBR sheeting (Charcoal Grey) on
* Double sided Radenshield foil membrane/ 100mm Expanded Polystyrene (EPS) STANDARD DENSITY (SD) on
* *76x50mm purlins @min. 750mm c/c on*
* Engineered timber rafters @ *1400mm* on wallplates/ timber beams tied down with Galv. iron straps per SABS 10400.
* Minimum 700mm roof overhangs
* 6mm thick PVC ceiling board below rafters
* **FASCIA BOARDS** : 22mm treated hardwood timber. Painted to match roof.
*Oggee or Similar Gutters colour to match roof per existing

TIMBER GRADING
All timber to be grade 8 of class A & to comply SANS 10005 & SANS 1783-4 and to bear full standardization required.
ALL TIMBER USED FOR CONSTRUCTION OF ROOFS TO BE STRUCTURAL SA PINE IN ACCORDANCE WITH SANS 1783-2/1460/10149.



E-E
SECTION E-E @ KITCHEN EXTENSION
1 : 100

Simola Golf & Country estate
Design Review Committee
Project: KNY 24-29
Approved:
Date: 11/11/2024

CLIENT'S SIGNATURE :

(Agent)

ARCHITECT'S SIGNATURE:

THANKOA & XCUBE

THANK.X.CUBE

FOR ALL YOUR BUILDING PLANS

ARCHITECTURAL STUDIO
PROFESSIONAL & INTELLIGENT SPACE DESIGNS

South African Council for the Architectural Profession
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
XOLANI NCUBE
14:59 PM (Africa/Johannesburg) on 29 Mar 2023

CONTACT
c : 071 341 8641 - XOLANI
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MERRICK HOUSE 2nd FLOOR, 12 LONG STREET, KNYSNA ,6570

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PROJECT **HOUSE GOOSEN**
CLIENT **FOR DALE & KARINE GOOSEN**

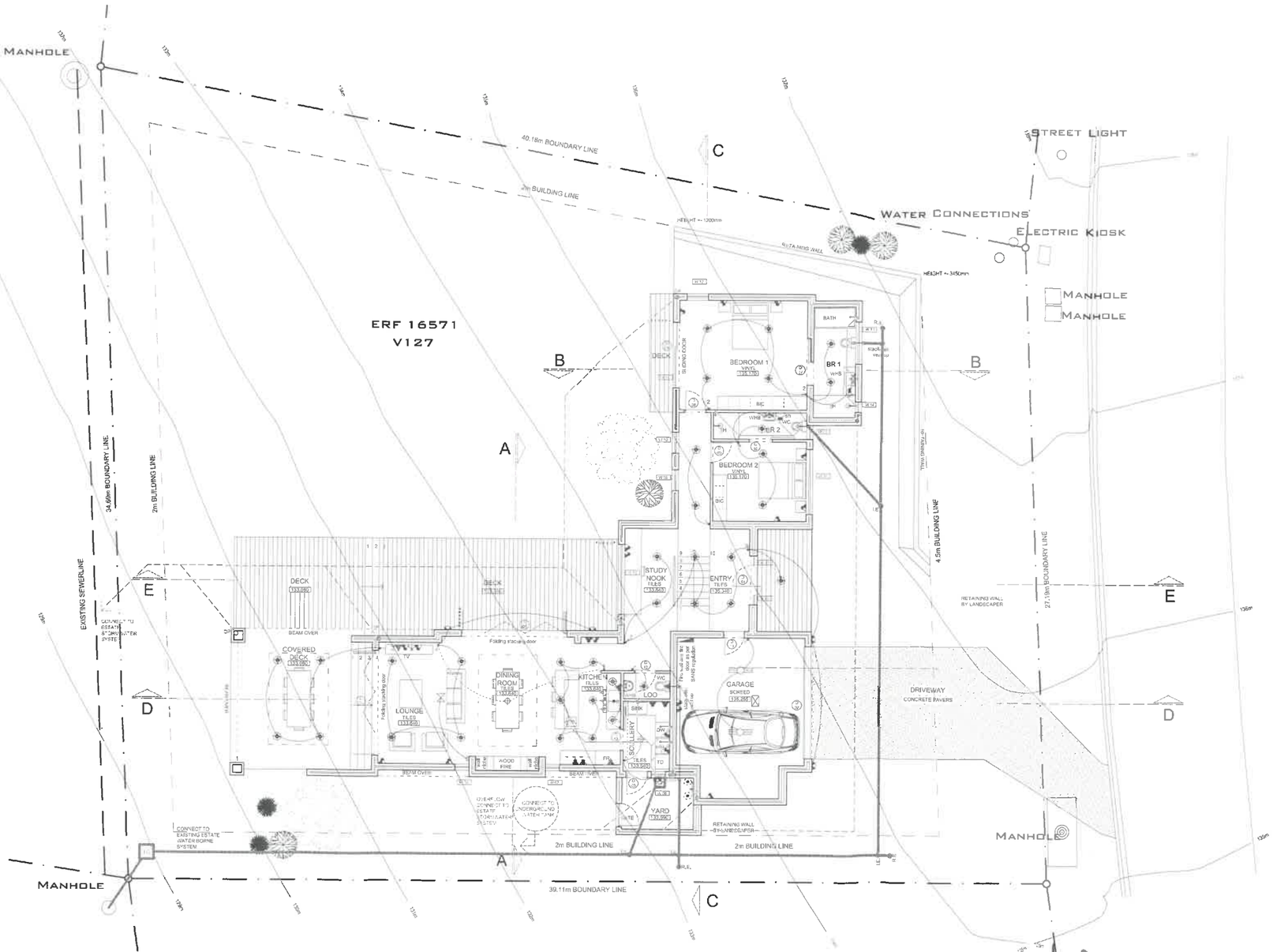
SCOPE OF WORKS
EXISTING HOUSE
01. *PROPOSED* KITCHEN EXTENSION
02. *AS-BUILTS LEGALIZING* DEVIATIONS from last approved :
1. GARAGE *extension*
2. SCREENS (Service Yards)
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CLASSIFICATION **H4**
DWELLING HOUSE *(SINGLE RESIDENTIAL)*

Erf 16571
10 FRANCOLINE CLOSE
WOODLANDS SIMOLA
KNYSNA MUNICIPALITY

Drwg description **SECTIONS**

Scale	**As indicated**
Project number	**KNY24-29**
Date	**2024_08_15**
Drawn by	**Author**
Checked by	**Checker**
Drawing	**LAD_05**



SERVICES PLAN - 1 : 100

ELECTRICAL LEGEND

- DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
- DOUBLE TUBE FLUORESCENT LIGHT FITTING
- CEILING MOUNTED LIGHT FITTING
- 60 WATT CEILING MOUNTED DOWNLIGHTER (OJ 10 LED)
- 35 WATT LOW VOLTAGE CEILING MOUNTED DOWNLIGHTER
- CEILING MOUNTED DOUBLE DOWNLIGHTER
- WALL/SURFACE MOUNTED LIGHT FITTING 1800mm ABOVE FLOOR LEVEL UNLESS SHOWN OTHERWISE ON PLAN
- WALL MOUNTED WATERPROOF LIGHT FITTING 1800mm ABOVE FLOOR LEVEL UNLESS SHOWN OTHERWISE ON PLAN
- LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL
- POWER POINT IN ROOF FOR GARAGE DOORS
- SATELLITE DISH POSITION
- TV AERIAL CONNECTION 5x4 BOX
- CONTROL 4 DIMMER LIGHT SWITCH CIRCUIT
- SPEAKER BY SPECIALIST
- TOUCH PAD CONTROL POINT
- AMP POINT FOR INTEGRATED SOUND SYSTEM
- LIGHTING TRACK UNLESS SHOWN OTHERWISE ON PLAN
- DIMMERS
- TWO-WAY LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL
- CONNECTION TO STOVE WITH 15 AMP PLUG POINT ON WALL ABOVE (1150mm) FOR COOKER HOOD UNIT
- OVEN CONNECTION
- L.E.D. UPLIGHTER
- UNDERFLOOR HEATING
- ELECTRICAL POINT FOR MOTORISED SCREENS (e-soft)
- BELOW COUNTER ROPE LIGHTING INSTALLATION
- LED ROPE LIGHTS
- LOW VOLTAGE CEILING MOUNTED WALL WASH
- L.E.D. TILE LIGHT
- FLOOR MOUNTED RECESSED UPLIGHTER
- TO AV EQUIPMENT UNLESS SHOWN OTHERWISE ON PLAN
- AV DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
- T3 ADSL CONNECTION 340mm ABOVE FLOOR LEVEL
- T4 ADSL & WIFI HUB CONNECTION
- ISOLATOR SWITCH FOR OVEN
- FAN SWITCH
- INT INTERCOM POINT WITH BELL (FRONT DOOR & GATE) 2x4 BOX
- T2 TELEPHONE CONNECTION 1050mm ABOVE FLOOR LEVEL
- T1 TELEPHONE CONNECTION 340mm ABOVE FLOOR LEVEL
- WALL MOUNTED SECURITY LIGHT
- DOUBLE 15 AMP PLUGPOINT 340mm ABOVE FLOOR LEVEL
- DOUBLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
- WP WATERPROOF PLUGPOINT 340mm ABOVE FLOOR LEVEL
- SH SINGLE SHAVING PLUGPOINT 1650mm ABOVE FFL
- DOUBLE COUNTER MOUNTED 15 AMP PLUGPOINT WITH COVER
- WP DOUBLE 15 AMP WATERPROOF PLUGPOINT 250mm ABOVE FLOOR LEVEL
- FOOT LIGHT 340mm ABOVE FLOOR LEVEL
- FOOT LIGHT WATERPROOF 340mm ABOVE FLOOR LEVEL
- UNDERFLOOR THERMOSTAT WITH ON/OFF SWITCH ABOVE
- ELECTRICAL OVERHEAD FAN WITH WALL CONTROL SWITCH
- HT ELECTRICAL POINT FOR HOT-TUB
- EXTRACTOR FAN WITH OUTLET TO EXTERIOR/ROOF VOID
- COUNTER STRIPLIGHT POINT
- BASE MOUNT GARDEN PATH LIGHT
- S SECURITY GATE CONTROL / INTERCOM POINT
- HEATED TOWEL RAIL
- MUNICIPAL METRE
- HOT WATER CYLINDER POINT
- L.E.D. STARLIGHT (DOWNLIGHT)
- L.E.D. STARLIGHT (UPLIGHT)
- 81-PIR STARLIGHT
- LM ELECTRICAL POINT FOR LIGHT MIRROR WITH SWITCH
- FLUSH MOUNT WATERPROOF BOX FOR GARDEN LIGHTING
- CCTV CAMERA
- KP ALARM KEY PAD @ 1650 ABOVE FFL
- AH ALARM HUB
- CEILING MOUNTED LIGHT FITTING
- 50 WATT LOW VOLTAGE CEILING MOUNTED DOWNLIGHTER
- SUBMERSIBLE POOL LIGHT
- HEAT PUMP 805x1190x360 Heat/Power INPUT 2.8kW
- FAN COIL UNIT & AIRDON DIFFUSER
- FLOOR SENSOR PROBE IN SCREED
- RACK TO HEAT PUMP INDICATED
- HOT WATER CYLINDER POINT

STORM-WATER KEY

FB	Full-bore RC roof outlet with domed cover (large)
ST	Shower trap outlet
DISP	Downpipe from gutter dispersed onto flat roof (PVC)
	Direction of water flow on roofs & in gutters
DP	Downpipe within structure (PVC)
DP	Downpipe from gutter (PVC)

DRAINAGE KEY

- 50mm Ø PVC pipe (soil water)
- 110mm Ø PVC pipe (storm water)
- 110mm Ø PVC pipe

GAS LEGEND

- GMS GAS MANIFOLD STATION
- GAS BOTTLE
- GAS TAP
- GAS LINE

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project ERF 16571
Approved
Date 19-05-2021

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum.
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to Simola. Down pipes to be painted as per walls where exposed.
All waterproofing to be installed according to manufacturers instructions. Flashing, counter-flashing and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 140 mm or as shown on plans.

Concrete Deck
Min 65mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed bed with fall of min. 1:50 to outlet. All roof slabs and supporting RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Dampproofing
375 micron LSB green DPM to underside of all ground slabs and 375 bridging DPC to all walls with min. 150 mm overlap at all joins. Bridging DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions, rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from building. No storm-water into drains.
Gully surrounds and manhole covers are to be 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (SBsalation 405) and rigid extruded polystyrene (XPS) bulk insulation (85mm isoboard) between 76 x 50 purlins and 38x12mm counter purlins at max 1000CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork minimum 6 courses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 96 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'sapewood' door to schedule fixed to pine door frame or jamblinner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

DRAWING:
SERVICES PLAN

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

DWG NO. 1419_127_A1_03
SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS

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8 GREY STREET, KNYSNA, 6570
TEL +27-(0)44-382-[illegible]
E-MAIL: Jerome@starkeyarchitects.co.za

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum.
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to Simola. Down pipes to be painted as per walls where exposed.
All waterproofing to be installed according to manufacturers instructions. Finished, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Dampproofing
375 micron USB green DPM to underside of all ground slabs and 375 brikgrip DPC to all walls with min. 100 mm overlap at all joins. Brikgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions. rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 500mm from building. No storm-water into drains. Gully surrounds and manhole covers are to be 75mm above ground level.

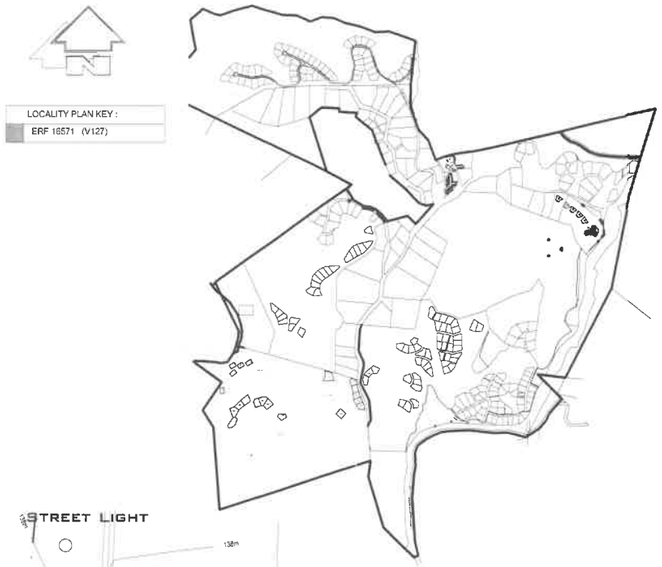
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Timber Deck
32 x 96 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

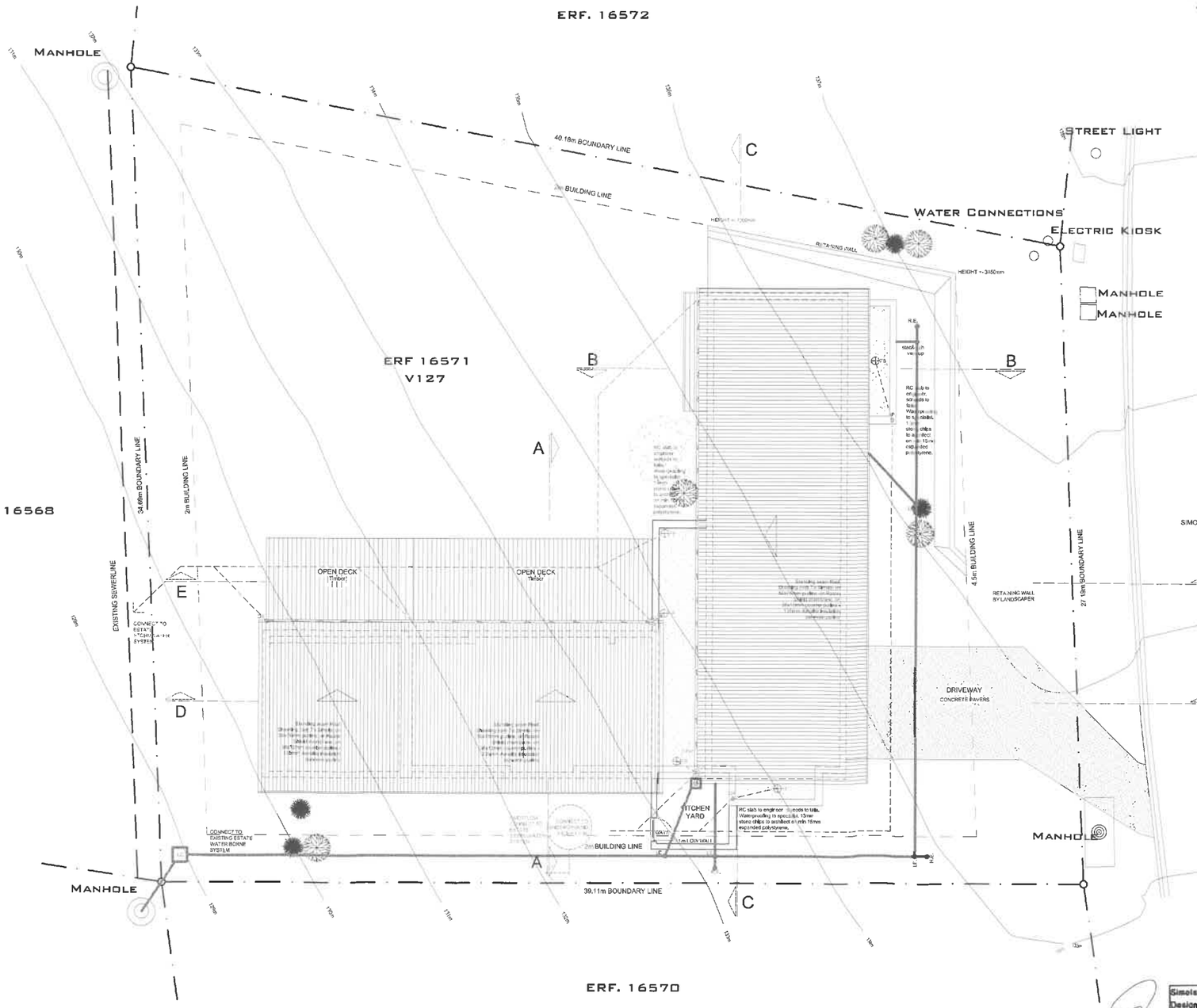
Internal door frames & doors
Semi solid "supawood" door to schedule fixed to pine door frame or jamoliner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock type 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.



LOCALITY PLAN - 1 : 15 000



SITE PLAN - 1 : 100

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR. WET No 103 van 1977 soos gewysig
Accordingly to NBR. ACT No 103 of 1977 as amended
Signed ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project ERF 16571
Approved
Date 15-03-2021

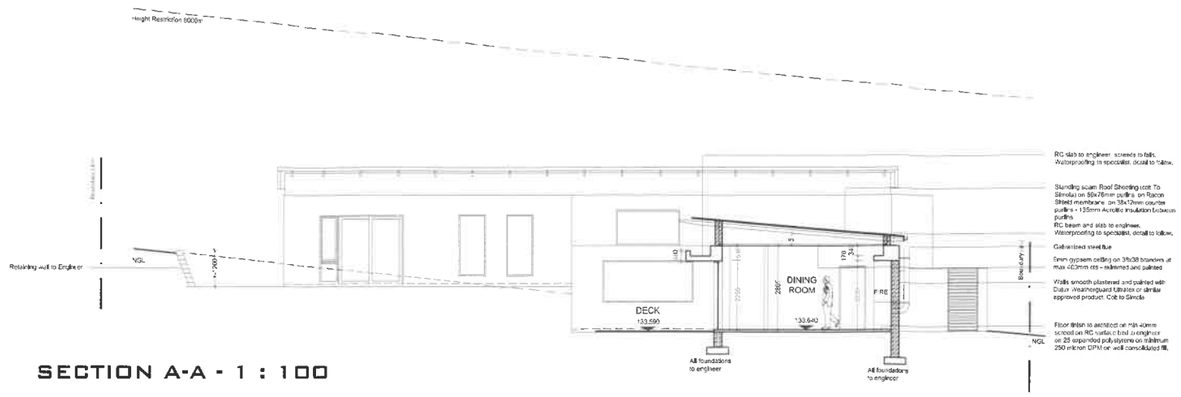
APPROX AREAS:	SQM
DWELLING:	
HOUSE:	175
GARAGE:	42
PORTICO/COVERED DECK:	45
TOTAL UNDER ROOF:	262
SITE:	1213
	SQM
SITE AREA:	1213
FOOTPRINT:	262
PITCHED ROOF:	261
FLAT ROOF:	41
TOTAL ROOF AREA:	322
% FLAT ROOF TO TOTAL ROOF AREA:	13%
COVERAGE:	21%

SITE PLAN

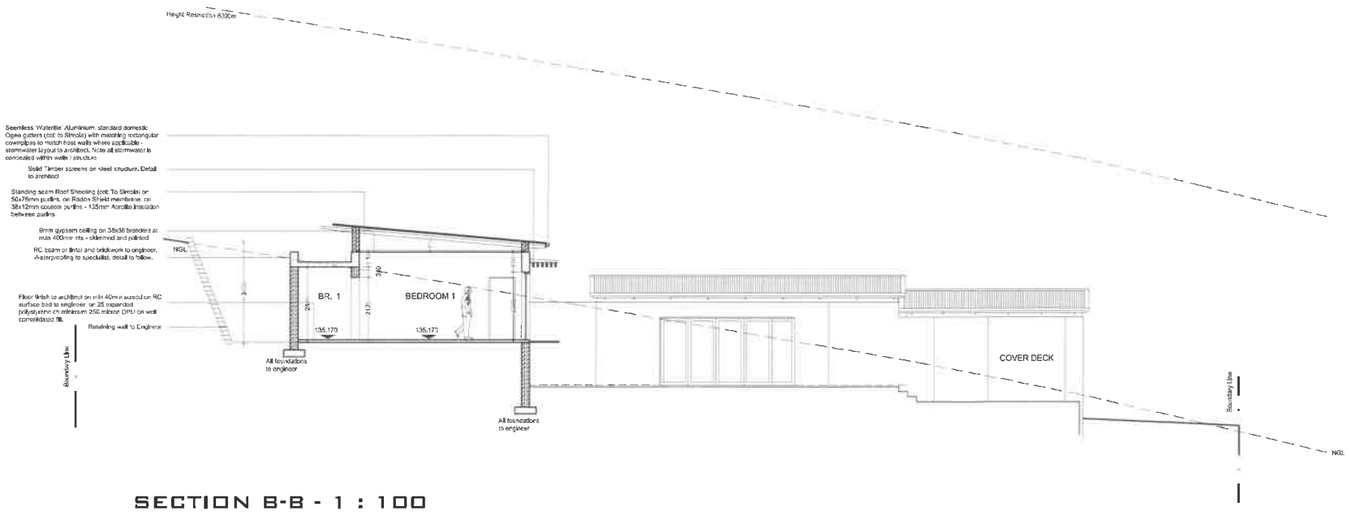
PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

DWG NO. 1419_127_A1_01
SCALE: 1:100 & 1:15 000
DATE: 15 MARCH 2021
DRAWN: PDS

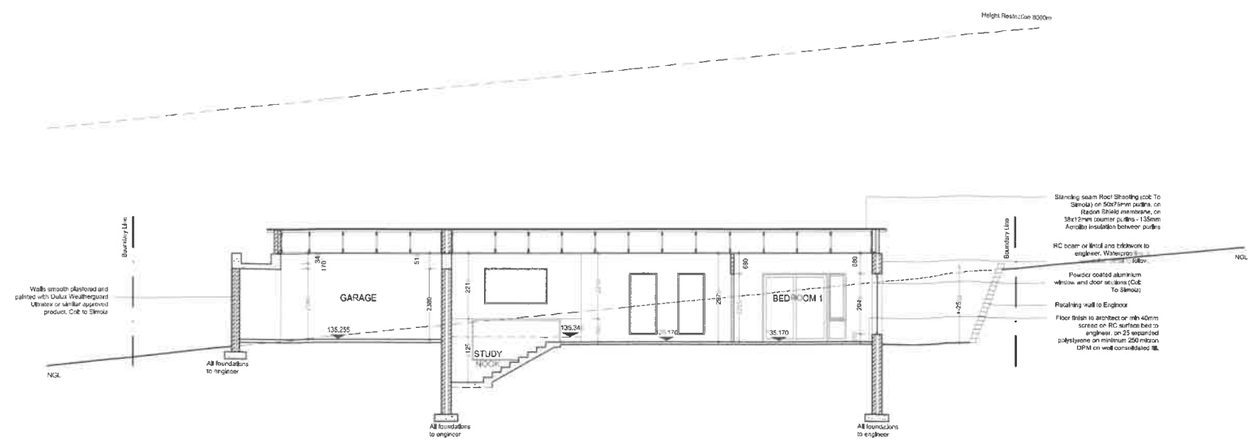
STARKEY | ARCHITECTS
SHOP 1A, THE GALLERY
8 GREY STREET, KNYSNA, 6570
TEL +27-(0)44-382-0750
E-MAIL: Jerome@starkeyarchitects.co.za



SECTION A-A - 1 : 100



SECTION B-B - 1 : 100



SECTION C-C - 1 : 100

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum.
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 5 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to Simola. Down pipes to be painted as per walls where exposed.
All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Dampproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickprip DPC to all walls with min. 100 mm overlap at all joins. Brickprip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from building. No storm-water into drains. Gully surrounds and manhole covers are to be 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (Silsealation 405) and rigid extruded polystyrene (XPS) bulk insulation (65mm Isoboard) between 76 x 50 purlins and 38x12mm counter purlins at max1000CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork min4mm 6 courses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 96 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'supawood' door to schedule fixed to pine door frame or jamblliner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to the NBR, ACT No 103 of 1977 as amended
Signed ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project... ERF 16571
Approved...
Date ... 15 - 04 - 2021

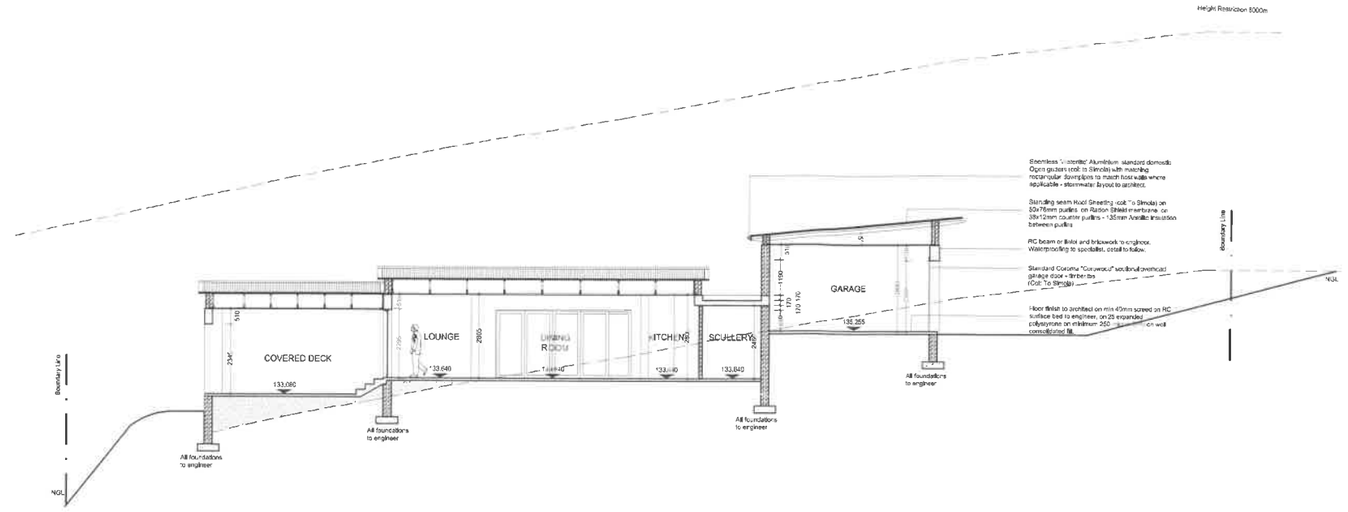
DRAWING:
SECTIONS 1

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

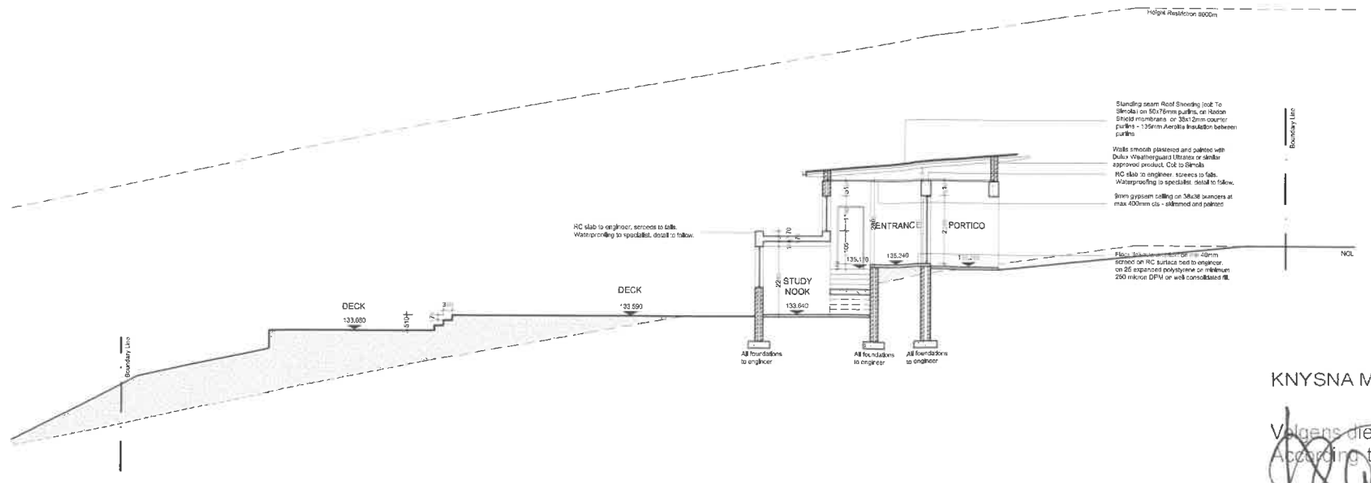
DWG NO. 1419_127_A1_04
SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS

SHOP 1A, THE GALLERY
8 GREY STREET, KNYSNA, 6570
TEL +27-(0)44-382-[illegible]
E-MAIL: Jerome@starkeyarchitects.co.za



SECTION D-D - 1 : 100



SECTION E-E - 1 : 100

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR. WET No 103 van 1977 soos gewysig
According to NBR. ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project: ERF 16571
Approved:
Date: 19-08-2021

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
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ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm, Treads to be 250 mm minimum,
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

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All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineers spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 230mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Dampproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickdrip DPC to all walls with min. 150 mm overlap at all joins. Brickdrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from building. No storm-water into drains.
Gully surrounds and manhole covers are so bc 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (Sisalation 405) and rigid extruded polystyrene (XPS) bulk insulation (95mm isoboard) between 76 x 50 purlins and 38x12mm counter purlins at max1000CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork minimum 6 coarses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 96 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'supawood' door to schedule fixed to pine door frame or jambliner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

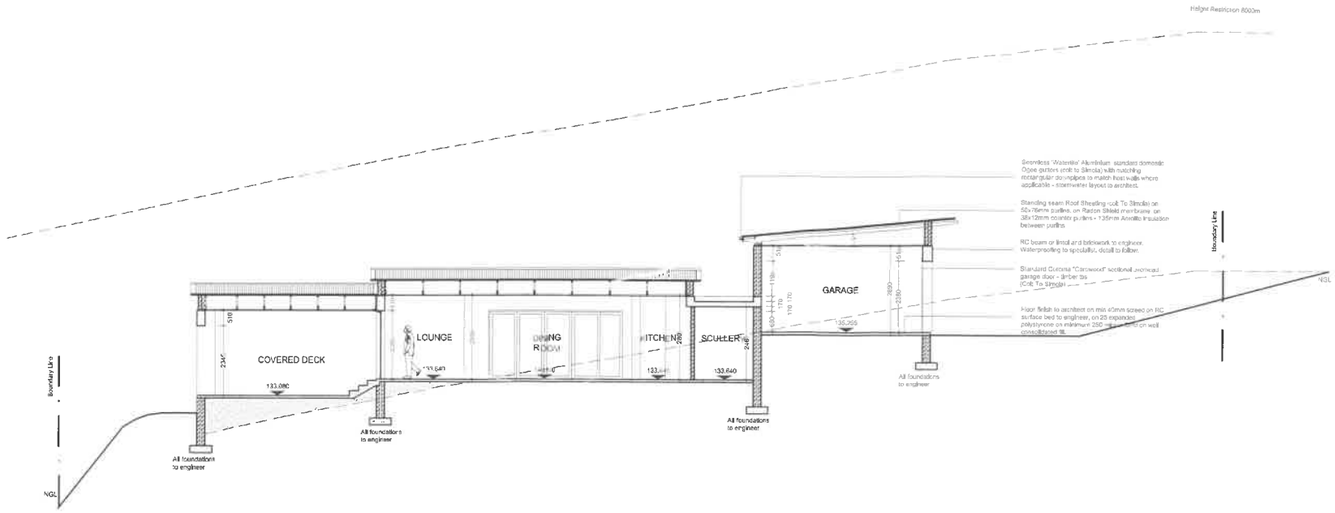
DRAWING:
SECTIONS 2

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

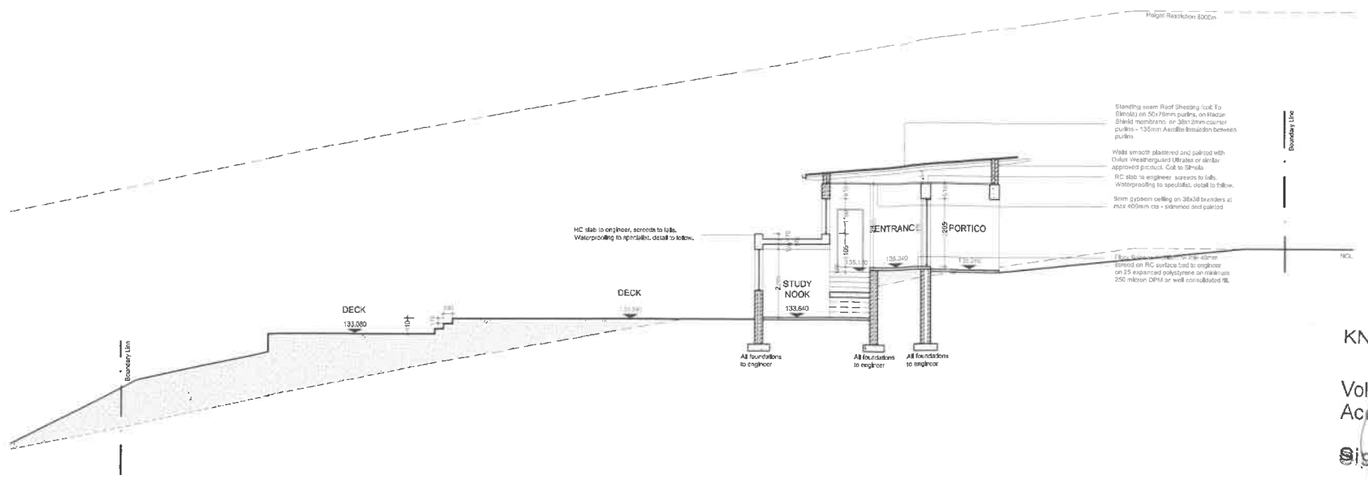
DWG NO. 1419_127_A1_05
SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS

SHOP 1A, THE GALLERY
8 GREY STREET, KNYSNA, 6570
TEL +27-(0)44-382-[illegible]
E-MAIL: Jerome@starkeyarchitects.co.za



SECTION D-D - 1 : 100



SECTION E-E - 1 : 100

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CONSTRUCTION NOTES:

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Rainwater
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Concrete Deck
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Plasterwork
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Dampproofing
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Drainage
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Timber Deck
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Internal door frames & doors
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Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face "Terraforce" or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

KNYSNA MUNISIPALITEIT PLAN No. 2021/1692
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project...ERF 16571...
Approved.....
Date...15 - 06 - 2021...

DRAWING:
SECTIONS 2

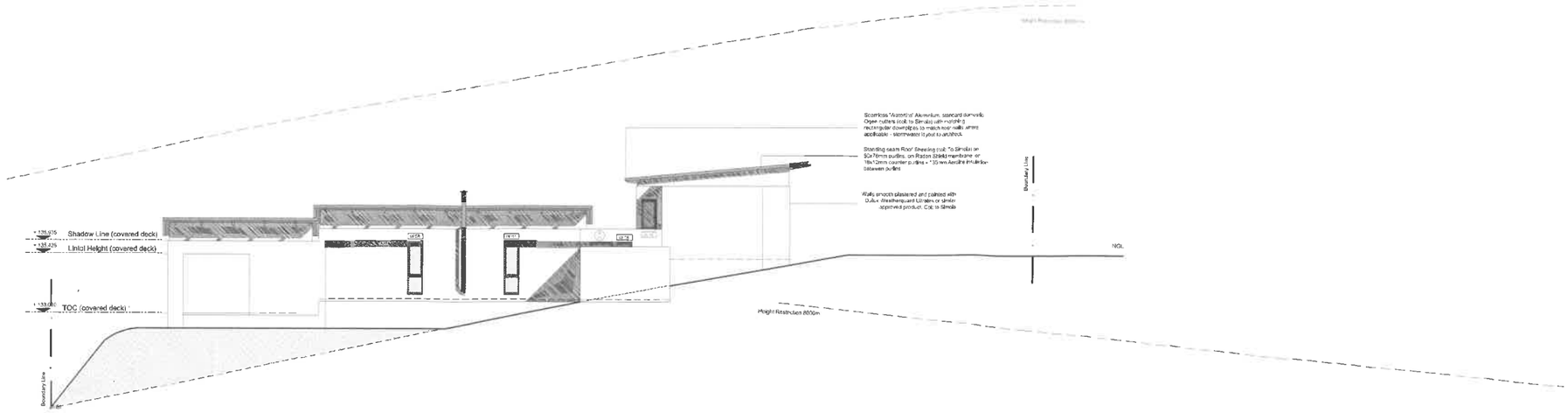
PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

DWG NO. 1419_127_A1_05
SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

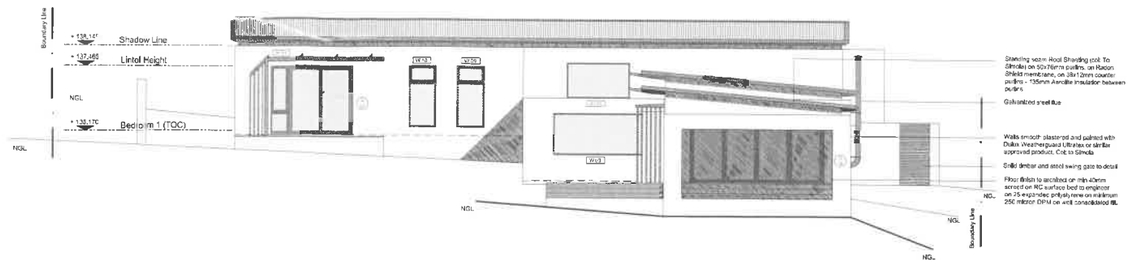
STARKEY | ARCHITECTS

SHOP 1A, THE GALLERY
8 GREY STREET, KNYSNA, 6570

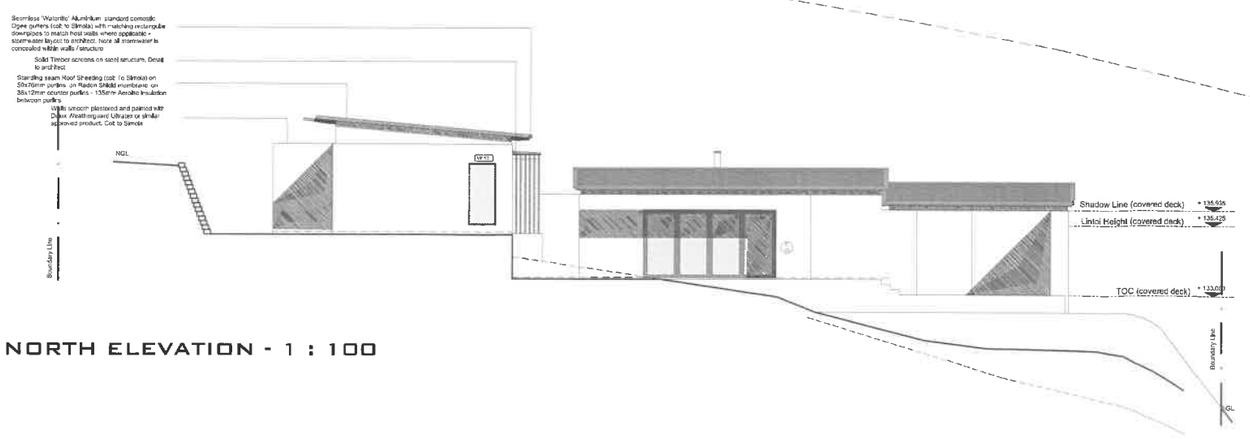
TEL +27-(0)44-382-5613
E-MAIL: Jerome@starkeyarchitects.co.za



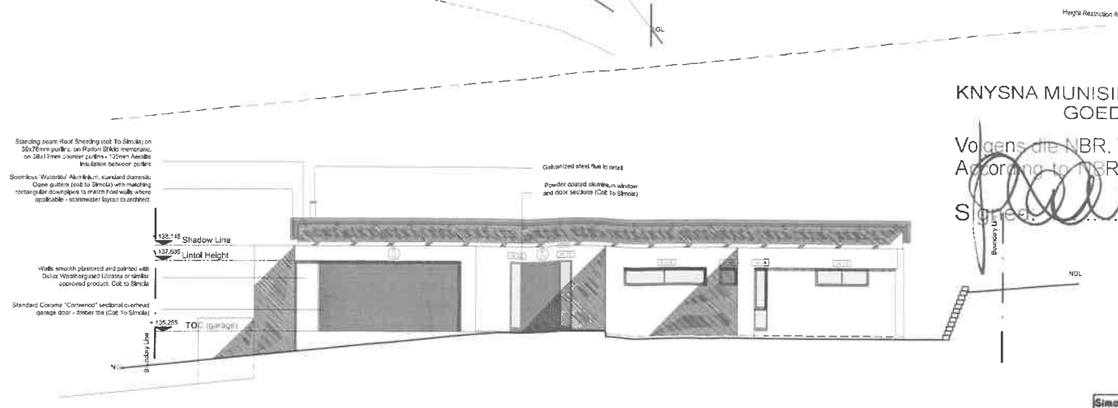
SOUTH ELEVATION - 1 : 100



WEST ELEVATION - 1 : 100



NORTH ELEVATION - 1 : 100



EAST ELEVATION - 1 : 100

NOTE:
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CONSTRUCTION NOTES:

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Foundations
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375 micron USB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from building. No storm-water into drains.
Gully surrounds and manhole covers are to be 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (Sisalation 405) and rigid extruded polystyrene (XPS) bulk insulation (65mm Isoboard) between 75 x 50 purlins and 38x12mm counter purlins at max1600CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork minimum 6 coarses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 90 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'supawood' door to schedule fixed to pine door frame or jamblner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR. WET No 103 van 1977 soos gewysig
According to NBR. ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project 1551 (1551)
Approved
Date 19 - 10 - 2021

DRAWING:
ELEVATIONS

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

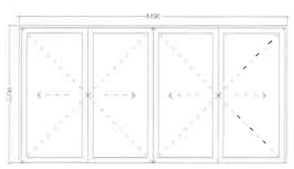
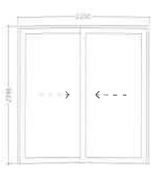
DWG NO. 1419_127_A1_06
SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS
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TEL +27-(0)44-382-0535
E-MAIL: Jerome@starkeyarchitects.co.za

DOOR MATRIX

DOOR NUMBER	D-01	D-02	D-03	D-04	D-05	D-06	D-07	D-08	D-09	D-10	D-11	D-12	D-13
DOOR TYPE	A	B	C	D	D	E	F	G	G	F	H	G	F
HEAD HEIGHT ABOVE T.O.C.	2295	2380	2295	2295	2295	2295	2125	2125	2125	2125	2125	2125	2295
NOTES													

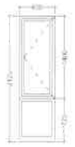
DOOR TYPES

	A	B	C	D	E	F	G	H
All aluminium doors to be powder coated col: To Architect All doors viewed as from outside Dimesions taken to and from centre of frame elements except for outer dimensions which are taken from the outside of the frame Opening sections and hanging orientation indicated by broken lines All dimensions to be checked on site before manufacture								
FRAMING TYPE								
GLAZING TYPE			Single-Clear	Single-Clear	Single-Clear			
OVERALL DIMENSIONS	1200X 2295mm	4800 X 2380mm	900 X 2635mm	4490 X 2295mm	2200 X 2295mm	900 X 2125mm	900 X 2125mm	900 X 2295mm
QUANTITY OF TYPE	01	01	01	02	01	03	03	01
SPECIAL NOTES	Solid superwood with horizontal shadow lines pivot door (Palmtec Col to simola) - single rebated meranti jamb liners	Stainless double aluminium overhead garage door	Aluminium and glass sliding door.	Aluminium and glass slack door.	Aluminium and glass sliding door.	Semi solid with horizontal shadow lines (Palmtec Col to simola) - single rebated pine jamb liners.	Semi solid with horizontal shadow lines (Palmtec Col to simola) - single rebated pine jamb liners.	Solid superwood with horizontal shadow lines (Palmtec Col to simola) - single rebated meranti jamb liners. Firedoor
DOOR NUMBERS	01	02	03	04,05	06	07,10,13	08, 09, 12	11

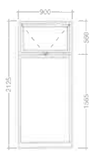
WINDOW MATRIX

WINDOW NUMBER	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14	W-15	W-16
WINDOW TYPE	A	A	B	C	D	D	E1	E2	F	F	G	F	I	H	J	K
HEAD HEIGHT ABOVE T.O.C.	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295	2295
NOTES																

WINDOW TYPES

	A	B	C	D	E1	E2
All aluminium windows to be powder coated col: To Architect All windows viewed as from outside Dimesions taken to and from centre of frame elements except for outer dimensions which are taken from the outside of the frame Opening sections and hanging orientation indicated by broken lines All dimensions to be checked on site before manufacture						
FRAMING TYPE	Clip 44 Shopfront	340 Casement	340 Casement	340 Casement	Clip 44 Shopfront	Clip 44 Shopfront
GLAZING TYPE	Single-Clear	Single-Clear	Single-Clear	Single-Clear	Single-Clear	Single-Clear
OVERALL DIMENSIONS (mm)	400 X 2295mm	3000 X 1395mm	2795 X 600mm	600 X 600mm	600 X 2125mm	600 X 2125mm
QUANTITY OF TYPE	02	01	01	02	01	01
SPECIAL NOTES						
WINDOW NUMBERS	01, 02	03	04	05,06	07	08

WINDOW TYPES

	F	G	H	I	J	K
All aluminium windows to be powder coated col: To Architect All windows viewed as from outside Dimesions taken to and from centre of frame elements except for outer dimensions which are taken from the outside of the frame Opening sections and hanging orientation indicated by broken lines All dimensions to be checked on site before manufacture						
FRAMING TYPE	Clip 44 Shopfront	340 Casement	340 Casement	340 Casement	340 Casement	340 Casement
GLAZING TYPE	Single-Clear	Single-Clear	Single-Clear	Single-Clear	Single-Clear	Single-Clear
OVERALL DIMENSIONS (mm)	900 X 2125mm	600 X 2295mm	450 X 1395mm	1800 X 600mm	2115 X 1190mm	600 X 1190mm
QUANTITY OF TYPE	03	01	01	01	01	01
SPECIAL NOTES						
WINDOW NUMBERS	09,10,12	11	14	13	15	16

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 230mm. Treads to be 250 mm minimum.
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to Simola. Down pipes to be painted as per walls where exposed.
All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineers specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineers spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Dampproofing
375 micron USB green DPM to underside of all ground slabs and 375 brikgrip DPC to all walls with min. 150 mm overlap at all joins. Brikgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions, rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from building. No storm-water into drains. Gully surrounds and manhole covers are to be 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (Sisalation 405) and 4gkc extruded polystyrene (XPS) bulk insulation (65mm isoboard) between 75 x 50 purlins and 38x12mm counter purlins at max1600CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork minimum 6 courses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 89 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'superwood' door to schedule fixed to pine door frame or jamblner. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

Simola Golf & Country estate
Design Review Committee
Project... ERF 16571
Approved.....
Date 15-06-2021

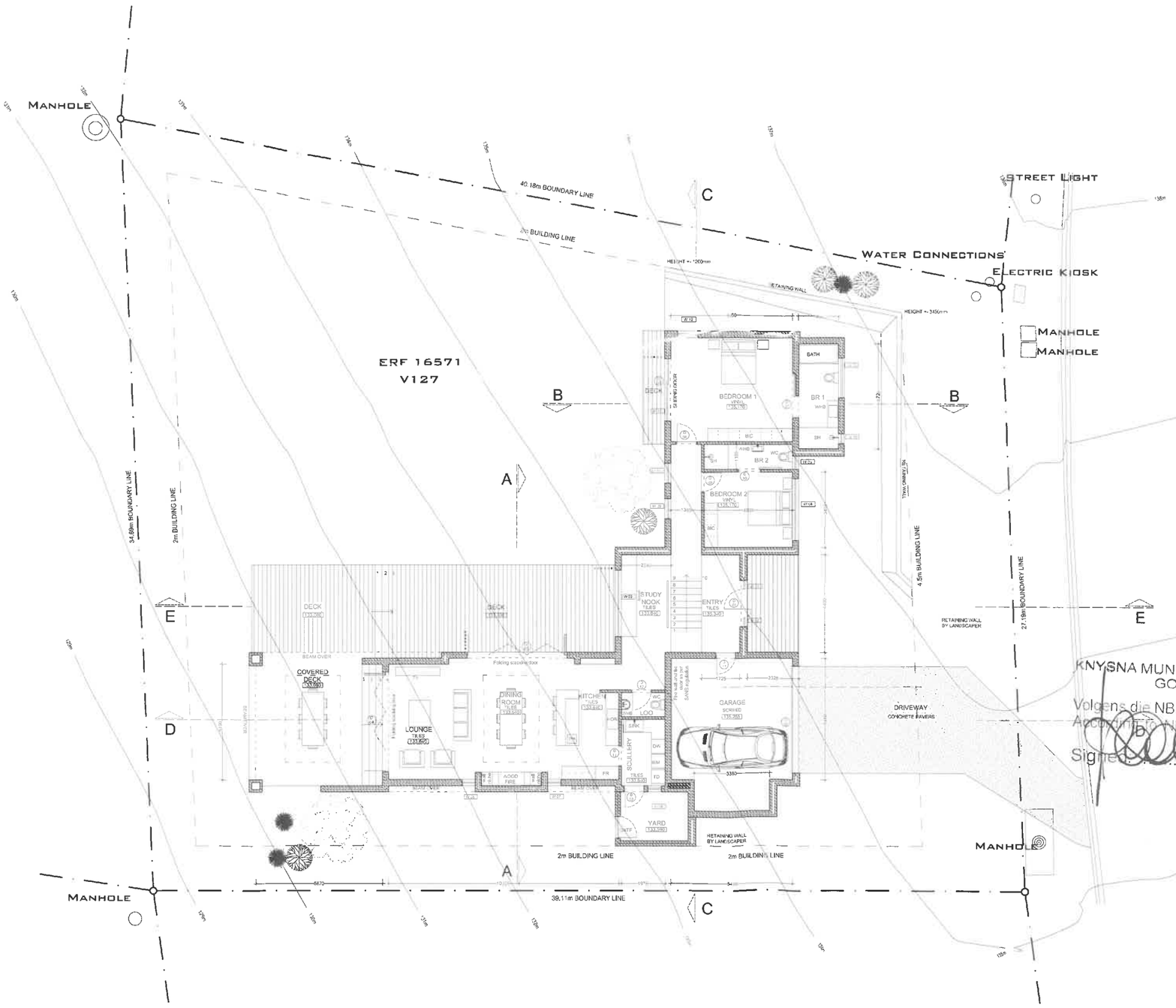
DRAWING:
W&D SCHEDULE

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

DWG NO. 1419_127_A1_07
SCALE: 1:50
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS

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TEL +27-(0)44-382-0760
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GROUND FLOOR PLAN - 1 : 100

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum.
Headroom to be min. 2125 mm.

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to Simola. Down pipes to be painted as per walls where exposed.
All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 140 mm or as shown on plans.

Concrete Deck
Min 65mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Damproofing
375 micron LDB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Drainage
PVC Drainage system to architects drawings linked to 110mm PVC external underground system. Horizontal pipes to be laid on river sand bed to fall min. 1:40 and in accordance with local authority regulations. Inspection eyes to all bends and junctions rodding eyes to all changes in direction and every 25m. All waste pipes to enter discharge pipe individually. All drains to be placed min. 900mm from buildings. No stormwater into drains.
Gully surrounds and manhole covers are to be 75mm above ground level.

Roof Construction
Pre painted standing seam metal roof sheeting on reflective foil insulation (Sisalation 405) and rigid extruded polystyrene (XPS) bulk insulation (65mm Isoboard) between 75 x 50 purlins and 38x12mm counter purlins at max 1000CCS on pre manufactured trusses (CCA treated H4 SA pine) to manufacturers design on 114 x 38 wall plates on brick work to SANS regulations. Trusses to be tied down by galvanized hoop iron built into brickwork minimum 6 courses below wallplate. Closed Eaves to architect detail.

Timber Deck
32 x 96 Pine decking fixed with stainless screws to structural SA Pine timber structure / steel structure to engineer.

Internal door frames & doors
Semi solid 'supawood' door to schedule fixed to pine door frame or jamb/nor. Finished to finishing schedule.

Driveway
Minimum 50mm concrete pavers 200x200mm, color charcoal on 100mm sand blinding on sub base to engineer.

Retaining walls
Rock face 'Terraforce' or similar approved product to engineers details. No single wall more than 1m height. And all terraces to be planted to design manual.

KNYSNA MUNISIPALITEIT PLAN No: 2021/16921
GOEDGEKEUR / APPROVED
Volgens die NBR. WET No 103 van 1977 soos gewysig
According to the NBR. ACT No 103 of 1977 as amended
Signed: ..... DATE: 2021-06-11

APPROX AREAS:	SQM
DWELLING:	
HOUSE:	175
GARAGE:	42
PORTICO/COVERED DECK:	45
TOTAL UNDER ROOF:	262
SITE:	1210
	100%
SITE AREA:	1210
FOOTPRINT:	262
PITCHED ROOF:	281
FLAT ROOF:	41
TOTAL ROOF AREA:	322
% FLAT ROOF TO TOTAL ROOF AREA:	13%
COVERAGE:	22%

Simola Golf & Country estate
Design Review Committee
Project ERF 16571
Approved
Date 14 - 2021

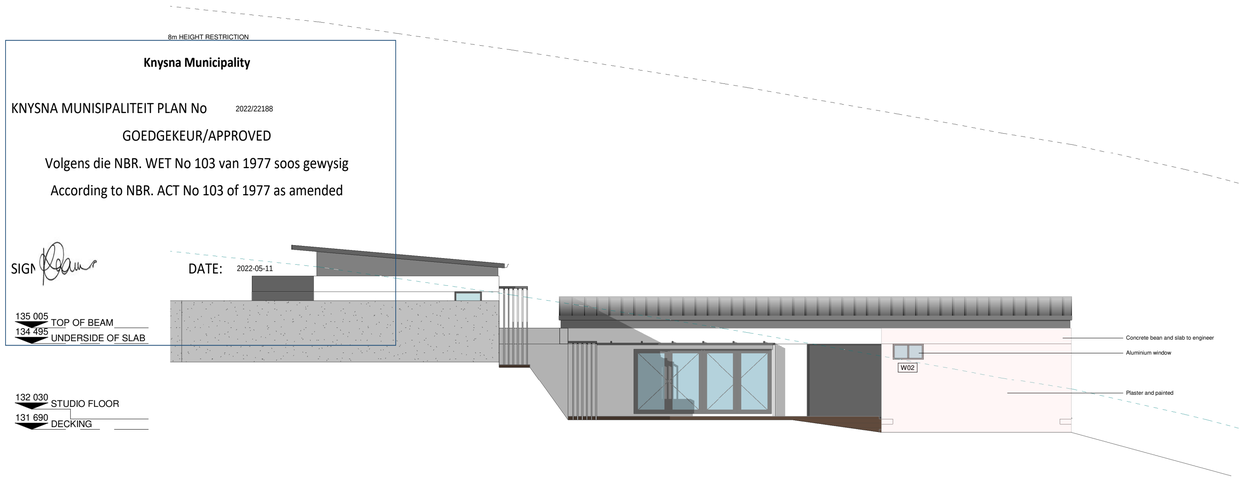
DRAWING:
GROUND FLOOR PLAN

PROPOSED NEW DWELLING
SIMOLA VILLAGE V127, PHASE 2, ERF 16571
FOR CLIENT

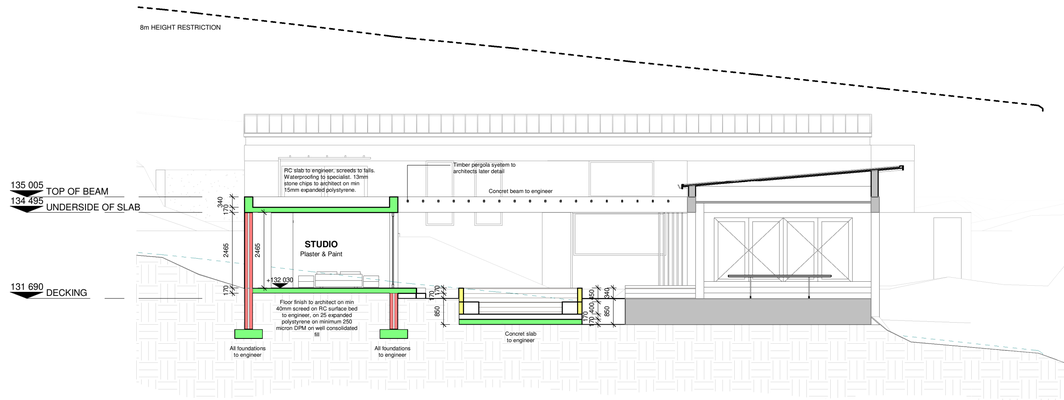
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SCALE: 1:100
DATE: 15 MARCH 2021
DRAWN: PDS

STARKEY | ARCHITECTS

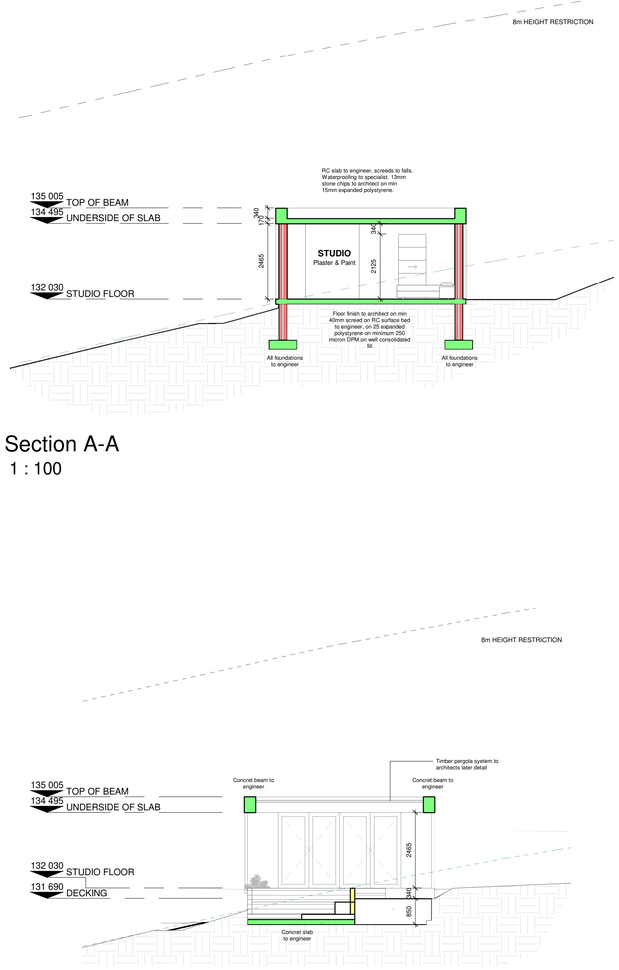
SHOP 1A, THE GALLERY
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TEL +27-(0)44-382-0760
E-MAIL: Jerome@starkeyarchitects.co.za



NORTH ELEVATION
1 : 100



Section B-B
1 : 100

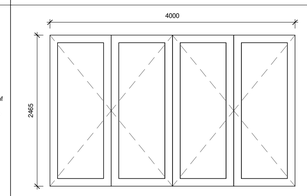
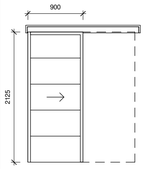


Section A-A
1 : 100

Section C-C
1 : 100

DOOR MATRIX

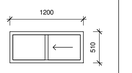
DOOR NUMBER	D01	D02
DOOR TYPE	A	B
NOTES		

DOOR TYPES	A	B
All aluminium doors to be powder coated col: Dark Grey Umber All doors viewed as from outside Opening sections and hanging orientation indicated by broken lines All dimensions to be checked on site before manufacture Dimesions taken to and from centre of frame elements except for outer dimensions which are taken from the outside of the frame		
FRAMING TYPE	Shopfront	
GLAZING TYPE	Clear double low E glass	N/A
OVERALL DIMENSION (mm)	4000 x 2465mm	900 x 2125mm
QUANTITY OF TYPE	1	1
SPECIAL NOTES	Aluminium and glass folding stacking door	Supawood Internal doors - Double rebate. Jamb liners to Architects detail (Painted: Colour to be selected)
DOOR NUMBERS	01	02

Door Schedule
1 : 50

WINDOW MATRIX

WINDOW NUMBER	W01	W02	W03
WINDOW TYPE	A	B	C
HEAD HEIGHT ABOVE T.O.C.	2465	2465	2465
NOTES			

WINDOW TYPES	A	B	C
All aluminium windows to be powder coated col: Dark Grey Umber All windows viewed as from outside Dimesions taken to and from centre of frame elements except for outer dimensions which are taken from the outside of the frame Opening sections and hanging orientation indicated by broken lines All dimensions to be checked on site before manufacture			
FRAMING TYPE	340 CASEMENT TOP HUNG	340 CASEMENT TOP HUNG	340 CASEMENT TOP HUNG
GLAZING TYPE	Clear double low E glass	Clear double low E glass	Clear double low E glass
OVERALL DIMENSION (mm)	1200 x 510mm	1000 x 510mm	500 x 2465mm
QUANTITY OF TYPE	1	1	1
SPECIAL NOTES			
WINDOW NUMBERS	01	02	03

Window Schedule
1 : 50

Simola Golf & Country estate
Design Review Committee
Project...1113...SRF...16/9/21
Approved.....
Date...21/09/2021...
PP

NOTE:
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DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and ballustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded into concrete pocket) - refer to architects detail. Fixing details to specialist and in accordance with SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Waterproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Stepped DPC at slab level to standard building practice. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal Fabric, Mariseal 400 / 420 Mariseal System Liquid applied polyurethane on flat roofs and tops and sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash, Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane. Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 900mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to architects layout.

Seemless 'Watertite' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist.& guarantees to owner. Klip-Lok 406 profile roll formed in continuous lengths from Zincalume AZ150 ZincAlume-Finish 0.53mm G550 fixed to steel / timber purlins using KL55 clips and class 3 fasteners, in strict accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect. All laying and fitting in strict accordance with manufacturer's specification. Trusses tied down with galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minimum 135mm Aluthern bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm polystyrene on waterproofing to specialist on screed to falls . All roofslabs and RC upstands to have 'Penetron' admix included in concrete pour.

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

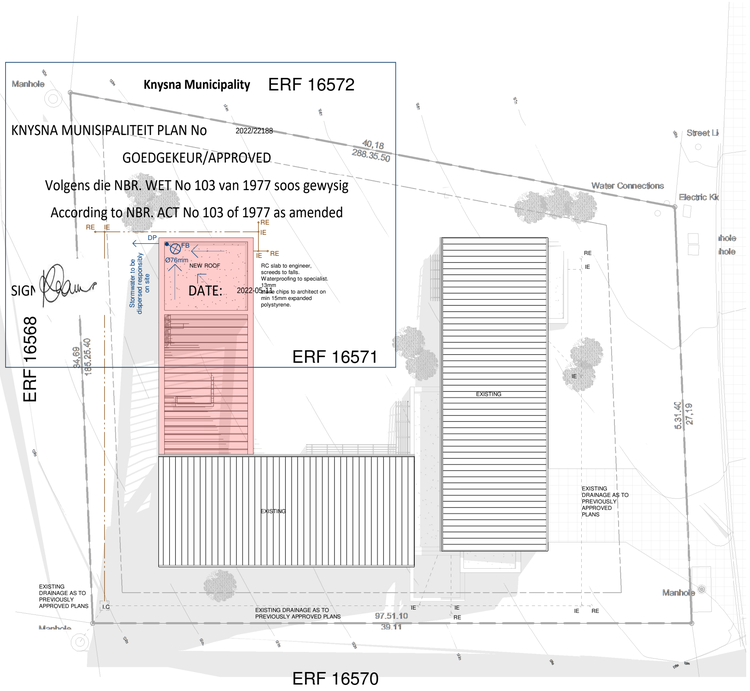
DRAWING:
ELEVATION, SECTIONS & W&D SCHEDULE

Proposed Addition
ERF 16571 | Simola | Knysna
HOUSE V127

DWG NO: 1419-V127-01-A1-02
SCALE: As indicated
DATE: 2022/01/15
DRAWN: PDS

STARKEY | ARCHITECTS

KNYSNA | PLETTENBERG BAY
8 Grey Street | Knysna | Shop 17 | Hill House | Main Street | Plett
+27 (0)44 382 0760 | +27 (0)44 533 5008
E-MAIL: info@starkeyarchitects.co.za
WEB: starkeyarchitects.co.za



SITE PLAN
1 : 200

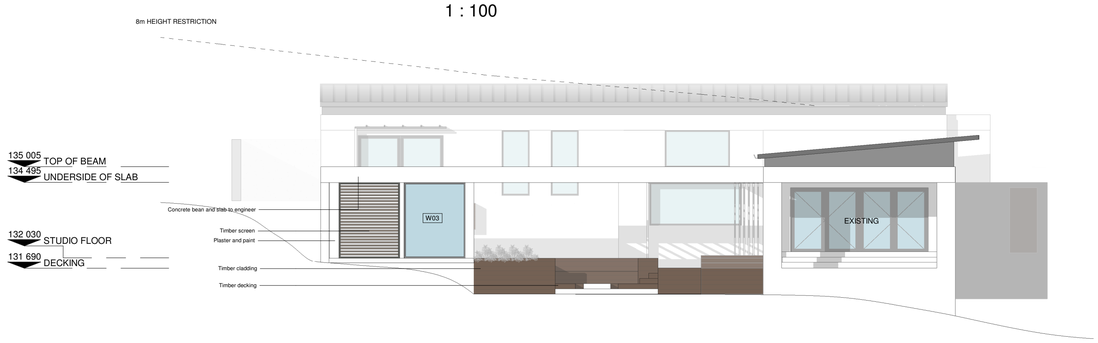
STORM-WATER KEY	
FB	Full-bore RC roof outlet with domed cover (large)
SH	Shower trap outlet (to be selected)
DP	Downpipe from gutter dispersed onto lower roof
DP	Downpipe within structure
DP	Downpipe from gutter
	Direction of water flow in gutters
	Direction of water flow on roofs
NB: All storm-water pipes to be concealed	

AREA SCHEDULE	
SITE AREA	1210 m²
EXISTING	262 m²
NEW	30 m²
TOTAL	292 m²
EXISTING PITCHED ROOF	281 m²
EXISTING FLAT ROOF	41 m²
NEW FLAT ROOF	30 m²
TOTAL ROOF AREA	352 m²
% FLAT ROOF TO TOTAL ROOF AREA	20%
TOTAL FOOTPRINT	336 m²
TOTAL COVERAGE	24%

DRAINAGE KEY	
	Ø110mm uPVC Soil Pipe
	Ø75mm PVC Waste Pipe
NB: All toilet cisterns to be concealed Geberit with wall-hung pans	
NB: All drainage pipes to be concealed	



GROUND FLOOR
1 : 100



WEST ELEVATION
1 : 100

ELECTRICAL LEGEND	
	CEILING MOUNTED DOWNLIGHTER
	WALL/SURFACE MOUNTED LIGHT FITTING 1800mm ABOVE FLOOR LEVEL (UNLESS SHOWN OTHERWISE ON PLAN)
	WALL MOUNTED WATERPROOF LIGHT FITTING 1800mm ABOVE FLOOR LEVEL (UNLESS SHOWN OTHERWISE ON PLAN)
	LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL
d	LIGHT SWITCH WITH DIMMER
2	TWO-WAY LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL
	MULTIPLE LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL
	DOUBLE 15 AMP PLUGPOINT 340mm ABOVE FLOOR LEVEL
	DOUBLE 15 AMP PLUGPOINT 1050mm ABOVE FFL
	SINGLE 15 AMP PLUGPOINT 340mm ABOVE FFL
	MULTIPLE LIGHT SWITCH 1050 mm ABOVE FLOOR LEVEL

NOTE:

1. ALL WIFI CABLES TO BE 25mm AND WITH SLOW TURNS
2. ALL LIGHTS AND DOWNLIGHTS TO BE LED

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and ballustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm. Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded into concrete pocket) - refer to architects detail. Fixing details to specialist and in accordance with SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to architect, Down pipes to be painted as per walls where exposed. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Waterproofing
375 micron LSB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Stepped DPC at slab level to standard building practice. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal Fabric, Mariseal 400 / 420 Mariseal System Liquid applied polyurethane on flat roofs and tops and sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash, Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane. Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 900mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to architects layout.

Seemless 'Watertite' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantees to owner. Klip-Lok 406 profile roll-formed in continuous lengths from Zincalume AZ150 ZincAlume-Finish 0,53mm G550 fixed to steel / timber purlins using KL65 clips and class 3 fasteners, in strict accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect. All laying and fitting in strict accordance with manufacturer's specification. Trusses tied down with galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minumum 135mm Aluthern bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm polystyrene on waterproofing to specialist on screed to falls . All roofslabs and RC upstands to have 'Penetron' admix included in concrete pour.

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

Simola Golf & Country estate
Design Review Committee
Project 1419 ERF 16571
Approved
Date 01/01/2022

DRAWING:
SITE PLAN, PLAN & SERVICES & ELEVATION

Proposed Addition
ERF 16571 | Simola | Knysna
HOUSE V127

DWG NO: 1419-V127-01-A1-01
SCALE: As indicated
DATE: 2022/01/15
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Seretse Mthembu Urban & Regional Planning
Urban Planners & Development Facilitators

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E-mail: seretsem@gmail.com
Tax No: 3357441140
WhatsApp: 0835834132

14 March 2025

The Manager: Land Use Management
Knysna Municipality
PO Box 21
KNYSNA
6570

Ref: 16571 Kny

Attention: Mr Hennie Smit

APPLICATION FOR THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 16571 KNYSNA

1. APPLICATION OVERVIEW

1.1. Application background

This application relates to Erf 16571 Knysna which is located within an area referred to as Phase 2 of the upmarket Simola Golf and Country Estate. The property is located along Francoline Close, and a locality map is attached as **Annexure A**.



Figure 1: Erf locality

Ownership of the property is held by Mr and Mrs Goosen as per Deed of Transfer No. T16893/2021 (**Annexure B**).

According to the title deed, the property was acquired by Mr and Mrs Goosen on or about April 2021. Subsequently, building plans for a new dwelling were approved in June 2021 with further additions also being approved in May of the following year (see **Annexure C – Approved building plans**).

According to the approved plans (in 2021), there was a retaining wall which consisted of a concrete wall located outside the building restriction area.

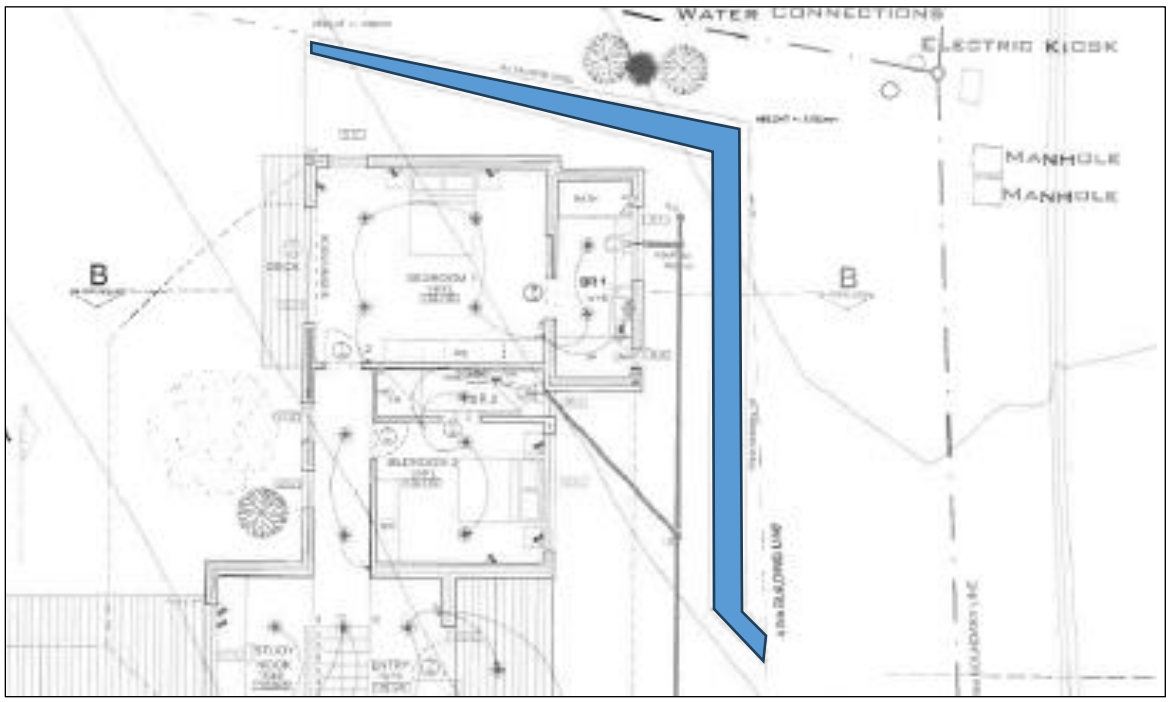


Figure 2: Note shape, composition and position of approved retaining wall

During site preparation it became clear that the approved concrete retaining wall was not sufficient to retain the ground and since earthworks had already commenced, it became necessary to employ a different measure to prevent possible erosion and further degradation of the building platform. Given the Architectural Design Manual's requirement that the retaining walls be planted, the Sholin (Terraforce L13) blocks became the natural choice. Natural conditions on the ground further dictated the position, shape and height of the retaining wall. As will be noted, the current as-built retaining wall falls within the site's building restriction area and has a height of 2,45m in lieu of 1m.

Subsequent to the completion of construction activities, the owners commissioned the submission of building plans to the municipality for as-built and new additions / alterations on the property. Part of the recent submission became, as may be expected, the legalization of the as-built retaining wall. As circumstances dictate, the current owners appointed the town planner, Mr S Mthembu, to submit the

necessary town planning applications to see to the legalization of the as-built retaining wall. The power of attorney to this effect is attached as **Annexure D**.

1.2. Purpose of the application

The purpose of this application is to obtain approval for a 63,9m² portion of an as-built retaining wall which encroaches the:

- Street building line along Francoline Close from 4,5m to 0.137m.
- North-eastern side building line adjacent to Erf 16572 Knysna from 2m to 0m.

As indicated below, the retaining wall has a footprint of 63,9m².

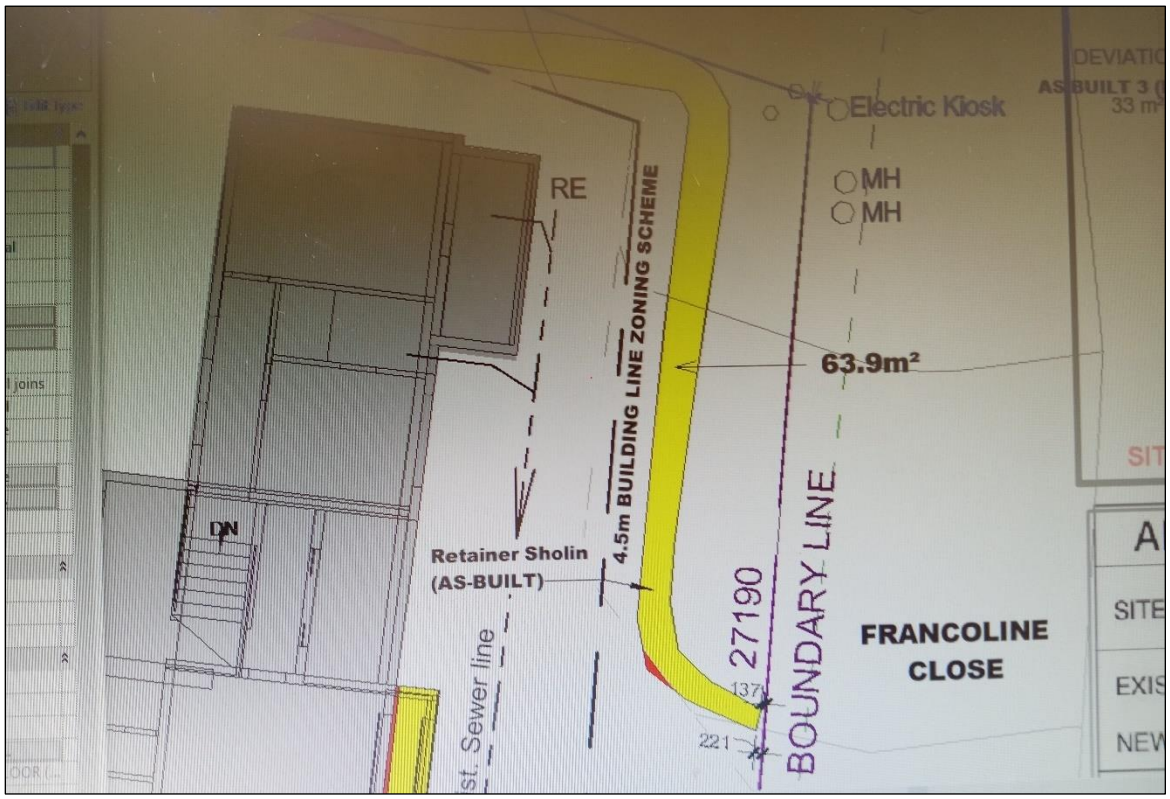


Figure 3: Note the footprint of the retaining wall at 63,9m²

As can be observed from the photo below, the retaining wall has a maximum height of 2,45m in lieu of 1m with an average height of 1,23m. There is no portion of the wall that falls above the natural ground level.

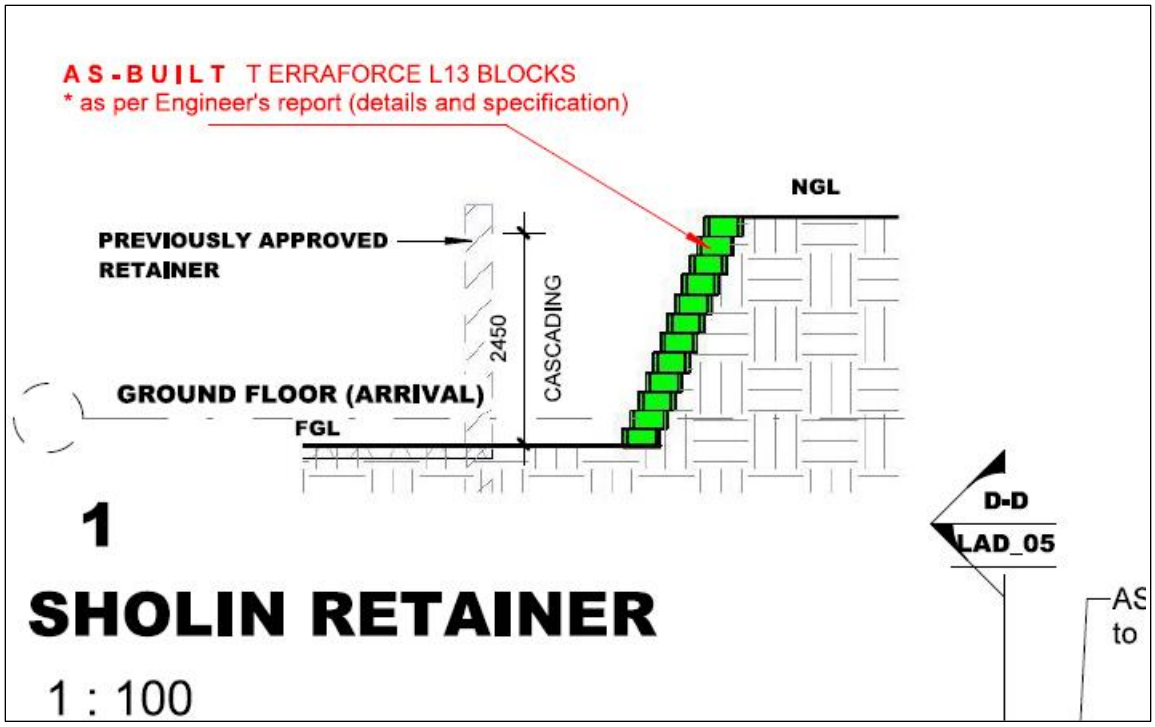


Figure 4: Note the height of the retaining wall at 2,45m

1.3. Nature of the improvements

The portion of the as-built retaining wall has an area of 63,9m². It has an average height of 2,45m above natural ground level and is built from sholin (Terraforce L13) blocks.



Figure 5: As built retaining wall

Architectural drawings showing the position of the as-built retaining walls are attached as **Annexure A**. The property was also surveyed and a copy of the plan prepared by the land surveyor is also attached as **Annexure E**.

1.4. Property particulars

PROPERTY PARTICULAR	DESCRIPTION
Cadastral Description	Erf No. 16571 Knysna, in the municipality and Division of Knysna, Province of the Western Cape
Location	Along Francoline Close, Simola Phase 2, Knysna (**Annexure F – Locality Map**)
Vehicular & pedestrian access	Francoline Close
Property size	1 210 m²
Ownership	Mr D and Mrs K Goosen
Title deed number	Deed of Transfer No. T16893/2021 (**Annexure B**).
Title deed restrictions	*Title deed conditions have no bearing on the current application*
Bondholder	N/A
General Plan No.	SG 5332/2008 (**Annexure G**)
S. G. Diagram No.	N/A
Current Zoning	Single Residential Zone I (**Annexure F**)
Predominant zoning	Single Residential Zone I
Current land use	Residential – living accommodation for the Goosen family
Predominant land use	Single family occupancy
Existing development	Single dwelling house with several outbuildings and an as-built retaining wall (**Annexure A – Approved building plans**)

Table 1: Property Particulars

2. PURPOSE OF THE REPORT

The purpose of this report is to apply for the determination of an administrative penalty in terms of Section 15.2(r) read with S.93(3) of the Knysna Municipality's Spatial Planning and Land Use Management By-law, 2021. As already indicated, this application is to be considered together with the application for Permanent Departure that is submitted simultaneously with the current application.

As indicated under Paragraph 1.2, the particulars of the retaining walls are as follows:

The retaning walls have a building footprint of:

- 63,9m² with a height of 2,45m.

These walls encroach the:

- Street building line along Francoline Close from 4,5m to 0.137m.
- North-eastern side building line adjacent to Erf 16572 Knysna from 2m to 0m.

The encroachment plan is attached as **Annexure G**.

The following documents are submitted herewith:

Annexure A: Architectural Drawings
Annexure B: Title Deed
Annexure C: Approved Building Plans

Annexure D: Signe Power of Attorney
Annexure E: Survey Plan
Annexure F: Locality Map
Annexure G: General Plan
Annexure H: Application Form
Annexure I: Application Form

3. APPLICATION FOR AN ADMINISTRATIVE PENALTY

In terms of **Section 15.2(r)**, read with Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-Law, 2021, an application is made on Erf 16571 Knysna for the determination of an administrative penalty in respect of as-built portions of the retaining structures indicated as such under **Annexure G**.

A copy of the application form is attached as **Annexure H**.

Section 93.3 of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021) deals with the "administrative penalty" which reads as follows:

93 Contravention penalties

1) A person who is in contravention of this by-law, and who wishes to rectify the contravention in terms of section 87(2)(b), may apply to the municipality for the determination of an administrative penalty if the municipality has not issued a compliance notice in terms of sub-section 87(2)(a) in respect of the land or building or part thereof concerned.

2) The Municipal Planning Tribunal may, where any person has contravened this by-law:
a) decide to impose an administrative penalty; and
b) determine the amount of the penalty.
3) A person making an application contemplated in sub-section (2) must:
a) submit an application;
b) pay the prescribed fee; and
c) provide the information contemplated in sub-sections (8) and (9).

4. CALCULATION OF ADMINISTRATIVE PENALTY

4.1. Section 86(4) of the Knysna Planning By-law

This sub-section makes provision for the local authority to adopt fines and contravention penalties to be imposed in the enforcement of this by-law.

According to the Planning and Development: Land Use Management application fees 2023/2024 the fee for the submission of a rectification of contravention fee (administrative penalty) fee is calculated as 50% of the tariff of the relevant application required for legalisation of the land use i.e.

- **Determination of Administrative Penalty Fee: R 1 086.99,** being
- **50%** of **R2 173,98** being the application fee for Permanent Departure.

The levy rate (buildings) is calculated as 50% of the value of the ordinary plan fee applicable to contravention portion of the building. According to our measurements, the contravention portion of the retaining structures is **63,9m²** (see **Annexure G** and **Figure 3 - Plan showing encroaching structures**).

Additionally, Paragraph 8 of the Planning and Development: Land Use Management Application fees (2024/2025) require *the payment of up to and not more than 100% of the value of the building, construction and engineering work unlawfully carried out in respect of unauthorised building work contravening the zoning scheme*.

4.2. Calculation of the Levy Rate

The Levy Rate has been calculated as per the below steps:

- Contravention portion: **63,90m²**
- Building Control Scrutiny fee: **R 884.56 * R15.28 = 967.39**
-
- 50% of scrutiny fee: **R488,20**
- Proportional cost of building works (including cost of engineering): **R63 900,00** (total cost of the encroaching portions of the retaining wall)

- **Total cost of building work: R64 388,20**

To give effect to the calculations above, please refer to the table below taken from Tariffs, charges and fees for 2024/2025 MTREF.

Item	Details	Frequency	Tariff	Tariff	% Increase
		Measure	2023 / 2024	2024 / 2025	
		Occasion	(15% Vat Incl.)	(15% Vat Incl.)	
15.1.1.1	Where gfa (after additions) up to 50m2	Minimum Scrutiny Fee	R843.24	884.56	4.9%
15.1.1.2	Where gfa (after addition) from 51m2 to 100m2	Per m2	R14.56	R15.28	4.9%

4.3. Implications of Section 93(9) of the Planning By-law

This subsection prescribes which factors must be considered by the Knysna Municipality when considering an appropriate administrative penalty. It is important to consider that this application is only concerned with as-built portions of retaining walls indicated as such under **Annexure M**.

(a) The nature, duration, gravity and extent of the contravention:

The nature and gravity of retaining walls are as required to prevent excessive erosion and resultant damage to neighbouring properties. The total extent of the

contravention is 63,90m² and is considered minimal in relation to the total site area which is 1210m² in extent. Almost similar retaining was previously approved on the subject property and could not be constructed as per the approved plans due to the physical circumstances of the ground.

(b) The conduct of the person involved in the contravention:

As outlined under Paragraph 3, the property owner set about seeking the advice of a professional architectural practitioner and furthermore appointed a town planning professional to obtain authorisation from the existing structures on site. This resulted in the preparation of building plans and the submission of an application to comply with the applicable by-law. This application has already been submitted, and this second installment is also being submitted as the property owners' effort to comply with the prescriptions of the local by-laws. The owner also accepts liability for any penalties that the local authority may impose, taking for granted that these would be fair and in accordance with the relevant provisions of the by-law.

(c) Whether the unlawful conduct was stopped:

To our knowledge there has, to date, not been any notices/stop order notices served on the landowner to demolish the as-built retaining walls. The offending structures are effectively necessary to prevent soil erosion and to stabilize the ground to prevent potential degradation and damage to property.

(d) Whether a person involved in the contravention has previously contravened this By-law or a previous planning law:

No records have been found to the effect that the current property owner once was, at any stage, involved in the contravention of any regulations applicable within the municipal area of Knysna – other than the activity being the subjection of this application. This is effectively the applicant's first accidental mistake and was made in good faith whilst using a normal degree of care and attention. Even under the circumstances it is our view that the actions that have been undertaken by the property owner to legalise the contravention should be commended, and the as-built structures condoned.

The property owner only took ownership of the property in April 2021 and since then has, apart from the as-built retaining structures, not engaged in any other offensive activities that would draw the attention of the local authority.

5. PROPOSED ADMINISTRATIVE LEVY AMOUNT

Considering the motivating statements under Paragraph 6.3 we would like to further propose that regard is had to the following factors when determining the penalty to be levied to the property owner:

- The erection of retaining walls is an unavoidable aspect of owning property along Francoline Close in Phase 2 Simola Estate. It is impossible to imagine that

there could have been any other alternative to develop the property without these walls.

- The retaining structures constitute no hazard to the safety and welfare of the surrounding property owner or the public in general.
- The structure has no negative visual or aesthetic impact on the surrounding area and various efforts have been made to make it blend in with the natural landscape.
- The structure cannot be considered a danger to life nor objectionable.

With due regard having been given to *inter alia* the above factors, it is our request that the contravention penalty be considered accordingly. It is our submission that the as-built retaining structures serve a very important purpose. In this regard it is our proposal that the penalty be reduced to **±33%** of the actual construction cost of **R64 388,20.**

6. CONCLUSION

In conclusion, it is important to bring the attention of the decision maker to the attributes of the as-built retaining structures that make them less offensive – if at all – to the affected property owner. For instance:

- Most of the properties along Francoline Close employ the use of retaining structures and as expected, these are ubiquitous in the area.
- The structures are in place for a specific utilitarian purpose and without such development along Francoline Close is unattainable.

It is our contention that the nature of the contravention has, therefore, little or no negative impact on the surrounding property owners' health or welfare and the property owner has done that which is necessary and appropriate to comply with the planning and zoning scheme by-laws. It is therefore our contention that this report read with the application for the departure which was submitted as the second installment provides compelling factors to the effect that the as-built structures do not lack desirability. To that end it is our proposal that this application be considered in a positive light and that the property owner be allowed to settle the required penalty to render the building work legitimate.

ITEM TO:
Municipal Planning Tribunal

APPLICATION NO.	3499
REPORT AUTHOR	S Phungula
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/3220/2022
TELEPHONE NO.	044-302-6339
APPLICATION DATE	28-05-2025

LAND USE PLANNING REPORT
DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 17839 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	Lundikazi Khuphiso
Company name	Planning Space Pty LTD
SACPLAN registration number	C/9271/2020
Registered owner(s)	Knysna Leisure Properties CC
PART B: PROPERTY DETAILS	
Property description	Erf 17839 Knysna in the Municipality and Division of Knysna, Province of the Western Cape
Property Extent	2435 m²
Physical address	35 Meeu Street, Knysna Industrial
Area/Town	Knysna
Current zoning	Industrial Zone 1
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Industrial
Are there existing buildings on the property?	Yes
Title Deed number & date	T63626/2013
Any restrictive title conditions applicable?	Yes
Any third party conditions applicable?	No
Any unauthorised land use/building work	Yes
Bondholder's Consent	N/A

PART C: CONTRAVENTION INFORMATION	Yes	No	Not Applicable
Has the landowner applied for the determination of an administrative penalty?	☒	☐	☐
Has the Municipality applied to the Municipal Planning Tribunal for an order that a person who is contravening the Zoning Scheme By-law must pay a contravention penalty?	☐	☒	☐
Has the Municipality served a notice on the owner or other person in respect of the unlawful land use or building work, which required the owner or other person to apply for the determination of a contravention penalty?	☐	☒	☐

1. APPLICATION DESCRIPTION

The application is for the determination of an administrative penalty in terms of Section 15(2) (r) of the Spatial Planning and Land Use Management By-Law (2021)for the unlawful encroachment of the prescribed building line of 3.0m under "Industrial Zone1" of the Knysna Zoning Scheme By-Law (2020) on Erf17839 Knysna.

2. PRE-APPLICATION CONSULTATION

No pre-application pre-consultation meeting took place.

3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The applicant explained that Erf 17839 Knysna is an industrial property formed through a series of lawful subdivisions and consolidations dating back to the 1970s, ultimately resulting in the current consolidated erf in 2010.

3.2. The applicant stated that the property has been developed incrementally over many years, with various industrial and ancillary structures constructed by different previous owners on an ad hoc basis.

3.3. The applicant indicated that while building plans were approved for some of the predecessor erven, the existing buildings deviate from those approvals and comprehensive historical building plans for the entire site are not available.

3.4. The applicant noted that historical aerial imagery confirms that the buildings were constructed prior to 2003.

3.5. The applicant explained that at the time of construction, the 1992 Knysna Zoning Scheme Regulations applied and did not prescribe rear or lateral building lines for industrial properties, rendering the buildings compliant at that time.

3.6. The applicant stated that the structures only became non-compliant following the introduction of the current Zoning Scheme By-law in 2020, and that the application intends to legalise the existing buildings and regularise the building line encroachments.

3.7. The applicant submitted that there was no intentional disregard for municipal by-laws and that the current owner was unaware of the non-compliance until attempting to regularise the property.

3.8. The applicant maintained that the encroachments are limited in extent, form part of an established industrial complex, and do not negatively impact adjacent properties, streetscape character, or municipal infrastructure.

3.9. The applicant further noted that the development remains compatible with the surrounding industrial area and continues to contribute positively to the local economy through ongoing industrial activity and employment creation.

4. Administrative Penalty Calculation

4.2.1.The Municipality considers the following formula for the determination of the administrative penalty:

- Unauthorised Building Work contravening the Zoning Scheme – up to and not more than 100% of the value of the building, construction, and engineering work unlawfully carried out:
    - The cost estimate directly related to building line encroachments is approximately R689 700 (121m² x R 5700/m²), i.e. Estimated cost per m² in accordance with AECOM: Handbook cost guide 2025.
    - The applicant has provided cost estimates for the engineering work that was carried out, valued at ± R689 700
- 100% of R689 700 = R689 700

4.2.2. A maximum amount of R689 700 could be charged to the property owner.

5. ASSESSMENT OF APPLICATION

5.1. Considerations in terms of Section 93(9) of the Planning By-law

5.1.1. The nature, duration, gravity, and extent of contravention

The contravention is significant due to the substantial encroachment of approximately 121 m² by portions of the main building, reception area, and entrance into the prescribed street, rear, and lateral building lines. The structures have existed for over 20 years without approved building plans, reflecting a prolonged disregard for municipal planning and regulatory requirements. While the property's current use remains consistent with the industrial zone, the longstanding non-compliance undermines the integrity of the Knysna Zoning Scheme By-law and has the potential to adversely affect neighbouring properties.

5.1.2. The conduct of the person involved in the contravention

Although the applicant submitted that the current owner did not intentionally contravene the Zoning Scheme By-law and was unaware of the non-compliance at the time of acquisition or occupation, it is noted that the Municipality had not previously issued any enforcement notices requiring demolition or regularisation of the structures. However, it remains the responsibility of property owners to ensure that all structures comply with municipal by-laws, irrespective of the period of non-compliance.

5.1.3. Whether the unlawful conduct was stopped

The applicant indicated that the existing structures were constructed over 20 years ago, at a time when they complied with the applicable zoning scheme regulations. Following the consolidation of the properties, no building plans were submitted for subsequent alterations or upgrades.
No further unauthorised building work is ongoing on the property.

5.1.4. Whether a person involved in the contravention has previously contravened the Planning By-law or any other planning law

There is no history of land use planning contraventions by the registered owner of Erf 17839 Knysna, 35 Meeu Street, which can be found in archival records.

6. RECOMMENDATION

It is recommended that, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021), an administrative penalty in the amount of R6897.00 in terms of Section 93(3), be imposed for the unauthorised building work transgressing the prescribed building lines of the Knysna Zoning Scheme By-law (2020) on Erf 17839, Knysna.

7. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above approval is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021):

7.1. The landowner/applicant shall pay the administrative penalty within 30 days, reckoned from the date of the notice of decision.

7.2. This approval must not be construed as an indication that other submissions in terms of Section 15(2) of the Spatial Planning and Land Use Management By-Law (2021) will be approved.

8. REASONS FOR RECOMMENDATION

(i) The contravention is limited to building line encroachments; however, the property's use remains consistent with the intended purposes of the industrial zone, and the encroachments do not appear to have caused adverse impacts on surrounding properties.

(ii) The property owner did not take proactive steps to verify the compliance status of the existing structures following the implementation of the current Zoning Scheme Regulations in 2020. The imposition of an administrative penalty is therefore considered appropriate.

9. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – *Copy of the Title Deed*

ANNEXURE B – *Power of Attorney*

ANNEXURE C – *Site Plan*

ANNEXURE D – *Building Plans*

ANNEXURE E – *Applicant's Motivating Memorandum*

ADMINISTRATIVE PENALTY: ERF 17839 KNYSNA – APPLICATION NUMBER 3499	
Author Name: **S Phungula** Date: 16/02/2026	Author Signature: 
Registered planner name: **S Madumbo** SACPLAN registration number: A/1510/2012 Date: 16/02/2026	Registered Planner Signature: 
Decision maker: Municipal Planning Tribunal	

CERTIFICATE OF CONSOLIDATED TITLE

KNYSNA LEISURE PROPERTIES CC

NO. T63626/2013

With Compliments: ED HARRIS

MOSDELL, PAMA & COX
15 TIDE STREET
P O BOX 997
KNYSNA
6570
TEL: 044 382 5333
FAX: 086 571 5140

Fee endorsement		
	Amount	Office fee
[illegible]	R.....	R 260.00
[illegible]	R.....	R.....
Reason for exemption	Cat.....	Exempt i.t.o section..... Act.....

PREPARED BY ME

CONVEYANCER
DAVID PATRICK ARTLETT

CERTIFICATE OF CONSOLIDATED TITLE

(issued under the Provisions of Section 40 of the Deeds Registries Act, 1937 (No 47 of 1937)

T 000063626 / 2013

WHEREAS

DATA / VERIFIED
12 DEC 2013
MURIE LORRAINE

KNYSNA LEISURE PROPERTIES CC
Registration Number 1991/09540/23

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937, and:

DATA / VERIFIED
02 DEC 2013

WHEREAS the said is the registered owner of:-

1. ERF 17831 KNYSNA, in the Municipality and Division of Knysna, Western Cape Province

Held by Deed of Transfer No T.000063625 / 2013

And

2. ERF 7746 KNYSNA, in the Municipality and Division of Knysna, Western Cape Province

Held by Certificate of Consolidated Title No T.19432/1992

which properties have been consolidated into the land hereinafter described:-

NOW THEREFORE, in pursuance of the provisions of the said Act, I the Registrar of Deeds at Cape Town, do hereby certify that the said

KNYSNA LEISURE PRPERTIES CC
Registration Number 1991/09540/23

or its Assigns, is the registered owner of:-

ERF 17839 KNYSNA, in the Municipality and Division of Knysna, Western Cape Province

IN EXTENT 2435 (Two Thousand Four Hundred and Thirty Five) Square Metres

AS WILL APPEAR FROM the annexed Diagram SG No.3762/2010.

(i) As regards the figure mBCn on annexed Diagram SG No. 3762/2010:

A. SUBJECT to the conditions referred to in Certificate of Registered Title No T.000063611 / 2013

B. .....

C. SUBJECT FURTHER to the servitude referred to in the following endorsement dated 24th April 1975, on Deed of Transfer No T.7790/1975 which reads as follows:-

"By Notarial Deed No. K391/1975S the property held hereunder is subject to a right in favour of the Electricity Supply Commission to convey electricity thereover, together with ancillary rights, and subject to conditions, as will more fully appear from reference to the said Notarial Deed, grosse whereof is annexed hereto."

which condition has been amended by the endorsements dated 17th March 1976 on Deed of Transfer No T.5814/1977 reading as follows:-

"By Notarial Deed of Servitude No. K233/1976S dated 17th February 1976, Escom has exercised the right reserved in paragraph 10 of Notarial Deed No. K391/1975S to amend the earlier Notarial Deed by describing the power line route over the within-mentioned property, as will more fully appear from the firstmentoined Notarial Deed with diagram annexed."

(ii) As regards the figure AmnD on Diagram SG No. 3762/2010.

A. SUBJECT to the conditions referred to in Deed of Transfer No T.7790/1975

B. .....

NOT SUBJECT TO CONDITION "B" ON PAGE 2 OF DEED OF TRANSFER NO T.4301/1990, BY VIRTUE OF SECTION 53 OF THE MINING TITLES REGISTRATION AMENDMENT ACT 24 OF 2003.

(iii) As regards each of the figures mnkj and jkhg respectively on Diagram SG No.3762/2010

C. SUBJECT FURTHER to the following condition contained in Deed of Transfer No T.37037/1989 and imposed by the Administrator in terms of ordinance 33 of 1934 when approving the Establishment of Knysna Township Extension No 12

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebesig word, het dieselfde betekenisse as wat daaraan geheg word by die

regulasies afgekondig by Provinsiale Kennisgewing Nr 623 van 14 Augustus 1970.

2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeer geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie Nr 15 van 1952, soos gewysig, vervang nie

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
4. Die eienaar van hierdie erf is verplig om sonder bepaling van vergoeding toe te laat dat elektrisiteit – of televisiekabels of – drade en hoof – en/of ander waterpype en die rioolvuil en dreinering insluitende stormwater van enige erf or erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutere owerheid nodig geag word en op welke wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te le, te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou of genoee van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6. (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd to tyd, na oorleg met die Dorpskommissie en die plaaslike owerheid, goedkeur, met dien verstaande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.
(b) Geen geboue of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van

die sygrens gemeet aan enige aangrensende erf opgerig word nie met dien verstande dat met die toestemming van die plaaslike owerheid.

(i) 'n buitegebou wat uitsluitend vir die stallintg van motorvoertuie gebruik word en hoogtstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens.

(ii) 'n buitgebou ingevolge subparagraaf (1) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.

(c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassng asof die een erf is.

(d) Ingeval hierdie erf onderverdeel word, is eke onverdeelde gedeelte, uitgesonderd 'n gedeelte afgesny vir pad-of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof die die oorspronlike erf is.

IV. As regards each of the figures ghfe and efDA on annexed Diagram SG No. 3762/2010

D. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer NoT.57812/1988 imposed by the Administrator in terms of Ordinance 33 of 12934 when approving the Establishment of Knysna Township Extension No. 12 namely:-

1. Alle woorde en uitdruikings wat in die volgende voorwaardes gebesig word, het dieselfde betekenisse as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing Nr. 623 van 14 Augustus 1970.
2. Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige

bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeer geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie Nr 15 van 1952, soos gewysig, vervang nie.

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
4. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit – of televisiekabels of – drade en hoof – en/of ander waterpype en die rioolvuil en dreinering insluitende stormwater van enge erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutere owerheid nodig geag word en op welke wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werksw met betrekking tot bogenoemde aan te le te wysig, te verwyder of te inspekteer.
5. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedt van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangele en die erf tensy hy verkies om steunmure te bou of genoee van en binne 'n tydperk wat die plaaslike owerheid bepaal.
6. (a) Hierdie erf mag alleenlik gebruik word vir die oprigting van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpskommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf n die gebied van 'n dorspaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat die skema bepaal word.
   b) Geen geboue of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatslyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeet aan enige aangresende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid.

(i) 'n buitegebou wat uitsluitend vir die staling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy – en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte bnne die agterruimte en syruimte opgerig mag word vir 'n afstqand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens.

(ii) 'n buitegebou ingevolge suparagraaf (1) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.

(c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworp is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof die een erf is.

(d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelde gedeelte, uitgesonerd 'n gedeelte afgesny vir pad – dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

AND, that by virtue of these presents, the said **KNYSNA LEISURE PROPERTIES CC (Registration Number 1991/09540/23)**

Or its Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at CAPE TOWN on 21st November 2013

REGISTRAR OF DEEDS

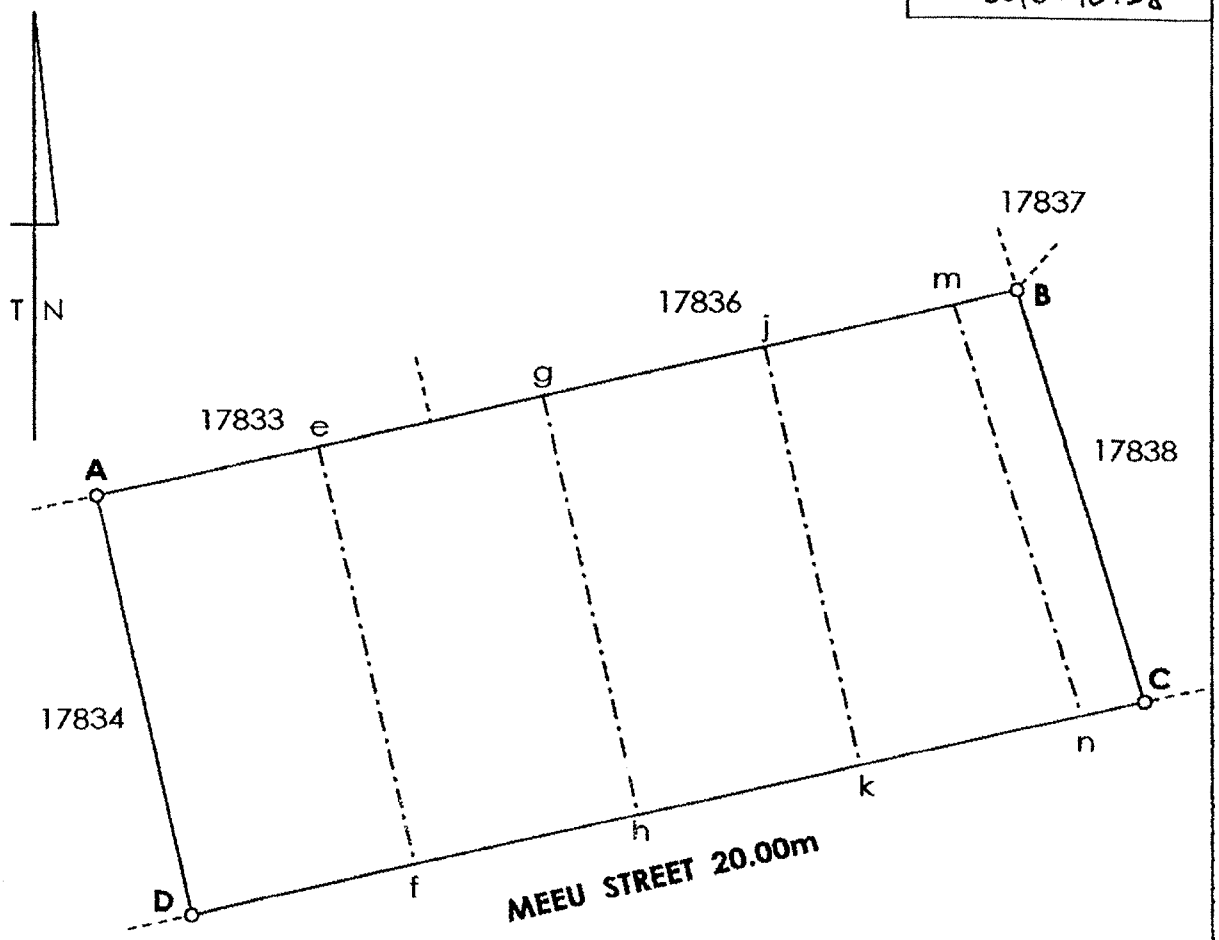
CERTIFIED COPY FOR REGISTRATION
FOR SURVEYOR-GENERAL
DATE 28 OCT 2010

Components:

1. The figure AmnD represents Erf 7746 Knysna, vide Dgm.No. 3805/1991 annexed to D/T 1992. .19432.
2. The figure mBCn represents Erf 17831 Knysna, vide Dgm.No. **3754** /2010 annexed to D/T

S.G. No.
3762/2010

Approved
for Surveyor-General
2010.10.28



Scale 1: 600

The figure A B C D

represents 2435 Square Metres of land, being

ERF 17839 KNYSNA (Comprising 1 and 2 as above)

situate in Knysna Municipality
Administrative District of Knysna Province Western Cape
Compiled in February 2010
by me

NA Clark (PLS 1072) Professional Land Surveyor

This diagram is annexed to	The original diagrams are as indicated above.	File No.**S/4587/30/7 V2** S.R. No. Compiled

SPECIAL POWER OF ATTORNEY

I, the undersigned ..... R E Smale .....
duly authorized, do hereby nominate, constitute and appoint Lizemarie Botha/ Lundikazi Khuphiso of the firm **PLANNING SPACE**, with power of substitution to be my lawful agent, in my name, place and stead to make application, as described below, to the relevant Authorities and to sign all application forms, documents and other papers as may be required in such application.

DESCRIPTION OF PROPERTY

Erf 17839, Knysna

NATURE OF APPLICATION

Departure, Removal of Restrictive Conditions, Contravention Levies and Related Applications

SIGNED AT Knysna **THIS** 8th **DAY OF** April **2025**

.....

OWNER/ AUTHORISED AGENT

WITNESSES

1. .....

2. .....

KNYSNA LEISURE PROPERTIES CC

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members

held in Knysna on the 8th day of April 2025.

Resolved that RE Small in his/ her capacity as

Owner , be and is hereby authorised to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY

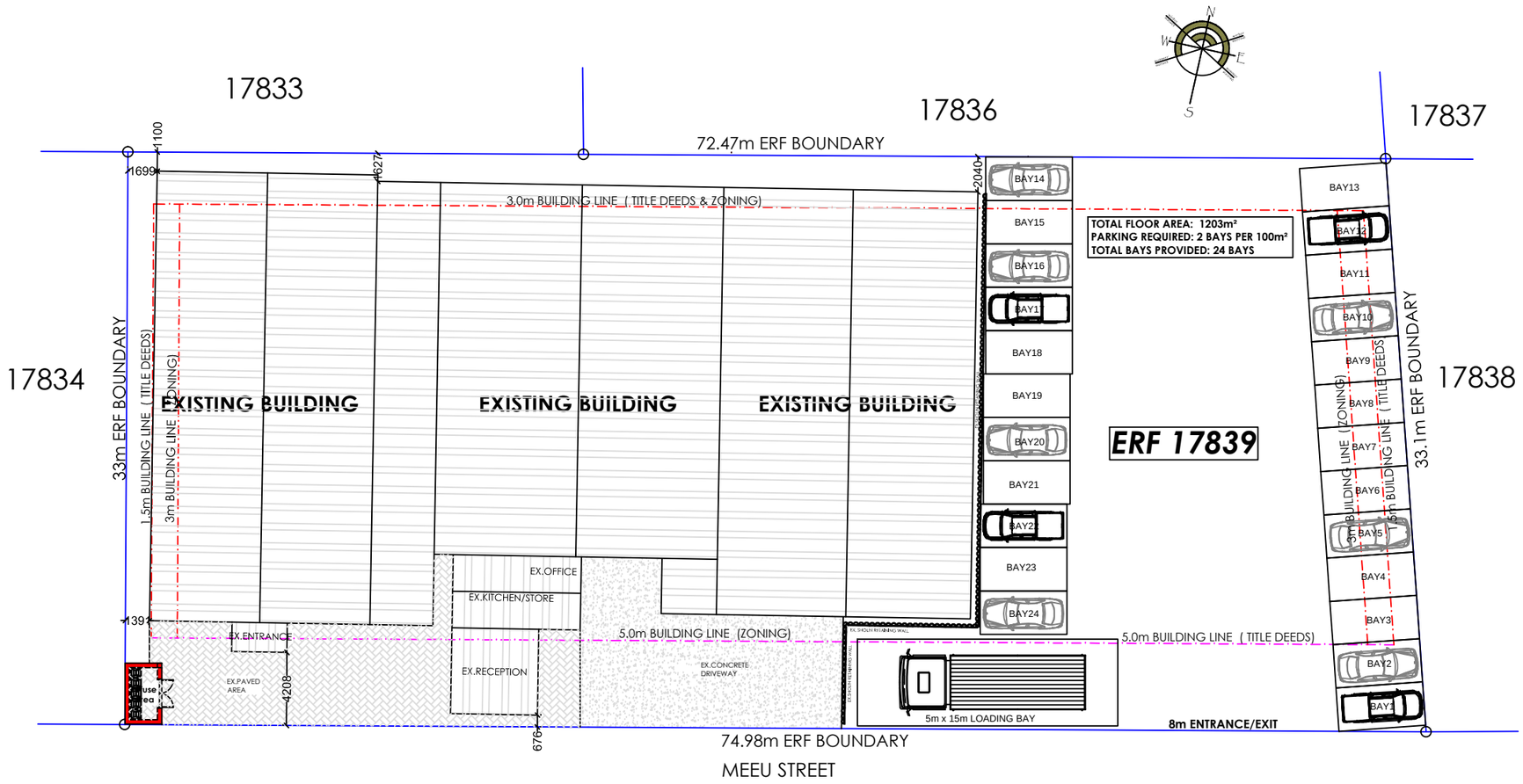
Erf 17839, Knysna

NATURE OF APPLICATION

Departure, Removal of Restrictive Conditions, Contravention Levies and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME	SIGNATURE
RE Small	



SITE LAYOUT PLAN
Scale 1:150

N O T E S :

1. Drawings may not be scaled.
2. Any discrepencies on drawings are to be reported to the architect.
3. All dimensions & levels must be verified on site.
4. All RC work to be designed by engineers.
5. All work to be in accordance with SABS, SANS, local building practice, bye-laws,health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. TIMBER :
   All timber to be weather and insect treated and to carry the SABS mark.
8. FOUNDATIONS :
   Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
9. BRICKLAYER :
   Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground.
   Min. 100mm surface beds to be cast on well consolidated fill. Apply DPC below all walls, cills, door & window uprights. Precast conc. lintols over all windows & doors in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.
10. ELECTRICAL :
    All electrical work to be tested & approved by Local Electrical Authority.
11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to 1 : 60.
    Provide approved reseal traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessable at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans, must be submitted to local authority for approval.

N.GENADE
ARCHITECTURAL
DRAUGHTING & DESIGN
SERVICES

PO BOX 346
KNYSNA 6570
CELL : 082 215 7709
TEL : 044-3822673
FAX : 044-3825086
E.MAIL : ngenade@gmail.com

DRAWINGS: N.GENADE
REG. NO. D0049

PROJECT
EXISTING BUILDINGS
ERF 17839
MEEU STREET
INDUSTRIAL AREA, KNYSNA

CLIENT
KNYSNA LEISURE PROPERTIES CC

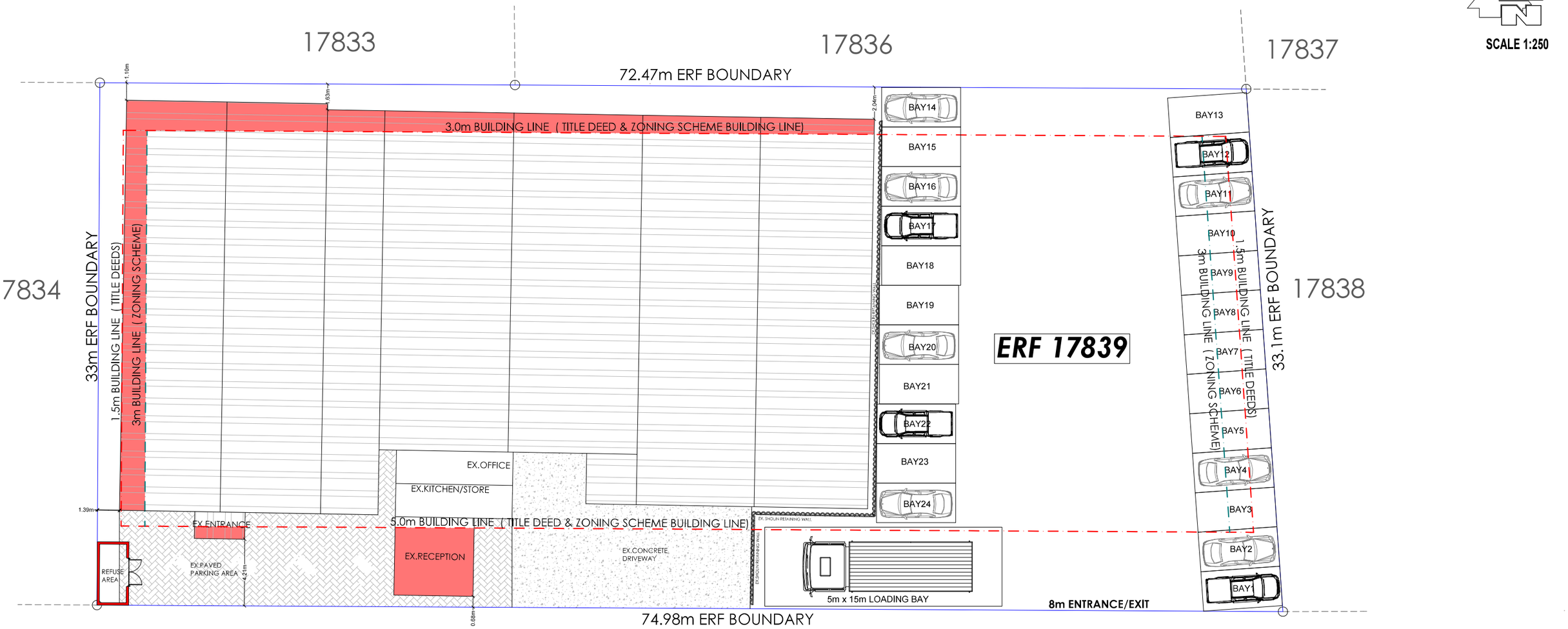
TITLE
SITE LAYOUT PLAN

SCALE
1:150

DRW. NO.	REV.	DATE
N002/10/2024	00	01-10-2024

ENCROACHMENT PLAN

ERF 17839 KNYSNA



AREA SCHEDULE	
STRUCTURE	SIZE
MAIN BUILDING	99 m²
EX. ENTRANCE	2 m²
EX. RECEPTION	21 m²
TOTAL	122 m²

LEGEND

- TITLE DEED BUILDING LINES
- ZONING SCHEME BUILDING LINES
- ENCROACHING SECTIONS

NOTES:

1. The encroaching sections measure 122 m² in extent.

Sizes and dimensions are approximate and subject to final survey.

COPY RIGHTS:

This plan may not be copied or amended without the consent from Planning Space.

ERF 17839 KNYSNA
DRW. NR.: EP-17839-KNY
KNYSNA MUNICIPAL AREA
DATE: 21 MAY 2025

Planning Space
Town and Regional Planners

4352

4359

4351

4360

1500 1500 1500 1500

17.5 17.5

-1.200

building line

-1.200

3 PHASE DUST EXTRACTOR & BIN.

-1.325

4382

32.0

COVERED AREA

HEAVY VEHICLE PARKING

12 x 3M LOADING BAY

4380

4379

TIMBER STACKING YARD

building line

-0.250

-0.425

RAMP

ELECTRICAL METER POSITION

building line

BRICK PAVED PARKING (VISITORS & STAFF)

2000 HIGH PRECAST CONCRETE WALL

GATE

17.5

8/2.5 x 5.5M PARKING BAYS

STREET 20.27M

BOSWERKER

LVL -1.600

LVL +0.250

SITE PLAN

SCALE: 1/200

AREA OF ERVEN : 1155 M²
AREA OF BUILDINGS: 384 M²
COVERAGE : 33.25 %

CE DRGS.

~~REFERENCE DRGS~~ NOTE!!

ALL NEW CONSTRUCTION WORK TO COMPLY WITH THE FACTORY OCCUPATIONAL SAFETY ACT.

OWN

DAT

1155.

18.000 CRS.

4.500 | 4.500 | 4.500 | 4.500 | 3.000

89 141 | 115 115 | 141 89

141 89

12.000 CRS.

CONCRETE RAMP

GARAGE DOOR (SLIDING.)

NC4 NC4

NC11

WORKSHOP.
320 LUX.
GLARE INDEX 25. AT
WORKING HEIGHT.
W/SHOP FLOOR AREA = 162 m/2
TOTAL NAT. LIGHT AREA. = 54.08 m/2 (33%)
AIR FLOW TO BE NOT LESS
THAN 0.25 m/SEC. AT
WORK LEVEL.

OFFICES
STORE &
SHOWROOM
F/AREA = 38.6 m/2
W/AREA = 6.6 m/2
500 LUX.
GLARE INDEX 19

FIRE DOOR 3.0 SE.84 WKB

B

W/AREA 1.89 m²
NAT. LIGHTING.

COL. MALE
DINING ROOM.
13.04 m² CLEAR
FLOOR AREA.

DOOR WKB BLOCK

DOOR WKB KITCHEN

WHITE FEMALE TOILETS

WHITE MALE TOILETS

WB WC WC WB

NEXT

NEXT

8 x 5552

PARKING.

115 4.328 230 2.064 115 2.064 230

4.243

141 89

89 141

230 1.700 115

1.200

8.580

DPC 630/230

DPC 630/230

100 SLOPE

SECTION 'B-B'

KNYSNA MUNISIPALITEIT MUNICIPALITY

GOEDGEKEUR ONDERHEWIG AAN VOORWAARDES OEMELD IN BRIEF
APPROVED SUBJECT TO CONDITIONS STATED IN LETTER

STADSINGENIEUR
TOWN ENGINEER

DATUM-DATE 16/5/84

PLAN.
SCALE 1:100

A

436

17.500

4.00

4379

4380

PROPOSED EXTENSI

24.500

38.000

WALL

PARK

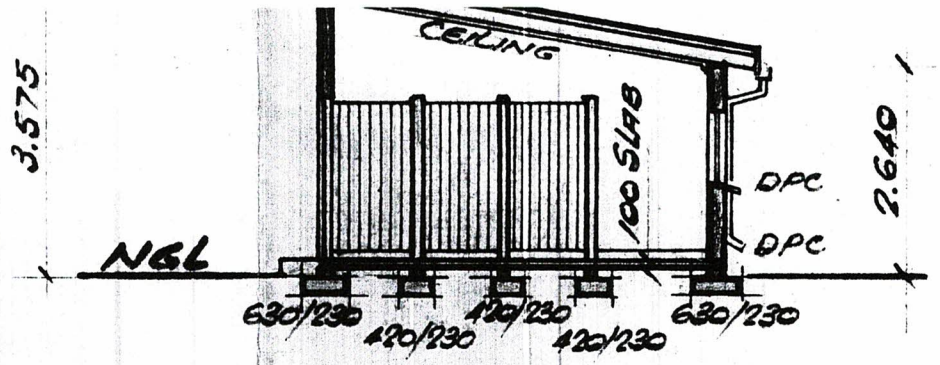
17.500

4.500

9.130

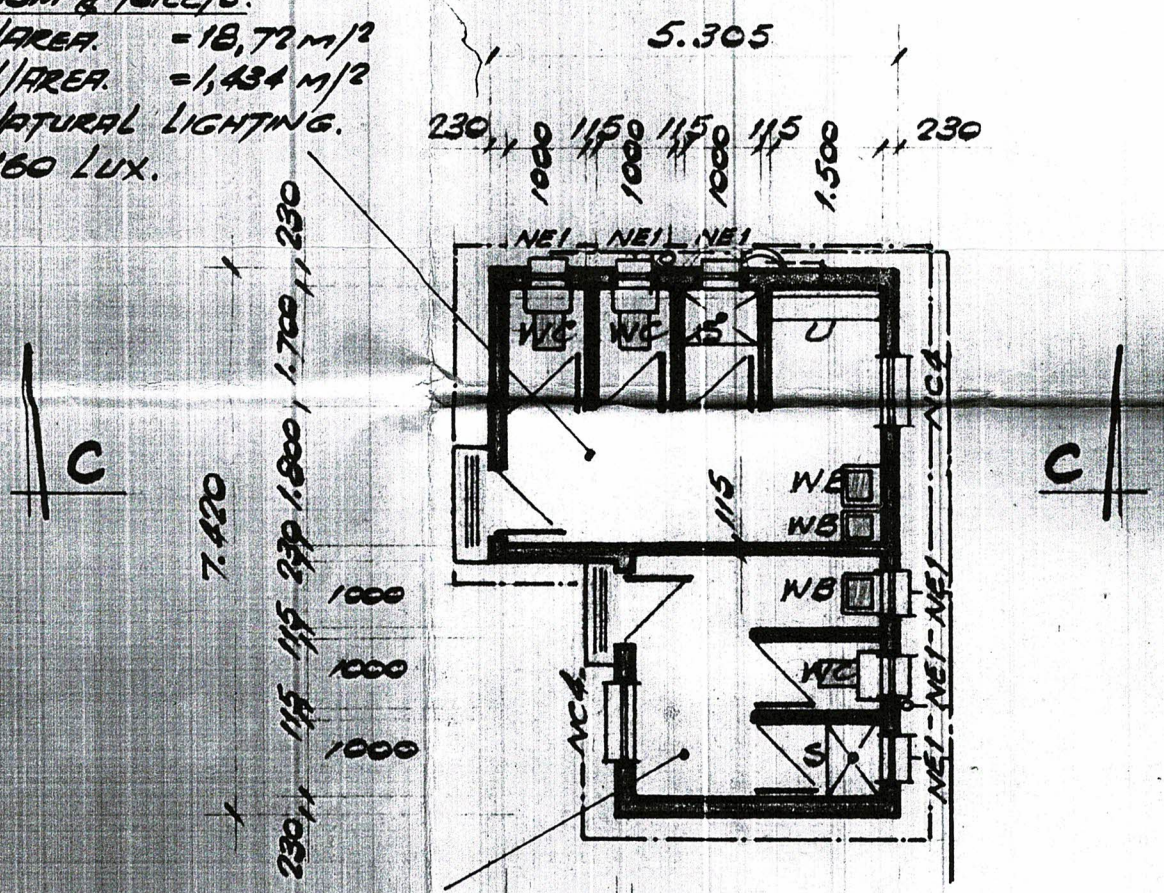
1.500

T.N.



SECTION C-C'

COLOURED MALE CHANGE ROOM & TOILETS.
F/AREA. = 18,72 m/²
W/AREA. = 1,434 m/²
NATURAL LIGHTING.
160 LUX.



COLOURED FEMALE CHANGE ROOM & TOILETS.
F/AREA = 10,6 m/²
W/AREA = 1,43 m/²
NATURAL LIGHTING.
160 LUX.

PLAN ON OUTBUILDING

SCALE 1:100

LACE.

SLAB TO BE 100 THK. ON GUNPLAS ON WELL COMPACTED EARTH.

ROOF.
ROOFING TO BE TRANSDEK SHEETING.

PLUMBING.
ALL PLUMBING, WASTE PIPES ETC. TO CONFORM TO MUNICIPAL REQUIREMENTS. HOT & COLD WATER TO BE PROVIDED TO ALL WASH HAND BASINS.

GENERAL.
ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS.
ALL LEVELS AND DIMENSIONS TO BE CHECKED BEFORE COMMENCING WORK. DO NOT SCALE DRAWING.
FINAL LEVELS. HEIGHTS OF PLINTHS, DEPTH OF EXCAVATIONS TO BE DETERMINED BY CONTRACTOR ON SITE.

WHITE MALE TOILETS.
FL. AREA = 6,2 m/²
WINDOW AREA = ,66 m/² NAT. LIG. AREA (10,6 %)

WHITE FEMALE TOILETS.
FL. AREA. = 6,2 m/²
WINDOW AREA = ,66 m/² NAT. LIG. AREA (10,6 %)

CHANGE ROOM WALL HT. TO BE MIN 2000

3.08.84 WJB

PROPOSED FACTORY PREMISES FOR MR. L.M.S. GOODALE ON ERF. Nº 4378 & 4379. KNYSNA.

Ext. 12.

WJB Burgher

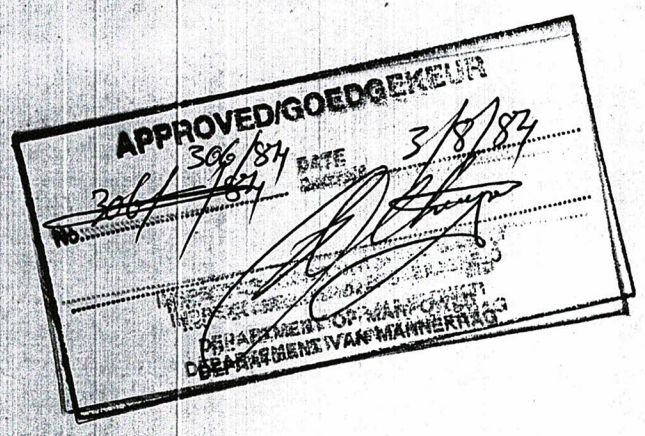
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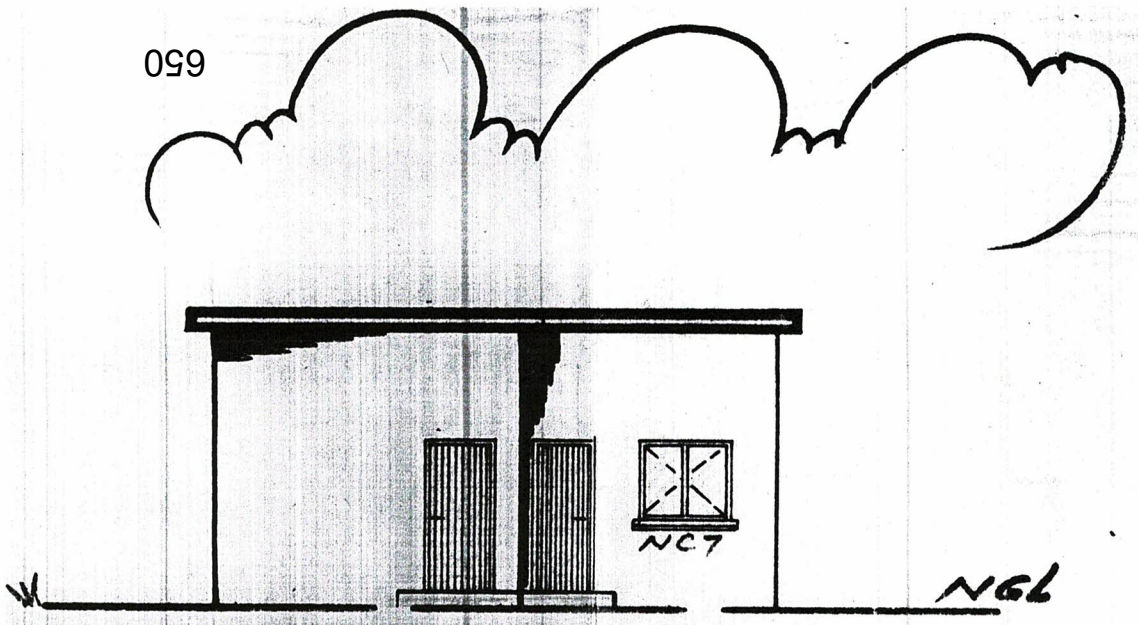
DRAWN. R.B. HELLSTRÖM

WALLY BURGHER DRAWING SERVICES.
Tel: 21646 KNYSNA.

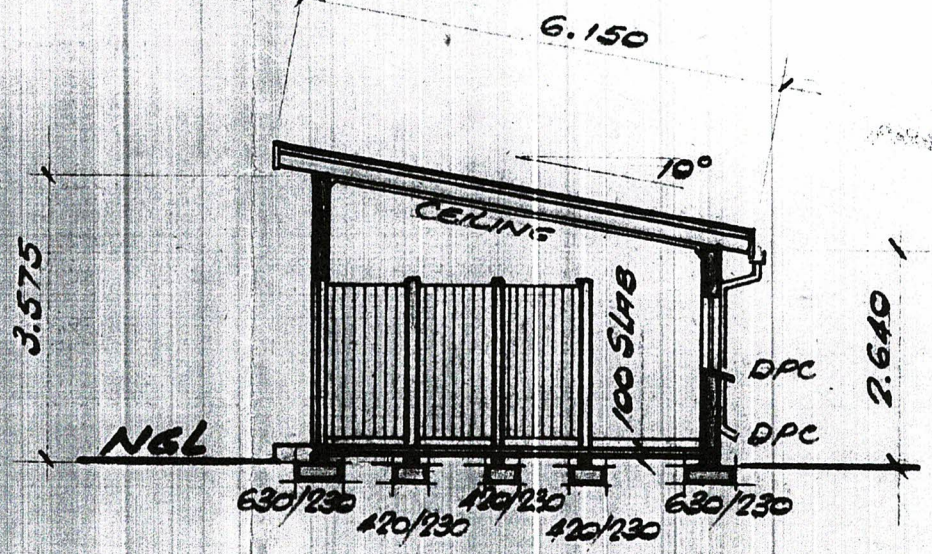
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650

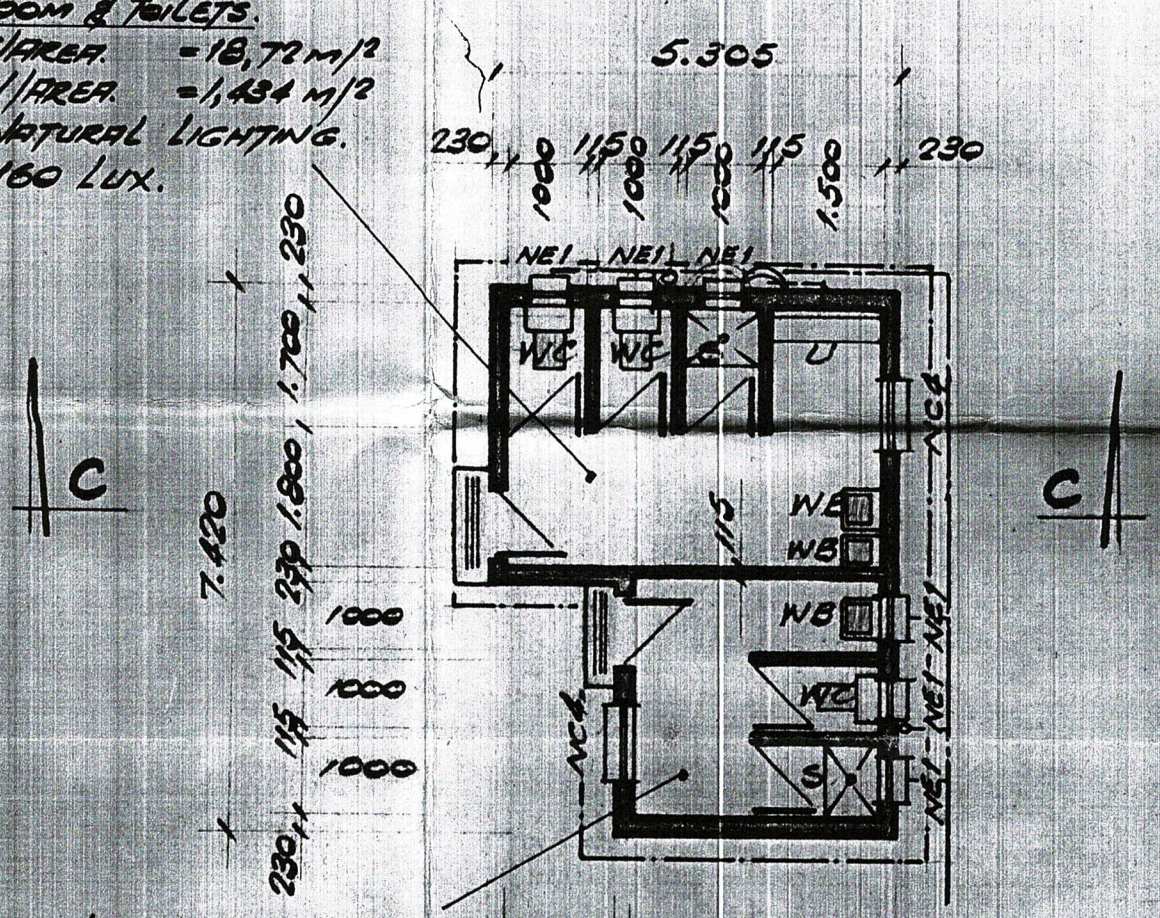


EAST ELEVATION.



SECTION 'C-C'

COLOURED MALE CHANGE ROOM & TOILETS.
F/AREA. = 18,72 M/2
W/AREA. = 1,434 M/2
NATURAL LIGHTING.
160 LUX.


5.305
230
1000
115
1000
115
1000
115
1.500
230
NE1
NE1
NE1
WC
WC
C
U
NC4
NE1
NE1
NE1

630/230 630/230

SECTION 'B-B'

4.500 4.500

115 115 141 89

NC4 NC4

OFFICES STORE & SHOWROOM

F/AREA=38.6m²
W/AREA=6.6m²
500 LUX.
GLARE INDEX 19

NC11 NC11

8.588

1.230

Door Open Door Open

WHITE FEMALE TOILETS

WHITE MALE TOILETS

WB WC WC WB

NEXT NEXT

1.200

115 141 89 230 1.700 115

141 89

230 2.064 115 2.064 230

4.243

B B

A

T.N.

4360 5.305 1.500 1.500

14.970

17.500

4.00

4378

4379

4380

PROPOSED FUTURE EXTENSIONS

OUTBUILDINGS

7.420

4377 PUBLIC PLACE.

GATE

24.500

33.000

FACTORY.

33.09

12.230

4.500

WALL

PARKING BAYS. PAVED.

17.470

6.110

1.500

17.500

18.230

1.500 9.130

MEEU STREET.

SITE PLAN.

SCALE 1:250

651

7.420

C

COLOURED F
ROOM & TO
F/AREA =
W/AREA =
NATURAL L
160 LUX.

AREA SCHEDULE
EXIST. GROUND STOREY: 1203m²
EXIST. FOOTPRINT: 1203m²
ERF AREA: 2 435m²
COVERAGE: 49.40%
INDUSTRIAL ZONE 1



GROUND STOREY PLAN
Scale 1:100

N O T E S :

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5. All work to be in accordance with SABS, SANS, local building practice, bye-laws,health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. TIMBER :
   All timber to be weather and insect treated and to carry the SABS mark.
8. FOUNDATIONS :
   Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
9. BRICKLAYER :
   Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground.
   Min. 100mm surface beds to be cast on well consolidated fill. Apply DPC below all walls, cills, door & window uprights. Precast conc. lintols over all windows & doors in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.
10. ELECTRICAL :
    All electrical work to be tested & approved by Local Electrical Authority.
11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to 1 : 60.
    Provide approved reseal traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessable at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans, must be submitted to local authority for approval.

N.GENADE
ARCHITECTURAL
DRAUGHTING & DESIGN
SERVICES

PO BOX 346
KNYSNA 6570
CELL : 082 215 7709
TEL : 044-3822673
FAX : 044-3825086
E.MAIL : ngenade@gmail.com

DRAWINGS: N.GENADE
REG. NO. D0049

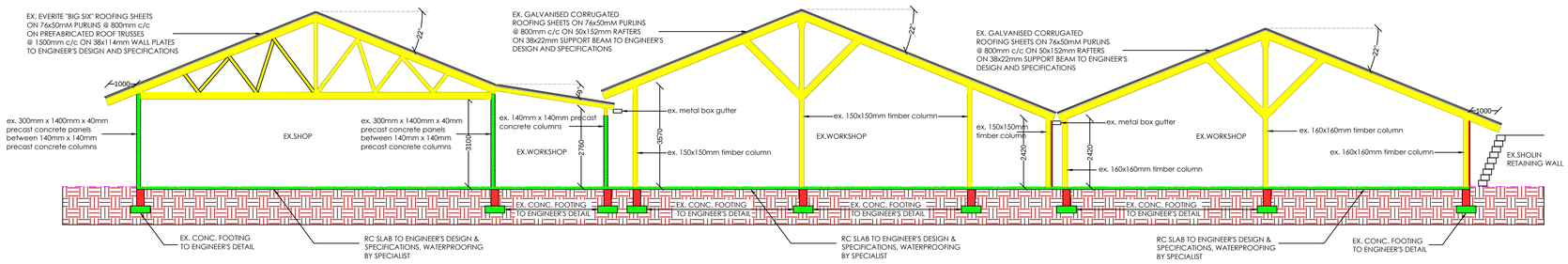
PROJECT
EXISTING BUILDINGS
ERF 17839
MEEU STREET
INDUSTRIAL AREA, KNYSNA

CLIENT
KNYSNA LEISURE PROPERTIES CC

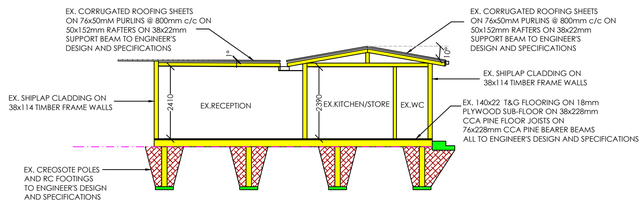
TITLE
GROUND STOREY PLAN

SCALE
1:100

DRW. NO.	REV.	DATE
N002/10/2024	00	01-10-2024



SECTION A-A
Scale 1:100



SECTION B-B
Scale 1:100

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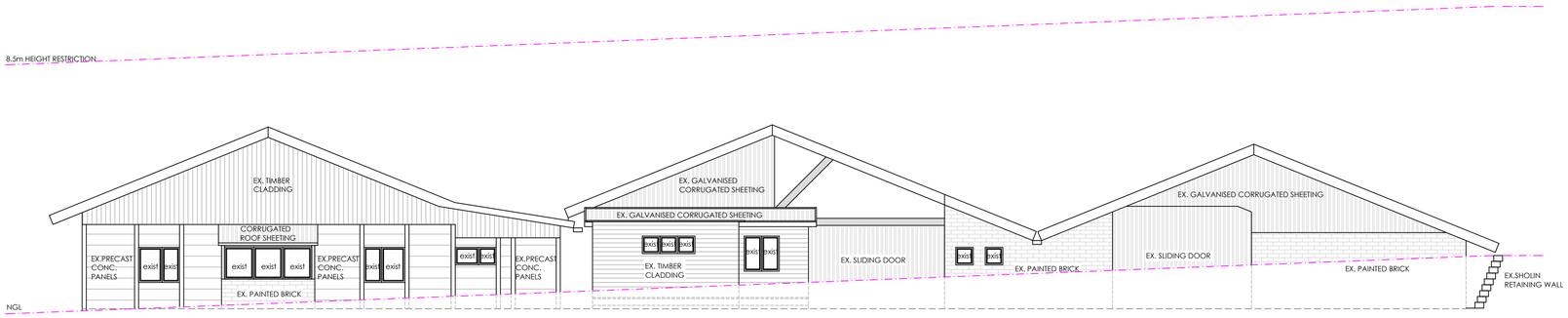
PROJECT
EXISTING BUILDINGS
ERF 17839
MEEU STREET
INDUSTRIAL AREA, KNYSNA

CLIENT
KNYSNA LEISURE PROPERTIES CC

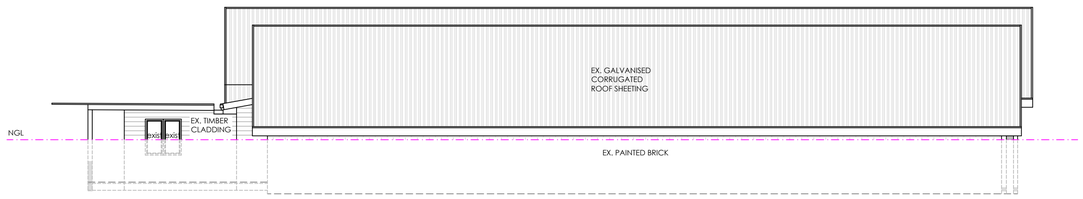
TITLE
SECTION A:A & B:B

SCALE
1:100

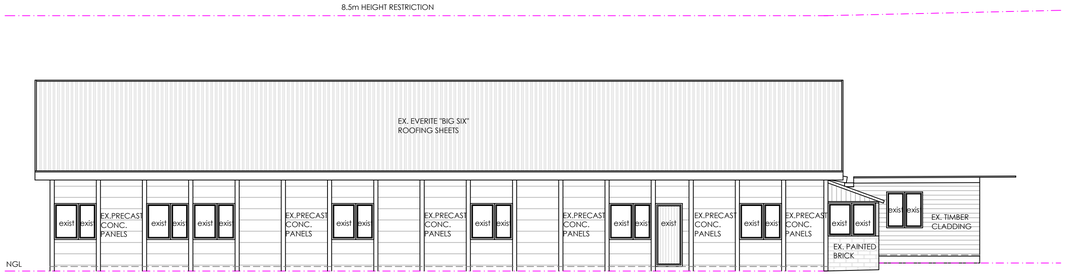
DRW. NO.	REV.	DATE
N002/10/2024	00	01-10-2024



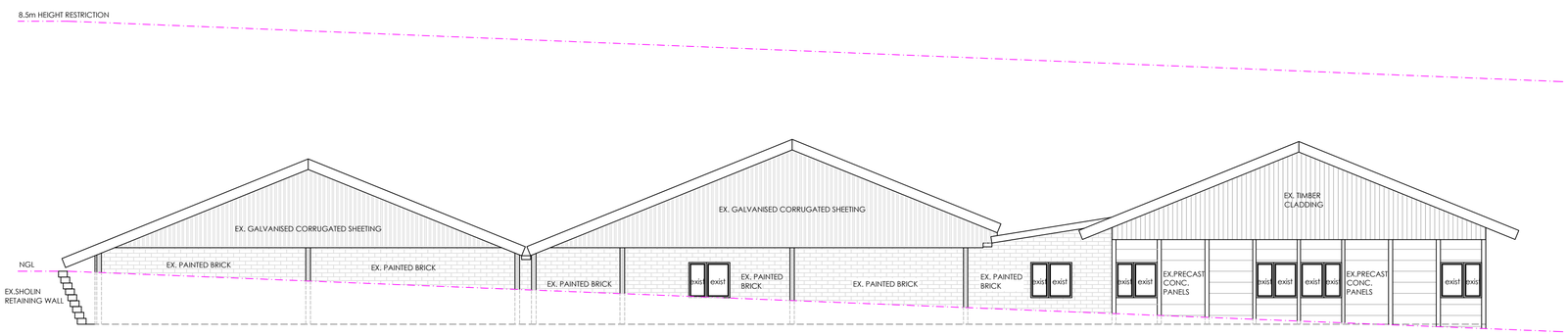
SOUTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

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PROJECT
EXISTING BUILDINGS
ERF 17839
MEEU STREET
INDUSTRIAL AREA, KNYSNA

CLIENT
KNYSNA LEISURE PROPERTIES CC

TITLE
ELEVATIONS

SCALE
1:100

DRW. NO.	REV.	DATE
N002/10/2024	00	01-10-2024

Planning Space
Town and Regional Planners

APPLICATION DATE: 22 May 2025

APPLICATION TO DETERMINE CONTRAVENTION LEVIES

The Knysna Zoning Scheme By-Law stipulates regulations to control land use and development within the municipal area. The By-Law stipulates how land can be used, what types of buildings can be constructed, and other related regulations. When individuals or entities violate these stipulations, they are considered to be in contravention of the Zoning Scheme Regulations.

Penalties for contravention of the Zoning Scheme By-Laws vary depending on the nature and severity of the violation. Section 93 (1) of the Knysna Municipal Spatial Planning and Land Use Management By-Law (2021), allows a person who is in contravention of this By-Law, and who wishes to rectify the contravention in terms of section 87 (2) (b), to apply to the municipality for the determination of an administrative penalty.

Planning Space has been appointed by **KNYSNA LEISURE PROPERTIES CC**, the owner of Erf 17839 Knysna, to prepare and submit an application in terms of Section 15 (2) (r) of the Knysna Municipal Spatial Planning and Land Use Management By-Law to determine contravention levies for unauthorised structures on the property as contemplated in Section 93 of the said By-Law.

1. PROPERTY DETAIL

PROPERTY DESCRIPTION	Erf 17839, in the Municipality & Division of Knysna, Western Cape
PROPERTY EXTENT	2435m²
PHYSICAL ADDRESS	35 Meeu Street
AREA/TOWN	Knysna Industrial
CURRENT ZONING	Industrial Zone I
CURRENT LAND USE	Residential
TITLE DEED	T63626/2013 (Attached as Annexure B)

BOND	None

2. BACKGROUND

Erf 17839 Knysna is an industrial property that has undergone several subdivisions and consolidations over the years. Its current form is the result of a series of developments dating back to the 1970s.

The origins of Erf 17839 can be traced to the parent Erf 4306, which was subdivided in 1976 when Knysna Township Extension No. 12 was established. This subdivision created 157 individual erven, including Erven 4377, 4378, 4379, 4380, and 4381 (refer to Annexure C5: General Plan).

Subsequent consolidations occurred as follows:

- **1984**: Erven 4378 and 4379 were consolidated to form **Erf 5191**.
- **1988**: Erven 4380 and 4381 were consolidated to form **Erf 7281**.
- **1991**: Erven 5191 and 7281 were then consolidated to create **Erf 7746**.
- **2010**: Erf 7746 was consolidated with **Erf 17831**, resulting in the creation of **Erf 17839**.

Erf 17831 was originally a portion of Erf 4377, which had been designated as a public place. This portion was officially closed and incorporated into the new consolidated Erf 17839, which is the subject property (refer to Annexures C1 to C4 for SG Diagrams of all consolidations and closures).

Although Building Plans for Erven 7281 and 5191 were previously submitted and approved, the existing structures appear to deviate from these approved plans, resulting in non-compliant buildings (see Annexures D1 and D2).

Erf 17839 is developed with existing industrial buildings and associated ancillary structures that have been constructed on an ad hoc basis through the years by different owners. The owner cannot find comprehensive building plans for the site and wishes to submit building plans for the entire building. He has recently realised that small portions of these structures encroach on the applicable rear, lateral, and street building lines.

From historical aerial photography, it is clear that the building as it appears today was constructed before 2003 (the oldest available photography on Google Earth). At the time, the old Knysna Zoning Scheme Regulations of 1992 applied, and no lateral or rear building lines were specified. Technically, the building was compliant with the zoning scheme until 2020 when the new Scheme Regulations became applicable.

The owner's intention is to legalise the existing non-compliant structures. To facilitate authorisation of the unlawful structures, a separate application for departure, administrator's consent, and SDP Approval has been submitted to the Council. This application seeks to obtain the applicable contravention levies for the existing unauthorised structures that are encroaching.

3. CONTRAVENTION INFORMATION

UNAUTHORISED BUILDING WORK CONTRAVENING THE ZONING SCHEME **BUILDING LINE ENCROACHMENTS** **(Up to but not more than 100% of the area of the construction cost of the contravening building)**	
Main Building	99m²
Reception area	21m²
Entrance	2m²
TOTAL	**121m²**
Estimated Construction Cost per m² according to AECOM: AFRICA HANDBOOK COST GUIDE 2024 and 2025	
121m² x R5700,00/m²	
TOTAL: 689 700.00.	

Contravention levy proposed: Due to the encroaching sections being in existence for more than 20 years and previously compliant with the Knysna Zoning Scheme Regulations of 1992 as well as the mitigating factors discussed below, it is proposed that **a 1% contravention levy be imposed.**	**R 6897.00.**

4. FACTORS TO CONSIDER IN TERMS OF SECTION 93.9 OF THE LAND USE PLANNING BY-LAW 2021

4.1 THE NATURE, DURATION, GRAVITY, AND EXTENT OF THE CONTRAVENTION

The property comprises existing industrial buildings, consisting of workshops, offices, storage facilities, kitchens, and restrooms. The available copies of the Building Plans are attached as Annexure D for some of the existing structures. The actual construction of the existing structures deviates from these plans.

Erf 17839 Knysna is an Industrial Zone I property with a primary use of light industry. The Knysna Zoning Scheme By-Law stipulates that side/rear building lines are 3m and street building lines are 5m for the light industrial properties. The existing structures do not comply with the street, rear, and lateral building lines as they encroach. The encroaching sections measure 122m² in extent, and the owner wishes to rectify these deviations.

All existing structures on the property have been in place for over 20 years. It must be noted that the structures were constructed at a time when the previous Knysna Zoning Scheme was applicable. This scheme permitted 0m side and rear building lines for industrial properties. Had the previous owner submitted building plans for these structures at the time, the building would have been regarded as a non-conforming but legal building.

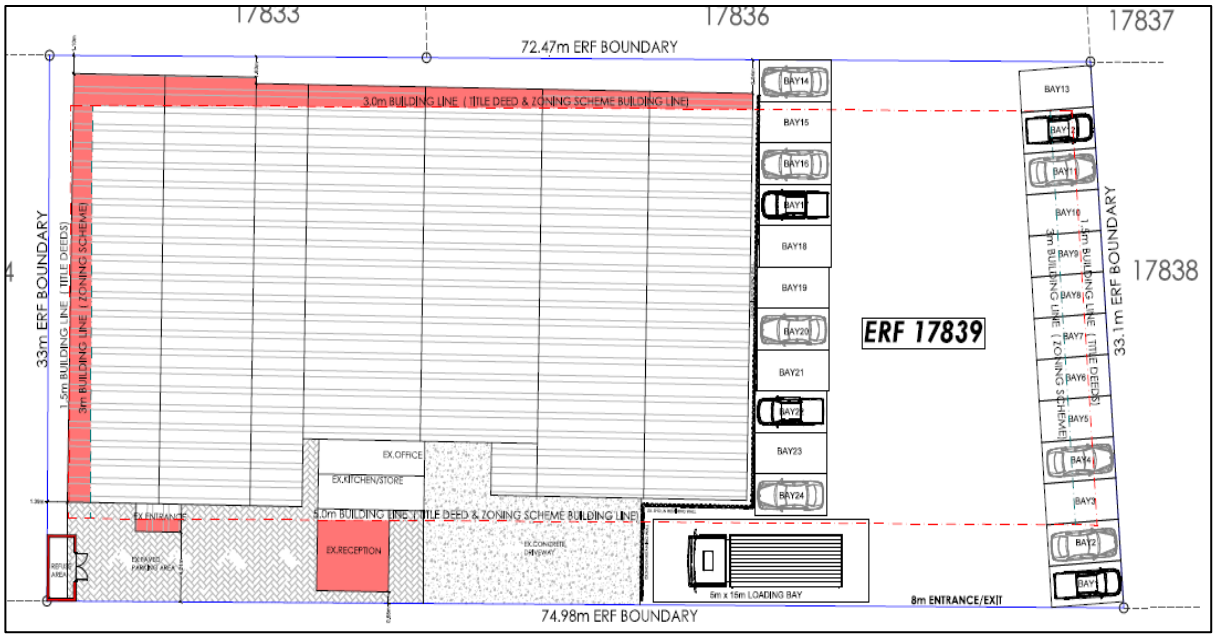


Figure 1: Extract from the Encroachment Plan.

4.2 THE CONDUCT OF THE PERSON INVOLVED IN THE CONTRAVENTION.

The landowner has not been notified by the municipality to either demolish the unauthorised structures or legalise them. The owner is prepared to voluntarily rectify the situation, showing their dedication to compliance.

4.3 WHETHER THE UNLAWFUL CONDUCT WAS STOPPED.

At the time when the construction occurred, the building complied with the provisions of the then zoning scheme. The owners were not aware that the zoning restrictions relating to the property had changed. The owner is in the process of authorising the non-compliant structures as per the current governing Zoning Scheme Regulations.

4.4 WHETHER A PERSON INVOLVED IN THE CONTRAVENTION HAS PREVIOUSLY CONTRAVENED THIS BY-LAW OR A PREVIOUS PLANNING LAW.

There is no evidence to suggest that the owner is a habitual offender or was never involved in any unlawful conduct.

5. MITIGATING CIRCUMSTANCES

The following mitigating circumstances are further factors that can be considered to reduce or lessen the severity of penalties or charges for the contravention levy for the mentioned unauthorised structures:

5.1 ACKNOWLEDGEMENT OF GUILT

The owner is seeking to resolve compliance issues with the Knysna Zoning Scheme By-Law. The contravention in question stems from the fact that the subject property was created through the consolidation of several Erven, each of which previously contained structures that now collectively form the built environment on the consolidated site. As a result, these structures are attached to one another, forming a continuous industrial complex. This configuration is not unusual in the local context, particularly considering that, until 2020, the 1992 Knysna Zoning Scheme allowed for 0m side and rear building lines. This historic provision led to a common development pattern where industrial buildings were constructed directly against shared boundaries, often resulting in structures being adjoined across property lines.

Upon realising the non-compliance, the owner voluntarily acknowledged the contravention and took steps to address it. This proactive approach demonstrates a sincere commitment to compliance and reflects a willingness to rectify the issues without instruction from Knysna Municipality.

5.2 LIMITED IMPACT

The proposal is not expected to result in any significant negative impact on the surrounding properties or the broader area.

The existing structures that encroach over the building lines have been in place for over 20 years and form part of the established industrial character of the area. The encroachments are therefore considered historic and integrated into the local built environment.

Erf 17839 is located within an industrial zone and is directly surrounded by other industrial-zoned properties developed with the same development parameters. These neighbouring sites also comprise industrial buildings.

None of the adjacent structures contain windows or doors on the common boundaries where building line relaxations are being requested, meaning that privacy, light, and ventilation are not compromised.



Figure 2: 2003 Google Earth Imagery.

From a streetscape perspective, the street boundary of Erf 17839 is set back approximately ±4m from the road edge. This setback ensures that the requested street building line relaxation will not detract from the visual character of the street or obstruct pedestrian/vehicular movement. Additionally, the small entrance and reception area that encroach on the street building line are obscured by existing trees, minimising their visual presence. The bulk of the building is more than 5m away from the street boundary.



Figure 3: Entrance and reception area.

Furthermore, the existing industrial activities on the site contribute positively to the local economy, generating income for the owner and supporting employment opportunities for residents of Knysna. The proposal does not involve any new development or increased operational intensity and thus poses no threat to the environment, social cohesion, or local infrastructure. It is therefore requested that the minimal impact be considered when the contravention levy is determined.

5.3 REMEDIATION EFFORTS
Since discovering the non-compliance, the owner has actively pursued the necessary departure and associated applications to address the deviations. His efforts to remediate the situation emphasise his commitment to aligning with municipal regulations.
5.4 INFRASTRUCTURE AND SERVICE AVAILABILITY
The site is fully serviced with access to water, sewer, electricity, and road infrastructure. No additional upgrades are necessary. The development remains within the servicing capacity of the municipality and will not impose strain on local infrastructure networks.
5.5 COMPLIANCE WITH TITLE DEED CONDITIONS
The property is subject to additional building restrictions specified in the Title Deed. Title Deed Conditions iii. C 6 (b) and IV. D 6 (b) relate to building lines. It should be noted that relaxation of these conditions has been requested from the Council.
5.6 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK
The property is situated within the Urban Edge of the Knysna Municipal Area. It is part of the restructuring zone and one of the Knysna Industrial properties. The SDF promotes the protection of the Knysna Industrial area for industrial purposes. It is submitted that the proposed industrial buildings will not compromise the integrity of the municipal IDP & SDF and will in fact promote the objectives contained therein. One of the key strategic objectives of the Municipal IDP is to generate an enabling environment for economic growth that attracts investors. As aforementioned, the existing industrial activities conducted on the premises are actively contributing to the local economy by generating revenue for the proprietor and creating employment opportunities for the residents of Knysna. These operations are being carried out sustainably and responsibly, ensuring that there is no adverse effect on the environment, social cohesion, or the infrastructure of the region.

5.7 COMPLIANCE WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT NO 16 OF 2013) SPLUMA

In considering any application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning. It does therefore not have much relevance to site-specific contravention applications. The most relevant SPLUMA Development Principle is the principle of good administration. Showing willingness to conform and apply for the determination of a contravention levy. SPLUMA emphasises the importance of fair and equitable land use management, and the proactive steps taken by the landowner reflect compliance with these principles. The owner contributes to upholding fairness, transparency, and accountability.

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.

4. List of Diagrams:

DIAGRAM 1: Locality Plan
DIAGRAM 2: Aerial Photo
DIAGRAM 3: Zoning Map
DIAGRAM 4: Site Plan and Elevations
DIAGRAM 5: Encroachment Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution
ANNEXURE B: Title Deed
ANNEXURE C: SG Diagrams
ANNEXURE D: Approved Building Plans (Erven 7281 and 5191)

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.