ITEM TO:
Municipal Planning Tribunal

KNYSNA
Municipality Munisipaliteit uMasipala

APPLICATION NO.	3602
REPORT AUTHOR	Sinovuyo Sitinga
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/2695/2018
TELEPHONE NO.	044 302 6276
APPLICATION DATE	04 October 2025

LAND USE PLANNING REPORT
ADMINISTRATIVE PENALTY: ERF 1519 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	***Lundikazi Khupiso***
Company name	***Planning Space (Pty) Ltd***
SACPLAN registration number	***C/9271/2020***
Registered owner(s)	***Die Lombard Gastehuis (Bk)***
PART B: PROPERTY DETAILS	
Property description	***Erf 1519, Knysna in the Municipality and Division of Knysna, Province of the Western Cape***
Property Extent (m^2)	***2,451***
Physical address	***1519 The Point***
Area/Town	***Knysna***
Current zoning	***Single Residential Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Guest lodge***
Are there existing buildings on the property?	***Yes, dwelling house***
Title Deed number & date	***T61956/1996 dated July 1995***
Any restrictive title conditions applicable?	***Yes***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***Yes***
Bondholder's Consent	***Not 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)(r) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) read with Section 93(1), for the unauthorised land use of a "guest lodge" on Erf 1519, Knysna.

2. BACKGROUND

2.1. The subject property is zoned "Single Residential Zone I" in terms of the Knysna Zoning Scheme By-law (2020) with the permissible use of a "dwelling house." A guest lodge has been operating from the subject property for a period of 30 years without approval.

2.2. The applicant states that the previous landowner of the subject property operated the unauthorised guest lodge with the current owner taking ownership in 1996. The guest lodge were subsequently upgraded by the addition of rooms with plans approved accordingly. The owner wishes to sell the property and has learned that the property is still zoned for single residential purposes and thus seeks to regularise the existing unauthorised land use.

3. ASSESSMENT OF APPLICATION

3.1. Administrative Penalty Calculation

	Rand value (R)
1. Unauthorised Building Work	*as per Council tariff*
(a) Uncontested: departure from the development parameters as specified in the Zoning Scheme/ failure to comply with Planning By-law/ requires a permission in terms of zoning	Not Applicable
(b) Unauthorised building work contravening the Zoning Scheme (up to and not more than 100% of the value of the building work unlawfully carried out)	Not Applicable
2. Unauthorised Land Use	
(a) Uncontested: Unauthorised Residential Use	R 5,000.00
(b) Up to and not more than 100% of the municipal valuation of the area that is used unlawfully (municipal valuation 2025/26 = R 6,850,000.00))	Up to R 6,850,000.00

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

3.2.1. The applicant concedes to the transgression of operating a guest lodge from the subject property in contravention of the permissible use rights. However, it is stated that the zoning scheme at the time did not allow for the current use and that previous plan approval created

legitimate expectation that the use was lawful. The applicant is of the opinion that the penalty should thus be waived.

3.2.2. In considering the circumstances to the application, it was found that despite the zoning scheme not making provision for the use, there were other options available such as a temporary use departure, to regularise the guest lodge. Furthermore, the approved plans indicate rooms consistent with the primary use right of the property and does not appear to make reference to a guest lodge or guest house.

3.2.3. The guest lodge has operated for a considerable period of time; however, it has not shown to cause an adverse impact on its surroundings as yet with its gravity considered minor in nature. For this reason, and the applicant having conceded to the transgression, it is recommended that the imposition of a penalty is reasonable. In terms of the applicant's concession, an administrative penalty as specified in Council's approved tariff for a residential use in terms of zoning is proposed.

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), an administrative penalty in the amount of R 5,000.00 be determined in accordance with Section 93(2,) for the unauthorised land use of a "guest lodge" on a "Single Residential Zone I" property of the Knysna Zoning Scheme By-law (2020), in respect of Erf 1519, Knysna.

5. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above recommendation 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):

5.1. The landowner/applicant shall pay the administrative penalty within 30 days reckoned from the date of the notice of decision.

5.2. The decision and imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Planning By-law on the subject erf.

6. REASONS FOR RECOMMENDATION

The reason(s) for the above recommendation is as follows:

The applicant has conceded to the transgression and based on the gravity and duration of the transgression the imposition of an administrative penalty is considered reasonable. The unauthorised land use has been operating for several decades but has not shown to cause an adverse impact on its local surroundings.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A: *Applicant's motivating memorandum*

ANNEXURE B: *Power of attorney & resolution*

ANNEXURE C: *Copy of title deed*

ANNEXURE D: *Locality Plan*

ANNEXURE E: *Copies of approved building plan(s) (1982 & 2001)*

ANNEXURE F: *Proposed site plan(s)*

Administrative Penalty: Erf 1519, Knysna			
Author Name: Sinovuyo Sitinga Date: ***16/03/2026***		Author Signature:	
Registered planner name: Shaun Madumbo SACPLAN registration number: A/1570/2012 Date: **16/03/2026**		Registered Planner Signature:	
Decision maker: Municipal Planning Tribunal			
APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED

Planning Space
Town and Regional Planners

APPLICATION DATE: 28 October 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 **Die Lombard Gastehuis BK**, the owner of Erf 1519 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 the unauthorised land use on the subject property as contemplated in Section 93 of the said By-Law.

1. PROPERTY DETAIL

PROPERTY DESCRIPTION	Erf 1519, in the Municipality & Division of Knysna, Western Cape
PROPERTY EXTENT	2451m²
PHYSICAL ADDRESS	1519 The Point
AREA/TOWN	Knysna
CURRENT ZONING	Single Residential Zone I
CURRENT LAND USE	Guest Lodge
TITLE DEED	T61956/96 (Title Deed attached as Annexure B)

BOND	None

2. BACKGROUND

The Waterfront Lodge has been operational for almost 30 years as a "Guest Lodge". Before this, the previous owner operated the Guest Lodge under the name "Lombard Guest House". When the current owner bought Lombard Guest Lodge in 1996, he extended and upgraded the facility by adding more rooms and re-branded it as the Waterfront Lodge. In 1997, the Building Plans for the renovations were submitted and approved, specifically referring to the plans "Alterations to the Waterfront Lodge", indicating 8 rooms in the main building. All the existing structures on site were constructed in accordance with the approved plans (see Annexure D).

The current owner is now at the age that he does not want to continue the Lodge and is intending to sell the establishment. It has recently come to his attention that the zoning of the land is still Single Residential I and that the historical land use is not permitted in terms of the current zoning of the property.

The owner's intention is to legalise the existing non-compliant Guest Lodge. To facilitate authorisation of the unlawful Guest Lodge, a separate application for rezoning, departure, and removal of restrictive Title Deed conditions has been submitted to the Council. This application seeks to obtain the applicable contravention levies for the existing unauthorised land use.

3. CONTRAVENTION INFORMATION

UNAUTHORISED LAND USE

GUEST ACCOMMODATION (MORE THAN 2 ROOMS)

(Up to but not more than 100% of the municipal valuation of the area of the land that is unlawfully used)

Size of the property	2451m²
Unauthorised use	6 bedrooms for Guest Lodge purposes

Uncontested contravention penalty as set out in the current fee structure of the Planning and Development: Land Use Management Application Fees 2025/2026.	R24000.00 (unauthorised business)

CONTRAVENTION LEVY PROPOSED

It is requested that the contravention levy be waived due to the special circumstances of the case.

In the case of **Erf 1519, Knysna**, the property is zoned for Single Residential I purposes, but has operated as a **Guest Lodge with 8 rooms** since 1997, with duly approved Building Plans describing the development as *"Alterations and Additions to the Waterfront Lodge"*. At the time, no specific zoning category for guest accommodation existed in the Knysna Zoning Scheme, and the Municipality's approval of the Building Plans created a legitimate expectation that the use was lawful. The present application is made voluntarily to align the zoning and Title Deed with the actual use. The "contravention" is therefore a technical irregularity arising from the evolution of the zoning framework rather than a deliberate breach of planning law.

The owner has, for nearly three decades:

- Operated transparently and in good faith under the name *Waterfront Lodge*;
- Paid **commercial property rates** applicable to a formal accommodation establishment with 1-8 rooms (see Annexure E: Rates Bill);
- Maintained full compliance with approved Building Plans and safety standards;
- Contributed meaningfully to Knysna's tourism economy and employment base; and
- Never been issued with a notice of non-compliance or complaints from surrounding neighbours.

Given these facts, there has been **no deliberate contravention** of planning law, nor any financial or environmental benefit gained through non-compliance. The use has long been accepted and supported by the Municipality through rates billing, service connections, and inclusion in the town's tourism network.

It is therefore respectfully requested that **Council consider waiving the contravention levy in full (R0)**, on the basis that the "contravention" resulted solely from a historical procedural anomaly. The waiver would be consistent with the principles of **good administration and fairness** under the **Spatial Planning and**

Land Use Management Act (SPLUMA) and would recognise the applicant's proactive approach to regularising land use rights in accordance with current planning legislation.

4. DEVELOPMENT PROPOSAL

Erf 1519, Knysna, is zoned Single Residential Zone I, and on-site, there is an existing Guest Lodge which has been operating for 28 years. The Guest Lodge consists of 8 rooms, and in terms of the current zoning of the subject property, only 2 guest rooms are permitted as a primary right (Bed and Breakfast), while 6 rooms are permitted as a consent use (Guest House). To legalise the existing situation, an application has been made for the rezoning of the property from "Single Residential Zone I" to "General Residential Zone IV," which will permit the operation of an eight-bedroom Guest Lodge.

The Knysna Zoning Scheme By-Law defines a "guest lodge" as an appropriately scaled establishment that provides temporary residence for transient guests lodging and meals are provided and:

(a) includes a small conference or training facility and also caters for business meetings, and

(b) does not include a restaurant or backpackers' lodge.

Guest lodges are limited to 20 rooms per land unit for paying guests or lodgers, and no more than 40 paying guests or lodgers may be supplied with lodging or meals at any time.

The current land use aligns with the above definition of a Guest Lodge.

Existing structures on site include eight guest bedrooms, each equipped with an en-suite bathroom, a double garage, and an ancillary outbuilding comprising a treatment room, staff quarters, storage, and a manager's flat, as well as a swimming pool. No extensions are proposed to the existing building. The current footprint, building height, coverage, and total floor area will remain unchanged.

5. ACKNOWLEDGEMENT OF GUILT

Upon realising the non-compliance, the owner voluntarily acknowledged the contravention and took immediate 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 or delay. There is no evidence to suggest that the owner is a habitual offender or was never involved in any unlawful conduct.

6. ANTICIPATED IMPACTS

The Point is well-known for its tourist accommodations and beautiful views of the Lagoon and The Heads. Its appeal lies in its scenic views and close proximity to the Knysna Lagoon. There are several established accommodation facilities in the area, which include Oyster Creek Lodge, The Point Lodge, and St. James of Knysna Hotel (refer to Diagram 5: Land Use Plan). Some benefit from Residential IV or Resort Zonings. The approval of this rezoning will therefore not introduce a new or incompatible land use or zoning to the area.

The existing buildings on site will remain unchanged in their external appearance, and the proposed land use has been part of the built form of the point for more than 30years. The approval of the rezoning to permit the existing use is not expected to have any significant impact on neighbouring land uses. The Guest Lodge will continue to serve the upmarket tourism sector and will provide breakfast exclusively to its guests. Due to its limited scale and purpose, the establishment has been operated in the neighbourhood for decades without complaint. Furthermore, Erf 1519 is a big property, in excess of 2400m², and is screened by dense vegetation on all sides, which ensures privacy and limits visibility from surrounding properties.

Access is obtained from Point Road, which intersects with the N2. The Point Road is a quiet, low-speed gravel road with low traffic volumes. Being in operation for so long, there will be no additional traffic on this intersection because of the approval. The property provides ample on-site parking for guests, thereby eliminating any potential nuisance associated with vehicles parking on road verges or in surrounding public areas.

The property is currently connected to the municipal electricity, sewer, and water networks and will not add any additional load to the system. The proposal will not require any upgrades to the existing services. The property has been paying rates for an accommodation establishment of 1-8 rooms since the mid-90s (see Rates Bill attached as Annexure E).

7. COMPATIBILITY WITH PARAMETERS OF THE ZONING SCHEME BY-LAW

In terms of the current Zoning Scheme By-Law, the Guest Lodge complies with all applicable development parameters, with the exception of the lateral building lines. A separate departure application has been submitted to relax both the western and eastern building lines.

It should be noted that the existing structures on site were approved in accordance with the development parameters applicable to the Single Residential zone of the old Knysna Zoning Scheme, which required 2m side/rear building lines.

8. 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: Proposed Site Plan

DIAGRAM 5: Land Use Map

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title Deed

ANNEXURE C: General Plan

ANNEXURE D: Approved Building Plans

ANNEXURE E: Rates Bill

ANNEXURE F: Liquor License

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.

SPECIAL POWER OF ATTORNEY

I, the undersigned..... GRAHAM MICHAEL ARTHUR BUSH .....

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 PROPERTIES

Erf 1519, Knysna

NATURE OF APPLICATION

Rezoning, Removal of Restrictive Conditions, Departure and Related Applications

SIGNED AT KNYSNA **THIS** 6TH **DAY OF** OCTOBER **2025**

.....

OWNER/ AUTHORISED AGENT

WITNESSES

1. .....
2. .....

DIE LOMBARD GASTEHUIS BK

(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 02 day of 10 2025.

Resolved that OWNER 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 1519, Knysna

NATURE OF APPLICATION

Rezoning, Removal of Restrictive Conditions, Departure and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME	SIGNATURE
G.M. A. BUSH	

HEYNS & PARTNERS INC.
CAPE TOWN
BOX 179
/avw

BC000001298/2019
GEKANSELLEER
CANCELLED
REGISTRATEUR
22 JAN 2019

Prepared by me,
CONVEYANCER
VAN ZYL J A

VERBIND MORTGAGED
VIR FOR R 750 000,00
B 54947 196
14 08 96
REGISTRATEUR REGISTRAR

DEEDS DUTY R
FEES FEE R 100,00

T 61956 196

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT LYNNE BOTHA

appeared before me, Registrar of Deeds

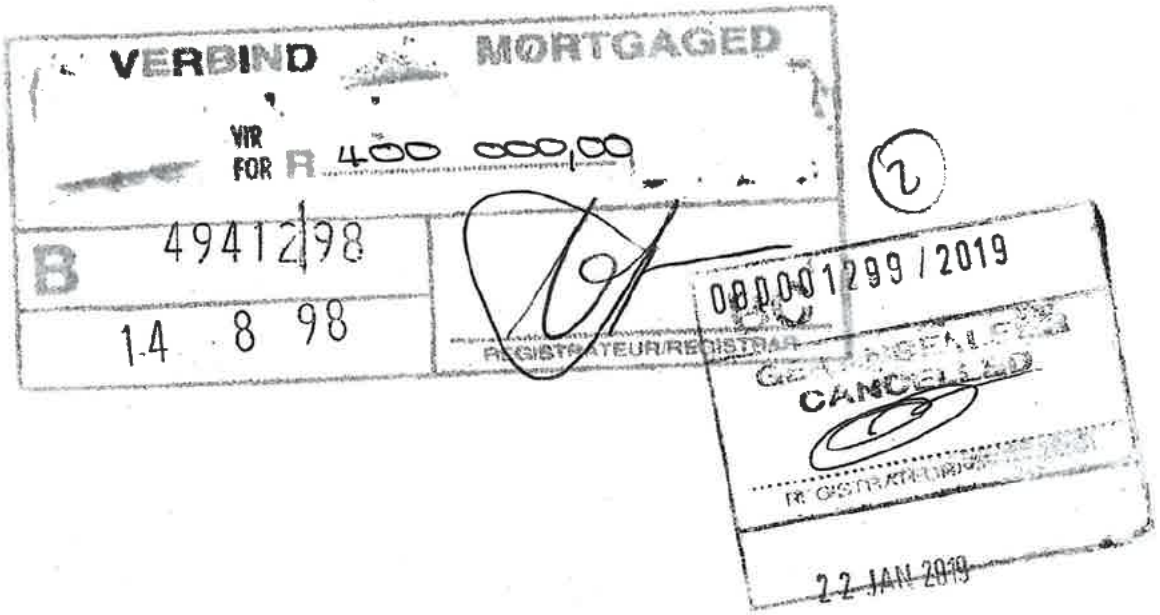
at **CAPE TOWN**

he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

ELIZABETH ANNE MICHAELIS
Identity Number [redacted]
Unmarried

dated the 16th day of JULY 1996, and signed at CAPE TOWN

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5


VERBIND
MORTGAGED
VIR
FOR R 400 000,00
B 4941298
14 8 98
REGISTRATEUR/REGISTRAR
(2)
000001299/2019
CANCELLED
22 JAN 2019

AND THE SAID APPEARER DECLARED THAT his said principal on the 29th day of MARCH 1996 had truly and legally sold,

and that he, in his capacity as Attorney aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

DIE LOMBARD GASTEHUIS BK
CK 96/20648/23

Their Successors in Title or Assigns,

ERF 1519 KNYSNA, in the Municipality and Division of KNYSNA, Western Cape Province

EXTENT: 2451 (Two Thousand Four Hundred and Fifty One) Square metres;

FIRST TRANSFERRED by Deed of Transfer No. T 12897/1948 with Diagram No. 6003/1939 relating thereto; and

HELD by Deed of Transfer No. T 4847/1995

1. SUBJECT to the conditions referred to in Certificate of Registered Title No. T17571/1944.

2. SUBJECT to the following conditions set forth in Deed of Transfer No. T 12897/1948 imposed by the Administrator of the Cape of Good Hope under Ordinance No. 33 of 1934 when approving of the Township of Eastford - the words and expressions used in such conditions shall have the meanings assigned to them in the regulations published under Provincial Notice No. 401 dated 17th October 1935 - which conditions read as follows:

A. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934 -

(a) That the erf be used only for residential purposes.

(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

(c) That not more than half the area of the erf be built upon.

(d) That no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 12,59 metres to the Main Road which forms a boundary of this erf. No such buildings or structures shall be situated within 3,15 metres of the lateral boundary common to any adjoining erf.

B. As being in favour of the Administrator:

(e) That this erf be not subdivided except with the consent in writing of the Administrator.

C. As being in favour of the Local Authority:

(f) That the owner of this erf shall be obliged to allow the drainage or sewerage of any other erf to be conveyed over this erf if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the Local Authority.

3. SUBJECT to the following conditions set forth in Deed of Transfer No. T 12897/1948 imposed by the Board of Trustees of the Diocese of Cape Town for its benefit as owner from time to time of such remaining land as is held by it by the Certificate of Registered Title No. T 17571/1944 and by Certificate of Amended Title No. T 3583/1926, namely:

"1. This lot is sold as a purely residential and/or agricultural and/or horticultural and/or farming lot.

2. In the event of the transferee deciding to erect any structure upon this lot, he shall be bound to erect a residence - exclusive of the value of outbuildings and/or outhouses - to cost value of not less than R1 000,00.

3. Any structure erected on this lot for the purpose of human habitation, shall be built of brick, concrete, stone or some other equally substantial building material as approved by the Board of Trustees of the Diocese of Cape Town."

Wherefore the Appearer, renouncing all the Right and Title which transferor heretofore had to the premises, did, in consequence also acknowledge transferor to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said transferee

Their Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably the local custom, The State, however, reserving its rights, and finally acknowledging the purchase price of R1 150 000,00 (One Million One Hundred and Fifty Thousand Rands)

In witness whereof, I, the said Registrar of Deeds, together with the Appearer, q.q., 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 the 14th of August 1996.

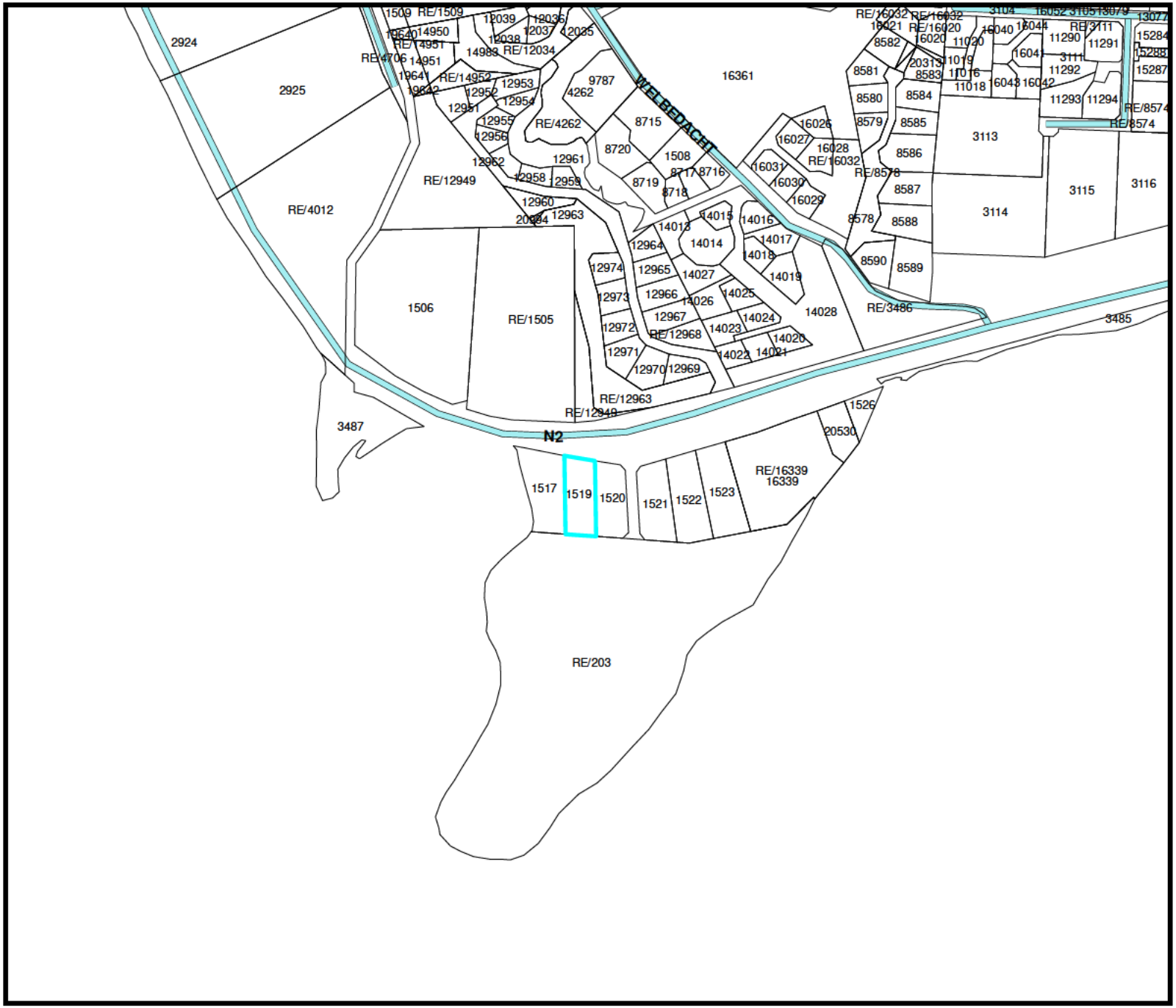
In my presence,

Registrar of Deeds.

q.q.

DIAGRAM 1: LOCALITY MAP

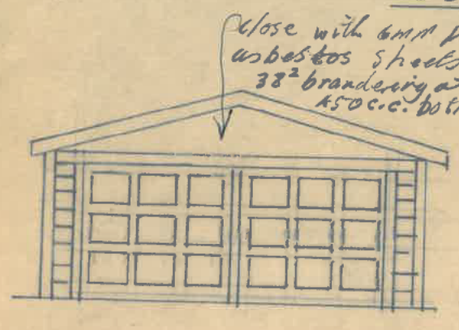
ERF 1519 KNYSNA



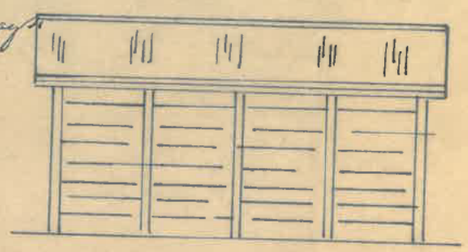
Planning Space
Town and Regional Planners

Double Garage on Erf 1519 - The Point - Knysna. Scales 1:100;50

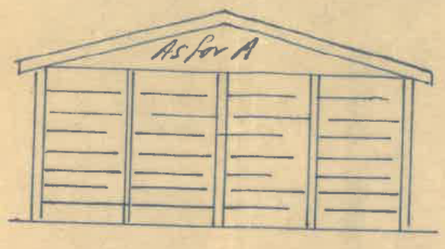
Procrete
POSBUS 1062
KNYSNA TEL: 22968
6570



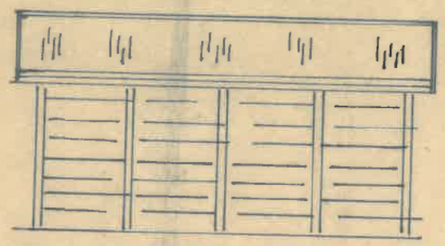
Elevation A



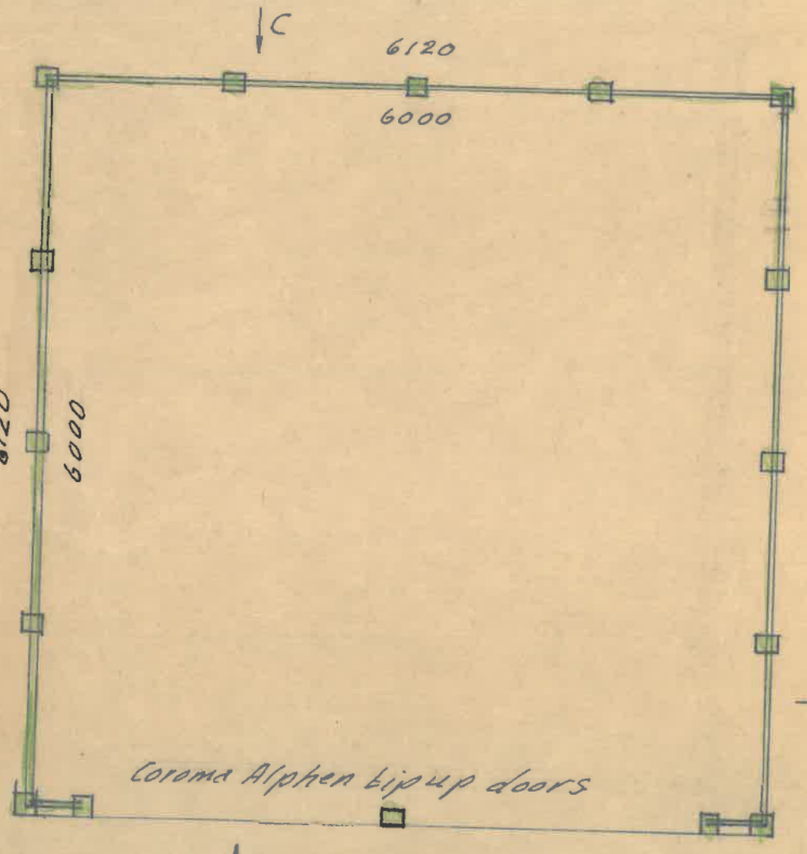
Elevation B



Elevation C

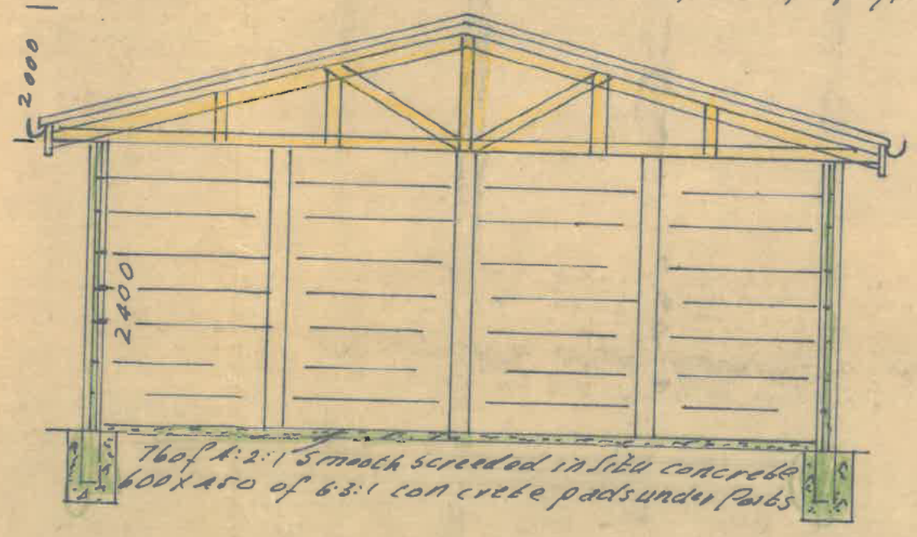


Elevation D

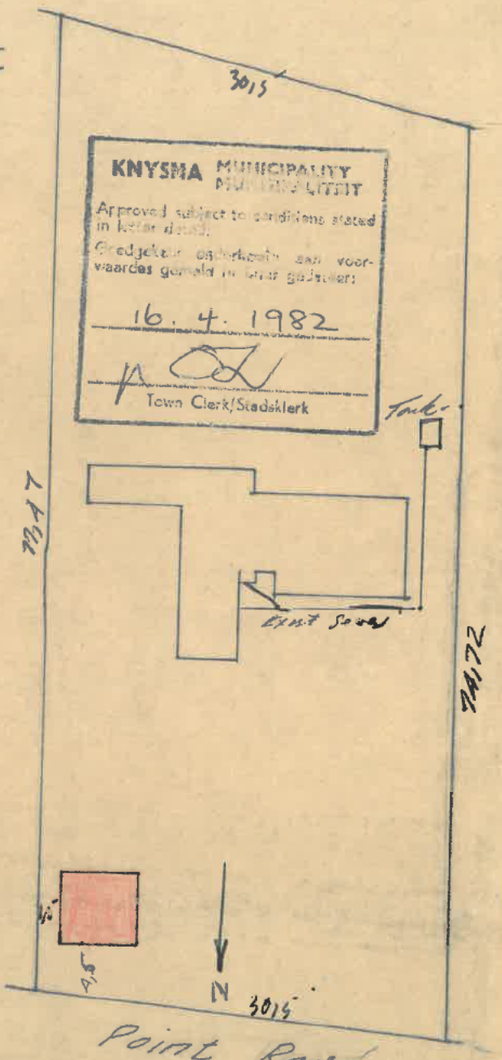


Plan

Roof of Big Six Asbestos on 76x50 Purlins at 1000 c.c. on Trusses to design at 1500 c.c. of 114x38 Posts, Struts and Tie beams and 150x38 Rafters. 230 facias, 100 Gutters, 76 Down pipes. Asbestos barge boards and Gables. Asbestos Ridges and end caps
Walls of 150² Rebated Vibrated concrete Posts, lightly reinforced. Fix 300x50 Vibrated Concrete slabs between the posts.
Doors Mirranti Ply with moulding Coroma Alphen tip up type.



Section N:N.



Site Plan
Scale 1:500

Plan Services,
4 Sunvalley Drive
Casta Sarda Knysna
Phone 23260 Box 427

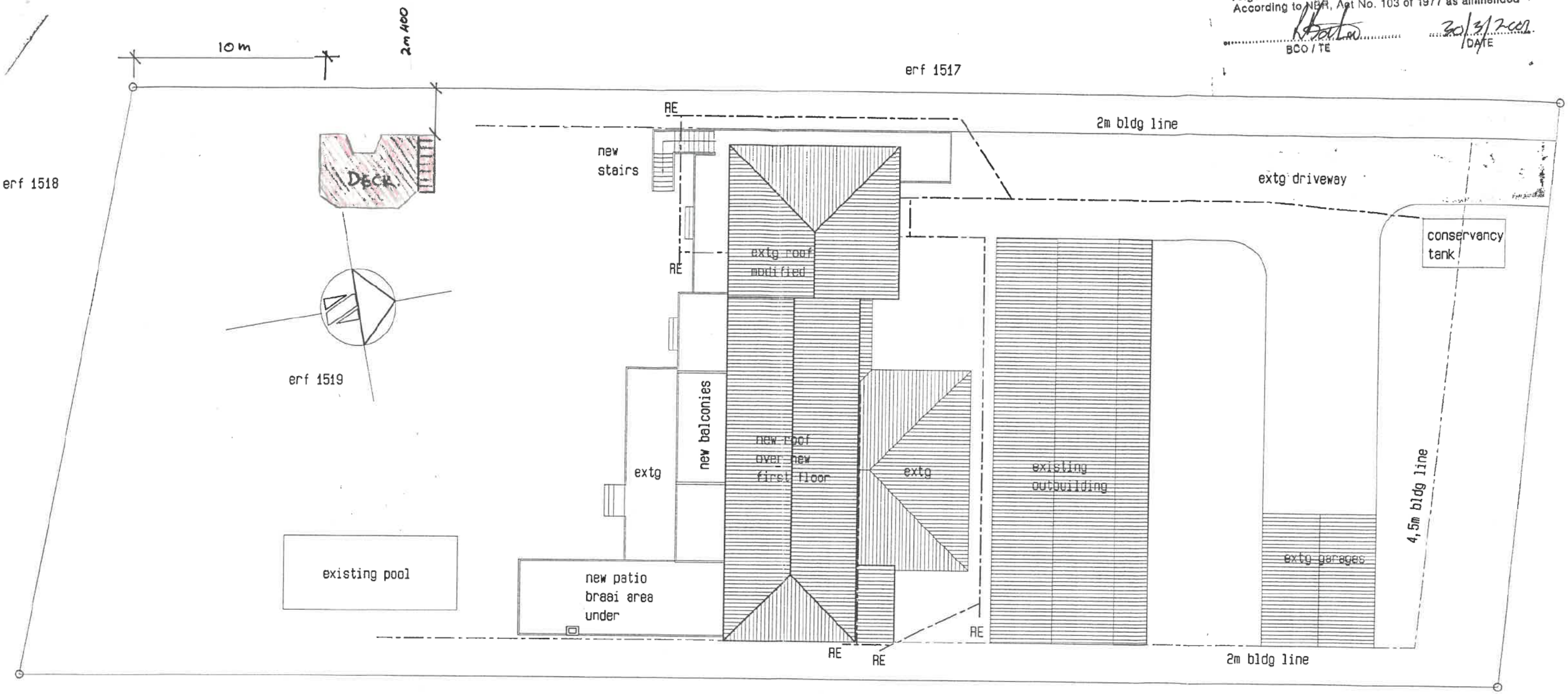
KNYSNA MUNISIPALITEIT / MUNICIPALITY PLAN No. 66/2021

GOEDGEKEUR / APPROVED

Volgens die NBR, Wet No. 103 van 1977, soos gewysig
According to NBR, Act No. 103 of 1977 as ammended

BCO / TE

30/3/2021
DATE



SITE PLAN

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

BALUSTERADES 1m ALL AROUND + STAIRCASE.

150 mm c-c

REAR POLE

REAR POLE

REAR POLE

REAR POLE.

BEAM SUPPORTS

3m

GROUND LEVEL

1.5m c-c

3.2m CENTRE-CENTRE

1.5m c-c

STAIRCASE

ANCHOR PINS. (3)

800

EAST ELEVATION.

Pr. Eng.
05.03.01

REG. 740 372

SUPPORTS ALL AROUND.

CONNECT TO BOTTOM

TOP

DIAGONAL

DIAGONAL

BOTTOM

TOP

DIAGONAL SUPPORT

3m

CONNECT TO TOP

CROSS BEAMS FOR DECKING ± 900mm APART.

MAIN BEAMS

1.5m

KERRI DECKING 32 X 100mm

3.2m

PLAN

TOP

DIAGONAL

TOP

BOTTOM

BOTTOM

STAIRCASE ALSO ACTING AS DIAGONAL.

N

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

KNYSNA MUNISIPALITEIT MUNICIPALITY
GOEDGEKEUR / APPROVED
Volgens die NBR-Wet No. 103 van 1977, soos gewysig
According to NBR. Act No. 103 of 1977 as ammended
BCO / TE
PLAN No. 44/2001
30/3/2001
DATE

Pr. Eng.
05.03.01

328

STAND NR 1519.

ALL STRUCTURE MATERIAL S.A TREATED PINE

DECKING. 28 X 100mm

BEAMS = 228X50

CAPSCREWS NUTS + WASHERS 10mm Ø2 PER BEAM ENDS.

BEAM ENDS SECURED TO POLES AND STEEL BRACKETS.

POLES AVERAGE THICKNESS 120mm

POLES LENGTH 6m, PLANTED & CEMENTED 800mm

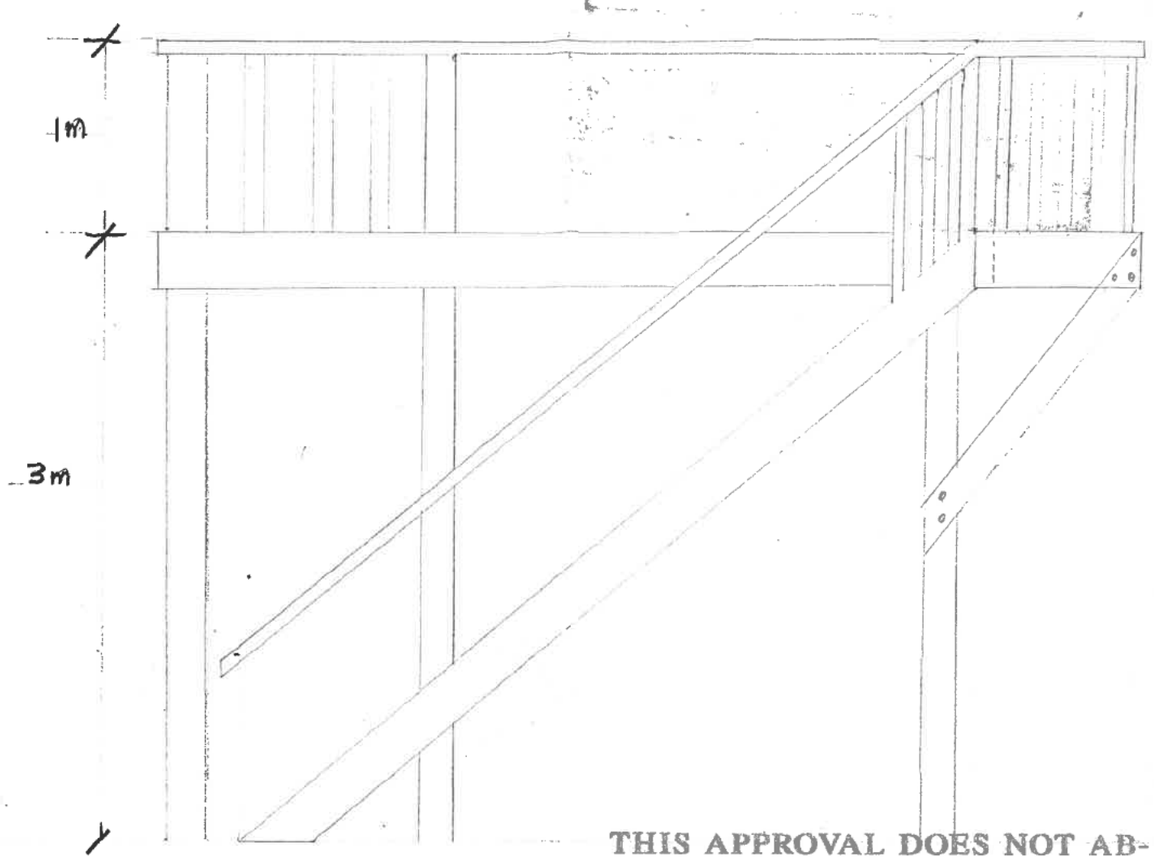
DECK HIGHT 3m. (32mm X 100 mm DEKKING)

BALUSTRADES ALL AROUND + STAIRCASE 1000mm HIGH

ALL TO NBR

Pr. Eng.
05.03.01
REG 740 372

KNYSNA MUNISIPALITEIT / MUNICIPALITY PLAN No. 64/2021
GOEDGEKEUR / APPROVED
Volgens die NBR, Wet No. 103 van 1977, soos gewysig
According to NBR, Act No. 103 of 1977 as ammended
BCO / TE
30/3/2021
DATE



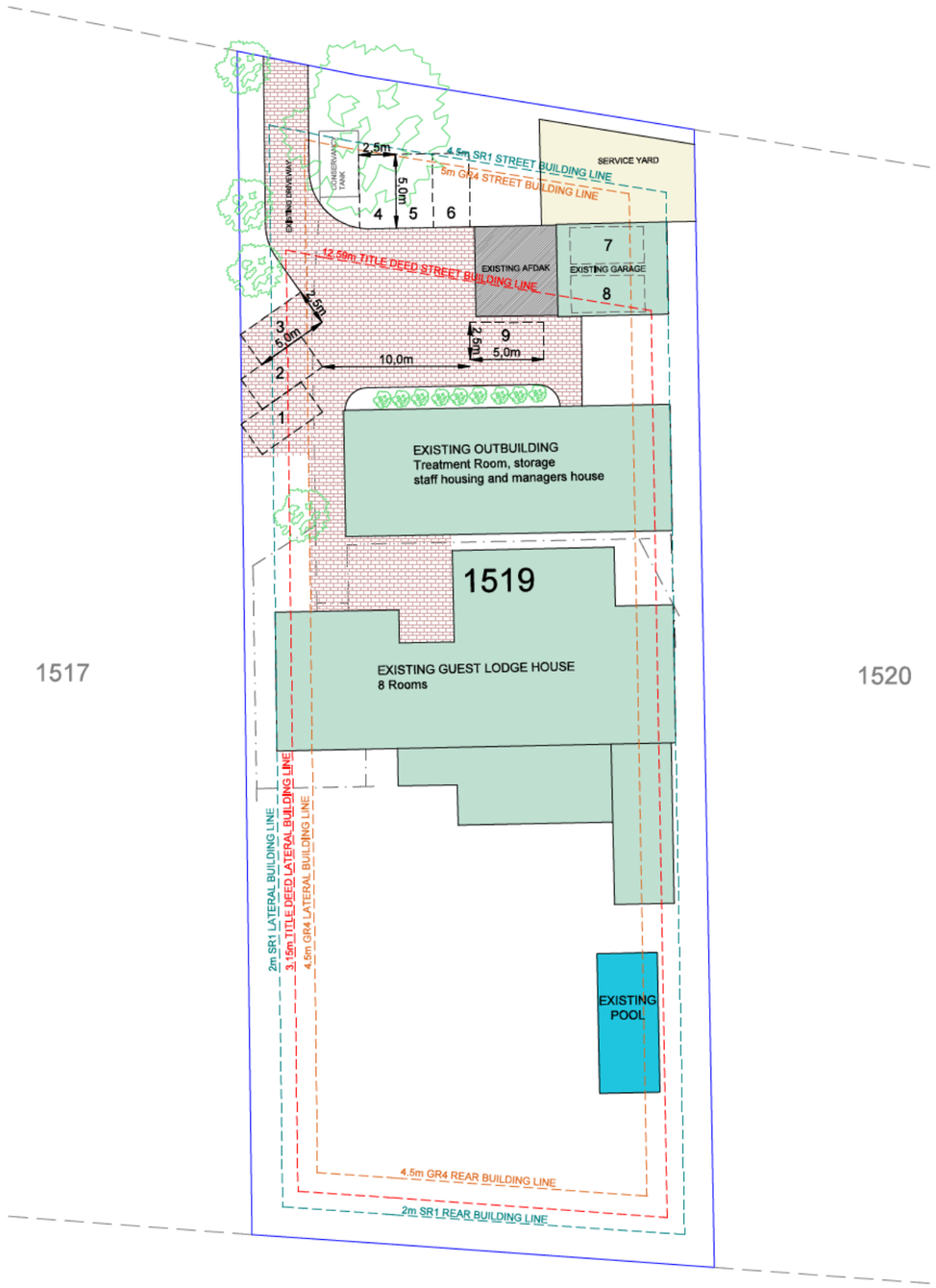
THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ZONING SCHEME REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY

NORTH ELEVATION

REG 740372
Pr. Eng.
05.03.01

SITE PLAN

ERF 1519 KNYSNA



LEGEND

- SR1 BUILDING LINES
- GR4 BUILDING LINES
- TITLE DEED BUILDING LINES

AREA SCHEDULE	
STRUCTURE	SIZE
EXISTING GARAGE	±47m²
EXISTING OUTBUILDING	±190m²
EXISTING GUEST HOUSE	±311m²
EXISTING AFDAK	±34m²
TOTAL COVERAGE	±582 m²
COVERAGE (PERMITTED 50%)	
ERF SIZE	2451 m²
COVERAGE	582 m²
TOTAL PERCENTAGE	24%

NOTES:

This plan has been drawn in accordance with the approved building plans dated 7 July 1997.

Sizes and dimensions are approximate and subject to final survey.

COPY RIGHT:

This plan must not be copied or amneded without the consent from Planning Space.

ERF 1519 KNYSNA

DRW. NR.: SP-1519-KNY

KNYSNA MUNICIPAL AREA

DATE: 27 OCTOBER 2025

Planning Space

Town and Regional Planners

ITEM TO:
Municipal Planning Tribunal

KNYSNA
Municipality Munisipaliteit uMasipala

APPLICATION NO.	3624
REPORT AUTHOR	Sinovuyo Sitinga
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/2695/2018
TELEPHONE NO.	044 302 6276
APPLICATION DATE	27 November 2025

LAND USE PLANNING REPORT
ADMINISTRATIVE PENALTY: ERF 3116 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	***Marike Vreken***
Company name	***Marike Vreken Town Planners***
SACPLAN registration number	***1101***
Registered owner(s)	***Mark Andrew Conyers***
PART B: PROPERTY DETAILS	
Property description	***Erf 3116, Knysna in the Municipality and Division of Knysna, Province of the Western Cape***
Property Extent (m^2)	***8,640***
Physical address	***6 Cuthbert Street, Kanonkop***
Area/Town	***Knysna***
Current zoning	***Single Residential Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Guest accommodation***
Are there existing buildings on the property?	***Yes***
Title Deed number & date	***T9437/2017***
Any restrictive title conditions applicable?	***None***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***Yes***
Bondholder's Consent	***Not 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)(r) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) read with Section 93(1), for the unauthorised land use of a "guest house" on Erf 3116, Knysna.

2. BACKGROUND

2.1. The subject property is zoned "Single Residential Zone I" in terms of the Knysna Zoning Scheme By-law (2020) with the permissible use of a "dwelling house." The landowner has been operating a guest house without prior approval by the Municipality.

2.2. The applicant argues that the guest house has been operating under the now repealed bed-and-breakfast establishment by-law for several years with the landowners unaware of the status of this by-law.

2.3. It is further stated that the building(s) on the site conforms to the parameters of the zoning and only the land use appears to be in transgression of the zoning scheme by-law. The applicant asserts that the landowner commenced with regularising the land use as soon as they became aware of the property's permissible land use rights.

3. ASSESSMENT OF APPLICATION

3.1. Administrative Penalty Calculation

	Rand value (R)
1. Unauthorised Building Work	*as per Council tariff*
(a) Uncontested: departure from the development parameters as specified in the Zoning Scheme/ failure to comply with Planning By-law/ requires a permission in terms of zoning	Not Applicable
(b) Unauthorised building work contravening the Zoning Scheme (up to and not more than 100% of the value of the building work unlawfully carried out)	Not Applicable
2. Unauthorised Land Use	
(a) Uncontested: Unauthorised Residential Use	R 5,000.00
(b) Up to and not more than 100% of the municipal valuation of the area that is used unlawfully (municipal valuation 2025/26 = R 9,073,000.00))	Up to R 9,073,000.00

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

The applicant concedes to the transgression of operating a guest house from the subject property in contravention of the permissible use rights. The fact that the guest house operated under the now repealed bed-and-breakfast establishment by-law, does not diminish the property's unlawful use. In the past, similar establishments have undertaken the necessary steps to ensure compliance with the zoning scheme following the repeal of the by-law. The imposition of an administrative penalty in accordance with Council's approved tariff for the unauthorised land use on the property is, therefore, considered justified.

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), an administrative penalty in the amount of R 5,000.00 be determined in accordance with Section 93(2,) for the unauthorised land use of a "guest house" on a "Single Residential Zone I" property of the Knysna Zoning Scheme By-law (2020), in respect of Erf 3116, Knysna.

5. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above recommendation 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):

5.1. The landowner/applicant shall pay the administrative penalty within 30 days reckoned from the date of the notice of decision.

5.2. The decision and imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Planning By-law on the subject erf.

6. REASONS FOR RECOMMENDATION

The reason(s) for the above recommendation is as follows:

The applicant has conceded to the transgression and based on the gravity and duration of the transgression the imposition of an administrative penalty is considered reasonable. The unauthorised land use has shown to be minor in terms of its impact despite operating for several years without prior approval. The fact that the guest house operated under the now repealed bed-and-breakfast establishment by-law, does not diminish the property's unlawful use in the context of the zoning scheme.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A: *Applicant's motivating memorandum*

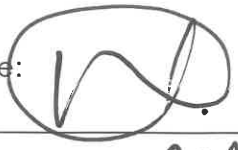
ANNEXURE B: *Power of attorney & resolution*

ANNEXURE C: *Copy of title deed*

ANNEXURE D: *Locality plan*

ANNEXURE E: *Proposed and as-built plans*

ANNEXURE F: *Copies of approved building plan(s)*

Administrative Penalty: Erf 3116, Knysna	
Author Name: Sinovuyo Sitinga Date: ***16/03/2026***	Author Signature: 
Registered planner name: Shaun Madumbo SACPLAN registration number: A/1510/2022 Date: ***16/03/2026***	Registered Planner Signature:

Decision maker: Municipal Planning Tribunal

APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED

Marike Vreken Town Planners CC
21 Trotter Street | P.O. Box 2180 | KNYSNA | 6570
044 382 0420 | 086 459 2987
info@vreken.co.za | www.vreken.co.za

Our Ref: Pr25/57b03 19 November 2025
Your Ref:

BY E-MAIL: hsmit@knysna.gov.za
knysna@knysna.gov.za
smadumbo@knysna.gov.za

The Manager: Land Use Management
Knysna Municipality
P.O. Box 21
Knysna
6570

FOR ATTENTION: MR HENNIE SMIT

Dear Sir,

KNYSNA ERF 3116: DETERMINATION OF AN ADMINISTRATIVE PENALTY AS CONTEMPLATED IN SECTION 93 OF THE KNYSNA SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAW (2021)

Marike Vreken Urban and Environmental Planners have been appointed by **MARK ANDREW CONYERS & JAMES MILTHORP CONYERS** *(See attached **Annexure A**: Signed Power of Attorney)* to prepare and submit the required application documentation for the determination of an administrative penalty as contemplated in Section 93 of the Knysna Spatial Planning and Land Use Management Bylaw (2021) on Knysna Erf 3116.

1. BACKGROUND

PROPERTY DETAILS	
Erf Number (s):	Erf 3116 Knysna in the Municipality and Division of Knysna Province of the Western Cape
Suburb / Town	Knysna
Current Zoning:	Single Residential Zone I (SRI)
Property Size:	8640m² (Eight Thousand Six Hundred and Forty) square metres
Registered Owner (s):	Mark Andrew Conyers
Title Deed No:	T9437/2017 (Refer to ***Annexure B***)
Title Deed Restrictions:	N/A
Bonds:	N/A
Servitudes:	N/A

1.1. Knysna Erf 3116 (hereafter referred to as "*the application area*") is situated at 6 Cuthbert Street, Kanonkop, Knysna. The application area is located East of "Knysna Hollow", approximately ±280m south east of "The Friday Market" and located approximately 2,2km from the Knysna CBD. It is situated within the urban edge of Knysna, in the residential township known as Kanonkop. The coordinates to the centre of the Application Area are located at **34° 2'11.78"S** and **23° 1'19.25"E**.

1.2. The application area is 8640m² in extent and is zoned "Single Residential Zone I" in terms of the Knysna Municipality Zoning Scheme By-law, 2020 *(**Annexure C**: Locality Plan).*

FIGURE 1: LOCALITY OF KNYSNA ERF 3116

1.3. The property has been used as a guest house for several years, and the applicant envisages expanding the guest house with two additional suites / bedrooms. Before 2009, the Knysna Municipality had a B&B Bylaw in place, that allowed for tourist accommodation establishments as a primary right on single residential zoned properties, up to a maximum of 5x guest rooms / 10 guests. The Knysna B&B Bylaw was repealed during 2009, **without notifying any tourist accommodation establishments** of the repeal of the bylaw.

1.4. Then, during 2020, when the new Knysna Zoning Scheme Bylaw came into operation, a Bed and Breakfast establishment is allowed as a primary right on a single residential zoned property, but limited to 2x guest rooms / 4 people. A guest house is allowed as a consent use on a single residential zoned property, but limited to only 6x guest rooms / 12 persons. The proposal is that Kanonkop House, with the new 2x additional guest suites, will have a manager's unit and 9 guest rooms.

1.5. As the owners continued to operate the guest accommodation after 2009, due to not being notified of the Knysna B&B Bylaw being repealed, the land use was not in accordance with the Knysna Municipality Zoning Scheme Bylaw (2020). All structures that are constructed on the property adhere to the development parameters set out.

2. THE APPLICATION

A land development application (rezoning) has been submitted to Knysna Municipality, but the land development application will not be considered without an accompanying application for the determination of an Administrative Penalty, to legalise the illegal land use.

Application is therefore made for:

(i) The determination of an administrative penalty as contemplated in Section 93 of the Knysna Spatial Planning and Land Use Management Bylaw (2021) for Knysna Erf 3116 *(See attached* ***Annexure D:*** *Application Form*) to enable the legalisation of the operation of a guest lodge on the application area.

3. EXISTING LAND USE AND EXISTING STRUCTURES

3.1. Built Environment

There are six existing structures that are situated on the property. These structures include the existing guard house, existing garage, bedrooms extension & deck, existing laundry house, existing store room, existing dwelling and a two-story building with a basement to the east of the dwelling. There are seven rooms in the existing guest house, two in the bedroom extension & deck with an accompanying office, two rooms in the existing dwelling with a bar, kitchen and living room area and a therapy room. The further three rooms are situated in the two-story building with a basement to the east of the existing dwelling.

The Site Development Plan has been attached to this application as Error! Reference source not found.: Proposed and as-built plans.

FIGURE 2: EXISTING STRUCTURES ON THE APPLICATION AREA

3.2. Compliance with the Zoning Scheme Bylaw (2020)

A summary of the prescribed development parameters for "Single Residential Zone (SRI)" - 'dwelling house' and a comparison of the proposed development's parameters are shown in the table below:

Prescribed Development Parameter		**Compliance**
Primary Use:	'dwelling house'	'Guest Accommodation' ***Rezoning Required***
Coverage:	50%	9% **COMPLY**
Height:	8.5m above NGL	<8.5m **COMPLY**
	2 Storeys	3 Storeys **NON-CONFORMING**
Building Lines:	Street building line (north): 4.5m	4.5m **COMPLY**
	Side building line (north): 2m	2m **COMPLY**
	Side building line (east): 2m.	2m **COMPLY**
	Rear building line (south): 2m	2m **COMPLY**
	Side building line (west): 2m.	2m **COMPLY**
Parking:	2 parking bays per dwelling unit	2x parking bays **COMPLY**

3.2.1. The Applicant has been operating a guest house on Knysna Erf 3116 for several years. The property currently accommodates seven guest rooms across various structures, including a dwelling, a two-story building with a basement, and a bedroom extension with a deck. The Applicant proposes to add two additional suites/bedrooms to the southwest of the existing dwelling, which will be explained in depth with the submission of the rezoning and permanent departure application.

3.2.2. The Applicant was unaware that the operation of the property as a guest house was not allowed following the repeal of the 2009 B&B Bylaw. The repeal was not notified to existing tourist accommodation establishments, including the Applicant. As such, the Applicant continued operating the guest house in good faith, in line with previous municipal practices and expectations.

3.2.3. The Knysna Municipality Zoning Scheme By-law (2020) prescribes a maximum of two stories for the property. While the property contains a three-storey building to the east of the dwelling, this building was constructed in accordance with approved building plans, meaning it is considered a non-conforming structure. As such, no administrative penalty is applicable for this aspect.

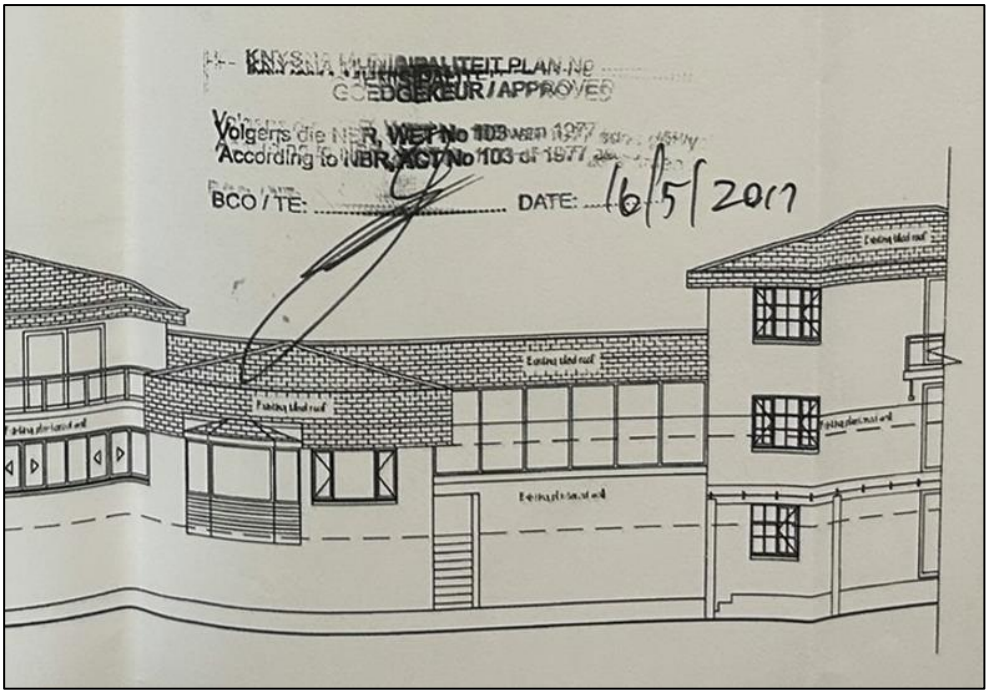


FIGURE 3: EXTRACT OF NON-CONFORMING 3-STORY BUILDING

3.2.4. In summary, the only aspect in which the Applicant's current operations do not comply with municipal regulations is the land use, due to the historic repeal of the B&B Bylaw. All physical development parameters, including coverage, building lines, height, parking, access, and civil services, comply fully with the Knysna Zoning Scheme By-law (2020) or are otherwise non-conforming in terms of approved plans. The Applicant therefore seeks the determination of an administrative penalty, recognizing that the non-compliance was unintentional, and that the development otherwise meets all municipal planning and service requirements.

Determining Factor	Contravention on Knysna Erf 3116
The nature, duration, gravity and extent of the contravention.	(i) Nature: Knysna Erf 3116 is zoned "Single Residential Zone I". all structures were constructed in accordance with the development parameters, whilst The Knysna B&B Bylaw was in affect, allowing the land use. The bylaw was repealed in 2009 without notifying the landowner and they continued to operate the guest accommodation. (ii) Duration: Since the repeal of the B&B By-law in 2009, the land use has been considered unlawful, meaning the duration of the illegal land use extends from 2009 to the present (2025). (iii) Gravity and extent: The development on the property is in accordance with the development parameters as set out in the Knysna Municipality Zoning Scheme By-law (2020), and the structures on the property have been approved as indicated on the previous building

Determining Factor	Contravention on Knysna Erf 3116
	plans attached as **Annexure F**. Only the land use on the property does not comply with what is allowed on the property. The application will be submitted once the Contravention application is considered complete by Knysna Municipality.
The conduct of the person involved in the contravention.	Once the landowner was informed that the land use on the property was not permitted under the Single Residential Zone I zoning, they initiated the process to legalise the use. The Applicants became aware of the status of the land use when they sought to expand the existing operation to improve its financial feasibility, as discussed in the rezoning application's motivation report. The proposed application will result in the legalisation of all existing structures and land uses on the application area; therefore, no further application will be required. However, the applicant is submitting this request for the determination of an administrative penalty, as the land use was unlawful prior to the submission of the rezoning application, despite the landowner not having been informed of the repeal of the B&B By-law in 2009.
Whether the unlawful conduct was stopped.	Given the severe implications (e.g. job losses, etc.), that would result from halting the operation of the guest accommodation, for the duration of the land development application process with the municipality, the landowner has continued to operate the establishment while the rezoning and departure application is being processed. If operations were to cease, the business would be unable to generate any income, directly affecting its financial viability and sustainability. Furthermore, the guest accommodation currently provides stable employment to eight permanent workers, including a manager, chef, cleaners, and gardeners. Suspending operations would therefore result in the immediate loss of employment for these individuals, many of whom rely solely on this income to support their families. In light of these socio-economic considerations, and given that the land use is in the process of being legalised through the current application, the decision to allow the continued operation of the guest accommodation is regarded as reasonable and necessary to prevent significant hardship to the employees and their dependents.
Whether a person involved in the contravention has previously contravened this by-law or a previous planning law.	No

4. CALCULATION FOR CONTRAVENTION LEVY ON KNYSAN ERF 3116

The Applicant was unaware that the Knysna B&B Bylaw had been repealed in 2009, and therefore continued operating the guest accommodation in good faith under the assumption that the use rights previously applicable to the property remained in place. It was only during the expansion planning process that the landowner became aware that the current land use was no longer permitted as a primary right and required formal approval. All structures on the property comply with the development parameters prescribed by the Knysna Municipality Zoning Scheme By-law (2020), with the exception of the three-storey building located to the east of the main dwelling, which is classified as a Non-Conforming structure as it is reflected on approved building plans.

An application to regularise the existing guest accommodation use, to permit its proposed expansion, and to allow the existing bedrooms extension and deck within the more restrictive building lines applicable to the new zoning, will be submitted simultaneously with this contravention application. The landowner does not dispute the need for an administrative penalty; however, given that the non-compliance resulted from the lack of notification regarding the repeal of the B&B Bylaw, the Applicant respectfully requests that the minimum applicable penalty be imposed. In accordance with Section 8(b)(i) of the Knysna Municipality Application Fees (2025–2026), the applicable administrative penalty for unauthorised residential land use, such as a General Residential use, is R5,000.00.

5. PRE-APPLICATION CONSULTATION

The required pre-application consultation was conducted with Knysna Municipality on 16 October 2025 for the proposed application. The pre-application consultation panel did not highlight any red flags or major concerns regarding the intended application. A copy of the pre-application consultation meeting minutes is attached as Error! Reference source not found.**G**.

6. CONCLUSION

6.1. The Applicant has operated the guest house on Knysna Erf 3116 in good faith, unaware of the repeal of the 2009 Knysna B&B Bylaws. Therefore, the land use on the property was illegal since 2009, due to the landowners not being notified of the repeal of the bylaw.

6.2. The current structures that are constructed on the property are all in compliance with the Knysna Municipality Zoning Scheme By-law (2020) except for the existing 3-storey building, which is classified as non-conforming, due to being indicated on existing approved building plans.

6.3. Once the landowner was informed that the land use on the property was not permitted under the Single Residential Zone I zoning, they immediately initiated the process to legalise the use.

6.4. The owners of Knysna Erf 3116 wish to apply for the determination of an administrative penalty to legalise the existing land use that has been in operation for more than 16 years. The landowners are not contesting the administrative penalty and have agreed to pay the fine of R5,000.00.

6.5. A land use application in terms of Section 15 of the Knysna Spatial Planning and Land Use Management Bylaw (2021) will be submitted simultaneously with this application.

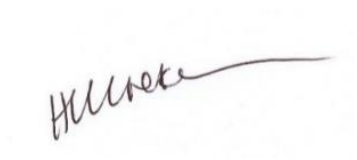
6.6. The following is a list of Annexures in support of the application:

Annexure A.	Signed Power of Attorney
Annexure B.	Title Deed (T9437/2017) – Knysna Erf 3116
Annexure C.	Locality Plan
Annexure D.	Application form dated 12 September 2025
Annexure E.	Proposed and As-built plans
Annexure F.	Previous approved building plans
Annexure G.	Pre-Application Meeting Minutes

Application is now made for the determination of an administrative penalty as contemplated in Section 93 of the Knysna Spatial Planning and Land Use Management Bylaw (2021).

We trust the above is in order. Please do not hesitate to contact us should you require any additional information in this regard.

Kind regards,



MARIKE VREKEN
Pr. Pln A/1101/1999 M SAPI 10233

SPECIAL POWER OF ATTORNEY

I, the undersigned..... 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 PROPERTIES

Erf 1519, Knysna

NATURE OF APPLICATION

Rezoning, Removal of Restrictive Conditions, Departure and Related Applications

SIGNED AT..... **THIS**... 6th ..... **DAY OF** **2025**

.....

OWNER/ AUTHORISED AGENT

WITNESSES

1. .....
2. .....

DIE LOMBARD GASTEHUIS BK

(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 02 day of 10 2025.

Resolved that BUNGER in his/ her capacity as

BUNGER , 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 1519, Knysna

NATURE OF APPLICATION

Rezoning, Removal of Restrictive Conditions, Departure and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME	SIGNATURE
G.M. A. BUSH	

R9 000 000,00
SEELREG
DUTY R.....
FOOI
FEE R 2319,00

KAPLAN BLUMBERG
1st Floor, Block A
Southern Life Gardens
70 Second Avenue
Newton Park
Port Elizabeth
6045

Prepared by me

CONVEYANCER
PETER IAN WIEHAHN

T 000009437/2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
CORLENE MOSTERT

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Knysna on 21st October 2016 granted to him by

SAMANTHA JAYNE CONYERS
IDENTITY NUMBER [redacted]
UNMARRIED

DATA / CAPTURE
08 MAR 2017
KETILE N

DATA / VERIFY
10 MAR 2017
BARLOW MARLYN

GhostConvey 15.9.6.8

And the appearer declared that his said principal had, on 30 August 2016, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

MARK ANDREW CONYERS
IDENTITY NUMBER [redacted]
Married out of Community of Property

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

ONE 1/3 (ONE THIRD SHARE) IN ERF 3116 KNYSNA
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 8640 (EIGHT THOUSAND SIX HUNDRED AND FORTY) Square metres

HELD BY Deed of Transfer Number T43052/2015

FIRST TRANSFERRED by Deed of Transfer Number T57193/84 with Diagram SG Number 9255/1983 relating thereto and held by Deed of Transfer Number T43052/2015.

SUBJECT TO THE FOLLOWING CONDITIONS:-

A. SUBJECT to the conditions referred to in the Certificate of Amended Title No. 3583/1926.

B. SUBJECT FURTHER to the following conditions contained in Certificate of Registered Title No. T36967/1984 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 when approving the subdivision of ERF 4011 KNYSNA namely:-

   a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of –drade, hoof and ander waterpype en die rioolvuil en dreinering, insluitende stormwater van enige ander erf of erwe, oorhierdie erf gevoer word en dat bogrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid nodig geag word, enwel op diewyse en plek wat van tyd redelikerwys vereis word. Dit sluit die reg op torgang te alle redelike tye tit die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lé, te wysig, te verwyder of te inspekteer.

   b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings 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 weens die verskil tussen die hoogte van die straat soss finaal aangelé en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

C. .....

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

SAMANTHA JAYNE CONYERS, Unmarried

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

MARK ANDREW CONYERS , 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 R3 000 000,00 (THREE MILLION RAND) and the fair value to be the sum of R9 000 000,00 (NINE MILLION 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 23 February 2017

q.q.

In my presence

REGISTRAR OF DEEDS

2

KNYSNA
ERF 3116

LOCALITY PLAN

N

Projection: Transverse Mercator
Centre Lon: 23°01'19" E
Centre Lat: 34°02'11" S
Created: 11/4/2025
Scale: 1:3500

Stored: Y:\GIS\Appointed Projects\Pr2557 - Knysna Erf 3116\Pr2557 - Knysna Erf 3116.map

Marike Vreken
Stads & Omgewingsbeplanners
Urban & Environmental Planners
21 Trotter Street, P.O. Box 2180
KNYSNA, 6570
☎(044) 382 0420
(044) 382 0438
e-mail: info@vreken.co.za
www.vreken.co.za

BUILDING CONTROL DETAILS:
NEW RESIDENTIAL HOUSE ERF 3116

EX LOWER FLOOR	62.4SQM
EX GFL MAIN HOUSE	336.8SQM
EX GFL OPEN BALCONY	22.1SQM
EX GFL GARAGE	61.0SQM
EX GLF PORTICO	32.1SQM
EX LAUNDRY	35.0SQM
EX TIMBER STORAGE HUT	5.6SQM
EX FIRST FLOOR HOUSE	118.1SQM
EX FFL BRIDGE & BEDROOM	65.6SQM
EX FFL BALCONY	31.8SQM
EX GATE HOUSE	18.5SQM
EX POOL	42.3SQM
NEW UNIT 1 INTERNAL	65.5 SQM
NEW UNIT 1 ENTRY	3.3 SQM
NEW UNIT 1 COVERED PATIO	9.0 SQM
NEW UNIT 1 UN COVERED P	9.5SQM
NEW UNIT 2 INTERNAL	65.5 SQM
NEW UNIT 2 ENTRY	3.3 SQM
NEW UNIT 2 COVERED PATIO	8.7 SQM
NEW UNIT 2 UN COVERED P	15SQM
AREA DEMOLISHED:	0.0SQM
NEW OUT BUILDING AREA:	113.6 SQM
ADDED AREA: UNITS	179.8SQM
NEW TOTAL FOOT PRINT:	757.9 SQM
NEW BULK: (8640)	1513.7 SQM
SITE AREA:	8640 SQM
COVERAGE: 60% ALLOWED	9%
FAR PROPOSED:	0.18

SITE OPERATIONS: TO COMPLY WITH SANS 10400-F2010

EXCAVATIONS: TO COMPLY WITH SANS10400 - G 20:11. ALL NEW FOUNDATION PILES TO ENGINEERS DRAWINGS, NO MORE THAN 250SQM OF GROUND DISTURBED, TEMP SCREEN FENCING TO PROTECT FOREST FLOOR

PLUMBING:
ALL BASINS AND FLOOR DRAINS AND WC WILL BE CONNECTED TO THE EXISTING MAIN SEWER LINE. WILL COMPLY WITH SANS10400-P

WATER:
TO COMPLY WITH SANS 10252-1. PIPES TO BE INSULATED FITTING TO COMPLY WITH SANS 1307, SEE DRAINAGE LAYOUT PLAN, CONNECT TO HOUSE WATER SUPLLY

GAS INSTALLATION: FOR GEYSERS TO COMPLY WITH AL BUILDING REGULATIONS AND BY LAWS. MAIN GAS CANISTER STORAGE TO BE CAGED WITH NATURAL VENTILATION, ALLOCATED BY BUILDING MANAGEMENT. IN STORE A SHUT OFF VALUE IS TO BE INSTALLED.

WALLS: 280MM BRICK WALLS PLASTERED WALLS, 115MM INTERNAL BRICK WALLS, PLATFORMS CLAD IN STONE

LIGHTING & ELECTRICAL:
TO COMPLY WITH SANS 10114-1 & 10114-0, SEE UPPER ELECTRICAL DWG

GLASS: TO COMPLY WITH FENESTRATION CALCULATIONS AND SAFETY GLASS TO FOLLOW BUILDING REGULATIONS.

FLOORS: CONCRETE SLABS INSULATION SEE FLOOR U VALUE CALCULATIONS
WET AREAS : FLOORS TO BE TILED AND WATERPROOFED

VENTILATION: ALL SPACES ARE CROSS VENTILATED

STAIRS: TIMBER STAIRCASE TO COMPLY WITH SANS 10400-M:2011. BALUSTRADE: TIMBER FINISH AT 1000MM FROM TREADS.

STORM WATER
HARD SURFACES HAVE RUN OF FALLS TOWARD THE GARDENS
BRAAI ENTERTAINMENT PATIO HAVE WEEP HOLES IN WALL TO ALLOW WATER INTO GARDEN
MAIN HOUSE DESIGN WITH A ENTRY LANDING BEFORE FRONT DOOR
CAR PARKING AREA HAS STONE CHIPS - SOAK AWAY INTO THE GROUND
40% OF ROOF DOWN PIPES COLLECT

location plan
scale 1:1500

TOWN PLANNING

	OUT DOOR LIVING REQUIRE 10% PROPOSED PAVED: 4% 408SQM EXISTING FOREST: 49% 4210 SQM
	COVERAGE 60% OF ERF: 5184 SQM PROPOSED: 9% 734.5 SQM
	ONLY BEDROOM & BATHROOMS NO KITCHENS IN PROPOSED
	HT RESTRICTION PROPOSED 8.5M COMMON BOUNDARY TO 4.5M

DEMOLITION KEY

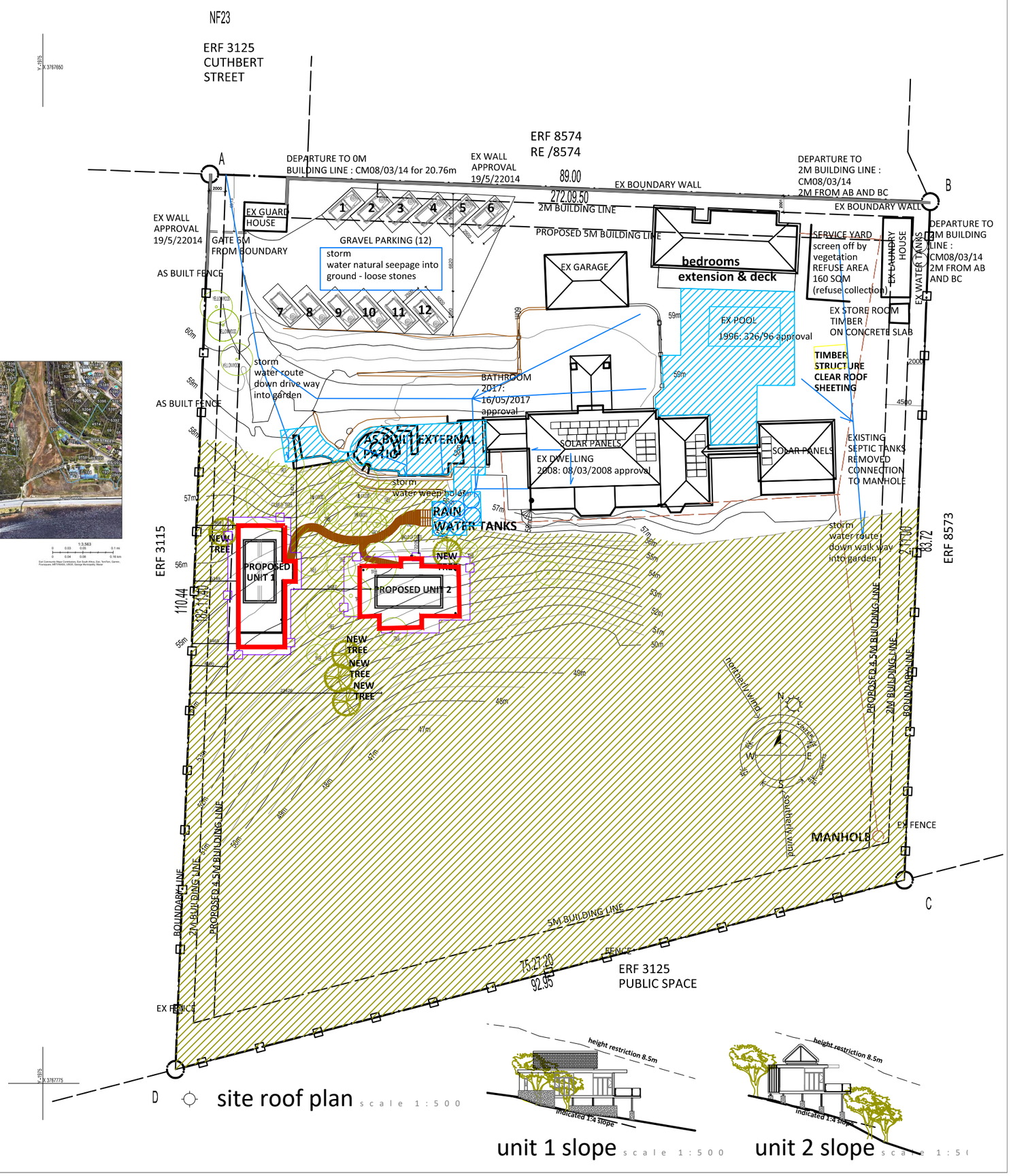
	EARTHWORKS FOR FOUNDATIONS 151 SQM OF DISTURBED EARTH
	TEMPORARY SCREEN TO PROTECT FOREST AND GROUND COVER

LANDSCAPING KEY

	NEW PAVING PATH WAY 1000M WIDTH WITH RAMPS / STAIRS 31.6 SQM
	NEW TERRAFORCE RETAINING WALLS WITH VEGETATION PLANTED
	NEW INDIGENOUS TREES TO BE PLANTED

BUILD KEY

	NEW BRICKWORK, FULL HEIGHT
	ROOF TILES
	TIMBER
	CONCRETE



site roof plan
scale 1:500

unit 1 slope
scale 1:500

unit 2 slope
scale 1:5(

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

DRAWING NAME	SITE DEVELOPMENT PLAN	
DWG. NO	3116 - 6 - GA - 1000	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COUNCIL

TOWN PLANNING

	OUT DOOR LIVING REQUIRE 10% PROPOSED PAVED: 4% 408SQM EXISTING FOREST: 49% 4210 SQM
	COVERAGE 60% OF ERF: 5184 SQM PROPOSED: 9% 734.5 SQM
	ONLY BEDROOM & BATHROOMS NO KITCHENS IN PROPOSED
	HT RESTRICTION PROPOSED 8.5M COMMON BOUNDARY TO 4.5M

DEMOLITION KEY

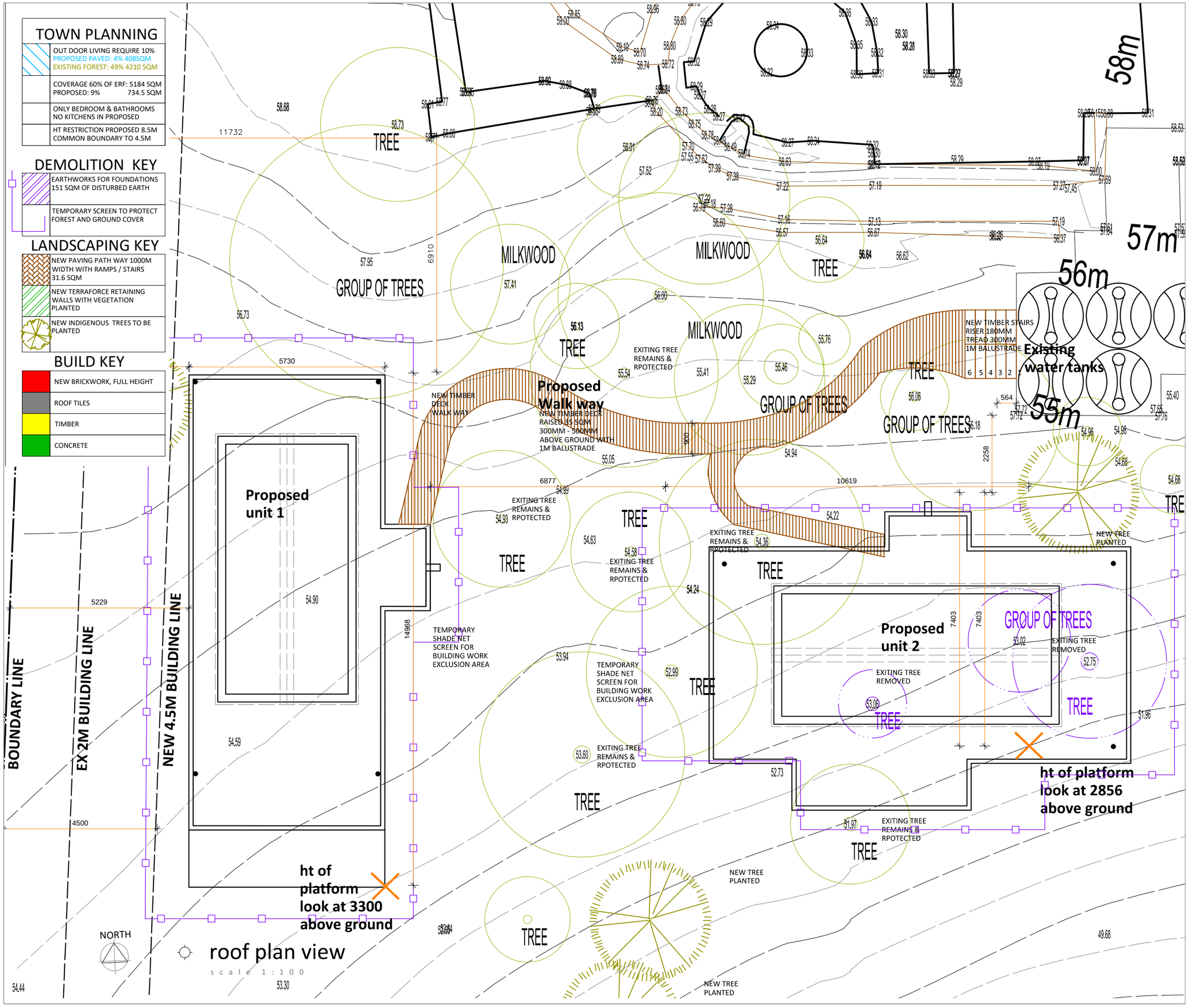
	EARTHWORKS FOR FOUNDATIONS 151 SQM OF DISTURBED EARTH
	TEMPORARY SCREEN TO PROTECT FOREST AND GROUND COVER

LANDSCAPING KEY

	NEW PAVING PATH WAY 1000M WIDTH WITH RAMPS / STAIRS 31.6 SQM
	NEW TERRAFORCE RETAINING WALLS WITH VEGETATION PLANTED
	NEW INDIGENOUS TREES TO BE PLANTED

BUILD KEY

	NEW BRICKWORK, FULL HEIGHT
	ROOF TILES
	TIMBER
	CONCRETE



GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

rev	date	description
A	2025.11.06	ISSUED FOR TOWN PLANNING SUBMISSION

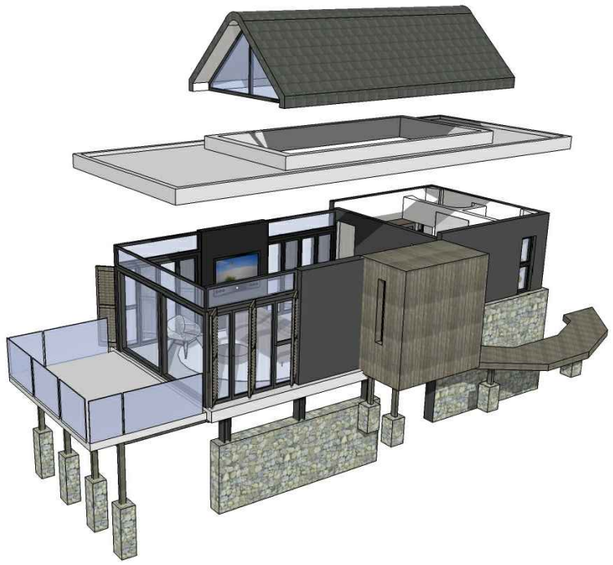
MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

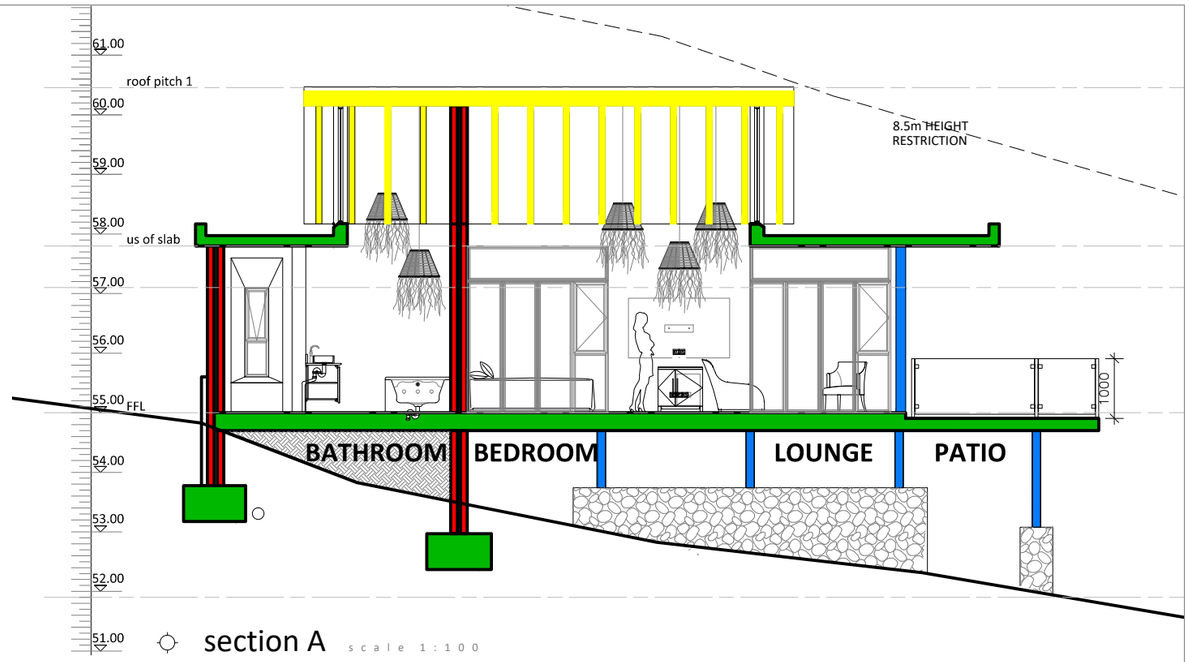
DRAWING NAME	SITE DEVELOPMENT PLAN	
DWG. NO	3116 - 6 - GA - 1001	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COUNCIL

3D VIEW - UNIT 1





section A scale 1:100

DEMOLITION KEY

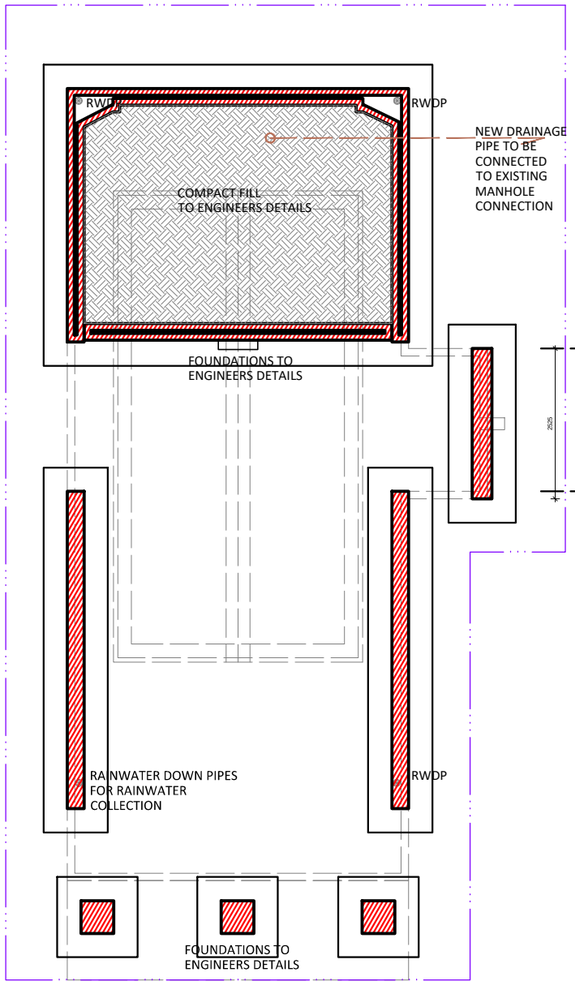
	EARTHWORKS FOR FOUNDATIONS 151 SQM OF DISTURBED EARTH
	TEMPORARY SCREEN TO PROTECT FOREST AND GROUND COVER

LANDSCAPING KEY

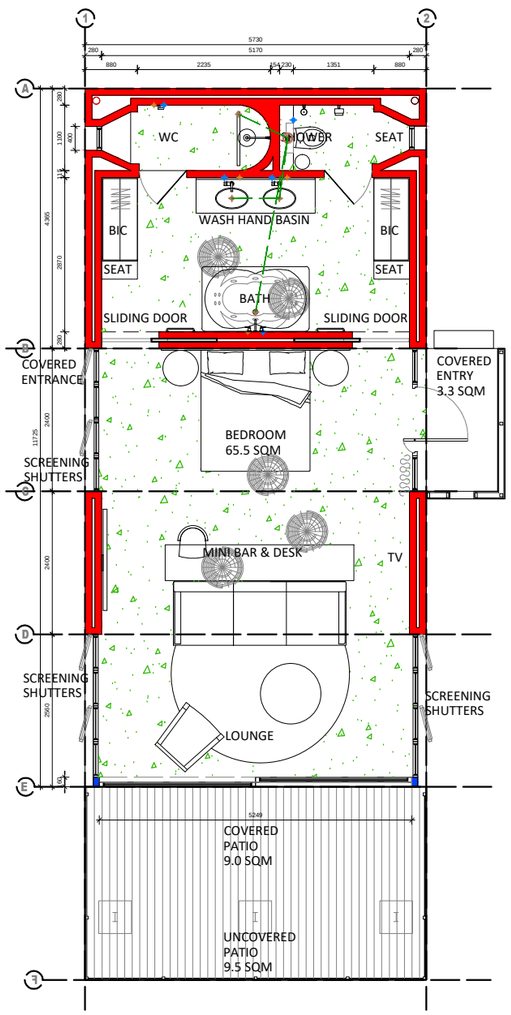
	NEW PAVING PATH WAY 1000M WIDTH WITH RAMPS / STAIRS 31.6 SQM
	NEW TERRAFORCE RETAINING WALLS WITH VEGETATION PLANTED
	NEW INDIGENOUS TREES TO BE PLANTED

BUILD KEY

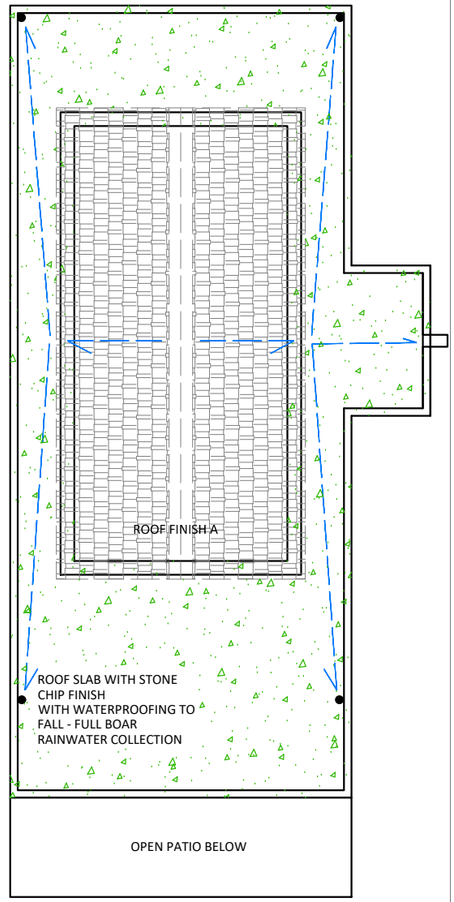
	NEW BRICKWORK, FULL HEIGHT
	ROOF TILES
	TIMBER
	CONCRETE



foundation & post plan scale 1:100



floor slab plan scale 1:100



roof plan scale 1:50

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

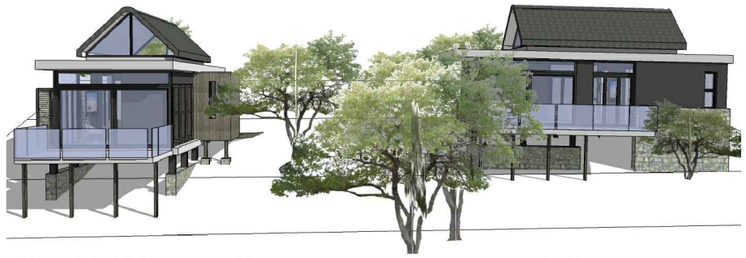
rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

DRAWING NAME	FOUNDATION, FLOOR LAYOUT & ROOF PLAN, SECTION - UNIT 1	
DWG. NO	3116 - 6 - GA - 1002	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

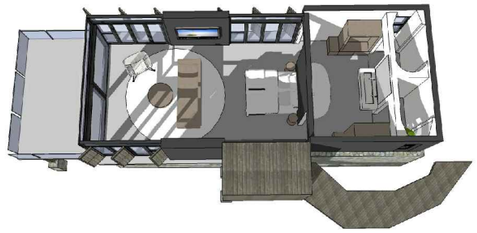
ISSUE FOR COUNCIL



SOUTH ELEVATION: UNIT 1 - 3D VIEW

UNIT 2 - 3D VIEW

WEST ELEVATION: UNIT 1 - 3D VIEW



UNIT 1 - BIRDS EYE VIEW

A

MARLEY ROOF FLAT TILES
GRAY & MARLEY SOLAR
TILES GRAY

B

ALUMINUM WINDOW &
DOOR FRAMES
BRONZE

C

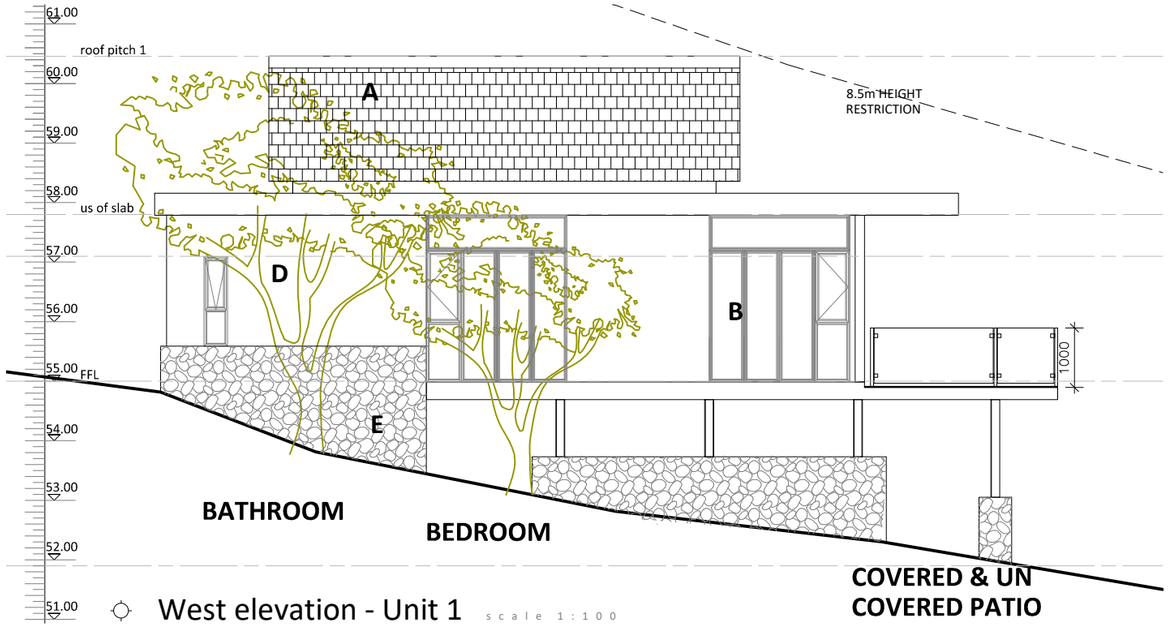
NATURAL BALAU TIMBER
LEFT TO GO GRAY

D

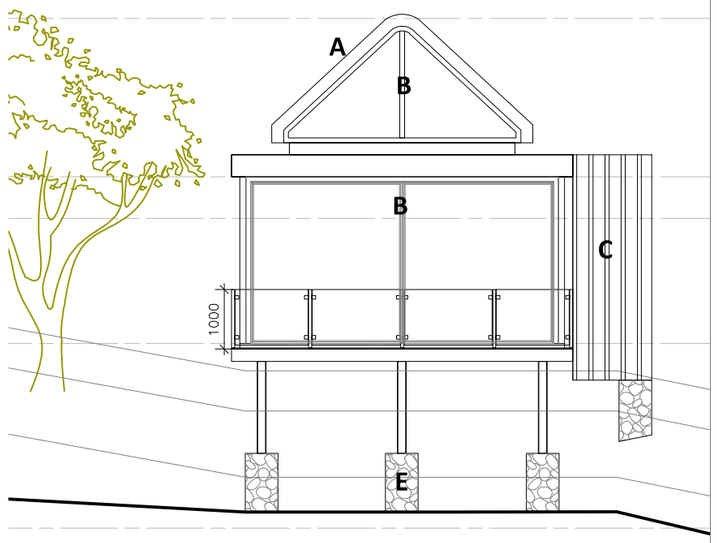
SMOOTH PLASTER PAINTED
FIRE AND EARTH RANGE
CYCLONE

E

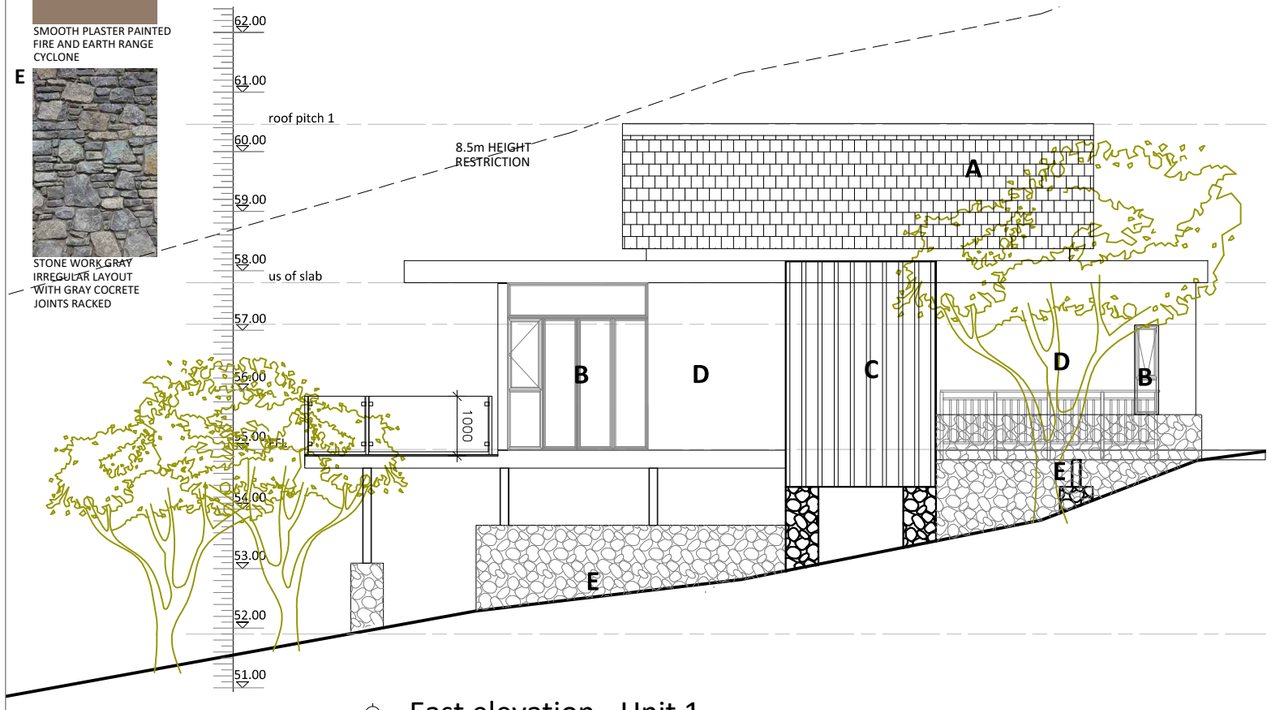
STONE WORK GRAY
IRREGULAR LAYOUT
WITH GRAY COCRETE
JOINTS RACKED



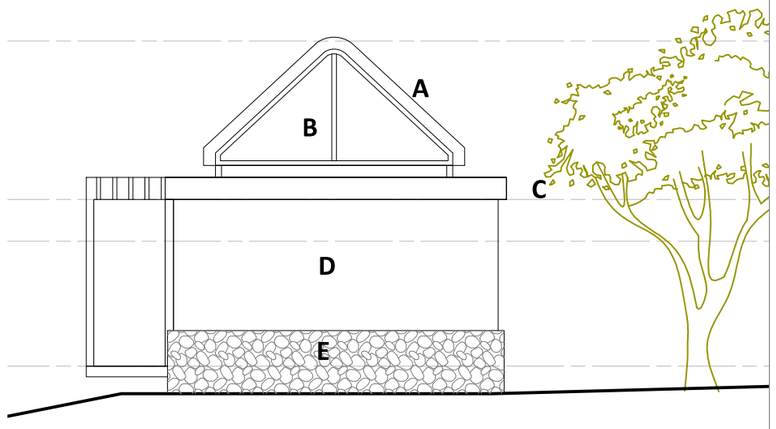
West elevation - Unit 1 scale 1:100



South elevation - Unit 1 scale 1:100



East elevation - Unit 1 scale 1:100



North elevation - Unit 1 scale 1:100

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

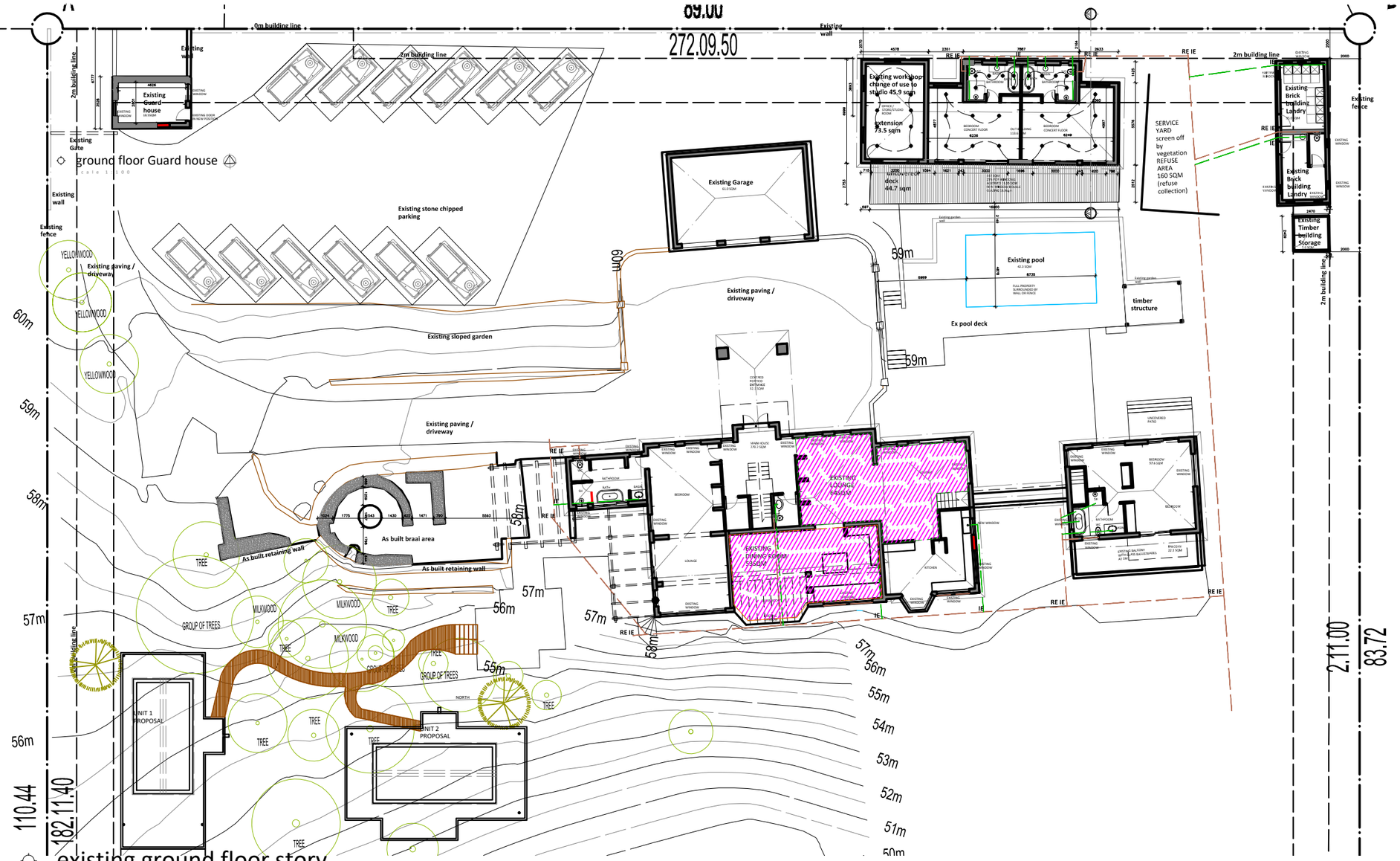
rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

DRAWING NAME	UNIT 1 ELEVATIONS	
DWG. NO	3116 - 6 - GA - 1003	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COMMENT



Skyline scale 1:300

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

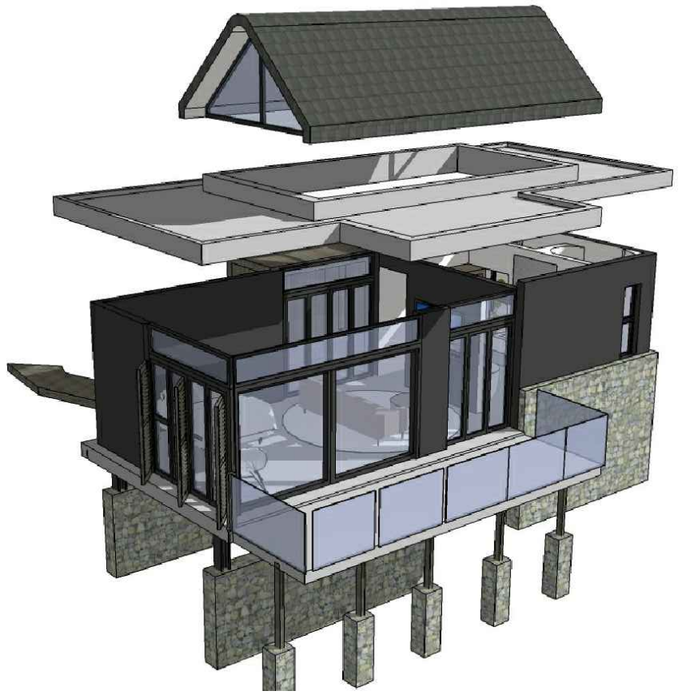
rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

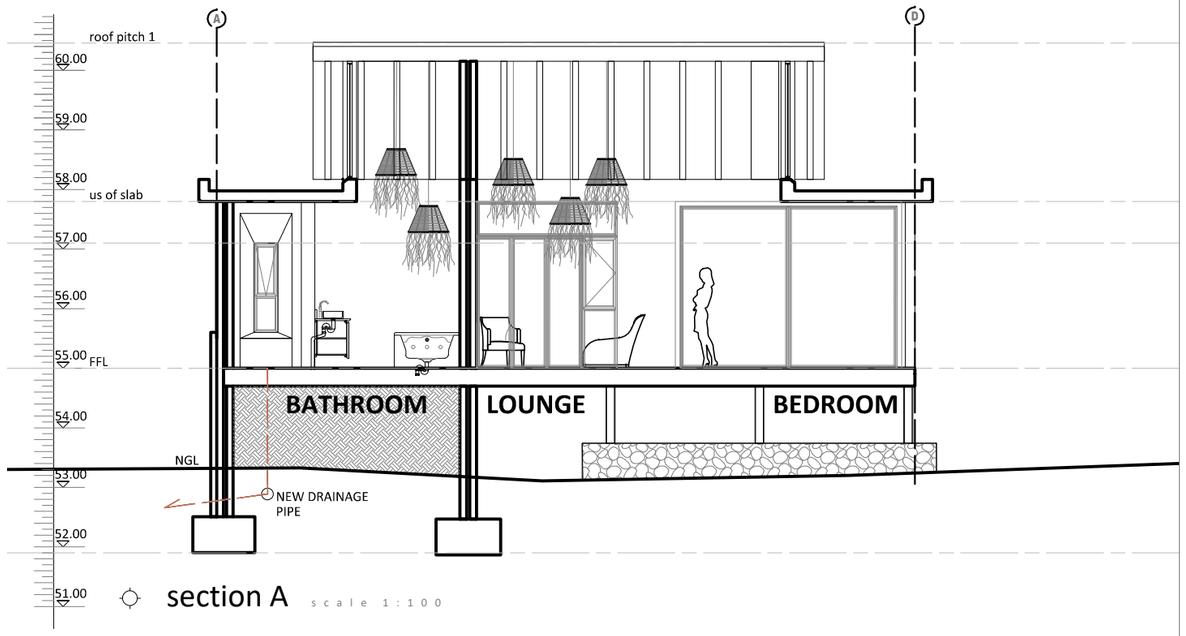
DRAWING NAME	GROUP FLOOR PLAN & SKYLINE	
DWG. NO	3116 - 6 - GA - 1004	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COUNCIL



3D VIEW - UNIT 2



section A scale 1:100

DEMOLITION KEY

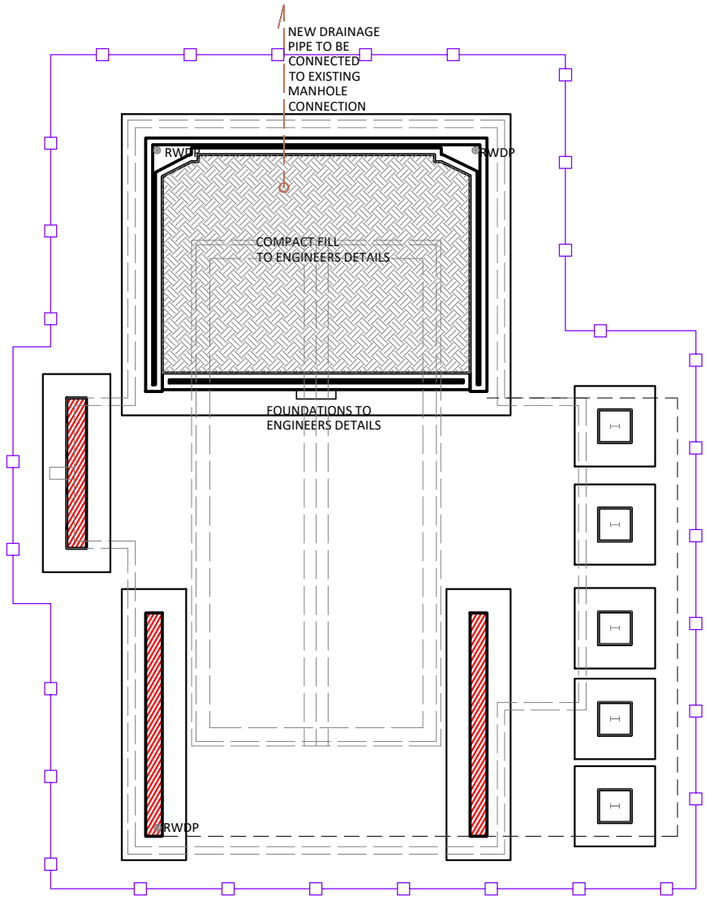
	EARTHWORKS FOR FOUNDATIONS 151 SQM OF DISTURBED EARTH
	TEMPORARY SCREEN TO PROTECT FOREST AND GROUND COVER

LANDSCAPING KEY

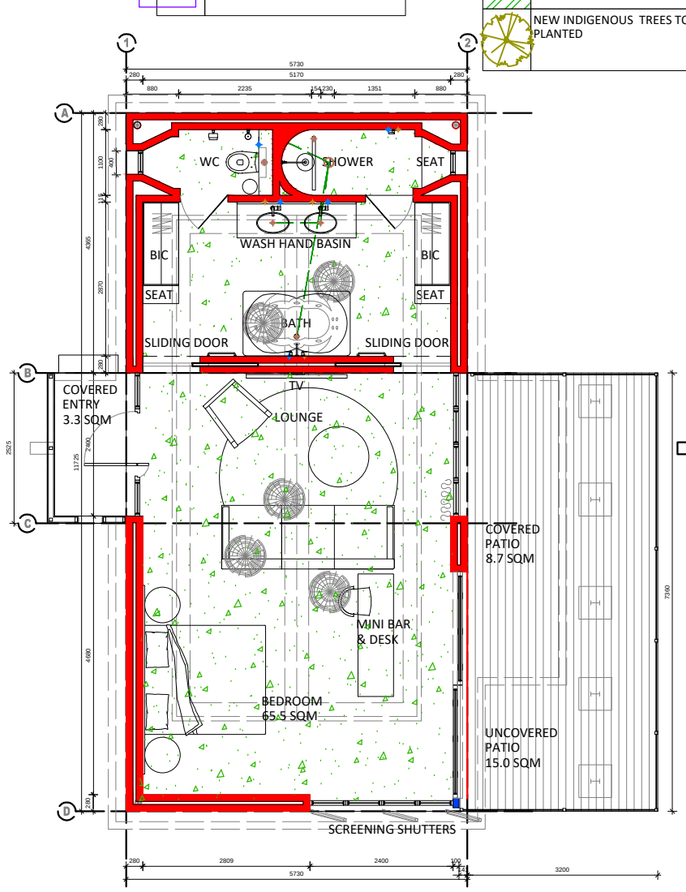
	NEW PAVING PATH WAY 1000M WIDTH WITH RAMPS / STAIRS 31.6 SQM
	NEW TERRAFORCE RETAINING WALLS WITH VEGETATION PLANTED
	NEW INDIGENOUS TREES TO BE PLANTED

BUILD KEY

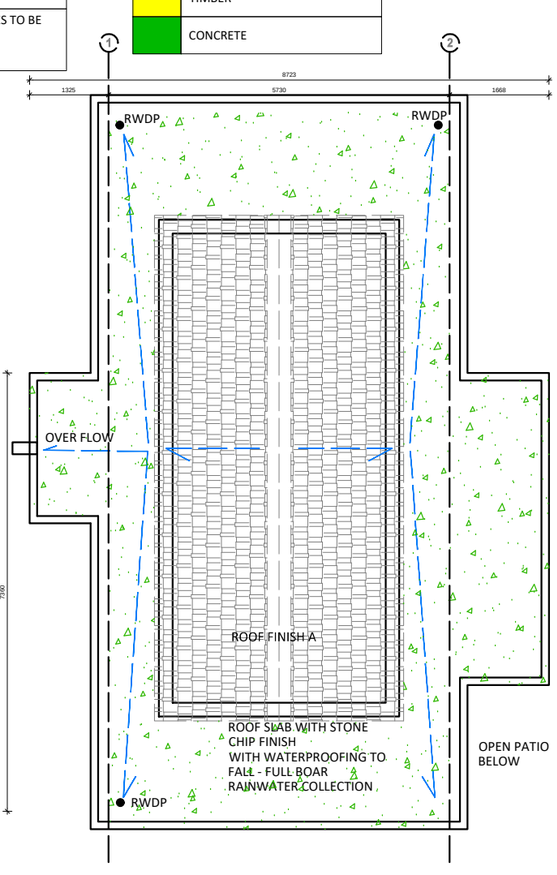
	NEW BRICKWORK, FULL HEIGHT
	ROOF TILES
	TIMBER
	CONCRETE



foundation & post plan scale 1:100



floor slab plan scale 1:100



roof plan scale 1:50

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

DRAWING NAME	FOUNDATION, FLOOR LAYOUT & ROOF PLAN, SECTION - UNIT 2	
DWG. NO	3116 - 6 - GA - 1005	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

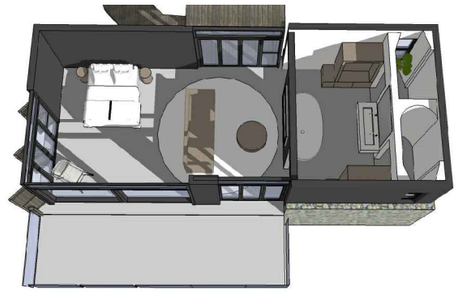
BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COUNCIL

SOUTH EAST ELEVATION: UNIT 1 - 3D VIEW

UNIT 2 - 3D VIEW

NORTH ELEVATION: UNIT 2 - 3D VIEW



UNIT 2 - BIRDS EYE VIEW

A

MARLEY ROOF FLAT TILES GRAY & MARLEY SOLAR TILES GRAY

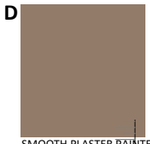
B

ALUMINUM WINDOW & DOOR FRAMES BRONZE

C

NATURAL BALAU TIMBER LEFT TO GO GRAY

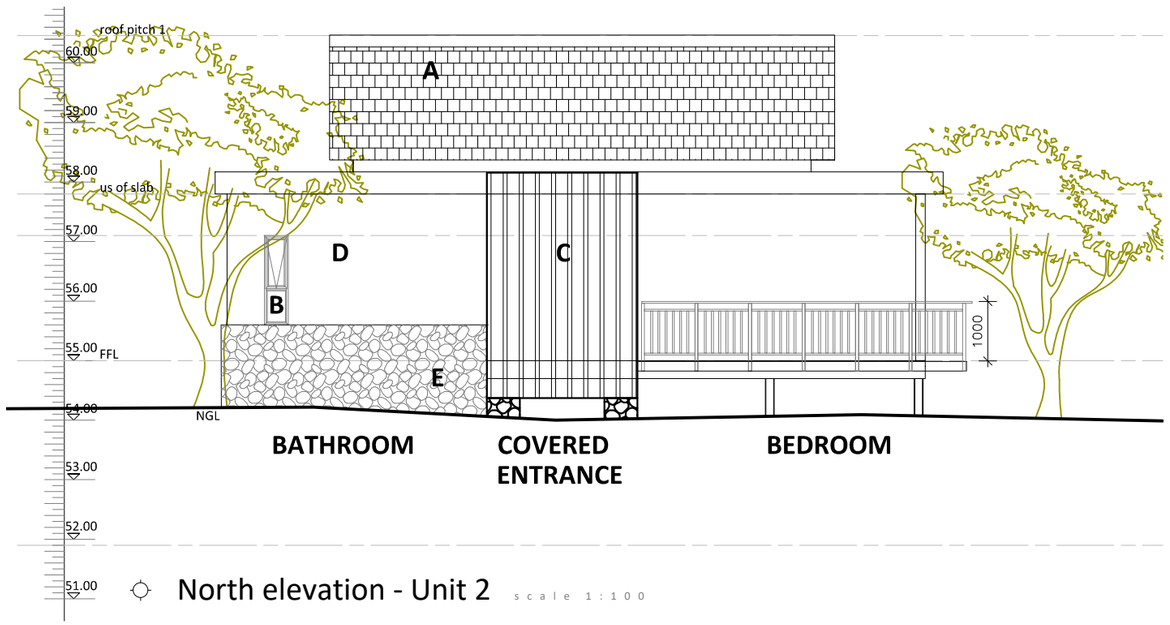
D



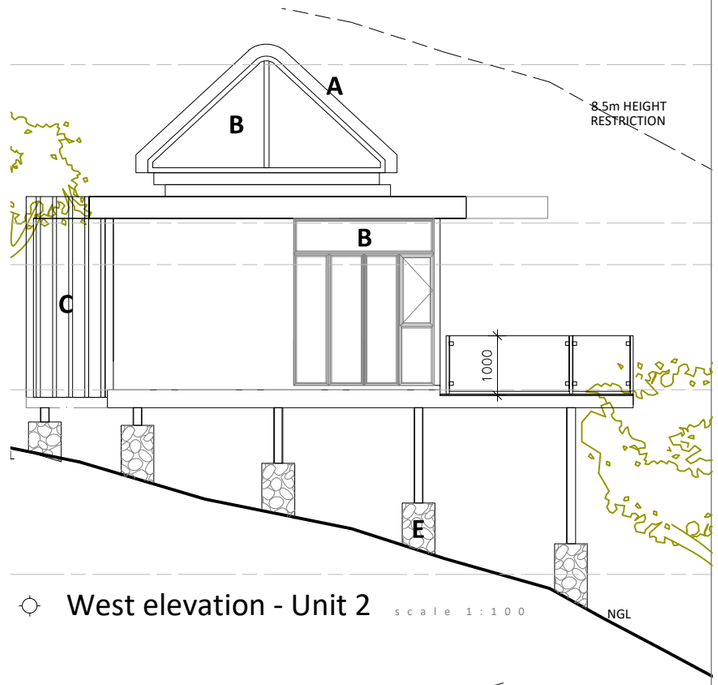
SMOOTH PLASTER PAINTED FIRE AND EARTH RANGE CYCLONE

E

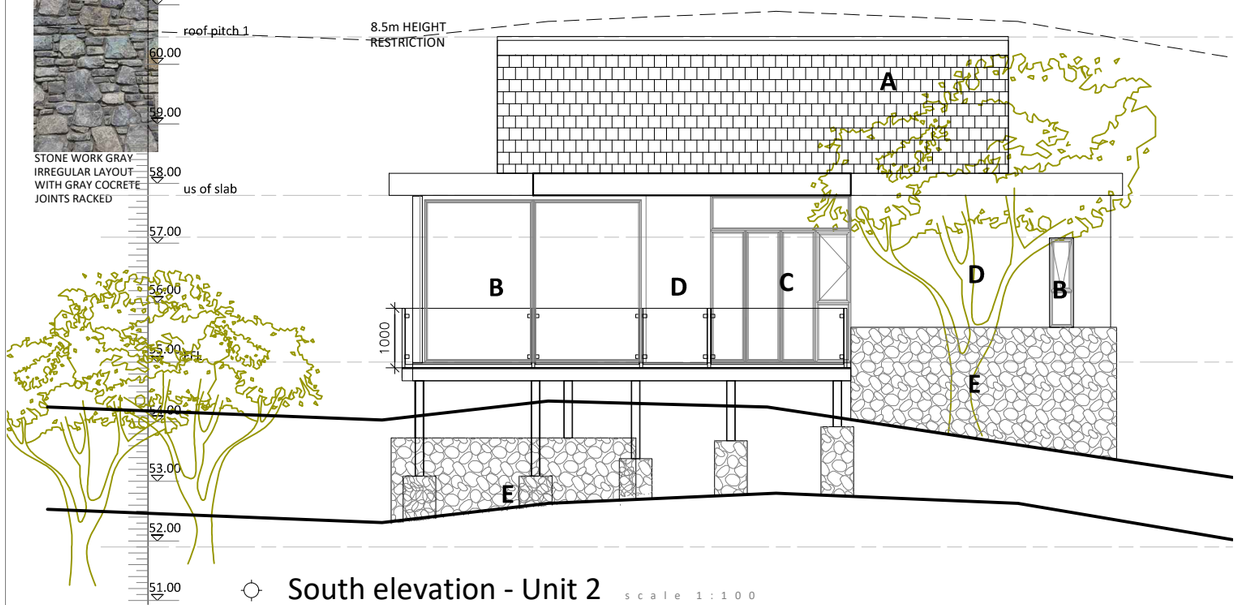
STONE WORK GRAY IRREGULAR LAYOUT WITH GRAY COCRETE JOINTS RACKED



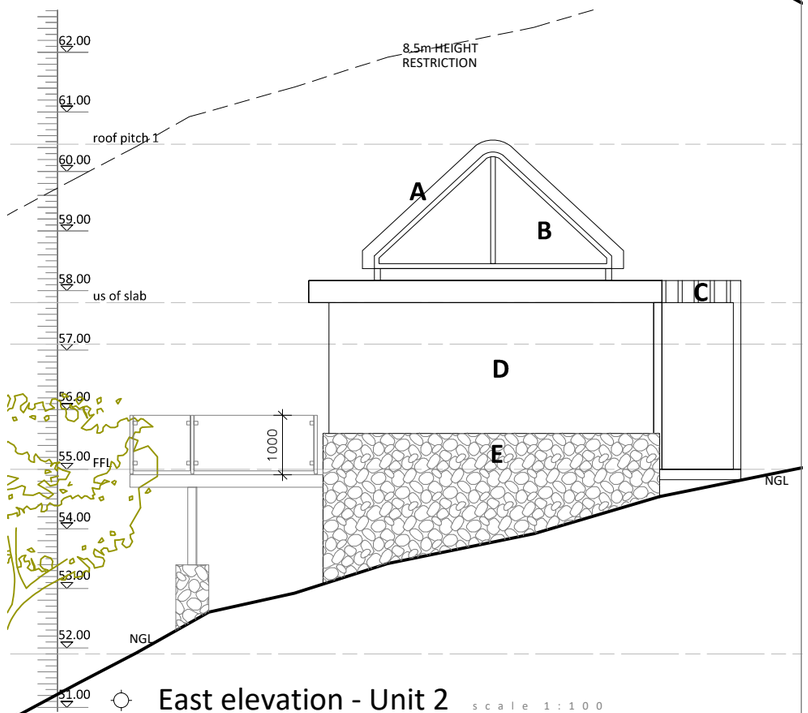
North elevation - Unit 2 scale 1:100



West elevation - Unit 2 scale 1:100



South elevation - Unit 2 scale 1:100



East elevation - Unit 2 scale 1:100

GENERAL NOTES

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.
- All work to be executed by a competent persons qualified for the specific trade.
- All materials and workmanship are to comply with the relevant S.A.B.S codes.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from BMJ Designs and all other consultants related to the project.
- No part of proposed building work to project beyond site boundary lines.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, SANS 10400, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the specifications. will satisfy the requirements of the National Building regulations and building standards act no 103 of 1977.
- The contractor shall in all aspects of the work comply with the provisions of the Occupational Heath and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations.
- All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, foundations, slabs, roof designs and structural columns to engineers details.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.
- Do not scale this drawing. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- No work is to commence until site measurements shave been checked, as dwgs verse site may vary all variations are to be brought to the architects attention
- These drawings & designs are under BMJ Designs copy right & are the property of BMJ designs. No part is to duplicated or replicated with out BMJ designs written consent.

COPYRIGHT NOTICE

Copyright © 2011 BMJ DESIGNS . Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of BMJ DESIGNS.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .

Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

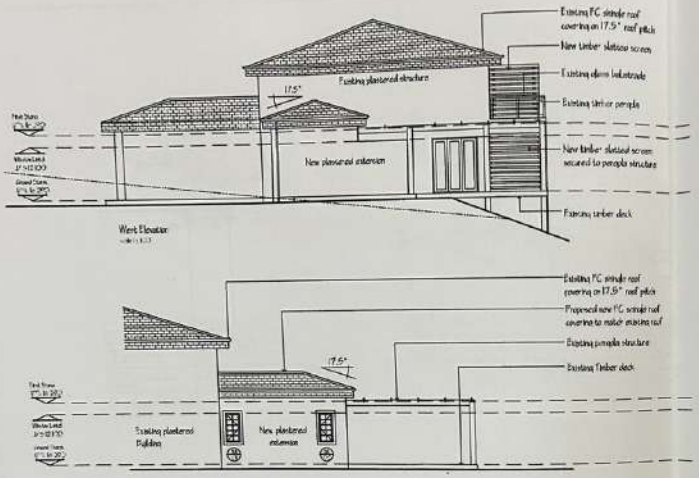
rev	date	description
A	2025.11.06	ISSUED FOR COUNCIL

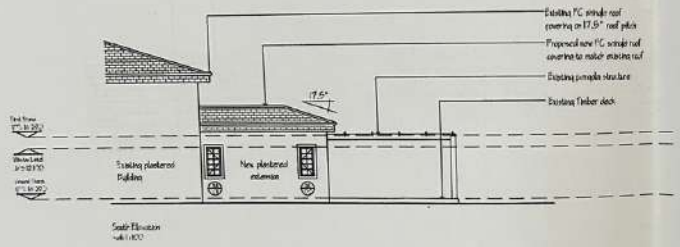
MR M Conyers
ERF 3116
6 CUTHBERT Street
KANONKOP, Knysna
Western Cape

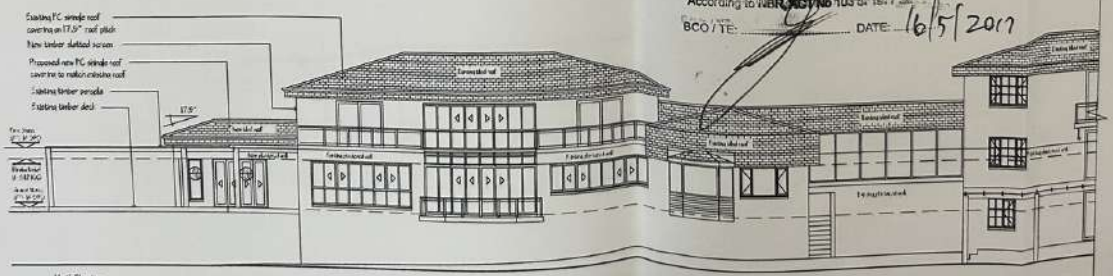
DRAWING NAME	UNIT 2 ELEVATIONS	
DWG. NO	3116 - 6 - GA - 1006	
SCALE	1:200 1:100	at A3
DATE	2025.06.25	
REV	A	B BUTLER

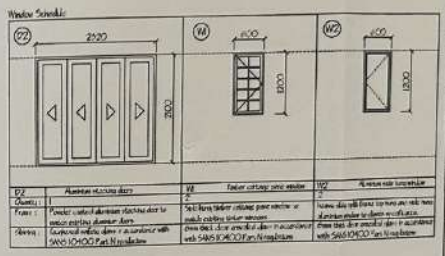
BMJ
3 Hadeda street ,
Eastford Glen, Knysna
m: +27 84516 4606
bmj@axxess.co.za

ISSUE FOR COUNCIL









ID	Aluminium sliding doors	W4	Timber casing sash window
Quantity	1	2	2
Frame	Powder coated aluminium stacking door to match existing aluminium doors	Selected timber casing panel window to match existing timber windows	Narrow sliding with fixed panel aluminium window to match existing windows
Glazing	Coloured safety glass in accordance with SANS 10400 Part N regulations	6mm thick clear annealed glass in accordance with SANS 10400 Part N regulations	6mm thick clear annealed glass in accordance with SANS 10400 Part N regulations

KNYSNA MUNICIPALITY PLAN APPROVED
GOEDGEKEUR / APPROVED
Volgens die Hiër Wet No 103 van 1977 soos gewysig
According to Wet No 103 of 1977 as amended
BCO / TE: DATE: 16/5/2017

REVISIONS

X-CUBE DESIGNS

PROPOSED NEW DWELLING ON ERF 5186, CLISBERRY AVENUE, KNYSNA

LANDSKIP ELEVATIONS

A - 00 ELEVATIONS

REM PUBLIC PLACE 3125

COUNCIL INFORMATION	
ALGEMEEN/PLAN	UMHLANGA
ERF NO:	3116
ZONING:	RESIDENTIAL 1
STREET NAME & NO.	CLIFFORD AVENUE
BUILDING LINE SIDES:	0000
BUILDING LINE REAR:	2000
BUILDING LINE FRONT:	5000

AREAS:	
ERF SIZE:	1040m²
- EXCLUSIVE USE AREA'S	216m²
- EXISTING SHEDS	56m²
- EXISTING SHED	12m²
EXISTING COVERED AREA:	284.66
NEW COVERED AREA:	180m²
TOTAL COVERED AREA:	288.66m²

COVERAGE:	
EXISTING COVERAGE:	187m²
EXISTING COVERAGE %:	17.99%
NEW COVERAGE:	180m²
NEW COVERAGE %:	0.17%
TOTAL COVERAGE:	367.22m²
% COVERAGE:	35.3%

ERF 3116

5 000 Building Line

Site Plan

Clifford Avenue

Existing Building

Unaffected by changes

Existing Building consisting of brickwork under tiled roof.

Proposed New Extension

Existing paved driveway

Grass garden

Existing Building

plankwerk brickwork under tiled roof. Building unaffected by changes

Parking area

Existing Building

Existing Building

Unaffected by changes

Existing Building

Unaffected by changes

Existing Building

Existing Building

MAKHANYA MUNICIPAL
GOEDGEKEUR/APPROVED
Volgens die NBR, WET
According to NBR, ACT
DATE: 16.5.2017

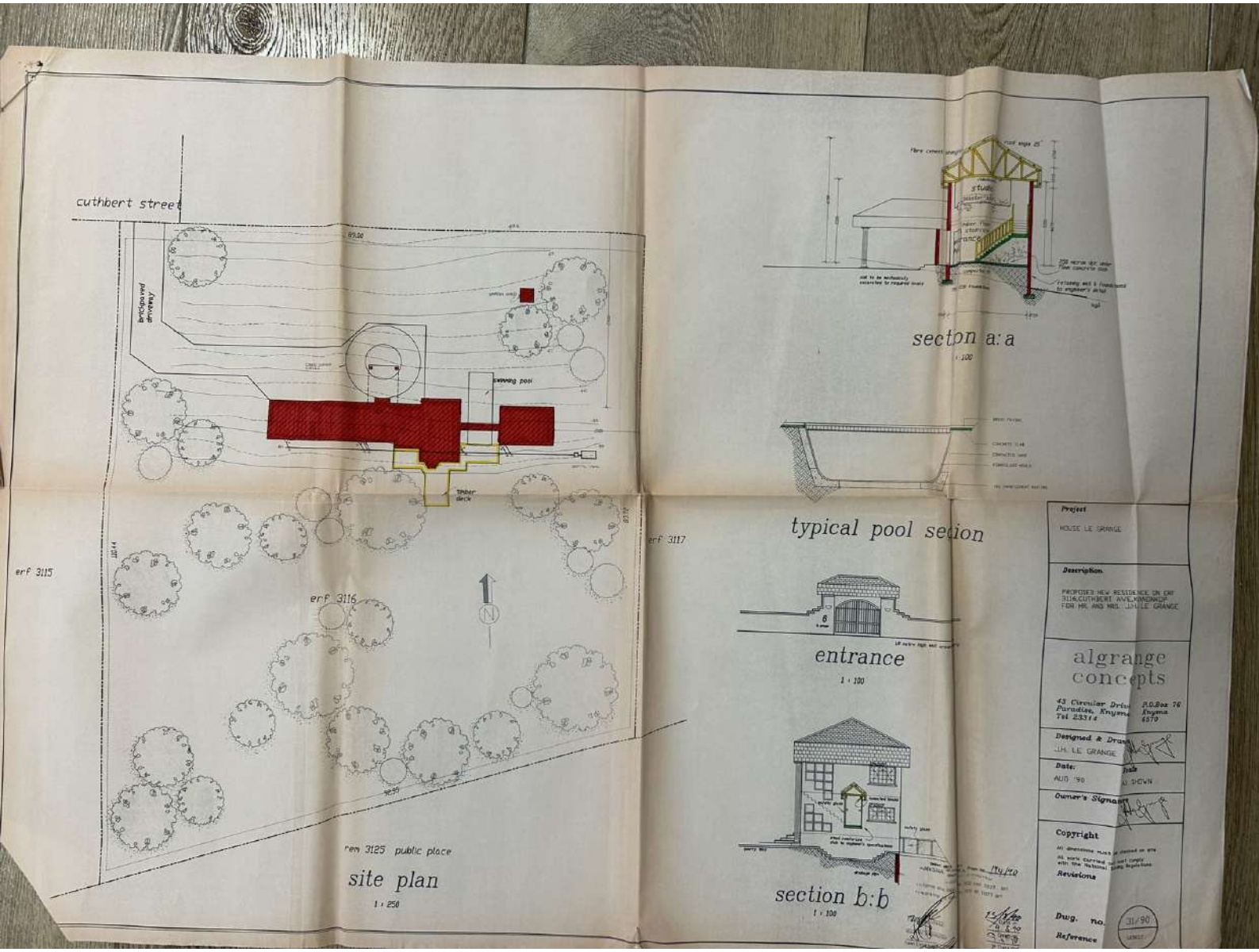
X-CUBE DESIGNS

REVISIONS

NOTES

SITE PLAN

PROPOSED NEW DWELLING ON ERF 3116
CLIFFORD AVENUE, UMHLANGA

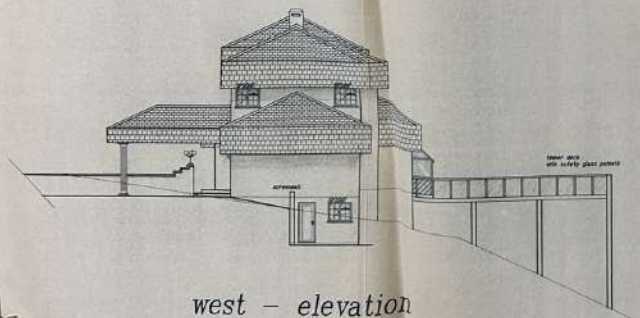

cuthbert street
erf 3115
erf 3116
erf 3117
rem 3125 public place
site plan
1 : 250
section a:a
typical pool section
entrance
1 : 100
section b:b
1 : 100
Project
HOUSE LE GRANGE
Description
algrange concepts
Designed & Drawn
J.H. LE GRANGE
Date:
AUG '90
Owner's Signature
Copyright
Revisions
Dwg. no.
31/90
Reference

south – elevation

1 : 100

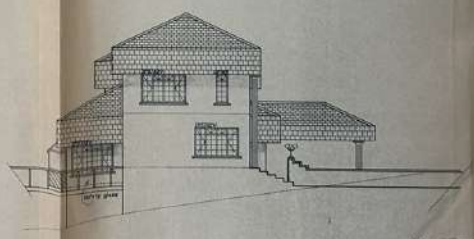
north – elevation

1 : 100



west – elevation

1 : 100



east – elevation

1 : 100

Project

HOUSE LE GRANGE

Description

PROPOSED NEW RESIDENCE ON ERF 3016,CUTHBERT AVE,KAANKOP FOR MR AND MRS J.H. LE GRANGE

algrange concepts

42 Circular Drive, Paradise, Knysna, Tel 23314 — P.O.Box 78, Knysna, 6570

Designed & Drawn: J.H. LE GRANGE

Date: AUG '90

Scale: AS SHOWN

Owner's Signature

Copyright

all dimensions must be checked on site all work carried out must comply with the National Building Regulations

Revisions

Drwg. no. 32/90

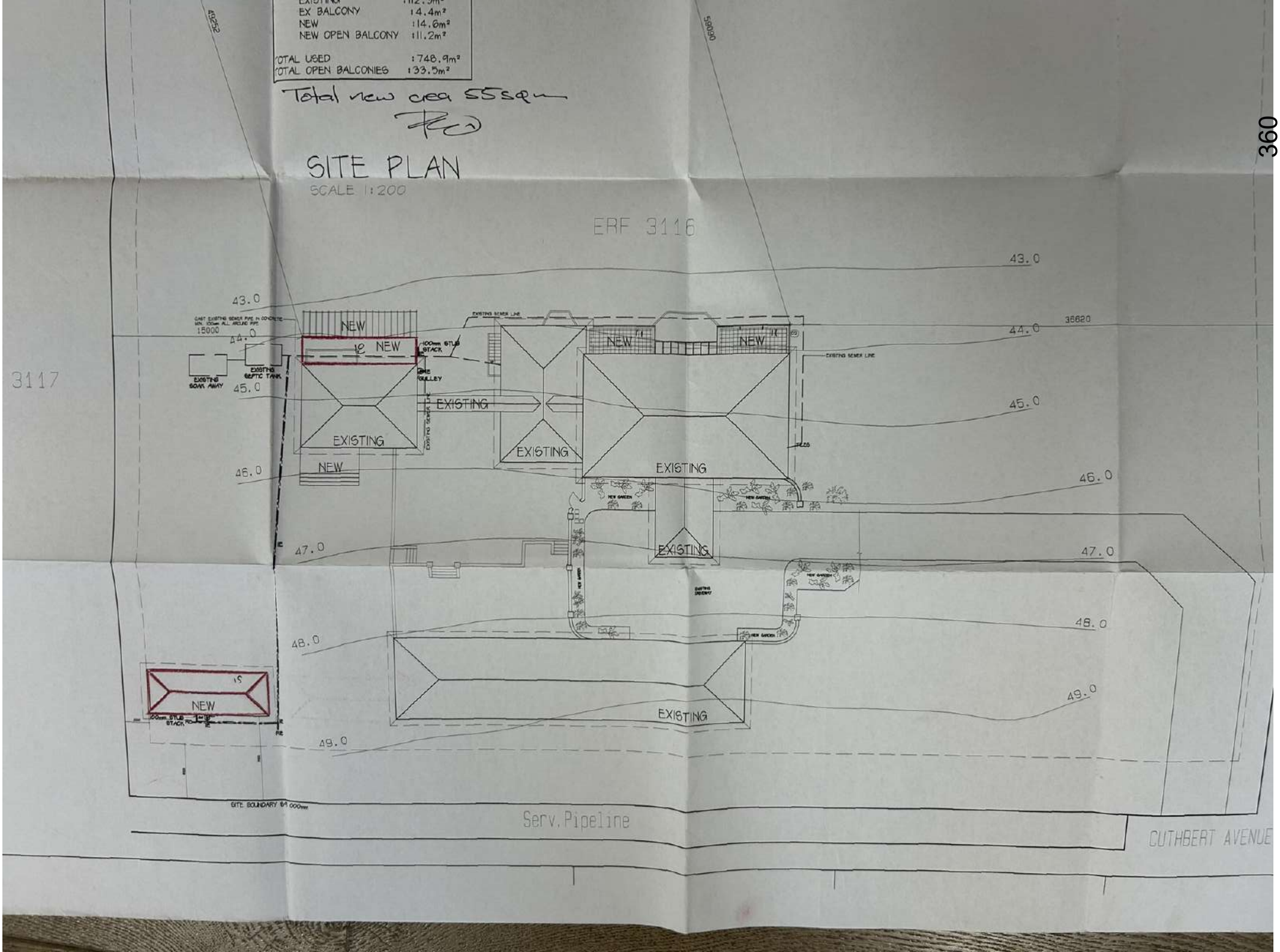
References LE-ELEV

EX BALCONY	:14.4m²
NEW	:14.6m²
NEW OPEN BALCONY	:11.2m²
TOTAL USED	:748.9m²
TOTAL OPEN BALCONIES	:33.5m²

Total new area 55sqm

SITE PLAN

SCALE 1:200



ITEM TO:
Municipal Planning Tribunal

KNYSNA
Municipality Munisipaliteit uMasipala

APPLICATION NO.	3596
REPORT AUTHOR	Sinovuyo Sitinga
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/2695/2018
TELEPHONE NO.	044 302 6276
APPLICATION DATE	03 November 2025

LAND USE PLANNING REPORT
ADMINISTRATIVE PENALTY: PORTION 22 OF FARM 187, GEORGE

PART A: APPLICANT DETAILS	
Name & Surname	***Mongezi Mdena***
Company name	***Think Urban Property Development Solutions***
SACPLAN registration number	***Not Applicable***
Registered owner(s)	***Colin Andrew Fair***
PART B: PROPERTY DETAILS	
Property description	***Portion 22 of the Farm Ronde Valley No. 187, in the Municipality of Knysna, Division of George, Western Cape Province***
Property Extent (m^2)	***9,0671 hectares***
Physical address	***Bo-Langvlei Road, Ronde Valley***
Area/Town	***Ronde Valley Farms***
Current zoning	***Agriculture Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Agriculture***
Are there existing buildings on the property?	***Yes***
Title Deed number & date	***T29003/2020 dated 01 October 2020***
Any restrictive title conditions applicable?	***None***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***Yes***
Bondholder's Consent	***Not 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)(r) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), read with Section 93(1), for the unauthorised building work encroaching the 30m building line of the Knysna Zoning Scheme By-law (2020) under "Agriculture Zone I" in respect of Portion 22 of the Farm Ronde Valley No. 187, George.

2. BACKGROUND

2.1. The subject property is zoned "Agriculture Zone I" in terms of the Knysna Zoning Scheme By-law (2020) which permits agriculture as a primary use. This zoning prescribes a 30m building line along all boundaries within which no buildings or structures are permitted without prior approval in terms of the provisions of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

2.2. The landowner constructed several buildings and structures (i.e. sheds, water tanks, and workshop) within the prescribed 30 building line without applying to obtain approval from the Municipality. These structures are consistent with the subject property's agricultural zoning.

2.3. The applicant lodged an application for the determination of an administrative penalty in 2024 for unauthorised building work that encroached the prescribed building line which was subsequently waived. The applicant now states that several structures were erroneously omitted from plans in this application and wishes to regularise these as well.

2.4. The applicant alleges that the landowner purchased the property with these encroachments and submitted an affidavit from the real estate agent to that effect. The applicant also argues the application on the basis of gravity and declares that the offending buildings and structures have not caused any harm to the local environment. It is said that the buildings and structures are visually unobtrusive and that its gravity is minimal given that they are agricultural in nature.

2.5. In terms of conduct, the applicant states that the landowner has made considerable effort to ensure compliance with the zoning scheme and Planning By-law and "accepts liability" in terms of the imposition of an administrative penalty.

3. ASSESSMENT OF APPLICATION

3.1. Administrative Penalty Calculation

	Rand value (R)
1. Unauthorised Building Work (i.to. Zoning Scheme By-law)	*as per Council tariff*
(a) Uncontested: departure from the development parameters as specified in the Zoning Scheme/ failure to comply with Planning By-law/ requires a permission in terms of zoning	R 5,000.00
(b) Unauthorised building work contravening the Zoning Scheme (up to and not more than 100% of the value of the building work unlawfully carried out) [**applicant's estimate**]	Up to R 136,540.50
(c) Repeat Offender (approved tariff in (a) above x2)	R 10,000.00
2. Unauthorised Land Use	
(a) Uncontested: Unauthorised Residential Use	Not applicable
(b) Up to and not more than 100% of the municipal valuation of the area that is used unlawfully (municipal valuation 2025/26 = R 0)	Not applicable
(c) Repeat Offender (approved tariff in (a) above x2)	Not applicable

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

3.2.1. The administrative penalty in the previous application was waived on the basis that the current landowner cannot be held responsible for the actions of the previous landowner. The key argument of the applicant is that the offending buildings and structures in the current application were erroneously omitted from the previous application. In this respect it is noted that these are multiple structures with a total area of ±250m², therefore, its omission thus appears irrational in this context. However, there is no evidence to suggest who the contravening party (previous landowner versus current) would be in this case.

3.2.2. However, an offence in terms of the Planning and Zoning Scheme By-laws was committed and the imposition of an administrative penalty is considered reasonable, to which the current landowner agrees in their submission.

3.2.3. The current application is the second for the determination of an administrative penalty on the subject property in as many years and the "transgressor" can be considered as a repeat offender. In terms of the omission of the offending buildings and structures in the previous application, it is the responsibility of the applicant/landowner to ensure that their submissions to the Municipality includes and encompasses all aspects to the application.

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), an administrative penalty in the amount of R 10,000.00 be determined in accordance with Section 93(2,) for the unauthorised building work encroaching the 30m building line in terms of the Knysna Zoning Scheme By-law (2020) under "Agriculture Zone I" in respect of Portion 22 of Farm Ronde Valley No. 187, George.

5. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above recommendation 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):

5.1. The administrative penalty applies to the buildings and structures encroaching the prescribed building line as shown on the plan numbered "*Farm Protea/020-Kny-RevA0*" dated October 2020.

5.2. The landowner/applicant shall pay the administrative penalty within 30 days reckoned from the date of the notice of decision.

5.3. The decision and imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Planning By-law on the subject erf.

6. REASONS FOR RECOMMENDATION

The reason(s) for the above recommendation is as follows:

The applicant has conceded to the transgressions and the payment of the penalty as specified in Council's approved tariff list. Despite the arguments presented by the applicant, the matter is considered a repeat offence with the previous administrative penalty waived. The imposition of the penalty in accordance with Council's approved tariff is, therefore, considered justified.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A: *Applicant's Motivating Memorandum*

ANNEXURE B: *Copy of Title Deed*

ANNEXURE C: *Power of Attorney*

ANNEXURE D: *Locality Plan*

ANNEXURE E: *Previous Approval*

ANNEXURE F: *Pre-application Minutes*

ANNEXURE H: *Swon Affidavit*

ANNEXURE I: *Site Plan*

<table>
<tr><th colspan="4">Administrative Penalty: Portion 22 of the Farm Ronde Valley No. 187, George</th></tr>
<tr><td colspan="2">Author Name: Sinovuyo Sitinga
Date: 16/03/2026</td><td colspan="2">Author Signature:</td></tr>
<tr><td colspan="2">Registered planner name: Shaun Madumbo
SACPLAN registration number: A/1570/2012
Date: 16/03/2026</td><td colspan="2">Registered Planner Signature:</td></tr>
<tr><td colspan="4">Decision maker: Municipal Planning Tribunal</td></tr>
<tr><td>APPROVED</td><td>APPROVED CONDITIONALLY</td><td>APPROVED IN PART</td><td>REFUSED</td></tr>
</table>

Think Urban Property Development Solutions PTY Ltd
563 7th Road, Halfway Gardens, Midrand

20 October 2025

Knysna Municipality
PO Box 21
Knysna
6570

Our Ref: SJE.187/22.S.01
Your Ref: Geo 187/22

Attention: Mr Hennie Smit

APPLICATION FOR THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: PORTION 22 OF THE FARM RONDE VALLEY NO. 187 DIVISION GEORGE (FARM 187/22 GEORGE)

1. INTRODUCTION

Farm 187/22 George is an agricultural zoned (Agriculture Zone I) property situated to the north west of the Sedgefield commercial centre on the north-western extremity of the Garden Route National Park. It is located approximately 1,2km north of Rondevlei (as the crow flies) (see **Annexure A – Locality Map**). The main activities fall under the definition of agricultural with specialisation in the propagation of plants until a stage at which they could be transplanted locally or elsewhere. The activities can further be described as being the growing of flowers, trees and shrubs to a stage at which customers could purchase them and plant them in a location of their choice, for both local and export markets. The actual sale of plants is, as yet, not undertaken on the property.

The building infrastructure consists of the main dwelling house and several outbuildings consisting of eight (8) garage/store structures and nine (9) seedling nurseries all which are used in conjunction with the residential and agricultural uses on the property. There are no records of approved building plans from either the local authority or the previous property owner. However, approval for as-built structures was granted on 5 September 2024. The approval letter and a site plan indicating the extent of the approval and the specific structures to which the approval relates is attached as **Annexure B**.

This application relates to as-built structures which did not form part of the previous approval. These structures are indicated on the new site plan indicated on **Annexure C**. According to the property owner the structure in question were already in place when the previous application was submitted but were omitted as an error. In other words, these structures should have formed part of the previous submission – and by extension, approval. This submission is contained in the property owner's letter attached as **Annexure D**. It is to be noted that not all existing buildings are subject to administration penalty. For example the structures that have already been approved as per Annexure B and those that fall outside of the building restriction area are not subject to administrative penalty. For the purpose of this particular application, the structures in question are listed in the following table and can also be cross-referenced with the corresponding structures on **Annexure C – site plan**.

a. The number of structures, their areas and the materials used in their construction are listed in the table below.

	STRUCTURE	BUILDING MATERIALS	R / m²	AREA	CONSTRUCTION COSTS
1	A portion of a garage/workshop structure (measuring 34,480m² in extent),	Corrugated iron sheet walls and roof	R500,00	34,480m²	R17 240,00
2	A catwalk shed (measuring 19,373 in extent),	Corrugated iron roof and shade-cloth	R500.00	19,373m²	R9 686,50
3	Five (5) water tanks (PVC) behind the garage/workshop structure.,	PVC	R0.00	14,16m²	R0,00
4	A corrugated iron tool storage shed (tractor shed) measuring (14,16m² in extent),	Corrugated iron roof and side walls	R500,00	14,16m²	R7 080,00
5	A portion of a corrugated iron work shed (measuring 24,944 in extent),	Shade net (agricultural net) all round	R500,00	24,944m²	R12 472,00
6	A shade net nursery shed (measuring 16,695m² in extent) – nursery 1	Shade net (agricultural net) all round	R500,00	16,695m²	R8 347.50
7	A shade net nursery shed (measuring 98,735m² in extent), nursery 2	Shade net (agricultural net) all round	R500,00	98,735m²	R4 9367,50
8	A corrugated iron work shed (measuring 24,944m² in extent),	Corrugated iron roof and side walls	R500,00	24,944m²	R12 472,00
9	A portion of the shade net nursery shed on the lateral building line adjacent to Farm 187/21 measuring 39,750m²	Shade net (agricultural net) all round	R500,00	39,750m²	R19 875,00
	Total			**273,081m²**	**R136 540,50**

Table 1: As built structures and construction cost

According to the above table, the average cost per square meter for all the as-built structures over the building line is **R15 171,17**.

2. BACKGROUND TO THE APPLICATION

During early 2020 the current owner, Mr Colin Andrew Fair (See **Annexure F - Title Deed**), acquired the property from the previous property owner and soon discovered that no approved building plans could be obtained from the previous property owner. As it has become apparent, the previous property owner also did not receive a copy of the approved building plans from the then previous owner since, with the exception of the unfinished main dwelling, no other structures were present on the property. An affidavit was deposed by the estate agent confirming the condition of the farm during 1998 when the previous owner took ownership of the farm (**Annexure G – Sworn affidavit**). It can thus be deduced that the improvements on the existing dwelling and the construction of the agricultural structures were undertaken by the previous owner, Mrs Carole-Marie Botha.

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 (KMSPLUMB). This application is to be considered together with the application for departure for the legalisation of the structures depicted in **Annexure C – site plan**.

This application is submitted by Think Urban Property Development Solutions (Pty) LTD on behalf of Mr Colic Andrew Fair (the property owners) as per power of attorney attached as **Annexure G**.

The following documents are attached:

Annexure A: Locality Map
Annexure B: Previous approval and site plan
Annexure C: New site plan
Annexure D: Property owner's letter
Annexure E: Title deed
Annexure F: Estate Agent Affidavit
Annexure G: Powe of Attorney
Annexure H: Susan and Rose (Farm 179/2 George)
Annexure I: Comments from Iain Engels (Farm 187/21 George)
Annexure J: Comments from Judith Nixon (Farm 187/37 George)

3. APPLICATION FOR AN ADMINISTRATIVE PENALTY

In terms of **Section 15.2(r)**, read with Section 93.3 of the KMSPLUMBL, an application is made for the determination of an administrative penalty in respect of the unauthorised building work over the 30m building lines as indicated on the attached site plan (**Annexure C**).

Section 93.3 of the KMSPLUMBL deals with the "administrative penalty" and 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. The implication of Section 86(4) of the Planning By-law (2021)

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

As stated under the introductory paragraph (Paragraph 1), the current application for administrative penalty is secondary to an original one which was approved in 09 May 2024. Following the approval of the previous application for determinative penalty, an amount of R0.00 - as determined - was paid to the municipality. The current submission is the sole initiative of the current property owner meant to address an error which occurred when the previous

application. On that application some of the as-built structures were erroneously omitted on the site plan that accompanied that application.

We would like to proposed that, since the property owner took his own initiative to submit the application thus avoiding the potential of additional administrative burden to the local authority, that the application be deemed to be uncontested. As such we would like to further propose that the final Administrative Penalty be set at ***R5000,00*** in line with Application Type 8(a) of the 2025/2026 Planning and Development: Land Use Management Application Fees.

4.2. Implication of Section 93(9) of the Planning By-law (2021)

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

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

The nature of the existing contraventions, in relation to its immediate environs, cannot be considered as intrusive from, especially, a visual or aesthetic point of view. This has been attested for in terms of the attached neighbours' submissions attached respectively as:

Annexure H: Susan and Rose (Farm 179/2 George) (12 July 2025)
- The house and outbuildings do not interfere with our farm in any way.
- All buildings are logically positioned close to the road, away from productive farmland as well as out of site from all neighbours.

Annexure I: Comments from Judith Dixon - Farm 187/37 George (10 August 2025)
- No problem as the house is far from my boundary and does not affect me in any way.

Annexure J: Comments from Paul Engels - 11 Wolwerivier Rd, Rondevlei, Sedgefield, 6573 (9 July 2025)
- I have no objection to the relaxation of the building line rules.
- The location of the house has no impact on us.

The nature of the structures is such that they are not perceivably intrusive from the immediate surrounding property owners, and their gravity is minimal given that they are agricultural in nature. With regard to the duration of the transgressions, it is important to consider that these were never labelled as such, especially by the previous owner who erected these and the neighbouring property owners who had to carry the burden of witnessing their existence. It is our submission therefore that their nature, duration and extent will have a rather positive influence on the decision-maker in respect of the penalty that could be imposed.

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

As outlined under Paragraph 3, the property owner set about to seek local authority advice and furthermore approached and appointed a professional town planning consultancy to obtain authorisation from the existing structures on site. An application to comply with the applicable by-law has already been submitted and a second instalment is also being submitted as the property owners' effort to comply with the prescriptions of the local by-laws. The property 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:

There has, to date, not been any notices/stop order notices served on the land owner to demolish the existing main dwelling and the agricultural structures on site. The structures are, as they are considered to be bona fide agricultural buildings, therefore still in place and used as such.

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

There are record to the effect that the current property owner was once involved in the contravention of any regulations applicable within the municipal area of Knysna.

5. CONCLUSION

It is our considered view that the nature of the contravention has no negative impact on the surrounding property owners' health and welfare and the property owners has done that which is necessary and appropriate to comply with the planning and zoning scheme by-laws. We further would like to reiterate the sentiments of the surrounding property owners who submitted the following comments in respect of the structure under discussion:

- *The house and outbuildings do not interfere with our farm in any way.*
- *All buildings are logically positioned close to the road, away from productive farmland as well as out of site from all neighbours.*
- *No problem as the house is far from my boundary and does not affect me in any way.*
- *I have no objection to the relaxation of the building line rules.*
- *The location of the house has no impact on us.*

It is, furthermore, our submission that the illegal buildings, despite being in contravention of the by-law, are neither offensive nor objectionable and have no negative impact on the health and welfare of the members of the public. As such we would like to expect that the local authority shall exercise fairness in arriving at a suitable penalty.

MOSDELL, PAMA & COX
15 TIDE STREET
KNYSNA
6570

Prepared by me

CONVEYANCER
HENDRIK JAN PAMA

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 5 000 000 00	R 2 051 00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 00002903 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Jacorine Alida Booyens

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

CAROLE-MARIé BOTHA
Identity Number [redacted]
Unmarried

which said Power of Attorney was signed at KNYSNA on 7 AUGUST 2020

DATA / CAPTURE
17 -10- 2020
PHUMELELA MNAMATA

22 -10- 2020

Lexis® Conveyancing 9.9

And the appearer declared that his/her said principal had, on 19 July 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:

COLIN ANDREW FAIR
Identity Number [redacted]
Married out of community of property

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

PORTION 22 (A PORTION OF PORTION 21) OF FARM RONDE VALLEY NO. 187, SITUATE IN THE MUNICIPALITY OF KNYSNA, DIVISION OF GEORGE, WESTERN CAPE PROVINCE

IN EXTENT 9,0671 (NINE COMMA ZERO SIX SEVEN ONE) Hectares

FIRST TRANSFERRED by Partition Deed of Transfer No T14887/1957 with Diagram No. 3608/1952 relating thereto, and held by Deed of Transfer No T49845/1998.

SUBJECT to the conditions referred to in Deed of Transfer No T16589/1952.

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

CAROLE-MARIé BOTHA, Unmarried

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

COLIN ANDREW FAIR, 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 R5 000 000,00 (FIVE MILLION 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 01 / 10 / 2020

q.q.

In my presence

REGISTRAR OF DEEDS

SUID-AFRIKAANSE POLISIE DIENS
COMMUNITY SERVICE CENTRE

06 MAR 2020

SEDGEFIELD
SOUTH AFRICAN POLICE SERVICE

39 Montage Village
Sedgefield 6573
06th March 2020

To whom it may concern:

Re: Small Holding being Portion 22 (A portion of 21) of the farm Ronde Valley No. 187 Division George, Western Cape.

This serves to certify that as an estate agent for De Huizemark in Sedgefield I was involved in the sale of the abovementioned property from Joyce Alice Keyser to Carole-Marie Botha on 25th March 1998 with actual transfer taking place 2nd June 1998.

At the time of the sale the existing house was on the property but incomplete in as much as the upper level was only an attic used for storage purposes and improvements undertaken by the Bothas involved converting the attic area into a bedroom with bathroom ensuite. The main structure of the house is still as was on the property at the time of the purchase

No plans for the building were available at the time this property was purchased and no request was made by the Deeds office or the transferring attorneys for plans to be submitted.

Signed at Sedgefield by.....(Derek Simon) ID No. 4411295028083
on 06th March 2020

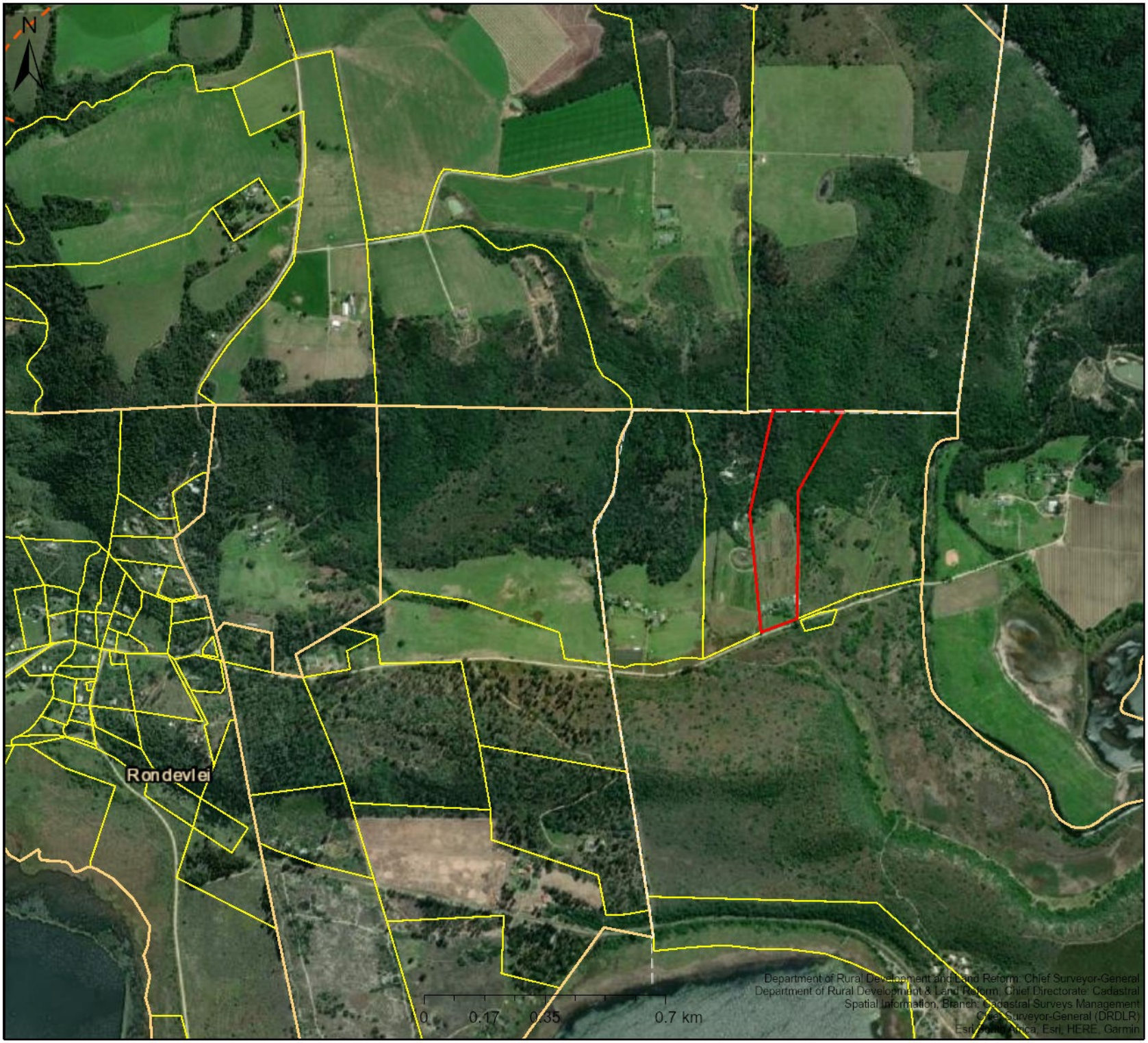
DIE OORSPRONKLIKE DOKUMENT WAT AAN MY VIR WAARNEMING VOORGELÊ IS. EK SERTIFISEER VERDER DAT, VOLGENS MY WAARNEMINGS DAAR NIE 'N WYSIGING OF VERANDERING OP DIE OORSPRONKLIKE DOKUMENT AANGEBRING IS NIE.

I CERTIFY THAT THIS IS A TRUE REPRODUCTION (COPY) OF THE ORIGINAL DOCUMENT WHICH WAS HANDED TO ME FOR AUTHENTICATION. I FURTHER CERTIFY THAT FROM MY OBSERVATIONS, AN AMENDMENT OR A CHANGE WAS NOT MADE TO THE ORIGINAL DOCUMENT

HANDTEKENING / SIGNATURE .....

PERSAL NOMMER / PERSAL NUMBER 72358271 RANG / RANK CST

NAAM IN DRUKSKRIF / NAME IN PRINT .....



PTN 187/22 GEORGE LOCALITY

Legend

- Parent Farms
- Farm Portions
- Servitude Line

Map Center: Lon: 22°42'28.7"E
Lat: 33°58'37.2"S

Scale: 1:18 056

Date created: June 28, 2023

Western Cape Government
Agriculture
FOR YOU

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

Collab. Ref.: 2210622
File Ref.: Kny 187/22
App No.: 3027
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2024-09-05

Colin A. Fair
c/o Think Urban
563 7th Road
Halyway Gardens
MIDRAND
1685
Email: info.thinkurban2018@gmail.com

Dear Sir/Madam,

DECISION: DEPARTURE: PORTION 22 OF THE FARM 187, GEORGE

Your application in the above regard, received on 17 August 2023 and accepted 18 March 2024, refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, has made the following decision:

1. That, **Approval Be Granted,** in terms of Section 60 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) for the permanent departures from the parameters as specified in the Knysna Zoning Scheme By-law (2020) for "Agriculture" on Portion 22 of the Farm Ronde Valley No. 187, George, as shown on plan numbered "*Farm Protea-020-kny-A0*" dated October 2020, as follows:
   1.1 the relaxation of the eastern building line (along Portion 37) from 30m to 5,9m to allow for the existing garage and workshop;
   1.2 the relaxation of the eastern building line (along Portion 37) from 30m to 8,5m to allow for the existing tractor shed structure;
   1.3 the relaxation of the eastern building line (along Portion 37) from 30m to 17.1m to allow for the existing dwelling house;

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tell: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

1.4 the relaxation of the eastern building line (along Portion 37) from 30m to 23,4m to allow for the existing seedling nursery;

1.5 the relaxation of the southern building line (along Portion 10 and Divisional Road) from 30m to 16,24m;

1.6 the relaxation of the western building line (along Portion 21) from 30m to 0,225m and 27,469m to allow for the existing seedling nurseries, respectively.

2. The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Spatial Planning & Land Use Management (2021):

(i) The relaxation of the building lines as contemplated in the Knysna Zoning Scheme By-law on Portion 22 of farm 187, Knysna shall be in accordance with the plan numbered "*Farm Protea-020-kny-A0*" dated October 2020;

(ii) As-built building plans shall be submitted in terms of the requirements of the National Building regulations and Building Standards Act, 1977 (Act No. 103 of 1977) to the Municipality for approval.

3. The reasons for above recommendation are as follows:

(i) The proposal seeks to legalize a number existing buildings and structures (including the main dwelling house) that are ancillary to the primary agricultural use of the property.

(ii) Building plans are not available for the main dwelling while aerial imagery dating back to June 1989 suggest that the main dwelling has been in existence from this time.

(iii) The layout of the farm lends itself to the best use of land by clustering of farm buildings and activities to the south along the Divisional Road thus avoiding the productive farmland stretching several hectares to the north and the forested land on the far-north of the farm. Although the buildings and structures are clustered, it is not believed that its layout and pattern would detract from the agricultural amenity of the subject farm nor its immediate neighboring farms.

(iv) It is agreed with the applicant that this farm layout and pattern mirrors that of surrounding and adjacent farms and would thus be consistent with the general rural/agricultural character. Furthermore, the clustered farm area has no adjoining farms' buildings in close proximity thereby offering lower risk of an adverse impact on the neighboring farms.

You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

1.1 The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Acting Municipal Manager, P.O Box 21, Knysna or via email to knysna@knysna.gov.za , within 21 days of notification of this decision together with proof of payment of the appeal fee.

1.2 You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

1.3 The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

Kindly note that this decision is not subject to a right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Should you have any further enquiries, please contact Sinovuyo Sitinga telephone number: 044-302 6276 or via e-mail address: ssitinga@knysna.gov.za .

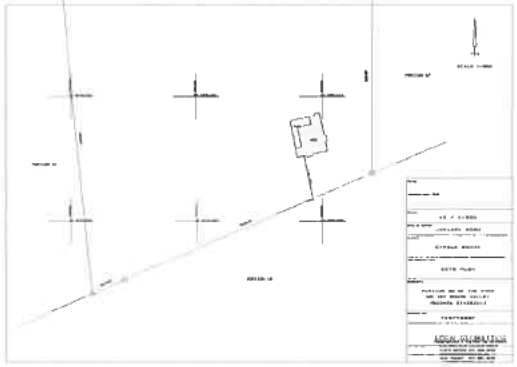
Yours faithfully,

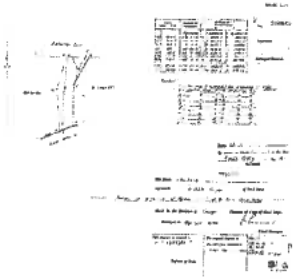
JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78

LOCALITY PLAN

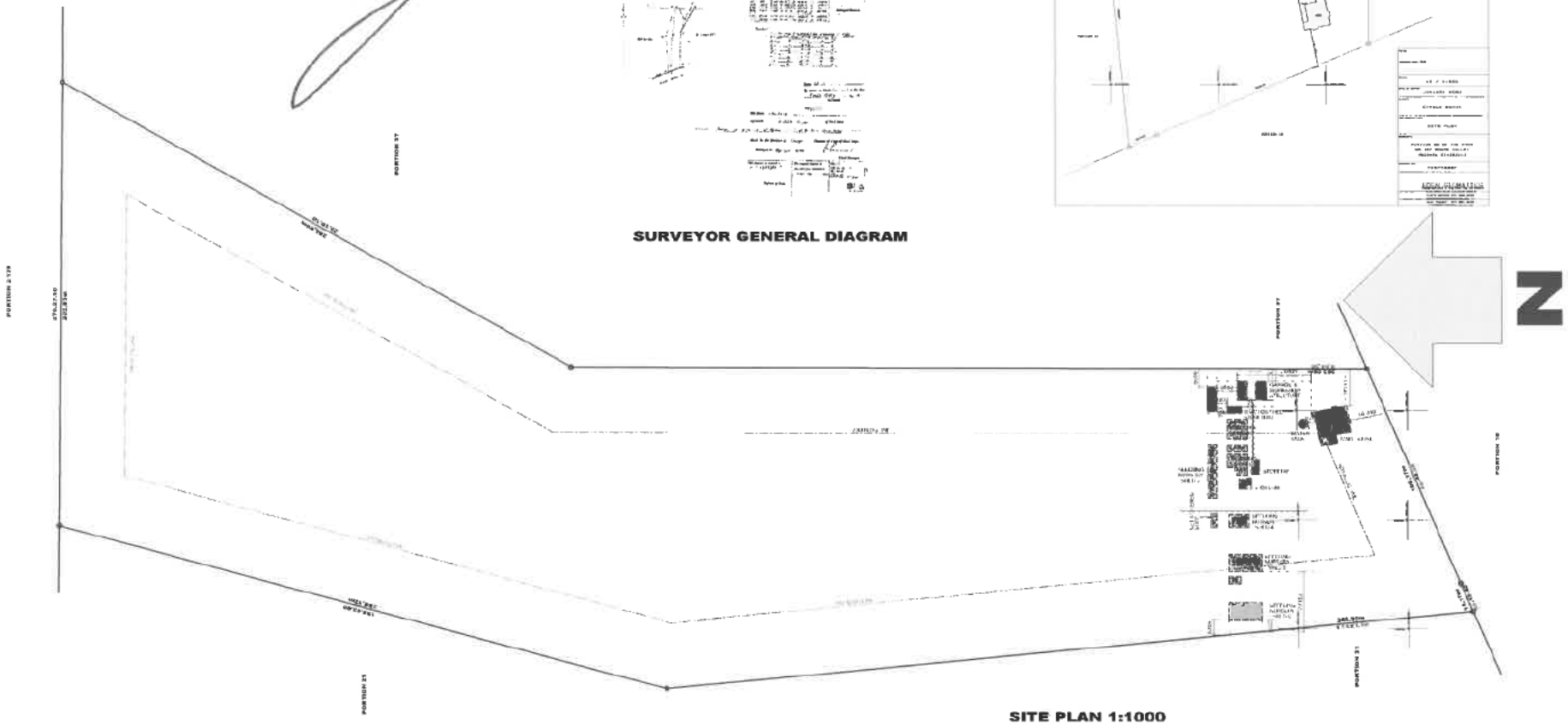
MUNISIPALITEIT / MUNICIPALITY
UMASIPALA
0 6 SEP 2024
KNYSNA

LOCALITY PLAN





SURVEYOR GENERAL DIAGRAM



SITE PLAN 1:1000

NOTES

X-CUBE DESIGNS

FARM
PROTEA

AS-BUILT DWELLING AND STORAGE STRUCTURES ON PTN 32 OF THE FARM NO 197 RONDE VALLEY KNYSNA MUNICIPALITY

MUNICIPAL SUBMISSION

SITE PLAN

H4

FARM PROTEA 625 RNT

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

Minutes of the
PRE-APPLICATION MEETING
as contemplated in terms of Section 37 of the Knysna Municipality By-law on Municipal Land Use Planning (2016)

which was held on
Thursday, 31 July 2025
at 09:00 & 10:00
via
Microsoft Teams

Minutes

No	Items	Person	Time
1.	**Opening and Welcoming**	Shaun Madumbo	09h00
2.	**Attendance & Apologies**	Shaun Madumbo	09h05
3.	**Pre-application items discussed:**		
3.1	**Erf 5079, Knysna – Application for Departure and Administrator's Consent**	**Arnold Meiring**	**09h05-09h30**

AN intends to build a swimming pool in front of the house. However, the deed of transfer contains the following restrictive condition:

"No building or any structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 20 ft to the street line which forms a boundary of this erf."

The proposed pool would encroach within this 20 ft restriction.

SM advised that, based on the preamble in the title deed as read by AN, an application must be lodged for the removal of the restrictive condition in terms of Section 15(2)(f) of the Knysna Municipality Planning By-law. The motivation must also be prepared in terms of Section 33(4) of the same By-law.

The process is legislative and follows the requirements of Section 38 of the Planning By-law. The municipal application forms will provide further guidance on submission requirements. The written motivation must include supporting documents, such as:

1. Site drawings and plans.
2. Copy of the title deed.

3. Bondholder's consent (if the property is bonded).

An application fee is payable, with tariffs available from the municipality. Once submitted, the municipality will conduct a preliminary assessment to confirm whether the application is complete. The applicant will then be notified of acceptance or refusal.

The By-law further requires that the proposed removal of the restrictive condition be advertised in a local newspaper, at the applicant's cost. The application is also circulated to relevant internal municipal departments. A 30-day public comment period applies. Should any comments or objections be received, these will be forwarded to the applicant, who will have 30 days to respond.

After all input is considered, the municipality will determine whether further investigation is necessary. If not, the planner will compile an assessment report that evaluates both legal compliance and desirability. The matter will then be referred to the decision-maker for consideration.

The overall process can take approximately 5–7 months. For application forms and administrative queries, contact Ms. Nosipho Vonya at Knysna Municipality.

3.2	**Portion 22 of the Farm Ronde Valley No. 187, George – Application for Departure**	**Colin Fair**	**10h00-10h30**

CF stated that the property had no approved building plans when it was purchased in October 2020. Upon taking ownership, plans were prepared, and alterations were made to the garage (new roof, enclosure, and a covered walkway to the cold room for staff). These works were completed within months of arrival.
Plans were then submitted, and **CF** was advised to apply for a departure. Neighbour consent was obtained, and the departure was approved. However, during the submission of the plans for final approval, it was discovered that the alterations to the garage and the shade houses had not been included in the plans. **CF** has since re-obtained consent from three of the four neighbours. SANParks, being the fourth neighbour, inspected the property after the completion of the amendments.

CF now seeks approval of the departure application based on updated plans, which reflect the amendments made. These relate specifically to the construction of a walkway and the enclosure of the shed. It was noted that the building modifications encroach on the 30 m building line.

SM raised the following key points:

- Clarification required – It must be established whether any new buildings have been constructed that were not part of the previously submitted and approved departure application.
- Compliance check – It is necessary to determine whether there has been a transgression of the Planning By-law due to the alterations.
- Renovations vs extensions – Renovations to an existing building are permitted, but planning approval is required where there is an extension or change to the building footprint. Internal alterations and aesthetic changes do not require planning approval.
- Building line encroachment – Structures may not be erected within the building line unless specifically exempted under Section 21 of the Zoning Scheme By-law.
- Plans distinction – Updated plans must clearly distinguish between existing structures (currently on site) and proposed works (yet to be built), so compliance with the Zoning Scheme can be properly assessed.
- Administrative penalty – If there has been a transgression of the Zoning Scheme, the applicant must lodge an additional application in terms of Section 15(2)(r) for the determination of an administrative penalty. The motivation must be prepared in terms of Section 93(9) of the Knysna Planning By-law.
- Penalty and process – The applicable penalty is set out in the latest municipal tariffs. The applicant may contest the penalty with supporting motivation. Importantly, the administrative penalty application process runs concurrently with the departure application; however, the departure can only be finalized once the penalty has been paid.

4.	**Closure**	Shaun Madumbo	10h30

SPECIAL POWER OF ATTORNEY

I Colin Andrew Fair the undersigned, do hereby nominate, constitute and appoint **THINK URBAN PROPERTY DEVELOPMENT SOLUTIONS PTY LTD** with power of substitution to be my lawful representative in my capacity for

***LAND USE APPLICATION (DEPARTURES/CONSENT USE/DETERMINATION OF ADMIN PENALTY, OSCAE PERMIT) ***

On

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION) & DETERMINATION OF ADMIN PENALTY: PTN 22 OF THE FARM RONDE VALLEY No. 187, IN THE MUNICIPALITY OF KNYSNA AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE.

In addition to apply for such amendments of Zoning Scheme By-Law/Structure Plans/Policies as they may be deemed necessary in terms of the Knysna Municipality: Spatial Planning and Land Use Management *By-Law* and to make other necessary applications, appeals and further to represent me at any inquiry in relation to the above-mentioned matters and generally do whatever necessary or desirable of procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Rondevlei on this 19 day of **May 2022**.

Signature:

Capacity: Owner

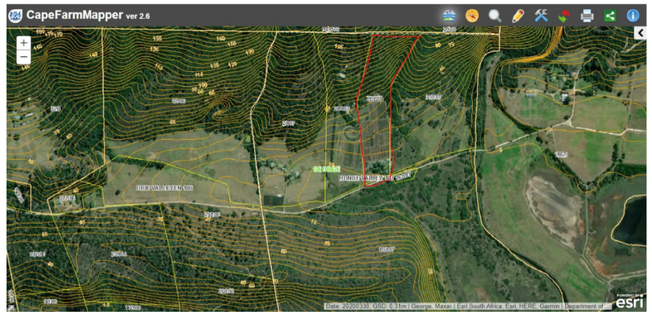
PTN 22 OF THE FARM RONDE VALLEY NO. 187

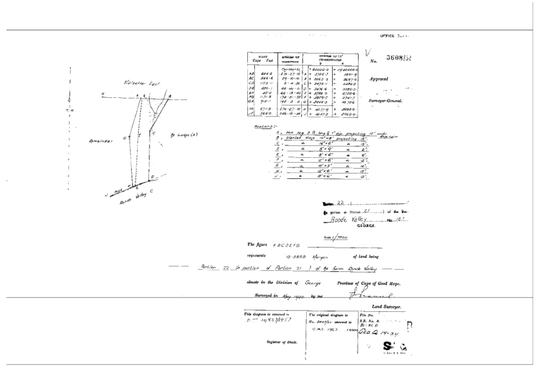
In the presence of the undersigned witness:

AS WITNESSES:

1. .....
2. .....

LOCALITY PLAN



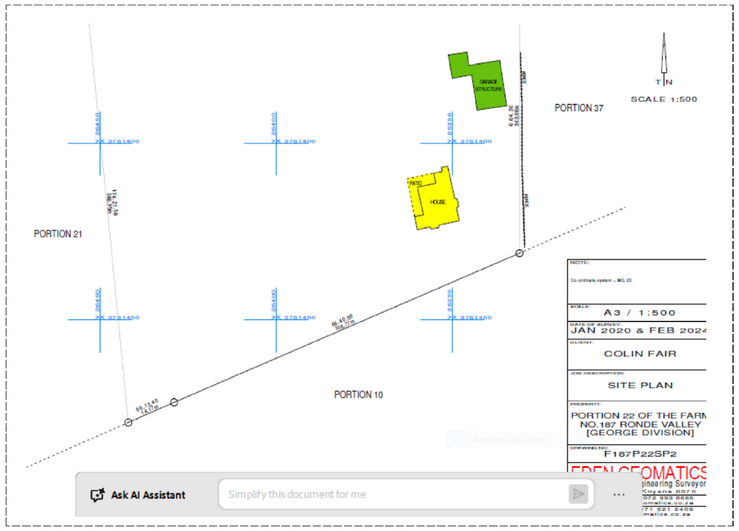


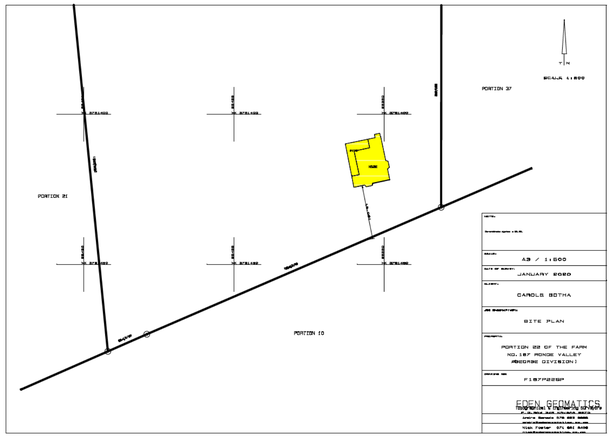
LOCALITY PLAN

BUILDINGS STRUCTURES LEGEND

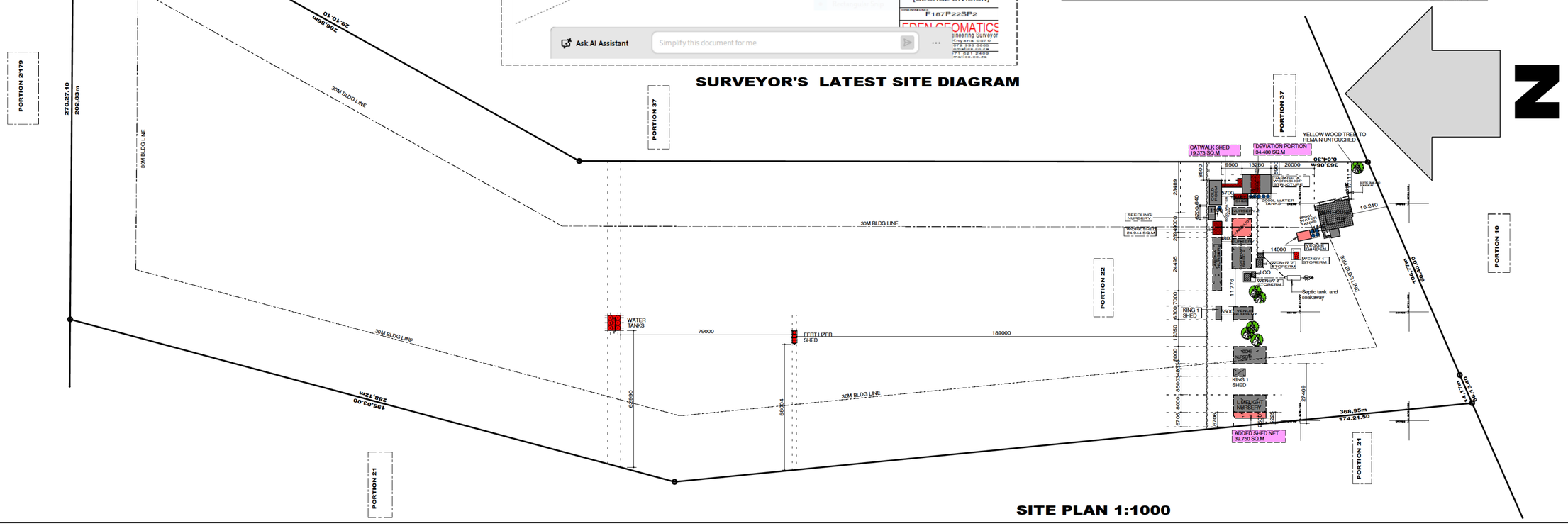
- EXISTING OR APPROVED STRUCTURES
- AS-BUILT ADDED PERMANENT STRUCTURES
- AS-BUILT ADDED SHADE-CLOTH STRUCTURES

SURVEYOR GENERAL DIAGRAM





SURVEYOR'S LATEST SITE DIAGRAM



SITE PLAN 1:1000

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 DISCREPENCIES 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 EXEMPT THE ARCHITECT/AUTHOR FROM ANY LIABILITY THEREOF.

RIV	date	description

CLIENT'S SIGNATURE.....

ARCHITECT'S SIGNATURE .....

X-CUBE DESIGNS

PROFESSIONAL & NTELLIGENT 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

FARM PROTEA

project

AS-BUILT DWELLING AND STORAGE STRUCTURES ON PTN 22 OF THE FARM N0 187 RONDE VALLEY KNYSNA MUNICIPALITY

drwg description

MUNICIPAL SUBMISSION

drawings

SITE PLAN

Occupancy Classification

H4

ckd	date	drn	rev	sht - size
AUTHOR	OCT 020	XOLANI	A0	1 OF 1-A1

drwg number

FARM PROTEA /020 KNY

ITEM TO:
Municipal Planning Tribunal

KNYSNA
Municipality Munisipaliteit uMasipala

APPLICATION NO.	3542
REPORT AUTHOR	Sinovuyo Sitinga
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/2695/2018
TELEPHONE NO.	044 302 6276
APPLICATION DATE	20 August 2025

LAND USE PLANNING REPORT
ADMINISTRATIVE PENALTY: ERF 9077 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	***Lundikazi Khupiso***
Company name	***Planning Space (Pty) Ltd***
SACPLAN registration number	***C/9271/2020***
Registered owner(s)	***Robert McIntosh Traynor***
PART B: PROPERTY DETAILS	
Property description	***Erf 9077 in the Municipality and Division of Knysna, Province of the Western Cape***
Property Extent (m^2)	***462***
Physical address	***21 Narnia Lane, Narnia Village***
Area/Town	***Knysna***
Current zoning	***General Residential Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Group housing unit***
Are there existing buildings on the property?	***Yes***
Title Deed number & date	***T3408/2025 dated 29 January 2025***
Any restrictive title conditions applicable?	***None***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***Yes***
Bondholder's Consent	***Not 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)(r) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) read with Section 93(1), for the unauthorised building work encroaching the building line as prescribed for "group housing" under "General Residential Zone I" of the Knysna Zoning Scheme By-law (2020) in respect of Erf 9077, Knysna.

2. BACKGROUND

2.1. The subject property is zoned "General Residential Zone I" in terms of the Knysna Zoning Scheme By-law (2020) with the primary use of "group housing." The zoning prescribes a perimeter building line of 5m on the group housing site. This means that a 5m building applies on the rear boundary of the subject property.

2.2. An unauthorised addition to the dwelling unit (i.e. scullery) encroaches this 5m building line while an approved carport within this building line was unlawfully converted to a garage. The applicant alleges that these additions were constructed by the previous landowner. It is also argued that the offending building work has not caused any harm to the surrounding are nor compromised the residential amenity of affected neighbouring properties.

3. ASSESSMENT OF APPLICATION

3.1. Administrative Penalty Calculation

	Rand value (R)
1. Unauthorised Building Work	*as per Council tariff*
(a) Uncontested: departure from the development parameters as specified in the Zoning Scheme/ failure to comply with Planning By-law/ requires a permission in terms of zoning	R 5,000.00
(b) Unauthorised building work contravening the Zoning Scheme (up to and not more than 100% of the value of the building work unlawfully carried out) [**industry standard**][1] [20m²]	Up to and not more than R 220,000.00
(c) Repeat Offender (approved tariff in (a) above x2)	Not applicable
2. Unauthorised Land Use	
(a) Uncontested: Unauthorised Residential Use	Not applicable
(b) Up to and not more than 100% of the municipal valuation of the area that is used unlawfully (municipal valuation 2025/26 = R 0)	Not applicable

[1] *AECOM Africa Property & Construction Cost Guide 2024/25, 35th Edition, AECOM SA (Pty) Ltd*

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

3.2.1. The subject property was transferred to the current owner in January last year. Evidence in the form of historic imagery suggests that the applicant is correct in their statement that the contravening building work predates the current landowner's ownership of the property, i.e. the previous landowner most likely committed the offence. The landowner has also taken reasonable and immediate steps in the subsequent months to bring the buildings on the property in compliance following obtaining ownership.

3.2.2. Furthermore, the gravity and extent of the transgression is considered minor and has not shown to cause any adverse impacts on the neighbouring and affected properties. However, a contravention of the Planning and Zoning Scheme By-laws has occurred and was committed with the responsibility of compliance vesting with the landowner. Therefore, the imposition of an administrative penalty (in terms of Council's approved tariffs) is considered justified, and relatively proportionate to the offence and the circumstances to the application.

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), an administrative penalty in the amount of R 5,000.00 be determined in accordance with Section 93(2,) for the unauthorised building work encroaching the building line as prescribed for "group housing" under "General Residential Zone I" of the Knysna Zoning Scheme By-law (2020) in respect of Erf 9077, Knysna.

5. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above recommendation 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):

5.1. This administrative penalty applies to the buildings contravening the prescribed 5m perimeter building line as shown on plan numbered "*Traynor-06/25*" dated June 2025 and drawn by A. La Grange.

5.2. The landowner/applicant shall pay the administrative penalty within 30 days reckoned from the date of the notice of decision.

5.3. The decision and imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Planning By-law on the subject erf.

6. REASONS FOR RECOMMENDATION

The reason(s) for the above recommendation is as follows:

(i) The applicant has conceded to the transgression in terms of their responsibility as landowner and has confirmed their willingness to make payment on the penalty as specified in Council's approved tariff.

(ii) Furthermore, the gravity and extent of the transgression is considered minor and has not shown to cause any adverse impacts on the neighbouring and affected properties. The imposition of an administrative penalty in accordance with Council's approved tariffs) is, therefore, considered justified.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A: *Applicant's motivating memorandum*

ANNEXURE B: *Power of attorney*

ANNEXURE C: *Copy of title deed*

ANNEXURE D: *Locality Plan*

ANNEXURE E: *Copies of previous approved plan(s)*

ANNEXURE F: *As-built building plan(s)*

ANNEXURE G: *Site Plan*

<table>
<tr><th colspan="4">Administrative Penalty: Erf 9077, Knysna</th></tr>
<tr><td colspan="2">Author Name: SINOVUYO SITINGA
Date: 16/03/2026</td><td colspan="2">Author Signature:</td></tr>
<tr><td colspan="2">Registered planner name: SHAUN MADUMBO
SACPLAN registration number: A/1570/2012
Date: 16/03/2026</td><td colspan="2">Registered Planner Signature:</td></tr>
<tr><td colspan="4">Decision maker: Municipal Planning Tribunal</td></tr>
<tr><td>APPROVED</td><td>APPROVED CONDITIONALLY</td><td>APPROVED IN PART</td><td>REFUSED</td></tr>
</table>

APPLICATION DATE: 08 August 2024

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 **ROBERT MCINTOSH TRAYNOR**, the owner of the Erf 9077 Knysna, to prepare and submit an application in terms of Section 15 (2) (r) of the Knysna Municipality Spatial Planning and Land Use Management By-Law to determine contravention levies for the encroaching scullery that is existing on the subject property as contemplated in Section 93 of the said By-Law.

1. PROPERTY DETAIL

PROPERTY DESCRIPTION	Erf 9077, in the Municipality & Division of Knysna, Western Cape
PROPERTY EXTENT	462m²
PHYSICAL ADDRESS	21 Narnia Lane in Narnia Village
AREA/TOWN	Knysna
CURRENT ZONING	General Residential Zone I
CURRENT LAND USE	Residential
TITLE DEED	T000003408/2025 (Attached as Annexure B)
BOND	None

2. BACKGROUND

Erf 9077 was established in 1996 as part of the group housing development known as Narnia Village. The subject property is a portion of Erf 8765, as illustrated on the General Plan included as Annexure C.

The current owner recently acquired the property, as confirmed by the Title Deed attached as Annexure B. There is an existing dwelling house on the site, which was constructed in 2003 in accordance with the approved Building Plans, attached as Annexure D.

The previous owner undertook structural extensions, conversions, and additions to the dwelling house without submitting new Building Plans for approval. A portion of the extended structure encroaches over the rear building line and contravenes the current governing Knysna Zoning Scheme By-Law and Narnia Village Design Manual.

The current owner, having become aware of the non-compliance, wishes to rectify the matter by obtaining the necessary authorisation to permit the existing encroachment. A separate application for departure in order to obtain the necessary authorisation from the Council to regularise the encroaching scullery.

3. CONTRAVENTION INFORMATION

UNAUTHORISED BUILDING WORK (SCULLERY)

(Up to and not more than 100% of the value of the building, construction, and engineering work unlawfully carried out.)

Size of the encroaching structure	11m²
Uncontested contravention penalty as set out in the current fee structure of the Planning and Development: Land Use Management Application Fees 2025/2026.	R5000.00 (Unauthorised building work for residential purposes).

4. DEVELOPMENT PROPOSAL

Erf 9077 Knysna is a group housing property located in Narnia Village. The site includes an existing dwelling house and two garages. Building Plans for the original house and a carport (which was later converted into a garage) were submitted and approved (refer to Annexure D).

The dwelling was approved and lawfully constructed 1.5m from the rear boundary before the implementation of the current Knysna Zoning Scheme By-Law. The previous owner extended the house by adding a scullery along the rear boundary, in line with the existing approved structure. The scullery encroaches over the current 3m rear building line as stipulated in the By-Law.

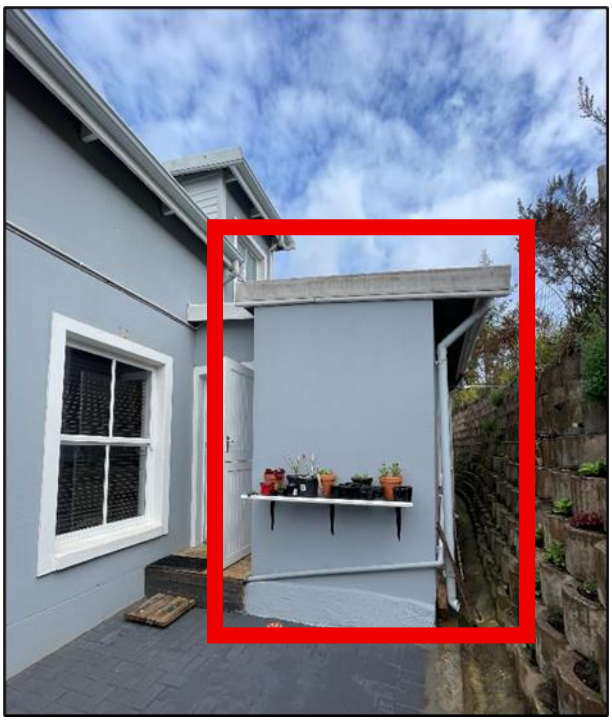


Figure 1: Encroaching scullery.

According to the Knysna Zoning Scheme By-Law, side and rear boundary building lines along the perimeter of the group housing site are set at 3m. Additionally, the Narnia Village Design Manual specifies a 3m rear building line for erven located along the outer boundary of Narnia Village. Erf 9077 is situated along this perimeter, and therefore, the rear setback requirement of 3m applies.

A formal application has been submitted separately to the Council requesting a departure from the Knysna Zoning Scheme By-Law, to relax the rear building line from 3 metres to 1.5 metres. This is to regularise the existing scullery, as shown in Site Plan No. 9077 Narnia 08/24 dated August 2024 and attached as Diagram 4.

The garage along the western boundary was originally approved as a carport but was later enclosed by the previous owner, who also constructed a second garage in front of the house without approved Building Plans. However, these structures comply with the applicable provisions of the Zoning Scheme and do not conflict with the Narnia Village Design Manual. Therefore, departure is not required for the garages.

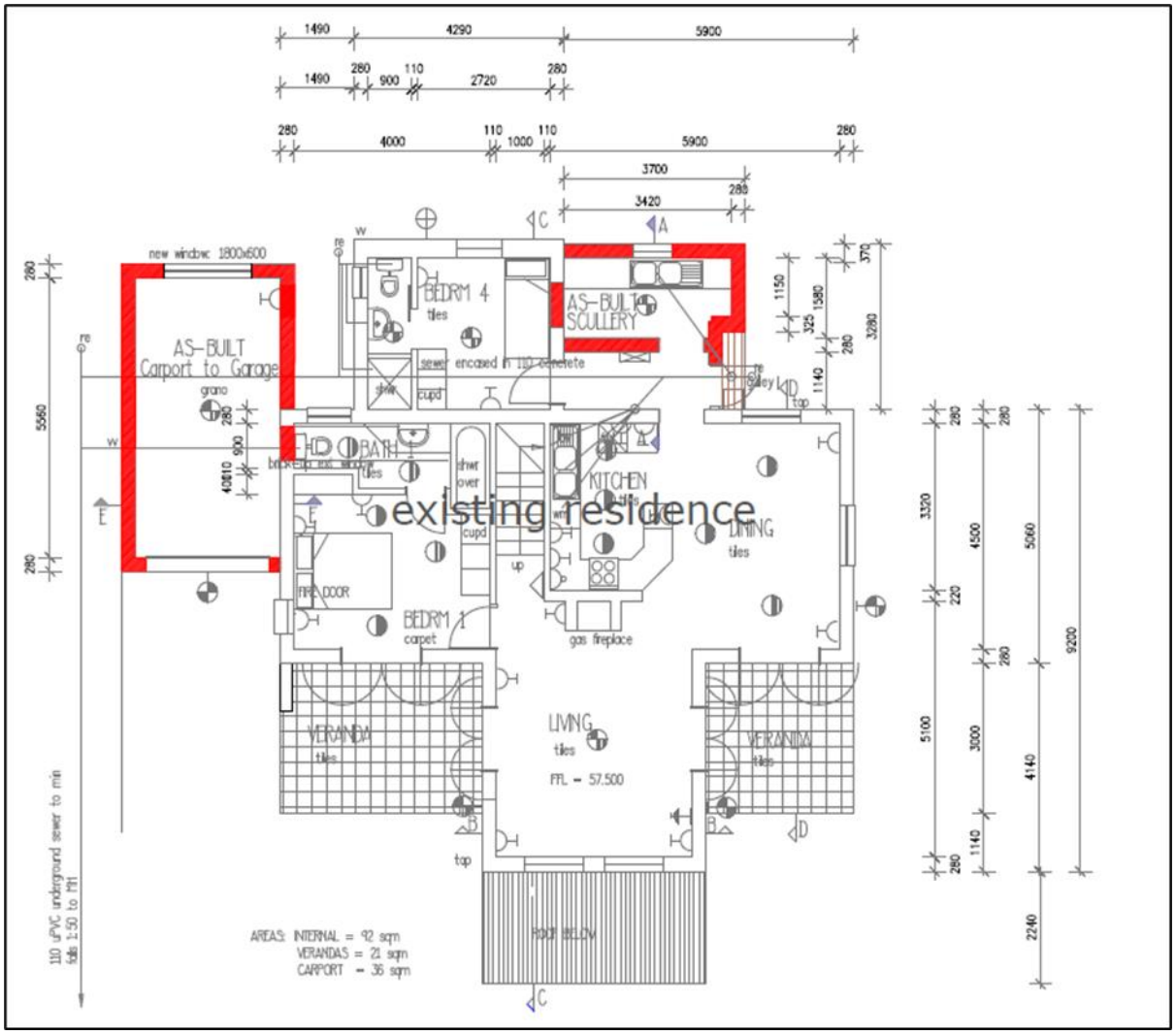


Figure 2: Extract from the Site Plan.

As-Built Plans will be submitted to the Building Control Office upon receiving authorisation for the scullery encroachment. Consent from the Narnia Village Homeowners Association (HOA) has been obtained for the unauthorised structures (refer to Annexure E).

5. ACKNOWLEDGEMENT OF GUILT

Upon realising the non-compliance, the new owner voluntarily acknowledged the contravention and took immediate 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 or delay. There is no evidence to suggest that the owner is a habitual offender or was never involved in any unlawful conduct.

6. ANTICIPATED IMPACTS

The scullery extension is a small (±11m²) single-storey structure, constructed within the rear boundary line, in line with the existing dwelling, with no major impact on neighbouring properties. The structure is situated at the back of the existing house and is not visible from the street or the neighbouring properties. The property shares its rear boundary with the Remainder of Erf 13022, a vacant open space that forms part of the private open space of the Estuary Heights development. The closest houses in the Estate are about 100m away and about 30m higher than the encroaching scullery. Given the difference in elevation, Erf 9077 is situated at a much lower level; the extension does not obstruct any views, reduce privacy, or cast shadows over the adjacent site.

To the east, the property is bounded by Erf 9078, which is effectively screened by an existing boundary wall. This wall prevents any direct visual impact of the scullery from that side. The western boundary is shared with the Remainder of Erf 11285, which is currently vacant. The scullery extension is not visible from this property as it is shielded by the rest of the house and does not interfere with any existing residential development or compromise the amenity of any neighbouring property.

In addition, the proposal complies fully with the lateral and street building line requirements as prescribed in the Knysna Zoning Scheme By-Law, and the maximum permissible building height of 8.5 metres is not exceeded.

Due to the subject property being located below the elevation of the adjoining open space, the scullery does not obstruct views, reduce privacy, or cause overshadowing. The buildings remain well within the maximum permissible height of 8.5m, and the extension does not alter the streetscape or the character of the Narnia Village development.

In visual and functional terms, the encroaching structure is harmonious with the main house and is not perceptible as an intrusive addition. Its formalisation would thus pose no negative precedent or visual inconsistency in the area. Furthermore, the neighbouring property owners of Erven 9078, 9095 and 9094 have been informed and they have consented to the proposal (refer to Annexure F).

7. COMPATIBILITY WITH PARAMETERS OF THE ZONING SCHEME BY-LAW
Despite the need for a departure to relax the rear building line, all the other existing structures on site are fully compliant with other applicable development parameters.

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

5. List of Annexures:

ANNEXURE A: Power of Attorney

ANNEXURE B: Title Deed

ANNEXURE C: General Plan

ANNEXURE D: Approved Building Plans

ANNEXURE E: HOA Consent

ANNEXURE F: Neighbour's Consents

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.

SPECIAL POWER OF ATTORNEY

I, the undersigned Robert Traynor
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 9077, Knysna

NATURE OF APPLICATION

Departure and Related Applications

SIGNED AT Knysna **THIS** 24 **DAY OF** July **2025**

.....

OWNER/ AUTHORISED AGENT

WITNESSES

1. .....

2. .....

Sharon Prinsloo Attorneys
3 Varing Street
Windsor Park Block G4
George
6529

Prepared by me

CONVEYANCER
SHARON PRINSLOO
(LPCM Number 85317)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 3 130 000,00	R 2140,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T00003408 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
RONELLE WILKINSON(97489)
appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

JUDIET FRANCOIS BARNES
IDENTITY NUMBER: [redacted]
MARRIED OUT OF COMMUNITY OF PROPERTY

which said Power of Attorney was signed at KNYSNA on 12 DECEMBER 2024

And the appearer declared that his/her said principal had, on 24 November 2024, 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:

ROBERT MCINTOSH TRAYNOR
IDENTITY NUMBER: [redacted]
UNMARRIED

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

ERF 9077 KNYSNA, IN THE MUNICIPALITY AND DIVISION OF KNYSNA PROVINCE OF THE WESTERN CAPE

IN EXTENT: 462 (FOUR HUNDRED AND SIXTY TWO) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T32877/1997 WITH GENERAL PLAN NO. 1997/1996 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T52390/2022

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

B. **SUBJECT FURTHER** to the terms of the following endorsement dated 16TH October 1969 on the said Certificate of Amended Title No. T3583/1926, reading as follows:

"REMAINDER MEASURING
By Notarial Deed No. 546/69 dd 30.6.69 the rem of the within ppty. (meas. 1201,4765m) is subject to the following servitude right in favour of the Municipality of Knysna:

1. To construct, lay and maintain a pipe and power line to convey water; and
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."

C. **SUBJECT FURTHER** to the following conditions created in Deed of Transfer No. T44507/1980 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 Eastford Township Extension No. 1:

1. This erf 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. This erf shall be subject to a 13 m servitude road in favour of the general public as shown on the General Plan of this Township.

D. **SUBJECT FURTHER** to the following endorsement dated 24 August 1979 on Cerificate of Registered Title No.T554/1974:-

ENDORSEMENT IN TERMS OF SECTION 31 (6) OF ACT 47 OF 1937 (AS AMENDED)

"A portion of the hereinmentioned property being unrege Erf 4013 Meas. 11,14 ha has been expropriated by the Rep of S Africa in terms of Section 8 (1)(d) of Nat. Roads Act 54/71.

Vide Notice of Expropriation No. N 10/3/1/064/234 d.d 19.7.79 filed as exprop. caveat EX 437/79 plans in duplicate filed."

E. **SUBJECT FURTHER** to the terms of the following endorsement dated 20 September 1979 on the said Certificate of Registered Title No.T554/1974:-

"ENDORSEMENT IN TERMS OF SECTION 31 (6) OF ACT NO. 47 OF 1937 (AMENDED)

A portion of the hereinmentioned property Unreg. Erf 4013 meas. 2,62 ha has been expropriated by Rep. of S Africa in terms of Sect. 8 (1)(d) of National Roads Act 54/71

Vide Notice of Expropriation No. N10/3/1/064/234 dd 28.8.79 filed as exprop. caveat EX 601/79 plans in dulicate filed."

F. **SUBJECT FUTHER** to the following condition imposed by the Municipality of Knysna in terms of Section 42 (1) of Ordinance 15 of 1985 when approving in terms of Section 25 (1) of the said Ordinance of the subdivision of Erf 7845 Knysna, as contained in Deed of Transfer No.T32877/1997 namely:-

The within property may not be transferred without the written consent of the Narnia Village Country Estates Homeowners Association and the registered owner of the within mentioned property shall, for as long as he is the registered owner of the said property, be and remain a member of the Narnia Village Country Estates Homeowners Association and he shall comply with the Articles of Association and Rules of the Home Owners Association.

WHEREFORE the said Appearer, renouncing all rights and title which the said JUDIET FRANCOIS BARNES, 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

ROBERT MCINTOSH TRAYNOR
Unmarried

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 R3 130 000,00 (THREE MILLION ONE 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: WESTERN CAPE at CAPE TOWN on 29 JAN 2025

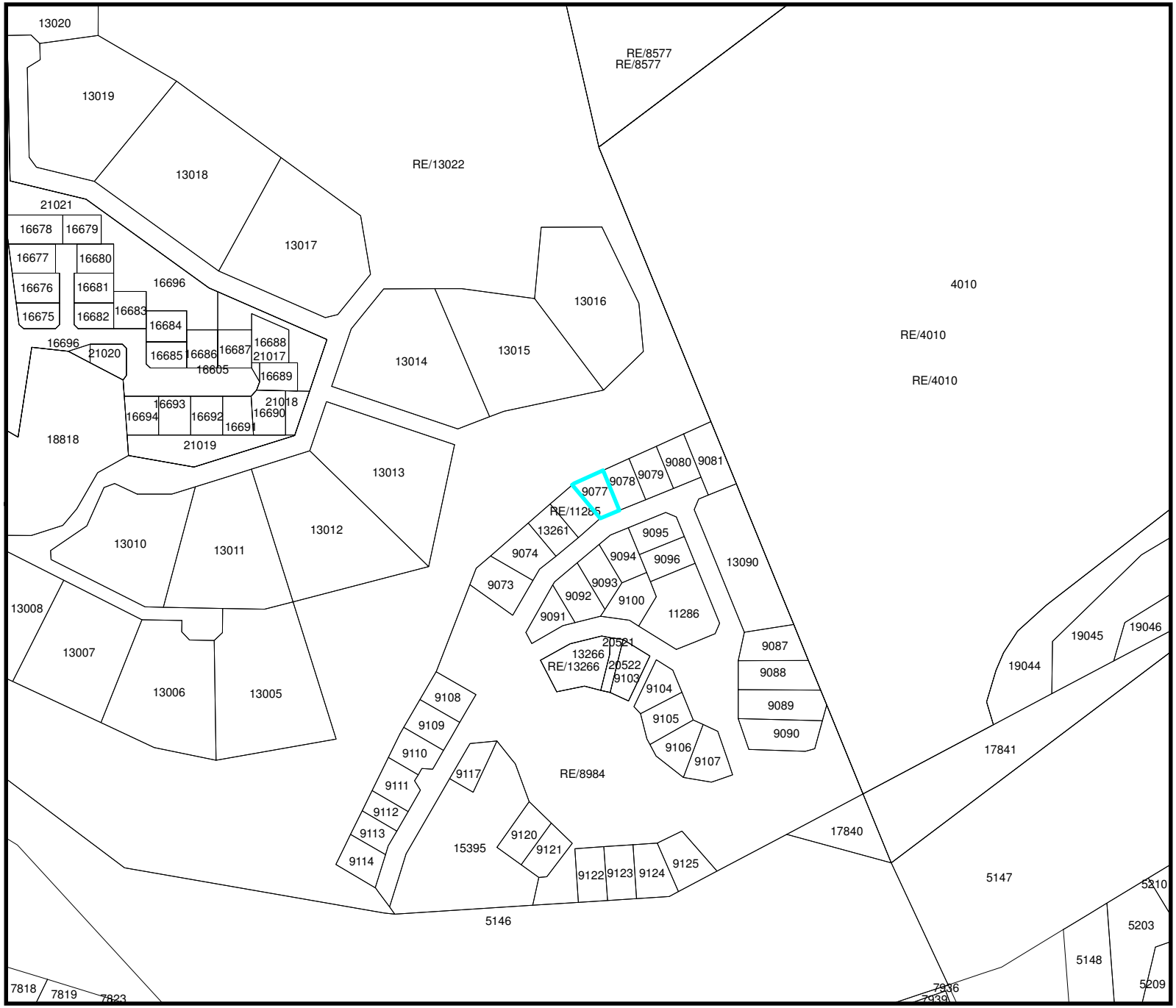
q.q.

In my presence

REGISTRAR OF DEEDS

DIAGRAM 1: LOCALITY MAP

ERF 9077 KNYSNA

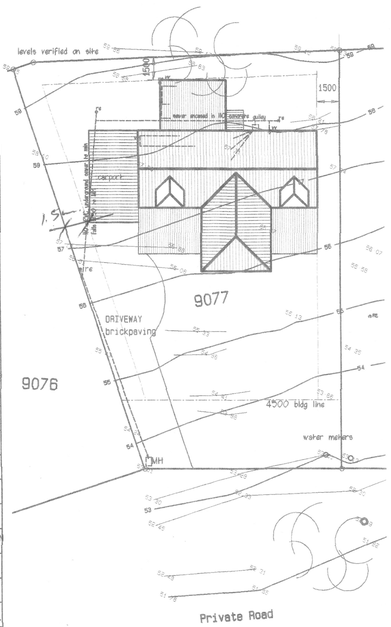


N

0 15 30 60 90 120 Meters

Planning Space
Town and Regional Planners

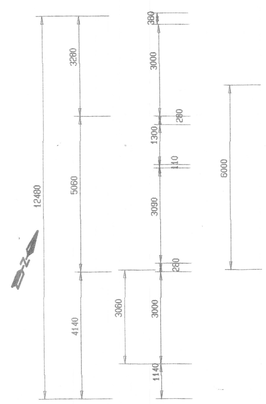
LEGEND	
	CEILING LIGHT POINT
	WALL LIGHT POINT
	DOWNLIGHTER
	STEP LIGHT
	POOL LIGHT
	BURIED GARDEN LIGHT
	CUPD LIGHT
	PADDLE FAN
	15 AMP PLUG H=high, D=double
	SHAVER PLUG
	30 AMP PLUG
	UNDER SINK GEYSER
	HOT WATER CYLINDER
	TV POINT
	DISTRIBUTION BOARD
	SUB-DISTRIBUTION
	METERBOX
	TELEPHONE
	HEAT. TOWEL RAIL
	BATH HEATER

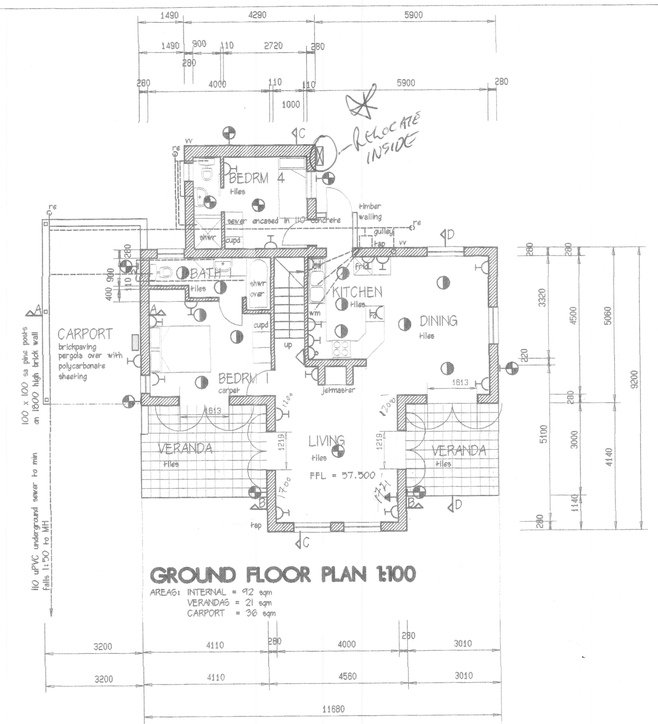


SITE PLAN 1:200

SITE AREA = 482 sqm
COVERAGE = 149 sqm = 32%

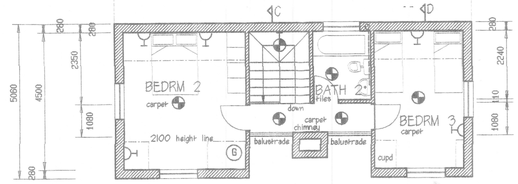
Notes:
1. Heights based on an arbitrary datum.
2. Bench Mark =Manhole cover =50.00 metres
3. Survey to tacheometric standards.
4. Only certain large pine trees shown





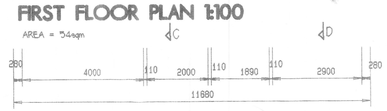
GROUND FLOOR PLAN 1:100

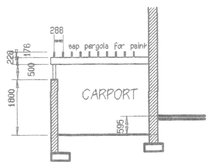
AREAS: INTERNAL = 92 sqm
VERANDAS = 21 sqm
CARPORT = 36 sqm



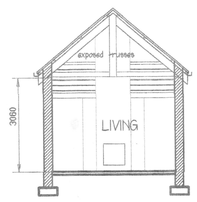
FIRST FLOOR PLAN 1:100

AREA = 54sqm

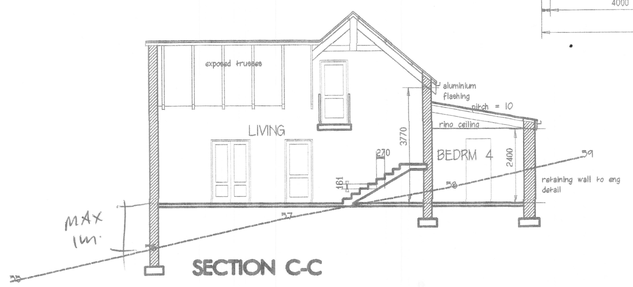




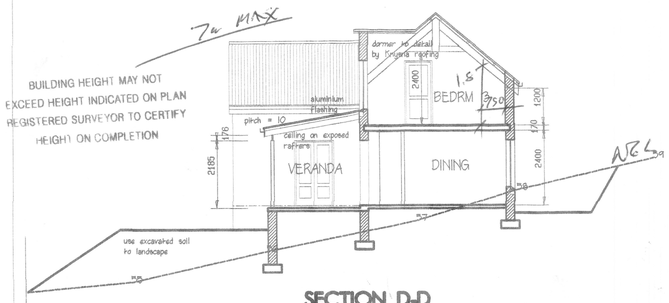
SECTION A-A



SECTION B-B



SECTION C-C



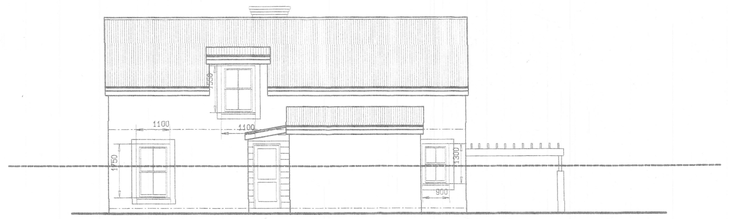
SECTION D-D

NOTES:

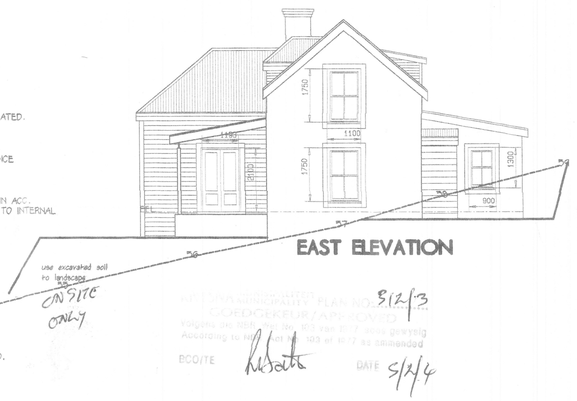
1. FOUNDATIONS	: TO ENG DETAIL
2. FLOORS	: 100 CONC. SLAB ON 250 MICRON DPM ON 50 SANDED ON WELL COMPACTED FILL.
LOFT	: RC SLAB BY ENG
3. SKIRTINGS	: 120 HIGH SUPAWOOD
4. CILLS	: PLASTERED EXTERNALLY & MERANTI INTERNAL.
5. ARCHI-TRAVES	: NONE
6. DOORS & WINDOWS	: EPOXY COATED ALUMIUM
8. EAVES	: 200 OVERHANG, EXCEPT WHERE OTHER INDICATED. EXPOSED RAFTERS.
9. ROOF	: ALU-ZINC ON ALU-CUSHION ON PURLING ON EXPOSED BOLTED TRUSSES AT 40 DEGREES, ON 114 x 38 WALL PLATE. ALL IN ACCORDANCE WITH KNYSNA ROOFING. GUARANTEES TO BE SUBMITTED TO CLIENT.
LEAN-TO ROOFS	: ALU-ZINC ON PURLINS ON RAFTERS AT 10 DEGREES ON 114 x 38 WALL PLATE, IN ACC. WITH KNYSNA ROOFING. INSTALL SISALATION TO INTERNAL AREAS.
10. CEILINGS	: GRIMMED RHINO NONE TO VERANDAHS.
11. CORNICES	: PC 001 GYPSUM
12. FASCIAS & BARGEBOARDS	: 32 x 228 SA PINE.
13. RAINWATER GOODS	: WHITE PVC
14. WALLS	: SMOOTH PLASTER & PAINT TO SPEC.
15. BALUSTRADES	: SA PINE PAINTED
16. FLASHINGS	: ALUMINIUM TO MANUFACTURER'S SPEC.
17. WATERPROOFING	: DESIGNED BY ENG & INSTALLED BY GP KONING. GUARANTEES TO BE SUBMITTED.
18. PLUMBING	: CONSEALED IN WALLS PIPE SIZES: SINKS & WHB - 40mm BATHS & SHWR - 40mm WC - 60mm ALL WATER PIPES IN CONCRETE TO BE WRAPPED IN AEROTHENE.
17. WATERPROOFING	: VERTICAL DAMP COURSING TO ALL WINDOWS & DOOR FRAMES.
18. NO BRICKFORCE ACROSS CAVITIES - BUTTERFLY TIES TO BE USED. 6/sqm. ALL 220 WALLS TO BE IN ENGLISH BOND.	
20. ELECTRICS	: ALL PLUGS DOUBLE.

SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

21

1. DRAWINGS MAY NOT BE SCALED.
2. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO 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, NBR, 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 SA Pine to carry the SABS mark & to be Tanalith treated.
8. FOUNDATIONS

   Foundation walls to be 280mm cavity walls reinforced for the last 3 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 concrete lintols over all windows & doors in accordance with manufacturer's instructions. Walls to be reinforced every course for 5 courses above openings.
9. ELECTRICAL

   All electrical work to be tested & approved by Local Electrical Department.
10. DRAINAGE

   All plumbing & drainage work & installation of sanitary fittings to comply with the relevant Local Authority bye-laws, regulations & requirements. Min. falls to drain pipes to be 1:60. Provide approved reseal traps to all waste fittings. Profile IE's at foot of all soil stacks IE's to waste pipes to be fully accessible at all times. All soil pipes passing under building or footings to be encased in concrete 50 min. 100mm thickness all round pipe.

ARCHITECT

BRYMER & ASSOCIATES

8 ERICA STREET
PO BOX 3052
KNYSNA, 6570
TEL : (044) 382 2888
FAX : (044) 382 0199

PROJECT
PROPOSED NEW DWELLING
ERF 9077
KNYSNA

CLIENT
MR & MRS H. VD BERG

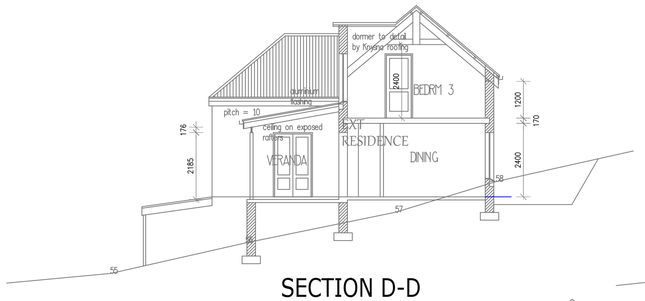
TITLE
SUBMISSION DRAWINGS rev 1

SCALE 1:100

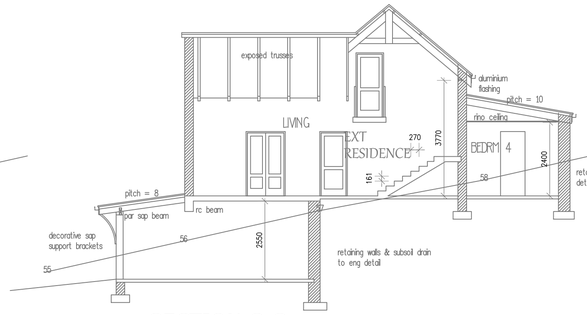
COPYRITE RESERVED

DRAWING NR NAR/01-003

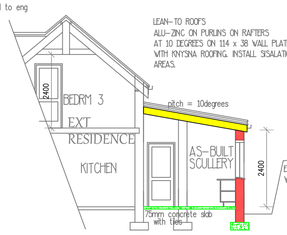
DATE 08-12-2003



SECTION D-D
1 : 100

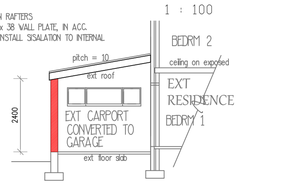


SECTION C-C
1 : 100

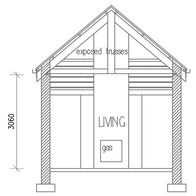


SECTION A-A
1 : 100

LEAN-TO ROOFS : ALU-ZINC ON PURLINS ON RAFTERS
AT 10 DEGREES ON 114 x 38 WALL PLATE, IN ACC.
WITH KNYSNA ROOFING. INSTALL SISALATION TO INTERNAL
AREAS.

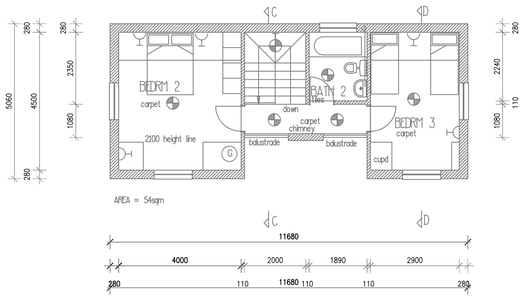


SECTION E-E
1 : 100



SECTION B-B
1 : 100

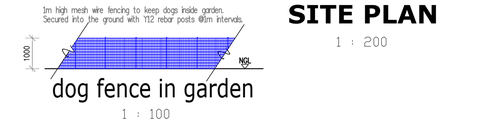
LEGEND	
	CEILING LIGHT POINT
	WALL LIGHT POINT
	DOWNLIGHTER
	STEP LIGHT
	POOL LIGHT
	BURIED GARDEN LIGHT
	CUPID LIGHT
	PADDLE FAN
	15 AMP PLUG H=high, D=double
	SHAVER PLUG
	30 AMP PLUG
	UNDER SINK GEYSER
G	HOT WATER CYLINDER
	TV POINT
	DISTRIBUTION BOARD
	SUB-DISTRIBUTION
	METERBOX
	TELEPHONE
	HEAT. TOWEL RAIL
	BATH HEATER



FIRST FLOOR LAYOUT PLAN
1 : 100

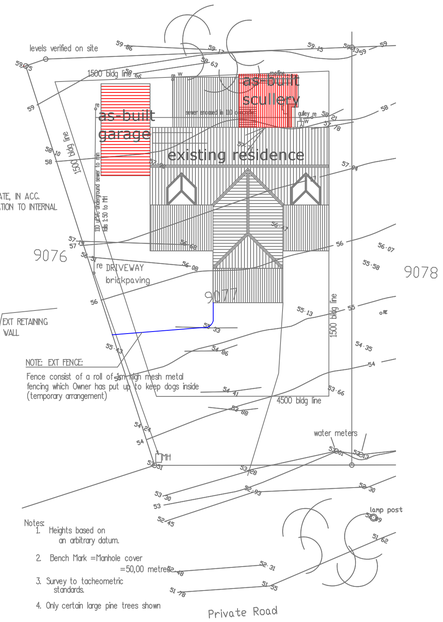
EAST ELEVATION
1 : 100

1. FOUNDATIONS : TO ENG DETAIL
2. FLOORS : 100 CONC. SLAB ON 250 MICRON DPM ON 50 SANDED ON WELL COMPACTED FILL.
   LOFT : RC SLAB BY ENG
3. SKIRTINGS : 120 HIGH SUPAWOOD
4. SILLS : PLASTERED EXTERNALLY & MERANTI INTERNAL.
5. ARCH-TRAVES : NONE
6. DOORS & WINDOWS : EPOXY COATED ALUMIUM
8. EAVES : 200 OVERHANG, EXCEPT WHERE OTHER INDICATED. EXPOSED RAFTERS.
9. ROOF : ALU-ZINC ON ALU-CUSHION ON PURLINS ON EXPOSED BOLTED TRUSSES AT 40 DEGREES, ON 114 x 38 WALL PLATE, ALL IN ACCORDANCE WITH KNYSNA ROOFING. GUARANTEES TO BE SUBMITTED TO CLIENT.
   LEAN-TO ROOFS : ALU-ZINC ON PURLINS ON RAFTERS AT 10 DEGREES ON 114 x 38 WALL PLATE, IN ACC. WITH KNYSNA ROOFING. INSTALL SISALATION TO INTERNAL AREAS.
10. CEILINGS : SKIMMED RHINO NONE TO VERANDAHS.
11. CORNICES : FC 001 GYPSUM
12. FASCIAS & BARGEBOARDS: 32 x 228 SA PINE.
13. RAINWATER GOODS : WHITE PVC
14. WALLS : SMOOTH PLASTER & PAINT TO SPEC.
15. BALUSTRADES : SA PINE PAINTED
16. FLASHINGS : ALUMINIUM TO MANUFACTURER'S SPEC.
17. WATERPROOFING : DESIGNED BY ENG & INSTALLED BY GP KONING. GUARANTEES TO BE SUBMITTED.
18. PLUMBING : CONCEALED IN WALLS
    PIPE SIZES: SINKS & WHB – 40mm
    BATHS & SHWR – 40mm
    WC – 60mm
    ALL WATER PIPES IN CONCRETE TO BE WRAPPED IN AEROTHENE.
17. WATERPROOFING : VERTICAL DAMP COURSING TO ALL WINDOWS & DOOR FRAMES.
18. NO BROKFORCE ACROSS CAVITIES – BUTTERFLY TIES TO BE USED. 6/sqm.
    ALL 220 WALLS TO BE IN ENGLISH BOND.
20. ELECTRICS : ALL PLUGS DOUBLE.

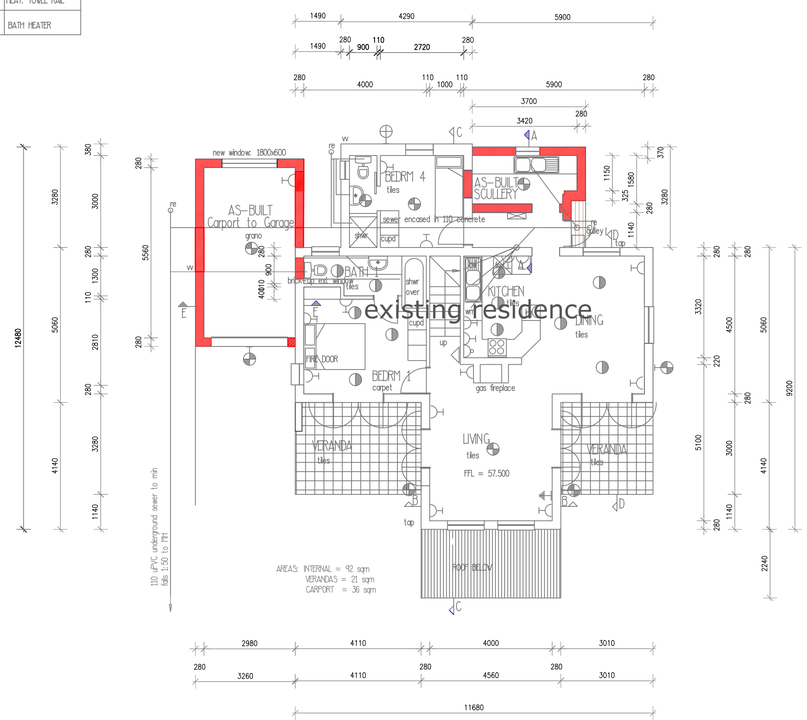


1 : 100

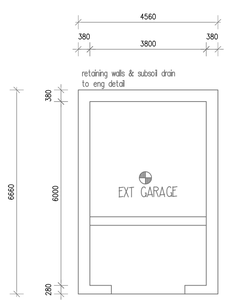
SOUTH ELEVATION
1 : 100



SITE PLAN
1 : 200



GROUND FLOOR LAYOUT PLAN
1 : 100



LOWER GROUND FLOOR LAYOUT
1 : 100

WEST ELEVATION
1 : 100

NORTH ELEVATION
1 : 100

COVERAGE SCHEDULE
ERF 9077: 462m²
RESIDENCE AREA: 219+11=230m²
EXT GROUND FLOOR: 134m²
EXT LOWER GROUND GARAGE: 30m²
EXT FIRST FLOOR: 55m²
AS-BUILT SCULLERY: 11m²
AS-BUILT GARAGE: 20m²
1m HIGH FENCE <AS-BUILT>: 9,2m
FOOTPRINT: 160m²
COVERAGE: 35%

GENERAL NOTES:

ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE, PRIOR TO THE COMMENCEMENT OF SETTING OUT, WORKSHOP DRAWINGS OR CONSTRUCTION.
DRAWINGS ARE NOT TO BE SCALED.
FIGURED DIMENSIONS ONLY ARE TO BE USED.
ANY DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
ALL ITERIOR DESIGN DRAWINGS ARE TO BE SUBMITTED FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURE OR INSTALLATION.
ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH THE BY-LAWS AND REGULATIONS OF THE LOCAL AUTHORITY.
WHERE REQUIRED, ARCHITECT'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S & OTHER CONSULTANTS' DRAWINGS.
COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF, IS RESERVED AND REMAINS WITH ANNELIE LE GRANGE

PROJECT

EXISTING RESIDENCE WITH AS-BUILT SCULLERY, ERF 9077, NARNIA VILLAGE, KNYSNA, FOR MS JUDIET BARNES

DRAWING

PLAN

DATE	SCALE
2024/08	1:100

FILE NAME AND PATH
DWG NO: 9077 NARNIA 08/24

SIGNATURE: Designer POA SIGNATURE: Owner
AdGrange

ALGRANGE CONCEPTS
ARCHITECTURAL DESIGN
SACAP T0106
39 NARNIA VILLAGE, WELBEDACHT, KNYSNA 6571
0612995400 email: algrange2@gmail.com

IN COLLABORATION WITH:

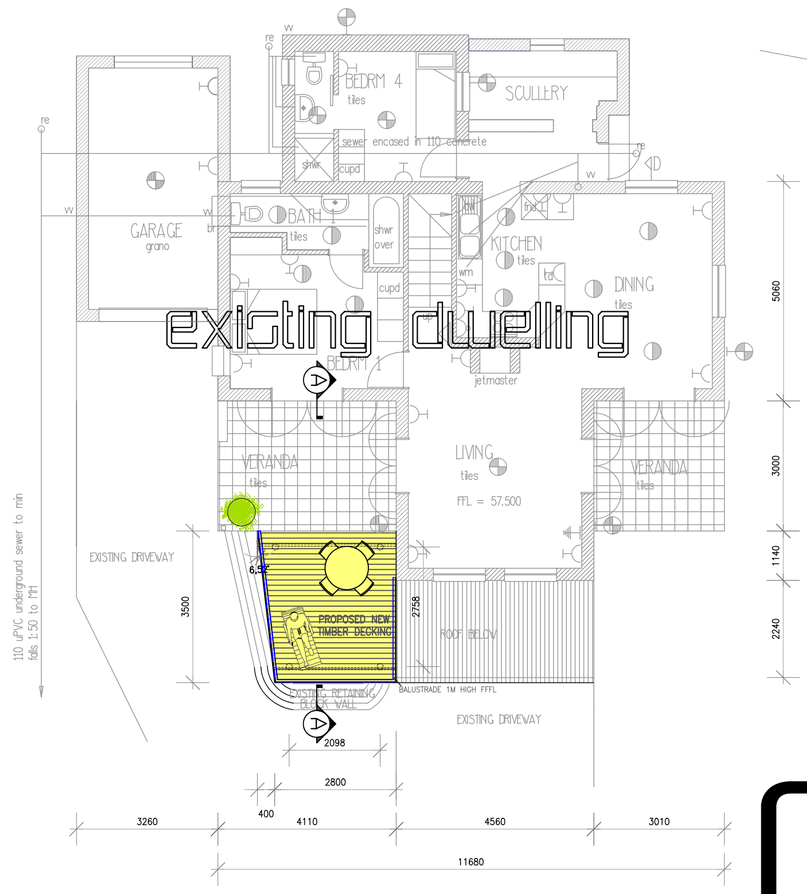
ARCHITECT
BRYMER & ASSOCIATES

8 ERICA STREET
PO BOX 3052
KNYSNA, 6570
TEL : (044) 382 2688
FAX : (044) 382 0199

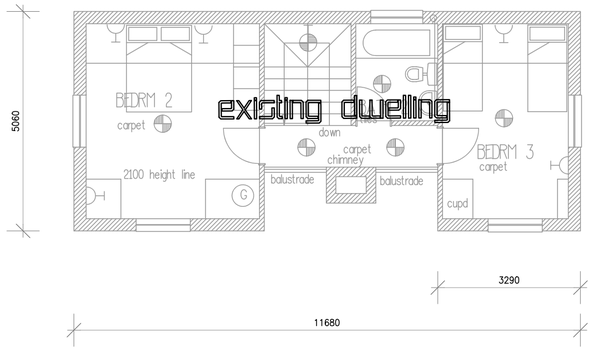
PLAN TO BE PRINTED OUT IN SIZE A1 FORMAT TO BE TO 1:100 SCALE

PROPOSED NEW TIMBER DECKING TO COMPLY WITH SANS 10400 PART B & J.
BALUSTRADE TO COMPLY WITH SANS 10400 PART D.

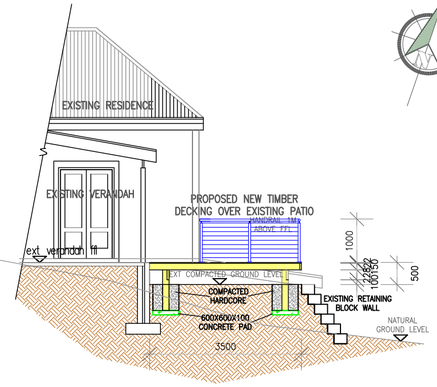
22 X 102MM TREATED BALAU DECKING WITH A GAP OF 3 - 5mm BETWEEN BOARDS, ON 50 X 150 JOISTS @ 450 C/C ON 76 X 228 BEARERS ON 140 DIA TREATED TIMBER POSTS SECURED WITH COMPACTED FILL ON 600X600X100 CONCRETE PADS, MIN 600MM UNDER COMPACTED GROUND LEVEL. 80MMØ S/S UPRIGHTS & HANDRAIL @ 1M ABOVE FFL, WITH S/S CABLES @ MAX 100 MM INTERVALS, BETWEEN UPRIGHTS SECURED TO DECKING.
ALL TIMBER TO BE SABS APPROVED H3 OR H4 CCA-TREATED CONSTRUCTION TO COMPLY WITH SANS 10082. ALL STEEL FIXINGS TO BE GALVANISED STEEL. DECKING TO SLOPE AWAY FROM THE BUILDING @ 1:100 MIN



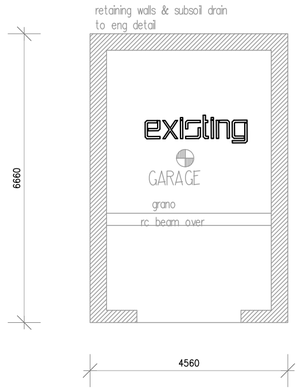
GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100

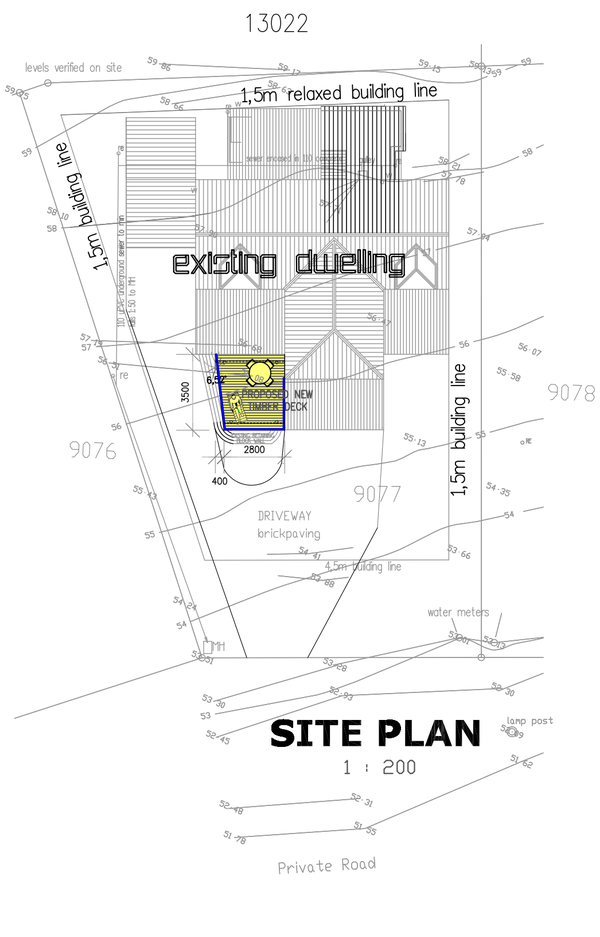


SECTION A-A
1 : 100



LOWER GROUND FLOOR
1 : 100

NARNIA VILLAGE HOA APPROVED COPY
AleGrange
A le Grange
2025.07.03 12:57:33 +02'00



SITE PLAN
1 : 200

COVERAGE SCHEDULE
ERF 9077: 462m²
EXT RESIDENCE: 250m² NEW TIMBER DECKING: 11m² FOOTPRINT: 156m² COVERAGE: 35m²

WEST ELEVATION
1 : 100

SOUTH ELEVATION
1 : 100

NOTES
ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE, PRIOR TO THE COMMENCEMENT OF SETTING OUT, WORKSHOP DRAWINGS OR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS ONLY ARE TO BE USED.
COPYRIGHT ALGRANGE CONCEPTS

PRINT SIZE A2

PROJECT

PROPOSED NEW TIMBER DECKING OVER EXISTING PATIO
ERF 9077, NARNIA VILLAGE, KNYSNA
FOR MR R M TRAYNOR

DRAWING

PLAN

DATE	SCALE
2025/06	1:100

FILE NAME AND PATH
DWG NO: TRAYNOR 06/25

SIGNATURE: Designer POA — AleGrange
SIGNATURE: Owner — R M Traynor

ALGRANGE CONCEPTS
ARCHITECTURAL DESIGN
Annelie le Grange
SACAP T0106
39 NARNIA VILLAGE, WELBEDACHT, KNYSNA 6571
0612995400 email: algrange2@gmail.com

ITEM TO:
Municipal Planning Tribunal

KNYSNA
Municipality Munisipaliteit uMasipala

APPLICATION NO.	3535
REPORT AUTHOR	Sinovuyo Sitinga
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/2695/2018
TELEPHONE NO.	044 302 6276
APPLICATION DATE	15 August 2025

LAND USE PLANNING REPORT
ADMINISTRATIVE PENALTY: ERF 7854 KNYSNA

PART A: APPLICANT DETAILS	
Name & Surname	***Lundikazi Khupiso***
Company name	***Planning Space (Pty) Ltd***
SACPLAN registration number	***C/9271/2020***
Registered owner(s)	***Cornerstone Resources GP (Pty) Ltd***
PART B: PROPERTY DETAILS	
Property description	***Erf 7854 Knysna in the Municipality and Division of Knysna, Province of the Western Cape***
Property Extent (m^2)	***5,166***
Physical address	***35 Glen View Road***
Area/Town	***Knysna***
Current zoning	***Single Residential Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Guest house***
Are there existing buildings on the property?	***Yes, dwelling house***
Title Deed number & date	***T20158/2025 dated 17 February 2025***
Any restrictive title conditions applicable?	***None***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***Yes***
Bondholder's Consent	***Not 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)(r) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) read with Section 93(1), for the unauthorised land use of a "guest house" on Erf 7854, Knysna.

2. BACKGROUND

2.1. The subject property is zoned "Single Residential Zone I" in terms of the Knysna Zoning Scheme By-law (2020) with the permissible use of a "dwelling house." The current owner states that they purchased the subject property a year ago with a guest house as a going concern.

2.2. The applicant states that there appears to be no evidence to suggest that planning permission was ever granted for the guest house use. It is further argued that the current landowner has been proactive in addressing the contravention of the zoning scheme with no evidence that they are habitual offenders.

3. ASSESSMENT OF APPLICATION

3.1. Administrative Penalty Calculation

	Rand value (R)
1. Unauthorised Building Work	*as per Council tariff*
(a) Uncontested: departure from the development parameters as specified in the Zoning Scheme/ failure to comply with Planning By-law/ requires a permission in terms of zoning	Not Applicable
(b) Unauthorised building work contravening the Zoning Scheme (up to and not more than 100% of the value of the building work unlawfully carried out)	Not Applicable
2. Unauthorised Land Use	
(a) Uncontested: Unauthorised Residential Use	R 5,000.00
(b) Up to and not more than 100% of the municipal valuation of the area that is used unlawfully (municipal valuation 2025/26 = R 22,224,000.00)	Up to R 22,224,000.00

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

3.2.1. The applicant has conceded to the contravention of the zoning scheme by operating a guest house from the subject property which use is limited to a single dwelling house only and is willing to pay the concession as described in Council's approved tariffs.

3.2.2. In considering the circumstances to the application, it was found that the penalty is reasonable in relation to the conduct of the landowner as opposed to the maximum penalty of up to R22 million as determined in terms of municipal valuation of the property.

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), an administrative penalty in the amount of R 5,000.00 be determined in accordance with Section 93(2,) for the unauthorised land use of a "guest house" on a property zoned as "Single Residential Zone I" of the Knysna Zoning Scheme By-law (2020), in respect of Erf 7854, Knysna.

5. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above recommendation 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):

5.1. The landowner/applicant shall pay the administrative penalty within 30 days reckoned from the date of the notice of decision.

5.2. The decision and imposition of an administrative penalty shall not be construed as support for future applications lodged in accordance with Section 15(2) of the Planning By-law on the subject erf.

6. REASONS FOR RECOMMENDATION

The reason(s) for the above recommendation is as follows:

(i) The applicant has recently obtained ownership of the subject property as a going concern and wishes to continue the operation of the unauthorised guest house. The applicant has thus conceded to contravening the zoning scheme in terms of the permissible use of the erf and demonstrated good faith in their attempt to regularise the land use.

(ii) The imposition of a monetary penalty in accordance with Council's approved tariffs is, therefore, considered justified. The unauthorised land use has not shown to cause adverse impacts on the neighbouring properties or local community as yet.

7. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A: *Applicant's motivating memorandum & correspondence*

ANNEXURE B: *Power of attorney*

ANNEXURE C: *Copy of title deed*

ANNEXURE D: *Accompanying plans and maps*

ANNEXURE E: *Copies of approved building plan(s)*

Administrative Penalty: Erf 7854, Knysna			
Author Name: SINDUYO SITINGA Date: **16/03/2026**		Author Signature:	
Registered planner name: SHAUN MADUMBO SACPLAN registration number: A/1510/2012. Date: **16/03/2026**		Registered Planner Signature:	
Decision maker: Municipal Planning Tribunal			
APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED

Planning Space
Town and Regional Planners

APPLICATION DATE: 23 July 2024

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 **Cornerstone Resources GP Proprietary Limited**, the owner of the Erf 7854 Knysna, to prepare and submit an application in terms of Section 15 (2) (r) of the Knysna Municipality Spatial Planning and Land Use Management By-Law to determine contravention levies for the unauthorised land use on the subject property as contemplated in Section 93 of the said By-Law.

1. PROPERTY DETAIL

PROPERTY DESCRIPTION	Erf 7854, in the Municipality & Division of Knysna, Western Cape
PROPERTY EXTENT	5166m²
PHYSICAL ADDRESS	35 Glen View Road
AREA/TOWN	The Heads
CURRENT ZONING	Single Residential Zone I
CURRENT LAND USE	Guest House
TITLE DEED	T000020158/2025 (Attached as Annexure B)
BOND	None

2. BACKGROUND

Erf 7854 is a portion of Erf 4962, as can be seen from the General Plan attached as Annexure C. Previous owners operated a Bed and Breakfast establishment from the site, but it no longer exists.

The property was recently transferred to new owners, as evidenced by the Title Deed attached as Annexure B. The previous owner operated the premises as a Guest House under the name "The Castle on the Heads", offering guest accommodation for 5 rooms. There is no evidence on record that any planning permission was ever granted to allow more than the accepted 2 bedrooms as permitted under the current Single Residential I zoning.

The new owner acquired the property with the intention of operating a Guest House, and a separate application for Consent Use in order to obtain the necessary land use rights from the Council to regularise the unauthorised Guest House. Additionally, all existing structures were constructed in accordance with the approved Building Plans, attached as Annexure D.

3. CONTRAVENTION INFORMATION

UNAUTHORISED LAND USE

GUEST ACCOMMODATION (MORE THAN 2 ROOMS)

(Up to but not more than 100% of the municipal valuation of the area of the land that is unlawfully used)

Size of the property	5166m²
Unauthorised use of 3 bedrooms for Guest House purposes ±50m² each	150m²
Uncontested contravention penalty as set out in the current fee structure of the Planning and Development: Land Use Management Application Fees 2025/2026.	R5000.00 (Unauthorised Residential Use: Guest House).

4. DEVELOPMENT PROPOSAL

Erf 7854 in Knysna is a Single Residential Zone I property and contains an existing dwelling house with ancillary structures. All buildings on the property have been constructed in accordance with the approved Building Plans attached as Annexure D.

The dwelling comprises six bedrooms, each with an en-suite bathroom and a servants' room. The owner wishes to operate a Guest House from this existing structure. The operation will involve the use of the six bedrooms for short-term guest accommodation, with the servants' room allocated for use by the owner or an on-site manager who will reside on the premises to ensure proper management of the guest house and guest services.

No extensions are proposed to the existing building. The current footprint, building height, site coverage, and total floor area will remain unchanged. This approach ensures that the architectural integrity of the property is preserved while also complying with the development parameters applicable to the zoning of Erf 7854.

The Knysna Zoning Scheme By-Law defines a "*guest house*" as a dwelling house, second dwelling, or additional dwelling unit that is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment that exceeds the restrictions of a bed and breakfast establishment (more than 2 guest rooms or 4 guests), and—

(a) includes business meetings or training sessions by and for guests on the property for up to 12 persons; and

(b) does not include agricultural workers' accommodation.

The current zoning permits a Guest House as a consent use, and the above definition aligns with the intended use of the property.

5. ACKNOWLEDGEMENT OF GUILT

Upon realising the non-compliance, the new owner voluntarily acknowledged the contravention and took immediate 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 or delay. There is no evidence to suggest that the owner is a habitual offenders or were never involved in any unlawful conduct.

6. ANTICIPATED IMPACTS

The Heads is a prestigious residential area, well-known for its luxury homes and high-end tourist accommodation. Its appeal lies in its scenic views and close proximity to the Knysna Lagoon. There are several established accommodation facilities in the area, which include Head Over Hills Hotel, The Alexander, The Mount Knysna Hotel, Cliff House, Akimbella Lodge, and Crown on The Heads (refer to Diagram 5: Land Use Plan).

The proposed Guest House will not introduce a new or incompatible land use to the area. Instead, it will integrate with the existing character and land uses of the neighbourhood. The existing buildings on site comply with all the applicable development parameters and will remain unchanged in their external appearance.

The proposed development is not expected to have any significant impact on neighbouring land uses. The Guest House is intended to serve the upmarket tourism sector and will provide breakfast exclusively to its guests. Due to its limited scale and purpose, noise impacts will be minimal. Furthermore, Erf 7854 is a very big property, in excess of 5000m², and is screened by dense vegetation on all sides, which ensures privacy and limits visibility from surrounding properties.

7. COMPATIBILITY WITH PARAMETERS OF THE ZONING SCHEME BY-LAW

In accordance with the current Zoning Scheme By-Law, the development parameters applicable to a "dwelling house" also apply to Guest Houses. The proposed Guest House complies fully with these requirements and also adheres to the permitted maximum of six guest rooms (refer to the attached Site Plan).

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: Proposed Site Plan

DIAGRAM 5: Land Use Plan

5. List of Annexures:

ANNEXURE A: Power of Attorney and Company Resolution

ANNEXURE B: Title Deed

ANNEXURE C: General Plan

ANNEXURE D: Approved Building Plans

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.

SPECIAL POWER OF ATTORNEY

I, the undersigned Debbie Law.....

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 7854, Knysna

NATURE OF APPLICATION

Consent Use and Related Applications

SIGNED AT Cape Town **THIS** 20th **DAY OF** June **2025**

.....

OWNER/ AUTHORISED AGENT

WITNESSES

1. Merwe .....

2. Zaagy. .....

CONERSTONE RESOURCES GP PROPRIETARY LIMITED

(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 9 day of June 2025.

Resolved that Debbie Law in his/ her capacity as

Director , 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 7854, Knysna

NATURE OF APPLICATION

Consent Use and Related Applications

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME	SIGNATURE
Debbie Law	

340

Dykes Van Heerden (Gauteng)
19 Ontdekkers Road
Roodepoort

Prepared by me

CONVEYANCER
THOMAS JOSEPH REYNEKE (13584)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 29 500 000.00	R 7 340.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000020158 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ELMARESIA CARMELITA HENDRICKS (89712)

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

MARINA MAY HEYDENRYCH
Identity Number [redacted]
Unmarried

which said Power of Attorney was signed at Krugersdorp on 17 February 2025

And the appearer declared that his/her said principal had, on 8 November 2024, 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:

CORNERSTONE RESOURCES GP PROPRIETARY LIMITED
Registration Number 2023/234124/07

or its Successors in Title or assigns, in full and free property

ERF 7854 KNYSNA,
IN THE MUNICIPALITY AND DIVISION OF KNYSNA,
PROVINCE OF THE WESTERN CAPE

IN EXTENT 5166 (FIVE THOUSAND ONE HUNDRED AND SIXTY SIX) Square metres

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T94510/2003 WITH GENERAL PLAN NUMBER 9984/1991 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T19410/2022

A. SUBJECT FURTHER to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No. 33 of 1934 contained in Deed of Transfer No T94510/2003

(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 to be conveyed across this erf if deemed necessary by the local 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 works 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 the period to be determined by the local authority.

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

MARINA MAY HEYDENRYCH , Unmarried

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

CORNERSTONE RESOURCES GP PROPRIETARY LIMITED
Registration Number 2023/234124/07

or its Successors in Title 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 R29 500 000,00 (TWENTY NINE 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: WESTERN CAPE at CAPE TOWN on

2025 -04- 10

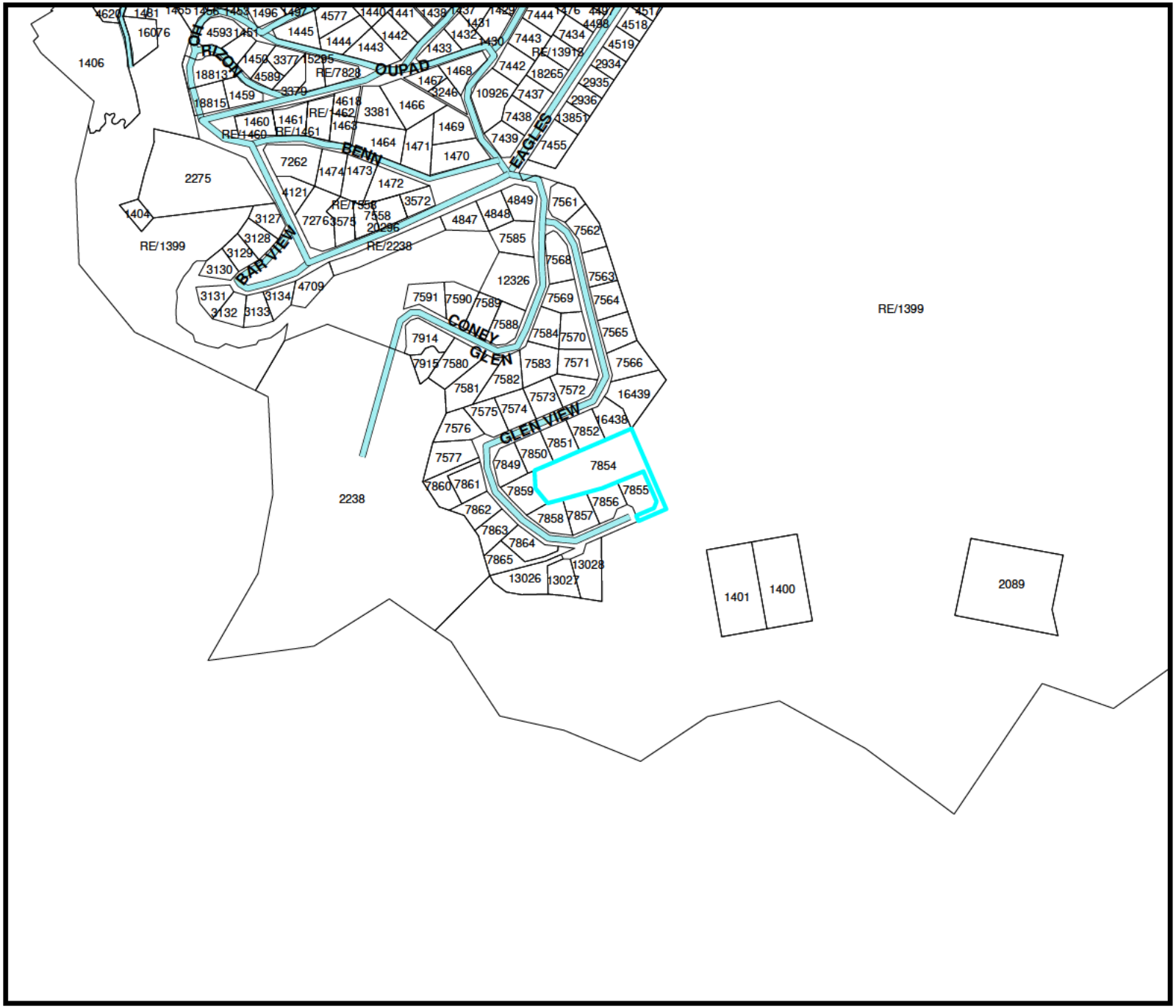
q.q.

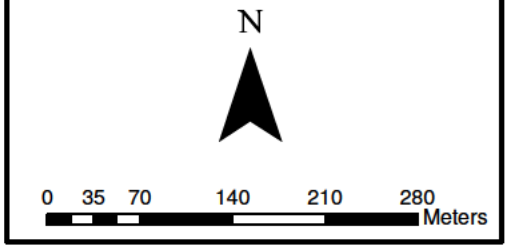
In my presence

REGISTRAR OF DEEDS

DIAGRAM 1: LOCALITY MAP

ERF 7854 KNYSNA





Planning Space
Town and Regional Planners

KNYSNA
Municipality
Munisipaliteit
uMasipala

REF NO: 2238429 DATE: 2024-10-11

Dear Sir / Madam

Approval of Building Plan No 2024/40541 in respect of Erf 107854000.

I am pleased to inform you that your building plan 2024/40541,

in respect of erf 107854000 has been approved on 2024-10-11. An electronic copy is attached.

Please take note of the following regulations (contained in Section A22 of the National Building Regulations)

1. A certified copy of approved plans and particulars shall be available at the site where the building or any other structure as approved, is being erected until a Certificate of Occupancy or Completion has been issued by the local authority.

2. We must be informed of your intention to begin work on the implementation of these plans at least four days before you begin work on site. All inspections should be requested on a fully completed inspection form attached to the approval email. No inspections will be arranged if this notification has not been received and acknowledged by the office.

3. You may not construct any foundation until the trenches have been inspected and approved. You must make an appointment for such inspection at least two working days in advance of the day of inspection. Failure to comply with this requirement is an offence and will lead to the imposition of a fine. In addition, no further inspections will be carried out if this inspection has not been carried out.

4. Your drainage installation must be inspected and tested. You must make an appointment for such inspection at least two working days in advance of the day of inspection. No further inspections will be carried out if this inspection has not been carried out. In addition, a certificate must be provided by a registered plumber.

5. Before the municipality can Refund you your builders deposit, a Completion or Occupancy Certificate should be issued by the Building Control department. No Refund will be processed if the above has not been complied with.

In addition, in terms of Section 14(4) of the National Building Regulations and Building Standards Act you may not occupy the building unless and until a certificate of occupation has been issued. No such certificate will be issued unless the regulations listed in 1, 2 and 3 above have been complied with and all necessary certificates of compliance in respect of the structure of the building, the fire protection system, the electrical system, the plumbing, and any other elements that the Building Control Department deems necessary have been provided.

Occupation of a building without a valid occupation certificate is an offence which is liable to prosecution. In addition, we will levy a penalty fee to carry out a completion inspection if the building is already occupied.

Please take note that if you wish to change the plans during the building process new plans must be submitted BEFORE the changed part of the structure is built. No Occupation or Completion certificate will be issued if the structure is different from the approved plans and if plans are submitted after the change has been made “AS BUILT” fees will be charged for the scrutiny of the plans.

The attached approved plan is valid for 12 months from the date of approval. You must start construction before the expiry of this period unless you have applied in writing for the extension of the period of validity. If you do not start construction or apply for extension the plan will lapse and will have to be resubmitted (together with all applicable plan fees) before construction can commence.

Thank you for your continued co-operation and I wish you every success with your building process.

Yours faithfully,

Randolph Daames

Manager Building Control

2024-09-25

Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2024/40541

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED: 50 DATE: 2024.10.11

7567

7853

7852

7851

REM.1399

ERF 7854

7859

7858

7857

7856

7855

EXISTING HOUSE

EXIST.POOL

AS BUILT PERGOLA

exist. fence

ex.sewer run

2.0m BUILDING LINE

29.00m

21.50m

18.26m

19.91m

16.00m

25.00m

17.40m

16.50m

90.18m

33.98m

7.06m

19.95m

30.95m

6.00m EX.SLIDING GATE

GLEN VIEW

NOTE:
EXIST.PROPERTY FENCED WITH GATE INTO GLEN VIEW ROAD

N

W

E

S

winter sunset

winter sunrise

summer sunset

summer sunrise

SITE PLAN
Scale 1:500

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
AS BUILT PERGOLA
ERF 7854
39 GLENVIEW ROAD
THE HEADS , KNYSNA

CLIENT
MARINA MAY HEYDENRYCH

TITLE
SITE LAYOUT PLAN

SCALE
1:500

DRW. NO.	REV.	DATE
N009/05/2021	01	12-09-2024

AREAS
EXISTING HOUSE: 1164m²
EXIST. FOOTPRINT: 701m²
NEW FOOTPRINT: 701m²
ERF AREA: 5166m²
COVERAGE: 13.6%

Knysna Municipality

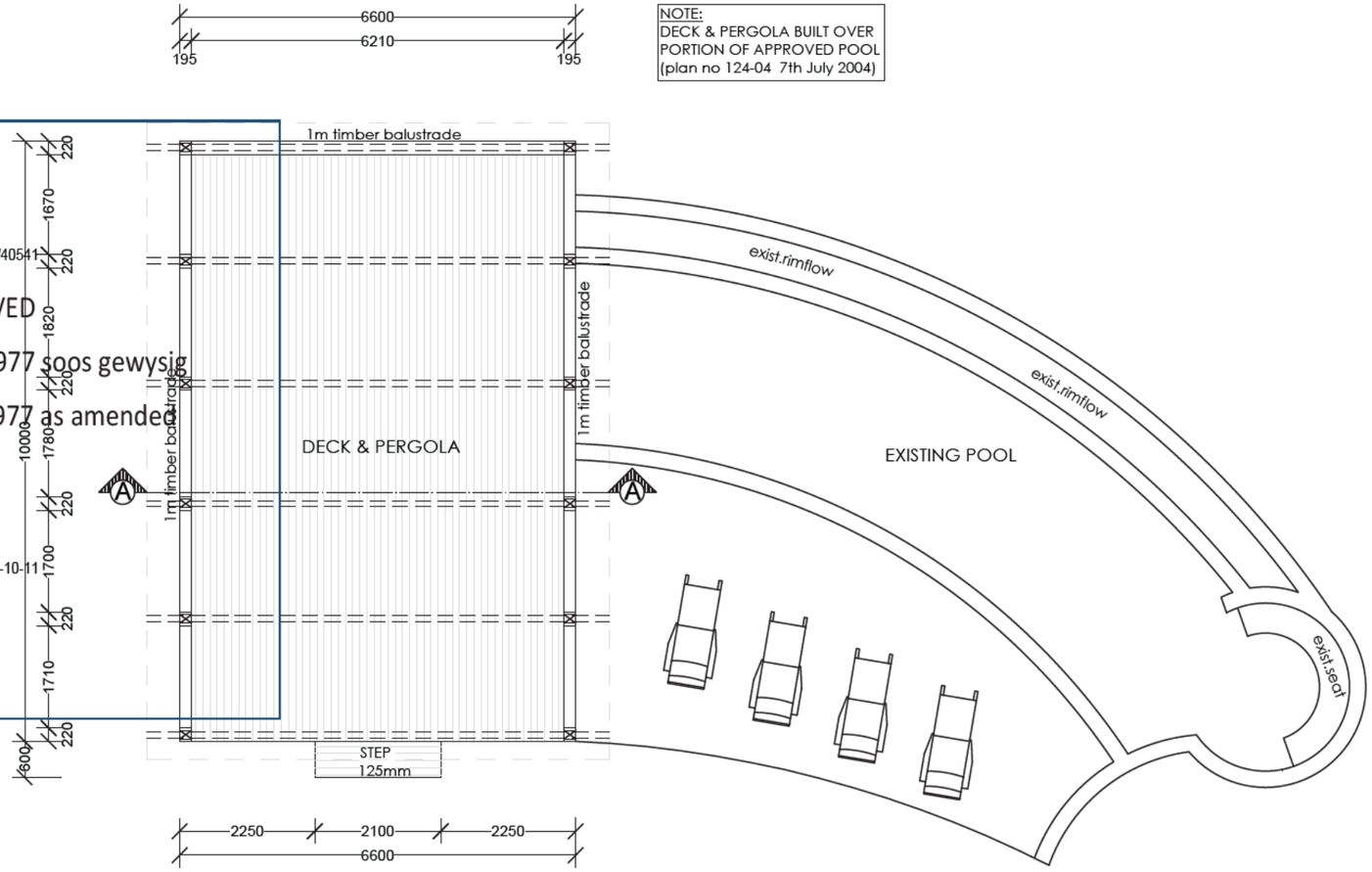
KNYSNA MUNISIPALITEIT PLAN No 2024/40541

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

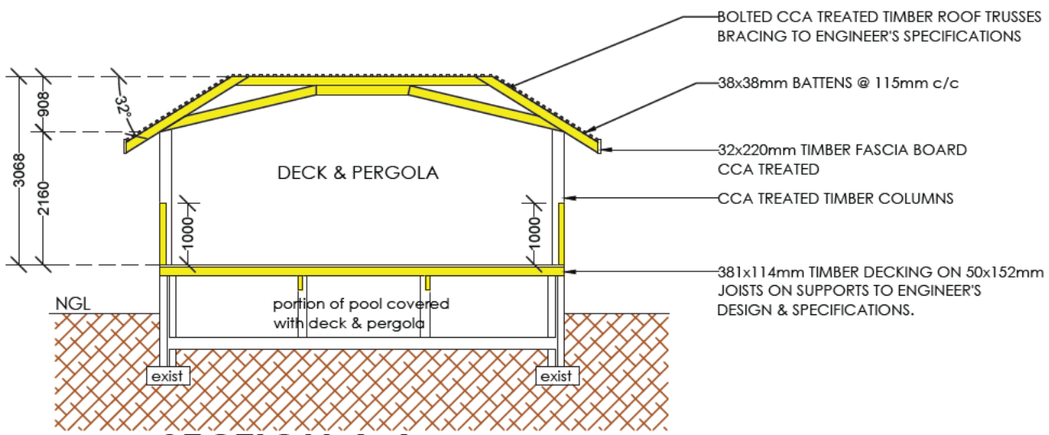
According to NBR. ACT No 103 of 1977 as amended

SIGNED: DATE: 2024-10-11



NOTE:
DECK & PERGOLA BUILT OVER PORTION OF APPROVED POOL (plan no 124-04 7th July 2004)

GROUND STOREY PLAN
Scale 1:100



SECTION A:A
Scale 1:100

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
AS BUILT PERGOLA
ERF 7854
39 GLENVIEW ROAD
THE HEADS , KNYSNA

CLIENT
MARINA MAY HEYDENRYCH

TITLE
GROUND STOREY PLAN

SCALE
1:100

DRW. NO.	REV.	DATE
N009/05/2021	01	12-09-2024

Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2024/40541

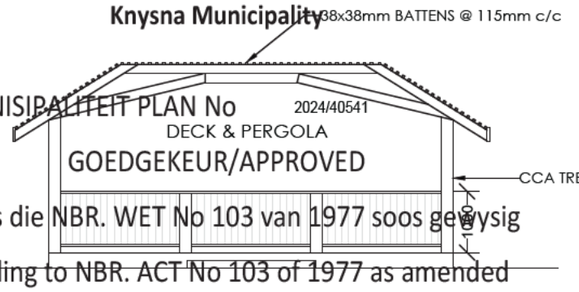
DECK & PERGOLA

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

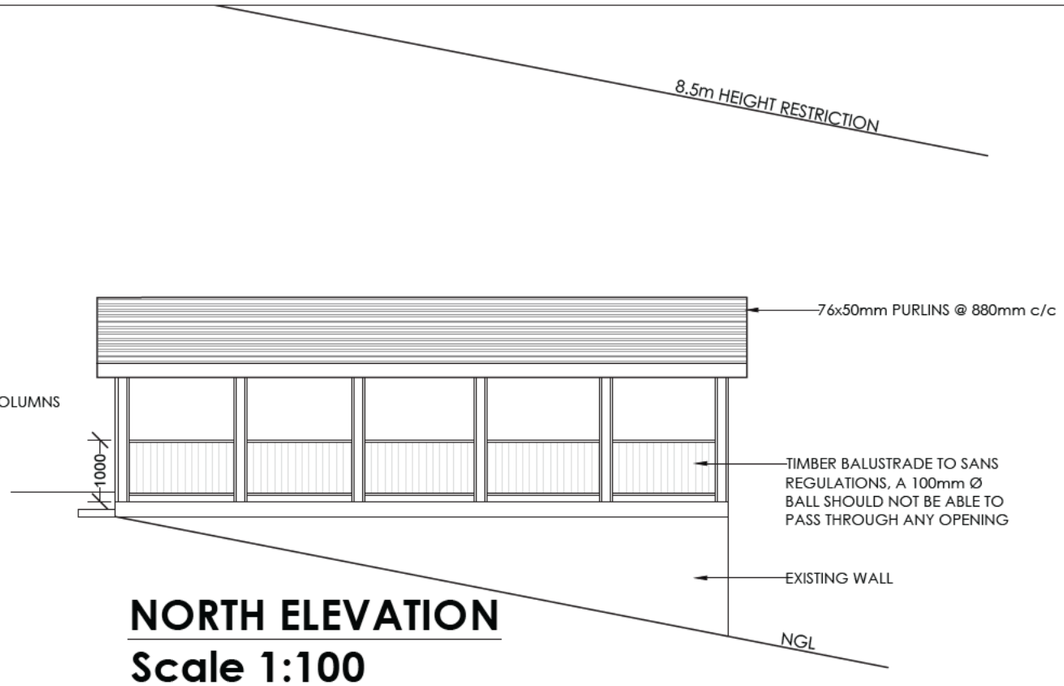
According to NBR. ACT No 103 of 1977 as amended

SIGNED: DATE: 2024-10-11



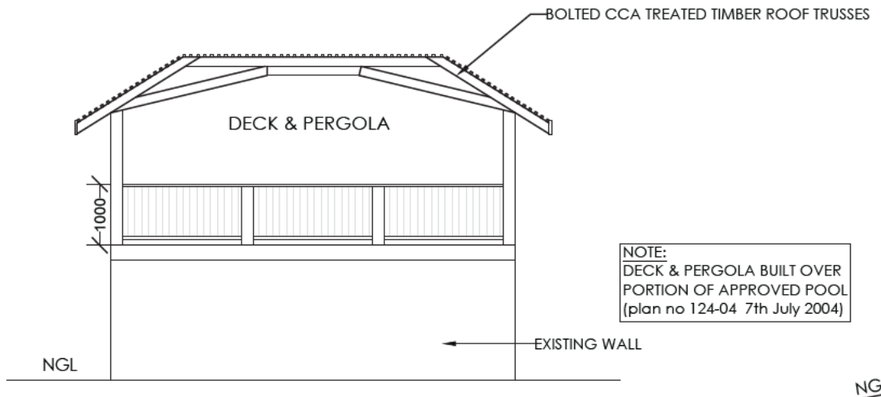
EAST ELEVATION

ıle 1:100



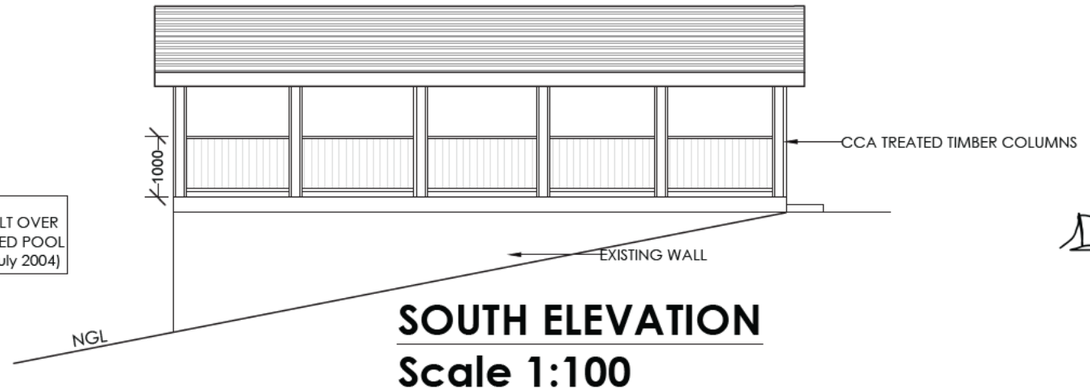
NORTH ELEVATION

Scale 1:100



WEST ELEVATION

Scale 1:100



SOUTH ELEVATION

Scale 1:100

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
AS BUILT PERGOLA
ERF 7854
39 GLENVIEW ROAD
THE HEADS , KNYSNA

CLIENT
MARINA MAY HEYDENRYCH

TITLE
ELEVATIONS

SCALE
1:100

DRW. NO.	REV.	DATE
N009/05/2021	01	12-09-2024

• site plan layout 1:200

82/07

6/7/07

THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED CONDITIONS AND ANY CONSTRUCTION SCHEME REGULATIONS AND ANY OTHER LAWS OR RESTRICTIONS WHICH MAY APPLY

NOTES

BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED
ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS S.A.B.S. 0400 CODE OF PRACTICE
2. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
3. ALL LEVELS, DIMENSIONS, POSITIONS AND No OF STEPS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
4. DRAWINGS ARE NOT TO BE SCALED.
5. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANT'S DRAWINGS WHERE APPLICABLE.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS AND ANY DOUBT AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES TO BE REPORTED TO THE CLIENT IMMEDIATELY.
7. NO FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY LINES.
8. ALL ELECTRICAL AND DRAINAGE WORK TO BE DONE BY REGISTERED TRADESMEN.
9. PRE-CAST CONCRETE LINTELS USED OVER ALL OPENINGS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICKWORK EVERY FIVE COURSES.
11. TWO COURSES OF BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS.
12. THE CONTRACTOR SHOULD TAKE NECESSARY PRECAUTION TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, FENCES OR ANY OTHER PROPERTY.
13. PROVIDE DAMP-PROOF COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS
14. PROVIDE VERTICAL DAMP-PROOF TO ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL.
15. FLOOR LEVEL TO BE 140mm MINIMUM ABOVE ADJOINING GROUND LEVEL.
16. STORM WATER TO BE DRAINED TOWARDS AND TO DISCHARGE ONTO STREET, GOLF COURSE OR DAM AS DETERMINED ON SITE.
18. GLAZING:
ALL GLAZING INSTALLED , TO BE DONE IN ACCORDANCE WITH SABS 0137, AS EXPLAINED IN THE NBR, PART N
19. PLUMBING:
ALL SEWERS UNDER BUILDINGS TO BE ENCASED IN CONCRETE.
MIN. INVERT LEVEL = 450 MIN. BELOW GROUND LEVEL.
SEWER FALL = 1:40 MIN.
ALL SEWER & DRAINAGE PIPES TO BE CONCEALED WITHIN WALLS
20. CEILINGS:
GYPSUM BOARD (OR OTHER MATERIAL SPECIFIED) ON 38 x 38 BATTENS AT 450 CRS. MAX.
21. CONCRETE FLOOR SLABS AND FOUNDATION AS PER ENG. DETAIL

REVISIONS

NO	DATE	DESCRIPTION	SIGNED

CLIENT

HOUSE ZADOROCHWYA/ YEREMEENKO

PROJECT

ALTERATIONS TO HOUSE
ERF 7854, THE HEADS
KNYSNA

VPM SURVEYS
Professional Land Surveyors
Township Planners, GIS & GPS Consultants
Topographic, Sectional Title & Engineering Surveys
13 Pitt Street P.O.Box 173 Knysna 6570
Tel: (044) 382 5071 / 382 7161 Fax: (044) 382 7162
e-mail: vpm.survey@pixie.co.za

TITLE

SITE PLAN LAYOUT

DESIGN	DATE	SCALE	PROJECT NO.
TWJJ	27 DEC 2006	1:100	2004 / 19

DWG. NO.	PAGE
19/2004/PH	7/8

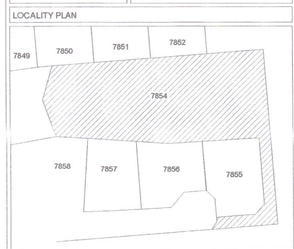
ELECTRICAL LEGEND

- Low voltage lamps
- Double plugs
- tel — Telephone point
- tv — TV point
- Fluorescent light
- 900mm Low Wall light
- db — Dist. board
- Meter box
- Ripple relay
- Door bell
- b — Internal bell

SIZING SCHEDULE

Erf	5166.4 M2
Basement Floor	45.2 M2
Ground Floor	681.0 M2
First Floor	438.5 M2
Total	1164.7 M2
Footprint	701 M2
Coverage	13.6 %

LOCALITY PLAN



© COPYRIGHT IS RESERVED AND ASSERTED BY DESIGNER

WESSELS JOYCE ASSOCIATES
architects designers planners
NICO WESSELS SACAP 2484
TOM JOYCE SACAP ST1044
PO BOX 1274 KNYSNA 6570
TEL: 044-3820402 / FAX: 044-3825427
EMAIL: twj@knysna-architecture.co.za
www.knysna-architecture.co.za

© WESSELS JOYCE ASSOCIATES 2005

north elevation

south elevation

west elevation

east elevation

NOTES

BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED
ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS S.A.B.S. 0400 CODE OF PRACTICE
2. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
3. ALL LEVELS, DIMENSIONS, POSITIONS AND No OF STEPS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
4. DRAWINGS ARE NOT TO BE SCALED.
5. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANT'S DRAWINGS WHERE APPLICABLE.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS AND ANY DOUBT AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES TO BE REPORTED TO THE CLIENT IMMEDIATELY.
7. NO FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY LINES.
8. ALL ELECTRICAL AND DRAINAGE WORK TO BE DONE BY REGISTERED TRADESMEN.
9. PRE-CAST CONCRETE LINTELS USED OVER ALL OPENINGS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICKWORK EVERY FIVE COURSES.
11. TWO COURSES OF BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS.
12. THE CONTRACTOR SHOULD TAKE NECESSARY PRECAUTION TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, FENCES OR ANY OTHER PROPERTY.
13. PROVIDE DAMP-PROOF COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS
14. PROVIDE VERTICAL DAMP-PROOF TO ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL.
15. FLOOR LEVEL TO BE 140mm MINIMUM ABOVE ADJOINING GROUND LEVEL.
16. STORM WATER TO BE DRAINED TOWARDS AND TO DISCHARGE ONTO STREET, GOLF COURSE OR DAM AS DETERMINED ON SITE.
18. GLAZING:
    ALL GLAZING INSTALLED , TO BE DONE IN ACCORDANCE WITH SABS 0137, AS EXPLAINED IN THE NBR, PART N
19. PLUMBING:
    ALL SEWERS UNDER BUILDINGS TO BE ENCASED IN CONCRETE.
    MIN. INVERT LEVEL = 450 MIN. BELOW GROUND LEVEL.
    SEWER FALL = 1:40 MIN.
    ALL SEWER & DRAINAGE PIPES TO BE CONCEALED WITHIN WALLS
20. CEILINGS:
    GYPSUM BOARD (OR OTHER MATERIAL SPECIFIED) ON 38 x 38 BATTENS AT 450 CRS. MAX.
21. CONCRETE FLOOR SLABS AND FOUNDATION AS PER ENG. DETAIL

REVISIONS

NO	DATE	DESCRIPTION	SIGNED

CLIENT

HOUSE ZADOROCHWYA/ YEREMEENKO

PROJECT

ALTERATIONS TO HOUSE
ERF 7854, THE HEADS
KNYSNA

Professional Land Surveyors
Township Planners, GIS & GPS Consultants
Topographic, Sectional Title & Engineering Surveys
13 Pitt Street P.O.Box 173 Knysna 6570
Tel.: (044) 382 5071 / 382 7161 Fax: (044) 382 7162
e-mail: vpm.survey@pixie.co.za

TITLE

ELEVATIONS

DESIGN	DATE	SCALE	PROJECT NO.
TWJJ	27 DEC 2006	1:100	2004 / 19

DWG. NO. 19/2004/PH

PAGE 5/8

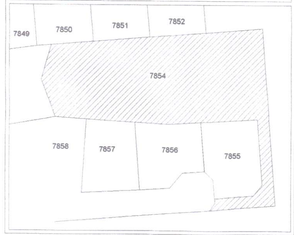
ELECTRICAL LEGEND

- Low voltage lamps
- Double plugs
- tel Telephone point
- tv TV point
- Fluorescent light
- 900mm Low Wall light
- db Dist. board
- Meter box
- Ripple relay
- Door bell
- b Internal bell

SIZING SCHEDULE

Erf	5166.4 M2
Basement Floor	45.2 M2
Ground Floor	681.0 M2
First Floor	438.5 M2
Total	1164.7 M2
Footprint	701 M2
Coverage	13.6 %

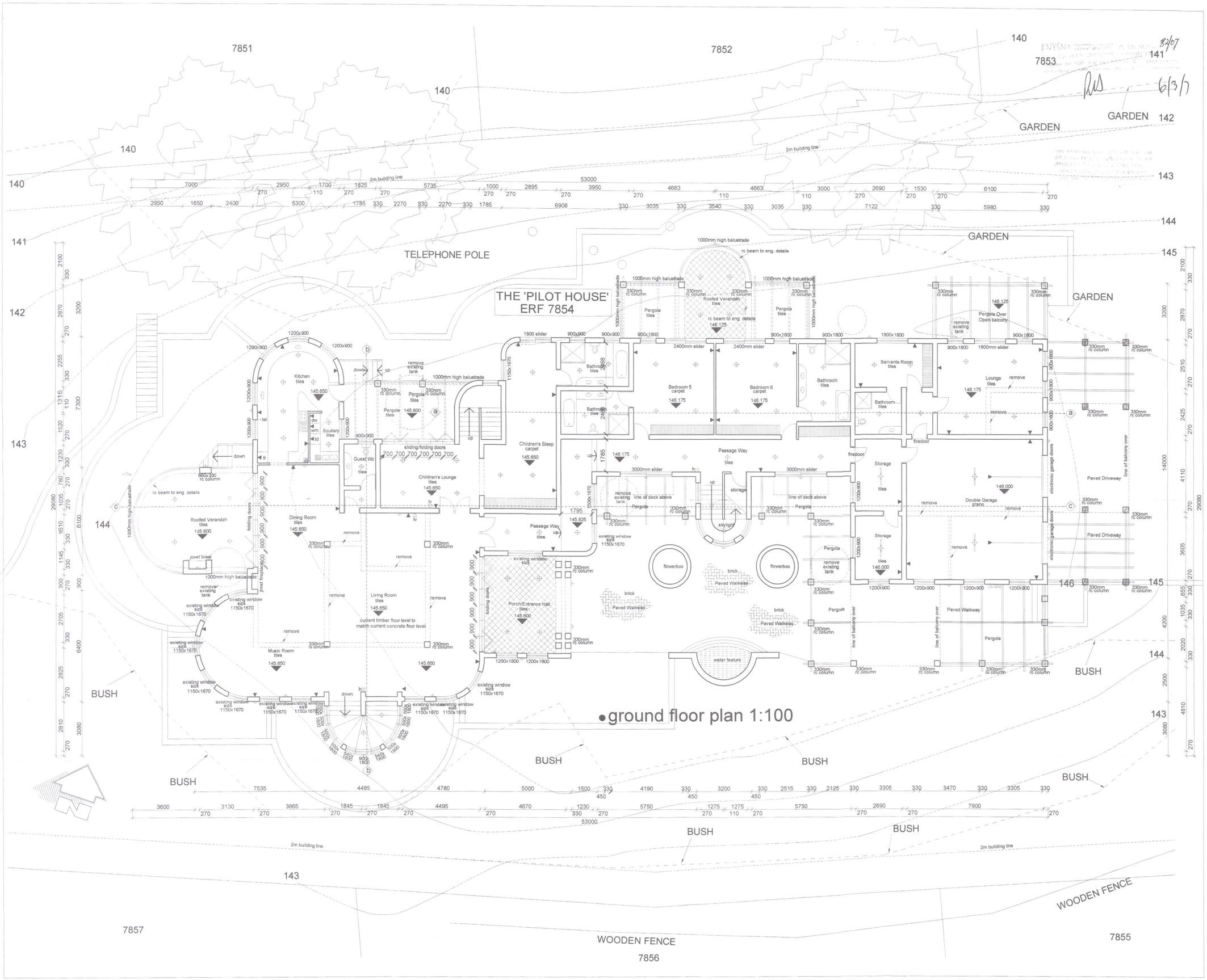
LOCALITY PLAN



© COPYRIGHT IS RESERVED AND ASSERTED BY DESIGNER

WESSELS JOYCE ASSOCIATES
architects designers planners
NICO WESSELS SACAP 2484
TOM JOYCE SACAP ST1044
PO BOX 1274 KNYSNA 6570
TEL: 044-3820402 / FAX: 044-3825427
EMAIL: twj@knysna-architecture.co.za
www.knysna-architecture.co.za

©WESSELS JOYCE ASSOCIATES 2005



NOTES

BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED
ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS S.A.B.S. 0400 CODE OF PRACTICE
2. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
3. ALL LEVELS, DIMENSIONS, POSITIONS AND No OF STEPS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
4. DRAWINGS ARE NOT TO BE SCALED.
5. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANT'S DRAWINGS WHERE APPLICABLE.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS AND ANY DOUBT AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES TO BE REPORTED TO THE CLIENT IMMEDIATELY.
7. NO FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY LINES.
8. ALL ELECTRICAL AND DRAINAGE WORK TO BE DONE BY REGISTERED TRADESMEN.
9. PRE-CAST CONCRETE LINTELS USED OVER ALL OPENINGS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
10. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICKWORK EVERY FIVE COURSES.
11. TWO COURSES OF BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS.
12. THE CONTRACTOR SHOULD TAKE NECESSARY PRECAUTION TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, FENCES OR ANY OTHER PROPERTY.
13. PROVIDE DAMP-PROOF COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS
14. PROVIDE VERTICAL DAMP-PROOF TO ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL.
15. FLOOR LEVEL TO BE 140mm MINIMUM ABOVE ADJOINING GROUND LEVEL.
16. STORM WATER TO BE DRAINED TOWARDS AND TO DISCHARGE ONTO STREET, GOLF COURSE OR DAM AS DETERMINED ON SITE.
18. GLAZING:
ALL GLAZING INSTALLED , TO BE DONE IN ACCORDANCE WITH SABS 0137, AS EXPLAINED IN THE NBR, PART N
19. PLUMBING:
ALL SEWERS UNDER BUILDINGS TO BE ENCASED IN CONCRETE.
MIN. INVERT LEVEL = 450 MIN. BELOW GROUND LEVEL.
SEWER FALL = 1:40 MIN.
ALL SEWER & DRAINAGE PIPES TO BE CONCEALED WITHIN WALLS
20. CEILINGS:
GYPSUM BOARD (OR OTHER MATERIAL SPECIFIED) ON 38 x 38 BATTENS AT 450 CRS. MAX.
21. CONCRETE FLOOR SLABS AND FOUNDATION AS PER ENG. DETAIL

REVISIONS

NO	DATE	DESCRIPTION	SIGNED

CLIENT

HOUSE ZADOROCHWYA/ YEREMEENKO

PROJECT

ALTERATIONS TO HOUSE
ERF 7854, THE HEADS
KNYSNA

Professional Land Surveyors
Township Planners, GIS & GPS Consultants
Topographic, Sectional Title & Engineering Surveys
13 Pitt Street P.O.Box 113 Knysna 6570
Tel: (044) 382 5071 / 382 7161 Fax: (044) 382 7162
e-mail: vpm.survey@pixie.co.za

TITLE

FLOOR PLANS

DESIGN	DATE	SCALE	PROJECT NO.
TWJJ	27 DEC 2006	1:100	2004 / 19

DWG. NO.	PAGE
19/2004/PH	2/8

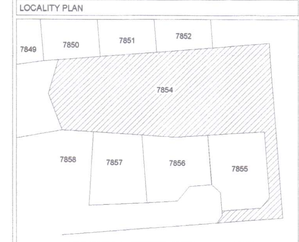
ELECTRICAL LEGEND

- Low voltage lamps
- Double plugs
- tel — Telephone point
- tv — TV point
- Fluorescent light
- 900mm Low Wall light
- db — Dist. board
- Meter box
- Ripple relay
- Door bell
- b — Internal bell

SIZING SCHEDULE

Erf	5166.4 M2
Basement Floor	45.2 M2
Ground Floor	681.0 M2
First Floor	438.5 M2
Total	1164.7 M2
Footprint	701 M2
Coverage	13.6 %

LOCALITY PLAN



© COPYRIGHT IS RESERVED AND ASSERTED BY DESIGNER

WESSELS JOYCE ASSOCIATES
architects designers planners
NICO WESSELS SACAP 2484
TOM JOYCE SACAP ST1044
PO BOX 1274 KNYSNA 6570
TEL: 044-3820402 / FAX: 044-3825427
EMAIL: twj@knysna-architecture.co.za
www.knysna-architecture.co.za

©WESSELS JOYCE ASSOCIATES 2005

7851

7852

7853

140

141

142

143

144

145

146

2m building line

TELEPHONE POLE

THE 'PILOT HOUSE'
ERF 7854

GARDEN

BUSH

WOODEN FENCE

7856

7857

7855

house above

remove existing tank

a

b

c

6160
5500
330

bituthene 3000 waterproofing on 330mm rc wall to engineers detail and design

Vaulted Cellar
brick paved
143.025

up

11330
5500
6160
330
1820
270
2090
2610
3080

4500
1560
3960
1170
6060

• basement floor plan 1:100

8/07

6/3/7

NOTES

BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED
ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS S.A.B.S. 0400 CODE OF PRACTICE
2. ANY ERRORS, DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
3. ALL LEVELS, DIMENSIONS, POSITIONS AND No OF STEPS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.
4. DRAWINGS ARE NOT TO BE SCALED.
5. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND CONSULTANT'S DRAWINGS WHERE APPLICABLE.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS AND ANY DOUBT AS TO THE ACCURACY OF BOUNDARY PEGS OR LINES TO BE REPORTED TO THE CLIENT IMMEDIATELY.
7. NO FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY LINES.
8. ALL ELECTRICAL AND DRAINAGE WORK TO BE DONE BY REGISTERED TRADESMEN.
9. PRE-CAST CONCRETE LINTELS USED OVER ALL OPENINGS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. BRICK FORCE REINFORCING TO BE INSTALLED IN SUBSTRUCTURE BRICKWORK EVERY FIVE COURSES.
11. TWO COURSES OF BRICKFORCE REINFORCING TO BE INSTALLED ABOVE WINDOW AND DOOR OPENINGS.
12. THE CONTRACTOR SHOULD TAKE NECESSARY PRECAUTION TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, FENCES OR ANY OTHER PROPERTY.
13. PROVIDE DAMP-PROOF COURSE TO WALLS AT SLAB LEVEL AND UNDER ALL SILLS
14. PROVIDE VERTICAL DAMP-PROOF TO ALL CHANGES IN FLOOR LEVELS AND IN EXTERNAL WALLS WHERE THE GROUND LEVEL IS HIGHER THAN THE INTERNAL FLOOR LEVEL.
15. FLOOR LEVEL TO BE 140mm MINIMUM ABOVE ADJOINING GROUND LEVEL.
16. STORM WATER TO BE DRAINED TOWARDS AND TO DISCHARGE ONTO STREET, GOLF COURSE OR DAM AS DETERMINED ON SITE.
18. GLAZING:
ALL GLAZING INSTALLED , TO BE DONE IN ACCORDANCE WITH SABS 0137, AS EXPLAINED IN THE NBR, PART N
19. PLUMBING:
ALL SEWERS UNDER BUILDINGS TO BE ENCASED IN CONCRETE.
MIN. INVERT LEVEL = 450 MIN. BELOW GROUND LEVEL.
SEWER FALL = 1:40 MIN.
ALL SEWER & DRAINAGE PIPES TO BE CONCEALED WITHIN WALLS
20. CEILINGS:
GYPSUM BOARD (OR OTHER MATERIAL SPECIFIED) ON 38 x 38 BATTENS AT 450 CRS. MAX.
21. CONCRETE FLOOR SLABS AND FOUNDATION AS PER ENG. DETAIL

REVISIONS

NO	DATE	DESCRIPTION	SIGNED

CLIENT

HOUSE ZADOROCHWYA/ YEREMEENKO

PROJECT

ALTERATIONS TO HOUSE
ERF 7854, THE HEADS
KNYSNA

VPM SURVEYS
Professional Land Surveyors
Township Planners, GIS & OPS Consultants
Topographic, Sectional Title & Engineering Surveys
13 Pitt Street P.O.Box 173 Knysna 6570
Tel. (044) 382 5071 / 382 7161 Fax. (044) 382 7162
e-mail: vpm.survey@pixie.co.za

TITLE

FLOOR PLANS

DESIGN	DATE	SCALE	PROJECT NO.
TWJJ	27 DEC 2006	1:100	2004 / 19

DWG. NO.	PAGE
19/2004/PH	1/8

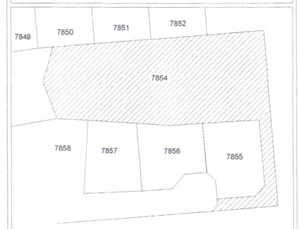
ELECTRICAL LEGEND

- Low voltage lamps
- Double plugs
- tel Telephone point
- tv TV point
- Fluorescent light
- 900mm Low Wall light
- db Dist. board
- Meter box
- Ripple relay
- Door bell
- b Internal bell

SIZING SCHEDULE

Erf	5166.4 M2
Basement Floor	45.2 M2
Ground Floor	681.0 M2
First Floor	438.5 M2
Total	1164.7 M2
Footprint	701 M2
Coverage	13.6 %

LOCALITY PLAN



© COPYRIGHT IS RESERVED AND ASSERTED BY DESIGNER

WESSELS JOYCE ASSOCIATES
architects designers planners
NICO WESSELS SACAP 2484
TOM JOYCE SACAP ST1044
PO BOX 1274 KNYSNA 6570
TEL: 044-3820402 / FAX: 044-3825427
EMAIL: twj@knysna-architecture.co.za
www.knysna-architecture.co.za

©WESSELS JOYCE ASSOCIATES 2006

KNYSNA MUNISIPALITEIT / MUNICIPALITY PLAN NO. 125/04
GOEDGEKEUR / APPROVED
Volgens die NBR / According to NBR
AGCITE DATE 7/7/04

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

© COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
ALL WORK TO BE CHECKED AND APPROVED BY ENGINEER BEFORE BUILDING

CONSTRUCTION NOTES

- BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
- ANY DISCREPANCIES ON THE DRAWING TO BE REPORTED TO THE ARCHITECT AND TAKEN INTO CONSULTATION BEFORE ANY OTHER WORK PROCEEDS
- DIMENSIONS NOT TO BE SCALED FROM PHOTOSTATED DRAWING
- ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN RECORDED OTHERWISE BY OWNER OR ARCHITECT
- ALL WORK TO NEW SPECIFICATIONS
- COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
- DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED

HOUSE ZADOROCHWYA / YEREMEENKO
ERF 7854
KNYSNA

DRAWING NO 19/2004/PH

LAND SURVEYOR

VPM SURVEYS
Professional Land Surveyors
Township Planners, GIS & LPI's Consultants
Topographic, Sectional Title & Townwise Surveys
13 Pitt Street P.O.Box 1778 George 6530
tel. (044) 382 5075 / 382 7661 fax. (044) 382 7662
e-mail: vpm.surveys@mweb.co.za

OTHER NOTES

SITE PLAN LAYOUT
SCALE 1:200

ELECTRICAL LEGEND		SIZING SCHEDULE	
	Low voltage lamps	ERF	9600 M2
	Double plugs		
tel	Telephone point	BASEMENT LEVEL	46.2M2
tv	TV point		
	Fluorescent light	GROUND FLOOR	693M2
	Wall light		
	Dist. board	FIRST FLOOR	458.9M2
	Meter box		
	Ripple relay	FOOTPRINT	7.0M2
	Door bell		
	Internal bell	COVERAGE	15.6%

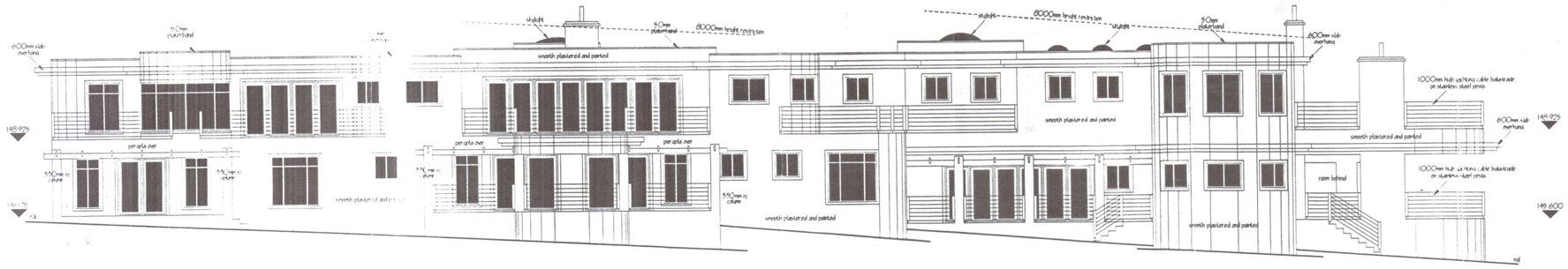
ARCHITECTS
KNYSNA ARCHITECTS
ARCHITECTS DESIGNERS PLANNERS
PO BOX 1274 KNYSNA 6570
TEL / FAX: 044-3840930
E / MAIL: tw@knysna-architecture.co.za
www.knysna-architecture.co.za

• site plan layout 1:200

KNYSNA MUNISIPALITEIT / MUNICIPALITY PLAN NO: 124/04
GOEDGEKEUR / APPROVED
Volgens die NBR, Wet No 103 van 1977 soos gewysi
According to NBR, Act No 103 of 1977 as ammended
AGOITE [signature] DATE 7/7/4

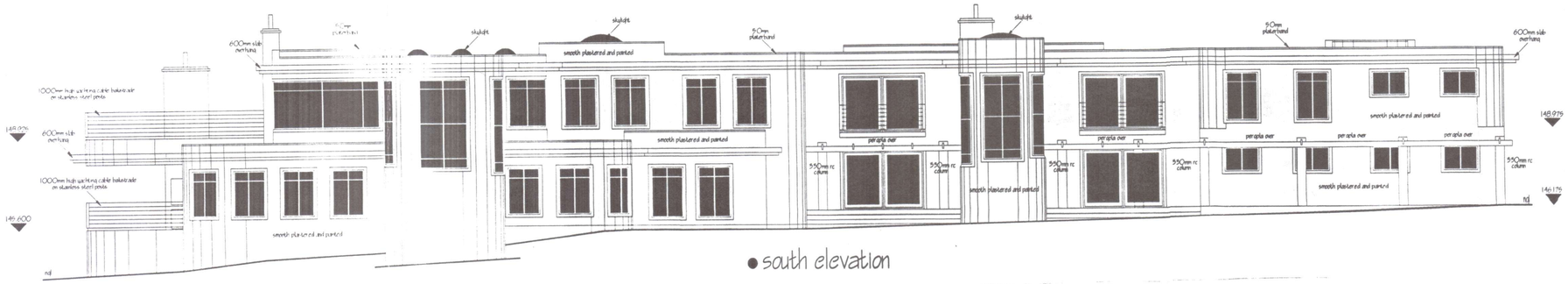
THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ZONING SCHEME REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY

BUILDING HEIGHT MAY NOT
EXCEED HEIGHT INDICATED ON PLAN
REGISTERED SURVEYOR TO CERTIFY
HEIGHT ON COMPLETION

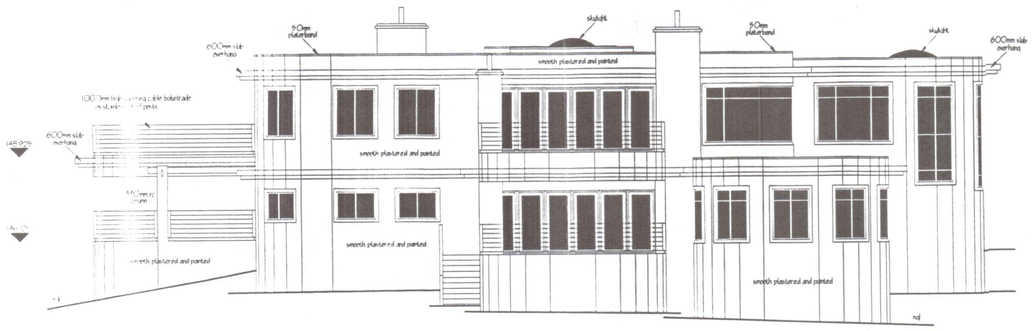


● north elevation

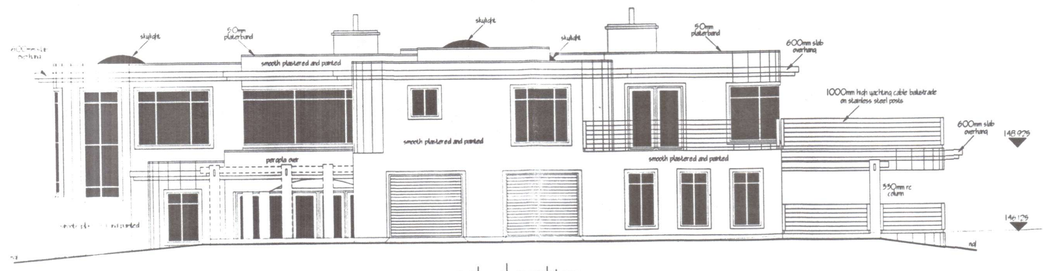
BUILDING HEIGHT MAY NOT
EXCEED HEIGHT INDICATED ON PLAN
REGISTERED SURVEYOR TO CERTIFY
HEIGHT ON COMPLETION



● south elevation



● west elevation



● east elevation

© COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
ALL WORK TO BE CHECKED AND APPROVED BY ENGINEER BEFORE PUBLISH

CONSTRUCTION NOTES

- BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE
- ANY DISCREPANCIES ON THE DRAWING TO BE REPORTED TO THE ARCHITECT AND GIVEN NO CONSIDERATION BEFORE ANY OTHER WORK PROCEEDS
- DIMENSIONS NOT TO BE SCALED FROM PHOTOCOPIED DRAWINGS
- ALL WORK TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT
- ALL WORK TO NBR STANDARDS
- COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
- DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED

HOUSE ZADOROCHWYA / YEREMEENKO
ERF 7854
KNYSNA

DRAWING NO 19 / 2004 / PH

LAND SURVEYOR

VPM SURVEYS
Professional Land Surveyors
Township Planners, GIS & GPS Consultants
Associate: Sectional Title & Boundary Schemes
13 Pic Str, P.O.Box 1179 Knysna 6570
Tel. (044) 382 1670 / 382 1680 Fax. (044) 382 1642
e-mail: vpm.surveys@mweb.co.za

OTHER NOTES

ELEVATIONS
SCALE 1:100

ELECTRICAL LEGEND

- Low voltage lamps
- Double plugs
- Telephone point
- TV point
- Fluorescent light
- Wall light
- Ovhl. board
- Meter box
- Ripple relay
- Door bell
- Internal bell

SIZING SCHEDULE

ERF	5166.4M2
BASEMENT LEVEL	46.2M2
GROUND FLOOR	68M2
FIRST FLOOR	458.6M2
FOOTPRINT	70M2
COVERAGE	13.6%

ARCHITECTS

KNYSNA ARCHITECTS
ARCHITECTS DESIGNERS PLANNERS
P.O.BOX 1274 KNYSNA 6570
TEL / FAX: 044-3843930
E / MAIL: tw@knysnaarchitecture.co.za
www.knysnaarchitecture.co.za

KNYSNA MUNISIPALITEIT / MUNICIPALITY PLAN NO. 125/04
GOEDGEKEUR / APPROVED
Volgens die NBR, Wet No 103 van 1977 soos gewysi
According to the NBR, Act No 103 of 1977 as ammended
AGENT [signature] DATE 7/7/4

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.

© COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
ALL WORK TO BE CHECKED AND APPROVED BY ENGINEER BEFORE BUILDING

CONSTRUCTION NOTES

- BUILDERS AND CONTRACTOR TO VERIFY ALL LEVELS, MEASUREMENTS AND NOTES BEFORE CONSTRUCTION PROCEEDS OR ANY WORK TAKES PLACE.
- ANY DISCREPANCIES ON THE DRAWING TO BE REPORTED TO THE ARCHITECT AND TAKEN INTO CONSIDERATION BEFORE ANY OTHER WORK PROCEEDS.
- DIMENSIONS NOT TO BE SCALED FROM PHOTOCOPIED DRAWINGS.
- ALL WORKS TO TAKE PLACE EXACTLY ACCORDING TO PLAN EXCEPT WHEN DECIDED OTHERWISE BY OWNER OR ARCHITECT
- ALL WORK TO NBR STANDARDS.
- COPYRIGHT IS RESERVED AND ASSERTED BY ARCHITECT
- DRAWING NOT TO BE USED FOR ANY PURPOSE OTHER THAN INTENDED

HOUSE ZADOROCHWYA / YEREMEENKO
ERF 7854
KNYSNA

DRAWING NO 19/2004/PH

LAND SURVEYOR

VPM SURVEYS
Professional Land Surveyors
Township Planners, GIS & GPS Consultants
Townsquare, Sentrum Mall & Shopping Centre
PO Box 1274 KNYSNA 6570
Tel. (044) 382 5078 / 382 7616 Fax (044) 382 7612
e-mail: vpm@mweb.co.za

OTHER NOTES

FLOOR PLANS
SCALE 1:100

ELECTRICAL LEGEND	
	Low voltage lamps
	Double plugs
tel	Telephone point
tv	TV point
	Fluorescent light
	Wall light
	Desk board
	Meter box
	Ripple relay
	Door bell
b	Internal bell

SIZING SCHEDULE	
ERF	9166.4M2
BASEMENT LEVEL	45.2M2
GROUND FLOOR	693M2
FIRST FLOOR	458.9M2
FOOTPRINT	70M2
COVERAGE	15.6%

ARCHITECTS

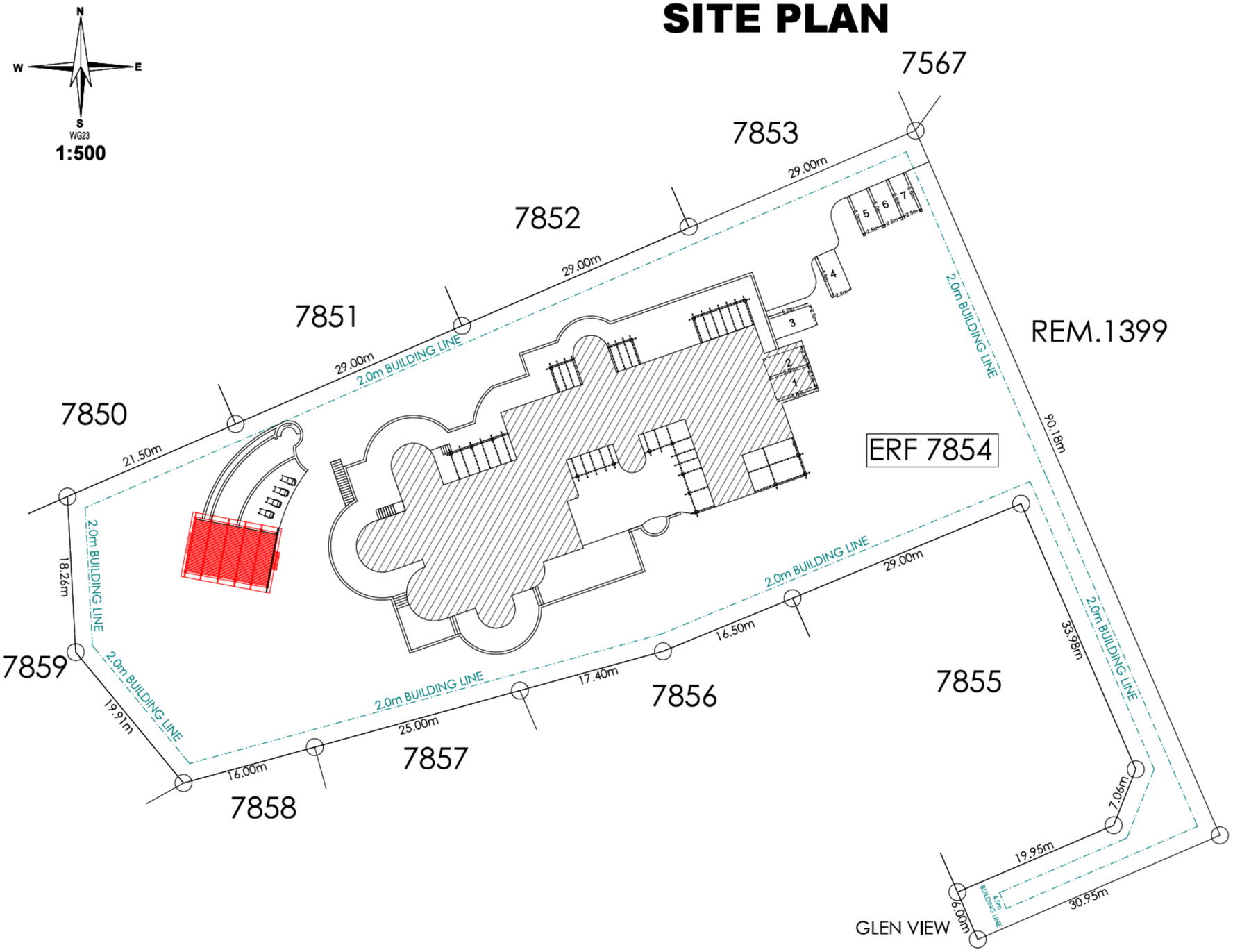
KNYSNA ARCHITECTS
ARCHITECTS DESIGNERS PLANNERS
PO BOX 1274 KNYSNA 6570
TEL / FAX: 044-3840330
E / MAIL: tw@knysna-architecture.co.za
www.knysna-architecture.co.za

THE 'PILOT HOUSE'
ERF 7854

• first floor plan 1:100

7851 7852 7853 7854 7855 7856 7857

SITE PLAN



NOTES:

Sizes and dimensions are approximate and subject final survey

ERF 7854 KNYSNA

DRW NR.: SP/7854/KNY

KNYSNA MUNICIPAL AREA

DATE : 24 JUNE 2025

Planning Space
Town and Regional Planners
Quayside Office Park, Corner of Hedge & Gordon Street, Unit 6 Ground Floor
Knysna, 6570
Cell: (066) – 222 0016
Email: admin@planningspace.co.za
Website: www.planningspace.co.za

COPY RIGHT:

This Plan may not be copied or amended without the written consent of Planning Space