ITEM TO:
Municipal Planning Tribunal

Knysna
Municipality Munisipaliteit uMasipala
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APPLICATION NO.	3545
REPORT AUTHOR	Linda Mniki
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/3672
TELEPHONE NO.	044 302 6383
APPLICATION DATE	2025-08-21

LAND USE ASSESSMENT REPORT: ERF 109 BRENTON: ADMINISTRATOR'S CONSENT AND PERMANENT DEPARTURE

PART B: APPLICANT DETAILS	
Name & Surname	Lundikazi Khuphiso
Company name	Planning Space PTY LTD
SACPLAN registration number	C/9271/2020
Registered owner(s)	Salomo Stefanus Mulder Vermaak and Karin Suzette
PART C: PROPERTY DETAILS	
Property description	Erf 109 Brenton
Property Extent	1053sqm
Physical address	109 Watsonia Avenue, Brenton
Area/Town	Brenton on Sea
Current zoning	Single Residential Zone I
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Vacant
Are there existing buildings on the property?	No
Title Deed number & date	T000007415/2025 2025-02-18
Any restrictive title conditions applicable?	Yes
Any third party conditions applicable?	None
Any unauthorised land use/building work?	Yes
Bondholder's Consent	Yes

1. APPLICATION DESCRIPTION

The applications are for the following:

1.1. Administrator's Consent as contemplated in restrictive title condition D.(6)(d) to allow the relaxation of the prescribed street building line as shown on plan numbered "J740-A000-C" dated 09 May 2025, in respect of Erf 109, Brenton.

1.2. The permanent departures in terms of Section 15(2)(b) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) for the following on Erf 109, Brenton as shown on plan numbered "J740-A000-C" dated 09 May 2025, in respect of Erf 109, Brenton:

1.2.1. The relaxation of the maximum permissible height measured from natural ground of "dwelling house" of the Knysna Zoning Scheme By-law (2020), from 8.5m to 10.14m of the proposed dwelling house.

1.2.2. The relaxation of the street building line for "dwelling house" of the Knysna Zoning Scheme By-law (2020), from 4.5m to 3,0m to allow for portions of the proposed dwelling house.

2. PRE-APPLICATION CONSULTATION

A pre-application meeting was held on 17 July 2025 where the applicant requested advice relating to the definition of a floor and the number of storeys, wondering whether the proposed parking below the dwelling house will be considered a storey. The Municipality highlighted that the only application to be submitted in respect of height shall not be related to the number of storeys but the maximum permissible height of 8.5m, measured above natural ground level.

3. SUMMARY OF APPLICANT'S MOTIVATION

3.1. The current use of the site is 'vacant' as it fell victim to the June Infernos, ruining the previous home.

3.2. Following the Knysna June infernos of 2017, the proposed development of Erf 109 Brenton entails a rebuild with slight repositioning of a raised dwelling house, placed on stilts closer to the street boundary, due to the steep topography of the site. The space below the dwelling will therefore be used for parking purposes.

3.3. These contingencies shall promote the functionality of the structure, creating practical accessibility where there will be alignment of the ground floor with the existing paved platform. In addition, the repositioning of the proposed dwelling house shall reduce the building height that previously stood taller at 10.3m, according to the approved building plans of 21 October 2002.

3.4. Other than the steep terrain of the Brenton-on-Sea area, the applicant's motivation holds that the proposal is in keeping with the character of the area, development of Erf 109 Brenton will also yield

security benefits for the neighbourhood instead of the vacant and overgrown site. In addition, the relaxation of the street building line shall not obstruct safe sight lines nor obstruct traffic movement. The proposal will not have an adverse impact on municipal services as the infrastructure connections are still in existence and sufficient for the purposes of a dwelling house.

3.5. With regards to the application for Administrator's Consent, the applicant highlights that the restrictive conditions contained in the title deed were imposed during township establishment and most of the said conditions have been fairly upheld in the development parameters of Zoning Schemes which were later adopted.

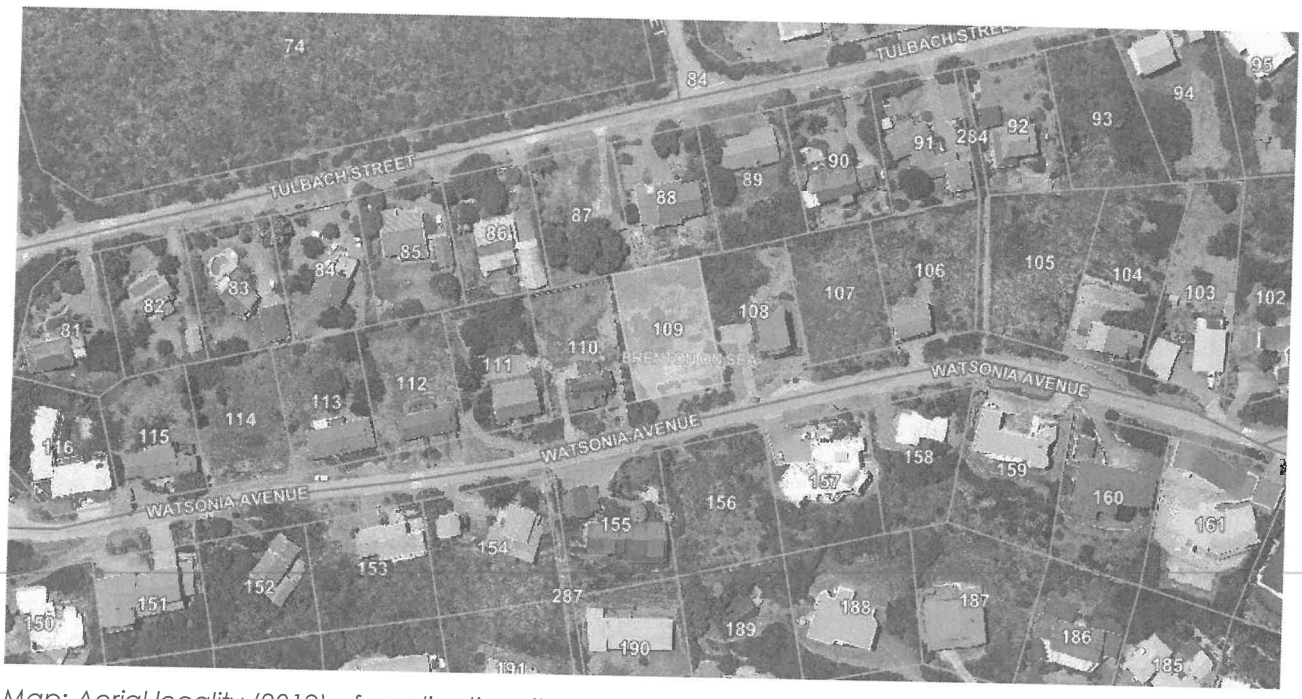
4. PUBLIC PARTICIPATION

Method of Advertising		Date Published	Closing Date
Press	No		
Gazette	No		
Notices	No	2025-09-11	2025-10-11
Ward Councillor	Yes	2025-09-11	2025-10-19
Site Notice	No		
Community Organisations	No		
Public Meeting	N/A		
Third Parties	No		
Total Valid Comments	3 (Three)	Total comments and petitions refused	1 (One)
Valid Petitions	0	No of signatures	n/a
Community organisation(s) response	None	Ward Councillor response	None
Was public participation undertaken in accordance with section 45- 49 of the Spatial Planning and Land Use Management By-law (2021)			Yes

4.1. Summary of Comments Received during Public Participation

4.1.1. Public participation and circulation of the application was undertaken between 11 September 2025 and 13 October 2025. During the period, there were positive comments received from internal departments as well as objections from the following neighbouring property owners:

Erf No. :	Objector	Date Received
Erf 108	Ms C Harte	07 October 2026
Erf 157	RP Masipa	17 September 2026
Erven 155 & 156	Mr. & Mrs. A Jillings	13 October 2026



Map: Aerial locality (2019) of application site and surrounding interested and affected parties

4.1.2. The concerns raised by the owner(s) of Erf 108 Brenton mainly relate to the proposed relaxation from the 8.5m height restriction. The objector argues that based on the contour plan submitted by the applicant, there are no site-specific circumstances which necessitate the proposed height of 10.14m above natural ground level (ngl) on the application site. The objector notes that the previous dwelling house had approval for a height of more than 10m, however, new considerations must be made. It is said that not only will it serve the interests of only the owner of Erf 109 Brenton, but it will have a detrimental impact to the south-westerly views enjoyed from the bedroom and living room of Erf 108 Brenton (that bares similar topographical constraints) whereas the objector was able to develop their home in compliance with the zoning scheme development parameters.

4.1.3. Thus, emphasis has been made to reiterate the importance of both the restrictive title deed conditions as well as the parameters included in a zoning scheme, as they seek to establish uniformity in the built form of a neighbourhood. Such predictability encourages investment and therefore the proposal shall devalue the investment Erf 108 have made on their own property.

4.1.4. The objection from the owner of Erf 157 Brenton carried a similar contestation stating that, "*almost every buyer in Brenton-on-Sea has been attracted to the area by harmony of property development which is a result of adherence to the By-laws*" and that the approval of both the building line relaxation and the height relaxation shall be an eyesore, overpowering all the buildings around it as well as blocking views from other properties".

4.1.5. In another objection, the owners of Erven 155 & 156 Brenton, state that the development proposal of Erf 109 Brenton would "create room for precedent which would not serve the community of Brenton".

4.1.6. A late objection was received from A Theron of Erf 110 Brenton on 03 November 2025.

4.2. **Summary of Comments from Departments/Organs of State**

Department	Comment Requested (T=Yes/F=No)	Comment Received	Recommendation
Infrastructure Services	T	Tue Sep 30 2025 11:19:00 GMT+0200 (South Africa Standard Time) Comment by JOYAN: No objection	Positive
Environmental Services	T	Fri Oct 03 2025 09:36:07 GMT+0200 (South Africa Standard Time) Comment by SOUTHEYK: Supported.	Positive

4.3. **Summary of Applicant's Reply to Comments**

4.3.1. In response to the objection from the adjacent Erf 108 Brenton, the applicant stated that the objector overestimated both the extent of the potential impact of the proposed height as well as the entitlement to a view. Firstly, the applicant provides that the southerly views of the neighbouring property are wholly unaffected by the development of the application site and that the westerly ocean views from the objector's property would be partial and attributed to the lawfully allowable mass a dwelling house on Erf 109, Brenton. This is to say that, compliance with the development

parameters for a property zoned, "Single Residential Zone I", particularly the 8.5m height restriction, would still result in the negligible hindrance of views.

4.3.2. The second aspect of the applicant's arguments stated that the objector on Erf 108 Brenton purchased a property that neighboured Erf 109 Brenton which inherently had development rights, making future development an entirely foreseeable and legally anticipated occurrence. In this regard, the applicant provided that no property owner in South Africa holds a protected right to an unobstructed view over a neighbouring property zoned and available for development.

4.3.3. Based on a 1m grid overlay, the applicant highlighted that objector's own property is unlikely to be compliant with the development parameters, as it indicated that there are three storeys whereas the zoning scheme prescribes only 2 storeys; and that the height of the dwelling house is higher than the permissible 8.5m, in an attempt to emphasise matters related to the terrain in Brenton-on-Sea. The applicant also provided a photograph that reflected that the objector's house has historically been at a higher elevation than the previous house on Erf 109 Brenton.

4.3.4. The applicant addresses the precedent argument brought by all objectors, by pointing out that the provision for departures is expressly and deliberately built into the Knysna Spatial Planning and Land Use Management By-Law under Section 15(2)(b). Therefore, Departures from the zoning scheme represent a legislatively intended mechanism to allow flexibility in genuinely exceptional, site-specific circumstances such as steep terrain, without undermining the underlying intent of the zoning scheme. The existence of this mechanism means that granting departures where justified does not constitute an improper deviation from the system.

4.3.5. Furthermore, the applicant notes that precedent for height relaxations already exists in Brenton-on-Sea and that many properties in Watsonia Avenue have made use of stilts in the construction of their dwelling houses due to the steep slopes. As such. The applicant asserts that the proposal is fairly consistent with the character of the vicinity and recalls that the application is modest in comparison to the previously approved building on Erf 109 Brenton which had a height that was taller than the proposed 10.14m.

4.3.6. In addition to the potential contravening height of the objector's dwelling house, the applicant also questions the legitimacy of the solar panels on Erf 108, Brenton which are said to be at risk of losing sunlight as a result of the proposed applications on Erf 109, Brenton.

4.3.7. In response to the contestation to the street building line relaxation, the applicant states that, "*the lower lying northern slope is steep and undisturbed [...] and that the placement of the proposed house on the existing disturbed footprint is not an arbitrary design choice but a practical engineering response to site conditions*".

4.3.8. In addition, the applicant said, "*moving the house downslope, as suggested by the objector, would: (1) Require deep excavation, major retaining structures, and soil stabilisation measures, which will come at a substantial financial cost. (2) Increase environmental disturbance which include the removal of natural vegetation and stormwater management challenges, and which contradict sustainable building principles (as set out in SPLUMA Section 7(b)(iii): efficient use of land and minimal environmental impact)*". Therefore, the applicant rejects the notion that the proposal is only intended to maximise on scenic views as the owners are seeking to build a modest home on the same footprint as the previous structure.

4.3.9. Lastly, the applicant was notified of the late objection as Section 50(5) of the Spatial Planning and Land Use Management By-law provides that, the municipality may only accept comments submitted after the closing date where:

a) the applicant agrees to the acceptance; or

b) the person submitting the comment shows good reason why the comment was submitted late; and

c) the comment is different from, or materially adds to the comments already received within the time limit; and

d) in the opinion of the authorized official, recorded in writing with reasons, failure to consider the comment might have significant negative impacts on the environment or on the welfare or rights of affected parties.

4.3.10. In light of the aforementioned, the applicant rejected the late objection, stating that no reasons were provided for the untimely submission and neither does the content of the objection raise any new or material issues in respect of the proposal.

5. PROPOSAL ASSESSMENT

5.1. Application History

There is no history of previous land use planning submissions nor approval(s) in respect of Erf 109, Brenton, which could be found on the Town Planning Department's records.

5.2. **Considerations in terms of SPLUMA**

The Spatial Planning and Land Use Management Act (SPLUMA, 2013) is a framework law which sets broad principles for all land use planning and development in South Africa. The municipality believes that it is difficult to evaluate applications such as departures from development parameters, wherein the zoning uses have been established; or consent uses when considering the criteria outlined in SPLUMA. It is frequently challenging to persuasively illustrate the relevance of these ideas for small-scale applications of the subject's kind. At minimum, one may claim that this application is not in conflict with these criteria.

5.3. **Consistency with SDF, IDP and applicable Policies**

Similarly to the SPLUMA legislative considerations above, it can be challenging to properly demonstrate the applicability of the SDF for small-scale applications. It is at least argued that the applicant's motivation is consistent with the guidelines of the Spatial Development Framework (SDF, 2020) in so far as the site is within the urban edge and therefore, eligible for development.

5.4. **Impact on Municipal Engineering Services**

No objection was received from the Knysna Municipality Infrastructure Services Directorate; and therefore, no negative impact on municipal services is envisaged as a result of the relaxation of the height of the dwelling house and no services will be obstructed as a result of the street building line relaxation.

5.5. **Outcomes of Investigations/Applications i.t.o. other Legislation**

None applicable.

5.6. **Zoning Considerations**

Erf 109, Brenton is zoned "Single Residential Zone I" and the primary rights allow for the construction and use of a "dwelling house" as defined in the Knysna Zoning Scheme By-law (2020). No changes to the zoning are proposed nor required.

5.7. **Considerations to the removal of Restrictive Title Conditions**

The title deed in respect of Erf 109 Brenton contains a restrictive condition numbered C.6(d) that relates to building line parameters. Loosely translated, the condition is in favour of the Administrator and prescribes a street building line of 4.72m. Hence considerations shall be made with regards to the placement of the dwelling house 3m from the street cadastral boundary.

5.7.1. *The financial or other value of the rights*

This application shall have no financial value to the beneficiary, the Administrator, other than the application fees submitted in this respect. The Administrator imposed the conditions to regulate the residential character of the neighbourhood prior to the adoption of Zoning Scheme. As such, the considerations provided throughout the report assess the impact of the proposal which have been discussed in the assessment of comments, in the following section, below.

5.7.2. *The personal benefits which will accrue to the holder of rights and/or to the person seeking the removal*

The applicant will only benefit for the reason that the departures will allow the owner to deviate from the restrictive condition, which will allow for the landowner to construct a dwelling house within the prescribed street building line space. The property will still be subject to the restrictive condition and the zoning scheme regulations, including condition D.6(d) for future development proposals.

5.7.3. *The social benefit of the restrictive condition remaining in place, and/or being removed/amended*

Not applicable.

5.7.1. *Will the removal, suspension or amendment completely remove all rights enjoyed by the beneficiary or only some of those rights*

Not all the rights will be relinquished as those unrelated to the proposal will be retained. The owner or any successors in title will still have to apply for the consent, suspension or removal of the conditions listed in the applicable title deed which might be restrictive to any further developments, where applicable.

5.8. **Desirability of Proposal, Assessment of Comments & The Response of the Applicant**

5.8.1. This section endeavors to unpack the desirability of the proposal, provide and assessment of comments/ objections and the applicant's response due to the fact that the manner in which the development proposal has been put forth seems to conflate the matter of the street building line relaxation and the relaxation of the height.

5.8.2. The Knysna Zoning Scheme By-law (2020) defines 'height' as the vertical dimension of a structure from the natural ground level to the height point of such a structure, measured in metres. In addition, the said By-law limits the height of a dwelling house, stating that, at most 8.5m above natural ground level directly below a given point of the building with a maximum of 2 storeys; provided that a departure from the 2 storey limit may be considered due to the slope of the site. Clause 39(4) of the

zoning scheme also provides that, where a building site is elevated, filled or extended with excavated or any other material, the natural ground level is not altered unless approved by the Municipality in which case the Municipality must define a ground level for the purposes of administering the height restriction of the building.

5.8.3. The proposal entails not only a deviation from the prescribed height of a dwelling house, but its placement beyond the 4.5m street building line as well. The house shall be 2 storeys measured from the natural ground level (not existing ground level) and the encroachment of the height would comprise of the roof apex. Thought must be given to the fact that the Section 8 Zoning Scheme Regulations (1988) were applicable at the time that previous building plans were approved. The regulations defined height in terms of "Storey" which meant *a single level of a building, excluding a basement, which does not exceed a height of 4 m, measured from finished floor level to finished floor level or the top of the ceiling in the case of the top storey*. "Residential Zone I" zoned properties of the old scheme were limited to 2 (two storeys). Additional elements such as stilts and roofs therefore contributed to heights which exceed today's 8.5m height limitation, measured from natural ground level, in terms of the Knysna Zoning Scheme By-law (2020). On this basis, the character of the Brenton-on-sea area includes reasonable design elements which seem to contribute to the height considerations, of which in this instance, are in keeping with the immediate surrounds.

5.8.4. The placement of the dwelling house at 3m from the street cadastral boundary is said to be a contingency to ensure that the proposed dwelling house is positioned on the existing footprint, thus enabling access to the premises for parking underneath the house.

5.8.5. Motivation by the applicant highlighted that without the relaxation of the street building line, costly and extensive excavation of the site would be warranted which would infringe upon the sustainable development of Erf 109 Brenton, posing a threat to the natural environment and stormwater management and consequently also have an adverse impact on the neighbouring properties. The applicant additionally noted that the proposed encroachment of the street building line would not disturb traffic movement nor obstruct sight distances when entering or exiting the site. Significantly, the applicant's response to comments cited that an encroachment of the height would be required for the proposed design of the house, no matter its positioning on-site.

5.8.6. Notably, the objector (Erf 108 Brenton) highlighted that the contours of the application site do not reflect ground conditions that are of extreme undevelopable nature, to warrant the street building

line relaxation. However, given that the objector's ocean-views are also in a south westerly direction, it is understandable that the building line application on Erf 109 Brenton would be considered undesirable. It is not without agreement with the applicant's response that a view is a luxury rather than a 'right'. Although, it is reasonable to note that the potential of having ocean views would entice investment in a neighbourhood. Further response by the applicant provided that the objector purchased their property beside a vacant stand which was eligible for low-order residential development and that the allowable bulk would in any event obstruct the said views and sunlight desired by the owner of Erf 108 Brenton.

5.8.7. The criterion for desirability includes 'the impact on streetscape' as well as 'quality of life' of which the latter, relates to the access to sunlight. Neither the objectors nor the applicant substantially discussed the matter of the proposal's implications on streetscape. The second aspect regarding the obstruction of sunshine would be a considerable argument had there been approval for the objector's solar panels. Hence, the assessment concedes with the applicant's dispute that it should be disregarded, as no records for the approval of a lateral/ rear building line relaxation on Erf 108, can be found on the Town Planning department's records for the purpose.

5.8.8. Similarly, the applicant desires to build on the existing footprint, whereas there are no records for a previous approval for the relaxation of the street building line as prescribed in both the relevant zoning scheme and the title deed conditions. Therefore, it is considered that the proposed dwelling house will be an expansion of the previous building/ footprint; or the previous building was misplaced and not built in accordance with the previously approved building plans. The former highlights the fact that additional disturbance on site will be undertaken in any event.

5.8.9. Previous building plans did, however, reflect the height encroachment on Erf 109 Brenton. Whilst this may invoke a legitimate expectation for the consideration of a height deviation now, the historical factor does not hold water as a real right and its consideration would be limited to the recognition of a steep gradient. Nevertheless, the proposal complies neither with the criteria for non-conforming development rights and the proposal must be considered anew, in terms of the current zoning scheme prescripts, as highlighted by the objector.

5.8.10. With regards to the application being argued to be for self-serving purposes to maxmise on ocean views, it is considered that, that may not be the case and that the technicality of the design is based on the existing footprint which thus makes financial sense for the property owner of Erf 109 Brenton. In addition, the applicant argued that without the relaxation of the street building line, the

development of the site would be inconsistent with the SPLUMA principle of spatial efficiency should there be further disturbance which would have environmental implications and threaten stormwater management. The assessment considers the express intent of the principle as it refers to the need to create settlements that optimize the use of space, energy, infrastructure, resources and land. As discussed in the SPLUMA section above, it is difficult to apply the principles to proposals for departures which are minor whereas the principle is a broad framework which ought to be applied to settlement building. Hence, applicants' response is rejected and it is similarly recognised that SPLUMA enables the mechanisms afforded by the Planning By-law, for consideration to be given to the minor improvements (departures) as reiterated by the applicants themselves.

5.8.11. In essence, the existence of the building footprint is not a compelling enough argument for the approval of the building line relaxation. However, the relaxation of the height of the dwelling house is in-keeping with the character of the area and considered desirable.

6. RECOMMENDATION

It is recommended that:

6.1. That, the application for Administrator's consent to relax restrictive Title Deed Condition D (6) (d) to allow the relaxation of the street building line from 4.72m to 3m for the dwelling house, **Be Refused.**

6.2. That, the application for a departure from the provisions of the Knysna Zoning Scheme By-Law for the street building line relaxation from 4.5m to 3m to permit a portion of the planned dwelling house on Erf 109 Brenton, **Be Refused**, in terms of Section 60 of the Knysna Spatial Planning and Land Use Management By-law (2021).

6.3. That, **Approval Be Granted**, in terms of Section 60 of the Knysna Spatial Planning and Land Use Management By-law (2021), for the departure from the Knysna Zoning Scheme By-law (2020) to allow the relaxation of the height limitation of 8.5m to 10.14m to permit the proposed dwelling house as shown on plan numbered "J740-A000-C" dated 09 May 2025, in respect of Erf 109, Brenton.

7. RATIONALE

Height:

7.1. According to the Section 8 Zoning Scheme Regulations, the development parameter of 'height' was defined in terms of 'storeys', stating that a "Storey" means a single level of a building, excluding a basement, which does not exceed a height of 4 m, measured from finished floor level to finished floor level or the top of the ceiling in the case of the top storey. "Residential Zone I" zoned properties were limited to 2 (two storeys). Whereas, the current Zoning Scheme By-law (2020) measures 'height' from the

natural ground level and in the case of a property zoned "Single Residential Zone I" a dwelling house may not exceed a height of 8.5m measured from the natural ground level and 2 storeys without the approval of the Municipality.

7.2. Hence, the previously approved building plans in respect of Erf 109, Brenton, could indicate a building that measured 10.4m without planning permission. Whilst the previously approved building plans do not necessarily provide real rights to perpetuate a height of 10.4m in the case of 'new builds', the historical prescripts have certainly created a real precedent in the aesthetical character of Brenton-on-Sea, where stilts have been utilised and where it is comparable to the immediate vicinity which in this instance has been sufficiently shown to be lower than that of Erf 108 Brenton and fairly consistent with Erf 110, Brenton.

7.3. Notably, the position of the house is unlikely to change the height requirements to accommodate the design of the roof, based on a cursory assessment of the plans provided.

7.4. The matter is therefore, favourably considered inspite of the concerns raised in the objections, highlighting that the height proposal on Erf 109, Brenton is unlikely to affect the property values as it is consistent with the character of the area and therefore meets the criteria of desirability.

Street Building Line:

7.5. The proposal includes the relaxation of the street building line that is prescribed in the Knysna Zoning Scheme By-law (2020) as well as that which is contained as a restrictive condition in the Title Deed numbered T7415/2025. It is noted that the Infrastructure Services Directorate had no objection to the proposal insofar as maintaining safe sight-distances and obstruction to infrastructure are concerned. However, the applicant did not provide a compelling argument by means of perspectives on the streetscape nor examples of the precedent referred to for similar instances in Watsonia Avenue.

7.6. The proposal is considered to be potentially obtrusive on the streetscape. According to the approved building plans of Erven 108, 109 & 110, Brenton, the buildings are considerably set-back from the cadastral boundary as well as the building line.

7.7. Further to the matter, the applicant's motivation states that the proposal is to promote functionality and make use of the existing building footprint, thus avoiding additional disturbance to the site in accordance with the SPLUMA principle of efficiency. However, it is considered that the previous build did not encroach upon the street building line. In addition, the assessment found that the claims to SPLUMA arguable in that, it is a broad legislative framework that is applicable to settlement creation and difficult

to qualify on a site which has development rights including a coverage of 50% and situated within the urban edge.

7.8. There are no extenuating circumstances which warrant a street building line relaxation.

7.9. In light of the aforementioned, the relaxation of the street building line does not satisfy the criterion of desirability.

8. SUPPORTING APPLICATION DOCUMENTS

Annexure A – Application Plans
Annexure B - Applicant's Motivation Report
Annexure C – Previously Approved Building Plans
Annexure D – Copy of the Title Deed
Annexure E – General Plan
Annexure F – Aerial Photo
Annexure G – Notice and Mailing List
Annexure H – Comments & Objections
Annexure I – Applicant's Response

Erf 109 Brenton – Application Number 3545	
Author Name: LV MNIKI Date: 16·04·2026	Author Signature:
Registered planner name: S. NADUMBO SACPLAN registration number: A/1576/2012 Date: 16/04/2026	Registered Planner Signature:
Decision Maker: Municipal Planning Tribunal	

APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED

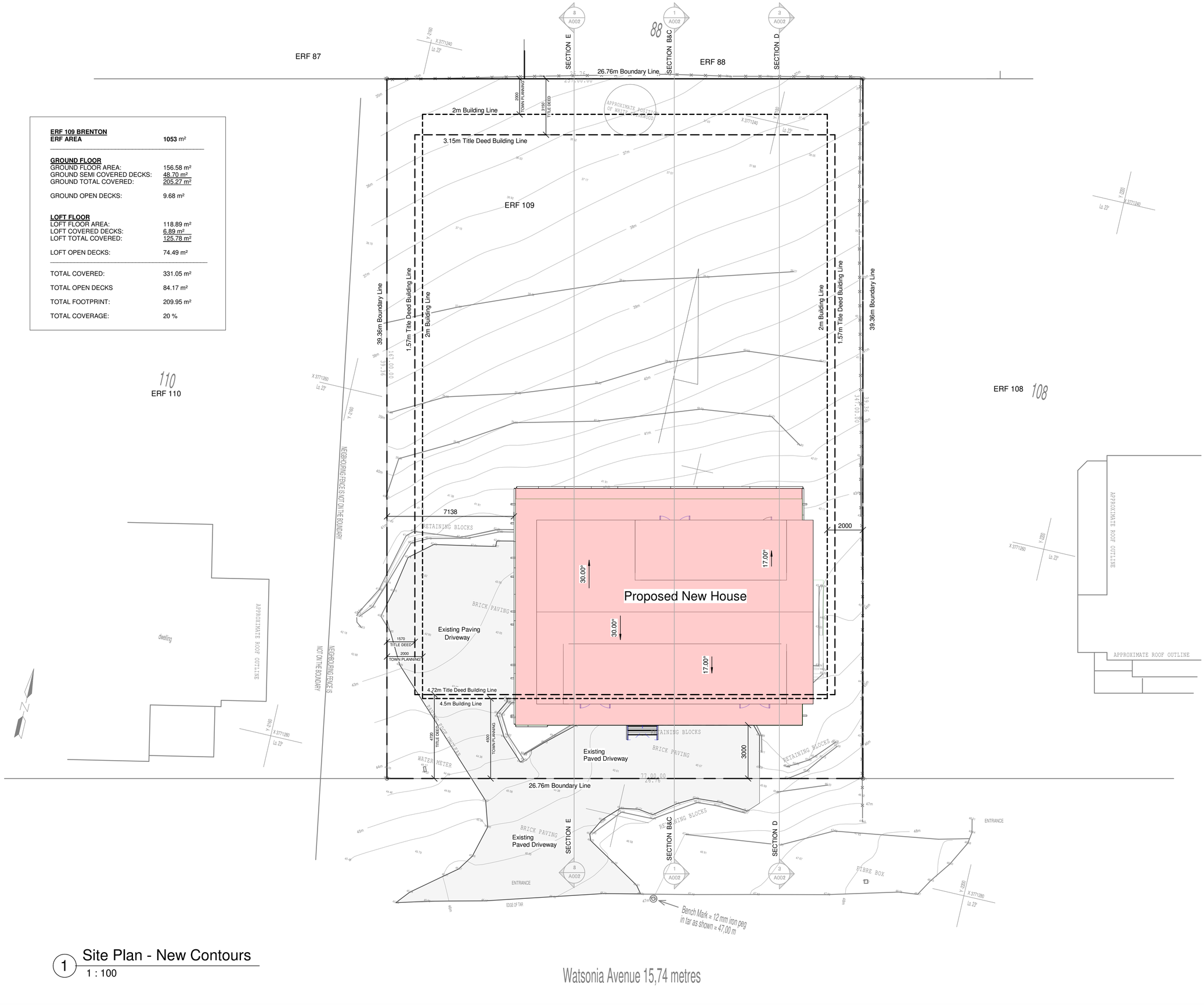
ERF 109 BRENTON
ERF AREA **1053** m²

GROUND FLOOR

GROUND FLOOR AREA:	156.58 m²
GROUND SEMI COVERED DECKS:	48.70 m²
GROUND TOTAL COVERED:	205.27 m²
GROUND OPEN DECKS:	9.68 m²

LOFT FLOOR

LOFT FLOOR AREA:	118.89 m²
LOFT COVERED DECKS:	6.89 m²
LOFT TOTAL COVERED:	125.78 m²
LOFT OPEN DECKS:	74.49 m²
TOTAL COVERED:	331.05 m²
TOTAL OPEN DECKS	84.17 m²
TOTAL FOOTPRINT:	209.95 m²
TOTAL COVERAGE:	20 %



1 Site Plan - New Contours
1 : 100

Watsonia Avenue 15,74 metres

T&B GROUP EST. 1965

TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
P.O. BOX 1365, KNYSNA, 6570
TEL: (044) 302 4500 FAX: (044) 382 5424

S.A. PATENT 90/9989

http://www.tandbgroup.co.za

Warning
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Please note:
All dimensions and levels to be verified on site prior to commencing of work. Only figured dimensions to be used, drawings are not to be scaled.

NB!!!
All work to national building regulations (SANS 10400)
All timber construction to comply to SANS 10082.
Glazing to comply to Part N & XA of SANS 10400 Edition 2
Chimney's & Fireplaces to comply to part V as per SANS 10400.
Timber sizes to be as per Specialist, and to comply with SANS 10082 Standard.

· ALL RAINWATER CATCHPITS & FULLBORE OUTLETS TO DISCHARGE AWAY FROM BUILDING.
· ALL CONCRETE WORK TO BE AS PER ENGINEER
· ALL STRUCTURAL EXPANSION JOINTS AS PER ENGINEERS DETAILS.
· ALL INDICATIVE FURNITURE IS NOT PART OF THIS CONTRACT

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Kim Botha - SACAP PAT54229292

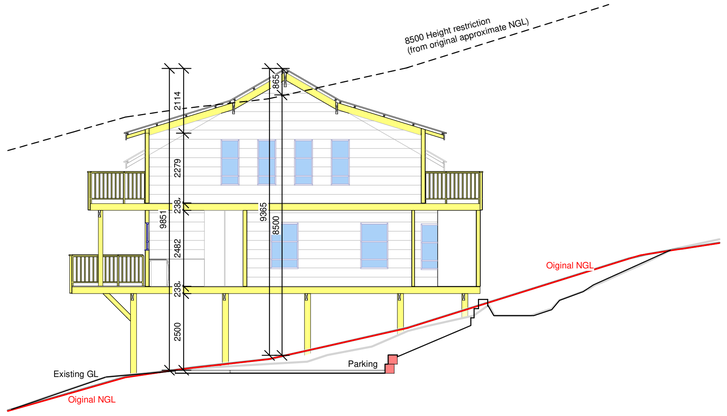
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Owner of property

No.	Description	Date
A	Contour Plan Added	12.05.2025
B	Departure	21.05.2025
C	Changes by client	18.06.2025

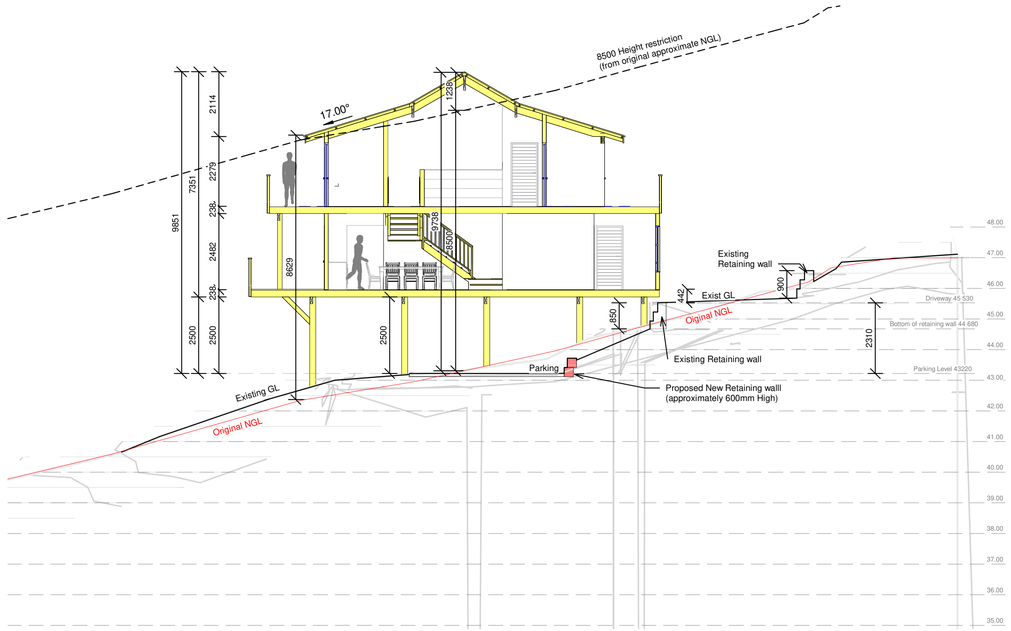
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Site Plan

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A000- C
Scale	1 : 100

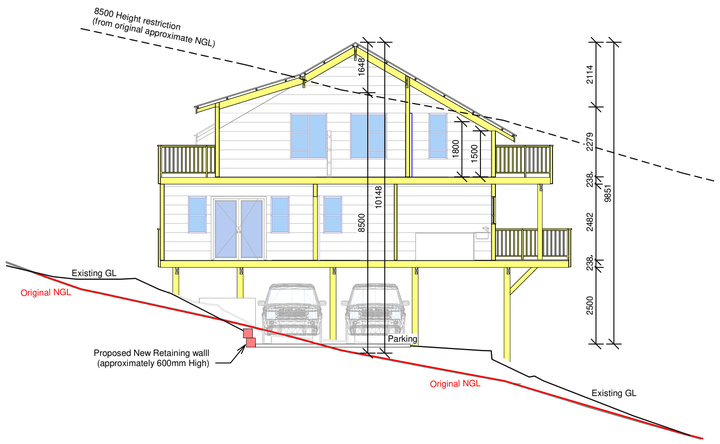


3 Section D - East
1 : 100



1 Section B - Existing Contours -Center of House
1 : 100

As per Land Surveyor Contours plan - Drawing No. BREN109 C



4 Section E - West
1 : 100

T&B GROUP EST. 1965
TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
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S.A. PATENT 90/9989

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Glazing to comply to Part N & XA of SANS 10400 Edition 2
Chimney's & Fireplaces to comply to part V as per SANS 10400.
Timber sizes to be as per Specialist, and to comply with SANS 10082 Standard.

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Kim Botha - SACAP PAT54229292

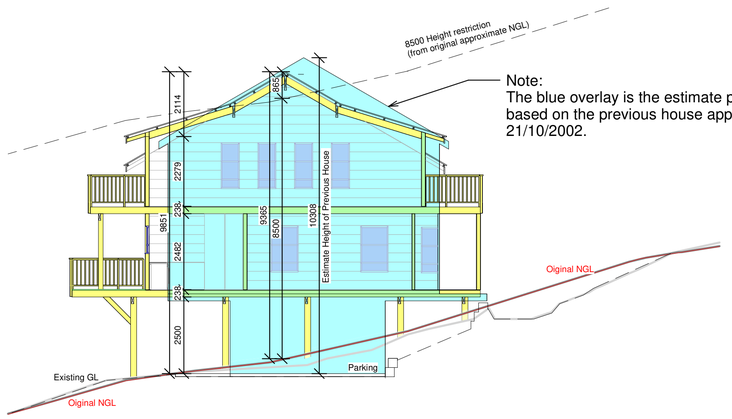
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Owner of property

No.	Description	Date
A	Contour Plan Added	12.05.2025
B	Departure	21.05.2025
C	Changes by client	18.06.2025

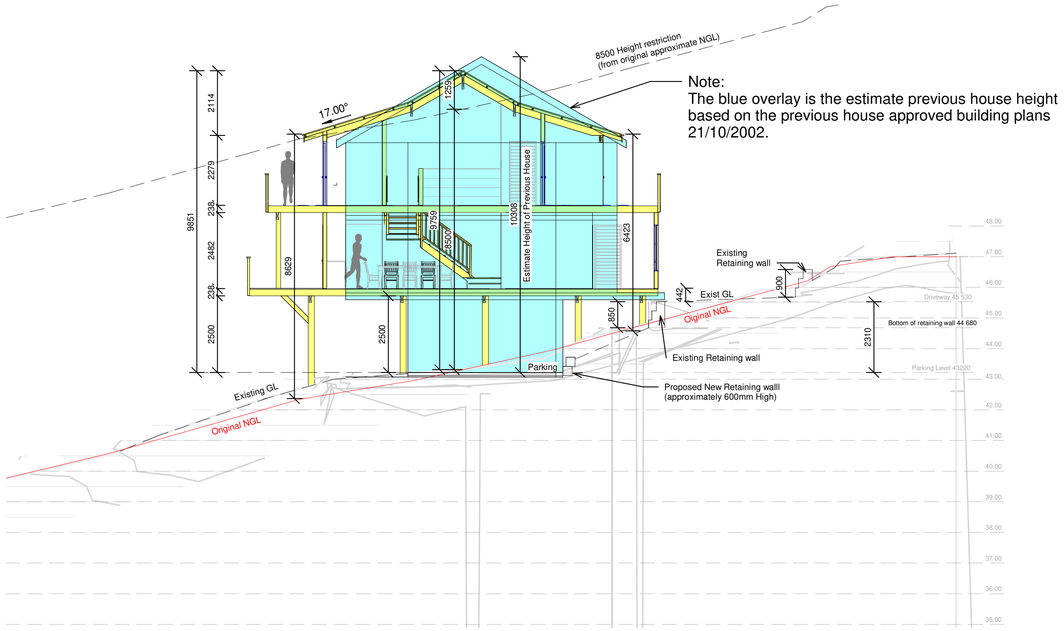
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Contour Sections

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A001- C
Scale	1 : 100

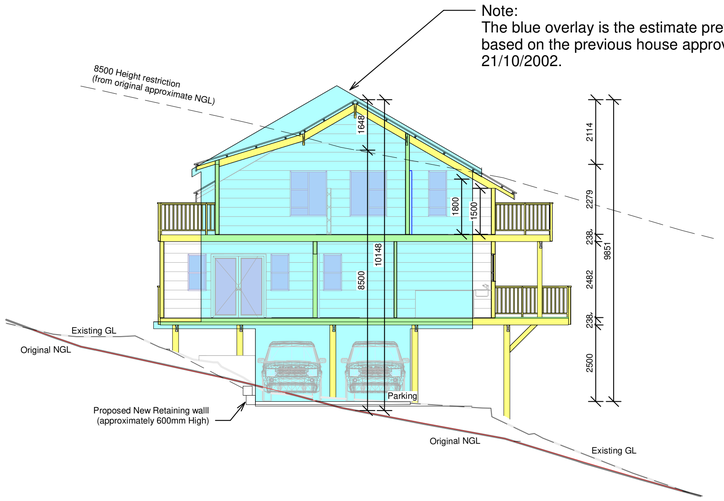


2 Section D - East.
1 : 100



As per Land Surveyor Contours plan - Drawing No. BREN109 C

1 Section B - Existing Contours -Center of House.
1 : 100



3 Section E - West.
1 : 100

T&B GROUP EST. 1985
TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
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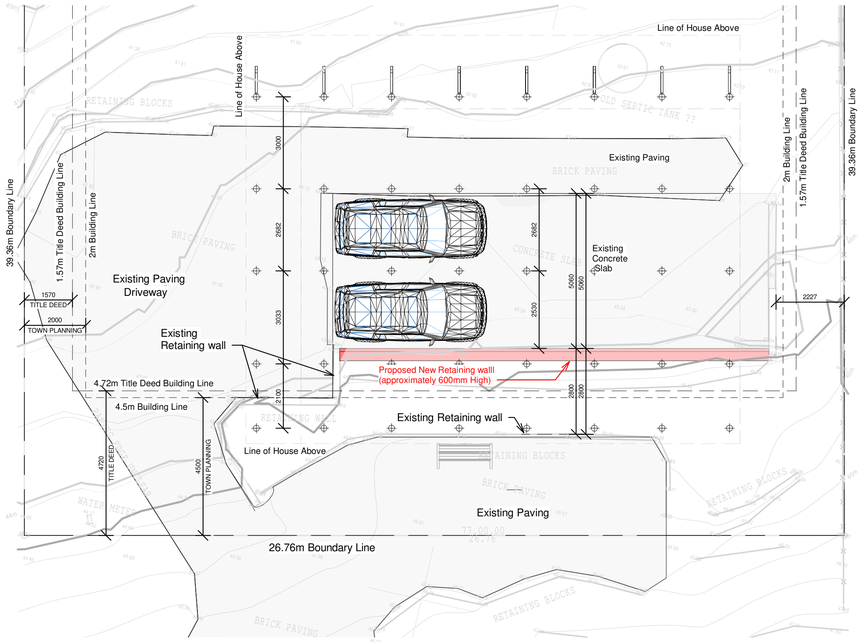
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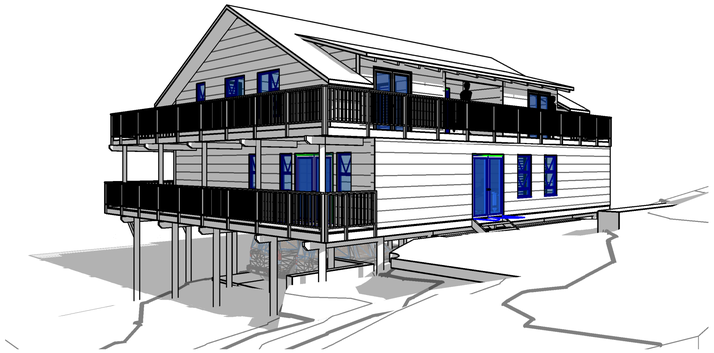
Project
J740
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Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

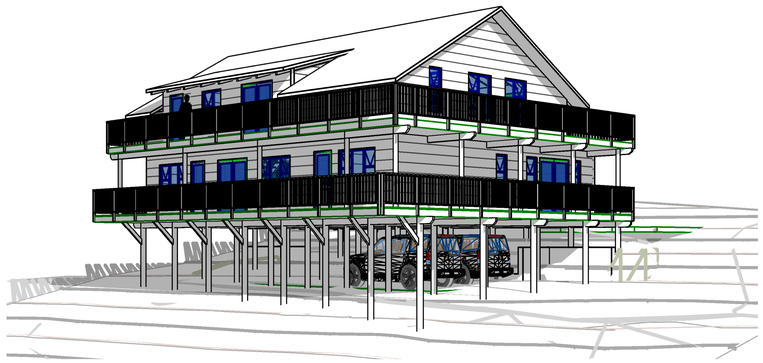
Sections - Previous House

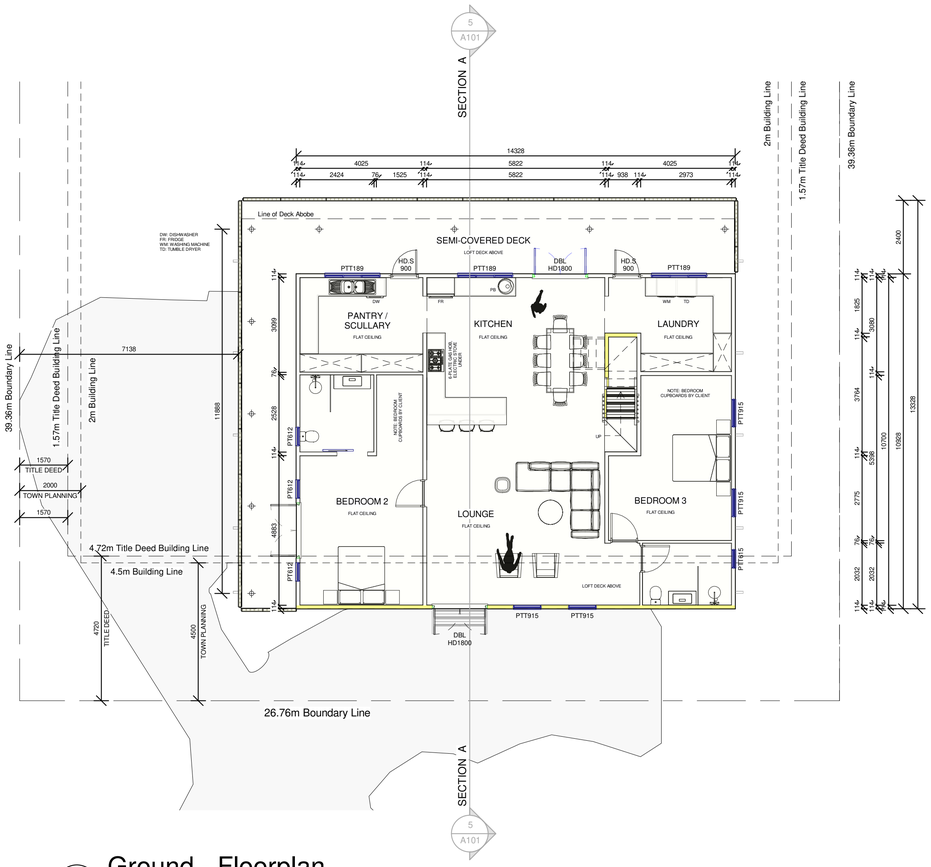
Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A002- C
Scale	1 : 100



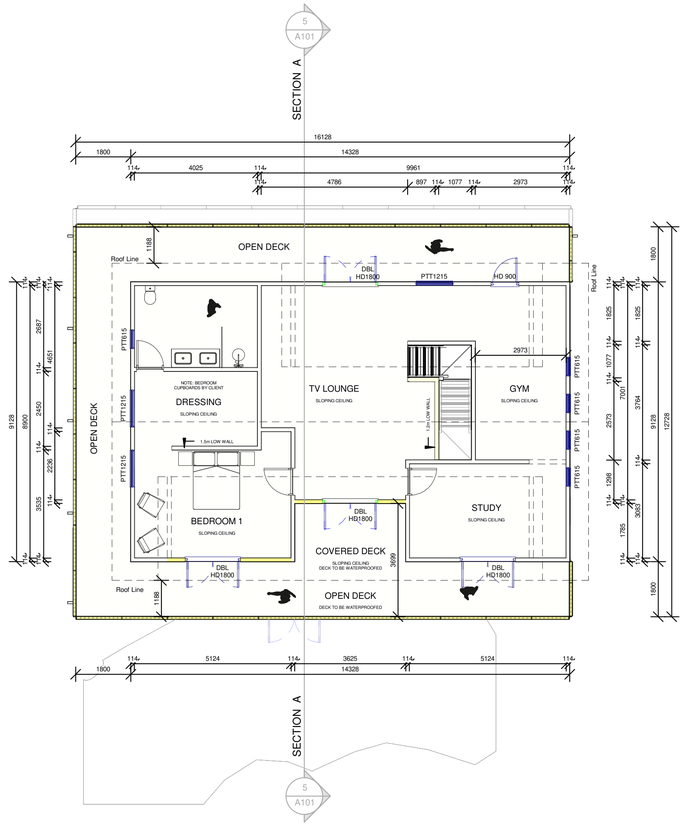
1 Parking
1 : 100







2 Ground - Floorplan
1 : 100



3 Loft - Floorplan
1 : 100

SCHEDULE OF FINISHES

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design. Top end half lapped to take Bearer beam (sized to 70 x 220mm). All cut ends and surfaces to be re sealed with "Tannalized Enseal".

Bearers:
SA Pine CCA Treated H3 (PAR to 70 x 220mm) (As per Engineers Design), bolts to timber pile with minimum 2 off 230mm Galvanized Steel threaded rods, nuts and washers at each connection point. Bearer to rest directly on lapped end of timber support pile. Longitudinal joints to be splayed butts with SA Pine Treated H3 timber gusset plates over joint or 180 x 160 Galvanized Steel griptite plates to both sides of splayed butt joint.

Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design), fixed to top of bearer with minimum 2 off Galvanized Steel Hurricane clips at each connection point and Joist to "Header" butt connection. Hurricane clip fixed with minimum 8 off 32mm Galvanized Steel clout nails to each clip. Longitudinal joints to be splayed butts with 36 x 220mm x 600mm long bridging joints fixed to one side of joint fixed with 4 off 10 x 100mm Galvanized Steel Cup bolts nuts and washers at each side of joint or 180 x 180 galvanized Steel griptite plates fitted to both sides of splayed butt joint.

Bridging – Type A:
Pine CCA Treated H3 (PAR to 32 x 220mm) bridging joints fixed perpendicularly between main joints as supports to internal dividing walls. Fixed both end through main joints with 2 x 90mm galvanized drive screws each side.

Bridging – Type B:
38 x 76mm Pine CCA Treated H4 bridging between joists as butt junctions between plyboard sub base sheets fixed through back of main joists at both ends with 2 off 100mm long Yellow passivated ring shank nails.

Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 -foil moisture barring membrane installed to manufacturer's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or treated ply board as stabilizing sub base, nailed in place onto supporting joists with 75mm yellow passivated ring shank nails and fixed down with 40mm Yellow passivated posidrive screws at 400mm centres, covering Interior floor area only, excluding Deck areas.

Floor finishes:
Internal flooring:
Vinyl Flooring - 5x183mm Vinyl flooring throughout - except bathrooms - Tiled
Floor Tiles – 6mm fibre cement boards screwed to Ply sub floor with 32mm Drywall screws and ceramic/porcelain floor tiles laid on fibre cement board with "Tylon CM 17" flexible adhesive and (shower bases) – Tiled on 6mm fibre cement base or screeded shower base with "Tylon CM17" flexible adhesive and bonding liquid. Fibre cement base option to be waterproofed with 2 coats "Sika Cemflex" waterproofing agent and coated with "Tylon Pllaskey" and "Tylon Key it" mixture.
External flooring:
Existing Paving

External windows and doors
Aluminium windows and doors

Glazing
All windows & door panes, safety glazing as per SANS 10400-N. Fenestration to comply with SANS 10400 XA Edition 2

Internal doors:
Horizontal grooved internal Doors pre-hung in 95 x 45 rebated Pine Door Frames and pre coated with clear varnish.
Ironmongery as per schedule.
Architraves to both faces of frame consisting of 19 x 69 mm SAP TBTN treated timber with single "bull nose" on one edge (to detail

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed Gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.
Exterior coating - 1 coat Plascon Plaster Primer with 2 coats Plascon Wall & Al - Colour TBC

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members fixed with minimum 2 off 100mm long passivated wire nails at each connection point and constructed according to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
"Knauf" wall insulation in cavities of internal timber frame wall.
12.5mm Skimmed gypsum board wall cladding to both sides of wall with ' Knauf ' wall insulation in cavities. Areas located in bathrooms cladded with 12.5mm skimmed moisture board.

Beam fill
Interior facade - 12.5mm Skimmed Gypsum board.
External façade -
10x150mm Nutec Fibre Cement handiplank cladding to match exterior wall profile fixed with 75mm Yellow passivated Ringshank nails. 38mm x 76mm CCA (H3) treated upright members for fixing support at beamfill at maximum 400mm centres.

Roof structure
Sloping ceiling - Sloping Roof Structure comprising of Ridge beam and Rafters to Engineers design.
Roof covering - Zincalume Colorbond Ultra roof sheeting on 50 x 76 SAP CCA Treated (H3) purlins including "Sisalation FR405" underlay. Fixings and connections per manufacturer's instructions and Engineers design.
Colour: TBC

Ceilings
Sloping ceiling - 13x102mm Pine T&G Ceilings

Flat ceiling - 6.4mm Skimmed gypsun board ceiling fixed to 38x38mm battens to underside of joist.135mm Aerolite ceiling insulation.

NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.

Eaves
9mm Fibre Cement Board Eaves

Fascia
32 x 220mm SAP Facia

Rainwater goods - Seamless Aluminium Gutters & Downpipes

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts bolted to edge of concrete patio with 2 x 125mm metal sleeve anchors per post (To detail) hand rail 38mm x 114mm SAP timber "bull nosed" along both top edges and sanded smooth, fixed to top rail of panel from below with 63mm passivated pozi drive screws.
All timber treated CCA (H3)

ERF 109 BRENTON
ERF AREA **1053** m²

GROUND FLOOR

GROUND FLOOR AREA:	156.58 m²
GROUND SEMI COVERED DECKS:	48.70 m²
GROUND TOTAL COVERED:	205.27 m²
GROUND OPEN DECKS:	9.68 m²

LOFT FLOOR

LOFT FLOOR AREA:	118.89 m²
LOFT COVERED DECKS:	6.89 m²
LOFT TOTAL COVERED:	125.78 m²
LOFT OPEN DECKS:	74.49 m²
TOTAL COVERED:	331.05 m²
TOTAL OPEN DECKS	84.17 m²
TOTAL FOOTPRINT:	209.95 m²
TOTAL COVERAGE:	20 %

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No.	Description	Date
A	Contour Plan Added	12.05.2025
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Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Floor Plans

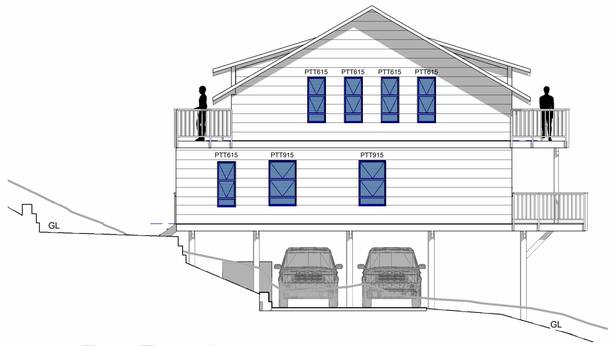
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Drawn by	KB
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Scale	1 : 100



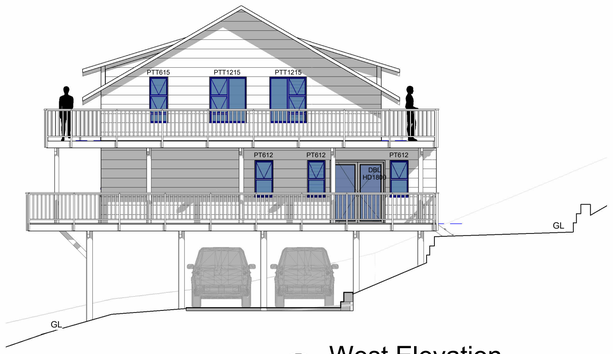
1 North Elevation
1 : 100



2 South Elevation
1 : 100



3 East Elevation
1 : 100



4 West Elevation
1 : 100

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
"Knauf" wall insulation in cavities of internal timber frame wall.
12.5mm Skimmed gypsum board wall cladding to both sides of wall with ' Knauf ' wall insulation in cavities. Areas located in bathrooms cladded with 12.5mm skimmed moisture board.

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts.

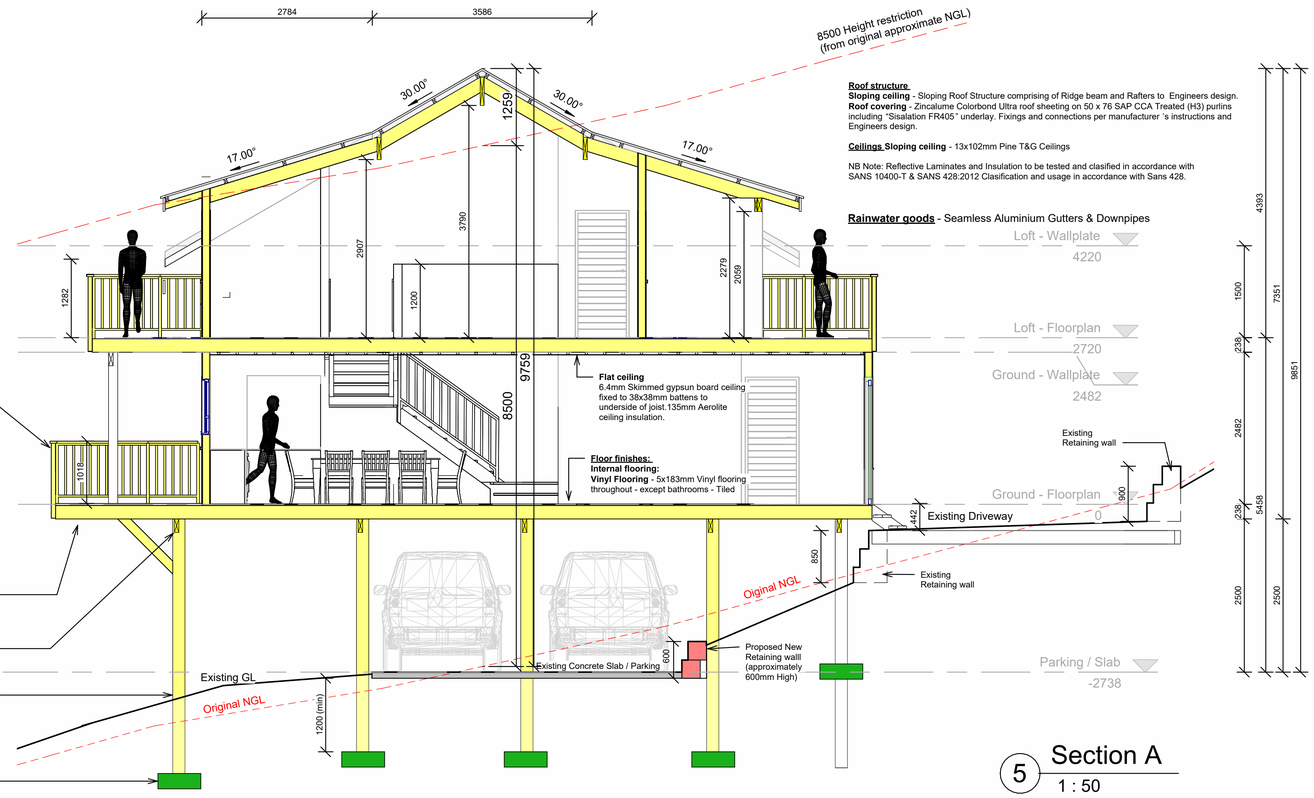
Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 - foil moisture barring membrane installed to manufacturer 's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or as stabilizing sub base, covering Interior floor area only, excluding Deck areas.

Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design)

Bearers:
SA Pine CCA Treated H3 (PAR to 70 x 220mm) (As per Engineers Design),

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design.

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.



5 Section A
1 : 50

SCHEDULE OF FINISHES

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design. Top end half lapped to take Bearer beam (sized to 70 x 220mm). All cut ends and surfaces to be re sealed with"Tannalized Enseaf.

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Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design), fixed to top of bearer with minimum 2 off Galvanized Steel Hurricane clips at each connection point and Joist to"Header" butt connection. Hurricane clip fixed with minimum 8 off 32mm Galvanized Steel clout nails to each clip. Longitudinal joints to be splayed butts with 36 x 220mm x 600mm long bridging joints fixed to one side of joint fixed with 4 off 10 x 100mm Galvanized Steel Cup bolts nuts and washers at each side of joint or 180 x 180 galvanized Steel griptite plates fitted to both sides of splayed butt joint.

Bridging – Type A:
Pine CCA Treated H3 (PAR to 32 x 220mm) bridging joints fixed perpendicularly between main joints as supports to internal dividing walls. Fixed both end through main joints with 2 x 90mm galvanized drive screws each side.

Bridging – Type B:
38 x 76mm Pine CCA Treated H4 bridging between joists as butt junctions between plyboard sub base sheets fixed through back of main joists at both ends with 2 off 100mm long Yellow passivated ring shank nails.

Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 -foil moisture barring membrane installed to manufacturer's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or treated ply board as stabilizing sub base, nailed in place onto supporting joists with 75mm yellow passivated ring shank nails and fixed down with 40mm Yellow passivated posidrive screws at 400mm centres, covering Interior floor area only, excluding Deck areas.

Floor finishes:
Internal flooring:
Vinyl Flooring - 5x183mm Vinyl flooring throughout - except bathrooms - Tiled
Floor Tiles – 6mm fibre cement boards screwed to Ply sub floor with 32mm Drywall screws and ceramic/porcelain floor tiles laid on fibre cement board with "Tylon CM 17" flexible adhesive and (shower bases) – Tiled on 6mm fibre cement base or screeded shower base with"Tylon CM17" flexible adhesive and bonding liquid. Fibre cement base option to be waterproofed with 2 coats"Sika Cemflex" waterproofing agent and coated with "Tylon Pllaskey' and "Tylon Key it' mixture.
External flooring:
Existing Paving

External windows and doors
Aluminium windows and doors

Glazing
All windows & door panes, safety glazing as per SANS 10400-N. Fenestration to comply with SANS 10400 XA Edition 2

Internal doors:
Horizontal grooved internal Doors pre-hung in 95 x 45 rebated Pine Door Frames and pre coated with clear varnish.
Ironmongery as per schedule.
Architraves to both faces of frame consisting of 19 x 69 mm SAP TBTN treated timber with single "bull nose" on one edge (to detail

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed Gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Exterior coating - 1 coat Plascon Plaster Primer with 2 coats Plascon Wall & Al - Colour TBC

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members fixed with minimum 2 off 100mm long passivated wire nails at each connection point and constructed according to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
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Roof structure
Sloping ceiling - Sloping Roof Structure comprising of Ridge beam and Rafters to Engineers design.
Roof covering - Zincalume Colorbond Ultra roof sheeting on 50 x 76 SAP CCA Treated (H3) purlins including"Sisalation FR405' underlay. Fixings and connections per manufacturer's instructions and Engineers design.
Colour: TBC

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Sloping ceiling - 13x102mm Pine T&G Ceilings

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Eaves
9mm Fibre Cement Board Eaves

Fascia
32 x 220mm SAP Facia

Rainwater goods - Seamless Aluminium Gutters & Downpipes

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts bolted to edge of concrete patio with 2 x 125mm metal sleeve anchors per post (To detail) hand rail 38mm x 114mm SAP timber "bull nosed' along both top edges and sanded smooth, fixed to top rail of panel from below with 63mm passivated pozi drive screws.
All timber treated CCA (H3)

T&B GROUP EST. 1985
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Owner of property

No.	Description	Date
B	Departure	21.05.2025
C	Changes by client	18.06.2025

Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Elevations & Section

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A101- C
Scale	As indicated

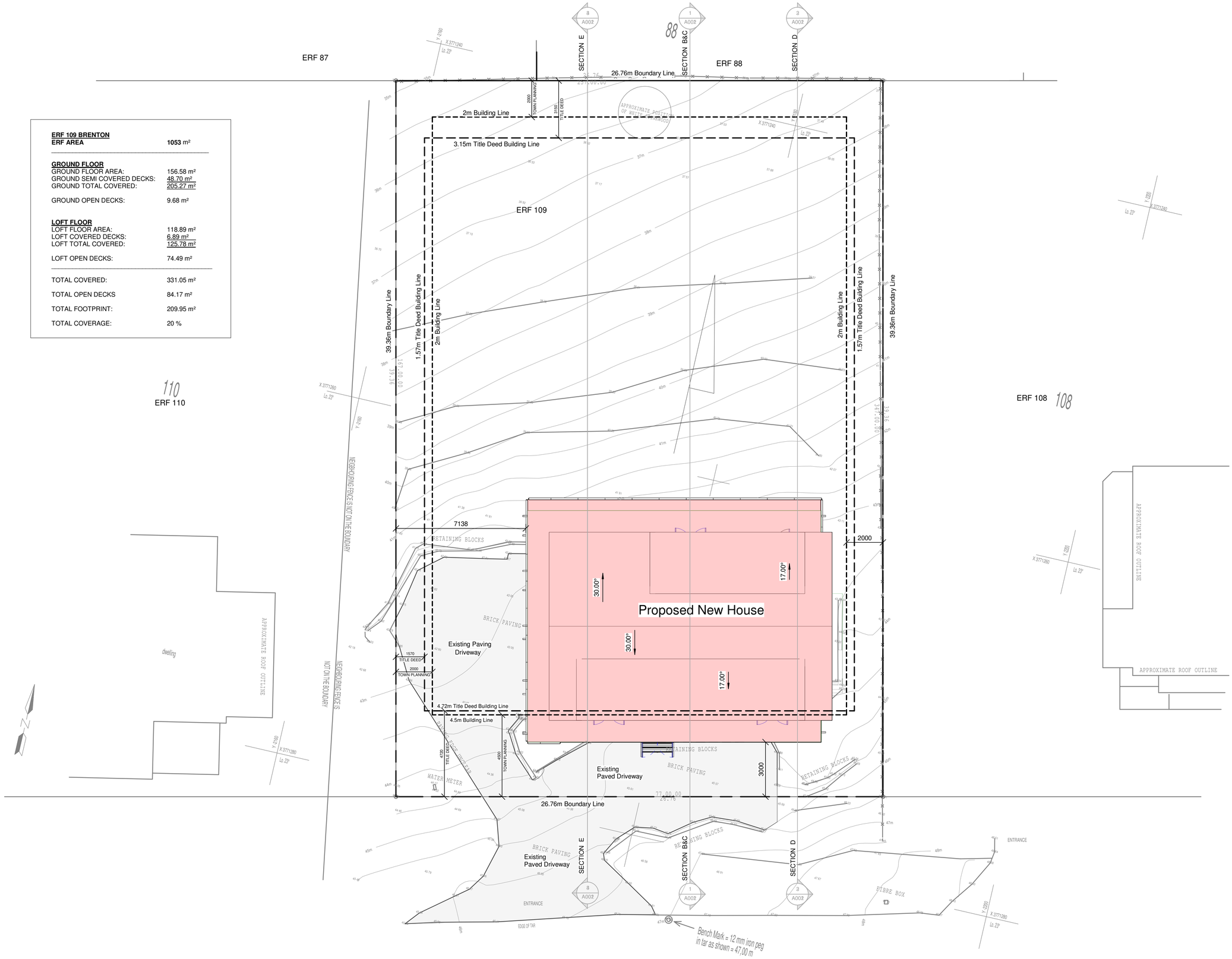
ERF 109 BRENTON
ERF AREA **1053** m²

GROUND FLOOR

GROUND FLOOR AREA:	156.58 m²
GROUND SEMI COVERED DECKS:	48.70 m²
GROUND TOTAL COVERED:	205.27 m²
GROUND OPEN DECKS:	9.68 m²

LOFT FLOOR

LOFT FLOOR AREA:	118.89 m²
LOFT COVERED DECKS:	6.89 m²
LOFT TOTAL COVERED:	125.78 m²
LOFT OPEN DECKS:	74.49 m²
TOTAL COVERED:	331.05 m²
TOTAL OPEN DECKS	84.17 m²
TOTAL FOOTPRINT:	209.95 m²
TOTAL COVERAGE:	20 %



1 Site Plan - New Contours
1 : 100

T&B GROUP EST. 1965
TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
P.O. BOX 1365, KNYSNA, 6570
TEL: (044) 302 4500 FAX: (044) 382 5424

S.A. PATENT 90/9989

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Chimney's & Fireplaces to comply to part V as per SANS 10400.
Timber sizes to be as per Specialist, and to comply with SANS 10082 Standard.

· ALL RAINWATER CATCHPITS & FULLBORE OUTLETS TO DISCHARGE AWAY FROM BUILDING.
· ALL CONCRETE WORK TO BE AS PER ENGINEER
· ALL STRUCTURAL EXPANSION JOINTS AS PER ENGINEERS DETAILS.
· ALL INDICATIVE FURNITURE IS NOT PART OF THIS CONTRACT

.....
Kim Botha - SACAP PAT54229292

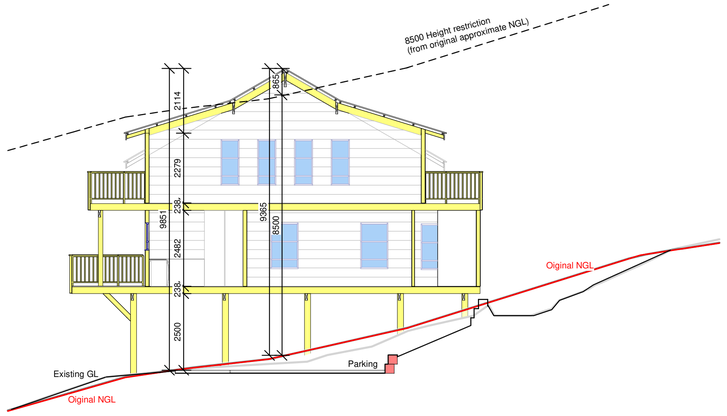
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Owner of property

No.	Description	Date
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B	Departure	21.05.2025
C	Changes by client	18.06.2025

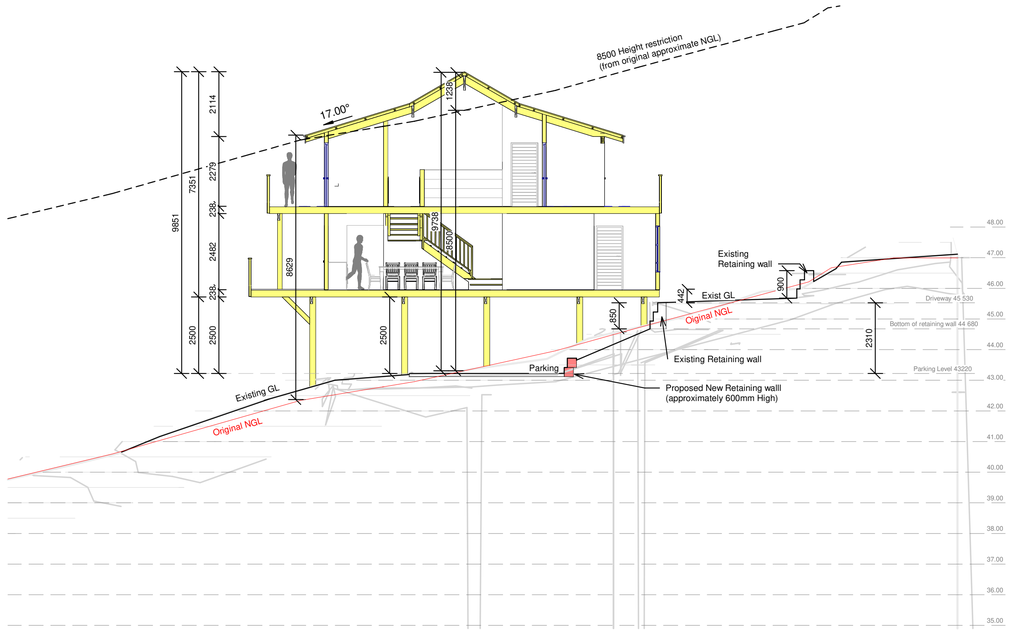
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Site Plan

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A000- C
Scale	1 : 100

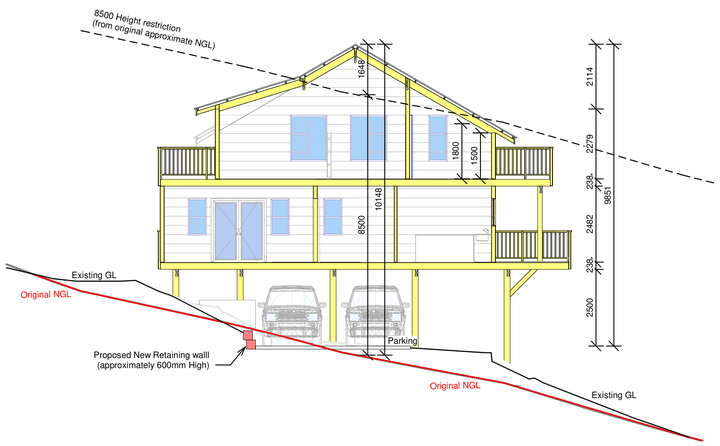


3 Section D - East
1 : 100



1 Section B - Existing Contours -Center of House
1 : 100

As per Land Surveyor Contours plan - Drawing No. BREN109 C



4 Section E - West
1 : 100

T&B GROUP EST. 1985

TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
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Kim Botha - SACAP PAT54229292

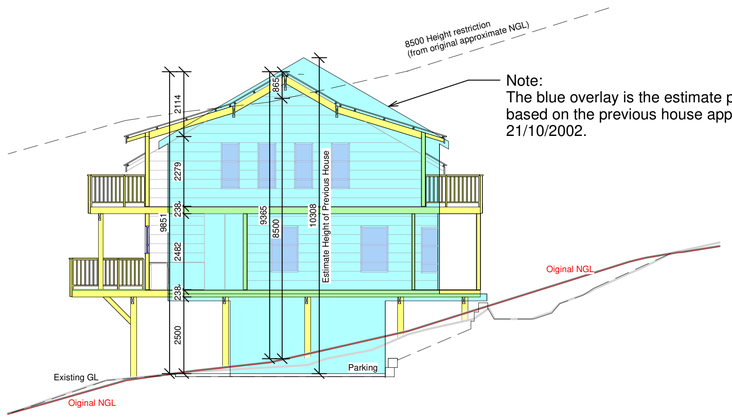
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Owner of property

No.	Description	Date
A	Contour Plan Added	12.05.2025
B	Departure	21.05.2025
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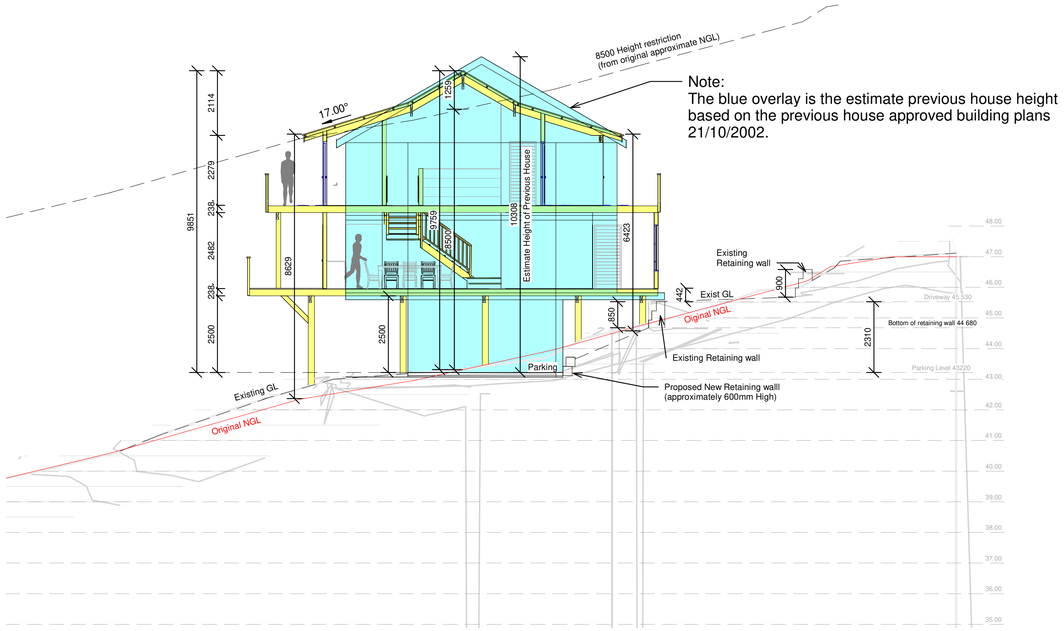
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Contour Sections

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A001- C
Scale	1 : 100

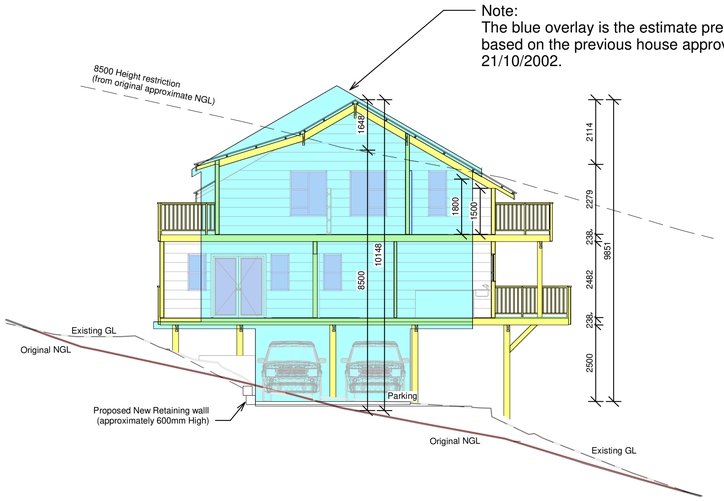


2 Section D - East.
1 : 100



As per Land Surveyor Contours plan - Drawing No. BREN109 C

1 Section B - Existing Contours -Center of House.
1 : 100



3 Section E - West.
1 : 100

T&B GROUP EST. 1985
TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
P.O. BOX 1365, KNYSNA, 6570
TEL: (044) 302 4500 FAX: (044) 382 5424

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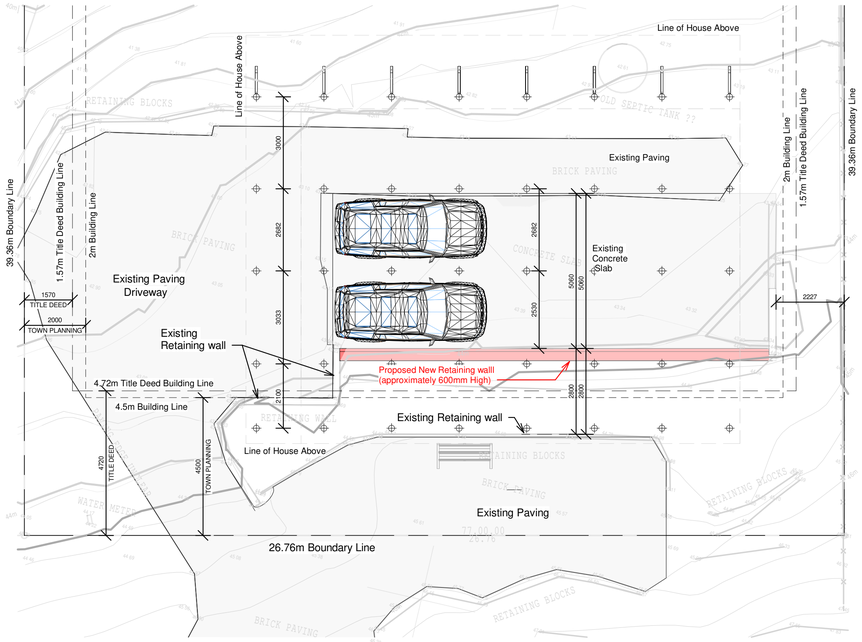
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No.	Description	Date
A	Contour Plan Added	12.05.2025
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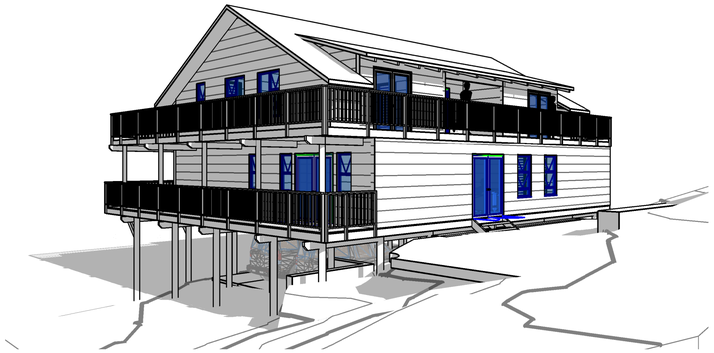
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

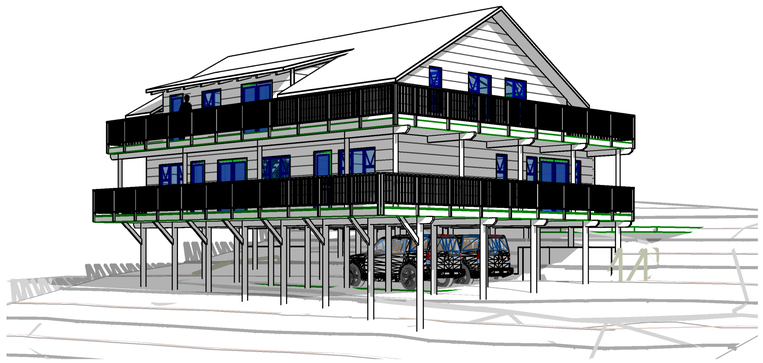
Sections - Previous House

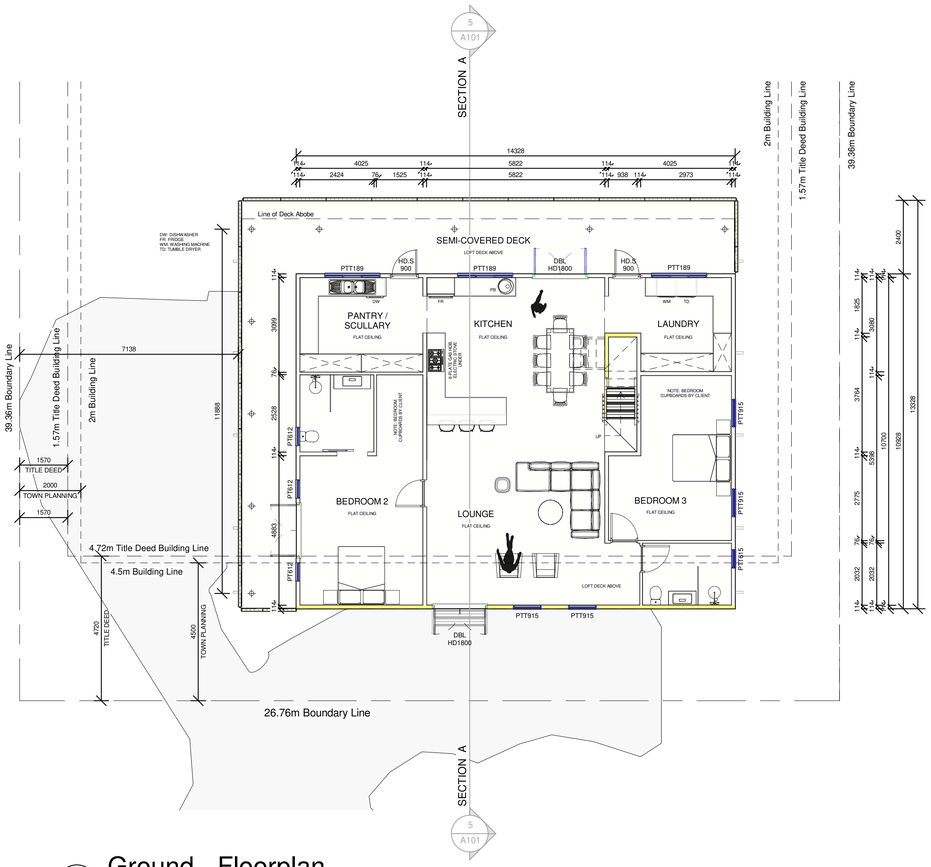
Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A002- C
Scale	1 : 100



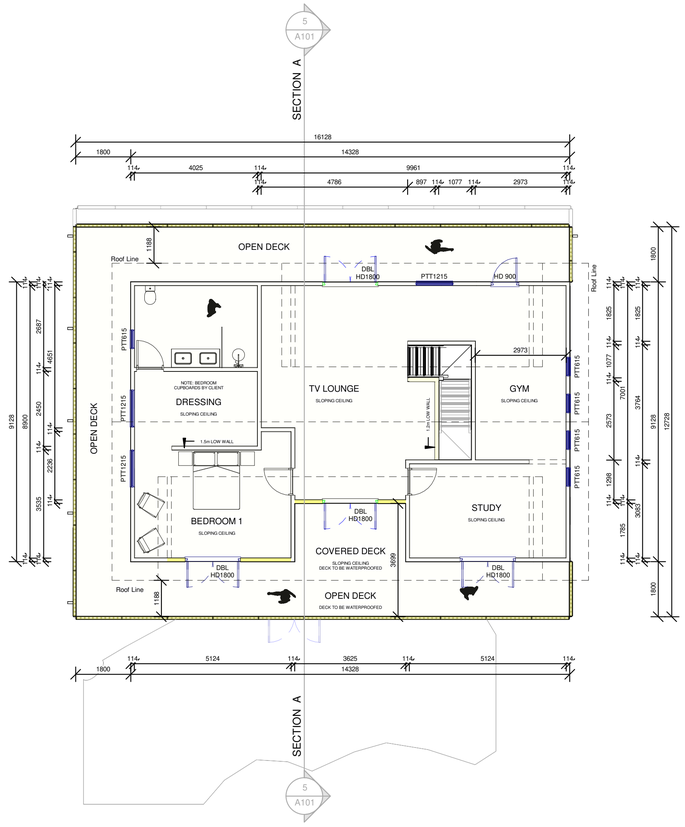
1 Parking
1 : 100







2 Ground - Floorplan
1 : 100



3 Loft - Floorplan
1 : 100

SCHEDULE OF FINISHES

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design. Top end half lapped to take Bearer beam (sized to 70 x 220mm). All cut ends and surfaces to be re sealed with "Tannalized Enseal".

Bearers:
SA Pine CCA Treated H3 (PAR to 70 x 220mm) (As per Engineers Design), bolts to timber pile with minimum 2 off 230mm Galvanized Steel threaded rods, nuts and washers at each connection point. Bearer to rest directly on lapped end of timber support pile. Longitudinal joints to be splayed butts with SA Pine Treated H3 timber gusset plates over joint or 180 x 160 Galvanized Steel griptite plates to both sides of splayed butt joint.

Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design), fixed to top of bearer with minimum 2 off Galvanized Steel Hurricane clips at each connection point and Joist to "Header" butt connection. Hurricane clip fixed with minimum 8 off 32mm Galvanized Steel clout nails to each clip. Longitudinal joints to be splayed butts with 36 x 220mm x 600mm long bridging joints fixed to one side of joint fixed with 4 off 10 x 100mm Galvanized Steel Cup bolts nuts and washers at each side of joint or 180 x 180 galvanized Steel griptite plates fitted to both sides of splayed butt joint.

Bridging – Type A:
Pine CCA Treated H3 (PAR to 32 x 220mm) bridging joints fixed perpendicularly between main joints as supports to internal dividing walls. Fixed both end through main joints with 2 x 90mm galvanized drive screws each side.

Bridging – Type B:
38 x 76mm Pine CCA Treated H4 bridging between joists as butt junctions between plyboard sub base sheets fixed through back of main joists at both ends with 2 off 100mm long Yellow passivated ring shank nails.

Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 -foil moisture barring membrane installed to manufacturer's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or treated ply board as stabilizing sub base, nailed in place onto supporting joists with 75mm yellow passivated ring shank nails and fixed down with 40mm Yellow passivated posidrive screws at 400mm centres, covering Interior floor area only, excluding Deck areas.

Floor finishes:
Internal flooring:
Vinyl Flooring - 5x183mm Vinyl flooring throughout - except bathrooms - Tiled
Floor Tiles – 6mm fibre cement boards screwed to Ply sub floor with 32mm Drywall screws and ceramic/porcelain floor tiles laid on fibre cement board with "Tylon CM 17" flexible adhesive and (shower bases) – Tiled on 6mm fibre cement base or screeded shower base with "Tylon CM17" flexible adhesive and bonding liquid. Fibre cement base option to be waterproofed with 2 coats "Sika Cemflex" waterproofing agent and coated with "Tylon Pllaskey" and "Tylon Key it" mixture.
External flooring:
Existing Paving

External windows and doors
Aluminium windows and doors

Glazing
All windows & door panes, safety glazing as per SANS 10400-N. Fenestration to comply with SANS 10400 XA Edition 2

Internal doors:
Horizontal grooved internal Doors pre-hung in 95 x 45 rebated Pine Door Frames and pre coated with clear varnish.
Ironmongery as per schedule.
Architraves to both faces of frame consisting of 19 x 69 mm SAP TBTN treated timber with single "bull nose" on one edge (to detail

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed Gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.
Exterior coating - 1 coat Plascon Plaster Primer with 2 coats Plascon Wall & Al - Colour TBC

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members fixed with minimum 2 off 100mm long passivated wire nails at each connection point and constructed according to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
"Knauf" wall insulation in cavities of internal timber frame wall.
12.5mm Skimmed gypsum board wall cladding to both sides of wall with ' Knauf ' wall insulation in cavities. Areas located in bathrooms cladded with 12.5mm skimmed moisture board.

Beam fill
Interior facade - 12.5mm Skimmed Gypsum board.
External façade -
10x150mm Nutec Fibre Cement handiplank cladding to match exterior wall profile fixed with 75mm Yellow passivated Ringshank nails. 38mm x 76mm CCA (H3) treated upright members for fixing support at beamfill at maximum 400mm centres.

Roof structure
Sloping ceiling - Sloping Roof Structure comprising of Ridge beam and Rafters to Engineers design.
Roof covering - Zincalume Colorbond Ultra roof sheeting on 50 x 76 SAP CCA Treated (H3) purlins including "Sisalation FR405" underlay. Fixings and connections per manufacturer's instructions and Engineers design.
Colour: TBC

Ceilings
Sloping ceiling - 13x102mm Pine T&G Ceilings

Flat ceiling - 6.4mm Skimmed gypsun board ceiling fixed to 38x38mm battens to underside of joist.135mm Aerolite ceiling insulation.

NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012
Clasification and usage in accordance with Sans 428.

Eaves
9mm Fibre Cement Board Eaves

Fascia
32 x 220mm SAP Facia

Rainwater goods - Seamless Aluminium Gutters & Downpipes

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts bolted to edge of concrete patio with 2 x 125mm metal sleeve anchors per post (To detail) hand rail 38mm x 114mm SAP timber "bull nosed" along both top edges and sanded smooth, fixed to top rail of panel from below with 63mm passivated pozi drive screws.
All timber treated CCA (H3)

ERF 109 BRENTON
ERF AREA **1053** m²

GROUND FLOOR

GROUND FLOOR AREA:	156.58 m²
GROUND SEMI COVERED DECKS:	48.70 m²
GROUND TOTAL COVERED:	205.27 m²
GROUND OPEN DECKS:	9.68 m²

LOFT FLOOR

LOFT FLOOR AREA:	118.89 m²
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LOFT OPEN DECKS:	74.49 m²
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TOTAL COVERAGE:	20 %

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Kim Botha - SACAP PAT54229292

.....
Owner of property

No.	Description	Date
A	Contour Plan Added	12.05.2025
B	Departure	21.05.2025
C	Changes by client	18.06.2025

Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Floor Plans

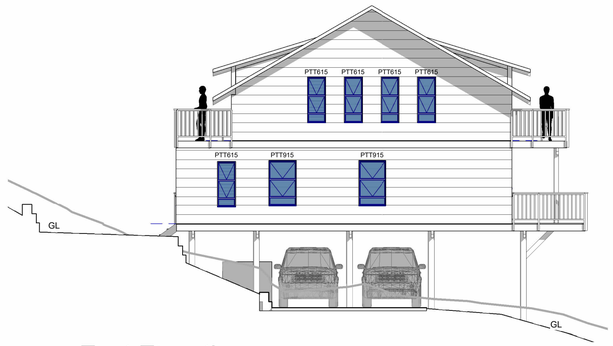
Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A100- C
Scale	1 : 100



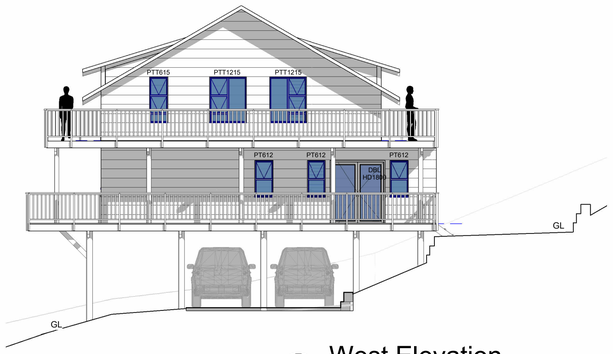
1 North Elevation
1 : 100



2 South Elevation
1 : 100



3 East Elevation
1 : 100



4 West Elevation
1 : 100

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
"Knauf" wall insulation in cavities of internal timber frame wall.
12.5mm Skimmed gypsum board wall cladding to both sides of wall with ' Knauf ' wall insulation in cavities. Areas located in bathrooms cladded with 12.5mm skimmed moisture board.

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts.

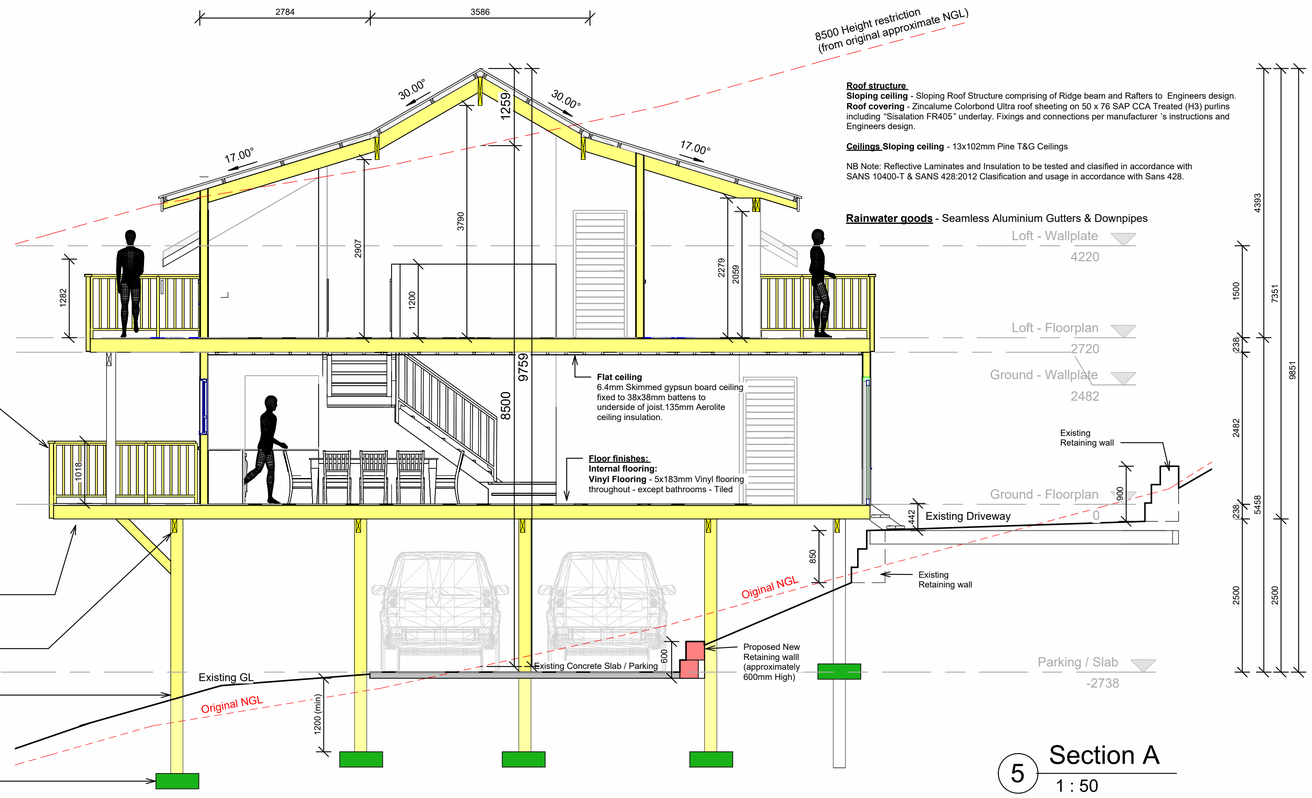
Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 - foil moisture barring membrane installed to manufacturer 's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or as stabilizing sub base, covering Interior floor area only, excluding Deck areas.

Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design)

Bearers:
SA Pine CCA Treated H3 (PAR to 70 x 220mm) (As per Engineers Design),

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design.

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.



5 Section A
1 : 50

SCHEDULE OF FINISHES

Bases:
Pre Cast Concrete base Pad footing, Minimum 25Mpa at minimum 1200mm depth depending on site conditions. As per Engineers Design.

Timber piles:
180 – 200mm diameter CCA treated (H5) Tapered Pine or Gum Pole. As per Engineers Design. Top end half lapped to take Bearer beam (sized to 70 x 220mm). All cut ends and surfaces to be re sealed with"Tannalized Enseaf.

Bearers:
SA Pine CCA Treated H3 (PAR to 70 x 220mm) (As per Engineers Design), bolts to timber pile with minimum 2 off 230mm Galvanized Steel threaded rods, nuts and washers at each connection point. Bearer to rest directly on lapped end of timber support pile. Longitudinal joints to be splayed butts with SA Pine Treated H3 timber gusset plates over joint or 180 x 160 Galvanized Steel griptite plates to both sides of splayed butt joint.

Joists:
Pine CCA Treated H3 (PAR to 36 x 220mm) at maximum 600mm centres (As per Engineers Design), fixed to top of bearer with minimum 2 off Galvanized Steel Hurricane clips at each connection point and Joist to"Header" butt connection. Hurricane clip fixed with minimum 8 off 32mm Galvanized Steel clout nails to each clip. Longitudinal joints to be splayed butts with 36 x 220mm x 600mm long bridging joints fixed to one side of joint fixed with 4 off 10 x 100mm Galvanized Steel Cup bolts nuts and washers at each side of joint or 180 x 180 galvanized Steel griptite plates fitted to both sides of splayed butt joint.

Bridging – Type A:
Pine CCA Treated H3 (PAR to 32 x 220mm) bridging joints fixed perpendicularly between main joints as supports to internal dividing walls. Fixed both end through main joints with 2 x 90mm galvanized drive screws each side.

Bridging – Type B:
38 x 76mm Pine CCA Treated H4 bridging between joists as butt junctions between ployboard sub base sheets fixed through back of main joists at both ends with 2 off 100mm long Yellow passivated ring shank nails.

Floor covering: (Timber floor structure)
Insulation membrane – SABS approved Sisalation FR405 -foil moisture barring membrane installed to manufacturer's instructions laid over top of floor joists prior to installation of sub floor. 40mm"Lambdaboard" Polyisocyanurate insulation board under exposed internal floor area in accordance with SANS 10400.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Sub Floor – 18mm thick Shutterply or treated ply board as stabilizing sub base, nailed in place onto supporting joists with 75mm yellow passivated ring shank nails and fixed down with 40mm Yellow passivated posidrive screws at 400mm centres, covering Interior floor area only, excluding Deck areas.

Floor finishes:
Internal flooring:
Vinyl Flooring - 5x183mm Vinyl flooring throughout - except bathrooms - Tiled
Floor Tiles – 6mm fibre cement boards screwed to Ply sub floor with 32mm Drywall screws and ceramic/porcelain floor tiles laid on fibre cement board with "Tylon CM 17" flexible adhesive and (shower bases) – Tiled on 6mm fibre cement base or screeded shower base with"Tylon CM17" flexible adhesive and bonding liquid. Fibre cement base option to be waterproofed with 2 coats"Sika Cemflex" waterproofing agent and coated with "Tylon Pllaskey' and "Tylon Key it' mixture.
External flooring:
Existing Paving

External windows and doors
Aluminium windows and doors

Glazing
All windows & door panes, safety glazing as per SANS 10400-N. Fenestration to comply with SANS 10400 XA Edition 2

Internal doors:
Horizontal grooved internal Doors pre-hung in 95 x 45 rebated Pine Door Frames and pre coated with clear varnish.
Ironmongery as per schedule.
Architraves to both faces of frame consisting of 19 x 69 mm SAP TBTN treated timber with single "bull nose" on one edge (to detail

External walls
Exterior timber frame walls 38x114mm CCA H3 treated to Engineer's specifications. 9mm OSB board sub cladding to external face of timber frame and 10x150mm Nutec Fibre Cement handiplank cladding wall cladding externally. Moisture barrier to OSB board. 100mm "Aerolite" wall insulation in cavities of external timber frame wall. Internal wall cladding - 12.5mm Skimmed Gypsum board.
NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.
Exterior coating - 1 coat Plascon Plaster Primer with 2 coats Plascon Wall & Al - Colour TBC

Interior walls
Timber framed partition walls. 38mm x 114mm CCA treated (H2) SAP Load bearing members and 38mm x 76mm CCA Treated (H2) non load bearing members fixed with minimum 2 off 100mm long passivated wire nails at each connection point and constructed according to Engineer's specification on load bearing positions and according to SABS standards on timber frame construction.
"Knauf" wall insulation in cavities of internal timber frame wall.
12.5mm Skimmed gypsum board wall cladding to both sides of wall with ' Knauf ' wall insulation in cavities. Areas located in bathrooms cladded with 12.5mm skimmed moisture board.

Beam fill
Interior facade - 12.5mm Skimmed Gypsum board.
External façade - 10x150mm Nutec Fibre Cement handiplank cladding to match exterior wall profile fixed with 75mm Yellow passivated Ringshank nails. 38mm x 76mm CCA (H3) treated upright members for fixing support at beamfill at maximum 400mm centres.

Roof structure
Sloping ceiling - Sloping Roof Structure comprising of Ridge beam and Rafters to Engineers design.
Roof covering - Zincalume Colorbond Ultra roof sheeting on 50 x 76 SAP CCA Treated (H3) purlins including"Sisalation FR405' underlay. Fixings and connections per manufacturer's instructions and Engineers design.
Colour: TBC

Ceilings
Sloping ceiling - 13x102mm Pine T&G Ceilings

Flat ceiling - 6.4mm Skimmed gypsun board ceiling fixed to 38x38mm battens to underside of joist.135mm Aerolite ceiling insulation.

NB Note: Reflective Laminates and Insulation to be tested and clasified in accordance with SANS 10400-T & SANS 428:2012 Clasification and usage in accordance with Sans 428.

Eaves
9mm Fibre Cement Board Eaves

Fascia
32 x 220mm SAP Facia

Rainwater goods - Seamless Aluminium Gutters & Downpipes

Balustrades
T&B Traditional Balustrades.
1000mm high above finished floor level comprising of pre manufactured panels made up of 38 x 76 top and bottom rails and 38 x 38 vertical posts between (gaps not exceeding 100mm) panels fitted between 70mm x 70mm "Newel" posts bolted to edge of concrete patio with 2 x 125mm metal sleeve anchors per post (To detail) hand rail 38mm x 114mm SAP timber "bull nosed' along both top edges and sanded smooth, fixed to top rail of panel from below with 63mm passivated pozi drive screws.
All timber treated CCA (H3)

T&B GROUP EST.1985
TUDOR VILLAGE, VIGILANCE DRIVE, KNYSNA
P.O. BOX 1365, KNYSNA, 6570
TEL: (044) 302 4500 FAX: (044) 382 5424

S.A. PATENT 90/9989

http://www.tandbgroup.co.za

Warning
This drawing is the property of T&B Log Homes and may not be copied, issued or used for any purpose other than what it has been issued for without the consent of T&B Log Homes

Please note:
All dimensions and levels to be verified on site prior to commencing of work. Only figured dimensions to be used, drawings are not to be scaled.

NB!!!
All work to national building regulations (SANS 10400)
All timber construction to comply to SANS 10082.
Glazing to comply to Part N & XA of SANS 10400 Edition 2
Chimney's & Fireplaces to comply to part V as per SANS 10400.
Timber sizes to be as per Specialist, and to comply with SANS 10082 Standard.

- **ALL RAINWATER CATCHPITS & FULLBORE OUTLETS TO DISCHARGE AWAY FROM BUILDING.**
- **ALL CONCRETE WORK TO BE AS PER ENGINEER**
- **ALL STRUCTURAL EXPANSION JOINTS AS PER ENGINEERS DETAILS.**
- **ALL INDICATIVE FURNITURE IS NOT PART OF THIS CONTRACT**

.....
Kim Botha - SACAP PAT54229292

.....
Owner of property

No.	Description	Date
B	Departure	21.05.2025
C	Changes by client	18.06.2025

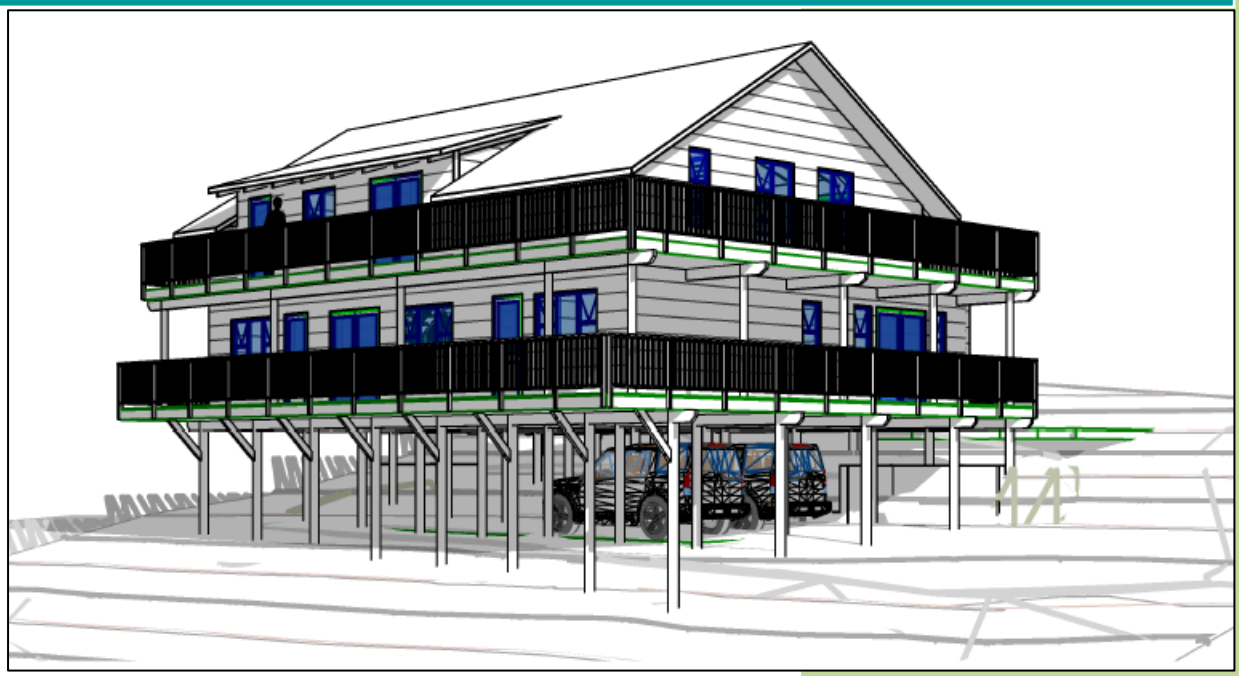
Project
J740
for
Vermaak
in
Erf 109, Watsonia Avenue, Brenton-on-Sea

Elevations & Section

Project number	J740
Date	09.05.2025
Drawn by	KB
Checked by	DS
Sheet No.	J740- A101- C
Scale	As indicated

ERF 109 BRENTON ON SEA

DEPARTURE & ADMINISTRATOR'S CONSENT APPLICATIONS



Planning Space

Town and Regional Planners

www.planningspace.co.za

01 August 2025

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Annexure C: Bond Holder's Consent

Annexure D: General Plan

Annexure E: Approved Building Plans

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

1. INTRODUCTION

Planning Space Pty Ltd. has been appointed by **Salomo Stefanus Mulder Vermaak and Karin Suzette Vermaak**, the owners of Erf 109 Brenton on Sea, to prepare and submit the following application in terms of Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021:

i. Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law for the **street building line relaxation** from 4.5m to 3m to permit the dwelling house as indicated in the Site Plan No. J740-A000-C attached as Diagram 4.

ii. Section 15 (2) (b): Application for a departure from the provisions of the Knysna Zoning Scheme By-Law for the **relaxation of the height limitation** of 8.5m to 10.14m to permit the planned dwelling house as indicated in the Site Plan No. J740-A000-C attached as Diagram 4.

iii. Application for Administrator's consent to **relax restrictive Title Deed Condition D (6) (d)** to allow the relaxation of the street building line from 4.72m to 3m to permit the planned dwelling house as indicated in the Site Plan No. J740-A000-C attached as Diagram 4.

2. BACKGROUND

Erf 109 is a vacant residential property. The original dwelling on the site was destroyed during the 2017 Knysna fires. This structure was built in accordance with the approved Building Plans attached as Annexure D. The property was recently sold, and the new owners intend to construct a home similar to the previously approved design. Therefore, new Building Plans must be submitted for approval.

The proposed development does not comply with the provisions of the Knysna Zoning Scheme By-Law, and it is in conflict with the Title Deed. Thus, an authorisation from the Local Authority is required.

This application seeks to obtain the necessary authorisation to proceed with the construction of the planned dwelling house. Details regarding the detailed proposal are discussed in paragraph 4 of this report.

3. PROPERTY INFORMATION

3.1 LOCALITY

The subject property is situated at No. 109 Watsonia Avenue in Brenton on Sea (see Locality Plan attached as Diagram 1).

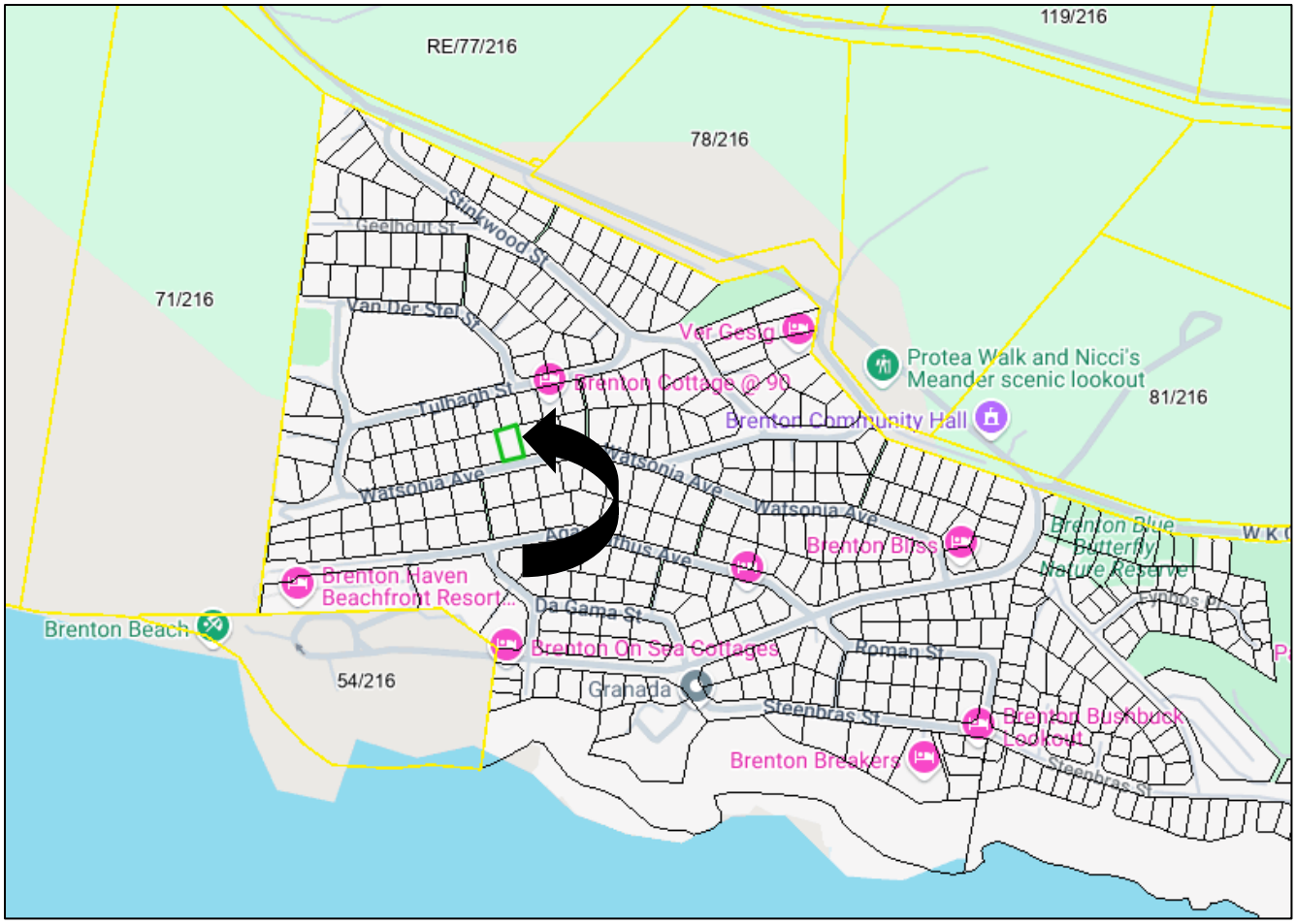


Figure 1: Extract indicating locality of the subject property.

3.2 PROPERTY DETAIL

Title Deed Description	Erf 109 Brenton on Sea, in the Municipality & Division of Knysna, Western Cape.
21-digit code	C03900020000010900000
Title Deed Number	T000007415/2025 (Attached as **Annexure B)**
SG/GP Diagram No	GP 10313/1958 (attached as **Annexure D**)
Title Deed Restrictions	Condition D (6) (d)
Property Size	1053m²
Property Owner	Salomo Stefanus Mulder Vermaak and Karin Suzette Vermaak
Bonds	Yes, see Bond Holder's Consent attached as **Annexure C**
Land Use	Vacant
Zoning	Single Residential Zone I

4. PROPOSAL

Erf 109 is a single residential property located in Brenton on Sea. The site is currently vacant, as the previous dwelling was destroyed during the 2017 Knysna fires. Although approved Building Plans exist for the property, the new owners, who recently acquired the stand, intend to construct a home that differs slightly from the previously approved design. Thus, a new set of Building Plans will be submitted.



Figure 2: The house that was destroyed by fire.

The proposed dwelling will encroach on the street building line and exceed the permitted height limit of 8.5m. Additionally, the Title Deed contains a restrictive condition which relates to building lines. This condition may be relaxed subject to the consent of the Administrator. Therefore, an application for departure and Administrator's consent is necessary.

The planned structure will be a double-storey home, elevated on timber piles due to the steep gradient of the site. Parking is proposed beneath the ground floor level. According to the Knysna Zoning Scheme By-Law, this parking area does not qualify as a **storey**, as it does not meet the By-Law's definition of a storey. Therefore, a relaxation to permit the lower ground level as an additional storey is not required. This was confirmed during a pre-application meeting with the Town Planning Department held on 17 July 2025.

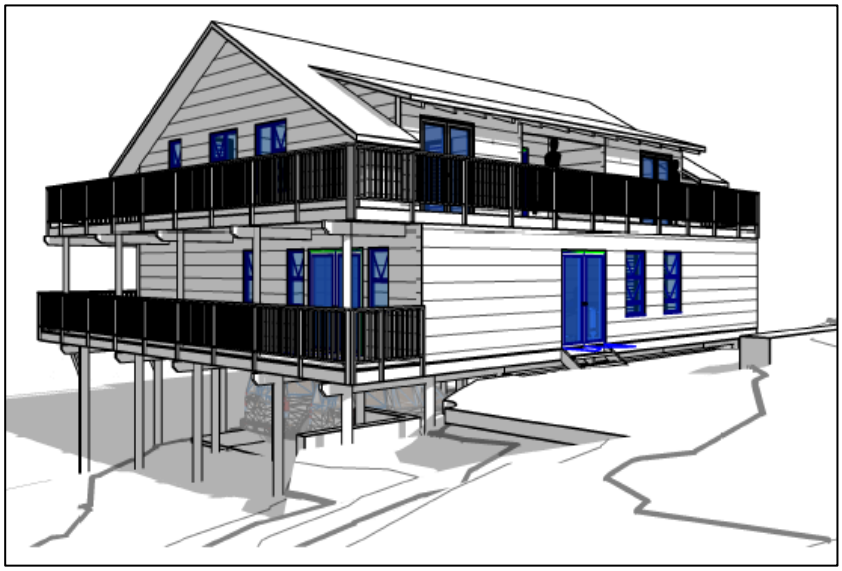


Figure 3: The new proposed wooden double-storey house.

The purpose of this application is to obtain the necessary authorisations for the planned dwelling house prior to the submission of the new Building Plans to the Building Control Office. The required applications are detailed in paragraphs 4.1 and 4.2 below.

4.1 DEPARTURE

4.1.1 Street Building Line

The proposed new dwelling is to be constructed on the existing approved building platform. However, due to the steep topography of the site, it is proposed to reposition the structure slightly closer to the street in order to achieve better integration with the existing paved area in front of the house, which will ensure a more practical building design with improved accessibility. Previously, the house had to be accessed through a wooden walkway that connected the first floor with the level paved area in front of the house. As a result of this repositioning, the proposed dwelling will encroach on the street building line requirement. The new position of the front façade of the house will be set back 3m from the street boundary, as opposed to the 4.5m setback required by the applicable Knysna Zoning Scheme By-Law. This adjustment will also result in a height reduction of the building compared to the previously approved design, as further explained in section 4.1.2 below.

In light of the above, we respectfully request that the Council consider a departure from the prescribed street building line requirement and relax it from 4.5m to 3m. This request is made in order to accommodate the revised building position while responding appropriately to the challenging site conditions.

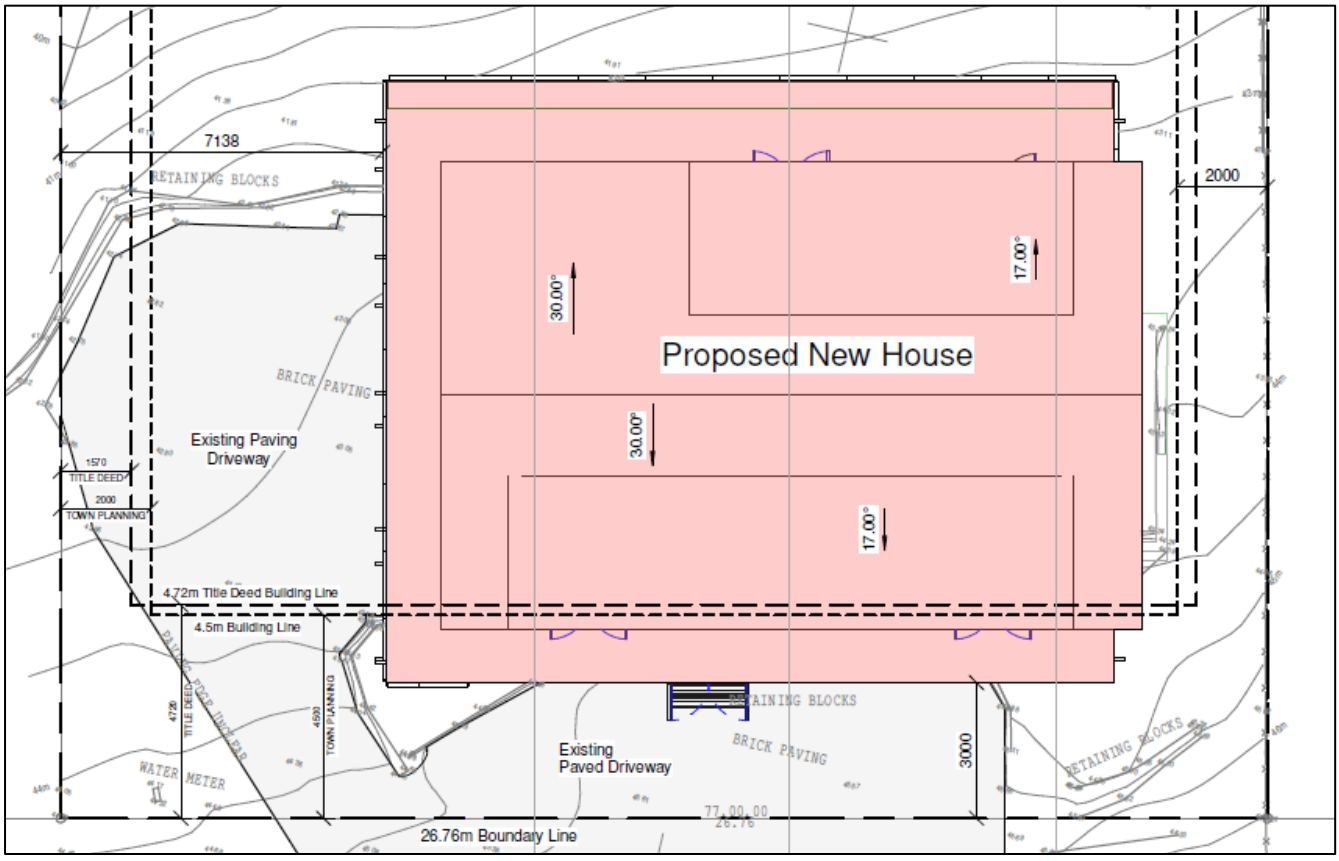


Figure 4: Extract from the Site Plan (see Diagram 4).

4.1.2 Height

According to the provisions of the Knysna Zoning Scheme By-Law, the maximum allowable height for a dwelling house is 8.5m. The Scheme also limits dwelling houses to a maximum of two storeys. The proposed structure will be a double-storey building on stilts, as previously approved. Although the number of storeys complies with the requirements of the By-Law, the overall height of the structure will exceed the permitted 8.5m. This is due to the steep slope of the subject property, which causes certain portions of the building to exceed the height limit when measured from the natural ground level.

The previous approved structure, which was destroyed by fire, also exceeded the allowable height limit. Based on the approved Building Plans dated 21 October 2002 (refer to Annexure D), the height of that dwelling was approximately 10.30m at its highest point. The new dwelling will measure 10.14m, which is lower than the previously approved building and reflects efforts to reduce the visual and physical impact of the new development while still accommodating the site's natural topography.

It is the intention to utilise the existing platforms and retaining structures on the site to minimise additional earthworks. The lowest platform, which was previously designed for vehicle parking below the house, will also be used for parking in the current design. The ground floor has been designed at the same level as previously approved to ensure that access aligns with the paved platform in front of the house.



Figure 5: Existing platforms.

An application for a departure from the provisions of the Knysna Zoning Scheme By-Law is therefore submitted to the Council for the relaxation of height from 8.5m to 10.14m in order to permit the construction of the proposed double-storey dwelling.

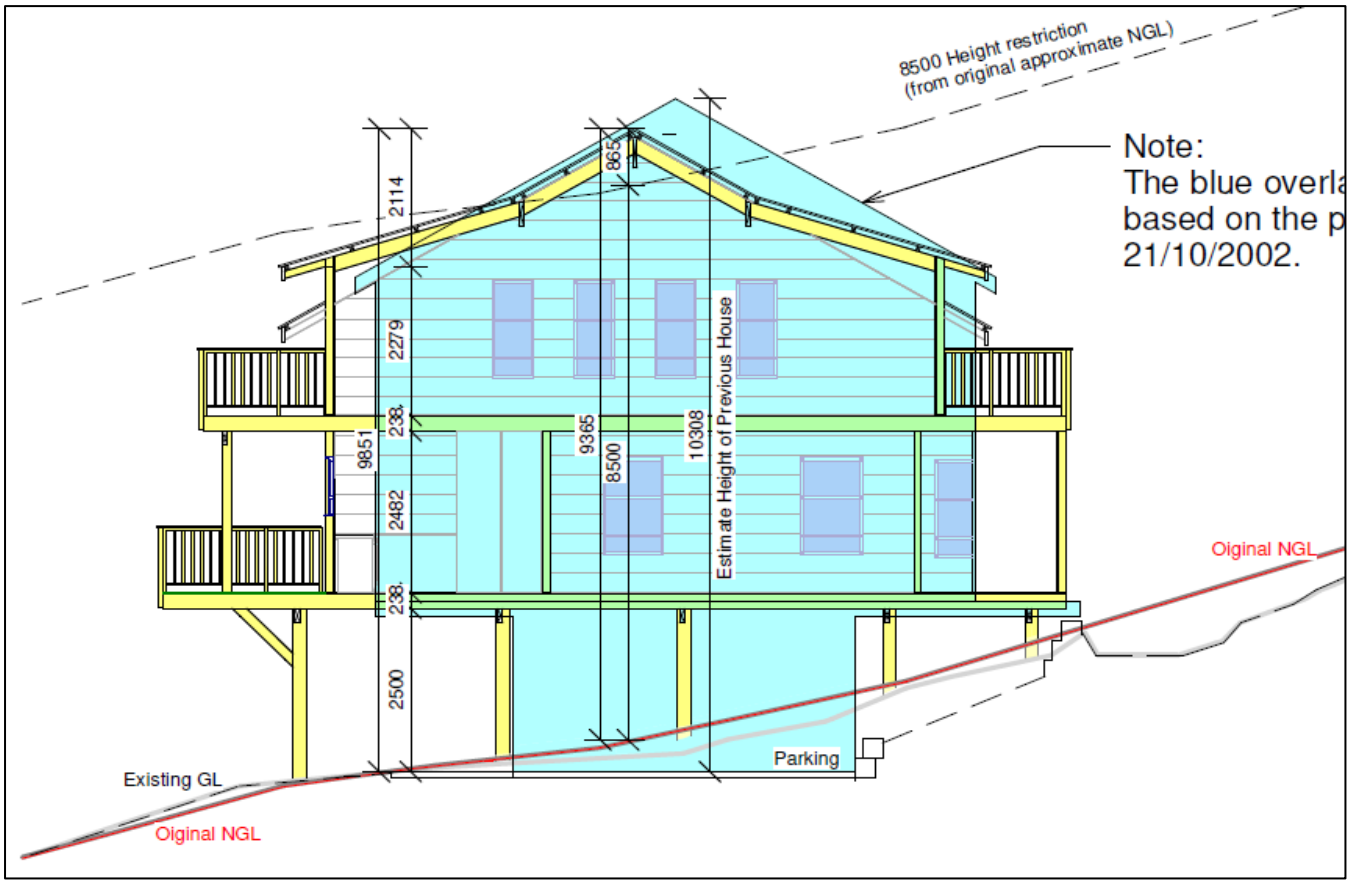


Figure 7: Section D.

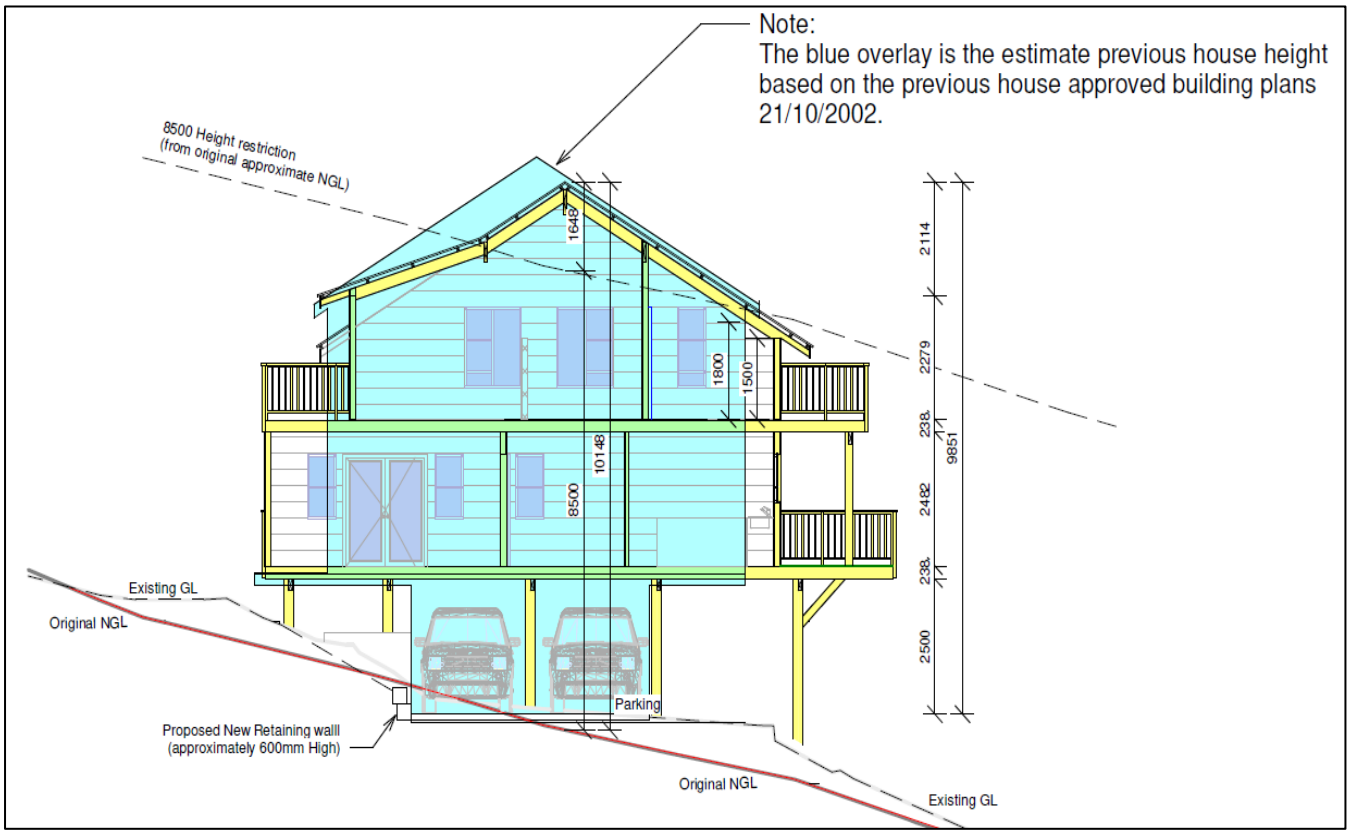


Figure 6: Section E.

4.2 ADMINISTRATOR'S CONSENT

Certain additional building restrictions apply to Erf 109 Brent on Sea as a result of conditions contained in the relevant Title Deed. These Title Deed restrictive conditions can, with consent from the Administrator, be removed, suspended, or relaxed.

Condition D (6) (d) of the Title Deed pertains to building lines. The proposed home will encroach on the street building line prescribed in this condition.

Therefore, the Council is respectfully requested to consider the relaxation of the street building line from 4.72m to 3m to permit the planned dwelling house.

(d) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag binne 4,72 meter van die straatlyn, wat 'n grens van hierdie erf uitmaak, opgerig word nie, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeet daaraan en aan 'n aangrensende erf nie, met dien verstande dat 'n buite gebou van hoër as 3,05 meter nie, gemeet van die vloer tot by die muurplaat, met die toestemming van die plaaslike owerheid binne hierbo voorgeskrewe agterruimte en binne die hierbo voorgeskrewe syruimte vir 'n afstand van 9,45 meter gereken van die agtergrens, opgerig mag word. Wanneer enige twee of meer erwe gekonsolideer word, is hierdie voorwaarde op die gekonsolideerde oppervlakte as een erf van toepassing."

Figure 8: Restrictive Title Deed Condition D (6) (d).

5. FACTORS TO CONSIDER

5.1 TOPOGRAPHY

The steep gradient of the site significantly limits the amount of usable and developable land. The topographical constraints also pose challenges in achieving compliance with the development parameters. Attempting to adhere to the height restriction and street building line would require extensive earthworks, including deep excavation or high retaining structures, which would be both costly and environmentally invasive. Such interventions could destabilise the slope, increase the risk of soil erosion or water runoff, and potentially have a negative impact on

surrounding properties, vegetation, and infrastructure. The proposal to construct a lightweight structure on stilts, as previously approved and constructed, will make use of the existing excavated footprints on the site, thereby limiting the need for additional earthworks.



Figure 9: West Elevation.

5.2 ANTICIPATED IMPACTS ON SURROUNDING PROPERTIES & CHARACTER OF THE AREA

The proposed development is not expected to have any significant impacts on surrounding properties. The site is sloping away from the street, and there is existing mature vegetation which will act as effective screening. The proposal complies with the building lines applicable to the rear and side boundaries where the subject site shares the common boundaries with Erven 87, 88, 108, and 110. Erf 156, located directly to the south of the subject property, is currently vacant, further reducing any immediate impact on neighbouring views or privacy. This property also slopes in a southern direction and will be oriented to the south to optimise views over the bay.

Brenton-on-Sea is predominantly a holiday destination, with a relatively small number of permanent residents. The area is characterised by steep topography, and many existing dwellings are either three storeys or two storeys with height encroachments. Therefore, the proposed height relaxation is not out of character with the surrounding built environment.

Wooden structures on stilts are a very popular architectural design theme in the area. The proposed wooden double-storey dwelling has been carefully designed to blend with and enhance the architectural style of the neighbourhood. The rebuilding and upgrading of the residential structure will not only improve the appearance of the site but will also contribute positively to the overall visual consistency of the area, reinforcing its identity as a residential community.



Figure 10: View of the surrounding area from the subject property.

5.3 SAFETY AND SECURITY

The development will help mitigate potential fire threats associated with overgrown, vacant stands and reduce the risks often linked to unmanaged or uninhabited properties. Occupied and well-maintained properties contribute to the safety, vibrancy, and long-term resilience of the neighbourhood.

The street building line relaxation will not have any impact on traffic movement. The existing access and driveway will be used, and the building will not obstruct viewlines from this driveway.



Figure 11: Current site condition.

5.4 IMPACT ON MUNICIPAL SERVICES

The previous dwelling house was connected to the municipal infrastructure. The service connections remain available on site and are sufficient to accommodate the needs of the proposed new dwelling.

The redevelopment of the property will not place any additional or unexpected demand on municipal services beyond what was historically associated with the previous structure, as the property will continue to be used for residential purposes.

5.5 SECTION 33 (5) OF KNYSNA SPATIAL PLANNING & LAND USE MANAGEMENT BY-LAW

Section 33 (5) of the Knysna Spatial Planning and Land Use Management By-Law 2021 lays down the following criteria that need to be considered when assessing an application for the removal, suspension, or relaxation of a Title Deed restriction:

(a) The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vested in the person as the owner of a dominant tenement:

The conditions set out in Section D of the Title Deed were imposed by the Administrator as conditions of the township establishment. There is no financial value attached to these conditions, and the only purpose was to regulate development in the area. Nowadays, this function has been taken over by the current governing Knysna Zoning Scheme By-Law.

(b) The personal benefits which accrue to the holder of the rights in terms of the restrictive condition:

The restrictive condition concerning building lines was imposed by the Administrator in the 1950s, at a time when no Zoning Schemes were in place. Title Deed restrictions were then the primary tool for regulating land use and development. With the later introduction of Zoning Schemes, prescribed building lines differ from those originally set out in the Title Deed. The original restrictions served a broad public purpose, such as managing character and density, in the absence of formal planning controls. However, no individual property owner in Brenton on Sea holds a personal legal right or specific benefit under these conditions. Given that modern zoning regulations are now in effect, the Title Deed restrictions on building lines have become obsolete and are no longer necessary.

(c) The personal benefits which will accrue to the person seeking the removal, suspension, or amendment of the restrictive condition, if it is amended, suspended, or removed:

Relaxing the restrictive Title Deed condition will allow landowners to design a practical home for their retirement.

(d) The social benefits of the restrictive conditions remaining in place in their existing form:

The original intent of the Title Deed conditions was to preserve a specific character in the area by restricting aspects of the built form. While maintaining these conditions can offer social benefits by promoting consistency in the neighbourhood's appearance, the proposed relaxation of Condition D (6) (d) will not negatively impact these benefits. Other applicable conditions will remain in effect, and the planned structure is in keeping with the existing character of the area.

(e) The social benefit of the removal, suspension, or amendment of the restrictive condition:

Relaxing the restrictive condition will allow the development of a vacant site that will enhance the appearance of the surrounding area. This improvement may also benefit neighbouring property owners, as a more visually appealing neighbourhood can contribute to increased property values.

(f) Whether the removal, suspension, or alteration of the restrictive will completely remove all rights enjoyed by the beneficiary or only some of those rights:

Only the restriction that relates to building lines will be relaxed; there are still other conditions that restrict development on the property. The Knysna Zoning Scheme By-Law will also still apply and regulate building lines, development density, heights and land use. Thus, no actual rights are being removed; only an outdated duplication of regulatory control is being cleared.

(g) Whether the removal, suspension, or alteration of the restrictive conditions will be in the public interest:

The proposed relaxation of the restrictive Title Deed condition is not a matter of public interest. By relaxing the restrictive condition discussed above, the land use will not change, and the character of the area will not be affected, as the proposal is for residential purposes.

Considering the specifics above, we believe that the proposed relaxation of restrictive Condition D (6) (d) is aligned with the public interest.

5.6 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK.

Departure is a matter that is not addressed in the Spatial Planning documentation. This, by nature, is very site-specific, and the application will have to be considered on its own merit. The subject property is situated within the urban edge of the Brenton on Sea area, where the optimal use of urban land is supported. The approval of the proposed dwelling house aligns with this objective by promoting the effective utilisation of existing urban space, while ensuring that no undue negative impacts arise on the surrounding environment. Therefore, the application is consistent with the broader goals of sustainable urban development outlined in the Spatial Development Framework.

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

In considering the application, the decision-maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in (Chapter II) of 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 individual departure applications that are mostly site-specific.

Furthermore, the application will follow due process and comply with the zoning regulations and relaxations granted by the municipality, demonstrating a commitment to good governance. The planning process will include consultations with stakeholders and will address any concerns raised by the community, ensuring transparency and inclusivity in decision-making.

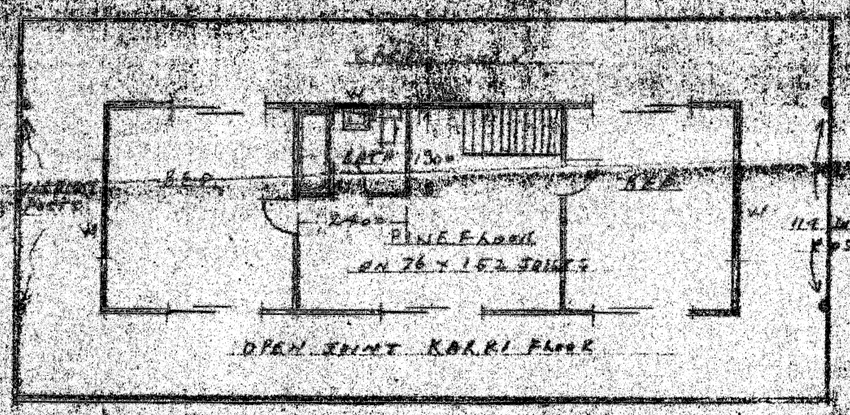
6. CONCLUSION

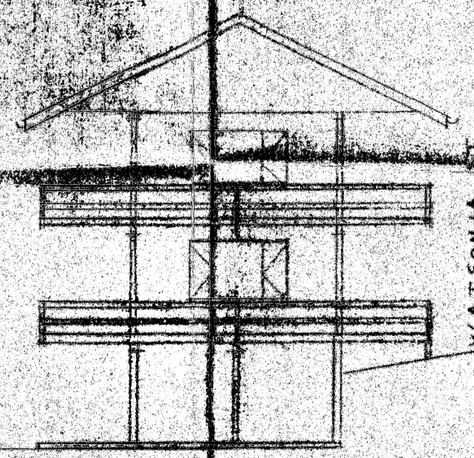
Council is respectfully requested to consider the proposed departure and administrator's consent applications in order to permit the planned double-storey wooden house.

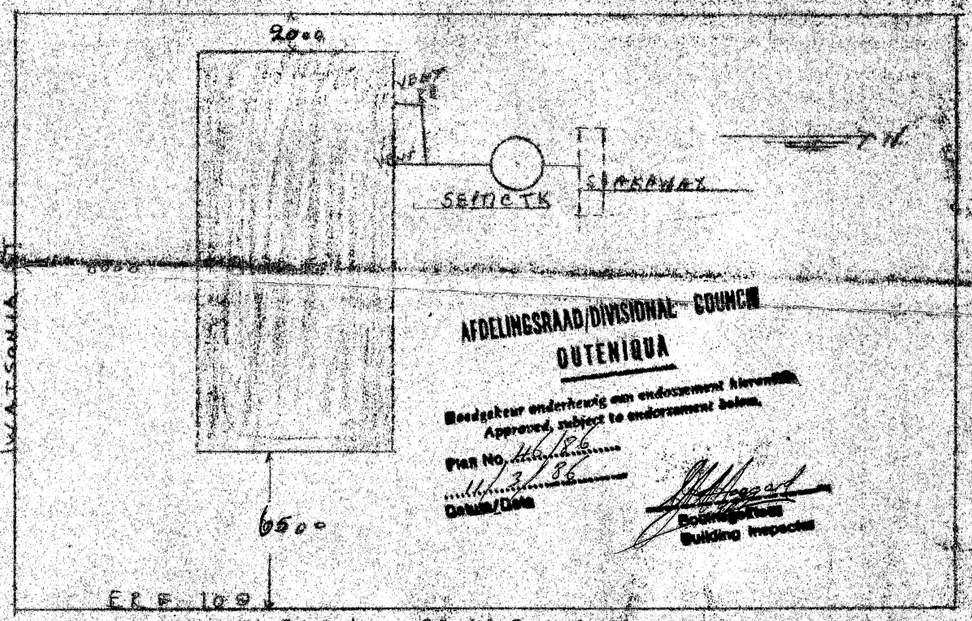
The reasons for approving the proposal are summarised as follows:

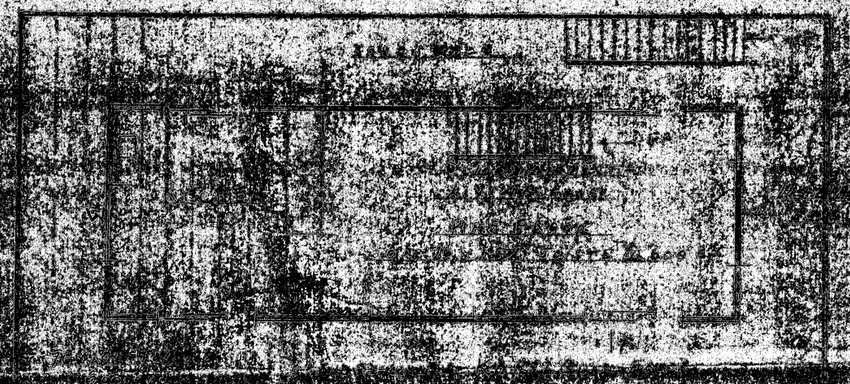
- The steep slope of the site limits usable building space and makes compliance with height and street building line restrictions impractical without extensive and potentially harmful earthworks that could destabilise the slope and impact surrounding properties and the environment.
- Brenton on Sea is mainly a holiday town with few permanent residents and is characterised by steep slopes and multi-storey homes, many of which exceed height limits.
- The proposed height relaxation is in keeping with the existing built form in the area.
- The development will reduce fire and security risks associated with vacant, overgrown stands by ensuring the property is occupied and well-maintained, thereby enhancing neighbourhood safety and resilience.
- Relaxation of the restrictive Title Deed Condition will not change the land use of the property or the character of the area, as the land use will remain residential.
- The proposal is not in conflict with the Knysna Spatial Development Framework.
- The proposal is not in conflict with the development principles set out in Section 7 of SPLUMA.

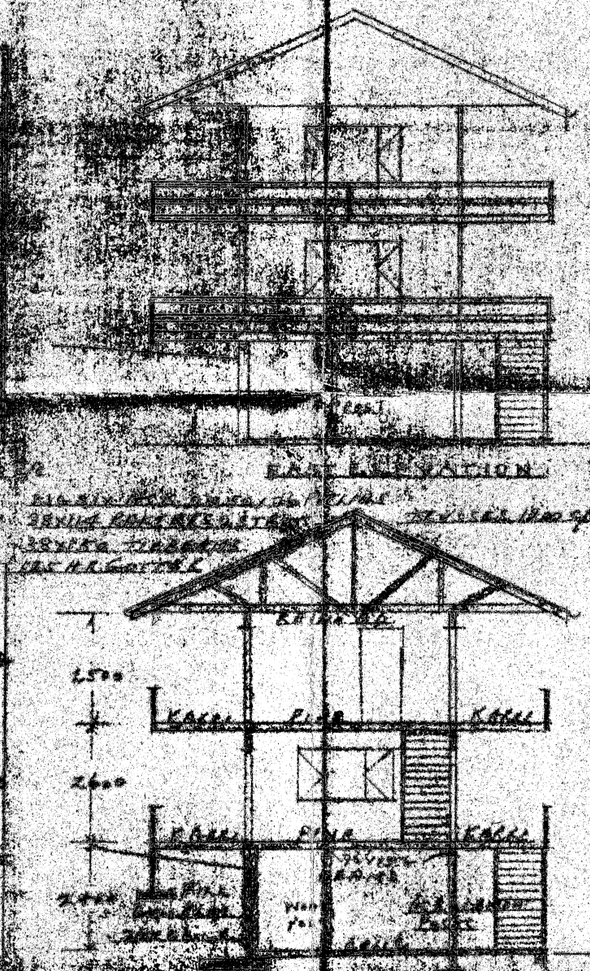
PROPOSED ALTERATIONS & HYRN TO FLAT FOR BRENTON ON SEA

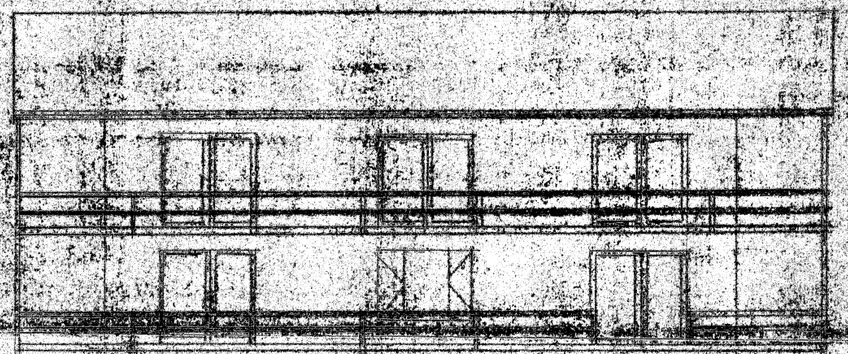


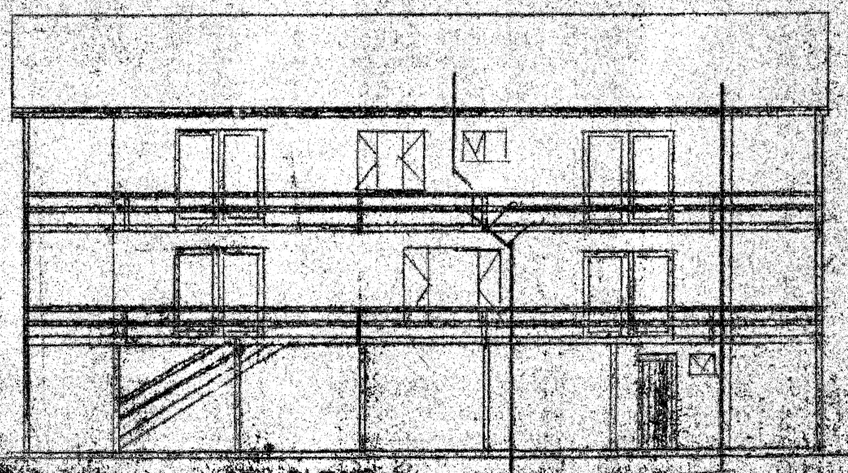




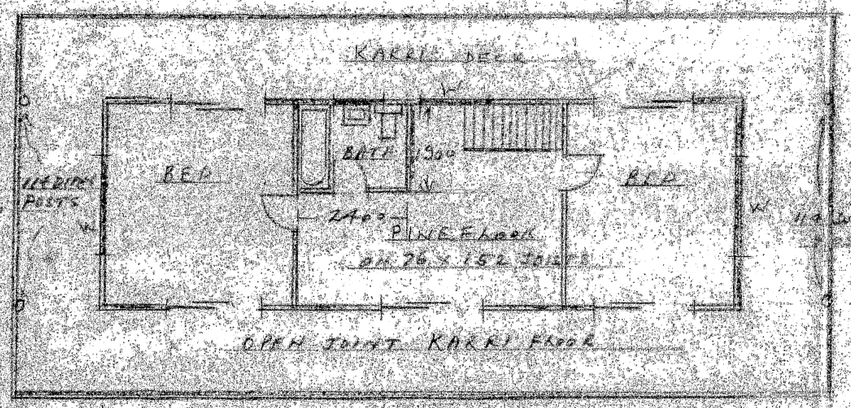




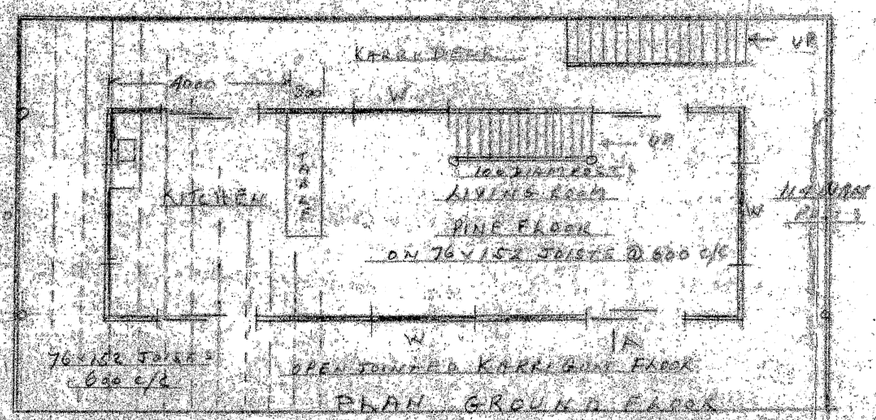




PLAN OF HOUSE FOR MR A.G. HUBN ON ERF 109 KRUISFONTEIN ON SEA

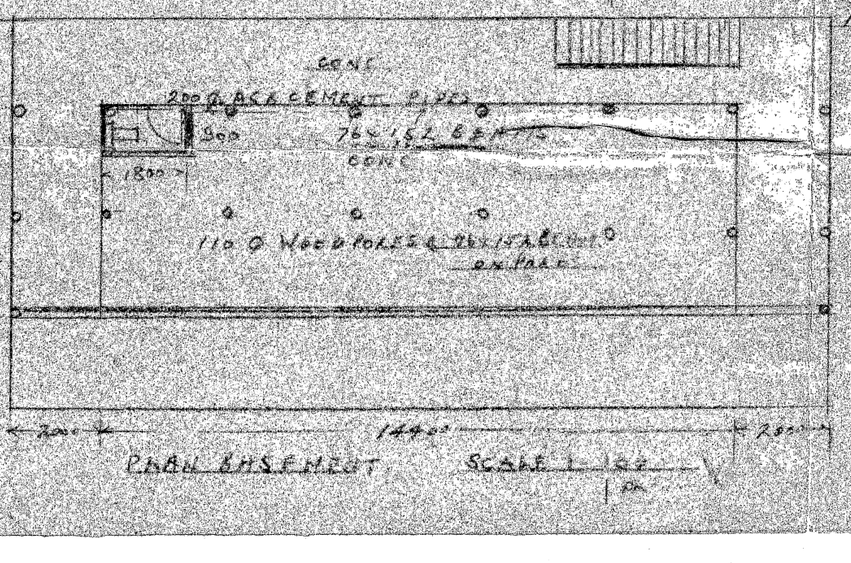


PLAN 1ST FLOOR

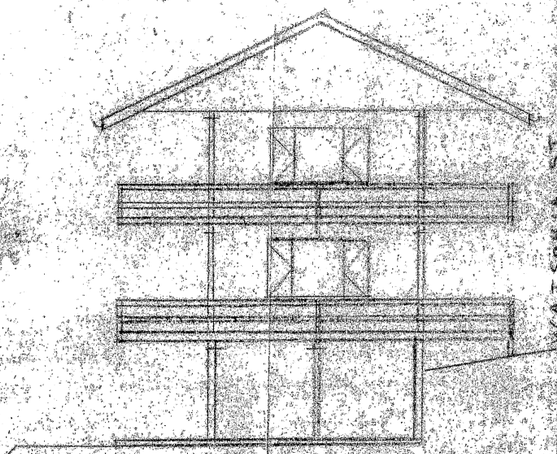


PLAN GROUND FLOOR

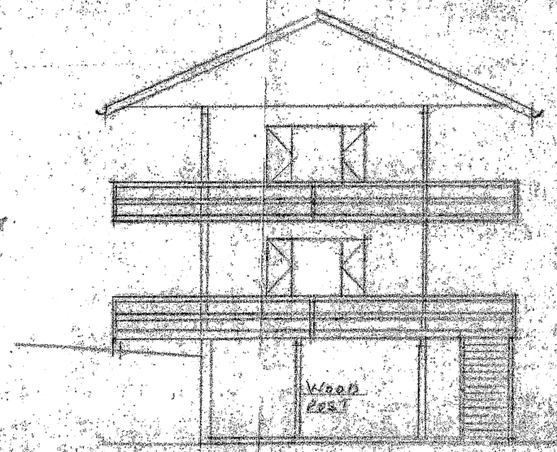
WALLS HORIZONTAL W.BOARD ON 50x76 FRAMING @ 600 c/c
TOP PLATE 76 x 76 BOTTOM PLATE 38x76
RHINOBD INSIDE WITH FORMALITE INSULATION



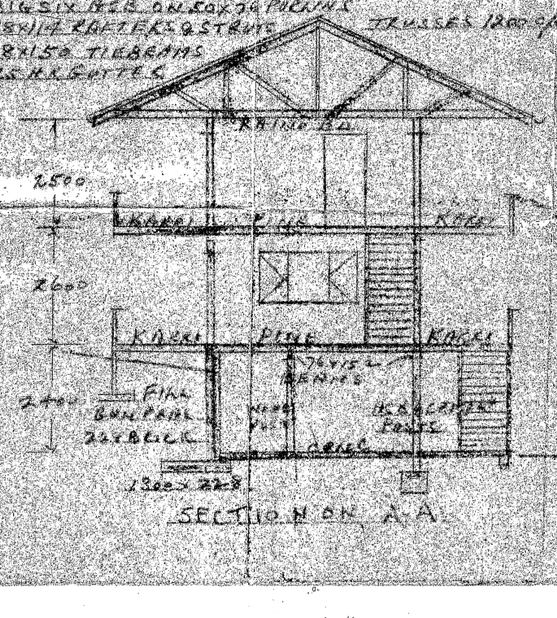
PLAN BASEMENT SCALE 1:100



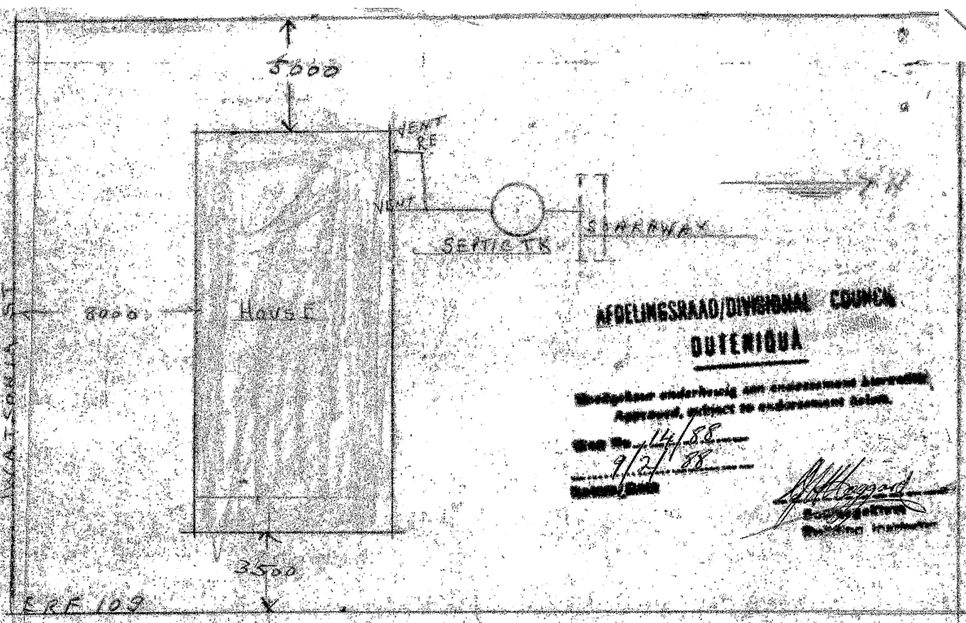
WEST ELEVATION



EAST ELEVATION

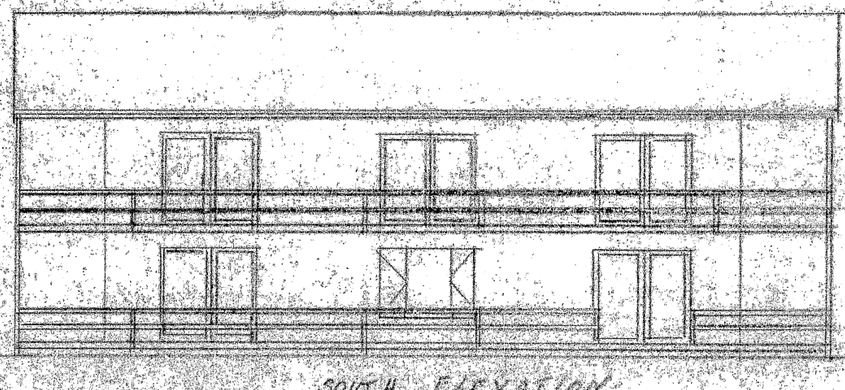


SECTION ON A-A

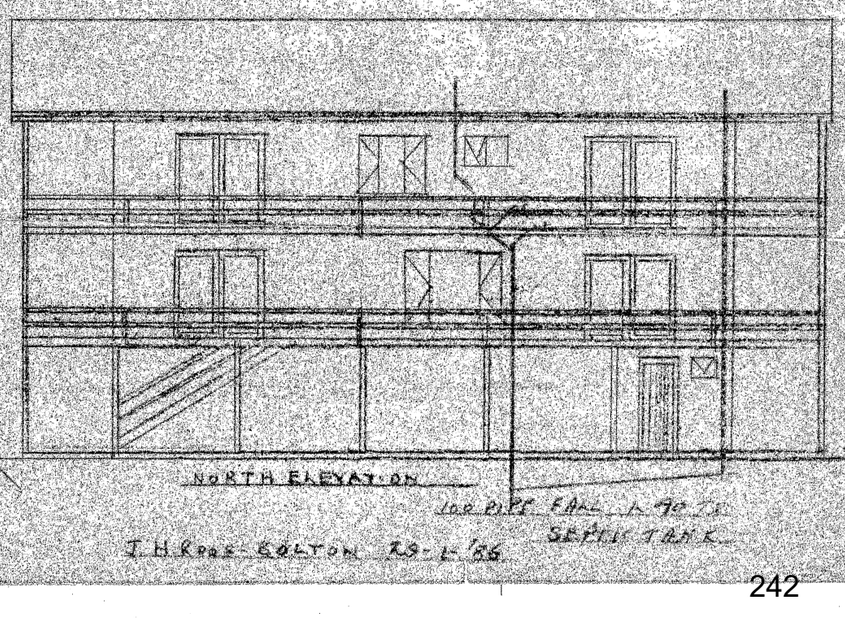


AFDELINGSRAAD/DIVISIONAL COUNCIL
OUTENIQUA
Bouplanne onderhewig aan goedkeuring hiervan
Approval, subject to endorsement below.
Goedkeuring No. 14/88
Datum/Date 9/2/88
Boubeampte/Building Inspector

SITE PLAN SCALE 1:200



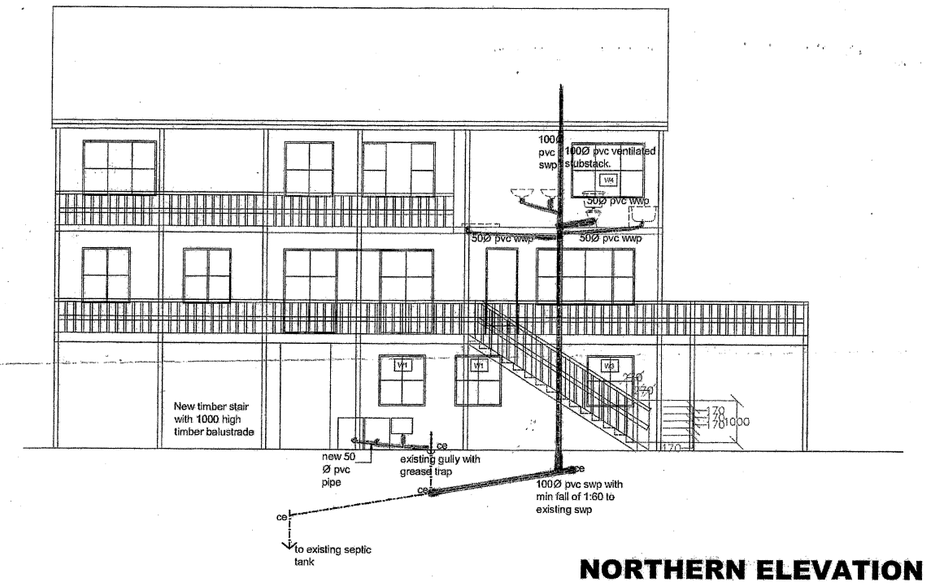
SOUTH ELEVATION



NORTH ELEVATION

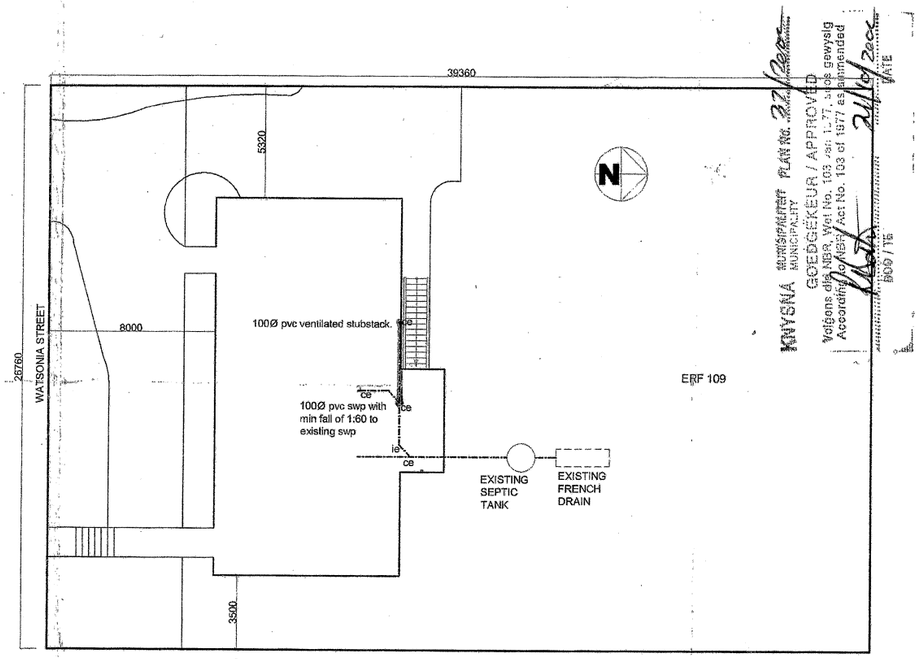
100 DIA PIPE FOR 1.P. TO SEPTIC TANK

J.H. KRUGER - KOLTON 29-2-'88



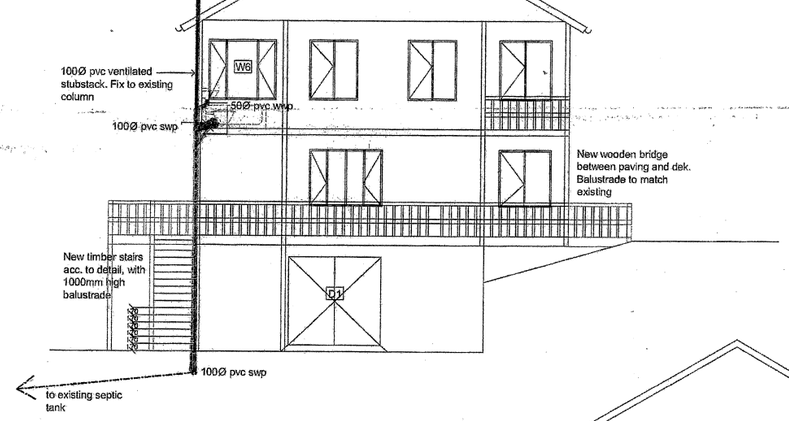
NORTHERN ELEVATION

SCALE 1:100



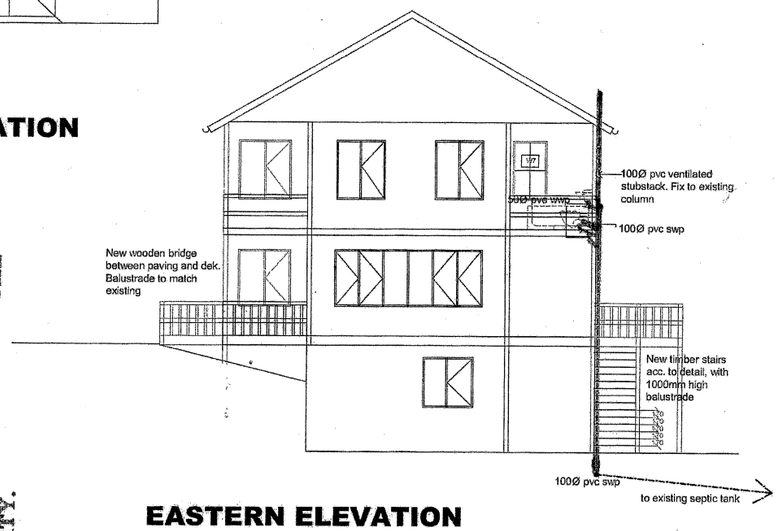
SITE PLAN

SCALE 1:200



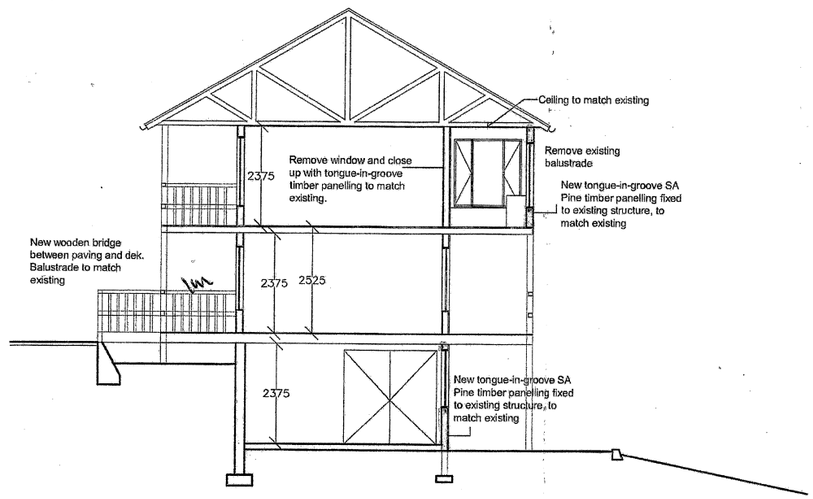
WESTERN ELEVATION

SCALE 1:100



EASTERN ELEVATION

SCALE 1:100



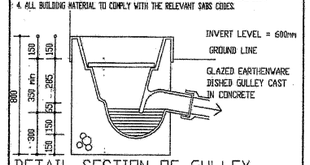
SECTION A-A

SCALE 1:100

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4. ALL BUILDING MATERIAL TO COMPLY WITH THE RELEVANT SABS CODES.



DETAIL SECTION OF GULLEY

LEGEND	
	30m FIRE HOSE REEL
	4.5kg FIRE HYDRANT
	ESCAPE ROUTE

Glazing notes:

Nominal thickness	Max. size
3 mm	0,75 m2
4	1,5
5	2,1
6	3,2

6,5mm Safety glass in all windows below or window bays below 300mm.

1.GEYSERS TO BE ACCORDING TO SABS 0254
2.ALL GLAZING ACCORDING TO PART N OF SABS 0400
3.SAFETY GLASS TO BE INSTALLED I.T.O. SABS 0137
3. ALL GLAZING TO COMPLY WITH GOVERNMENT NOTICE R2378 IN GOVERNMENT GAZETTE 12780 OF 12 OCTOBER 1990

KEY PLAN:

Rev. NO.	Date	Description

NDA ARCHITECTS cc
(012) 665 3522 TELEPHONE
(012) 665 3547 FACSIMILE
nda@andula.co.za e-MAIL
15 Uitzicht Park, 1 Bellingham Rd, Centurion, SA PHYSICAL ADDRESS
PO Box 95523, waterkloof, Pta, SA POSTAL ADDRESS

Project
ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR P. BOTHA ON ERF 109, BRENTON ON SEA

Drawing Description
ELEVATIONS, SITE PLAN AND SECTION

Project no.	Revision no.	Drw no.
Cad No.	0	101
Drawn: LMR	Date: 15/08/2002	

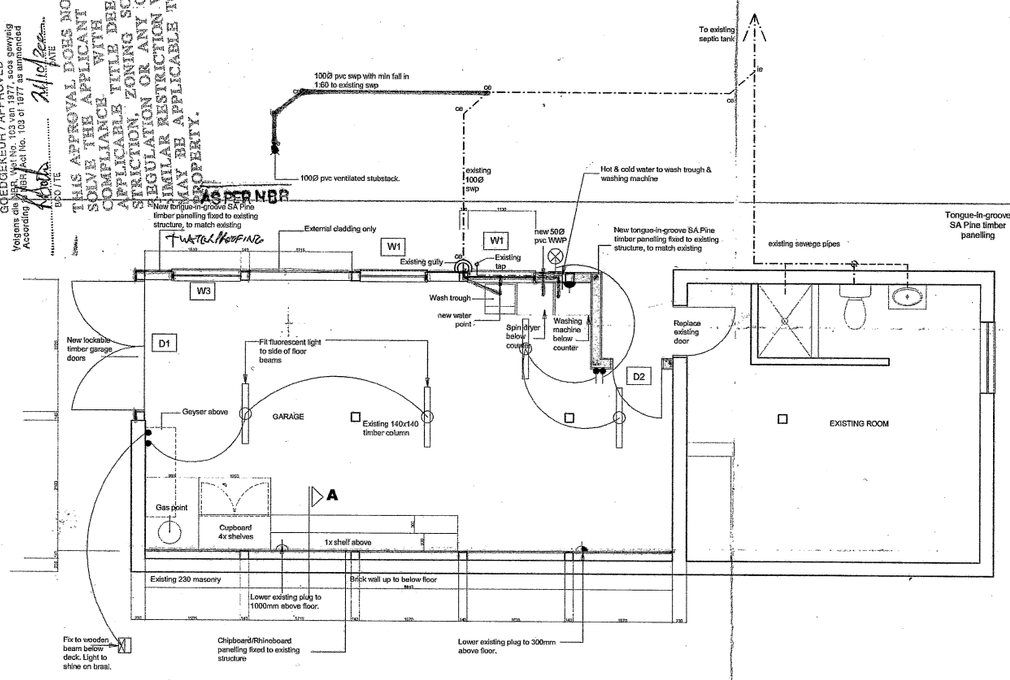
STEPHAN BRENTON

244

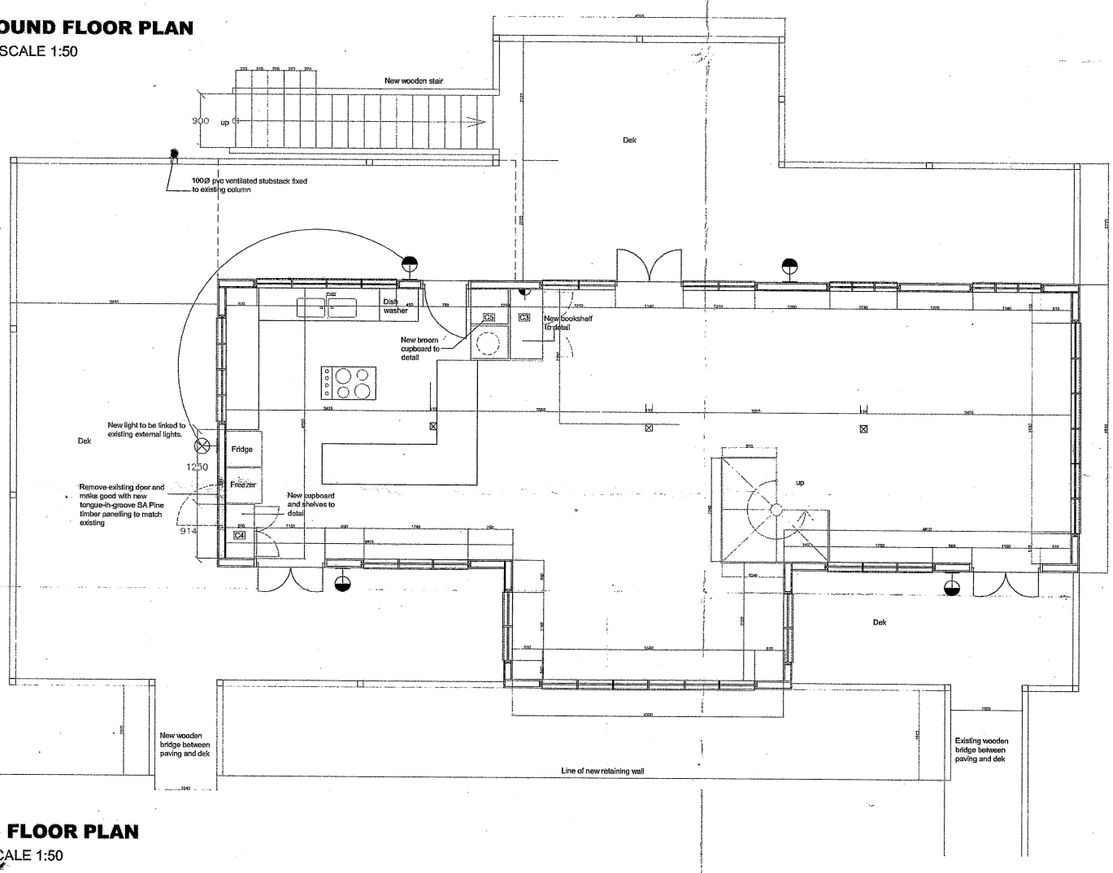
KNYSNA MUNICIPALITY PLAN No. 3716/2002
GOEDGEKEUR / APPROVED
Volgens die bepalings van Artikel 7 van die gewysig
Ingevolge Artikel No. 7 van die Wet No. 103 of 1977 as ammended
Acting in terms of Section No. 7 of Act No. 103 of 1977 as amended
DATE

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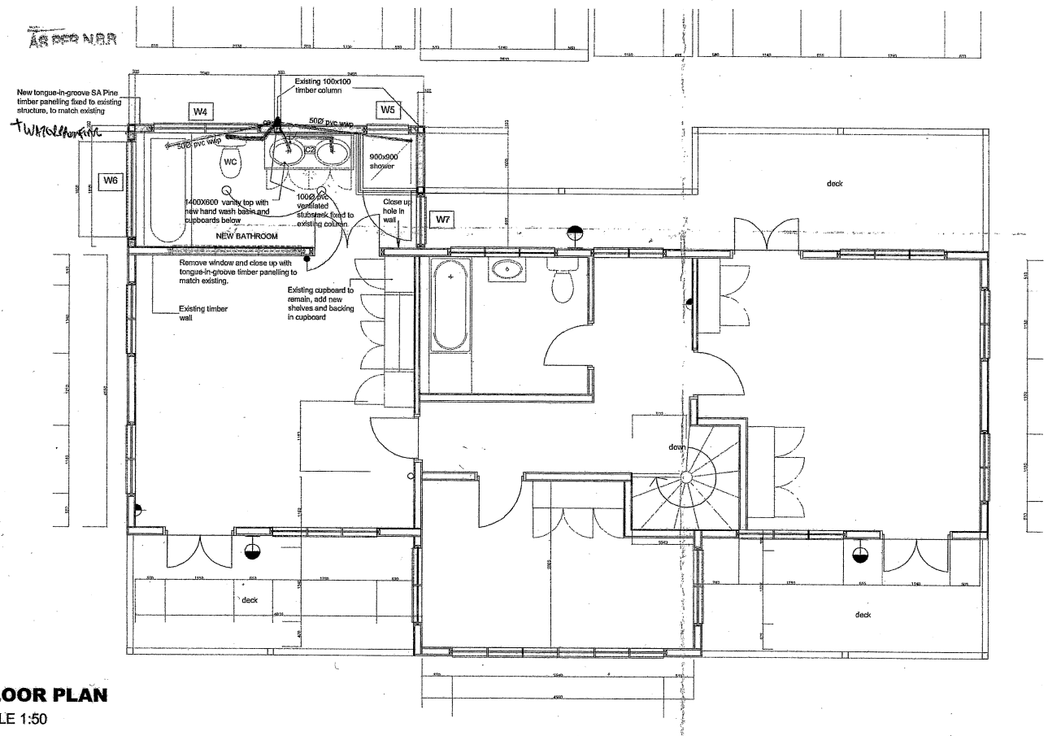
AS PER NBR



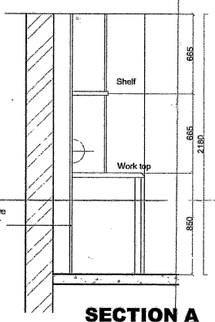
LOWER GROUND FLOOR PLAN
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50



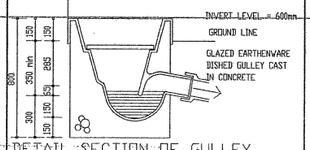
FIRST FLOOR PLAN
SCALE 1:50



SECTION A
SCALE 1:25

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4. ALL BUILDING MATERIAL TO COMPLY WITH THE RELEVANT SABS CODES.



DETAIL SECTION OF GULLEY

LEGEND:	
	30m FIRE HOSE REEL
	4.5kg FIRE HYDRANT
	ESCAPE ROUTE

Glazing notes:

Nominal thickness	Max. size	
3 mm	0,75 m2	6,5mm Safety glass in all windows below or window bays below 300mm.
4	1,5	
5	2,1	
6	3,2	

1.GEYSERS TO BE ACCORDING TO SABS 0254
2.ALL GLAZING ACCORDING TO PART N OF SABS 0400
3.SAFETY GLASS TO BE INSTALLED I.T.O. SABS 0137
3. ALL GLAZING TO COMPLY WITH GOVERNMENT NOTICE R2378 IN GOVERNMENT GAZETTE 12780 OF 12 OCTOBER 1990

KEY	
	Double 15A plug above counter (+-1000mm above floor)
	Light switch
	Spot light
	Double tube fluorescent light
	Double 15A plug below counter for washing machine & dryer
	Double 15A plug 300mm above floor
	Ceiling mounted spot light
	15A plug in cupboard
	Waterproof external light switch
	Fit new light fitting to existing light points
	New light point

KEY PLAN:

Rev. NO.	Date	Description

NDA ARCHITECTS cc

Project
ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR P. BOTHA ON ERF 109, BRENTON ON SEA

Drawing Description
FLOOR PLANS
SCALE 1:50

Project no.	Revision no.	Drw no.
Cad No.	0	100
Drawn LMR	Date 15/08/2002	

PLAN 1ST FLOOR

WEST ELEVATION

SITE PLAN SCALE 1-200

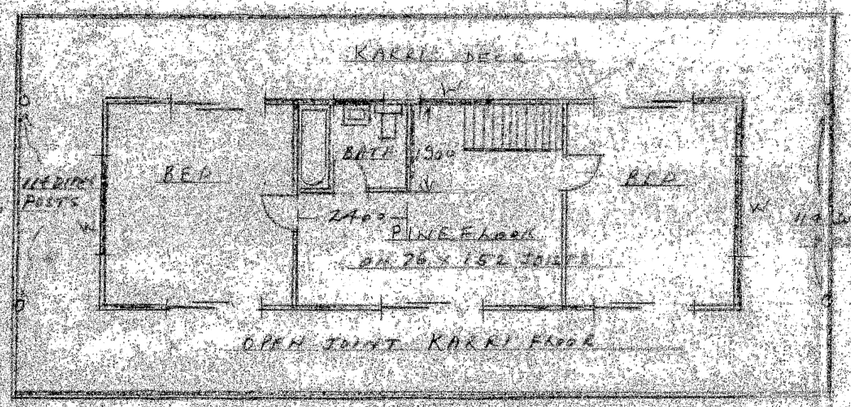
SOUTH ELEVATION

PLAN AT FOUNDATION LEVEL

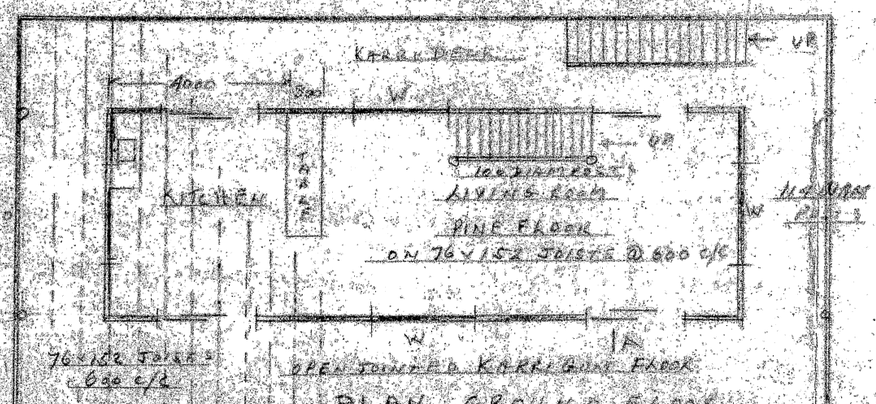
SECTION A-A

NORTH ELEVATION

PLAN OF HOUSE FOR MR A.G. HUBN ON ERF 109 KRUISFONTEIN ON SEA

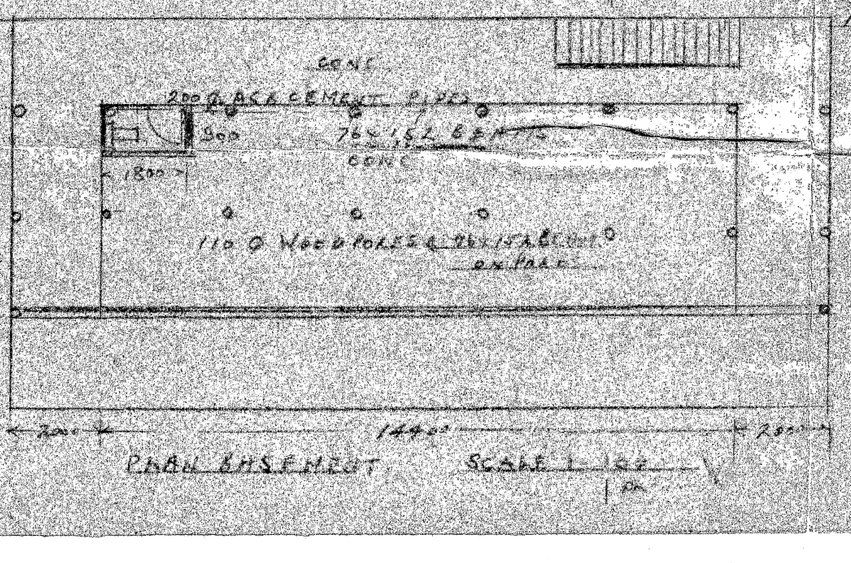


PLAN 1ST FLOOR

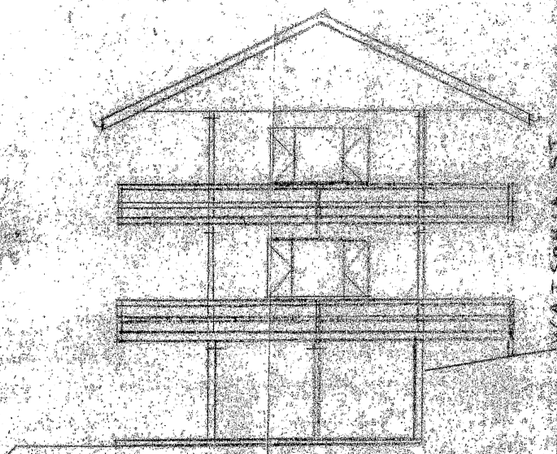


PLAN GROUND FLOOR

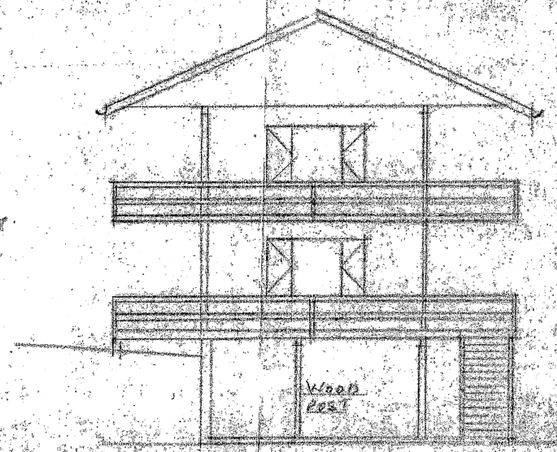
WALLS HORIZONTAL W.BOARD ON 50x76 FRAMING @ 600 c/c
TOP PLATE 76 x 76 BOTTOM PLATE 38x76
RHINOBD INSIDE WITH FORMALITE INSULATION



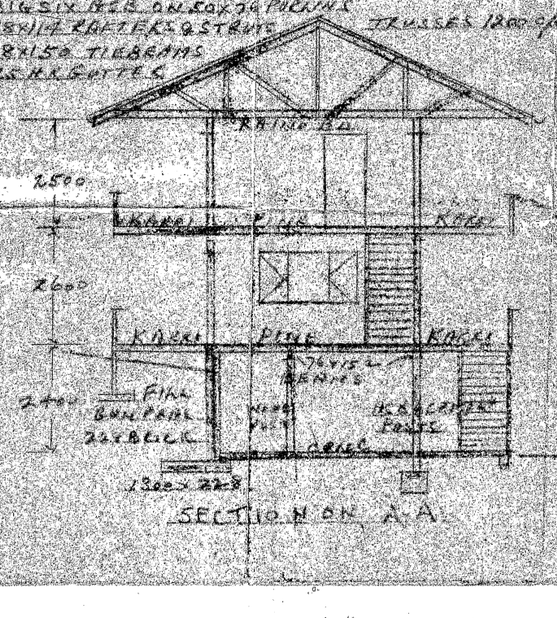
PLAN BASEMENT SCALE 1:100



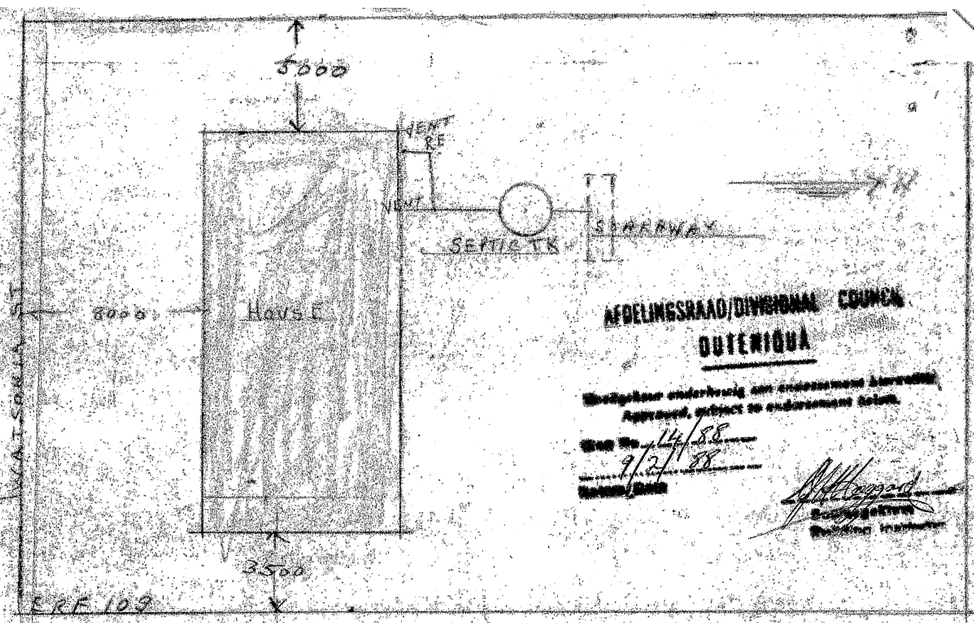
WEST ELEVATION



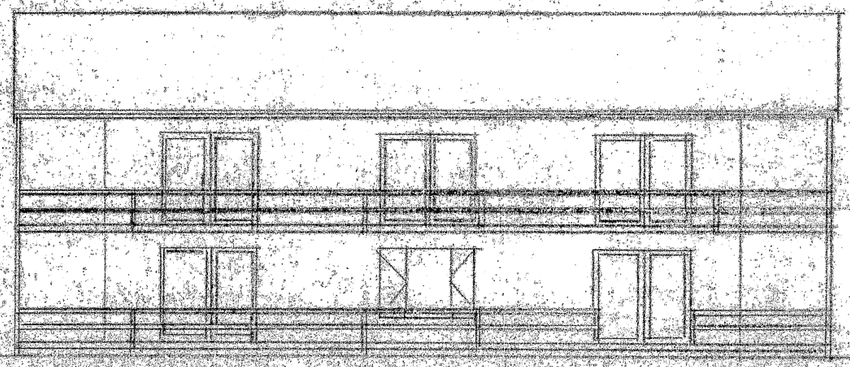
EAST ELEVATION



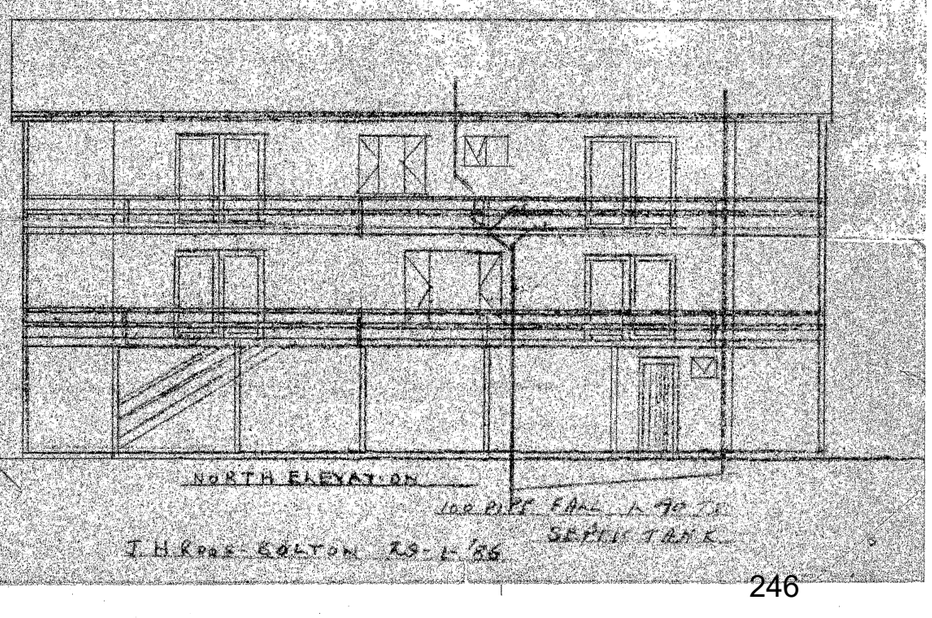
SECTION ON A-A



SITE PLAN SCALE 1:200



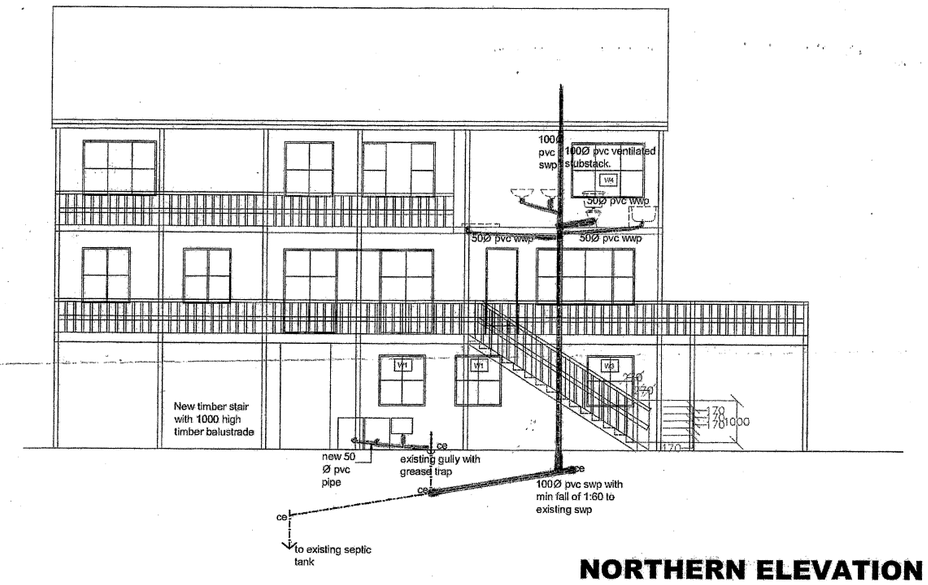
SOUTH ELEVATION



NORTH ELEVATION

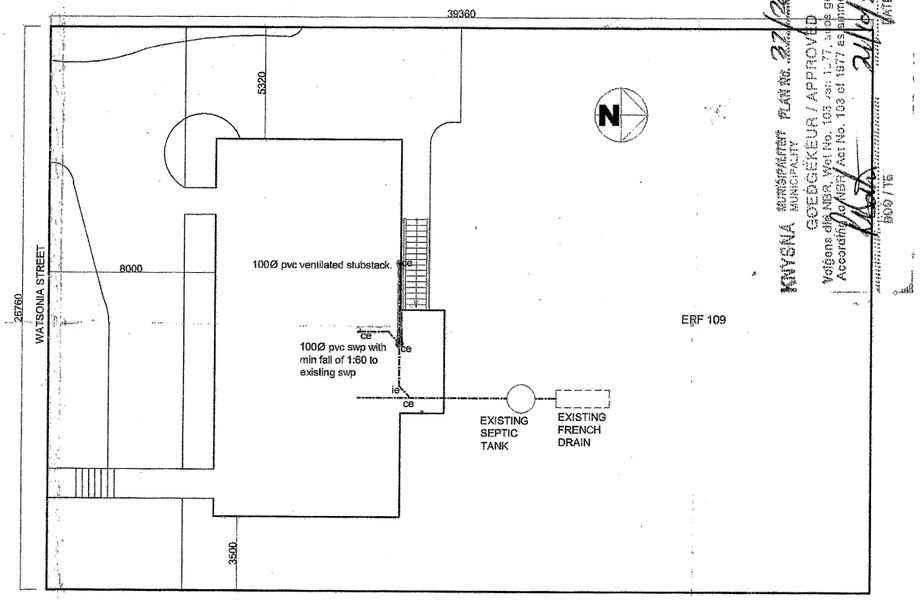
100 PIPE FAN
SEPTIC TANK

J.H. KRUGER - KOLTON 29-2-'88



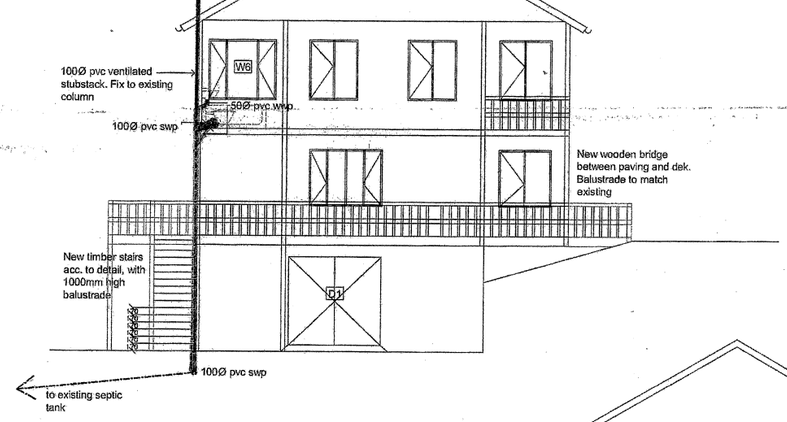
NORTHERN ELEVATION

SCALE 1:100



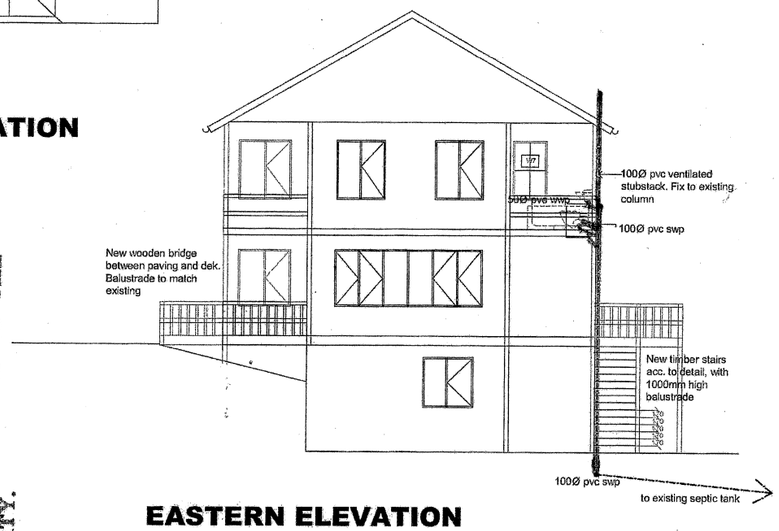
SITE PLAN

SCALE 1:200



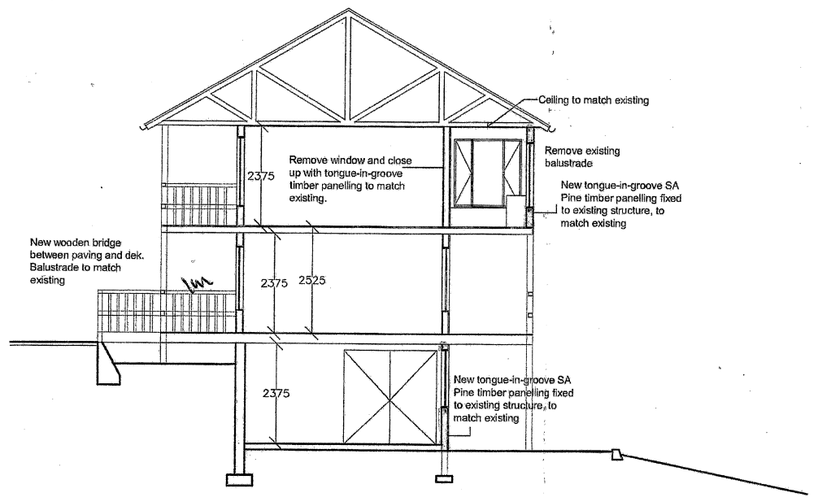
WESTERN ELEVATION

SCALE 1:100



EASTERN ELEVATION

SCALE 1:100

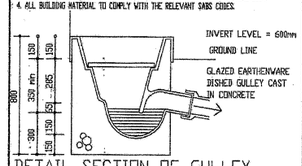


SECTION A-A

SCALE 1:100

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DETAIL SECTION OF GULLEY

LEGEND	
	30m FIRE HOSE REEL
o	4.5kg FIRE HYDRANT
	ESCAPE ROUTE

Glazing notes:

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6,5mm Safety glass in all windows below or window bays below 300mm.

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KEY PLAN:

Rev. NO.	Date	Description

NDA ARCHITECTS cc
(012) 665 3522 TELEPHONE
(012) 665 3547 FACSIMILE
nda@andula.co.za e-MAIL
15 Uitzicht Park, 1 Bellingham Rd, Centurion, SA PHYSICAL ADDRESS
PO Box 95523, waterkloof, Pta, SA POSTAL ADDRESS

Project
ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR P. BOTHA ON ERF 109, BRENTON ON SEA

Drawing Description
ELEVATIONS, SITE PLAN AND SECTION

Project no.	Revision no.	Drw no.
Cad No.	0	101
Drawn: LMR	Date: 15/08/2002	

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.

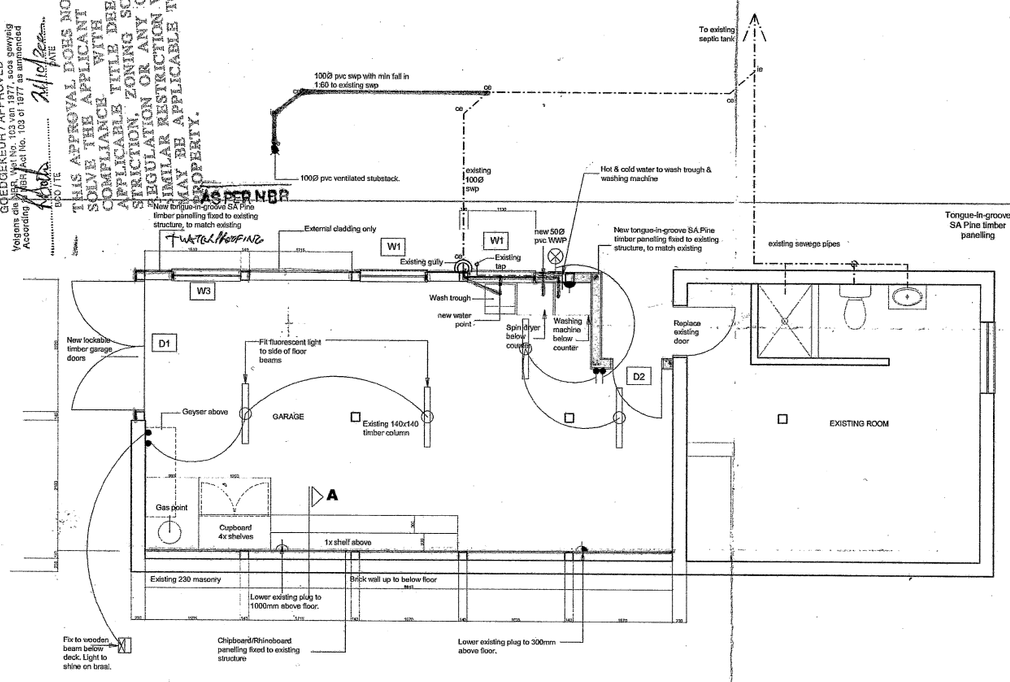
STEPHAN BRENTON

248

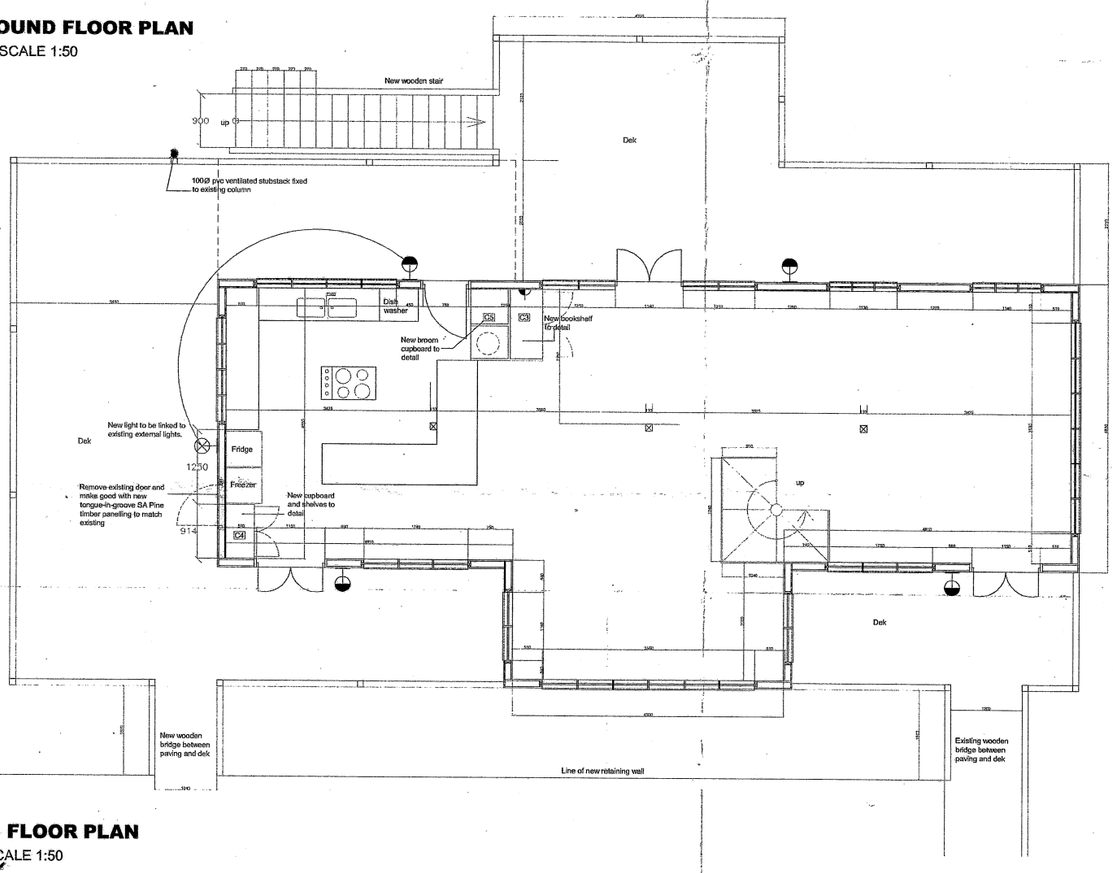
KNYSNA MUNICIPALITY PLAN No. 3716/2002
GOEDGEKEUR / APPROVED
Volgens die bepalings van Artikel 4 van die gewysig
According to the provisions of Section No. 4 of Act No. 103 of 1977 as ammended
DATE

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

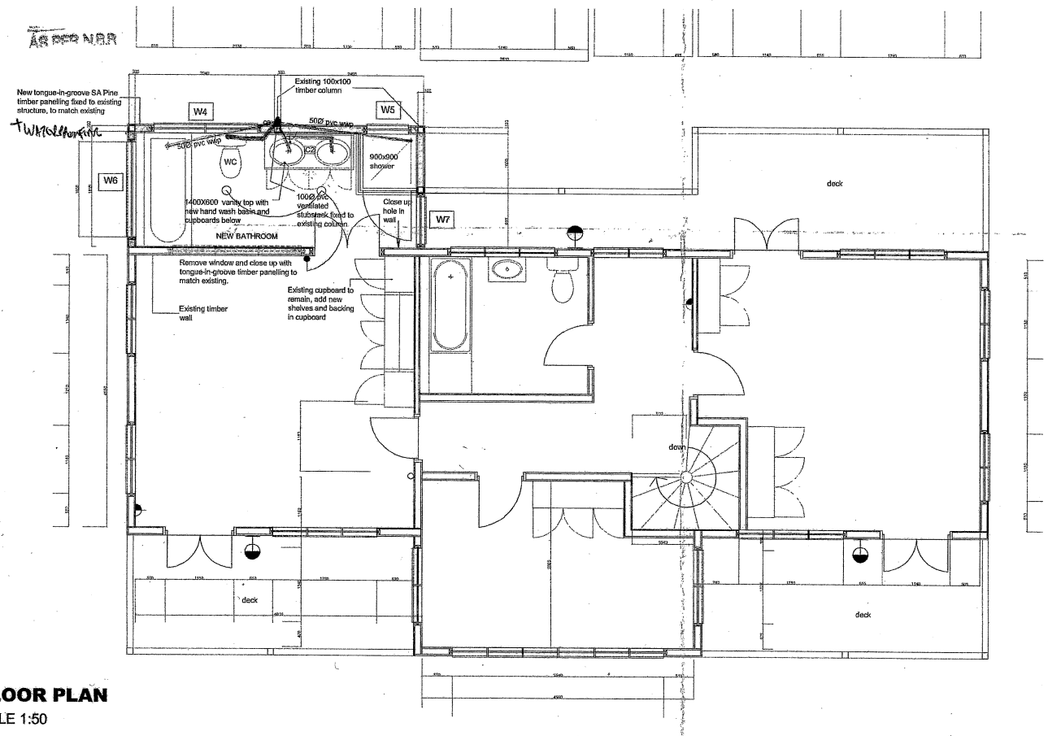
AS PER NBR



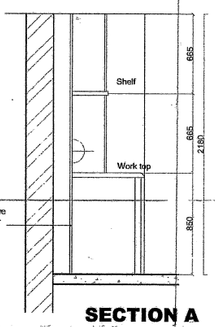
LOWER GROUND FLOOR PLAN
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50



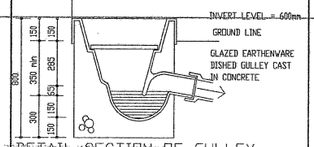
FIRST FLOOR PLAN
SCALE 1:50



SECTION A
SCALE 1:25

NOTES:

1. COPYRIGHT IS RESERVED AND THE DRAWING REMAINS THE PROPERTY OF NDA ARCHITECTS
2. ALL DIMENSIONS MUST BE CHECKED ON SITE & ANY CONTRADICTIONS MUST BE REPORTED TO THE ARCHITECT. DIMENSIONS ARE NOT TO BE SCALED
3. ALL BUILDING WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS & THE REQUIREMENTS OF THE LOCAL GEVERNMENT, THE TOWNSHIP OWNER OR ANY OTHER GOVERNING BODY.
4. ALL BUILDING MATERIAL TO COMPLY WITH THE RELEVANT SABS CODES.



DETAIL SECTION OF GULLEY

LEGEND:	
	30m FIRE HOSE REEL
	4.5kg FIRE HYDRANT
	ESCAPE ROUTE

Glazing notes:

Nominal thickness	Max. size	
3 mm	0,75 m2	6,5mm Safety glass in all windows below or window bays below 300mm.
4	1,5	
5	2,1	
6	3,2	

1.GEYSERS TO BE ACCORDING TO SABS 0254
2.ALL GLAZING ACCORDING TO PART N OF SABS 0400
3.SAFETY GLASS TO BE INSTALLED I.T.O. SABS 0137
3. ALL GLAZING TO COMPLY WITH GOVERNMENT NOTICE R2378 IN GOVERNMENT GAZETTE 12780 OF 12 OCTOBER 1990

KEY	
	Double 15A plug above counter (+-1000mm above floor)
	Light switch
	Spot light
	Double tube fluorescent light
	Double 15A plug below counter for washing machine & dryer
	Double 15A plug 300mm above floor
	Ceiling mounted spot light
	15A plug in cupboard
	Waterproof external light switch
	Fit new light fitting to existing light points
	New light point

KEY PLAN:

Rev. NO.	Date	Description

NDA ARCHITECTS cc

Project
ADDITIONS AND ALTERATIONS TO EXISTING HOUSE FOR P. BOTHA ON ERF 109, BRENTON ON SEA

Drawing Description
FLOOR PLANS
SCALE 1:50

Project no.	Revision no.	Drw no.
Cad No.	0	100
Drawn LMR	Date 15/08/2002	

VAN TONDER INC
P.O. BOX 1536
GEORGE
6530
Tel: (044) 873-0707
(Our Ref: V00259/RVS)

Prepared by me

CONVEYANCER
BERNARD VAN TONDER
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 990 000.00	R 1 374.00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED

VIR FOR R 490 000.00

B 000003692 / 2025

2025 -02- 14

REGISTRATEUR/REGISTRAR

T 000007415 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONELLE WILKINSON(97489)

~~JANINE FOUCHE (LPCM 60411)~~

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

BAREND JACOBUS VISSER
Identity Number: [redacted]
Married out of community of property

DATA / VERIFY
18 FEB 2025
Unathi Jongqo

which said Power of Attorney was signed at GEORGE on 19 December 2024

And the Appearer declared that his/her said principal had, on 27 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:

1. **SALOMO STEFANUS MULDER VERMAAK**
   Identity Number: [redacted]
   Married out of community of property

2. **KARIN SUZETTE VERMAAK**
   Identity Number: [redacted]
   Married out of community of property

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

ERF 109 BRENTON,
IN THE MUNICIPALITY AND DIVISION OF KNYSNA,
PROVINCE OF THE WESTERN CAPE;

IN EXTENT: 1053 (ONE THOUSAND AND FIFTY THREE) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T16977/1971 with Diagram No. 5753/1970 relating thereto, AND HELD by Deed of Transfer No. T11161/2018.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T16977/1971.

B. **SUBJECT FURTHER** to the benefits of the special conditions (a), (b) and (c) contained in Certificate of Partition Transfer No. T8082/1928, which conditions make provision for certain rights of access to roads and rights of way in favour of the owners for the time being of Belvidere according to Certificate of Partition Transfer No. T8083/1928 in favour of the owner of the abovementioned property, which conditions are as follows:

(a) The proprietors of Belvidere and their successors in title shall have access to Brenton by and along the whole course of the line of road market on the diagram of the farm annexed to the amended Grant thereof dated 30th March 1914 (the commencement and termination of the said line of road being marked P and Q respectively) and from the termination of road to the river at or near the picnic place by the existing path. (The termination of the said road and the termination of the said path at the picnic place being marked Q and R respectively, the said road and path being similar marked and lettered on the diagram hereto annexed.)

(b) That if the proprietors of Brenton or any of their successors in title construct a road or use a road for traffic to any point on the Knysna river below the picnic place the proprietors of Belvidere and their successors in title shall be entitled to the use thereof and if it does not connect with any line or road mentioned in clause "a" aforesaid to a right of way from the line mentioned in clause "A" to the same.

(c) That the proprietors of Brenton and their successors in title shall have the right of way by the line or road marked on the diagram annexed to the grant aforesaid to where it joins with the existing public road at or near ASHFORD (the commencement and termination of the said road over which the right of way operates being marked P and O respectively) or with any public road to be hereafter proclaimed in lieu of the said public road or of which the public have the use in lieu thereof provided that the proprietor for the time being to exercise such right of way by a line deviating as may from time to time mutually be agreed upon along the whole or any part of such line of more than 914,40 (Nine Hundred and Fourteen comma Forty) square metres, on either side thereof.

C. **ENTITLED** to the servitude referred to in the endorsement dated 7th July 1950 on Deeds of Transfer Nos. T21572 and T21573 both dated 9 December 1946, which endorsement reads as follows:

"By virtue of Deed of Transfer Number T9837 dated 7th July 1950 the owner or his successors in title of the remaining extent of within property measuring as such 794,7804 hectares entitled and subject to the following conditions:

(i) Entitled to enforce certain conditions against certain portion 17 of within mentioned farm, measuring 5,4330 hectares held under Deed of Transfer Number T9837 dated 7th July 1950 relating inter alia to use, buildings, fencing, passage or wires for electric light, laying of water, piping constructing of drains, sewers and piggeries.

(ii) Entitled to a right of way 6.30 metres wide marked abcfde on Diagram Number 6680/1948 over said Portion 17,

All of which conditions are more fully set forth in said Deed of Transfer Number T9837/50."

D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T16977/1971 imposed by the Administrator on the approval of the Township Brenton by virtue of Section 18(3) of Ordinance No. 33 of 1934, namely:

1. Alle woorde en uitdrukkings wat in die volgende voorwaardes gebedig word, het dieselfde betekenisse as wat daaraan geheg word by die regulasies afgekondig by kennisgewing van die Provinsiale Administrasie nommer 401 van 17 Oktober 1935, en in die memorandum wat genoemde regulasies vergesel het.

2. Ingeval 'n dorpsaanlegskema of enige gedeelte daaraan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalings daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is, voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalings van Artikel 146 van Ordonnansie Nommer 15 van 1952, soos gewysig, vervang nie.

3. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels en hoofwaterpype en die rioolvuil en dreinering, insluitende stormwater van enige ander erf of erwe binne of buite hierdie onderverdeling, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om riole, mangate, vore, waterleidings en ander werke wat daarmee in verband staan, aan te lê, te onderhou, te verander, te verwyder of the ondersoek.

4 Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoee van en binne 'n tydperk wat die plaaslike owerheid bepaal.

5. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes bepaal word nie.

6. Hierdie erf is onderworpe aan die volgende verdere voorwaardes, met dien verstande dat indien die Administrateur, na oorleg met die Dorpkommissie en die Plaaslike Owerheid, dit raadsaam ag dat die beperking in enige sodaninge voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy oplê:

(a) Dit mag nie onderverdeel word nie;

(b) Dit mag alleen gebruik word vir die doel om een woning tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, daarop rig;

(c) Nie meer as helfte van die oppervlakte daarvan mag gebou word nie;

(d) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag binne 4,72 meter van die straatlyn, wat 'n grens van hierdie erf uitmaak, opgerig word nie, asook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens gemeet daaraan en aan 'n aangrensende erf nie, met dien verstande dat 'n buite gebou van hoër as 3,05 meter nie, gemeet van die vloer tot by die muurplaat, met die toestemming van die plaaslike owerheid binne hierbo voorgeskrewe agterruimte en binne die hierbo voorgeskrewe syruimte vir 'n afstand van 9,45 meter gereken van die agtergrens, opgerig mag word. Wanneer enige twee of meer erwe gekonsolideer word, is hierdie voorwaarde op die gekonsolideerde oppervlakte as een erf van toepassing."

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

BAREND JACOBUS VISSER, Married as aforesaid

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

1. **SALOMO STEFANUS MULDER VERMAAK, Married as aforesaid**
2. **KARIN SUZETTE VERMAAK, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R990 000,00 (NINE HUNDRED AND NINETY 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 14 FEB 2025

q.q.

In my presence

REGISTRAR OF DEEDS

BRENTON TOEKENNING. T.P.

ALGEMENE PLAN 1680 L.D.

van ② ③

BRENTON DORP

bevattende 278 Erwe, genommer 1 tot 278, 14 Openbare Plekke, genommer 279 tot 292 en die deurgange gelee op Gedeelte 84 (n gedeelte van Gedeelte 38) van die plaas Belvidere in die Afdeling KNYSNA Provinsie Kaap die Goeie Hoop.

Sien kaart Nr. 10312/1958, geheg aan

VEL Nr. 1
Hierdie plan bestaan uit 2 velle

10313/58
Goedgekeur
[signature]
Landmeter-Generaal
5-4-1960

Gedeelte 84
n gedeelte van Gedeelte van die plaas
Uitsigt Nr 216
KNYSNA

295 Brenton

Die bakens van elke Erf wat op hierdie plan voorgestel word is volgens regulasie en is deur my geplaas.
Gemeet in Oktober 1957 en Februarie-Maart 1958, deur my
[signature]
Landmeter.

7647/2 [signature] 112
5-4-1960

3.2.1961 III 3066
3.2.1961

Skaal/Scale 1:500

Bakenbeskrywing

A,B,C,D,E,F,G,H,J,K,L,M,N, 131b, 131c --- 1/2" ysterpenne
11X, 11Y, 39X, 63X, 74X, 74Y, 76X, 81X, 99X, 124X, 134X, 135X, 173X, 173Y, 178X, 200X, 200Y, 211X, 222X, 234X, 241X, 242X, 245X, 256X, 263X, 264X, 274X, 283X --- Geen bakens
O --- Ysterpaal
VM1 - VM12 --- 3'1" x 1" ysterpype in beton 6" ondergrond.
Alle ander bakens is 3'1" x 3/4" ysterpenne.

Note:
Tensy anders vermeld is alle afskuinsings 25.00 vt.

①	Street Name Amended	S7647/2 p236+238	
②	Ptn of Road Closed	Erf 866	File: S/7647/2 V.3 Consent p.g: 84 Ref: Erf 600, Brenton dd: 2019/08/06 T/C p.g: 80A-81 S/7647/2 r3 LOCard 0.9 lol-2 Ref: Re 1293 K 66E dd: 2020-12-22
③	Ptn of Street closed	erf 268	

L.G. KANTOOR NOTAS

Erven 250 & 293 are consolidated vide dgm. 3364/97 & Erf 294
Bens of erven 246; 247 repl vide E 318/78
Bens. of erven 251 repl. vide E 1844/90
Bakens van erwe 243, 244 herplaas, sien E 2143/90
Erven 276 & 277 consolidated vide Erf 595 Dgm. 3940/1997
Erf 6 consolidated - Vide Dgm. 1350/2021. (Erf 869)

Erf No.	SECTIONAL TITLES SRE No.	SGD No.	SS No.
135	1386/2006	409/2006	

Knysna Admin. Dist
[signature]
6.1.1971

Oorspronklike Kaart Nr. 10312/58
Meetstukke Nr. 2119/58
Leer Nr. S/7647/2
Plan Nr. AM-1 AC/V.14(720) V 23(721)

Erf portion or premises [illegible] in terms of Act No. 13 of 1957, that registration No. P 236068 dated 1/12/1958 in favour of [illegible] for the sum of £ 291-0-0 is hereby cancelled and is revoked at the request of [illegible]
Landmeter-generaal/Surveyor-General, Kaapstad/Cape Town. Landmeter-generaal/Surveyor-General.

S

1680 vel 1

256

BRENTON TOEKENNINGSGEBIED

T.P. ALGEMENE PLAN 1680 L.D.

van

BRENTON DORP

Gelee in die Afdeling KNYSNA Provinsie Kaap die Goeie Hoop

Gemeet in Oktober 1957 en Februarie-Maart 1958, deur my

Landmeter

VEL Nr. 2

Hierdie plan bestaan uit 2 velle

10313/58

Goedgekeur

Landmeter-Generaal

- 5 - 4 - 1960

GEGEWENS VAN DIE GEHELE FIGUUR

Syfe Kaapse Voete		RIGTINGSHOEKE		KO-ORDINATE Stelsel Lo 23°		
				Y		X
		Konstante		± 0·00		+ 11,900,000·00
AB	1737·73	295 38 10	A	- 6177·53		+ 76353·07
BC	852·81	255 43 50	B	- 7744·20		+ 77104·91
CD	218·05	318 37 10	C	- 7989·21		+ 77042·60
DE	180·00	10 42 50	D	- 8133·36		+ 77206·21
EF	449·47	318 59 40	E	- 8099·90		+ 77383·07
FG	696·78	288 25 10	F	- 8394·82		+ 77722·26
GH	56·57	63 25 10	G	- 9055·90		+ 77942·42
HJ	326·11	18 25 10	H	- 9005·31		+ 77967·74
JK	894·64	9 46 20	J	- 8902·26		+ 78277·14
KL	1956·81	100 10 40	K	- 8750·41		+ 79158·80
LM	264·19	187 29 30	L	- 6824·39		+ 78813·00
MN	270·00	125 42 00	M	- 6858·84		+ 78551·07
NO	725·00	87 59 20	N	- 6639·58		+ 78393·51
OA	2082·49	187 14 30	O	- 5915·03		+ 78418·95

KO-ORDINATE VAN BLOKHOEKE Stelsel Lo 23°

	Y	X		Y	X		Y	X
			Konstante	± 0·00	+ 11,900,000·00			
16	- 6303·75	+ 76413·64	158b	- 7208·89	+ 77787·75	276d	- 8059·70	+ 78930·92
46	- 6429·57	+ 76615·00	161b	- 7481·08	+ 77854·41	277d	- 8152·35	+ 78955·86
6b	- 6657·52	+ 76777·60	166a	- 7893·68	+ 78021·11	278b	- 8793·45	+ 78908·90
6c	- 6662·69	+ 76833·58	169b	- 8224·85	+ 78026·65	278c	- 8752·45	+ 79146·97
6d	- 6634·90	+ 76862·35	173x	- 8569·74	+ 78148·99	278d	- 8521·94	+ 79166·27
9d	- 6235·14	+ 76848·39	173y	- 8590·80	+ 78272·03	278e	- 8431·64	+ 79107·89
9e	- 6217·60	+ 76827·77	176d	- 8280·75	+ 78327·63	278f	- 8232·76	+ 78998·44
10d	- 6117·66	+ 76824·28	178x	- 8105·39	+ 78394·80	282a	- 6106·27	+ 76913·94
11x	- 6484·06	+ 76500·17	179d	- 7950·59	+ 78264·11	282d	- 6075·86	+ 77153·28
11y	- 6484·06	+ 76580·17	187e	- 7166·49	+ 78060·85	283a	- 6069·54	+ 77202·99
27c	- 7575·99	+ 77261·77	192d	- 6655·20	+ 78155·61	283d	- 6195·75	+ 77432·78
27d	- 7484·28	+ 77301·64	197d	- 6078·91	+ 78215·06	283e	- 6155·06	+ 77461·01
28d	- 7404·88	+ 77291·89	197e	- 6061·07	+ 78196·79	283f	- 6041·18	+ 77426·19
33d	- 7053·94	+ 76986·66	198b	- 6049·42	+ 78288·47	283x	- 6209·28	+ 77211·54
39d	- 8248·12	+ 77677·53	198c	- 6072·44	+ 78265·99	288a	- 5958·53	+ 78076·69
39x	- 8309·52	+ 77624·15	198d	- 6738·51	+ 78197·29	288d	- 5941·70	+ 78209·10
41d	- 7967·98	+ 77667·77	200x	- 6984·18	+ 78389·23	289a	- 5930·05	+ 78300·78
44c	- 7747·90	+ 77476·46	200y	- 6968·38	+ 78561·14			
46a	- 7647·70	+ 77291·91	201a	- 6872·66	+ 78166·16			
47b	- 6206·21	+ 76917·42	201e	- 6861·93	+ 78230·27			
48a	- 6228·81	+ 76898·20	203b	- 7164·69	+ 78112·04			
53a	- 6753·25	+ 76916·51	210b	- 7927·03	+ 78309·66			
55b	- 7016·75	+ 77033·83	211x	- 8052·07	+ 78415·22			
60b	- 7337·82	+ 77313·07	214c	- 7673·86	+ 78560·07			
60c	- 7315·14	+ 77404·01	214d	- 7604·71	+ 78543·23			
63x	- 6938·95	+ 77490·86	216c	- 7555·97	+ 78416·26			
64e	- 6908·82	+ 77360·36	217d	- 7400·26	+ 78379·69			
67d	- 6729·64	+ 77193·27	221d	- 7006·92	+ 78343·55			
74b	- 6708·67	+ 77242·09	222b	- 8296·92	+ 78385·69			
74c	- 6863·54	+ 77386·50	222d	- 8249·09	+ 7851·612			
74f	- 6344·42	+ 77628·12	222x	- 8157·75	+ 78439·00			
74g	- 6293·08	+ 77599·08	229c	- 8853·93	+ 78557·75			
74h	- 6244·77	+ 77450·40	234x	- 7033·73	+ 78396·22			
74x	- 6259·19	+ 77214·59	236b	- 7392·22	+ 78429·16			
74y	- 6890·23	+ 77502·11	237b	- 7518·78	+ 78458·88			
75a	- 6034·79	+ 77476·52	237c	- 7552·82	+ 78547·57			
75x	- 6218·98	+ 77532·83	238c	- 7518·86	+ 78602·99			
77b	- 6253·86	+ 77640·17	238d	- 7474·25	+ 78607·62			
79c	- 6197·72	+ 77904·27	241x	- 7018·17	+ 78565·71			
79d	- 6133·57	+ 77960·04	242a	- 6851·01	+ 7861·061			
80d	- 6056·17	+ 77980·28	242x	- 6962·89	+ 78620·89			
80e	- 5973·03	+ 77962·61	244c	- 6949·62	+ 78765·28			
81x	- 6294·16	+ 77691·04	244d	- 6825·44	+ 78805·07			
93b	- 7336·74	+ 77450·34	245d	- 7001·35	+ 78748·70			
95b	- 7519·45	+ 77368·99	245x	- 7012·68	+ 78625·47			
96b	- 7643·09	+ 77409·16	246d	- 7096·70	+ 78749·37			
97c	- 7700·35	+ 77514·62	247d	- 7184·86	+ 78773·46			
98b	- 7783·37	+ 77586·79	248d	- 7267·48	+ 78803·33			
99x	- 7828·45	+ 77698·01	250b	- 7515·56	+ 78671·68			
102d	- 7479·76	+ 77802·60	250c	- 7589·44	+ 78710·17			
106c	- 7209·23	+ 77736·35	251b	- 7688·74	+ 78841·94			
113d	- 6550·62	+ 77888·41	251c	- 7619·99	+ 78934·87			
116d	- 6314·88	+ 77933·40	251d	- 7591·67	+ 79086·32			
116e	- 5255·70	+ 77872·00	251e	- 7524·66	+ 79077·05			
117a	- 7634·31	+ 77808·45	251f	- 7396·22	+ 79006·79			
117e	- 7631·86	+ 77861·40	251g	- 7221·10	+ 78970·52			
119b	- 7909·87	+ 77725·79	251h	- 7259·31	+ 78888·69			
124e	- 8269·05	+ 77738·32	252a	- 7670·42	+ 78625·64			
124x	- 8348·89	+ 77669·43	252e	- 7654·69	+ 78680·43			
131b	- 8923·07	+ 77898·19	256x	- 8104·43	+ 78459·42			
131c	- 8948·38	+ 77948·78	257b	- 8229·34	+ 78564·88			
134x	- 8856·60	+ 78224·38	263x	- 8795·26	+ 78603·83			
135x	- 8640·01	+ 78263·21	264x	- 8752·26	+ 78853·47			
137c	- 8612·83	+ 78111·61	273d	- 7905·02	+ 78749·44			
142a	- 8233·88	+ 77976·75	274x	- 7720·89	+ 78768·28			
146a	- 7903·79	+ 77971·27	275a	- 7907·60	+ 78819·55			
150b	- 6303·65	+ 77986·44	275b	- 7934·31	+ 78803·41			
153a	- 6560·93	+ 77937·34	275e	- 7983·34	+ 78894·73			

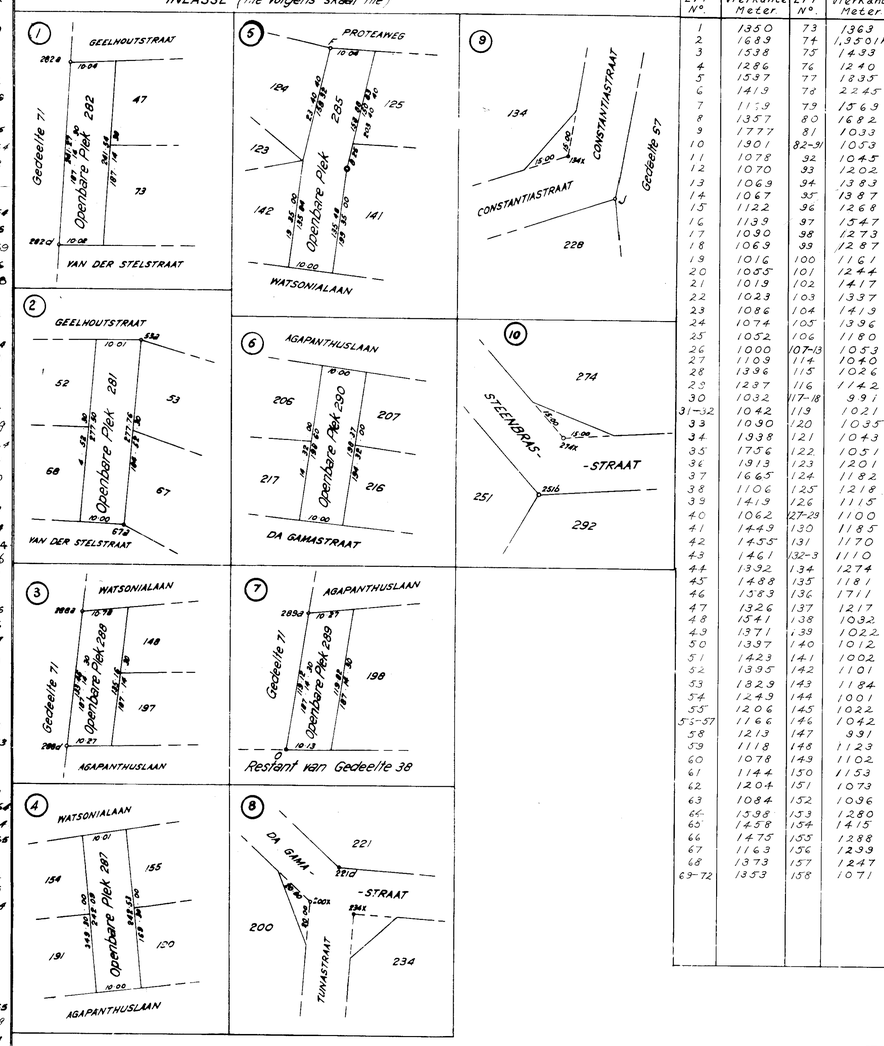
VERSEKERINGSMERKE

VM1	- 6663·09	+ 76805·31
VM2	- 7329·39	+ 77359·27
VM3	- 6268·92	+ 77225·58
VM4	- 6317·27	+ 77616·21
VM5	- 7630·09	+ 77834·78
VM6	- 8347·86	+ 77694·07
VM7	- 8648·40	+ 78251·16
VM8	- 8188·75	+ 78444·25
VM9	- 6864·33	+ 78197·72
VM10	- 6951·60	+ 78630·28
VM11	- 7659·67	+ 78652·21
VM12	- 8743·77	+ 78842·04

OPPERVLAKTES

Erf Nr.	Vierkante Voete	Kaart Nr.	Erf Nr.	Vierkante Voete	Kaart Nr.	Erf Nr.	Vierkante Voete	Kaart Nr.	Erf Nr.	Vierkante Voete	Kaart Nr.
1	13617	6173/1915	92	10540		183	12490	733/71	274	11301	236/1964
2	17039	117/1972	93	12126	6139/1968	184	12344	7390/70	275	12004	6468/61
3	15516	1677/1967	94	13951	2845/71	185	12134	390/70	276	11211	8366/61
4	12974	7642/81	95	13995	2378/69	186	12530	9627/71	277	11982	6774/62
5	15499	473/77	96	12786	4638/1968	187	15689	2707/69	278	1·4938Mrg	6465/62
6	14316	6252/1968	97	15602	3286/69	188	15536	6350/1966	279	1887	Openbare Plek
7	11789	5/81/71	98	12839	2958/72	189	13087	2708/69	280	51220	Openbare Plek
8	13684	9325/1969	99	12984	5855/1968	190	12716	7751/77	281	2776	Openbare Plek
9	17926	9133/1981	100	11711	1208/75	191	14459	1063/1964	282	2414	Openbare Plek
10	19171	7384/71	101	12548	5466/80	192	14903	6578/62	283	34863	Openbare Plek
11	10879	1961/72	102	14295	5627/72	193	12290	10216/1970	284	2556	Openbare Plek
12	10797	234/72	103	13490	6606/80	194	11894	993/1964	285	2943	Openbare Plek
13	10781	5173/73	104	14910	12192/84	195	13091	7242/62	286	2465	Openbare Plek
14	10765	5088/1967	105	14084	7750/77	196	12600	6607/74	287	2423	Openbare Plek
15	11320	5075/74	106	11902	6236/67	197	12867	4586/1968	288	1343	Openbare Plek
16	11490	5863/73	107	10625	5262/71	198	1·8815 Mrg	6023/61	289	1195	Openbare Plek
17	10990	3481/76	108	10625	12193/84	199	5000	12549/1984	290	1985	Openbare Plek
18	10783	8940/69	109	10625	6753/70	200	23783	481/75	291	2237	Openbare Plek
19	10248	3826/1973	110	10625	5982/1981	201	11999	3473/67	292	5·4244 Mrg	Openbare Plek
20	10646	3837/72	111	10625	2441/71	202	11460	4153/68	866	506sqm	1837/2019
21	10277	6896/77	112	10625	2988/67	203	12718	5192/61	No entry required in Schedule		
22	10322	7126/79	113	10625	388/70	204	12588	6466/61	868	625m²	1349/2021 (3)
23	10951	7265/71	114	10486	7622/74	205	11674	4878/68			
24	10838	9366/1974	115	10354	6725/66	206	10758	7600/65			
25	10614	9474/71	116	11522	1911/75	207	10300	7807/69			
26	10084	2976/1968	117	10000	4266/80	208	10300	1138/60			
27	11191	1601/77	118	10000	9062/1966	209	11989	9001/1965			
28	14081	7940/74	119	10297	6279/74	210	12085	9658/73			
29	12479	889/71	120	10437	3372/1966	211	12498	2978/1966			
30	10405	1362/72	121	10519	7765/1975	212	11000	7220/69			
31	10515	3003/73	122	10602	5680/66	213	11000	6533/1966			
32	10512	9134/1981	123	12117	6255/71	214	12409	6598/1964			
33	10998	385/70	124	11925	3549/1964	215	12889	6567/62			
34	19548	4372/76	125	12286	1270/75	216	11015	1901/75			
35	17710	1657/1964	126	11250	3510/71	217	10546	5572/68			
36	19292	8384/1965	127	11100	848/71	218	10838	5321/1964			
37	16793	921/1974	128	11100	6841/1975	219	10596	9513/1965			
38	11157	7651/68	129	11100	4334/72	220	10606	9506/1969			
39	14313	862/1964	130	11958	8089/66	221	10829	2054/66			
40	10712	1254/76	131	11800	1799/75	222	10569	2600/68			
41	14616	2241/69	132	11200	5174/75	223	10826	2901/68			
42	14681	3262/73	133	11200	2351/72	224	10931	8472/1963			
43	14738	9312/1965	134	12855	1910/75	225	10646	7043/62			
44	14042	1676/1967	135	11911	6507/1964	226	10484	235/1964			
45	15005	472/77	136	17264	4340/67	227	10983	9559/73			
46	15968	1641/1971	137	12276	4055/78	228	10843	9068/1965			
47	13373	5200/79	138	10408	2877/1968	229	11371				
48	15547	9611/71	139	10308	4157/68	230	10546	9064/1966			
49	13830	5073/71	140	10208	269/70	231	11009	3738/1969			
50	14092	4022/83	141	10106	8478/71	232	10367	6589/1964			
51	14354	3509/71	142	11108	5382/1964	233	11267	3264/73			
52	14070	1363/72	143	11947	283/71	234	10027	9512/60			
53	13402	4879/74	144	10095	8157/67	235	10084	8537/77			
54	12600	10084/1970	145	10308	7103/89	236	10212	2990/67			
55	12161	6407/82	146	10512	2364/71	237	12372	9872/1964			
56	11762	7553/70	147	10000	6608/74	238	11707	2552/1974			
57	11762	9060/1965	148	11324	4584/1969	239	10212	2444/1976			
58	12235	3608/73	149	11120	5568/68	240	10084	8101/62			
59	11278	9475/71	150	11628	389/70	241	10027	9513/60			
60	10870	8840/1969	151	10825	3511/71	242	6493	10144/76			
61	11537	4212/77	152	11057	6025/72	243	6363	10145/76			
62	12150	8503/1974	153	12910	4672/72	244	6543	6742/77			
63	10938	118/1972	154	14277	4585/1969	245	11062	6467/61			
64	16116	5763/76	155	12990	5238/68	246	11129	1838/66			
65	14703	3660/83	156	13101	3622/74	247	12130	2902/65			
66	14876	3659/83	157	12580	3928/1969	248	11629	6480/63			
67	11732	1712/73	158	10807	816/62	249	10463	9873/1964			
68	13850	914/77	159	14255	7509/61	250	10355	1773/1973			
69	13650	12191/84	160	14128	8015/63	251	1·1720 Mrg	7696/77			
70	13650	7102/69	161	16634	6785/68	252	10234	5864/73			
71	13650	3621/76	162	14356	3383/68	253	10127	218/1967			
72	13650	336/70	163	14144	2628/75	254	10057	7262/1964			
73	13748	877/70	164	13704	6806/71	255	10244	6590/1964			
74	2·2767 Mrg	9511/60	165	10941	10235/70	256	13018	10553/1965			
75	14450	536/72	166	13734	973/1969	257	11047	9307/72			
76	12505	8476/71	167	12961	2041/71	258	11280	4515/1969			
77	18509	1800/75	168	13812	4158/69	259	11273	6507/1966			
78	22641	878/70	169	13992	7698/74	260	10630	6822/1964			
79	15823	7568/72	170	12431	2988/67	261	10795	6853/68			
80	16971	3263/73	171	12219	3198/67	262	10960	2991/67			
81	10422	2171/69	172	11156	5962/73	263	10595	8644/75			
82	10625	1654/78	173	11955	6509/69	264	10793	3608/72			
83	10625	387/70	174	10755	1448/1964	265	11129	3693/73			
84	10625	9477/71	175	10016	3211/1974	266	10860	10554/1965			
85	10625	7605/69	176	10411	8223/1967	267	10591	2633/1970			
86	10625	1269/75	177	10305	7437/1961	268	11113	6823/1964			
87	10625	7572/68	178	13545	6465/61	269	11678	4657/1968			
88	10625	6408/82	179	12287	2899/68	270	11164	7438/1961			
89	10625	5200/13	180	10778	8370/1966	271	11527	10928/1965			
90	10625	9875/70	181	12551	2768/71	272	12129	1219/71			
91	10625	6309/1976	182	12512	7330/71	273	11161	285/71			

INLASSE (nie volgens skaal nie)



Erf N°	Vierkante Meter	Erf N°	Vierkante Meter	Erf N°	Vierkante Meter	Erf N°	Vierkante Meter
1	1350	73	1363	139	1413		
2	1689	74	1,3501 ha	160	1401		
3	1538	75	1433	161	1649	220	1051
4	1286	76	1240	162	1423	221	1074
5	1597	77	1835	163	1402	222	1048
6	1413	78	2265	164	1359	223	1073
7	1119	79	1569	165	1085	224	1084
8	1357	80	1682	166	1362	225	1055
9	1777	81	1033	167	1285	226	1039
10	1901	82-91	1053	168	1369	227	1089
11	1078	92	1045	169	1387	228	1075
12	1070	93	1202	170	1232	229	1127
13	1069	94	1383	171	1211	230	1045
14	1067	95	1387	172	1106	231	1091
15	1122	96	1268	173	1185	232	1028
16	1139	97	1547	174	1066	233	1117
17	1090	98	1273	175	993	234	994
18	1069	99	1287	176	1032	235	1000
19	1016	100	1161	177	1022	236	1012
20	1055	101	1244	178	1343	237	1227
21	1019	102	1417	179	1218	238	1161
22	1023	103	1337	180	1068	239	1012
23	1086	104	1413	181	1244	240	1000
24	1074	105	1396	182	1240	241	994
25	1052	106	1180	183	1238	242	644
26	1000	107-13	1053	184	1224	243	631
27	1109	114	1040	185	1209	244	649
28	1396	115	1026	186	1242	245	1097
29	1237	116	1142	187	1555	246	1103
30	1032	117-18	991	188	1540	247	1203
31-32	1042	119	1021	189	1297	248	1153
33	1090	120	1035	190	1261	249	1037
34	1938	121	1043	191	1433	250	1027
35	1756	122	1051	192	1477	251	1·0238 ha
36	1913	123	1201	193	1218	252	1015
37	1665	124	1182	194	1179	253	1004
38	1106	125	1218	195	1298	254	597
39	1419	126	1115	196	1249	255	1016
40	1062	127-28	1100	197	1276	256	1291
41	1449	130	1185	198	1·6115 ha	257	1095
42	1455	131	1170	199	496	258	1118
43	1461	132-3	1110	200	2358	259	1118
44	1392	134	1274	201	1190	260	1054
45	1488	135	1181	202	1136	261	1070
46	1383	136	1711	203	1261	262	1087
47	1326	137	1217	204	1248	263	1050
48	1341	138	1032	205	1157	264	1070
49	1371	139	1022	206	1067	265	1053
50	1397	140	1012	207-8	1021	266	1077
51	1423	141	1002	209	1189	267	1050
52	1395	142	1101	210	1198	268	1102
53	1829	143	1184	211	1239	269	1158
54	1249	144	1001	212-13	1090	270	1107
55	1206	145	1022	214	1230	271	1143
56-57	1166	146	1042	215	1278	272	1202
58	1213	147	991	216	1092	273	1106
59	1118	148	1123	217	1045	274	1120
60	1078	149	1102	218	1074	275	1190
61	1144	150	1153	219	1050	276	1111
62	1204	151	1073	1·285	2392	277	1188
63	1084	152	1096	286	244	278	1·2795 ha
64	1398	153	1280	287	240	279	187
65	1458	154	1415	288	193	280	5078
66	1475	155	1288	289	118	281	275
67	1163	156	1299	290	191	282	239
68	1373	157	1247	291	222	283	3456
69-72	1353	158	1071	292	4·6462 ha	284	253

Oorspronklike Kaart Nr 103/2/58
Meetstukke Nr. 2119/58
Leer Nr. S/7647/2
Plan Nr. AM-1 Ac/V.14(720) V.23(721)

S

1680 vel 2

257

DIAGRAM 2: AERIAL PHOTO



14/07/2025, 16:45:26

1:480

- Registered Properties (Deeds Office)
- Suburbs
- Streets
- Wards (2020)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- Citations

0 25 50 100 ft

0 5 10 20 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

Collab. Ref. 2602855
File Ref.: 109 Bre
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2025-09-11

PR Brown
[redacted]
KNYSNA
6570
Email: [redacted]

Dear Sir/Madam,

PROPOSED DEPARTURE & ADMINISTRATORS CONSENT: ERF 109, BRENTON

Notice is hereby given in terms of Section 35 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) that the abovementioned application has been received from:

Applicant's Name:	Salomo & Karin Vermaak
Contact Person:	c/o Planning Space (Pty) Ltd
Email:	lundi@planningspace.co.za
Reference number:	Application number 3545
Property Description:	Erf 109, Brenton
Physical Address:	109 Watsonia Avenue, Brenton on Sea, Knysna
Nature of application:	

(i) Application for a **Departure** in terms of **Section 15(2)(b)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) for the street building line relaxation from 4,5m to 3m to permit the dwelling house as indicated on the Site Development Plan numbered "*J740-A000-C*";

(ii) Application for a **Departure** in terms of **Section 15(2)(b)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) for the relaxation of the height limitation of 8,5m to 10,14m to permit the planned dwelling house as indicated in the Site Development Plan numbered "*J740-A000-C*"; *and*

(iii) Application for **Administrator's Consent** to relax restrictive Title Deed condition D(6)(d) to allow the relaxation of the street building line from 4,72m to 3m to permit the planned dwelling house as indicated in the Site Development Plan numbered "*J740-A000-C*".

A full copy of the application is available for inspection on the municipal website:
https://www.knysna.gov.za/do-business/planning-development/current-land-use-applications/

Members of the public are invited to submit written comments, together with the reasons therefore in terms of Section 50 of the Knysna Spatial Planning and Land Use Management By-Law (2021). Comments must be addressed to the Municipal Manager and submitted via email at knysna@knysna.gov.za and lmniki@knysna.gov.za on or before **13 October 2025**, quoting your name, address, electronic contact details and telephone number, interest in the application and reasons for comment. The municipality may refuse to accept comments received after the closing date. Persons who cannot write may contact the Town Planning Office during office hours, where the responsible official will assist you in putting your comments in writing.

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

Yours faithfully,

JH SMIT
MANAGER: LAND USE MANAGEMENT

MAILING LIST FOR ERF 109 BRENTON

110	THERON I	Via electronic mail
155	JILLINGS AB & GPJ	Via electronic mail
156	JILLING AB & GPJ	Via electronic mail
157	RAMAPH BUSINESS TRUST	Via electronic mail
108	HARTE C	Via electronic mail
88	VAN ZIJL HCM & NJ	Via electronic mail
87	BROWN PR	Via electronic mail

Linda Mniki

From: Charlie Harte [redacted]
Sent: 07 October 2025 11:20 AM
To: planning; nosipho@Knysna.gov.za; Linda Mniki; Knysna Municipality
Subject: RE: Request for Comment: Erf 109 Brenton
Attachments: OBJECTION ERF 109 Brenton.docx

Importance: High

Categories: COMMENTS AND OBJECTIONS AND RESPONSES

Dear Mr Mapholoba and the Planning Department,
I hope this email finds you well.

Please find attached my **formal objection** to the proposed height relaxation and building line departure for **Erf 109 Watsonia Avenue, Brenton-on-Sea**.

As the registered owner of **Erf 108**, I have lived in Brenton since 2005 and I great respect for the Knysna Zoning Scheme parameters — particularly the 8.5m height limit.
My previous and current home was designed within these regulations to preserve the natural harmony, sea views, and sense of tranquillity that make Brenton such a special place to live.

The proposed 10.14m structure will directly obstruct the sea-facing views from my primary living spaces — views that were central to my decision to invest here and that form a vital part of my property's value and character.
Beyond the personal and financial impact, this deviation risks setting a precedent that undermines the very purpose of the zoning scheme — which exists to ensure fairness, uniformity, and sustainability in our community.

In addition, I would like to draw attention to the **environmental implications**. For six months of the year, the **sun moves and sets over the point of Buffalo Bay**, directly in front of my property.
Any increase in building height on the adjacent erf will reduce natural light and **affect the solar energy production** of my panels during these months. I've made a conscious effort to live sustainably and reduce my energy footprint, a principle I hope aligns with the municipality's own environmental objectives.

This objection is therefore not only about preserving my view, but also about **protecting the integrity, fairness, and environmental balance** of our neighbourhood. I sincerely hope the municipality will uphold the existing zoning limits and ensure that all developments in Brenton-on-Sea remain consistent with its natural and residential character.

Thank you for your time and consideration.

Kind regards,
Charlene Harte
Registered Owner – Erf 108 Watsonia Avenue
[redacted]

From: planning <planning@knysna.gov.za>
Sent: Friday, 12 September 2025 12:29

To: [redacted]
Subject: Request for Comment: Erf 109 Brenton

Good day,

Kindly find attached hereto correspondence for your attention.

Kind regards,

Knysna Municipality: Land Use Management
P O Box 21. Knysna. 6570. Western Cape. South Africa
Tel +27 (0)44 302 6300 (switchboard) or 302 6318



Colab No.:

Tutuzelwa Tsese

File No.: 15/5/1

From: Jillingsfamily[redacted]
Sent: Monday, 13 October 2025 1:11 PM
To: planning; nosipho@knysna.gov.za; Linda Mniki; Knysna Municipality
Subject: Erf 109, Brenton on Sea

Dear Sirs

Our attention has been brought to the "departures" in terms of Section 15(2)(b) in planning for Erf 109, Brenton, as well as a request to the Administrators to relax the street's building line.

It is our strong opinion that these departures should not be approved as we firmly feel that it creates room for precedent which would not serve the communities of Brenton.

Thank you for your consideration.

Yours sincerely
Mr & Mrs A Jillings
Erf 155, Brenton

MUNISIPALITEIT / MUNICIPALITY
KNYSNA
2025 -10- 13
Action: L Mniki
CC: Dir. PtD, S.Ndzumbo
H Smit
L Bailey
N Vonya
A De Jongh

Linda Mniki

From: RP Masipa [redacted]
Sent: 17 September 2025 2:46 PM
To: Knysna Municipality
Cc: Linda Mniki
Subject: Request for Comment: Erf 109 Brenton

Categories: COMMENTS AND OBJECTIONS AND RESPONSES

Good Day,

The above request has been noted and we submission is as follow:

1. Almost every buyer in Brenton On Sea has been attracted to the area by harmony of property development which is as a result of adherence to the by-laws;
2. Relaxation of building lines and height restrictions is a huge concern as this is likely to spark a trend where the municipality may be flooded by such applications;
3. The approval of such applications may disadvantage current residents who have stayed in line with the prescripts of all the by-lays;
4. Allowing height to be moved from 8,5m to 10,14m will be an eyesore as this building will be a sore point, over-powering all the building around it as well blocking views from other properties.
5. It's our considered opinion that the municipality should not grant both sought permissions: being the relaxation of the building line as well as allowing the height from 8,5m to 10,14m

We will appreciate some feedback after the decision has been made.

We fully reserve our rights pending the decision of the municipality

Take Care and Stay Safe,

RAMAPH®
GROUP (PTY) LTD
Making a Difference in People's Lives

[redacted]

[redacted]

Phineas Masipa
Executive Director

www.ramaphgroup.co.za



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Linda Mniki

From: Altus Theron [redacted]
Sent: 03 November 2025 4:45 PM
To: Knysna Municipality; Linda Mniki; Altus Theron
Subject: Fwd: OBJECTION TO APPLICATION FOR DEPARTURE AND ADMINISTRATOR'S CONSENT - ERF 109, WATSONIA AVENUE, BRENTON-ON-SEA

Dear Mrs Mniki

As requested please find below my response in this regard.

Kindest regards

Dr Ilze Theron
0764053100
altuspnp@gmail.com

---------- Forwarded message ---------
From: **Altus Theron** [redacted]
Date: Mon, 03 Nov 2025, 16:41
Subject: RE: OBJECTION TO APPLICATION FOR DEPARTURE AND ADMINISTRATOR'S CONSENT - ERF 109, WATSONIA AVENUE, BRENTON-ON-SEA
To: Altus Theron <altuspnp@gmail.com>

Mrs Ilze Theron
[redacted]
Brenton-on-Sea
Knysna

Date: 1st November 2025

The Municipal Manager

Mr JH Smit – Manager Land Use Management
Knysna Municipality
P.O. Box 21
Knysna, 6570
(Email: [planning@knysna.gov.za] or as per notice)

RE: OBJECTION TO APPLICATION FOR DEPARTURE AND ADMINISTRATOR'S CONSENT – ERF 109, WATSONIA AVENUE, BRENTON-ON-SEA

Dear Sir/Madam,

I, the undersigned, am the registered owner of [insert your erf number and address], which is located in close proximity to the abovementioned property. I hereby wish to record my **strong objection** to the application submitted in terms of Section 15(2)(b) of the Knysna Zoning Scheme By-Law and for the relaxation of restrictive Title Deed Condition D(6)(d), relating to Erf [insert erf number], Watsonia Avenue, Brenton-on-Sea.

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1. Character and Aesthetic Impact

The proposed relaxation of the street building line from 4.5m to 3m and the increase in height from 8.5m to 10.14m will result in a structure that is **visually intrusive and entirely out of character** with the established scale, height, and aesthetic of dwellings in Brenton-on-Sea.
This area is valued for its **low-profile, coastal village character** and natural charm, which the proposal would seriously compromise.

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2. Non-Compliance with Existing By-Laws and Precedent

The application seeks substantial departures from the **Knysna Zoning Scheme By-Law** and **Title Deed restrictions**, which were specifically instituted to protect the spatial harmony and natural environment of the area.
Granting such relaxations would **set an undesirable precedent**, encouraging future developments to disregard the town's carefully considered building controls and design integrity.

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3. Impact on Neighbouring Properties

The proposed height and building line relaxations will likely lead to **overshadowing, privacy loss, and visual dominance** over neighbouring properties.
This infringes upon the **rights and enjoyment** of existing property owners who have developed in good faith and in compliance with the by-laws.

---

4. Fairness and Consistency

Existing property owners have adhered to the prescribed building lines and height restrictions at considerable cost and effort.
Allowing such a significant deviation would be **unfair and inequitable**, undermining confidence in the Municipality's planning framework and enforcement consistency.

---

5. Request

In light of the above, I **strongly urge the Municipality to refuse** this application in its entirety and to uphold the existing zoning provisions and Title Deed restrictions that preserve the distinctive character and environmental integrity of Brenton-on-Sea.

Yours faithfully,
Mrs Ilze Theron
(Signature, if submitting in hard copy)
Contact Details: [redacted]

DEPARTURE & REMOVAL OF RESTRICTIONS APPLICATION ON ERF 109 BRENTON

PLANNING SPACE

RESPONSE TO COMMENTS AND OBJECTIONS RECEIVED 20 OCTOBER 2025

LIST OF OBJECTIONS RECEIVED

INTERNAL DEPARTMENTS

1. **Infrastructure Services**
2. **Environmental Services**

PUBLIC OBJECTIONS

1. **Charlene Harte**
2. **Mr. & Mrs. A Jillings**
3. **RP Masipa**

GENERAL RESPONSE TO TYPICAL OBJECTIONS

MUNICIPAL DEPARTMENTS

1. COMMENT FROM DEPARTMENT OF INFRASTRUCTURE SERVICES DATED 30 SEPTEMBER 2025	
No objections.	
2. COMMENT FROM DEPARTMENT OF ENVIRONMENTAL SERVICES DATED 3 OCTOBER 2025	
Supported.	

PUBLIC	
1. OBJECTION FROM CHARLENE HARTE DATED 7 OCTOBER 2025 (ERF 108 BRENTON)	
I object to the application.	
The proposed structure obstructs my views. It will devalue my property.	While Mrs Hart understandably values her views across Erf 109, it is our opinion that she overestimates both the extent of the potential impact of the height relaxation and her entitlement to such a view. The primary outlook from the dwelling on Erf 108 is southward toward the ocean, which remains entirely unaffected by the proposed development. Although some western views overlooking Erf 109 may be partially affected, this is due to the building's permitted bulk rather than the limited height encroachment caused by the roof pitch. Even if the roof were to be redesigned as a mono-pitch structure not exceeding 8.5 m in height, the resultant change in view would be negligible. The small triangular portion of the roof that exceeds the height envelope extends only marginally beyond the building height line on the western elevation. It should also be recognised that when Mrs Hart acquired her property, she would have been aware that the vacant stand in front of her was zoned for residential development and would inevitably be developed in due course. Furthermore, it is worth noting that the dwelling on Erf 108 itself resulted in a loss of views for properties situated further east.
The house on Erf 108 is fully compliant with the zoning scheme	It is doubtful that the property is compliant with the prescribed height restriction. Based on a coarse visual survey and a 1 m grid overlay, it appears very unlikely that the existing building complies with the 8.5 m height limit. The building is

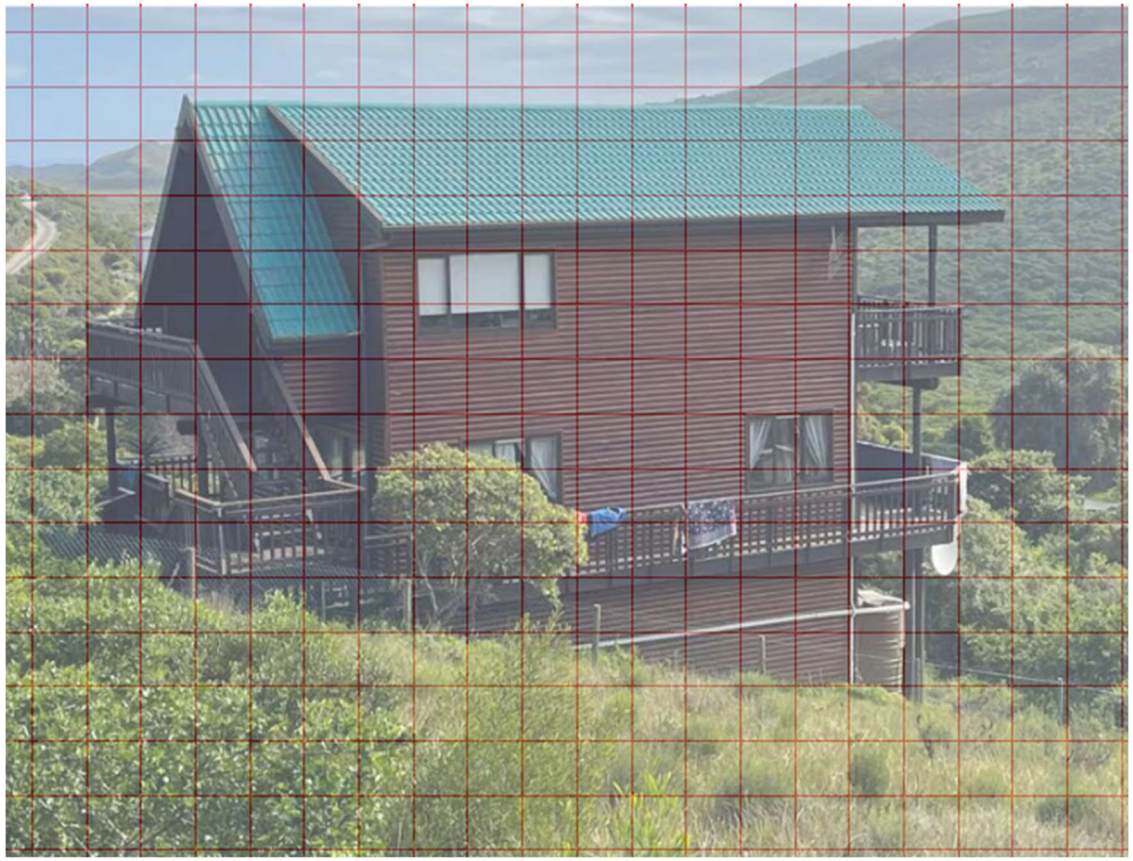
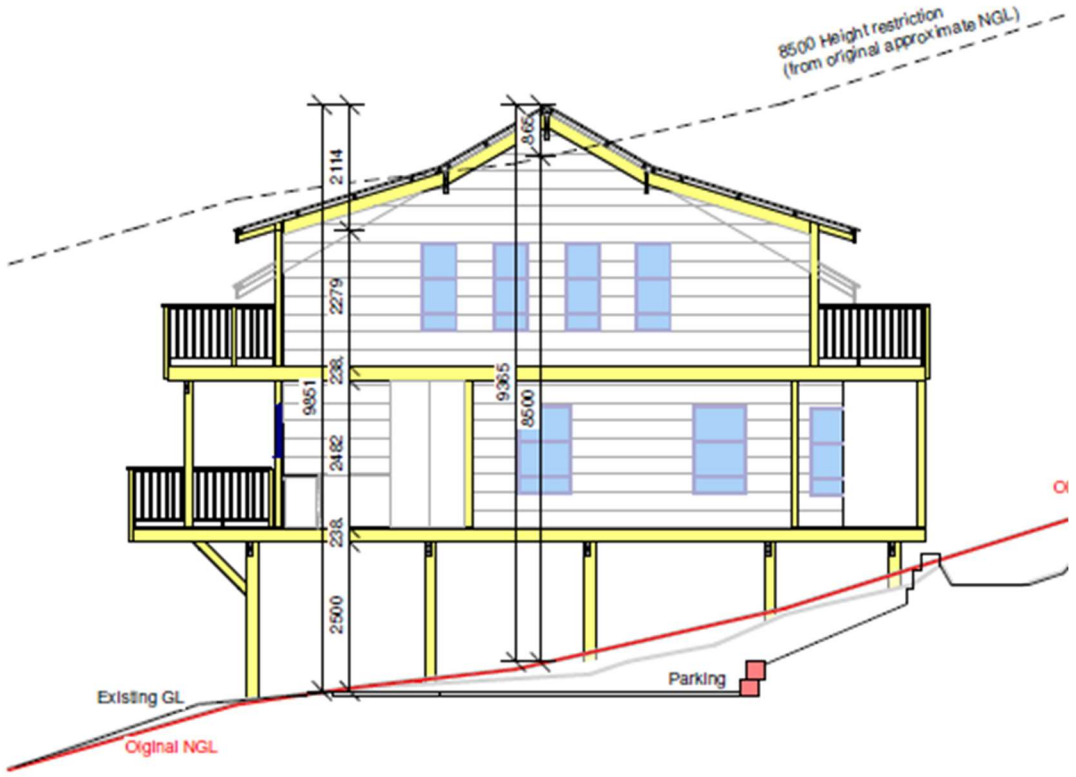
	estimated to be of a similar height to the proposed dwelling on Erf 109 and has similar slope conditions. Furthermore, the structure comprises three storeys, which is also inconsistent with the provisions of the current zoning scheme.  An old photo of the previous house, compared to the house on Erf 108, indicates that the house on Erf 108 is significantly lower in elevation than the one on Erf 108. With the proposed new roof design, the house will remain at an even lower height. Claims regarding the house dominating the skyline appear to be overstated based on this evidence.



Figure 1:Previous house on Erf 109 - and green roof house on Erf 108

The proposal of the new house does not arise from unavoidable topographical constraints; there are feasible alternatives that do not require the deviations.	The lower lying northern slope is steep an undisturbed while the southern section closer to the road neigit from an existing building platform with retaining structures in place. The placement of the proposed house on the existing disturbed footprint is not an arbitrary design choice but a *practical engineering response* to site conditions. Moving the house downslope, as suggested by the objector, would: • Require deep excavation, major retaining structures, and soil stabilisation measures, which will come at a substantial financial cost. • Increase environmental disturbance which include the removal of natural vegetation and stormwater management challenges, and which contradict sustainable building principles (as set out in SPLUMA Section 7(b)(iii): efficient use of land and minimal environmental impact).
The zoning scheme sets out development parameters, to which all landowners need to adhere to, thus departures should not be granted to landowners to simply advance their own interests at the expense of others or the area in general.	Departures are **explicitly provided for** under Section 15(2)(b) of the Knysna Spatial Planning and Land Use Management By-Law. The intent is to allow flexibility in exceptional site-specific circumstances — such as steep terrain — without undermining the zoning's purpose.
As the site plan indicates, the proposed house is not constrained by any site restrictions and there is no need to relax the street building line.	The street building line relaxation (from 4.5 m to 3 m) is a minor adjustment made to integrate ground floor with the existing paved access and improve functional access to the dwelling.
The applicant claims that the previous house was built with a height exceeding what is requested in this application.	This is not a claim, but a fact, which is confirmed by the approved building plans and photos of the house before it burned down. The proposal recognises the current height limitation of 8.5 m but seeks a **departure** as allowed by the By-Law. The

This may be factual; however, the proposed house must comply with current development parameters.	previous, approved structure (10.3 m high) confirms that the Municipality has already accepted the practical limitations imposed by the site's slope. The new proposal **reduces** the building height to 10.14 m . It must be note that it is a very small section of the top of the pitch of the roof that is deviating 

The simple solution to address the height concern is to move the proposed house northwards, down the slope, which would then be compliant with the 8.5m height limit.	The design of the house (on stilts to minimise excavation) and the slope will require a height relaxation no matter how far it is moved down the slope.
In as much as there was a previous house on the property, there are no valid reasons not to comply with the standard development parameters as per the Knysna Zoning Scheme.	Valid reasons are provided in the Motivation Report.
The applicant's proposed relaxations are to clearly maximise their sea views for the house. While every landowner has the right to build and obtain best possible sea view, it cannot be to the detriment of the neighbouring properties.	The owners are trying to build a modest home, on the same footprint as the previous house.
My home is built within the prescribed development parameters without compromising neighbouring properties, and it is reasonable to expect other landowners to do the same.	See previous comment on assumed compliance
For six months, the sun moves and sets over the point of Buffalo Bay, directly in front of my property. Any increase in building height on the adjacent erf will negatively affect the solar energy production of my panels and reduce natural light.	The objector has expressed concern that the proposed new dwelling on the adjoining property to the west will cast shadow over the existing solar panel structure, thereby reducing its exposure to sunlight. While this concern is acknowledged, it should be noted that the existing structure appears to have been erected unlawfully and in contravention of the applicable building line and approval requirements The solar panel structure has been erected directly on the boundary with Erf 109. The installation, which is approximately 3 metres in height, presents an unsightly and visually intrusive element when viewed from Erf 109. It is doubtful whether the necessary municipal approvals were obtained for the construction of this structure, particularly as it appears to encroach

	the 2-metre building line restriction applicable to the property. Consequently, any potential reduction in sunlight cannot be considered a legitimate planning concern. 

2. OBJECTION FROM MR. & MRS. A JILLINGS (ERF 15 BRENTON) DATED 13 OCTOBER 2025	
We object to the application.	
We are of a strong opinion that these departures should not be approved as we feel that it creates room for a precedent which would not serve the communities of Brenton.	The approval of this application will not set a new precedent in the Brenton on Sea area. Due to the topography of the area there are ample precedent exist already, as discussed in the Motivation Report.
3. OBJECTION FROM RP MASIPA DATED 17 SEPTEMBER 2025	
We object to the application.	Noted
Property buyers in Brenton have been attracted to the area by the harmony of property development which is a result of adherence to the applicable By-Laws.	The proposal entails the replacement of a dwelling that was destroyed by fire. The previous house had formed part of the established character and streetscape of the area for many years. The proposed replacement dwelling is modest in scale and design and closely resembles the previously approved structure, thereby maintaining the architectural character of the area. The design approach is in keeping with the prevailing character of Watsonia Avenue, where most dwellings on the northern side exhibit similar architectural features and make use of stilt construction. This building method is common in the area and serves to minimise the extent of cut-and-fill earthworks typically required on steeply sloping sites. As a result, some variation in building height naturally occurs due to the incline of the natural ground level. Given these contextual and topographical considerations, it is unfounded to argue that the proposal will not be in harmony with the character or visual quality of the area.
The relaxation of building lines and height restrictions is a huge concern as it stands to trigger a detrimental precedent whereby the Municipality may be flooded by such applications.	See previous response to precedents

The approval of such applications may disadvantage current residents who have abided by the By-Laws.	
Allowing the height relaxation will prove to be an eyesore as the building will over-power all the buildings around it as well blocking views of other properties.	See previous notes on views.

Linda Mniki

From: Lizemarie <lizemarie@planningspace.co.za>
Sent: 09 December 2025 1:30 PM
To: Linda Mniki
Cc: Shaun Madumbo
Subject: RE: REQUEST: Feedback on late objection - Erf 109 Brenton

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Linda,

Thank you for your email.

The objection period closed on 13 October 2025. This objector has not provided any motivation for the late submission, nor does the content raise any new or materially different issues from those already received. On this basis, we do not consider it necessary to accept the objection.

Kind regards

Lizemarie

From: Linda Mniki <lmniki@knysna.gov.za>
Sent: Tuesday, December 9, 2025 8:20 AM
To: Lize-Marie (lizemarie@planningspace.co.za) <lizemarie@planningspace.co.za>; Lundi <lundi@planningspace.co.za>
Subject: REQUEST: Feedback on late objection - Erf 109 Brenton

Gooday Planning Space

Your application on the subject property, refers.

Please take note of the late objection, received during November 2025, after the closing date for comments.

According to Section 50(5) of Spatial Planning and Land Use Management (2021):
The municipality may only accept comments submitted after the closing date where:
a) the applicant agrees to the acceptance; or
b) the person submitting the comment shows good reason why the comment was submitted late; and
c) the comment is different from, or materially adds to the comments already received within the time limit; and
d) in the opinion of the authorized official, recorded in writing with reasons, failure to consider the comment might have significant negative impacts on the environment or on the welfare or rights of affected parties.

Kindly advise us of your stance on the matter in light of the provisions of the By-law, or your further response to the comments received.

Regards

Linda Vuyolwethu Mniki **Town Planner**
P O Box 21. Knysna. 6570. Western Cape. South Africa
Tel +27 (0)44 302 6300(switchboard) or +27 (0)44 302 6383 (direct)
Fax +27 (0)86 629 4970 e-mail lmniki@knysna.gov.za



ITEM TO:
Municipal Planning Tribunal

APPLICATION NO.	3532
REPORT AUTHOR	S Phungula
JOB TITLE	Town Planner
SACPLAN REG. NO.	A/3220/2022
TELEPHONE NO.	044-302-6339
APPLICATION DATE	12 August 2025

LAND USE PLANNING REPORT
AMENDMENT OF CONDITIONS OF APPROVAL, DEPARTURE & SITE DEVELOPMENT PLAN: ERF 13760 KNYSNA

PART B: APPLICANT DETAILS	
Name & Surname	***Marike Vreken***
Company name	***Marike Vreken Town Planners***
SACPLAN registration number	
Registered owner(s)	***Pearl Star Investments 77 CC***
PART C: PROPERTY DETAILS	
Property description	***Erf 13760, Knysna in the Municipality and Division of Knysna, Western Cape***
Property Extent (m^2)	***3549m²***
Physical address	***17 Circular Drive***
Area/Town	***Knysna***
Current zoning	***General Residential Zone I***
Applicable zoning scheme	***Knysna Zoning Scheme By-law (2020)***
Current land use	***Vacant***
Are there existing buildings on the property?	***No***
Title Deed number & date	***T17701/2023***
Any restrictive title conditions applicable?	***Yes***
Any third party conditions applicable?	***None***
Any unauthorised land use/building work	***None***
Bondholder's Consent	***Yes***

1. APPLICATION DESCRIPTION

The applications are for the following :

1.1. The amendment of a condition of approval in terms of Section 15(2) (h) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) of condition 1.4(i) as specified in the notice of decision dated 01 March 2023, in respect of Erf 13760, Knysna.

1.2. The permanent departures in terms of Section 15(2) (b) of the Knysna Municipality Bylaw on Spatial Planning and Land Use Management (2021) for the following on Erf 13760, Knysna:

1.2.1. the relaxation of the eastern lateral building line from 3.0m to 1.51 m to allow for pergolas.

1.2.2. the relaxation of the western street building line from 4.5m to 2.9m to allow for pergolas.

1.2.3. the relaxation of the north and north-western street building lines from 4.5m to 0.42m and 1.1m to allow for a retaining wall.

1.2.4. the relaxation of the eastern lateral building line from 3.0m to 0m to allow for a retaining wall.

1.3. The permission required in terms of a condition of approval in terms of Section 15(2) (l) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) for the consideration of a site development plan on Erf 13760, Knysna.

2. BACKGROUND

2.1. The application area, Erf 13760 Knysna, is located at the south-eastern corner of Albatross Street and Circular Drive in Paradise. The property was approved for consolidation and rezoning to "General Residential Zone I" for the purpose of group housing by the Knysna Municipal Appeal Authority on 01 March 2023. This approval permitted a maximum density of 8 units on the property, based on the planning policies and zoning regulations applicable at the time of the original application submitted in 2019.

2.2. Subsequent to the approval, the Knysna Zoning Scheme Bylaw (2020) came into effect, introducing revised development parameters, including an increased permissible density of up to 35 units per hectare for group housing developments. In terms of the size of Erf 13760 (approximately 3549m²), this equates to a maximum yield of 12 units. The applicant has indicated that the initially approved density of 8 units is no longer financially viable and does not align with the current zoning provisions and development trends encouraging densification.

2.3. In response, the applicant has submitted an application for the amendment of the original condition of approval to increase the allowable density from 8 to 12 units, together with the approval of a Site Development Plan. The proposed development consists of 12 semi-detached units arranged in 6 blocks, designed in a manner that remains compatible with the surrounding built form. The site has remained undeveloped since the initial approval, and the current proposal seeks to implement a feasible and policy-aligned residential development that optimises land use while remaining compliant with the applicable zoning scheme and service capacity constraints.

3. PRE-APPLICATION CONSULTATION

A pre-application consultation meeting was held on 06 March 2025.

4. SUMMARY OF APPLICANT'S MOTIVATION

The applicant's motivation can be summarised as follows:

4.1. The applicant submits that the originally approved density of 8 units is no longer viable, as feasibility assessments have demonstrated that such a limited yield does not support a sustainable development. It is further noted that the approval was based on outdated planning parameters that have since been replaced.

4.2. The applicant argues that the proposed increase to 12 units is consistent with the current provisions of the Knysna Integrated Zoning Scheme Bylaw (2020), which permits a density of up to 35 units per hectare. The proposed development is therefore aligned with the applicable regulatory framework and does not require any departures from prescribed development parameters.

4.3. It is further argued that the site is well-located in proximity to the Knysna CBD, the lagoon, and higher-order roads, making it suitable for increased residential density. The proposal is supported by the Spatial Development Framework, which promotes densification in areas with good access to services, amenities, and employment opportunities.

4.4. In terms of development impact, the applicant contends that the proposed layout of 12 units in 6 semi-detached blocks will maintain a built form that is compatible with the surrounding area, as it will present the appearance of a limited number of structures similar in scale to the previously approved development.

4.5. From an engineering and services perspective, the applicant submits that the increased density will have an insignificant impact on existing municipal infrastructure, as confirmed by the civil engineering services

report. All required services, including water, sewer, stormwater, and access, can be adequately accommodated

4.6. Lastly, the applicant argues that the proposal represents an optimal and efficient use of land, aligning with the principles of the Spatial Planning and Land Use Management Act by promoting spatial efficiency, sustainability, and the effective utilisation of well-located land within the urban area.

5. PUBLIC PARTICIPATION

Method of Advertising				Date Published	Closing Date
	Yes	No	N/A		
Press	☒	☐	☒	-	-
Gazette	☐	☒	☐	-	-
Notices	☒	☐	☐	**26 August 2025**	**30 September 2025**
Ward Councillor	☒	☐	☐	**28 August 2025**	**09 October 2025**
Site Notice	☐	☒	☐	-	-
Community Organisations	☐	☒	☐	-	-
Public Meeting	☐	☒	☐	-	-
Third Parties	☐	☒	☐	-	-

Total Valid Comments	**4(Four)**			Total comments and petitions refused		**0**	
Valid Petitions	**Y☐**		**N☒**	No of signatures		**N/A**	
Community organisation(s) response	**Y☒**	**N☒**	**N/A☒**	Ward Councillor response	**Y☐**	**N☒**	**N/A☐**
Was public participation undertaken in accordance with section 45- 49 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021)						**Y☒**	**N☐**

5.1. Summary of Comments Received during Public Participation

Comments and objections to the application were from the following:

NO.	OBJECTOR	DATE
01	Jan Venter & Albert Van Zyl (Parkes Manor ,SA Travel Inbound Pty Ltd.)	26 September 2025
02	Earl Durant	30 September 2025
03	Paul Dugmore	30 September 2025
04	Ivan Perosino	30 September 2025

The following is a summary of the comments and objections received:

The application has attracted objections from four residents of Paradise, who submitted identical representations, as well as from a neighbouring property owner, Parkes Manor.

5.1.1. The Paradise residents strongly oppose the application on the basis that it is mischaracterised as a minor amendment, whereas in their view it constitutes a substantially different development. They contend that the proposal departs from the originally approved concept of freestanding units and instead introduces a higher-density scheme comprising more compact, semi-detached structures with limited private open space. Concerns are also raised regarding the conduct of the developer, including an alleged lack of progress on site, dumping of rubble, and a perceived disregard for the surrounding neighbourhood.

5.1.2. The objectors dispute the applicant's justification that a lower-density development is not financially viable, suggesting that similar developments have proven feasible elsewhere and that the proposal is primarily profit-driven. They further argue that the development is incompatible with the established low-density, green character of the Paradise area and does not align with the prevailing built form. Additional concerns relate to insufficient provision for visitor parking, which they believe will result in spillover parking onto narrow streets and adjacent properties, as well as the removal of trees and associated loss of vegetation, potentially impacting the environmental quality of the area. Certain aspects of the applicant's motivation are also regarded as irrelevant or unsubstantiated. The residents ultimately request that the Municipality refuse the application in its current form.

5.1.3. In addition, the objection submitted by Parkes Manor, representing a neighbouring guesthouse, raises procedural and operational concerns. The objector highlights that no formal notification of the application was received. While acknowledging that the proposed increase in density and relaxation of building lines may be consistent with planning policy and unlikely to result in direct physical impacts, the objection emphasises the potential effect of construction-related activities on

the guesthouse's operations. In particular, concerns are raised regarding noise, disturbance, and the potential impact on guest experience and the business's reputation. The objector accordingly requests that, should the application be approved, strict conditions be imposed to regulate construction activities.

5.1.4. Furthermore, the objector notes the presence of existing maintenance buildings and staff quarters along the shared boundary and requests that future occupants of the proposed development be made aware of these uses to avoid potential land use conflicts. While not opposing the development outright, the objection seeks to safeguard the continued operation and amenity of the neighbouring guesthouse through appropriate conditions of approval.

5.2. Summary of Comments from Departments/Organs of State

[Name	Date Received	Summary of Comments	Recommendation
Infrastructure Services	25 September 2025	*Conditions of Approval:* *Manager Roads and Stormwater:* *The 2x visitors bays adjacent to 'UNIT TYPE A' must be moved forward to create an isle width, thus forward by at least 2,5m (Block 3). Alternatively, all kerbs must be mountable or sunken kerbs.* *Manager water and Sanitation:* *Augmentation Fee will be payable on water & sewer as per condition (vii) of the appeal outcome.*	**Comment**
Environmental Services	18 September 2025	*Supported*	**Positive**
Waste Removal	11 September 2025	*How many refuse bins will the refuse accommodate and please submit an IWMP to explain and discuss how the waste will be handled.*	**Comment**
Fire Services	08 September 2025	*Please provide details on emergency vehicle access and hydrant placements.*	**Comment**
Aesthetics Committee	05 September 2025	*No objection to the proposed amendment to the conditions of approval departure. The site Erf 13760 is inside the urban conservation area and contextually bounded by heritage resources, the property on Erf 18, Parkes*	**Comment**

[Name	Date Received	Summary of Comments	Recommendation
		Manor, which is graded III A Edwardian architecture, and Erf 4079, grade IIIB with Victorian style. *An application for aesthetics in accordance with urban conservation guidelines is required before building plan submission.*	

5.3. Summary of Applicant's Reply to Comments

The applicant's reply to public comments can be summarised as follows:

5.3.1. The applicant maintains that the application has been correctly submitted as an amendment of conditions of approval in terms of the applicable by-law, as the original density restriction forms part of a condition of approval rather than the underlying zoning. Objections suggesting that the proposal represents a substantially different development or is driven by "greed" are rejected as unsubstantiated. The applicant submits that the proposed increase in density is necessary to ensure the financial feasibility and long-term sustainability of the development.

5.3.2. Concerns relating to neighbourhood character are disputed. The applicant notes that the surrounding area already accommodates a mix of residential and guesthouse uses, and that only three identical objections were received, which are not considered to reflect broader community sentiment. In response to the objection from Parkes Manor, it is acknowledged that the concerns raised are primarily aimed at protecting the ongoing operation of the neighbouring guesthouse rather than opposing the development in principle.

5.3.3. The applicant further confirms that the proposal complies with key zoning scheme requirements, particularly in respect of:

- The provision of open space, which exceeds minimum requirements; and
- Parking, where the full number of required bays is provided.

5.3.4. Concerns regarding tree removal are addressed by noting that certain trees were removed due to fire risk considerations raised by residents, and that adequate space remains within the development for landscaping.

5.3.5. With specific reference to the Parkes Manor objection, the applicant notes that procedural matters relating to public notification fall within the responsibility of the Municipality. Notwithstanding this, the applicant has undertaken to manage construction activities responsibly to minimise disturbance,

including limiting working hours, and to remain cognisant of the operational context of adjacent properties. Certain technical observations, such as those relating to building lines, have also been acknowledged.

5.3.6. Response to Internal Municipal Comments

The applicant has responded positively to the internal municipal comments and, where required, amended the proposal accordingly. Engineering layout plans were submitted to address Fire Services requirements, demonstrating adequate emergency access and hydrant positioning. In respect of Waste Management, the applicant confirmed sufficient refuse storage capacity and committed to submitting an Integrated Waste Management Plan with the building plans. Comments from Roads and Stormwater were accepted, with the layout revised to address parking and kerb arrangements, as reflected in an updated Site Development Plan. The requirement for water and sanitation augmentation fees was acknowledged and accepted without objection. Environmental Services' support of the proposal was noted, and the applicant further acknowledged the need to obtain separate aesthetic approval prior to the submission of building plans.

6. PROPOSAL ASSESSMENT

6.1. Application History

6.1.1. The property was previously approved for consolidation and rezoning to "General Residential Zone I" for group housing purposes, thereby establishing the applicable land use rights. This approval included a Site Development Plan (SDP) and conditions of approval, notably limiting the development to a maximum of eight (8) dwelling units.

6.1.2. The decision was subsequently upheld on appeal, confirming the appropriateness of the rezoning and the principle of residential densification on the property, subject to compliance with the imposed conditions.

6.2. Considerations in terms of SPLUMA

6.2.1. The proposed amendment of conditions to allow an increased residential density on Erf 13760 represents a more efficient utilisation of land that is already zoned for General Residential purposes (Group Housing). By optimising the development potential of the property within an established urban area, the proposal supports infill development and reduces the need for outward urban expansion. This contributes to a more compact urban form and promotes the efficient use of existing infrastructure and services.

6.2.2. The application further aligns with the principle of "Spatial Efficiency", as it makes better use of well-located land by accommodating additional residential units without requiring significant new bulk infrastructure investment. The proposal ensures compliance with key development parameters such as parking and open space, thereby maintaining functionality while increasing yield.

6.2.3. In terms of "Spatial Sustainability", the development promotes a balance between environmental, social, and economic considerations. The provision of adequate open space and landscaping opportunities, together with the managed approach to construction and service provision, supports long-term sustainability. Furthermore, the utilisation of land within an already developed and serviced area reduces pressure on environmentally sensitive or peripheral areas.

6.2.4. The proposal also advances "Spatial Justice" by contributing to a broader range of housing opportunities within a well-located area, potentially improving access to urban amenities and services. Additionally, the application process has allowed for public participation, ensuring that affected parties had the opportunity to raise concerns, which were duly considered and addressed.

6.3. Consistency with SDF, IDP and applicable Policies

6.3.1. The Spatial Development Framework (SDF) identifies the Paradise area as an established residential suburb within the urban edge of Knysna, characterised by a mix of single residential dwellings and guesthouse accommodation. While the SDF seeks to protect neighbourhood character, it also supports context-sensitive densification and infill development within well-located urban areas. The proposal does not introduce a new land use or expand the urban footprint, but rather seeks to optimise an already approved group housing development through an amendment of conditions. As such, the application is not inconsistent with the spatial structuring objectives of the SDF.

6.3.2. The Knysna Integrated Development Plan (IDP) promotes sustainable human settlements, efficient land use management, and the optimal utilisation of existing infrastructure and services. By increasing the residential yield on a property that is already appropriately zoned and serviced, the proposal supports these objectives. It enables more efficient use of infrastructure without necessitating significant additional investment in bulk services, thereby aligning with the IDP's focus on resource efficiency and urban consolidation.

6.3.3. The application is therefore considered to be generally consistent with the spatial and developmental objectives of both the SDF and the IDP, as it promotes the efficient use of land within the existing urban footprint without resulting in the expansion of the development or additional pressure on environmentally sensitive areas.

6.3.4. Furthermore, the proposal supports broader policy principles that encourage infill development, densification in appropriate locations, and the accommodation of a range of housing typologies within established urban areas. The development responds to current market and spatial planning trends by making more efficient use of land within the existing urban fabric.

6.4. Impact on Municipal Engineering Services

Given that the proposal entails an increase in residential density on Erf 13760, which is already zoned and serviced for group housing, the anticipated impact on municipal services is considered minimal. The existing water, sewer, stormwater, and road infrastructure within the area was designed to accommodate the full development potential of the property and is therefore capable of supporting the proposed use. Internal municipal departments, including Infrastructure Services, Waste Management, and Fire Services, have reviewed the proposal and raised no objections, with only minor technical requirements to be addressed. The site has historically been connected to the estate's internal engineering services networks, and all future development will be required to comply with Knysna Municipality's service connection standards and technical requirements, ensuring the continued efficient operation and management of municipal services.

6.5. Outcomes of Investigations/Applications i.t.o. other Legislation

There are no other investigations and applications in terms of other legislation that may have a bearing on the application at hand.

6.6. Zoning Considerations

6.6.1. From a zoning perspective, the proposal involves an amendment of conditions to allow increased residential density within Erf 13760, which is already zoned "General Residential Zone I" (Group Housing). The surrounding properties comprise a mix of single residential units and guest accommodation, making the proposed group housing use compatible with the prevailing land use character of the area.

6.6.2. By optimising the site's development potential, the proposal addresses the underutilisation of the property while maintaining alignment with the development's overall zoning and development

framework. The requested minor departures, including building line relaxations for pergolas, are limited in scope and do not compromise the overall zoning intent, making the proposal appropriate and consistent with the established residential context.

6.7. Desirability of the Proposal

6.7.1 The subject property, Erf 13760, is located within the established residential suburb of Paradise in Knysna and is already approved for General Residential Zone I (Group Housing). The current proposal seeks to amend the conditions of approval to allow for an increase in density and a revised site layout. The property has remained undeveloped under the existing approval due to feasibility constraints, resulting in the site being underutilised. The proposal, therefore, aims to unlock the development potential of the property in a manner that is both practical and implementable.

6.7.2 From a spatial perspective, the proposal does not introduce a new or incompatible land use. The surrounding area comprises a mix of single residential dwellings and guesthouse accommodation, and the proposed development is considered to be compatible with this mixed residential character. The scale, height, and layout of the development are designed to integrate with the surrounding environment.

6.7.3 The proposal promotes the efficient utilisation of land within an established development by converting an underutilised site into a functional residential property. This contributes to the long-term sustainability and financial viability of the development while reducing the maintenance burden associated with unused communal infrastructure.

6.7.4 The proposal promotes the efficient utilisation of land within an established urban area by increasing the residential yield on a suitably zoned and serviced property. This supports principles of urban consolidation and reduces the need for expansion into undeveloped or environmentally sensitive areas. Furthermore, increasing the density improves the financial viability of the development, ensuring that the property can be developed rather than remaining vacant.

6.7.5 The proposal has demonstrated compliance with the majority of zoning scheme requirements, including parking provision, open space, and service capacity, with only minor departures requested. Internal municipal departments have raised no objections, confirming that the development is technically feasible and supportable.

6.7.6 Potential impacts on neighbouring properties, particularly during construction, have been acknowledged. The applicant has committed to implementing appropriate mitigation measures,

including responsible construction management and adherence to standard working hours. These impacts are temporary in nature and can be effectively managed through conditions of approval.

6.8. Assessment of Comments

6.8.1. The objections received primarily relate to concerns regarding the increase in density, the perceived change in character of the area, insufficient parking provision, loss of trees and landscaping, and the potential impact of construction activities on neighbouring properties. Additional concerns were raised by a neighbouring guesthouse regarding operational impacts, particularly during the construction phase, as well as issues relating to notification and heritage context.

6.8.2. While the concerns raised by objectors are understandable, many are subjective in nature and not supported by substantive planning or technical evidence. Greater emphasis on measurable impacts, such as traffic generation, infrastructure capacity, or visual impact assessments, would have strengthened the objections. Furthermore, several concerns, particularly those relating to parking and open space, are addressed through compliance with the provisions of the zoning scheme, thereby limiting the weight that can be attributed to these objections.

6.8.3. The applicant has adequately addressed the majority of concerns raised. The increase in density is justified within the framework of the existing zoning rights, and it is demonstrated that the proposal complies with key development parameters, including parking and open space requirements. Concerns regarding neighbourhood character have been addressed by illustrating the mixed-use nature of the surrounding area, while tree removal has been justified on the basis of fire risk mitigation, with provision made for adequate landscaping. In addition, the applicant has committed to responsible construction practices to minimise disruption to adjacent properties.

6.8.4. With regard to the neighbouring guesthouse (Parkes Manor), the concerns raised are operational rather than fundamental planning objections. The applicant has acknowledged these concerns and committed to implementing appropriate mitigation measures, including limiting construction activities to standard working hours and ensuring efficient project management to reduce disturbances. These concerns can be further addressed through conditions of approval, ensuring that the rights and operations of the neighbouring property are safeguarded.

6.8.5. The applicant has responded positively to the internal municipal comments by accepting all applicable conditions and financial contributions, such as augmentation fees. Importantly, no municipal department has raised an objection to the proposal.

6.8.6. Overall, the applicant has demonstrated a willingness to address concerns and incorporate mitigation measures, and the proposal is considered to be technically compliant and planning appropriate. The issues raised through objections and departmental comments do not reveal any fatal flaws and can be adequately mitigated through conditions of approval and further detailed design at the building plan stage.

7. RECOMMENDATION

7.1. It is recommended 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 amendment of condition 1.4(i) in the notice of decision dated 01 March 2023 in terms of Section 15(2)(h) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

7.2. It is recommended 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 following permanent departures on Erf 13760, Knysna as shown on plan numbered "2313-08-A1-000" dated 27 June 2025 :

7.2.1. the relaxation of the eastern lateral building line from 3m to 1.51m to allow for pergolas.

7.2.2. the relaxation of the western street building line from 4.5 m to 2.9m to allow for allow for pergolas.

7.2.3. the relaxation of the north and north-western street building line from 4.5 m to 0.42m and 1.1m to allow for allow for the retaining wall.

7.2.4. The relaxation of the eastern lateral building line from 3m to 0m to allow for the retaining wall.

7.3. It is recommended 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 Site Development Plan numbered "2313-08-A1-000" dated 27 June 2025, in respect of Erf 13760, Knysna.

8. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above approval (s) 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):

8.1. The development parameters of "group housing" of the Knysna Zoning Scheme Bylaw (2020) shall apply, unless otherwise permitted in terms of the provisions of the Planning By-law.

8.2. The landowner/developer shall pay augmentation levies in accordance with Council's approved tariffs, to the satisfaction of the Director: Infrastructure Services, prior to or at the submission of building plans.

8.3. The landowner/developer shall submit an integrated waste management plan detailing refuse storage and collection arrangements, to the Municipality, prior to the submission of building plans.

8.4. The landowner/developer shall submit a detailed stormwater management plan to the satisfaction of the Director: Infrastructure Services prior to or at the submission of building plans.

8.5. The landowner/developer shall submit a fire and emergency vehicle access plan to the satisfaction of the Chief Fire Officer, prior to or at the submission of building plans.

8.6. The landowner/developer shall lodge architectural design plans for consideration to the Aesthetics Committee prior to the submission of building plans.

8.7. The conditions of approvals as specified in the notice of decision dated 01 March 2023 shall remain insofar as they apply and applicable to the development.

9. REASONS FOR RECOMMENDATION

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

I. The application is for the amendment of conditions of approval relating to Erf 13760, which is already zoned General Residential Zone I (Group Housing), to allow for an increase in the approved density. The proposal does not introduce a new land use but rather refines existing development rights to enable a more feasible and implementable development.

II. The proposed increase in density is considered appropriate within the context of the site and its surroundings, as the area accommodates a mix of residential and guesthouse uses, and the development remains compatible in terms of scale, form, and land use character.

III. The proposal is consistent with the Spatial Development Framework and Integrated Development Plan, as it promotes infill development and the optimisation of land within the urban edge, without expanding the development footprint or placing pressure on environmentally sensitive areas.

IV. The development has been assessed against the Knysna Zoning Scheme parameters, and it has been demonstrated that the proposal complies with key requirements, with only minor departures that do not materially affect the amenity of the area.

V. All relevant internal municipal departments have considered the application and raised no objections, confirming that the proposal is acceptable from an engineering, environmental, and service delivery perspective.

VI. The concerns raised through public participation have been duly considered; however, these do not outweigh the planning merits of the proposal, particularly where compliance with applicable policies and regulations has been demonstrated.

VII. The proposal supports the efficient utilisation of a well-located and serviced property, contributing to a more compact and sustainable urban form in line with broader spatial planning principles.

10. MATTERS FOR NOTING:

The applicant is advised and informed of the following:

10.1. This approval applies to the application(s) as outlined above and may not be construed as authority to depart from any other legal prescriptions.

10.2. 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 prior to any building work being undertaken.

11. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – Applicant *Motivating Memorandum*

ANNEXURE B – *Power of attorney & company resolution*

ANNEXURE C – *Title Deed*

ANNEXURE D – *Bond Holder's Consent*

ANNEXURE E – Site Development Plan

ANNEXURE F – *Previous Planning Approvals*

ANNEXURE G – *Services Report*

ANNEXURE H – *Public Notice and Mailing List*

ANNEXURE I – *Public Comments & Objections*

ANNEXURE J – *Departmental Comment*

ANNEXURE K – *Applicant's Response to comments*

AMENDMENT OF CONDITIONS OF APPROVAL, DEPARTURE & SITE DEVELOPMENT PLAN: ERF 13760 KNYSNA			
Author Name: ***Sihle Phungula*** Date: 16/04/2026		Author Signature:	
Registered planner name: ***Shaun Madumbo*** SACPLAN registration number: A/1510/2017 Date: 16/04/2026		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: Pr25/07b05 15 May 2025
Your Ref:

BY EMAIL: hsmit@knysna.gov.za

The Manager: Land Use Management
Knysna Municipality
P.O. Box 21
Knysna
65

FOR ATTENTION: MR. HENNIE SMIT

Dear Sir,

KNYSNA ERF 13760: AMENDMENT OF CONDITIONS OF APPROVAL & APPROVAL OF A SITE DEVELOPMENT PLAN

1. BackgroundAnne

1.1. Knysna Erf 13760 (hereafter known as 'the application area') is located on the south-eastern corner of Albatross Street and Circular Drive, Paradise.

1.2. Knysna Municipality's appeal authority has, on 01 March 2023, approved the consolidation and rezoning of Knysna Erf 13760 to "General Residential Zone I" for group housing. A copy of the letter of approval is attached as **Annexure A**. The land development application that was submitted at the time (May 2019) was submitted and assessed when the former 1992 Knysna Zoning Scheme Regulations were still in effect. The new Knysna Integrated Zoning Scheme Bylaw came into effect during 2020.

1.3. The approval as granted by the Knysna Appeal Authority granted a maximum density of 8 units in Condition 1.4(i). After thorough feasibility studies, it was determined that the development of only 8 group housing units on Erf 13760 is not feasible, and the applicant wishes to develop 12 group housing units, in order to have a feasible development. To obtain rights to develop 12 group housing units on Erf 13760, an application for the amendment of conditions and approval of a site development plan is required.

1.4. The Pre-Application Consultation Minutes of 06 March 2025 is attached as **Error! Reference source not found.**. During the Pre-Application Consultation process, it was stated that the increased density means greater demand for municipal services, and that the services capacity for the proposed increased density (8 units to 12 units) must be addressed. **POISE STRUCTURAL & CIVIL ENGINEERING DESIGN CONSULTANTS** were appointed to investigate the services provision and capacity of the proposed development and a copy of the Civil Services Report is attached as **Annexure GG.**

2. The Application

Marike Vreken Urban and Environmental Planners have been appointed by **PEARL STAR INVESTMENTS 77 CC** to prepare and submit the required application documentation (refer to **Annexure B** for the signed Company Resolution and Power of Attorney and **Annexure D**: Completed Application Form) for:

(i) The amendment of Condition (1.4(i)) in the approval dated 01 March 2023, in terms of Section 15(2)(h) of the Knysna Spatial Planning and Land Use Management Bylaw (2021).

(ii) Approval of a Site Development Plan on Knysna Erf 13760 in terms of Section 15(2)(l) of the Knysna Spatial Planning and Land Use Management Bylaw (2021).

3. Property Description, Size and Ownership

A copy of the Title Deed that includes the information outlined below is contained in **Annexure E**.

Property Description:	Erf 13760 Knysna
Property Size:	3549m²
Registered Owner:	Pearl Star Investments 77 CC
Title Deed No:	T17701/2023
Title Deed Restrictions:	No restrictive conditions.
Servitudes:	There are no servitudes over the property.
Bonds:	A bond is registered in favour of Investec. A copy of the Bondholders' consent is attached as **Annexure FF**

4. Development Description

4.1. The proposed development consists of the following:

(i) 12x semi-detached, Sectional Title Group Housing Units.

(ii) The proposed Group Housing units are designed as 6x blocks, containing two units each.

(iii) Access to the proposed development will be from Albatross Street, that directly connects to the N2 National Road into Knysna.

(iv) Access / entrance gate setback by 5m from the street boundary.

4.2. The figure below is an aerial view and Architect's impression of the proposed development.



FIGURE 1: 3D ARCHITECTURAL PROPOSAL

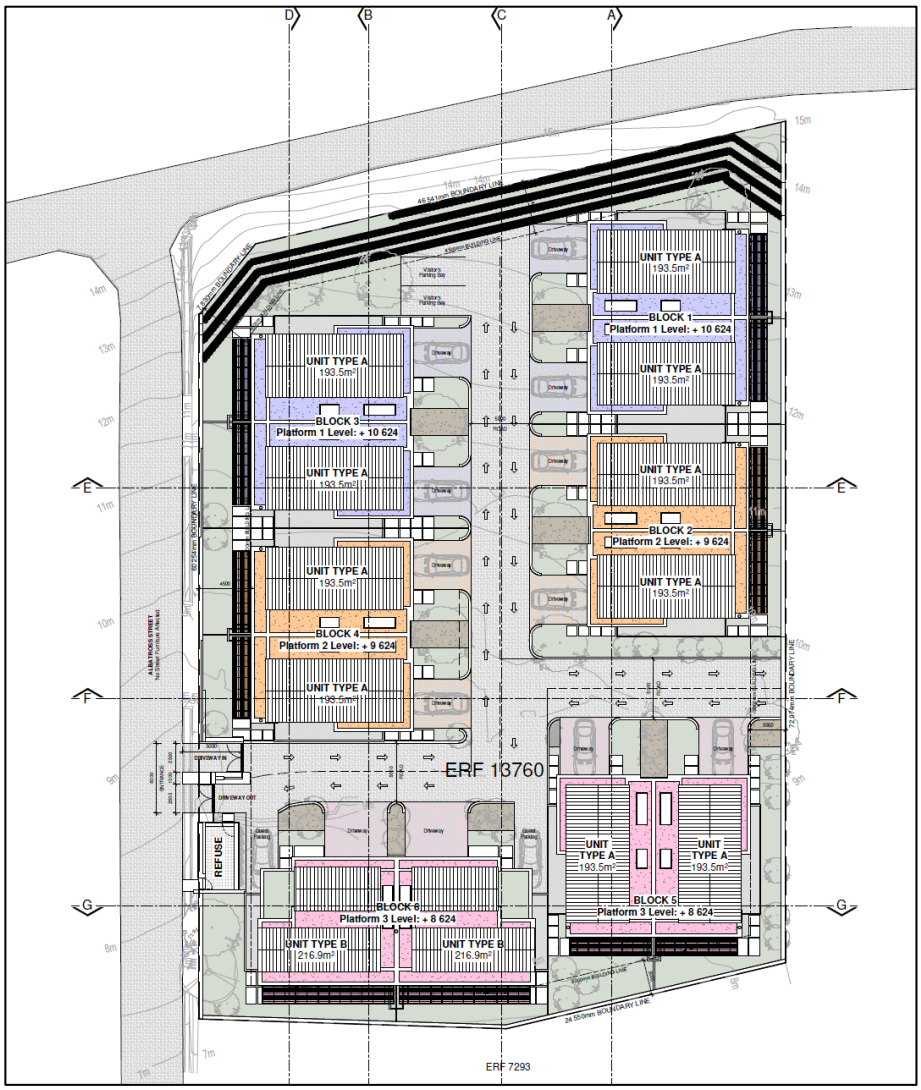


FIGURE 2: PROPOSED SIDE DEVELOPMENT PLAN

5. Knysna Integrated Zoning Scheme Bylaw (2020)

5.1. A copy of the Site Development Plan of the proposed development on the application area is attached as Error! Reference source not found.**H**. A summary of the prescribed development parameters for "General Residential Zone (GRI) ("group housing") and a comparison of the proposed development's parameters are shown in the table below. From this table, it is clear that the proposed development complies with all prescribed parameters, and that no departure applications are required.

Development Parameter	Prescribed	Erf 13760 Applicability	Comments
Density	35 units / ha (i.e. 12 units)	12 units	***Comply***
Open Space Provision	50m² per unit (i.e. 600m²)	TBC	
Outer Street Building Line	4.5m	4.5m	***Comply***
Perimeter Building Line	3m	3m	***Comply***
Height:	at *most 8.5 metres* above natural ground level directly below a given point of the building.	Double Storey	***Comply***
Parking Provision	2,25 bays per unit (i.e. 27 byas)	27 bays	***Comply***
Refuse Area	To be Provided	Provided	***Comply***

6. Civil Services Provision

6.1. Water Reticulation

The water connection for the development will be off the existing 75mm water main on the northern side of the site in Paradise Circle Drive. The current water supply to Knysna Erf 13760 **will be insignificant** (refer to par. 5 of the attached service report).

6.2. Sewer Reticulation

The sewer connection for the development will be to the existing sewer connection. Referring to par. 6 of the attached service report, the impact of the proposed development will be of **negligible significance**.

6.3. Access

The site access will be off Albatross Street and will comprise an incoming and exit lane. Internal roads will be private roads and will not be taken over by the Council. The access will comprise an incoming and exit lane each of width 3.0 meters. The access bellmouth radii will be 5.0 meters.

6.4. Stormwater Management

In the post-development condition, approximately 75% of the site will be covered by impermeable area. Stormwater runoff from roofs will be partially discharged to road surfaces and partially to landscaped garden areas. The discharge to the road surfaces will discharge to a number of grid inlets, which will be piped to an attenuation pond to be constructed at the south west lowest corner of the site. Attenuated discharge from the attenuation pond will be connected to the existing 440 wide x 750 deep channel, which runs in Albatross Street, at the south western corner of the site (refer to par. 8).

The attenuation pond will have sufficient capacity to detain discharge so that the post-development discharge does not exceed the pre-development discharge for the 1 in 10 and 1 in 50-year storm intervals.

7. Motivation for Increase in Density

The following points have to be taken into consideration when the proposed increase in density is considered:

7.1. The previous land development application was to allow for 10 group housing units, that calculated to a density of 28 units per ha. The Knysna Zoning Scheme Regulations, at the time, had a density requirement of "…at most 30 units per gross hectare or a ratio of 4:1 in relation to the surrounding single residential density, whichever is the lower…" The appeal authority at the time evaluated the density on the basis of the 4:1 requirement, hence the prescribed maximum of 8 units.

7.2. When the new Knysna Zoning Scheme Bylaw came into effect, the maximum allowed density for group housing developments was increased to a density of 35 units/ha, without any other limitations. Hence on the application area that is 3549m² in extent, a maximum of 12 units can be allowed.

7.3. Since the 2019 application, the new Knysna SDF came into effect, and the new Knysna SDF also recommends and promotes densification along activity corridors and higher order roads, and near places of employment. The application area is within walking distance of the Knysna CBD, and the Knysna lagoon, and therefore suitable for, and consistent with the character of the area.

7.4. It is important to note that the proposal to increase the maximum permitted density from the approved 8 units to the proposed 12 units adheres to all the prescribed development parameters for Group Housing in terms of the current, applicable Knysna Zoning Scheme Bylaw.

7.5. The proposal of 6x semi-detached units, will still appear like only 6 houses (consistent with the approved 8), but will allow for 12x units.

7.6. The Civil services Report confirmed that the proposed increased development density will have an insignificant impact on the services capacity for the proposed development.

8. The Site Development Plan

8.1. The proposed Site Development Plan complies with all conditions of approval (except for the density condition which is the subject of this application), and all prescribed development parameters.

9. Conclusion

From the above, it can be concluded that:

9.1. The condition to restrict the density of the development to 8 units only is not feasible, and outdated development / density parameter that is not consistent with the new Knysna Zoning Scheme Bylaw.

9.2. The Site Development Plan as submitted complies with the prescribed development parameters of the Knysna Zoning Scheme Bylaw (refer par 5 above).

9.3. It is recommended that the proposal to amend the conditions of approval be approved.

The following Annexures are attached to this application:

Annexure A.	Letter of approval dated 01 March 2023
Annexure B.	Pre-Application Meeting Minutes dated 06 March 2025
Annexure C.	Signed Power of Attorney & Company Resolution
Annexure D.	Completed Application Form
Annexure E.	Copy of Title Deed
Annexure F.	Bondholder's Consent
Annexure G.	Civil Engineering Infrastructure Report dated April 2025
Annexure H.	Site Development Plan and 3D Renderings
Annexure I.	Proof of payment of the application fee

We trust the above is in order and that this application will be expeditiously processed and approved by Knysna Municipality. Please do not hesitate to contact the writer if you require any additional information.

Kind regards,

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

SPECIAL POWER OF ATTORNEY

I/We DAVID SHARP

the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

AMENDMENT OF CONDITIONS OF APPROVAL & SITE DEVELOPMENT PLAN SUBMISSION

on

KNYSNA ERF 13760

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at KNYSNA on this 14 day of FEBRUARY 2025

SIGNED:

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

2.

PEARL STAR INVESTMENTS 77 CC

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in KNYSNA on the 14 day of FEBRUARY 2025.

Resolved that DAVID SHARP in his capacity as MEMBER, be and is hereby authorized 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:

KNYSNA ERF 13760

NATURE OF APPLICATION:

AMENDMENT OF CONDITIONS OF APPROVAL & SITE DEVELOPMENT PLAN SUBMISSION

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:	SIGNATURE:
DAVID SHARP	

LOGAN MARTIN INC
KNYSNA

FEE
R 419,00

Prepared by me

CONVEYANCER
FLORIS ALBERTUS HANEKOM
LPCM 90928

VERBIND MORTGAGED
VIR
FOR R 2 000 000,00

B000007506/2024
2024 -03- 19
REGISTRATEUR/REGISTRAR

T0000177011/2023

CERTIFICATE OF CONSOLIDATED TITLE
(Issued under the provisions of Section FORTY OF THE Deeds Registries Act, 1937
(No 47 of 1937)

DATA / VERIFY
24 -05- 2023
ATHI DAMOYI

WHEREAS

PEARL STAR INVESTMENTS 77 CC
Registration Number 2003/055015/23

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section Forty of the Deeds Registries Act, 1937; and

For Information Only

WHEREAS **PEARL STAR INVESTMENTS 77 CC, Registration Number 2003/055015/23** is the registered owner of

1. **ERF 4988 KNYSNA**
   IN THE MUNICIPALITY AND DIVISION OF KNYSNA
   PROVINCE OF THE WESTERN CAPE

   HELD BY Deed of Transfer No T21336/2018

2. **REMAINDER OF ERF 3529 KNYSNA**
   IN THE MUNICIPALITY AND DIVISION OF KNYSNA
   PROVINCE OF THE WESTERN CAPE

   HELD BY Deed of Transfer No T21335/2018

which properties have been consolidated into the property hereinafter described

NOW THEREFORE in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at CAPE TOWN do hereby certify that the said

PEARL STAR INVESTMENTS 77 CC
Registration Number 2003/055015/23

its Successors in Title or Assigns are the registered owners of

ERF 13760 KNYSNA
IN THE MUNICIPALITY AND DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3549 (THREE THOUSAND FIVE HUNDRED AND FORTY NINE) square metres

AS WILL APPEAR from Annexed Diagram SG No. 4085/2003

1. As far as the figure vwBedcba on Diagram SG No. 4085/2003 is concerned:

A. SUBJECT to the conditions referred to in Deed of Transfer Number T8900/1988.

For information Only

B. SUBJECT FURTHER to the following condition mentioned in Deed of Transfer Number 2288/1931 in respect of the figures A.x.y.F.G.H. on the said Diagram Number 7231/1985 and in Deed of Transfer Number 2289/1931 in respect of the figure x.B.C.D.E.y. on the said Diagram Number 2731/1985 imposed by the Board of Trustees of the Diocese of Cape Town for their benefit and as owners of the Remainder of the farm Eastford held by Certificate of Amended Title Number 3583/1926 and which condition was imposed against the whole of each of Erven 23 and 22 Knysna respectively namely :

1. The land shall be used for residential purposes only. Neither the land nor any structures erected thereon shall be used or occupied in whole or in part, for trading or business purposes or for the purpose of the conduct of any avocation or occupation other than the usual occupations associated with the use and conduct of a usual private residence. The transferee and his successors in title shall be bound also both in the design, plan and structure of any erections contemplated to observe such conditions.

C. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T8900/1988 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 namely :

(a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if deemed necessary by the local 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.

For Information Only

(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 on the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

2. As far as the figures Awv, abcdeCDE and FGH on Diagram SG No. 4085/2003 are concerned:

A. SUBJECT to the conditions referred to in Deed of Transfer Number T9326/1989.

B. SUBJECT FURTHER to the following condition mentioned in Deed of Transfer Number 2288/1931 in respect of the Remainder of each of the figures f.B.j.g.e.g.h.D and g.j.C.h. on the said Diagram Number 9386/1970 and in Deed of Transfer Number 6220/1928 in respect of the Remainder of the figure A.f.g.e. on the said Diagram Number 9386/1970, imposed by the Board of Trustees of the Diocese of Cape Town for their benefit as owners of the Remainder of the farm Eastford held by Certificate of Amended Title Number 3583/1926 and which condition was imposed against the whole of each of Erven 21, 23, 24 and 22 Knysna respectively namely:

1. The land shall be used for residential purposes only. Neither the land nor any structures erected thereon shall be used or occupied in whole or in part, for trading or business purposes or for the purpose of the conduct of any avocation or occupation other than the usual occupations associated with the use and conduct of a usual private residence. The transferee and his successors in title shall be bound also both in the design, plan and structure of any erections contemplated to observe such conditions.

For Information Only

C. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer Number T9326/1989 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 namely :

(a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if deemed necessary by the local 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 on the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

For Information Only

AND that by virtue of these presents the said

PEARL STAR INVESTMENTS 77 CC
Registration Number 2003/055015/23

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however, reserving its rights.

In witness whereof I, the said Registrar, 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 11 MAY 2023

REGISTRAR OF DEEDS

For Information Only

Deeds Office Property

KNYSNA, 13760, 0, CAPE TOWN

Lexis® WinDeed

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA

Search Date	2025/02/12 15:42	Erf Number	13760
Reference	Pr25/07	Portion Number	-
Report Print Date	2025/02/12 15:43	Deeds Office	Cape Town
Township	KNYSNA	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T17701/2023
Township	KNYSNA	Local Authority	KNYSNA MUN
Erf Number	13760	Province	WESTERN CAPE
Portion Number	0	Extent	3549.0000SQM
Registration Division	KNYSNA RD	LPI Code	C03900050001376000000
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

PEARL STAR INV 77 C C — Owner 1 of 1

Company Type**	CLOSE CORPORATION	Document	T17701/2023
Registration Number	200305501523	Microfilm / Scanned Date	-
Name	PEARL STAR INV 77 C C	Purchase Price (R)	CCT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2023/05/11
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B7506/2024	INVESTEC BANK LTD	2 000 000	-
2	CONSOLIDATE FROM	TOWN KNYSNA ,ERF 4988 ,PRTN 0	-	-
3	CONSOLIDATE FROM	TOWN KNYSNA ,ERF 3529 ,PRTN 0	-	-

DISCLAIMER
This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

HISTORIC DOCUMENTS

No historic documents to display

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Investec

05 March 2025

Marike Vreken Town Planners CC
Attn: Bianca Lotz

Via email: info@vreken.co.za

Our ref: Maggie

Client Name: PEARL STAR INV 77 C C
Client Number: 218394/004
Property: ERF 13760 KNYSNA

Bondholders Consent

Investec Bank Limited, in its capacity as the holder of a mortgage bond registered over the aforementioned property, consents to the proposed applications for the amendment of a condition of approval to increase the density from 8 units to 12 units and for an approval in terms of a condition of approval to approve a Site Development Plan.

The views expressed in this letter are expressed in good faith, based solely on information available to Investec as at the date of this letter. Investec does not accept responsibility for any loss or damage that you or any third party may suffer as a result of this letter being issued.

This letter is to be treated in the strictest of confidence and may only be used in the context in which it is given. Furthermore, the information provided in no way constitutes a guarantee on the part of Investec or its holding companies, subsidiaries or any affiliated companies or divisions.

Contact Trudy Francis at 021- 8090715 for any queries.

Yours Faithfully
Investec Bank Limited

Authorised Signatory

Authorised Signatory

Investec Bank Limited registration number 1969/004763/06, an Authorised Financial Services Provider (11750), a Registered Credit Provider (NCRCP 9), an authorised Over the Counter Derivatives Provider and a member of the JSE. Investec is committed to the Code of Banking Practice as regulated by the Ombudsman for Banking Services. Copies of the Code and the Ombudsman's details are available on request or visit Investec COBP.

AREA SCHEDULE

UNIT TYPE A - 10 UNITS TOTAL

3 BED | 3 BATH | SINGLE GARAGE

GROUND FLOOR	
LIVING	74m²
GARAGE	26.3m²
PORTICO	2.8m²
TOTAL GROUND FLOOR	**103.1m²**
FIRST FLOOR	
LIVING	82.6m²
BALCONY	7.7m²
TOTAL FIRST FLOOR	**90.3m²**
TOTAL BUILDING AREA	**193.5m²**

UNIT TYPE B - 2 UNITS TOTAL

3 BED | 3 BATH | DOUBLE GARAGE

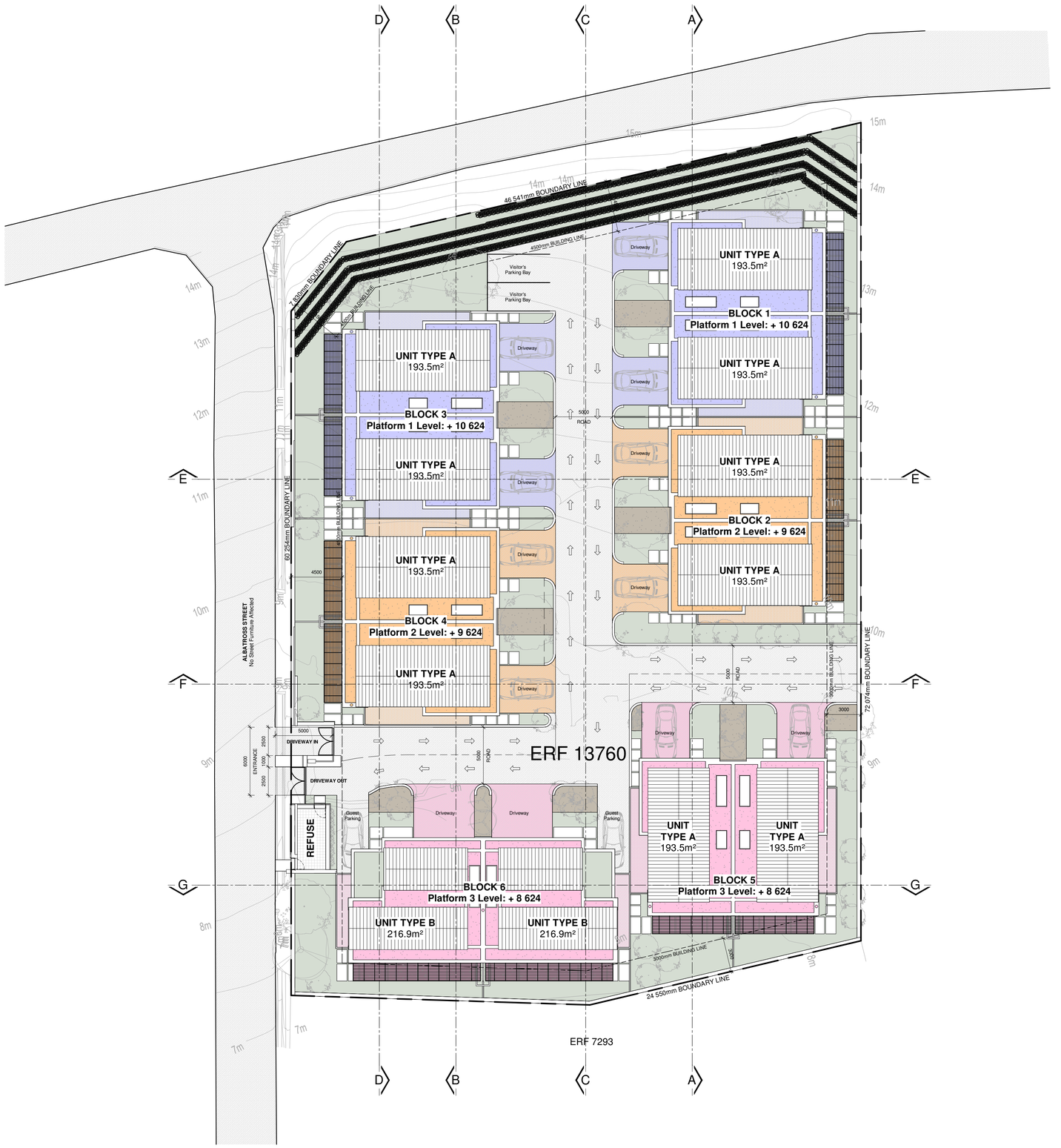
GROUND FLOOR	
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PORTICO	2.4m²
TOTAL GROUND FLOOR	**117m²**
FIRST FLOOR	
LIVING	88.2m²
BALCONY	11.7m²
TOTAL FIRST FLOOR	**99.9m²**
TOTAL BUILDING AREA	**216.9m²**

SITE & ROOF AREAS

ROOF CALCULATIONS	
FLAT	312.9m²
PITCHED	768.3m²
PLANTED	20.5m²
TOTAL ROOF AREA	**1101.7m²**
%FLAT ROOF TO TOTAL ROOF AREA	**28.4%**
SITE	3520.0m²
FOOTPRINT	1488.2m²
COVERAGE	**42.3%**

PRIVATE OPEN SPACE

REQUIREMENT	
12 UNITS @ 50sqm PER UNIT	600 m²
AREA PROVIDED	**836.4 m²**



SITE DEVELOPMENT PLAN
1 : 200

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and ballustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm. Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded into concrete pocket) - refer to architects detail. Fixing details to specialist and in accordance with SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist. and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Waterproofing
375 micron USB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Stepped DPC at slab level to standard building practice. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal Fabric, Mariseal 400 / 420 Mariseal System Liquid applied polyurethane on flat roofs and tops and sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash, Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane. Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 900mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to architects layout.

Seemless 'Watertite' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantees to owner. Klip-Lok 406 profile roll-formed in continuous lengths from Zincalume AZ150 ZincAlume-Finish 0.53mm G550 fixed to steel / timber purlins using KL65 clips and class 3 fasteners, in strict accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect. All laying and fitting in strict accordance with manufacturer's specification. Trusses tied down with galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minumum 135mm Aluthern bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm polystyrene on waterproofing to specialist on screed to falls . All roofslabs and RC upstands to have 'Penetron' admix included in concrete pour.

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

DRAWING:
SITE DEVELOPMENT PLAN

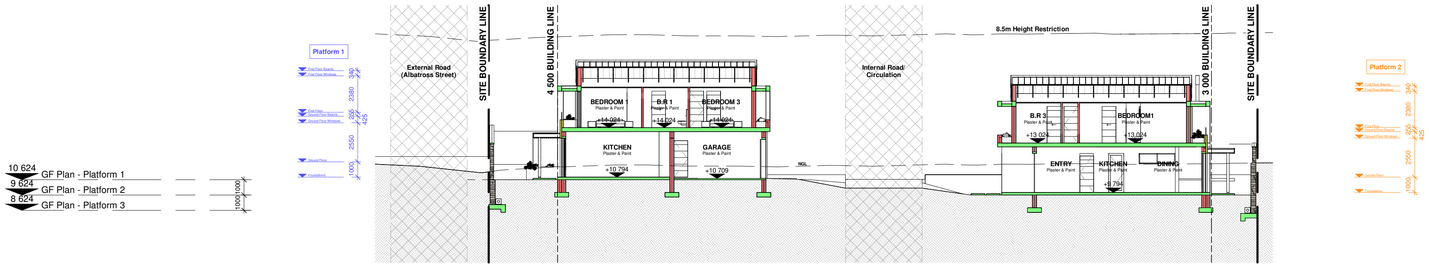
PROPOSED GROUP HOUSING
ERF 13760 | PARADISE | KNYSNA
ALBATROSS STREET DEVELOPMENT

DWG NO: 2313-07-A1-000
SCALE: As indicated
DATE: 13th February 2025
DRAWN: S.N | M.N

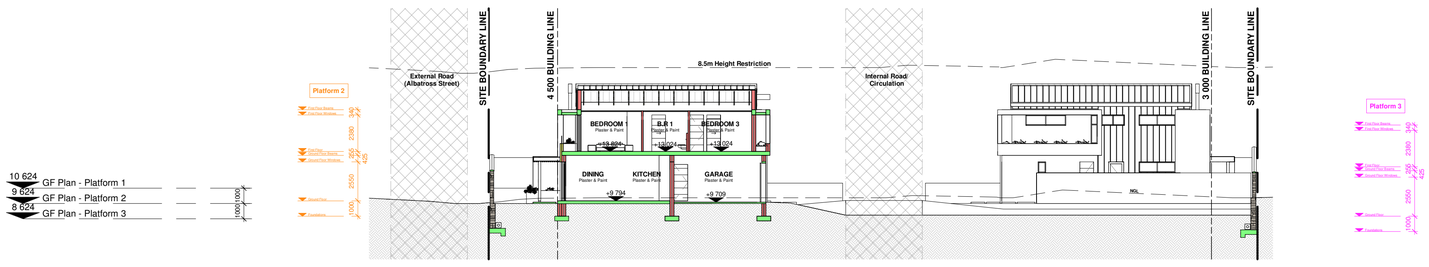
STARKEY | ARCHITECTS

KNYSNA | PLETTENBERG BAY
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+27 (0)44 382 0760 | +27 (0)44 533 5008

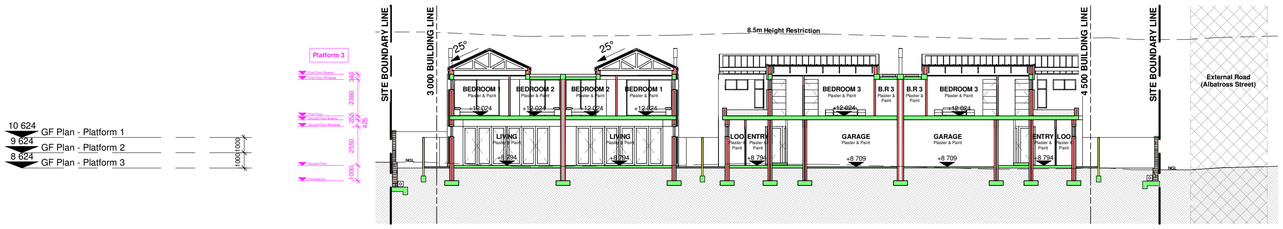
E-MAIL: info@starkeyarchitects.co.za
WEB: starkeyarchitects.co.za



SITE SECTION E-E
1 : 200



SITE SECTION F-F
1 : 200



SITE SECTION G-G
1 : 200

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REVISIONS:

DRAWING:
SITE SECTIONS

PROPOSED GROUP HOUSING
ERF 13760 | PARADISE | KNYSNA
ALBATROSS STREET DEVELOPMENT

DWG NO: 2313-07-A1-32

SCALE: 1 : 200

DATE: 10th Feburary 2025

DRAWN: S.N | M.N

STARKEY | ARCHITECTS

KNYSNA | PLETTENBERG BAY
8 Grey Street | Knysna | Shop 17 | Hill House | Main Street | Plett
+27 (0)44 382 0760 | +27 (0)44 533 5008

E-MAIL: info@starkeyarchitects.co.za
WEB: starkeyarchitects.co.za

AREA SCHEDULE

UNIT TYPE A - 10 UNITS TOTAL

3 BED | 3 BATH | SINGLE GARAGE

GROUND FLOOR	
LIVING	74m²
GARAGE	26.3m²
PORTICO	2.8m²
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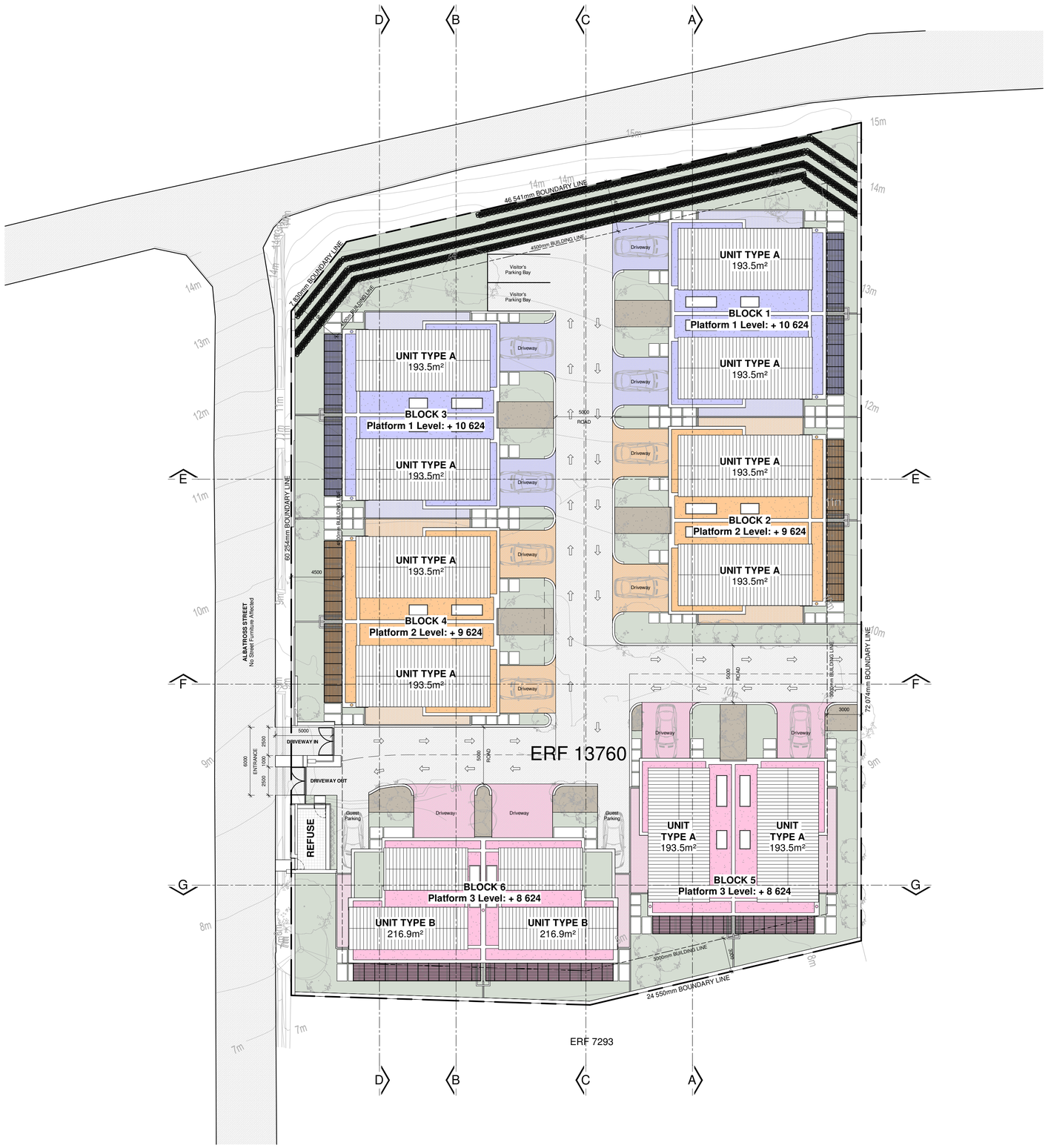
UNIT TYPE B - 2 UNITS TOTAL

3 BED | 3 BATH | DOUBLE GARAGE

GROUND FLOOR	
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FIRST FLOOR	
LIVING	88.2m²
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SITE & ROOF AREAS

ROOF CALCULATIONS	
FLAT	312.9m²
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SITE	3520.0m²
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SITE DEVELOPMENT PLAN
1 : 200

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Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

DRAWING:
SITE DEVELOPMENT PLAN

PROPOSED GROUP HOUSING
ERF 13760 | PARADISE | KNYSNA
ALBATROSS STREET DEVELOPMENT

DWG NO: 2313-07-A1-000
SCALE: As indicated
DATE: 10th February 2025
DRAWN: S.N | M.N

STARKEY | ARCHITECTS

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E-MAIL: info@starkeyarchitects.co.za
WEB: starkeyarchitects.co.za

S | A

ALBATROSS DEVELOPMENT

ERF 13760 | ALBATROSS STREET| KNYSNA

















UNIT TYPE A

3 BEDROOM | 3 BATHROOM | SINGLE GARAGE

AREA | 193,5m² | PER UNIT









UNIT TYPE B

3 BEDROOM | 3 BATHROOM | DOUBLE GARAGE

AREA | 216,9m² | PER UNIT











Collab. Ref.: 1431299
File Ref.: 4988 & 3529 Kny
JH Smit
Tel: 044-302 6318

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

Via Electronic Mail

2023-03-01

Pearl Star Investment 77 CC
c/o Marike Vreken Town Planners
PO Box 2180
KNYSNA
6570
Email: marike@vreken.co.za

Dear Sir/Madam,

APPEAL OUTCOME: APPLICATION FOR CONSOLIDATION & DEPARTURE: ERVEN 4988 & 3529, KNYSNA

The appeal application in the above regard, refers.

Please be advised that the Executive Mayor serving as Knysna Municipality Appeal Authority, on 20 February 2023, resolved the following:

1. That, the appeal submitted against the refusal of the applications for the consolidation of Remainder Erven 3529 & 4988, Knysna, the rezoning of the consolidated erf from "Single Residential Zone" to " Group Housing Zone" and the departure from the Zoning Scheme Regulations to allow for the relaxation of the boundary wall, **BE UPHELD** and the subject decision to refuse the application by the Knysna Municipal Planning Tribunal, **BE REPLACED** in terms of Section 81(9)(b) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016) by the following:

   1.1 That, **Approval be Granted** for the consolidation of Remainder of Erf 3529 and Erf 4988, Knysna to create consolidated property measuring approximately 3,539m^2 in extent.

   1.2 That, the **Approval Granted** for the rezoning of the consolidated property from "Single Residential Zone" to "Group Housing Zone".

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

1.3 That, Approval be Granted for the permanent departure to relax the prescribed boundary wall height of 1.5m to 1.8m on the street boundary.

1.4 The above approval is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipality By-Law on Municipal Land Use Planning (2016):

(i) A maximum permissible density of 8 units shall apply on the consolidated property;

(ii) The group housing development shall adhere to the definition of "group housing" in that it shall be planned, designed and built as a harmonious architectural entity with special attention given to aesthetics, architectural coordination, urban design and landscaping;

(iii) Building lines and all other parameters shall be in accordance with the "group housing" use of the Zoning Scheme;

(iv) A site development plan generally in accordance with the plan numbered DWG-1801-2000, dated 29 January 2020, indicating storm-water management, access, landscaping, aesthetics design and general adherence to the conditions of approval, being submitted for approval, being submitted for approval prior to the submission of building plans;

(v) The style and finishes to the external appearance of the building shall be in accordance with the provisions of the Urban Conservation area guidelines to the satisfaction of the Municipality and submitted to the Municipality's Aesthetics Committee;

(vi) The entrance gate to the development shall be setback to allow for the stacking space for at least one vehicle entering the property;

(vii) Augmentation levies in respect of municipal services shall be payable on each new unit in accordance with Council's policy prior to the submission of building plans;

(viii) The developer/landowner shall enter into a service level agreement with the Municipality with regard to municipal services provision;

(ix) The developer/landowner shall commission and submit and integrated waste management plan to the satisfaction of the Municipality, prior to the submission of building plans;

(x) Building plans shall be submitted in terms of the requirements of the National Building Regulations and Building Standards Act No. 103 of 1977 to the Municipality, prior any building work being undertaken;

(xi) The landowner/developer shall ensure that sight triangles are indicated on the building plans including the positioning of the refuse room and pedestrian entrance.

RATIONALE:

- The Knysna Municipal Planning Tribunal in its decision on the application for consolidation, rezoning and departures in respect of Remainder Erf 3529 and Erf 4988, Knysna, did not fully consider the implications of Section 52(1) of the Knysna Municipality By-Law on Municipal Planning 2016. This provision allows and applicant to amend their application prior to a decision being taken. Importantly, the Planning By-Law does not compel an applicant to withdraw and application should there be a material amendment to an application. Consequently, it is concluded that there is justifiable grounds for review of the decision of the Knysna Municipal Planning Tribunal in respect of the applications on Remainder Erf 3529 and Erf 4988, Knysna, based on procedural grounds.
- It was found that the adjoining landowners and interested and affected parties were offered a fair and reasonable opportunity to participate in the planning process as required in terms of the provisions of the Knysna Municipality By-Law on Municipal Land Use Planning (2016) and several opted to exercise their rights by lodging written responses to the application.
- Moreover, it was found that adjoining landowners and interested and affected parties were reasonable aware of the nature and extent to the amended application and were able to formulate their arguments to the amended application accordingly.
- The density of the proposed development in the context of the Knysna Zoning Scheme Regulations (1992) requires a density of 8 units on the consolidated site and as the Appellant did not make application for departure in terms of Section 15(2) of the Planning By-law to permit an increase to 11 units, cannot be considered in terms of this appeal.

- The application for rezoning to "Group Housing Zone" was found to be desirable as contemplated in terms of the character of the area, its impact on municipal services, the extent and nature of the development proposal, and its contribution towards achieving planning policy objectives.

Should you have any further enquiries on the above resolution by the Appeal Authority, please contact Hennie Smit on telephone number: 044-302 6318 or via e-mail address: hsmit@knysna.gov.za.

Yours faithfully,



H SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb

POISE

STRUCTURAL & CIVIL ENGINEERING DESIGN CONSULTANTS

PROPOSED NEW SECTIONAL TITLE DEVELOPMENT: ERF 4988 and Rem 3529 KNYSNA

CIVIL ENGINEERING INFRASTRUCTURE REPORT

Project No 23G210

Version 1
April 2025

CONSULTING ENGINEER:
Poise Consulting Engineers
12 Boston Light Drive
Plettenberg Bay
6600

PROPOSED NEW SECTIONAL TITLE DEVELOPMENT
ERF 4988 and Rem 3529 KNYSNA

1. INTRODUCTION

Erven 4988 and Rem 3529 Knysna are to consolidated and redeveloped for Group Housing.

The total area of the site is approximately 0.352 hectares. The development will comprise 12 Residential Units of average size 197 square meters.
The Developer has appointed Poise Consulting Engineers to attend to the design of the civil engineering services for the development.

This report addresses the sewer and water connection requirements and capacities for the new development and summarizes the proposed road access and stormwater management principals to be adopted.

2 SITE DESCRIPTION

The site is situated on the south eastern corner of Albatross Street and Paradise Circle Drive.

Access will be off Albatross Street approximately 75m from the intersection with the N2.

The approximate coordinate of the centre of the site is 34° 02' 10.46" S and 23° 12' 11.17" E.

The site slopes from north to south at an average gradient of approximately 8,5%.

4. DESIGN STANDARDS

The following design standards will be applicable:

- Guidelines for Human Settlement Planning and Design, compiled for the Department of housing by the CSIR (Red Book)
- SANRAL Drainage Manual
- Relevant specific specifications of the Knysna Engineering Services Department

5. WATER RETICULATION

Water Connection
The water connection for the development will be off the existing 75mm watermain on the northern side of the site in Paradise Circle Drive.

Water Demand
The water demand is based on average daily demand of 600 litres per housing unit and 12 units.

Average Daily Demand : 7,2 kl
Based on a peak factor of 4 the maximum peak flow demand will be 0.33 litres per second.

The fire flow criteria is Moderate Risk which requires provision for a fire flow 25 litres per second with a minimum residual head 15 meters.

The access to the site is situated approximately 45 meters from the nearest municipal fire hydrant.

Impact on Capacity

The GLS 2016 Water Masterplan for Knysna indicates that the static and minimum residual pressure in the vicinity of the proposed connection are 90m and 60m respectively.

The predevelopment site consisted of a general residential housing unit of approximately 470m2

Assuming a pre-development demand of 1000 litres per day the increase in demand will be 6,2kilolitres and the increase in peak flow will be 0,29 litres per second. The impact on velocity of flow in a 75mm diameter pipe is 0,07 meters per second. With consideration to the static head of 90m, the impact on the pipe capacity and residual head will be insignificant.

Internal Reticulation
The internal water pipes will remain the property of the development and will not be taken over by Knysna Municipality. The domestic internal water reticulation system will be of Class 12 UPVC pipes of up to 90mm diameter. Minimum cover to watermains will be 800mm.
Fire Hydrants will be provided at maximum 180m intervals
The reticulation system will be designed to provide for a minimum residual head of 24m under peak domestic flow conditions, and 15m under peak domestic plus fire flow conditions.

Construction of all watermains and connections will be in accordance with Knysna Municipality and SABS 1200 specifications.

6. **SEWER RETICULATION**

Sewer Connection
The sewer connection for the Development will be to the existing sewer connection off the existing 160mm reticulation pipe situated in Albatross Street.

Sewerage Discharge
The sewerage discharge demand is based on average daily discharge of 480 litres per unit and 12 erven

Average Daily Discharge: 5.76 kl
Based on a peak factor of 2.5 the maximum peak discharge impact will be 0,17 litres per second.

Impact on Capacity
The impact of 0,17 litres per second on the capacity of ta 160mm sewer is of absolutely negligible significance.

Internal Reticulation
The internal sewer pipes will be the property of the development and will not be taken over by Knysna Municipality.

The internal sewer reticulation system will be of 160mm Class 400 UPVC sewer pipes. Manholes will be of precast concrete ring structures, in accordance with SABS 1200D standards. Manholes will be provided at a maximum of 80 meter intervals.

Minimum cover to sewers will be 1000mm under roadways and 700mm elsewhere.

Construction of all sewers, connections and manholes will be in accordance with SABS 1200 specifications

7. ACCESS

Access

The site access will be off Albatross Street

The access will comprise an incoming and exit lane each of width 3,0meters.
The access bellmouth radii will be 5.0 meters.

Internal Roads

Internal roads will be private roads and will not be taken over by Council

Pavement and Geometric Standards

The development internal roads which will be classed as follows:

Description	Width	Category/Class
Internal Access Roads	5.0/6.0m	UC/ES0,3

The following pavement structure will be utilised for internal roads:

80mm Interlocking Block paving on 20mm sand bedding
125mm C4 Subbase compacted to 95% Mod AASHTO
150mm Imported G7 upper subgrade compacted 93% Mod AASHTO
150mm Insitu treatment compacted to 90% Mod AASHTO

Kerbs

The internal roads will have standard SABS figure 3 pre-cast concrete barrier kerb with a Figure 3 kerb and channel on the low side of the crossfall.

8. STORMWATER MANAGEMENT

Approximately 17% of the site is covered by impermeable areas in the pre-development condition.

In the post-development condition approximately 75% of the site will be covered by impermeable area. Stormwater runoff from roofs will be partially discharged to road surfaces and partially to landscaped garden areas.

The discharge to the road surfaces will discharge to a number of grid inlets which will be piped to an attenuation pond to be constructed at the south west lowest corner of the site.

Attenuated discharge from the attenuation pond will be connected to the existing 440 wide x 750 deep channel which runs in Albatross Street, at the south western corner of the site.

Sustainable Drainage Systems (SUDS)

The City of Cape Town norms for SUDS are adopted for projects located in the Western Cape:

The attenuation criteria is that stormwater be attenuated to reduce the post-development runoff rates to not exceed the pre-development rates for the 1 in 10 year and 1 in 50 year return storm intervals.

The target reductions of total suspended solids (TSS) and total phosphates (TP) are 80% and 45% respectively.

This Development falls under the category of Brownfields Sites of less than 4000 square meters for which the requirements are scheduled as follows:

Stormwater Attenuation: **Not required**: but encouraged

Quality Improvement: **Not required**: but encouraged

The SUDS standards will not be addressed for the roof and surface runoff which discharges to landscaped areas. However it must be noted that by virtue of landscaping characteristics of surface flow retardation, and natural pollutant reduction, SUDS targets will largely be met for these areas.

The SUDS standards will however be addressed for the catchment areas of roads and roofs which discharge onto road surfaces.

Stormwater Modelling

For the catchment areas of roads and roofs which discharge onto road surfaces the runoff and retention calculations have been done utilising the CBA Hydrograph Generation Reservoir Routing program of Chris Brooker and Associates.
The average annual precipitation is 600mm.

The Pre development time of concentration Tc is calculated using the Kirby Formula for overland flow as follows:

Hydraulic Length of Runoff	96m
Average Slope	1,5%
Roughness Coefficient	0.4
Tc	21 minutes

In calculating the run-off coefficient C the following factors were used:

- Slope C_S 0.08
- Permeability C_P 0.16
- Vegetation C_V 0.11

Using adjustment factors of 0.73 and 0.89 for the 10 year and 50 year storms respectively the following run-off coefficients were obtained:

- 1:10RI 0.26
- 1:50RI 0.31

Adjusting for the pre and post development impermeability ratios of 17% and 75% respectively, the coefficients adopted are:

	Pre- Development	Post-Development
• 1:10RI	0.39	0.82
• 1:50RI	0.43	0.83

Rainfall Volumes and Retention Data

The attached Stormwater Management Data Table indicates the catchment area, pond area, the 24 hour runoff volumes and the maximum stored volumes, for the 1in 10 and 1 in 50 year return interval storms.

The data indicates that the attenuation pond will have sufficient capacity to detain discharge so that the post development discharge does not exceed the pre- development discharge for the 1 in 10 and 1 in 50 year storm intervals.

Quality Improvement

Average TSS and TP mitigation reduction factors for attenuation ponds are 67.5% and 45% respectively
However the mitigation factors will be enhanced through construction of the pond surface as follows:
100mm clean topsoil, planted to the Environmental Consultant recommendation
100mm layer of 38mm crushed stone bidum lined top and bottom
150mm perforated sub surface drain beneath which will convey the discharge to pond outlet control.

The filtration substructure can be expected to substantially reduce the TSS and TP levels.

9. STORMWATER MANAGEMENT DURING CONSTRUCTION

On commencement of construction, a stormwater containment berm, grass lined, will be constructed along the southern boundary of the site. This berm will contain all concentrated and silt contaminated stormwater flow from running off to the underlying property during the construction period.

The desilting maintenance of this berm will be undertaken on a regular basis.

10. ATTACHMMENTS

DWG No: 23G136 SW01 Rev B
General Layout: Roads, Stormwater, Sewer and Water Connections
Table 1: Catchment Area, Pre-Dev, Post-Dev Flows, Attenuation Data

Prepared By: Date: 14 April 2024

D Botes Pr.T Eng.

Collab. Ref.
File Ref.: 13760 Kny
JH Smit
Tel: 044-302 6318

2025-08-26

Knysna
Municipality Munisipaliteit uMasipala
inclusive • innovative • inspired

Via Electronic Mail

Lagoon Properties (Pty) Ltd
104 Main Street
Paradise
KNYSNA
6570
Email: [redacted]

Dear Sir/Madam,

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL, DEPARTURE & APPROVAL OF A SITE DEVELOPMENT: ERF 13760, KNYSNA

Notice is hereby given in terms of Section 35 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) that the abovementioned application has been received from:

Owners Details:	Pearl Star Investments 77 CC
Applicants Details:	c/o Marike Vreken Town Planners
Email:	info@vreken.co.za / marike@vreken.co.za
Reference number:	Application number 3532
Property Description:	Erf 13760, Knysna
Physical Address:	cnr Albatross Street & Circular Drive, Knysna
Nature of application:	

(i) Application for an **Amendment of Condition** 1.4(i) in the approval dated 01 March 2023, in terms of **Section 15(2)(h)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021);

(ii) Approval of a **Site Development Plan** on Erf 13760, Knysna in terms of **Section 15(2)(l)** of the Knysna Spatial Planning & Land Use Management By-law (2021); and

(iii) Application for a **Departure** in terms of **Section 15(2)(b)** of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) to relax the prescribed building lines:

a) The eastern lateral from 3m to 1.51m to allow for the pergolas of blocks 1 & 2;
b) The western street from 4.5m to 2.9m to allow for the pergolas of blocks 3 & 4;
c) The southern lateral from 3m to 1.54m & 1.435m to allow for the pergola of block 5 & 6;
d) The north-western street building line from 4.5m to 0.42m & 1.1m to allow for the retaining wall; and
e) The eastern building line from 3m to 0m to allow for the retaining wall.

A full copy of the application is available for inspection on the municipal website:
https://www.knysna.gov.za/do-business/planning-development/current-land-use-applications/

Members of the public are invited to submit written comments, together with the reasons therefore in terms of Section 50 of the Knysna Spatial Planning and Land Use Management By-Law (2021). Comments must be addressed to the Municipal Manager and submitted via email at knysna@knysna.gov.za and sphungula@knysna.gov.za on or before **30 September 2025,** quoting your name, address, electronic contact details and telephone number, interest in the application and reasons for comment. The municipality may refuse to accept comments received after the closing date. Persons who cannot write may contact the Town Planning Office during office hours, where the responsible official will assist you in putting your comments in writing.

Telephonic enquiries may be made during office hours to Mr. Sihle Phungula at 044-302 6339 or via email sphungula@knysna.gov.za .

Yours faithfully,

JH SMIT
MANAGER: LAND USE MANAGEMENT
/lb

MAILING LIST FOR ERF 13760 KNYSNA

7293	LAGOON PROPERTIES PROPRIETARY	Via electronic mail
4079	COETZEE FAMILY TRUST	Via electronic mail
3243	SILKS HI	Via electronic mail
8558	THE PEROSINO FAMILY TRUST	Via electronic mail
19208	COETZEE FAMILY TRUST	Via electronic mail
99	DUGMORE PK	Via electronic mail
19	SA TRAVEL INBOUND PTY LTD	Via electronic mail
20	SA TRAVEL INBOUND PTY LTD	Via electronic mail

Parkes Manor
1 Azalea Street
Paradise
Knysna
6571
Tel [redacted]

Parkes Manor

EST. 1927 - KNYSNA - SOUTH AFRICA

Date: 26 September 2025

RE: Erf 13760 Objection – Application to Amend Approval from 8 Units to 12 Units and Building Line Relaxation (from 3m to 1.5m)

Dear Sir/Madam,

First, we wish to place on record our concern that we were not formally notified of this application and only became aware of it through a neighbour. As a directly affected adjoining property owner, this omission is unacceptable. Nevertheless, having now obtained the information, we hereby wish to lodge our objection.

We acknowledge that the proposed increase in density appears consistent with the prevailing policy framework for the area and that, on its own, the relaxation of the lateral building line to 1.5m to permit a covered stoep is unlikely to materially impact our property. However, given the specific circumstances of our client's operations, there are several issues that require consideration:

1. **Heritage and Tourism Value**
   Parkes Manor is a heritage building and a long-standing, popular guesthouse that contributes to the tourism economy of the town. Any nearby construction activity has the potential to negatively affect guests' experience, which in turn impacts the guesthouse's reputation and financial viability.
2. **Construction Management**
   We therefore request that, should approval be granted, conditions be imposed to ensure that the construction process is managed in a way that keeps any interference with our guesthouse operation at an absolute minimum. This includes but is not limited to construction noises especially in the mornings.
3. **Awareness of Existing Uses**
   Along the boundary where the new units are proposed, our client operates a maintenance building and staff quarters that are integral to the running of the guesthouse. We request that prospective purchasers of the new units be made aware of this existing use to avoid future complaints or disputes regarding existing guesthouse operations.
4. **Deviation from the SDP** We need to state that the building line relaxation of the common boundary is only to accommodate the pergola on ground floor level, and that the actual building will observe the 3m building line as shown on the SDP.

In light of the above, our objection is not intended to prevent development, but rather to safeguard the interests of an established neighbouring business and heritage resource. We trust that the municipality will take these matters into account and, should the application be approved, will attach suitable conditions to address our client's concerns.

Yours faithfully,

General Manager
J.H Venter

Chief Executive Officer
Karen Wentzel

Colab No.:

Tutuzelwa Tsese

From: Ivan Perosino [redacted]
Sent: Tuesday, 30 September 2025 11:03 AM
To: Knysna Municipality
Subject: FW: Objection to proposed amendments, departures and approvals Erf 13760

File No.: 15/5/1

The Municipal Manager,
Knysna.
30th September 2025

Dear Sir/Madam,

The letter below is prepared by a neighbour. I include this as these sentiments echo our feeling as well.

Our main concerns with the development are:

- Lack of provision for guest parking
- The removal of greenery from the plot
- The terrible state of Albatross Road which will be main access to the development and will surely deteriorate even more under the additional traffic

We thus object to the proposal of 12 units.

LETTER FROM P DUGMORE:

"Dear Sir/Madam,

On behalf of a number of residents of Paradise who will submit the same letter I hereby object to all of the above and cannot believe that this has been put forward as a mere amendment, when in fact it is a ~~completely different development altogether in terms of both architecture and density. It also no longer~~ comprises freestanding single units and has the barest minimum of open space.

If the developer was unhappy with the ruling of the tribunal he should have gone to the Supreme Court. Other than an attempt to sell the units off-plan at an unrealistic price of over R6,000,000 each, no activity at all has taken place other than the dumping of building rubble and rubbish from their other building sites leaving the property in a disgraceful mess. This sums up the developer's regard for the neighbourhood and its residents.

The reason given for this "amendment" is the non feasibility of building only eight units. This is questionable. All over Knysna and in fact the country, single homes and low density developments are being built. Do none of these builders make a fair profit? This seems like pure greed.

We revert back to our previous objections to high density development in Paradise when there were approximately fifty co-objectors. Clearly nobody in the area wants it. Paradise is one of the most attractive and greenest suburbs in Knysna and erf 13760 is surrounded by single residences on large and leafy properties. How Marike Vreken can say that the planned buildings are "consistent with the character of the area" is amazing and untrue. The semi-detached blocks are so close to each other that seen from certain angles they would appear as single units with no space at all between them.

The three visitor parking bays are hopelessly inadequate. Will the inhabitants take turns to have visitors or will they be parking in the narrow streets or on neighbours verges? All the owners will probably have at least two cars, and more in the holiday season, resulting in no spare parking being available on their own property.

The developer has already cut down all the trees in the centre of the erf but no doubt this will be the fate of the remaining ones too as there will literally be no space for them. How is this consistent with the character of the suburb? Most of Point 9 dealing with ' motivation for departures' is simply nonsense. Whether a future owner will enjoy an enhanced quality of life under a pergola is hardly relevant!

We therefore ask that the Municipality reject this application in its present form.

Yours faithfully,

Tutuzelwa Tsese

Colab No.:

From: Earl Durant [redacted]
Sent: Tuesday, 30 September 2025 9:51 AM
To: Knysna Municipality
Subject: Objection erf 13760

File No.: 15/5/1

The Municipal Manager,
Knysna.
28th September 2025

Dear Sir/Madam,

On behalf of a number of residents of Paradise who will submit the same letter I hereby object to all of the above and cannot believe that this has been put forward as a mere amendment, when in fact it is a completely different development altogether in terms of both architecture and density. It also no longer comprises freestanding single units and has the barest minimum of open space.

If the developer was unhappy with the ruling of the tribunal he should have gone to the Supreme Court. Other than an attempt to sell the units off-plan at an unrealistic price of over R6,000,000 each, no activity at all has taken place other than the dumping of building rubble and rubbish from their other building sites leaving the property in a disgraceful mess. This sums up the developer's regard for the neighbourhood and its residents.

The reason given for this "amendment" is the non feasibility of building only eight units. This is questionable. All over Knysna and in fact the country, single homes and low density developments are being built. Do none of these builders make a fair profit? This seems like pure greed.

We revert back to our previous objections to high density development in Paradise when there were approximately fifty co-objectors. Clearly nobody in the area wants it. Paradise is one of the most attractive and greenest suburbs in Knysna and erf 13760 is surrounded by single residences on large and leafy properties. How Marika Vreken can say that the planned buildings are "consistent with the character of the area" is amazing and untrue. The semi-detached blocks are so close to each other that seen from certain angles they would appear as single units with no space at all between them.

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The developer has already cut down all the trees in the centre of the erf but no doubt this will be the fate of the remaining one too as there will literally be no space for them. How is this consistent with the character of the suburb? Most of Point 9 dealing with 'motivation for departures' is simply nonsense. Whether a future owner will enjoy an enhanced quality of life under a pergola is hardly relevant!

We therefore ask that the Municipality reject this application in its present form.

Yours faithfully,

Paul Dugmore,
12 Circular Drive, Paradise, Knysna
[redacted]

Co- objector
Earl Durant
[redacted]

KNYSNA
2025 -09- 30
Action: S Phungula
CC: Dir. R+D, S Mdumbe
H Smit
L Bailey
N Vanya
A De Jongh

KNYSNA
Municipality
Munisipaliteit
uMasipala

LAND USE APPLICATION DEPARTMENT COMMENTS

Erf Number: 13760
Application Type: Amendment of Conditions of Approval;Departure
Application Number: 3532
Application Date: 2025-08-12

Department	Comment Requested (T=Yes / F=No)	Comment Received
Corporate Services	F	
Legal Services	F	
Financial Services	F	
Community Services	F	
Fire Services	T	--oOo-- Mon Sep 08 2025 08:31:52 GMT+0200 (South Africa Standard Time) Comment by SPIESM: Please provide details on emergency vehicle access and hydrant placements.
Traffic	T	
Waste Removal	T	--oOo-- Thu Sep 11 2025 10:46:18 GMT+0200 (South Africa Standard Time) Comment by SALMONSN: How many refuse bins will the refuse accommodate? and please submit an IWMP to explain and discuss how the waste will be handled.
Infrastructure Services	T	--oOo-- Thu Sep 25 2025 11:32:07 GMT+0200 (South Africa Standard Time) Comment by JOYAN: Conditions of Approval: Manager Roads and Stormwater: The 2x visitors bays adjacent to 'UNIT TYPE A' must be moved forward to create isle width, thus forward by at least 2,5m (Block 3). Alternatively all kerbs must be monitable or sunken kerbs. Manager water and Sanitation: Augmentations Fee will be payable on water & sewer as per condition (vii) of the appeal outcome.
Infrastructure Services Roads	F	
Infrastructure Services Sewer	F	
Electro Technical	F	
Housing	F	
Environmental Services	T	--oOo-- Thu Sep 18 2025 14:09:16 GMT+0200 (South Africa Standard Time) Comment by MUSEKENEM: Supported
Building Control	F	

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

KNYSNA
Municipality
Munisipaliteit
uMasipala

Department	Comment Requested (T=Yes / F=No)	Comment Received
Aesthetics Committee	T	--oOo-- Fri Sep 05 2025 19:45:59 GMT+0200 (South Africa Standard Time) Comment by NKOANEN: No objection for the proposed amendment conditions of approval departure. The site Erf 13760 is inside the urban conservation area and contextually bounded by heritage resources, the property on Erf 18, Parkes Manor which is graded III A Edwardian architecture and Erf 4079 grade IIIB with Victorian style. An application for aesthetics in accordance with urban conservation guidelines is required before building plan submission.
Street Naming Committee	F	

Marike Vreken Town Planners CC
21 Trotter Street | P.O. Box 2180 | KNYSNA | 6570
044 382 0420 | 044 382 0438
info@vreken.co.za | www.vreken.co.za

Our Ref: Pr2507b10 23 October 2025
Your Ref: Application No 3532

By E-mail: smadumbo@knysna.gov.za
hsmit@knysna.gov.za
sphungula@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 13760: AMENDMENT OF CONDITIONS OF APPROVAL; DEPARTURE & APPROVAL OF A SITE DEVELOPMENT PLAN

Our application of for the Amendment of Conditions of Approval of Knysna Erf 13760, dated 02 July 2025, has reference. Herewith our response to the comments and objections received:

1. Identical Letters from Earl Durant, Paul Dugmore & Ivan Perosino, dated 30 September 2025

1.1. Comment: I hereby object to all of the above and cannot believe that this has been put forward as a mere amendment, when in fact it is a completely different development altogether in terms of both architecture and density. It also no longer comprises freestanding single units and has the barest minimum of open space.

Response: *The Knysna Spatial Planning and Land Use Management Bylaw (2021) makes provision for an application to amend conditions of approval. As the maximum density of 8 units was imposed as a condition (Condition 1.4(i)) of approval, an application for the amendment of conditions of approval in terms of Section 15(2)(h) of the Knysna Spatial Planning and Land use Management Bylaw (2021) is applicable. The Knysna Municipality's appeal authority has approved the consolidation and rezoning of Knysna Erf 13760 to "General Residential Zone I" for* ***"Group Housing"*** *(as indicated in the background section of this 2025 application), and the Site Development Plan as submitted complies with the*

definition of group housing. The objection is therefore irrelevant and should be disregarded.

1.2. Comment: The reason given for this "amendment" is the non-feasibility of building only eight units. This is questionable. All over Knysna and in fact the country, single homes and low-density developments are being built. Do none of these builders make a fair profit? This seems like pure greed.

Response: The comment is unsubstantiated and based on speculation. The objector has not provided any factual or financial evidence to support the claim that developing only eight units would be feasible. The applicant, as the property owner and developer, is in the best position to determine the financial viability of the proposed development, taking into account factors such as land cost, infrastructure and services provision, building costs, professional fees, and municipal augmentation fees. The application to amend conditions of approval to allow a higher density, is therefore based on practical and economic considerations necessary to ensure the feasibility and sustainability of the project, rather than only profit-driven motives as suggested by the objector.

1.3. Comment: Clearly nobody in the area wants it. Paradise is one of the most attractive and greenest suburbs in Knysna and erf 13760 is surrounded by single residences on large and leafy properties. How Marike Vreken can say that the planned buildings are "consistent with the character of the area" is amazing and untrue. The semi-detached blocks are so close to each other that seen from certain angles they would appear as single units with no space at all between them.

Response: The assertion that "nobody in the area wants it" is factually incorrect and unsupported. The applicant has been contacted by a number of neighbours who have expressed a desire to see the development completed rather than leaving the site vacant. By contrast, only three objections were lodged, each containing the same wording. Three identical letters cannot reasonably be taken as evidence of unanimous neighbourhood opposition.

As indicated on the attached Land Use Plan, the surrounding area is not exclusively characterised by single residential properties. Over the years, several guest accommodation establishments have been established in the area, and as a result, the character of the area has evolved into one that accommodates a mix of single residential and guest accommodation land uses.

The proposed development is therefore consistent with this existing mixed character and maintains compatibility in terms of scale, height, and visual appearance with surrounding buildings. Furthermore, the development fully complies with the open space requirements of the Knysna Zoning Scheme, which prescribes 50 m² of private open space per unit. For 12 units, this would require a total of 600 m²; however, the proposal provides 836.4 m² of open space, significantly exceeding the requirement. This demonstrates that sufficient space has been provided between buildings to maintain a sense of openness and to ensure that the development integrates appropriately with its surroundings.

1.4. Comment: The three visitor parking bays are hopelessly inadequate. Will the inhabitants take turns to have visitors, or will they be parking in the narrow streets or on neighbours' verges? All the owners will probably have at least two cars, and more in the holiday season, resulting in no spare parking being available on their own property.

Response: *This sarcastic comment has no relevance on the application. The visitors parking adheres to the zoning scheme parameters with regards to visitor parking. The prescribed parking requirement of the Knysna Zoning Scheme Bylaw is as follows: 2 bays per dwelling and 0.25 bays per dwelling for visitors. Therefore, 27 parking bays are required, and 27x parking bays are provided on the SDP. The proposal is therefore compliant with the prescribed parking requirement. This comment should therefore be disregarded.*

AS further indicated on the SDP, the Type B houses have driveways which can accommodate 2 additional cars each and have additional space for cars to park.

1.5. Comment: The developer has already cut down all the trees in the centre of the erf but no doubt this will be the fate of the remaining ones too as there will literally be no space for them. How is this consistent with the character of the suburb? Most of Point 9 dealing with motivation for departures' is simply nonsense. Whether a future owner will enjoy an enhanced quality of life under a pergola is hardly relevant!

Response: *The removal of certain trees was undertaken at the request of Ms. Susan Campbell, who indicated that residents were concerned about the potential fire hazard posed by the vegetation. As indicated in point 1.3 of the response to comments above, the proposed development provides more open space than what is required in terms of the Knysna Municipality Zoning Scheme Bylaw, ensuring that adequate space remains for trees and landscaping. The consistency of the proposal with the surrounding character has also been addressed in the response under Par 1.3. above.*

The proposed pergolas will contribute to shading, privacy, and an enhanced quality of life for future residents. It is noted that one of the objectors' concerns relates to the impact of the development on the surrounding area's character, which is specifically to show the impact on the perceived effect on residents' quality of life. It is therefore inconsistent to dismiss the inclusion of the motivation for the departures to allow the pergolas, which directly improve privacy and living conditions, as irrelevant, as it partially contributes to portions of their objections. Overall, the objection appears to be based on subjective perceptions rather than substantiated or fact-based planning considerations. This objection should therefore be disregarded.

2. Letter from Parkes Manor, dated 26 September 2025

2.1. Comment: On behalf of SA Travel Inbound (Pty)Ltd, the owner of Parkes Manor situated on the adjacent ERF 13, directly east of the subject property, and would like to

register an objection to the application for amendment submitted on ERF 13760, File Ref: 13760 Knysna. First, we wish to place on record our concern that we were not formally notified of this application and only became aware of it through a neighbour. As a directly affected adjoining property owner, this omission is unacceptable. Nevertheless, having now obtained the information, we hereby wish to lodge our objection,

Response: *The concern is noted. The advertising of this application to the neighbouring properties was conducted by the municipality, meaning they were in charge of notifying the owners of Perks Manor. The Applicant is not in a position to comment on the Municipality's Public Participation process.*

2.2. Comment: We acknowledge that the proposed increase in density appears consistent with the prevailing policy framework for the area and that, on its own, the relaxation of the lateral building line to 1.5m to permit a covered stoep is unlikely to materially impact our property. However, given the specific circumstances of our client's operations, there are several issues that require consideration.

Response: *We note that the objector stated that the relaxation will not impact their property, and that Parkes Manor wishes only to note issues that they would like to be considered.*

2.3. Comment: Heritage and Tourism Value: Parkes Manor is a heritage building and a long-standing, popular guesthouse that contributes to the tourism economy of the town. Any nearby construction activity has the potential to negatively affect guests' experience, which in turn impacts the guesthouse's reputation and financial viability.

Response: *The construction will be carried out by a competent and experienced contractor, ensuring that all activities are managed in accordance with best practice standards. Measures will be taken to minimise any impact on surrounding properties, including careful scheduling of work to ensure efficiency and timely completion of the development. Construction activities will be limited to standard working hours, when guests are less likely to be affected, thereby reducing potential disruption to the operations, reputation, and visitor experience of Parkes Manor.*

2.4. Comment: Construction Management: We therefore request that. should approval be granted, conditions be imposed to ensure that the construction process is managed in a way that keeps any interference with our guesthouse operation at an absolute minimum. This includes but is not limited to construction noises, especially in the mornings.

Response: *Noted and Accepted.*

2.5. Comment: Awareness of Existing Uses: Along the boundary where the new units are proposed, our client operates a maintenance building and staff quarters that are integral to the running of the guesthouse. We request that prospective purchasers

of the new units be made aware of this existing use to avoid future complaints or disputes regarding existing guesthouse operations.

Response: *Comment is noted.*

2.6. Comment: Deviation from the SDP: We need to state that the building line relaxation of the common boundary is only to accommodate the pergola on ground floor level, and that the actual building will observe the 3m building line as shown on the SDP.

Response: *Noted – This observation is correct.*

2.7. Comment: In light of the above, our objection is not intended to prevent development, but rather to safeguard the interests of an established neighbouring business and heritage resource, We trust that the municipality will take these matters into account and, should the application be approved, will attach suitable conditions to address our client's concerns.

Response: *It is noted that the objection is made not to prevent the application, only to ensure Parkes Manor's rights are protected.*

3. Internal Comment from Fire Services, dated 08 September 2025

3.1. Comment: Please provide details on emergency vehicle access and hydrant placements.

Response: *Please see attached Road and Stormwater Layout and Details Sewer and Water Connections Plan (**Annexure A**), indicating emergency vehicle access and hydrant placements.*

4. Internal Comment from Waste Removal, dated 11 September 2025

4.1. Comment: How many Refuse bins will the refuse accommodate? And please submit an IWMP to explain and discuss how the waste will be handled.

Response: *According to the Road and Stormwater Layout and Details Sewer and Water Connections Plan (**Annexure A**), 12 bins can be accommodated in the refuse collection area. An IWMP will be submitted with the building plan application.*

5. Internal Comment from Infrastructure Services, dated 11 September 2025

5.1. Comment: Manager Roads & Stormwater: The 2x visitors bays adjacent to "Unit Type A" must be moved forward to create isle width, thus forward by at least 2.5m (Block 3). Alternatively, all kerbs must be mountable or sunken kerbs.

Response: *Noted and Accepted. See attached **Annexure B**: Revised Site development plan.*

5.2. Comment: Manager Water & Sanitation: Augmentation Fees will be payable on water & Sewer as per condition vii of the appeal outcome.

Response: *Noted and Accepted*

6. Internal Comment from Environmental Services, dated 18 September 2025

6.1. Comment: Supported.

Response: *Support for the application noted.*

7. Internal Comment from Aesthetics Committee, dated 05 September 2025

7.1. Comment: No objection for the proposed amendment conditions of approval departure. The site Erf 13760 is inside the urban conservation area and contextually bounded by heritage resources, the property on Erf 18, Parkes Manor which is graded III A Edwardian architecture and Erf 4079 grade IIIB with Victorian style. An application for aesthetics in accordance with urban conservation guidelines is required before building plan submission.

Response: No objection noted.

8. Conclusion

8.1. The main concerns were regarding density, character of the area, the open space provided, and the operation of the construction team when constructing the buildings and further information required from the external departments.

8.2. The proposed development complies with the prescribed development parameters for group housing (except for the building line relaxation for the pergolas), and therefore the objections regarding parking provision and open space provision bear no relevance, and it should be disregarded.

8.3. The removal of trees as highlighted by the objectors, were on request, due to the risk of fire. The open space remains adequate for the remaining trees or landscaping reasons.

8.4. The construction process will be professionally managed to minimise disruption to neighbouring properties.

8.5. The comments received from internal comment do not object to the proposed development, and only request additional amendments or information. The aesthetics committee do not object to the application and environmental services support the proposal. The attached amended SDP shows the revised parking layout where the visitors' bays were moved as per the request of the Manager Roads & Stormwater.

8.6. The following Annexures are attached to this response:

Annexure A *Road and Stormwater Layout and Details Sewer and Water Connections Plan*

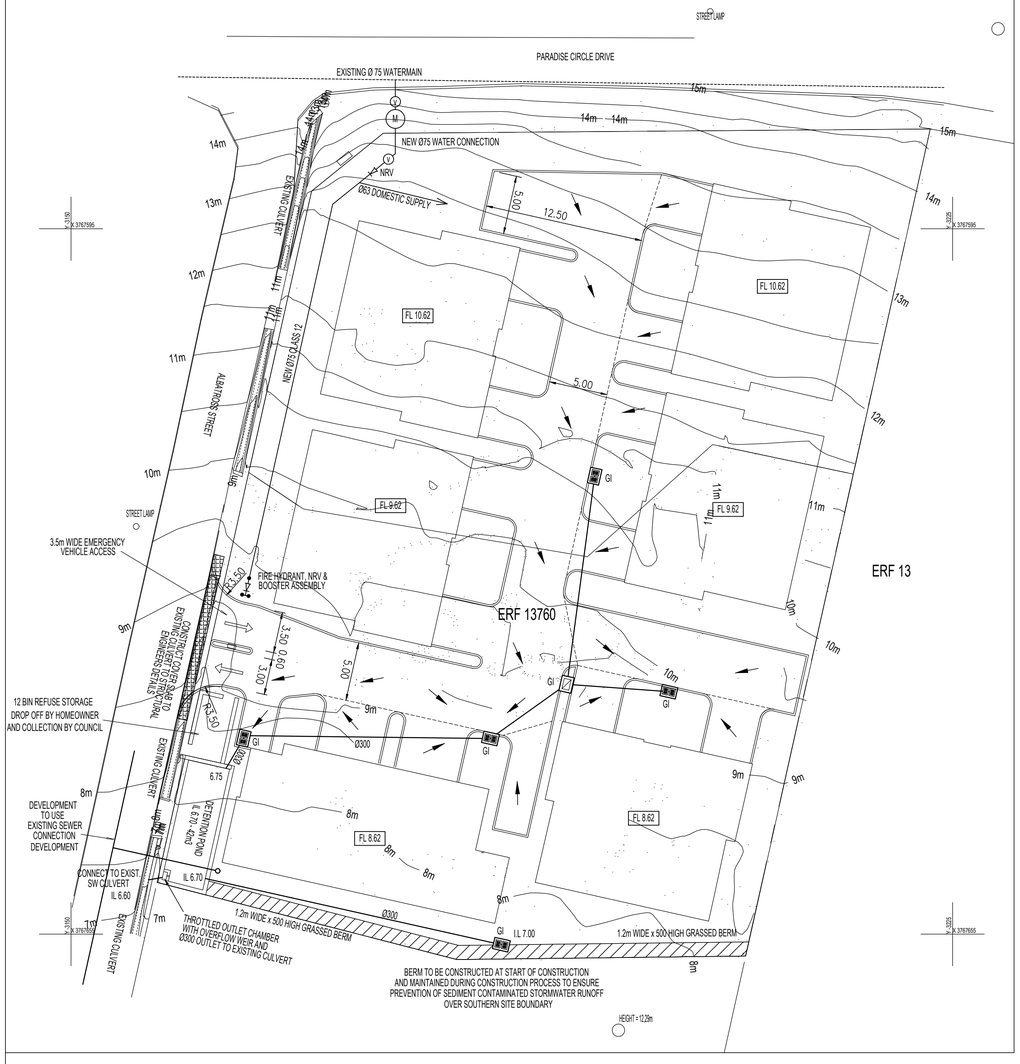
Annexure B Revised Site Development Plan

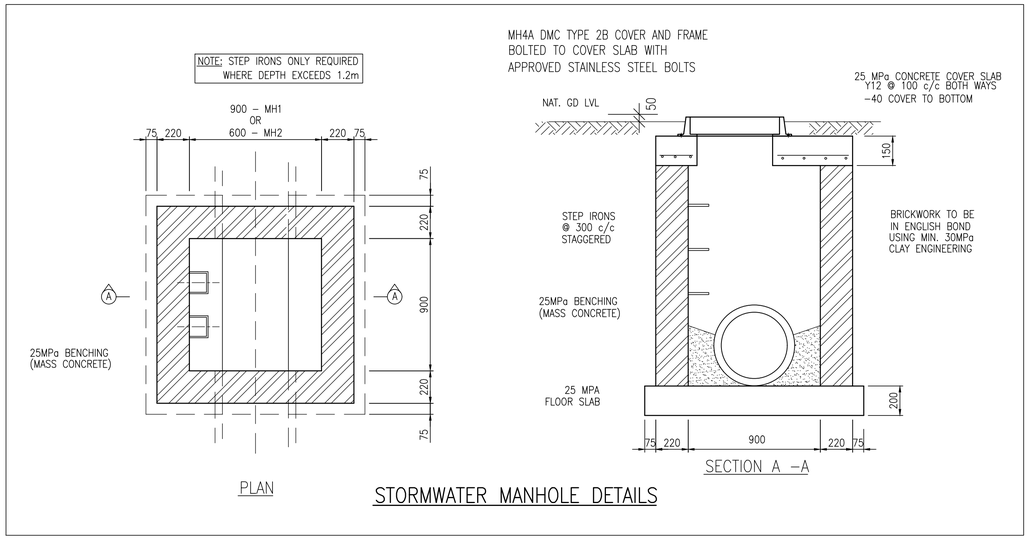
We trust that this response will enable you to make an informed recommendation to the delegated Authorised Official / Tribunal for a decision. Please do not hesitate to contact the writer if you require any additional information in this regard.

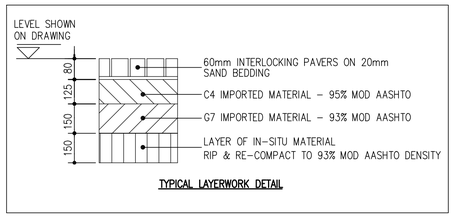
Kind regards,

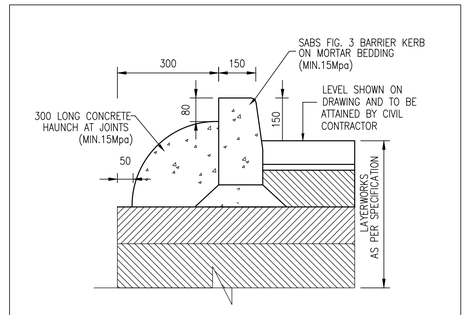


MARIKE VREKEN
Pr. Pln A/1101/1999 M SAPI 10233
CC: david@globalconstruction.co.za



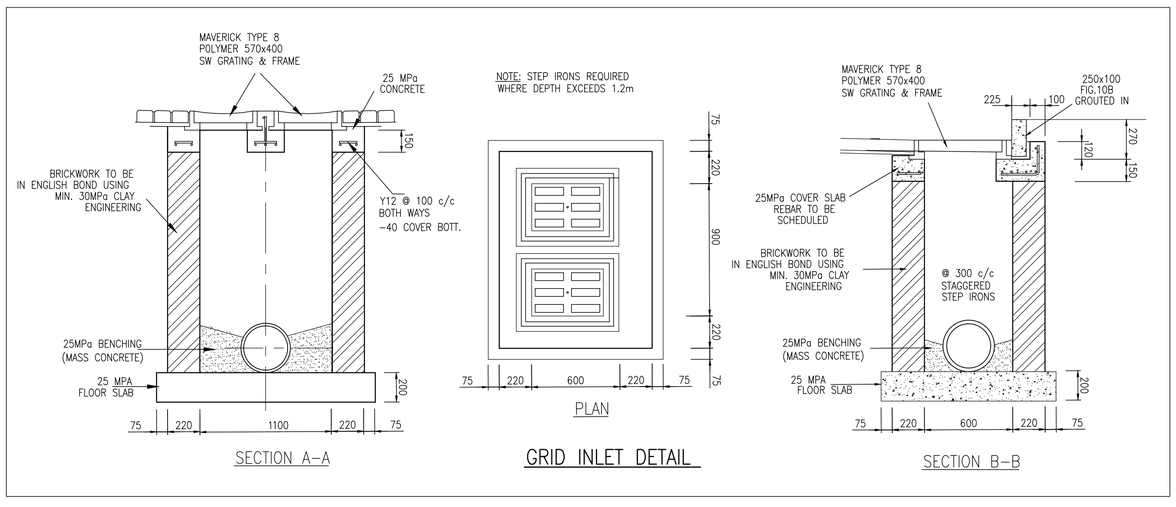






LEGEND:

- SABS FIG 3 KERB
- RIDGE/VALLEY DRAINAGE LINE
- DRAINAGE PATH
- PROPOSED STORMWATER PIPES
- STORMWATER MANHOLE MH
- GRID INLET GI
- WATER METER (M)
- GATE VALVE (V)
- NON RETURN VALVE (NRV)
- FIRE HYDRANT AND BOOSTER ASSEMBLY



NOTES : ROADS

1. ROAD SETTING OUT TO BE IN ACCORDANCE WITH THE DIMENSIONS AND COORDINATES INDICATED ON DRAWING.
2. ALL IMPORTED MATERIAL TO BE TO SPECIFICATION. MATERIAL CLASSIFICATION, CBR AND UCS TESTS TO BE PROVIDED.
3. KERBING, LAYERWORKS AND SURFACING TO BE CONSTRUCTED TO SABS 1200 SPECIFICATIONS. LEVEL TOLERANCES SHALL BE TO DEGREE OF ACCURACY II.
4. ALL ROAD LEVEL INDICATED EQUALS FINISHED ROAD SURFACE LEVELS.
5. COMPACTION TESTS: TESTING OF COMPACTION AND MATERIALS SHALL BE UNDERTAKEN AT THE FOLLOWING RATES OF FREQUENCY:

FIELD DENSITY TESTING:	1 TEST FOR EVERY 150m² FOR EACH LAYER. A MINIMUM OF 3 TESTS SHALL BE TAKEN PER LOT OR DAYS WORK. CALIBRATION OF TESTING EQUIPMENT MUST BE CERTIFIED BY AN INDEPENDENT LABORATORY.
MOD AASHTO DENSITY:	3 TESTS FOR EVERY 500 CUBIC METERS OF SIMILAR MATERIAL
NATURAL CBR AND INDICATOR TESTS:	1 TEST FOR EVERY 500 CUBIC METERS OF SIMILAR MATERIAL

NOTES : STORMWATER

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH SABS 1200 SPECIFICATIONS.
2. ALL CONCRETE STORMWATER PIPES TO BE OGEE JOINTS APPROVED WRAPPED, CLASS 100D UNLESS OTHERWISE. SHOWN
3. PIPE BEDDING TO BE TO SABS 1200 LB1 – CLASS C
4. ALL KERB INLETS AND MANHOLES TO BE STANDARD PROJECT DETAILS.
5. CONTRACTOR TO ACQUIRE ALL NECESSARY WAYLEAVES PRIOR TO CONSTRUCTION OF EXTERNAL WORKS.

Client: DAVID SHARP

Project: ERF 13760, KNSNA

Description: ROAD AND STORMWATER LAYOUT AND DETAILS SEWER AND WATER CONNECTIONS

REV	DESCRIPTION	DATE
D	ACCESS WIDENED, HYDRANT ADDED, PARKING REVISED, REFUSE INFORMATION ADDED	22 10 25
C	REVISED FOR NEW SDP	14 04 25
B	ATTENUATION POND, SEWER AND WATER CONNECTIONS ADDED RE-ISSUED FOR INFORMATION/APPROVAL	05 03 24
A	ISSUED FOR INFORMATION/APPROVAL	01 03 24

DRAWN BY: PB CELL:

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STRUCTURAL- & CIVIL CONSULTING ENGINEERS
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JOB No	DRW No	REV	DATE
23/G136	SW01	D	22 10 2025

AREA SCHEDULE

UNIT TYPE A - 10 UNITS TOTAL

3 BED | 3 BATH | SINGLE GARAGE

GROUND FLOOR	
LIVING	74m²
GARAGE	26.3m²
PORTICO	2.8m²
TOTAL GROUND FLOOR	**103.1m²**
FIRST FLOOR	
LIVING	82.6m²
BALCONY	7.7m²
TOTAL FIRST FLOOR	**90.3m²**
TOTAL BUILDING AREA	**193.5m²**

UNIT TYPE B - 2 UNITS TOTAL

3 BED | 3 BATH | DOUBLE GARAGE

GROUND FLOOR	
LIVING	76.3m²
GARAGE	38.3m²
PORTICO	2.4m²
TOTAL GROUND FLOOR	**117m²**
FIRST FLOOR	
LIVING	88.2m²
BALCONY	11.7m²
TOTAL FIRST FLOOR	**99.9m²**
TOTAL BUILDING AREA	**216.9m²**

SITE & ROOF AREAS

ROOF CALCULATIONS	
FLAT	312.9m²
PITCHED	768.3m²
PLANTED	20.5m²
TOTAL ROOF AREA	**1101.7m²**
%FLAT ROOF TO TOTAL ROOF AREA	**28.4%**
SITE	3520.0m²
FOOTPRINT	1488.2m²
COVERAGE	**42.3%**

PRIVATE OPEN SPACE

REQUIREMENT	
12 UNITS @ 50sqm PER UNIT	600 m²
AREA PROVIDED	**836.4 m²**

PARKING CALCULATION

REQUIREMENT	
2 BAYS PER UNIT (12)	24
+ 0.25 BAYS FOR VISITORS	3
TOTAL PARKING BAYS REQUIRED	**27**

PROVISION - UNDER ROOF | GARAGE	
UNIT TYPE A (GARAGE) - TOTAL	10
UNIT TYPE B (GARAGE) - TOTAL	4
TOTAL UNIT A & B PARKING (GARAGE)	**14**
PROVISION - OPEN PARKING	
VISITOR PARKING BAY	4
UNIT TYPE A - EXTRA PARKING	10
UNIT TYPE B - EXTRA PARKING	2
TOTAL OPEN PARKING	**16**
TOTAL PROVIDED PARKING (GARAGE + OPEN PARKING)	**30**



SITE DEVELOPMENT PLAN
1 : 200

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs and ballustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm. Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded into concrete pocket) - refer to architects detail. Fixing details to specialist and in accordance with SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply with NBR - manufacturer to specify

Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile, colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be 110 mm or as shown on plans.

Floor Structure
Min 25mm screed on Min 100mm surface bed to engineer on 25mm high density polystyrene foam on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.

Concrete Deck
Min 85mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have "Penetron" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test panel to architects satisfaction. All internal walls to be smooth plastered.

Waterproofing
375 micron LSB green DPM to underside of all ground slabs and 375 brickgrip DPC to all walls with min. 100 mm overlap at all joins. Stepped DPC at slab level to standard building practice. Brickgrip DPC to all window cills, reveals and soffits as per architects details. Weep-holes above all lintols / beams.

Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal Fabric, Mariseal 400 / 420 Mariseal System Liquid applied polyurethane on flat roofs and tops and sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator. Mariseal build up as follows: Mariseal primer, Mariseal 250 / 250 flash, Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane. Geotextile and gravel

Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 900mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to architects layout.

Seemless 'Watertite' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantees to owner. Klip-Lok 406 profile roll-formed in continuous lengths from Zincalume AZ150 ZincAlume-Finish 0,53mm G550 fixed to steel / timber purlins using KL65 clips and class 3 fasteners, in strict accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect. All laying and fitting in strict accordance with manufacturer's specification. Trusses tied down with galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minumum 135mm Aluthermn bulk insulation between purlins. Open eaves to architects detail.

Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm polystyrene on waterproofing to specialist on screed to falls . All roofslabs and RC upstands to have 'Penetron' admix included in concrete pour.

Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural grade SA Pine timber Sub Structure at max 450 ccs on Structural Grade SA Pine bearers to engineer. Refer to architects detail.

REVISIONS:

DRAWING:
SITE DEVELOPMENT PLAN

PROPOSED GROUP HOUSING
ERF 13760 | PARADISE | KNYSNA
ALBATROSS STREET DEVELOPMENT

DWG NO: 2313-08-A1-000
SCALE: As indicated
DATE: 27 JUNE 2025
DRAWN: S.N | M.N

STARKEY | ARCHITECTS

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