
ERF 2187 KNYSNA



Application for:

Subdivision

Prepared by:

Daimcon Personnel CC

On behalf of:

Vanessa M Movius (Property Owner)

Date: March 2026

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1 BACKGROUND

1.1 Introduction

This application relates to Erf 2187 Knysna, which is located in Hunters Home at No. 62 Howard Street. Figure 1 represents an outline of the subject property particulars.

PROPERTY PARTICULAR	DESCRIPTION
Cadastral Description	ERF 2187 KNYSNA in the Municipality and Division of Knysna, Province of the Western Cape
Location	No. 62 Howard Street, Hunters Home, Knysna (Annexure A – Locality Map)
Vehicular & pedestrian access	Howard Street
Property size	4 578 m ²
Ownership	Vanessa M Movius
Title deed number	Deed of Transfer No. T 21759/2021 (Annexure B)
Title deed restrictions	There are no title deed restrictions that have a bearing on the current application.
Servitudes	There are no registered servitudes on the property that may have a bearing on the current proposal.
Bondholder	FNB Home & Structured Lending Solutions (Annexure C)
General Plan No.	N/A
S. G. Diagram No.	3913/45 (Annexure D)
Zoning	Single Residential Zone I
Land use	Residential - living accommodation of a single family

Table 1: Property Particulars Table

This report serves as an explanatory memorandum and motivation for the subdivision of the subject erf into two portions measuring **±1 205.64m²** (Portion A) and **±3 300.03m²** respectively. The report has been prepared by Daimcon Personnel CC on behalf of Vanessa M Movius as per the Power of Attorney attached as **Annexure E**.

1.2 Property History

The table below represents a summary of the history of the subject property.

DATE	EVENT	COMMENT
--1944	Erf 2187 Knysna first appeared on General Plan No. 549 LD (Annexure D) which was approved by the Surveyor General during 1944.	The same diagram also shows that Erf 2187 had been subdivided into two land

		parcels being the Remainder Erf 2187 and Erf 5027 Knysna.
12-04-1976	Municipality Approved original building plans.	Single storey dwelling house and a double garage with a septic tank
--1983	George Kenton Black acquired the property from Joan Margaret van die Riet	
10-Dec-1984	The Knysna Municipality granted approval for the removal of certain restrictions and subdivision of the property into two units (i.e. Erf 2187 and 5027). See Annexure H – 1984 Removal of Restrictions and Subdivision Approval . This subdivision was however never registered with the deeds registry.	The municipality imposed a condition for an additional sewerage connection to be provided prior to the registration of the subdivision.
8-Feb-1985	The removal of Condition C(b) published in the provincial gazette	
8-Feb-1985	The removal of Condition C(b) published in the provincial gazette	
14-Oct-1986	Municipality approved a pergola and swimming pool.	For Mr B Adams.
6-Dec-2004	Municipality approved additions to dwelling house.	For Noel Sharpe.
--May-2004	Mark de Bruyn conducted a boundary determination on site confirming the position of the existing buildings in relation to the site boundaries.	
--2007	Nicholus Druce Morgan-Wilson acquired the property from J W N and K J Sharpe	
22-Feb-2008	Surveyor-General approves consolidation of Erven 2187, 5027 and 12673 into Erf 16583 Knysna.	
2-May-2012	Municipality served a notice to stop owner from using the property for boat storage purposes.	
8-03-2013	Municipality approved application for rezoning and subdivision of 16583 (consolidation of Erf 2187 and 12673) from Residential to Group Housing. ¹ See Annexure I – 2013 Subdivision Approval	To allow 32 Group Housing Units and 1 Private Open Space.
--2021	Property acquired by Vanessa M Movius.	Current owner.

Table 2: Property History Table

As anticipated no information was found either from the town planning or the building control files that could potentially hinder the success of the current application and approval of the subdivision application. The only interesting

¹ This approval lapsed as, according to available information, it was neither exercised nor confirmed within two years (for rezoning) or five years (for subdivision).

condition that was imposed when the previous application was approved, besides the imposition of augmentation levies, was the imposition of a condition for the provision of an additional sewerage connection prior to the registration of the new unit. In our view, therefore, it is not unreasonable to expect a positive outcome on the current subdivision application.

1.3 The Application

In order to obtain the approval of the Knysna municipality in respect of the proposed subdivision, it is necessary that the following application be considered:-

1. Application is made in terms of Section 15(2)(d) of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021), for the subdivision of Erf 2187 Knysna (4578m²) into two portions namely:
 - a. Portion A ($\pm 1372.16\text{m}^2$), and
 - b. Remainder Erf 2187 Knysna ($\pm 3300.03\text{m}^2$)

A copy of the subdivision plan i.e. Drawing Title: Subdivision Diagram prepared by Daimcon Personnel Collaborative dated March 2026 is attached as **Annexure F**.

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

2 PROPERTY DETAILS

2.1 Existing Development

The property is developed with a main dwelling house which is located on the northern half of the property. The southern half is currently vacant.

2.2 Land Use

The property is currently used in line with its zoning i.e. for the living accommodation of one family. Most properties in the vicinity within a 300m

radius are also used for residential purposes. There is, it should be noted, no proposal for a change in land use that is advanced as part of this application.

2.3 Zoning Scheme Implications

The zoning of the property is “Single Residential Zone I” in terms of the Knysna Zoning Scheme By-law (2020). The proposed new portion shall also inherit this zoning.

According to the by-law, the primary and consent uses rights associated with the zoning are set out in the table below.

ZONING	PRIMARY USE	CONSENT USE
Single Residential Zone I (SRI)		
<i>The objective of this zone is to provide for residential development where the predominant type of accommodation is a dwelling house for a single family, where each dwelling has its own land unit, and adequate outdoor space. Limited employment and additional accommodation opportunities are possible as primary or consent uses, provided that the dominant use of the property remains residential, and impacts of employment and additional accommodation uses do not adversely affect the quality and character of the surrounding residential environment.</i>	Dwelling house	- Crèche - Guest house (>2 rooms) - Home care facility - House shop - Second dwelling unit >60m²

Table 3: Zoning Table

No specific proposals relating to the above table are being submitted as part of the current proposal.

2.4 Municipal Services

The property is sufficiently provisioned with electricity, sewerage and water from the services infrastructure running along Howard Street. The new portion shall connect onto the existing infrastructure.

2.5 Parking

There is no proposal being advanced that requires parking. Such considerations shall be visited when new physical development on the property is tabled.

2.6 Ecological and Heritage Status

The site falls within the Garden Route Critical Biodiversity Area. However, the site is already developed and thus heavily disturbed and no longer has any fauna or flora of any conservation value. It, furthermore, has no historical buildings or artefacts of any historical or heritage value. The proposed subdivision does not constitute a listed activity in terms of NEMA EIA Regulations. The new Erf is also not located within a 100-year flood line. The entire aspects of the proposals do not entail any activities that threaten the environmental integrity of the site or the immediate environs.

2.7 Current Status of Existing Building Work

The property has an existing main dwelling. The portion upon which the new portion is to be carved has no buildings on it. The only artificial structure is in the form of an existing boundary wall.

3 MOTIVATION

3.1 History of the Property

The property was once subdivided into two properties in 1984. Such subdivision was never confirmed and as such the subdivision lapsed. The property was, in 2008, consolidated with Erven 5027 and 12673 into Erf 16583 Knysna. Erf 16583 was subsequently subdivided into 32 Group Housing sites and a Private Open Space. This consolidation and subdivision were never registered and they also subsequently lapsed.

The proposed subdivision into two properties is of significance as it seeks to reinstate rights that had lapsed. Our view is that, from the time during which the

subdivision was granted and fairly recently, no changes in the configuration of the area took place to justify the rejection of the previous subdivision (or similar).

3.2 Desirability

This report brings the attention of the public and the local authority the following facts which render the subject property suitable for and enhance the development potential of same for the proposed subdivision.

- There is always a dire need for additional suitable residential erven within the private and public housing market. This market is a major contributor to the economic sustainability of the Knysna Municipal Area. Additional erven provide a mechanism with which to alleviate the housing backlog and to provide additional accommodation within the various settlements in the municipal area;
- There is a dire need for accommodation to cater for the increased demand given that most of the land within the confines of the urban edge are undevelopable due to steep slopes and environmental sensitivity;
- There is sufficient carrying capacity within Hunters Home to accommodate low key and non-intrusive residential densification in terms of service availability and the availability of generously sized erven.
- The current SDFs support appropriate forms of densification as mechanisms for settlement restructuring.
- In general terms, there are sufficient services to support the need for additional appropriate densification. Creative solutions are necessary to create more compact urban spaces that support the range of services and facilities that are required to create liveable environments within the various settlements within the municipal area.

- Council has previously adopted densification friendly policies which are still applicable and the track record in terms of the approval of similar application attests to the extent to strides Council has taken to curb urban sprawl through controlled densification;
- The surroundings are safe enough for both walking and driving;
- The aesthetic appearance of the area reinforces its use as an ideal surrounding for investment in property, the re-settlement by young families and retirement;
- The management of the town and the status of interest groups paint a picture of a town that cares for the interests of its citizens and their well-being.

In view of the foregoing statements of fact, it is considered a legitimate expectation that the proposed subdivision and thus the creation of a new land parcel be supported.

3.3 Removal of Restrictive Conditions

The restrictions that prohibited the subdivision of the property were removed in 1985. No other conditions of title exist that are in variance with the proposed subdivision.

4 EXAMINATION OF THE CURRENT PLANNING ENVIRONMENT AND PROPOSAL ALIGNMENT

With specific reference to the current proposal, various tables have been created to address the pre-determined criteria to facilitate decision making.

CONSIDERATION	DEVELOPMENT SPECIFICS
(a) be guided by the development principles set out in Chapter 2;	Whilst in total a sum of 5 core principles have been identified in various corresponding sections in the new legislation, it is important to appreciate that not all of these principles will have a direct bearing to all proposals. In this regard, this analysis shall endeavour to give effect only to those that are of significance to the current application, being: - The principle of efficiency:

	The proposed subdivision will allow the creation of an additional subdivision portion where there existed only one. This demonstrates efficiency in respect of the use of land as a limited resource. The creating of the additional portion will also justify the installation of the existing service infrastructure.
(b) decision maker to make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework; and	The Municipal Spatial Development Framework (2020) is underpinned by the principles of growth and equity, integration and sustainability. In terms of the 2020 Spatial Development Framework the property falls within the Knysna Urban Edge where urban development is promoted. The proposals association with this area include support for residential development.
(c) take into account— (i) the public interest; (ii) the constitutional transformation imperatives and the related duties of the State; (iii) the facts and circumstances relevant to the application; (iv) the respective rights and obligations of all those affected;	Being a proposal that is promoted within an area designated for urban development, the proposal is deemed to be aligned with public interest. Additionally, given that a similar application was considered and approved previously, it is common cause that the current proposal is aligned with the facts and circumstances of the application, including the rights and obligations of the affected parties.
(v) the state and impact of engineering services, social infrastructure and open space requirements; and	There are no substantial additional service requirements and as such no interruptions on the normal functioning of services can objectively be expected.
(vi) Any factors that may be prescribed, including timeframes for making decisions.	Time frames prescribed in legislation are to be adhered to with regard to the commencement of operations.
(2) When considering an application affecting the environment, a Municipal Planning Tribunal must ensure compliance with environmental legislation.	Whilst no land use development will have a zero impact on the environment, it is important to emphasize that the rights associated with the proposed subdivision portion trigger no listed activities in terms of the current environmental regulations. As such no negative impact in respect of the environment is perceived.

Table 4: Development Considerations Table

5 SITE SPECIFIC CONSIDERATIONS

The site in itself, in terms of its size, history and location, lends itself to the proposal under consideration. A similar subdivision approval was once approved on the property. In fact, an even more intensive type development was at some stage approved but subsequently lapse.

6 CONCLUSION

This report brings the attention of the public and the local authority factors which render the subject property suitable for and enhance the development potential of same for the proposed subdivision.

In view of the statements in the preceding paragraphs it should be fairly clear that the proposed development addresses the need for appropriate development within the republic as envisaged by SPLUMA. It addresses all factors relating to desirability and public interest, principles, norms and standards. It is, in our view, already given that the proposed subdivision is warranted and thus should not be delayed any longer as a direct response to the province's and the town's policy position on the need for appropriate development and generally the improvement of the quality of life all citizens of Knysna. The spatial efficiency to be attained in promoting the creation of an additional land parcel and associated land use rights will prove to play a substantial role in slowing down the rapid effects of human-aided climate change.

Therefore, it is our considered view that the proposed subdivision is desirable and warrants community and local authority support.