

BRENTON ERVEN 253 & 254

APPLICATION FOR:

SUBDIVISION AND CONSOLIDATION APPLICATION



CLIENT: KRISTIAN SVERRE LARSEN
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JUNE 2026

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SECTION A :

BACKGROUND

1. BACKGROUND

Brenton Erf 253 and Brenton Erf 254 (hereafter referred to as “the application area”) is located on State President C R Swart Road, Brenton-on-Sea, Knysna. Both Brenton Erven 253 & 254 are zoned “Single Residential Zone I (SRI)” in terms of the Knysna Municipality Zoning Scheme By-law (2020). Brenton Erf 253 is 1004m² in extent, and Brenton Erf 254 is 997m² in extent.

Some of the structures on Erf 253 encroach on Erf 254. The properties have the same landowners, who would like to amend the property boundaries to rectify the encroachment.



FIGURE 1: STRUCTURES ENCROACHING BRENTON ERF 254

An application must be 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 Brenton Erf 254 into Portion A and a Remainder. In addition, an application is required in terms of Section 15(2)(e) for the consolidation of Portion A with Brenton Erf 253, as well as an application for administrative consent in terms of Section 15(2)(f) to relax Condition D(6)(a) of Title Deed T81771/2025, which prohibits the subdivision of Brenton Erf 254.

1.1. Pre-Application

The proposal was discussed at a pre-application consultation meeting held with Knysna Municipality's Town Planning pre-application consultation panel on 09 April 2026 (see attached **ANNEXURE A** for the pre-application meeting minutes. The pre-application consultation did not highlight any concerns. The table below summarises the main points raised during the pre-application consultation meeting:

RECOMMENDATION	RESPONSE
Conveyancer's Certificate to confirm if the Administrator's consent from Knysna Municipality is applicable.	Refer to Par.5.3, ANNEXURE F and ANNEXURE G.
Compliance with the Knysna Municipality Zoning Scheme By-law (2020), with focus on building line encroachment.	Refer to Par. 4 and Par.5.4.

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **KRISTIAN SVERRE LARSEN** to prepare and submit the required application documentation (refer to **ANNEXURE B: Power of Attorney** and **ANNEXURE C: Application form**) for:

- (i) A subdivision of Brenton Erf 254 into Portion A ($\pm 138\text{m}^2$) and a Remainder (859m^2) in terms of Section 15(2)(d) of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).
- (ii) A consolidation of Brenton Erf 253 and Portion A of Brenton Erf 254 in term of Section 15(2)(e) of the of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).
- (iii) A request for an administrator's consent for the relaxation of Condition D(6)(a) of the Title Deed T81771/2025 of Brenton Erf 254, to allow the subdivision of Brenton Erf 254 into Portion A ($\pm 138\text{m}^2$) and a Remainder (859m^2).

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed for Brenton Erf 253 (T83702/2002) and Brenton Erf 254 (T81771/2025) that includes the information outlined below is contained in Error! Reference source not found.. General Plan No. 1680 L.D. for Brenton is contained in **ANNEXURE D.**

	Brenton Erf 253	Brenton Erf 254
PROPERTY DESCRIPTION:	Erf 253 Brenton in the Municipality and Division Knysna, Western Cape Province	Erf 254 Brenton in the Municipality and Division Knysna, Province of the Western Cape

TITLE DEED NO:	T83702/2002	T81771/2025
PROPERTY OWNER:	Kristian Sverre Larsen	Kristian Sverre Larsen
PROPERTY SIZE:	1004m ² (One Thousand and Four) Square Metres	997m ² (Nine Hundred and Ninety Seven) Square Metres
TITLE DEED RESTRICTIONS:	Condition D(6)(a): "...Dit mag nie onderverdeel word nie." Refer to attached ANNEXURE F for the conveyancer certificate.	Condition D(6)(a): "...Dit mag nie onderverdeel word nie." Refer to attached ANNEXURE F for the conveyancer certificate.
SERVITUDES:	There are no servitudes registered over this property.	There are no servitudes registered over this property.
BONDS:	There is no bond registered over the property	There is no bond registered over the property

SECTION B :

DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

(PLAN 2: PROPOSED SUBDIVISION AND CONSOLIDATION PLAN)

No new development is proposed on the application area. However, certain existing structures situated on Brenton Erf 253 encroach onto Brenton Erf 254. The owner of the properties therefore wishes to amend the cadastral boundaries to regularise these encroachments.

Brenton Erf 253 measures 941 m² in extent, while Brenton Erf 254 measures 997 m². The portion proposed to be subdivided from Erf 254 and consolidated with Erf 253 (Portion A) is 138 m² in extent.

The land surveyor's plan states that the estimated size of the encroachment area is 113m². Brenton Erf 253 is 941m² in extent and Brenton Erf 254 is 997m² in extent, meaning the resulting change in size ($\pm 138\text{m}^2$) will be more than 10% for both properties, and therefore application must be made for a subdivision & consolidation, as the proposal is NOT exempted from a formal subdivision and consolidation application in terms of Section 24(1)(c) of the Knysna Spatial Planning and Land Use Management Bylaw (2021). Condition D(6)(a) of both title deeds prohibits the subdivision of the properties. This restrictive title deed was imposed by the 'Administrator' which now is the Municipality. We are of the opinion that a request must be submitted for the Administrator's consent to allow for the proposed subdivision and consolidation.



FIGURE 2: STRUCTURES ENCROACHING BRENTON ERF 254

It is therefore proposed to subdivide Brenton Erf 254 into Portion A and a Remainder and to consolidate Portion A with Brenton Erf 253 in order to align the property boundaries with the existing development on the ground and to rectify the current encroachment.

The proposed subdivision and consolidation will not result in any existing structures encroaching the new prescribed building lines of either Brenton Erf 253 or Brenton Erf 254 as established by the proposed new cadastral boundaries. This is illustrated on the attached Structure Plan (**Plan 4**).

As shown in the extract below, no structures on Brenton Erf 254 will encroach on the applicable building lines created by the proposed application. The only structure situated within a building line on Brenton Erf 253 is an existing boundary wall. In terms of Section 21(1)(a) of the Knysna Municipality Zoning Scheme By-law (2020), boundary walls may be erected within building lines, provided that they do not exceed a height of 2.1 metres above ground level. The existing boundary wall complies with this requirement and is therefore permitted.

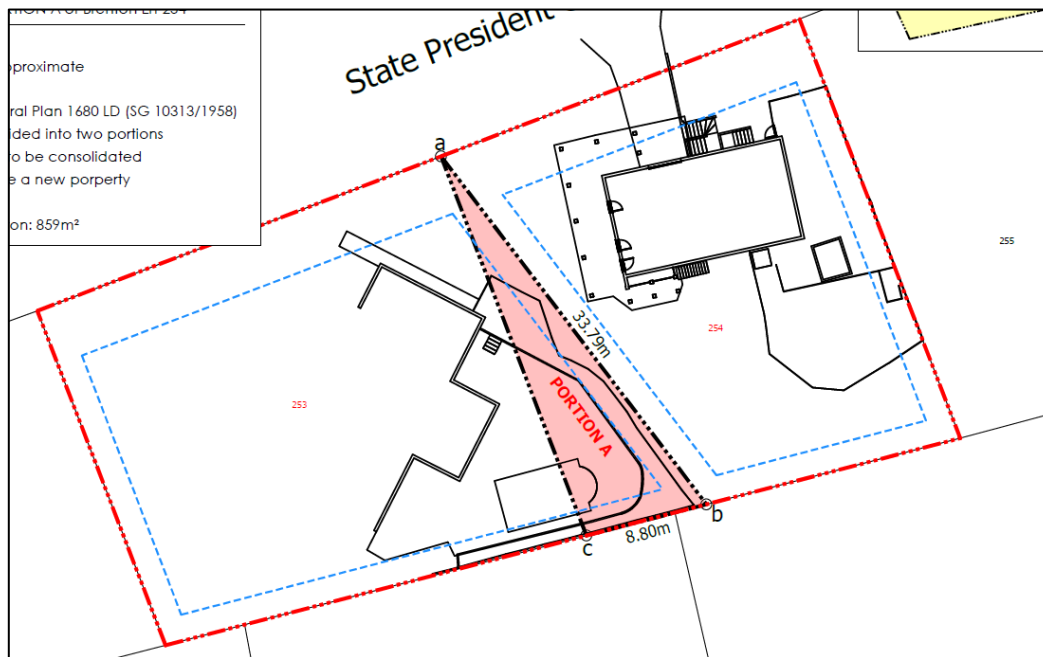


FIGURE 3: EXTRACT - STRUCTURE PLANS

4.1. Access & Parking

Both Brenton Erf 253 and Brenton Erf 254 currently have established access points serving the properties, from State President C R Swart Road. The proposed subdivision and consolidation will not affect the existing access arrangements, as no changes to the entrance or exit points are proposed. Furthermore, the application will have no impact on existing parking provision, and no additional parking facilities are required or proposed.

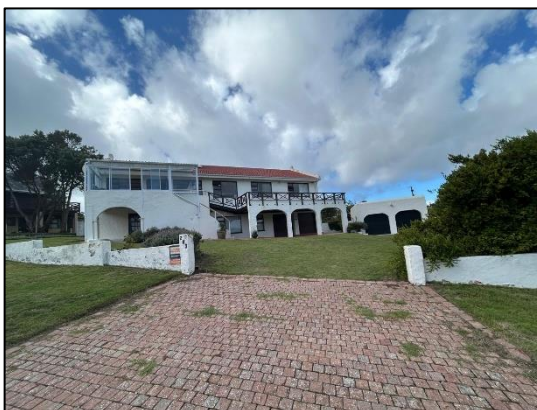


FIGURE 4: EXISTING ACCESS TO BRENTON ERF 253 AND ERF 254

5. STATUTORY SPECIFICATIONS

The following land development applications is lodged in terms of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021), to achieve the desired outcome.

5.1. Subdivision

The proposed application entails the subdivision of Brenton Erf 254 into two portions, namely Portion A (138 m²) and the Remainder of Brenton Erf 254 (859 m²), as illustrated on the subdivision and consolidation plan (Pr26/14 – Subdivision Plan - SUB01). The change in land size is approximately 13.84% and is therefore not exempted in terms of Section 24(1)(c) of the Knysna Spatial Planning and Land Use Management Bylaw (2021), due to the change in area of the land parcels being larger than 10%.

The subdivision is necessitated by existing encroaching structures from Brenton Erf 253 extending onto Brenton Erf 254 and is intended to regularise the cadastral boundaries to ensure no encroaching structures.

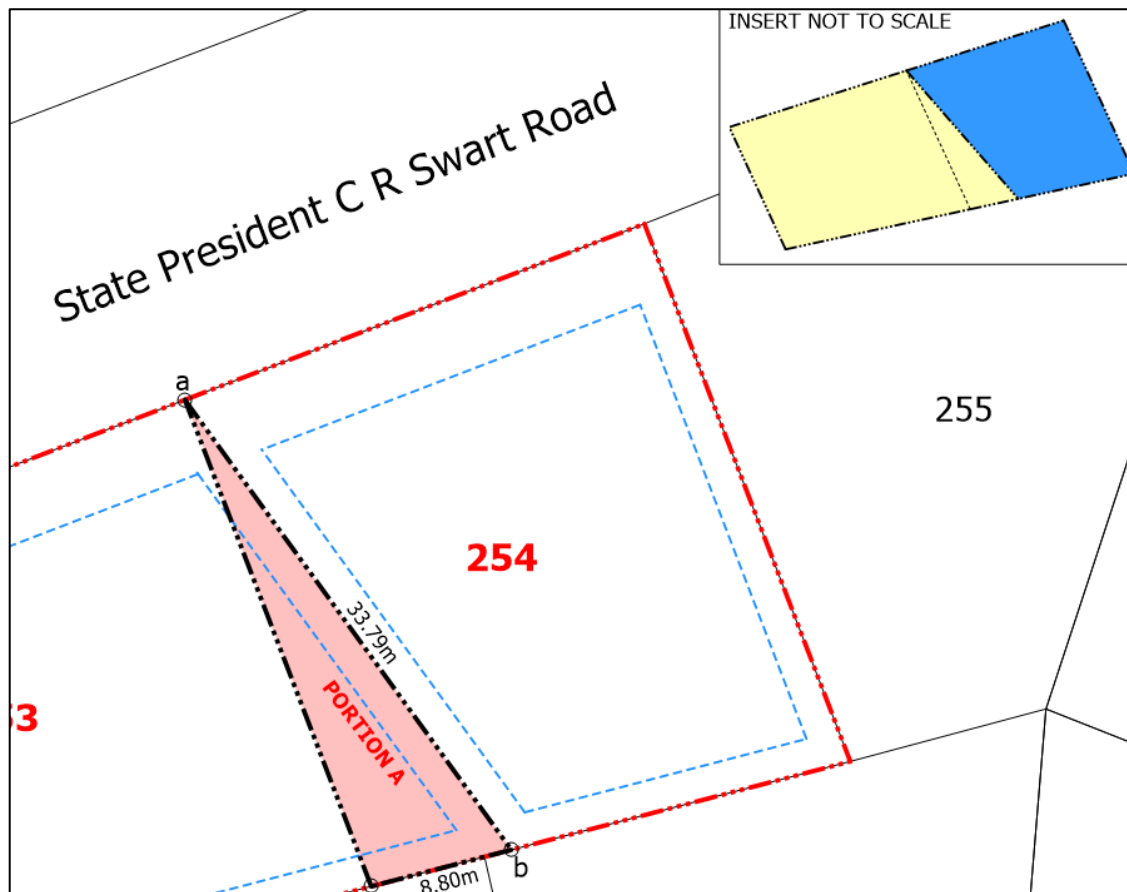


FIGURE 5: EXTRACT - SUBDIVISION AND CONSOLIDATION PLAN

Application is therefore 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 Brenton Erf 254 into Portion A and a Remainder.

The Remainder of Brenton Erf 254 will continue to be utilized for single residential purposes, consistent with its current use, while Portion A will be subdivided for consolidation with Brenton Erf 253.

5.2. Consolidation

The proposed application entails the consolidation of Brenton Erf 253 (941 m²) with Portion A of Brenton Erf 254 (138 m²), in accordance with the subdivision and consolidation plan (Pr26/14 – Subdivision Plan - SUB01). Brenton Erf 253 is therefore proposed to be consolidated with Portion A to form a single consolidated erf.

The resulting change in cadastral extent is approximately 14.67%, and the proposal is therefore not exempt in terms of Section 24(1)(c) of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021), as the change in area exceeds the 10% threshold.

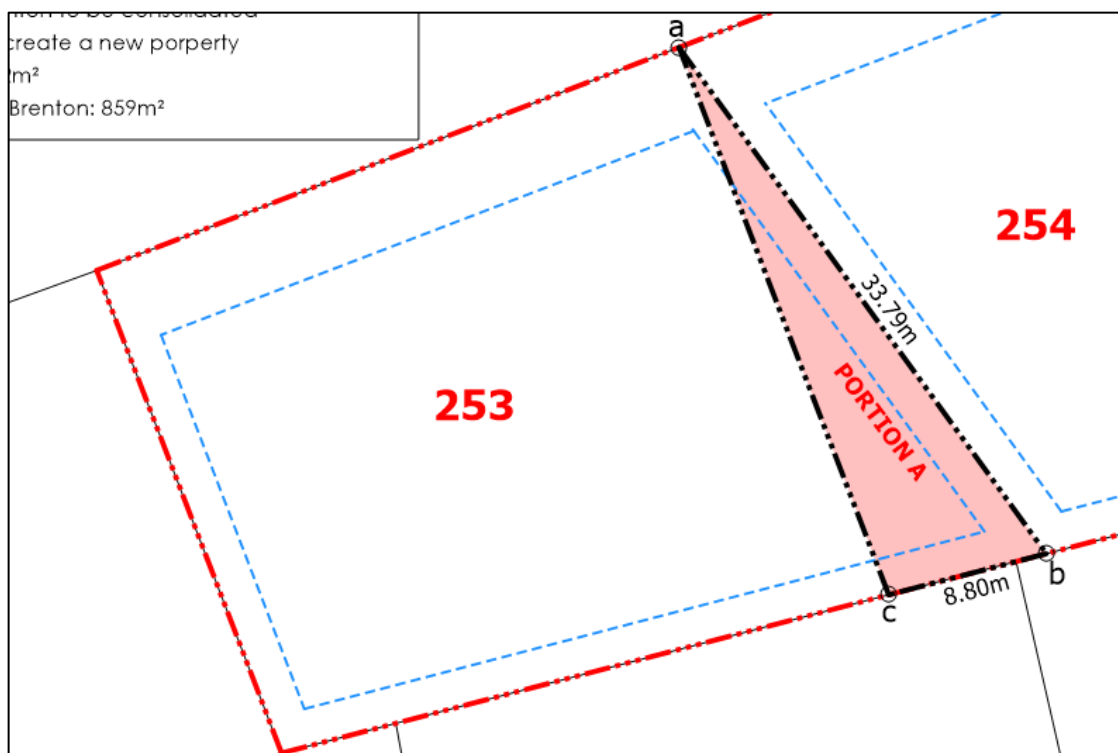


FIGURE 6: EXTRACT - SUBDIVISION AND CONSOLIDATION PLAN

The consolidation is necessitated by existing encroaching structures from Brenton Erf 253 extending onto the newly created Portion A. In order to ensure that these structures are located entirely within a single cadastral boundary, it is proposed to consolidate Brenton Erf 253 and Portion A in terms of Section 15(2)(e) of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021), resulting in a consolidated erf measuring 1142 m² in extent.

5.3. Administrative Consent

Title Deed T81771/2025 of Brenton Erf 254 contains a restrictive title deed condition that prevents the landowners from subdividing their property.

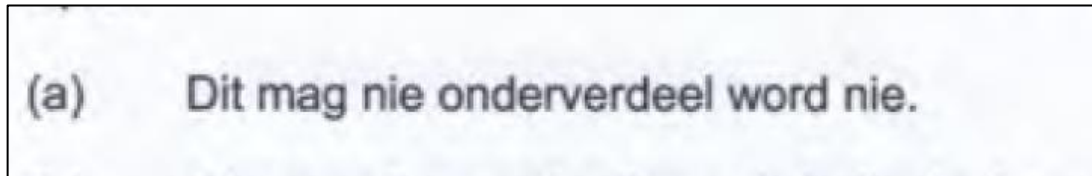


FIGURE 7: CONDITION D(6)(A) OF THE TITLE DEED (T81771/2025)

It is proposed to apply for administrative consent for Condition D(6)(a), which relates to the subdivision of Brenton Erf 254 and was imposed at a time when a Town Planning Scheme was not yet in place. The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) came into effect on 1 July 2013 and introduced a revised governance framework for land use management. In terms of Section 45(6) of SPLUMA, references to the "Administrator" are effectively substituted by the relevant local municipality, which is now empowered to consider and determine such applications.

The conveyancer's certificate, which confirms the applicable conditions relating to the subdivision of Brenton Erf 254, is attached as **ANNEXURE F**. In addition to the conveyancer certificate, confirmation is provided in **ANNEXURE G** from the conveyancer, confirming that the Municipality is the appropriate authority to consider and decide on the request for Administrator's consent.

The restrictive Title Deed condition does not allow for the subdivision of Brenton Erf 254. The restrictive title deed condition is in favour of the Administrator (i.e. Knysna Municipality).

Therefore, an application is made for an administrator's consent for the relaxation of Condition D(6)(a) of the Title Deed T81771/2025 of Brenton Erf 254, to allow the subdivision of Brenton Erf 254 into Portion A ($\pm 138\text{m}^2$) and a Remainder (859m^2).

5.4. Knysna Municipality Zoning Scheme By-law (2020)

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

PARAMETER		PROPOSED ERF 253	PROPOSED ERF 254	COMPLIANCE
Primary Use:	'dwelling house'	'dwelling house'	'dwelling house'	COMPLY
Coverage:	50%	<50% No new development proposed	<50% No new development proposed	COMPLY
Height:	8.5m above NGL	<8.5m	<8.5m	COMPLY

PARAMETER		PROPOSED ERF 253	PROPOSED ERF 254	COMPLIANCE
		No new development proposed	No new development proposed	
	<u>2 Storeys</u>	<u>2 Storey</u>	<u>2 Storey</u>	COMPLY
Building Lines:	Street building line (north-west): 4.5m	>4.5m	>4.5m	COMPLY
	Rear building line (south-east): 2m	>2m	>2m	COMPLY
	Lateral building line (north-east): 2m.	<2m	<2m	COMPLY
	Lateral building line (south-west): 2m	<2m	<2m	COMPLY
	Street building line (north-west): 4,75m *Title Deed	>4.75m	>4.75m	COMPLY
	Rear building line (south-east): 3,15m *Title Deed	>3.15m	>3.15m	COMPLY
	Lateral building line (north-east): 1.5m. *Title Deed	<2m	<2m	COMPLY
	Lateral building line (south-west): 1.5m. *Title Deed	<2m	<2m	COMPLY
Parking:	2 parking bays per dwelling unit, 1 parking bay per second dwelling	>2x parking Bays	1 Garage parking with additional space to provide more	COMPLY

6. SERVICES INFRASTRUCTURE

No additional development is being proposed. The application area is located within the existing urban fabric and within an existing residential area. No additional supply will be required for this proposal. The proposed application will not affect any existing municipal services.

SECTION C :**CONTEXTUAL INFORMANTS****7. LOCALITY***(Plan 1: Locality Plan)*

Brenton Erf 253 and Brenton Erf 254 is located on State President C R Swart Road, Brenton-on-Sea, Knysna. The application area is approximately 310m east of 'On Brenton Local Eatery' and approximately 250m northwest of 'Brenton Breakers' guest accommodation. The coordinates of the centre of Brenton Erf 253 are located at **34°4'25.28"S** and **23°1'34.19"E**. The coordinates of the centre of Brenton Erf 254 are located at **34°4'24.94"S** and **23°1'35.37"E**.

**FIGURE 8: LOCALITY****8. CURRENT LAND USE AND ZONING****8.1. Land Use**

Brenton Erf 253 is developed with a dwelling house, a separate garage, and a swimming pool, while Brenton Erf 254 is developed with a dwelling house. Both properties are currently utilised for single residential purposes, and no change in land use is proposed as part of this application.



FIGURE 9: STRUCTURES ON BRENTON Erf 253 & 254



FIGURE 10: DWELLING HOUSE SITUATED ON BRENTON Erf 254



FIGURE 11: STRUCTURES ON BRENTON Erf 253

8.2. Zoning

Brenton Erf 253 and Brenton Erf 254 are both currently zoned as "Single Residential Zone I" (SRI) in terms of Knysna Municipality: Zoning Scheme By-Law, 2020.

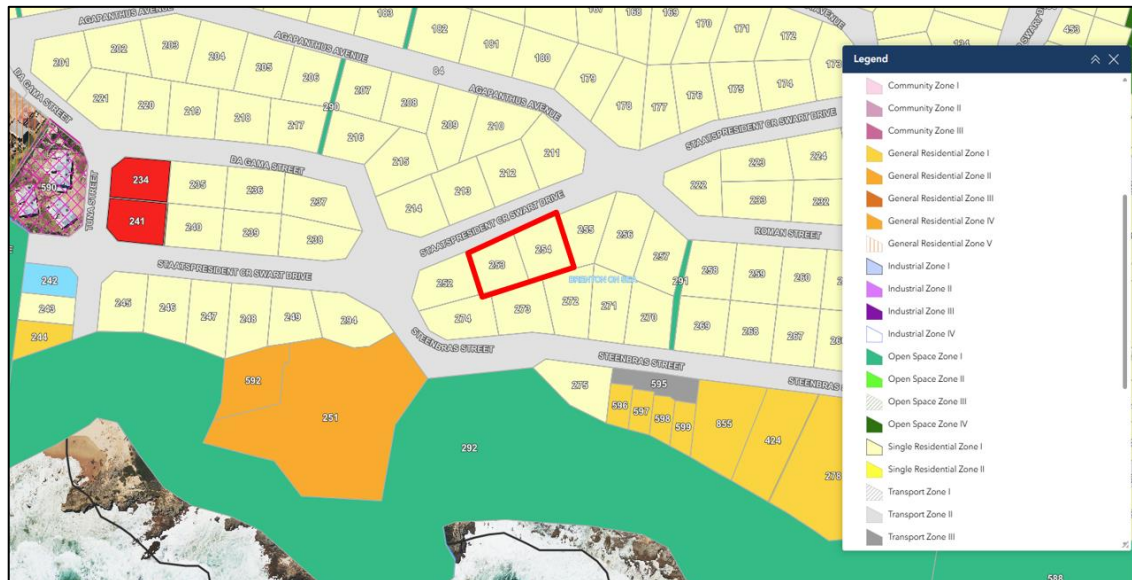


FIGURE 12: BRENTON ERF 253 AND BRENTON ERF 254, KNYSNA.

9. CHARACTER OF THE AREA

(Plan 3: Land Use Plan)

The properties are situated within the established residential neighbourhood of Brenton-on-Sea, where the area is characterised by relatively small single residential erven developed with dwellings ranging from small to larger residential homes. During a survey of the area conducted on 22 April 2026, it was observed that the surrounding properties comprise a mix of single residential, business, vacant, resort and authority land uses; however, the dominant character of the area remains single residential. The application properties are consistent with this prevailing neighbourhood character, and all existing structures on the properties comply with the relevant development parameters and provisions of the Knysna Zoning Scheme By-law.



FIGURE 13: SURROUNDING RESIDENTIAL LAND USES.

No new development is proposed, as this application seeks to legalise the existing structures that encroach on Brenton Erf 254. The main land use of both properties are single residential dwelling houses, which is consistent with the surrounding land uses, there is no change to the character of the area. Thus, this application does not affect the existing character of the area.

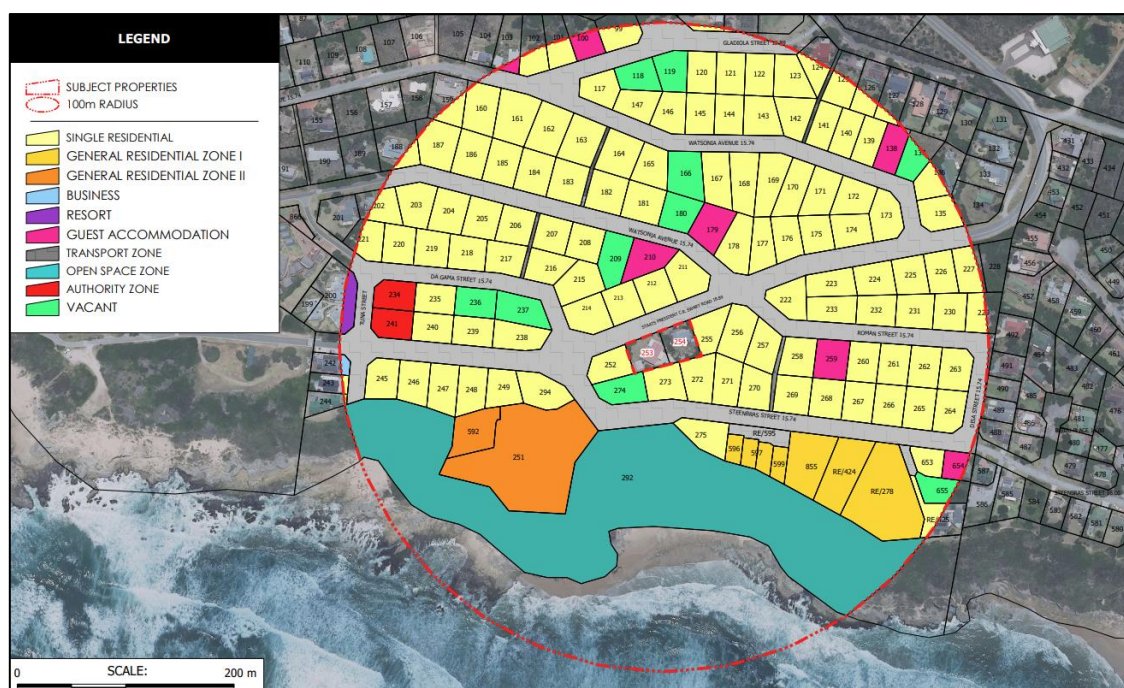


FIGURE 14: EXTRACT - LAND USE PLAN

10. EXISTING POLICY FRAMEWORKS

10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements.

The Western Cape’s agenda for spatial transformation and improved efficiencies in the use of natural resources are closely linked. The PSDF states that the paradigm that economic growth implies the on-going depletion of the Province’s natural capital needs to be broken. This is the rationale for the PSDF embracing a transition to a Green Economy. The so-called ‘decoupling’ of economic growth strived for, requires reductions/substitutions and/or replacements in the use of limited resources, while avoiding negative environmental impacts. The table below contains a summary of the key transitions promoted in the PSDF:

PSDF THEME	FROM	TO
RESOURCES	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
SPACE-ECONOMY	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
SETTLEMENT	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

FIGURE 15: KEY TRANSITION FOR THE PSDF

The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning.

The proposed development complements the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in the urban areas;
- (iii) Strengthening resilience and sustainable development.

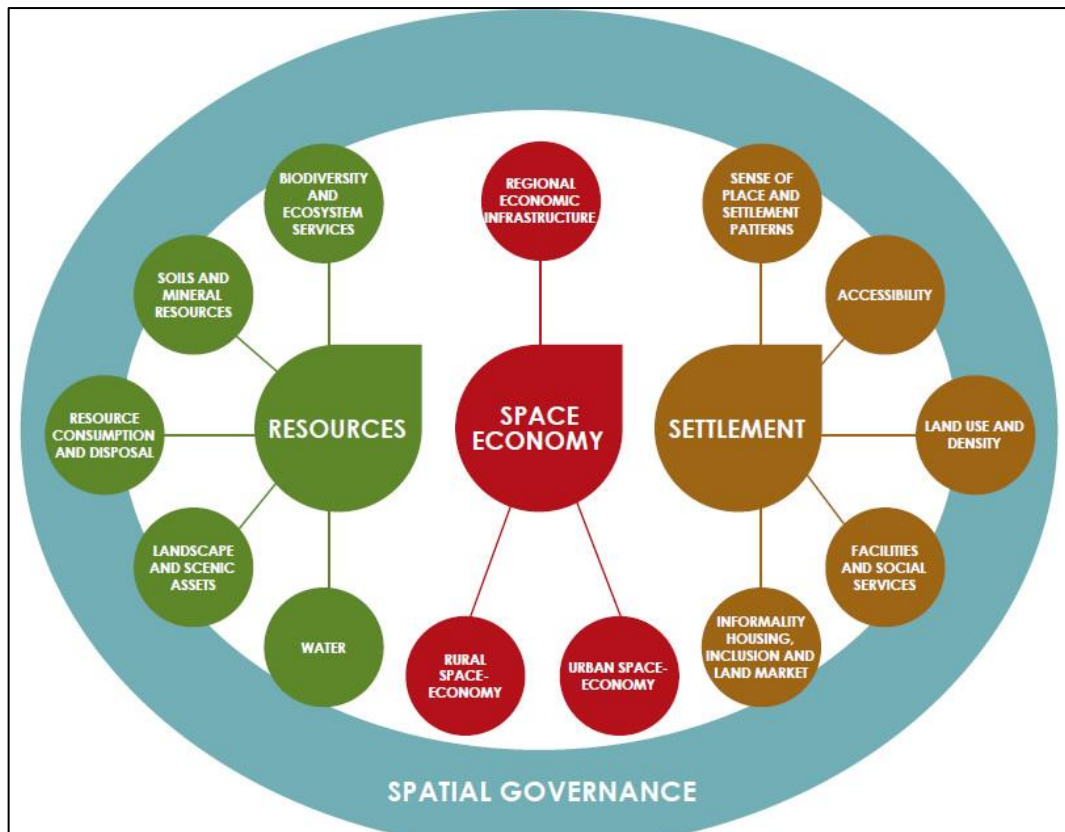


FIGURE 16: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

It is important to note some of the key policies laid down by the Western Cape PSDF have a bearing on this application.

POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification, and redevelopment within settlements.	<i>The proposal focuses on legalising the current structures that encroach on Brenton Erf 254. The subdivision and consolidation allow for the encroaching structures to be situated on one cadastral boundary in a manner that adheres to all development parameters. This allows the property owner to develop both his properties to his liking, preventing him from purchasing a larger property outside the urban edge and developing it, preventing urban sprawl.</i>
3. Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns.	<i>The as-built structures will be in line with the character of the area, as the primary land use remains the same and consistent with the surrounding area, and no new development is proposed.</i>

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on revitalising urban spaces creating an urban living environment that is more convenient, efficient and aesthetically pleasing to residents.

*The subject property is situated **inside the urban edge** of Brenton. The provincial SDF is a provincial-scale planning document rather than a municipal scale. Meaning that an application for subdivision and consolidation of Brenton Erf 254 and Erf 253 to allow the existing structures on one property is not directly applicable to the spatial planning policies of the PSDF. The proposal is on such a small scale that it is difficult to indicate how it will comply or deviate from the Western Cape Spatial Development Framework, which applies to provincial-scale planning.*

The proposal ensures the efficient use of the land to obtain the maximum potential, complies with strategic objectives as set out by the Western Cape Spatial Development Framework and is directly in line with policies S1 No 2 & No 3.

10.2. Garden Route District Municipality Spatial Development Framework (2025)

The Department of Land Reform and Rural Development (DLRRD) appointed Plan Associates Development Planners to review the Spatial Development Framework (SDF) of the Garden Route District Municipality (GRDM). The review aims to ensure that the SDF is aligned with the Municipality's Integrated Development Plan (IDP), complies with the requirements of the Municipal Systems Act (MSA) and the Spatial Planning and Land Use Management Act (SPLUMA), and provides a coherent framework to guide future spatial development. The review process is expected to be completed within a twelve-month period.

SPLUMA requires all spheres of government (national, provincial, and municipal) to prepare and coordinate Spatial Development Frameworks that are informed by long-term development goals and spatial planning principles. Municipal SDFs must form part of the IDP process, provide the spatial expression of municipal development objectives, and guide land use management, development decision-making, and infrastructure investment. The SDF also serves as a key tool for directing municipal budgeting and capital expenditure to support sustainable and coordinated spatial development.

The reviewed Garden Route District Municipality Spatial Development Framework (SDF) seeks to address the district's key spatial, environmental, and socio-economic challenges while providing guidance for managing current development pressures and future growth. As a strategic planning tool, the District SDF serves as a link between provincial and local spatial planning frameworks, ensuring that local municipal SDFs are aligned with regional infrastructure strategies and that development is coordinated across municipal boundaries to promote integrated and sustainable spatial development throughout the district.

More specifically, the SDF of the GRDM will aim towards achieving the following objectives:

- ❖ Providing a spatial representation of the land development policies, strategies and objectives of the district in the context of local, provincial and national directives;

- ❖ Coordinating and integrating the spatial expression of the sectoral plans of the local and/or provincial sector departments;
- ❖ Addressing inefficient, impoverished and scattered land use patterns where the poor is generally located far away from places of socio-economic opportunities;
- ❖ Indicate the desired and intended pattern of land use development in the urban and rural parts of the district, including the delineation of areas in which development in general or development of a particular type would not be appropriate;
- ❖ Managing the conflicting demand between agriculture, forestry, urban expansion and biodiversity conservation areas;
- ❖ Providing mechanisms for the establishment of a functional relationship between urban and rural areas – both spatially and economically;
- ❖ Identifying priority investment areas in urban and rural parts of the municipality;
- ❖ Focusing on defining the economic footprint of the municipality and formulating strategies on how this can be enhanced in a sustainable manner;
- ❖ Coordination and alignment of the District SDF with the Provincial SDF's, neighboring municipal SDFs, and any other regional plans applicable;
- ❖ Channel public and private investment into priority areas and align the capital investment programs of the municipality and different government departments into these areas in pursuit of the five SPLUMA principles;
- ❖ Link all of the above to the Municipal Budget via the GRDM Integrated Development Plan (IDP).

Knysna:

Knysna experiences significant land supply constraints due to its mountainous topography and environmentally sensitive biodiversity areas. At the same time, increasing semigration and demand for second homes continue to drive up property prices, making housing less affordable for many residents. Development is largely focused on the higher-income market, limiting housing opportunities for lower- and middle-income households and contributing to the growth of backyard dwellings in areas such as Hornlee and White Location. The dominance of short-term rental accommodation further reduces the availability of long-term rental housing. Slower delivery of government-subsidised housing has intensified housing shortages, prompting the Municipal SDF and IDP to advocate measures such as land audits, the release of strategically located public land, and the implementation of inclusionary housing policies to improve housing diversity and affordability. However, addressing these challenges will require stronger municipal capacity and more effective implementation of housing and land-use interventions.

Planning Implication:

The proposal is generally consistent with the objectives of the Garden Route District Municipality Spatial Development Framework (2025), although its relevance is limited due to the small scale and administrative nature of the application. The proposal does not involve the creation of additional development rights, urban expansion, housing delivery, infrastructure investment, or changes to land use patterns. As such, it does not directly address the broader district-level challenges relating to housing affordability, land supply constraints, infrastructure provision, or socio-economic development.

Nevertheless, the application supports the overarching objectives of the SDF by promoting orderly land use management and ensuring that cadastral boundaries accurately reflect the existing development on the ground. The proposed subdivision and consolidation will regularize existing encroachments between Brenton Erf 253 and Brenton Erf 254, thereby improving legal certainty and contributing to sound spatial administration.

Furthermore, the proposal does not conflict with any of the spatial development objectives of the District SDF, as it does not result in urban sprawl, place additional pressure on municipal infrastructure, impact environmentally sensitive areas, or undermine the desired spatial structure of the municipality. The application is therefore considered to be compatible with the principles of coordinated and sustainable spatial development promoted by the Garden Route District Municipality Spatial Development Framework.

10.3. Knysna Municipal Spatial Development Framework (2025)

The Spatial Planning and Land Use Management Act (SPLUMA), 2013 requires all spheres of government to prepare Spatial Development Frameworks (SDFs) to guide spatial planning and land use management. These frameworks must be aligned with national principles, local development goals, and each sphere's own SDF, and must be developed through intergovernmental cooperation.

The Knysna Municipal Spatial Development Framework (October 2025) is prepared in line with SPLUMA and the Integrated Development Plan (IDP). Its purpose is to guide the spatial distribution of land use, infrastructure investment, development, and environmental protection in a coordinated and sustainable manner.

Knysna Municipal Spatial Development Framework Aim:

- reflect the Municipality's spatial development vision aligned with the IDP and sector plans;
- guide decision-making across government spheres;
- promote coordinated and sustainable spatial development;
- provide clear guidance for public and private investment;
- support inclusion of previously disadvantaged areas, rural areas, and informal settlements;
- address historical spatial inequalities;
- support strategic development initiatives;

- ensure environmental and resource sustainability; and
- promote public participation in spatial planning processes.

Overall, the MSDF provides a strategic framework to ensure that current and future development in Knysna is planned in a coordinated, sustainable, and inclusive manner.

Considering the above, the purpose of the Knysna MSDF is:

"to guide the spatial distribution of current and future land uses, infrastructure investment, development, and protection of the natural environment, considering financial realities, whilst giving effect to the vision, goals, and objectives of the municipal Integrated Development Plan (IDP)"

Brenton – on - Lake & Brenton – on - Sea Urban Edge:

The urban edges of Brenton-on-Sea and Brenton-on-Lake have been largely retained, with only limited and targeted adjustments introduced to accommodate structured development within existing settlement boundaries. The overall planning approach prioritizes urban containment, with a focus on protecting the coastal character and environmental quality of these settlements.

The MSDF promotes residential infill development within the existing urban edge in order to accommodate growth more efficiently, optimize existing infrastructure, and avoid unnecessary outward expansion. This approach supports sustainable urban form while maintaining the tourism and holiday character of the area, which is a key driver of the local economy.

Where limited urban edge adjustments are proposed, these are informed by the Knysna Municipal Land Audit and relate to strategically identified sites for future development, including residential and mixed-use opportunities. Although some of these areas may be located within environmentally sensitive zones, all future development will be subject to applicable environmental and coastal management regulations.

Overall, the urban edge strategy for Brenton-on-Sea and Brenton-on-Lake seeks to balance development needs with environmental protection and tourism preservation, ensuring sustainable, contained, and well-managed growth within these coastal settlements.

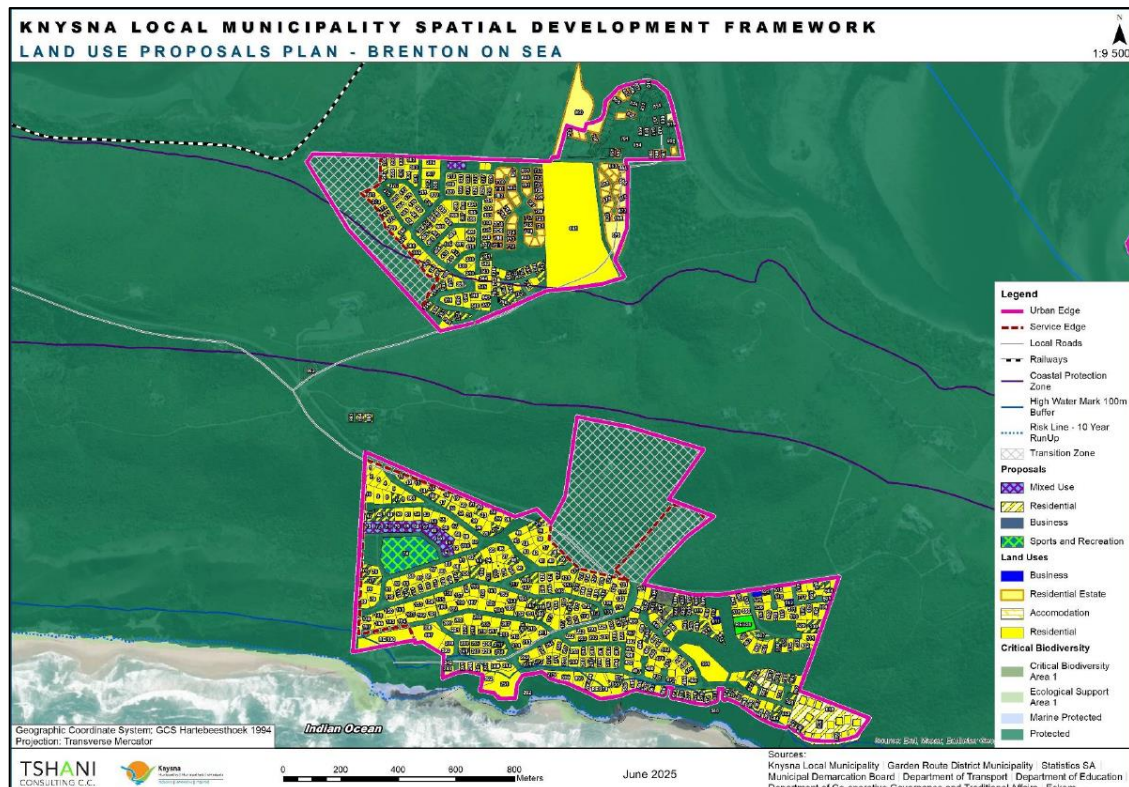


FIGURE 17: EXTRACT - KNYSNA MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

According to the Knysna Municipality Spatial Development Framework (SDF), the subject property is:

- Is located inside the urban edge of Brenton
- Is situated within an area identified as 'Residential'.
- Is situated within an area identified as 'Urban Footprint'.

Planning Implication:

*The subject property is situated **inside the urban edge** of Brenton – on – Sea and Knysna and is suitable for urban development. The proposed subdivision, consolidation, and removal of restrictive title deed conditions does not result in any expansion of the urban edge, nor does it introduce any new development or intensification of land use. Instead, it is a cadastral adjustment aimed at regularising existing encroaching structures between Brenton Erf 253 and Brenton Erf 254.*

In this regard, the proposal supports the broader objective of efficient and orderly spatial management within the existing urban footprint by aligning cadastral boundaries with the existing built form. While it does not constitute infill development in the conventional sense, it contributes to the rationalization of land parcels within the established residential area, consistent with the principles of making optimal use of land within the urban edge.

Importantly, the proposal does not conflict with or undermine the urban edge strategy, as it does not affect tourism-related spatial objectives, environmental protection measures, or

containment policies. It remains fully consistent with the intention of managing development within existing urban boundaries in a sustainable and orderly manner.

10.4. Knysna Integrated Development Plan (2026/2027)

The 2026/27 Amended Integrated Development Plan (IDP) of Knysna Municipality is the Municipality's main strategic planning tool, guiding all municipal functions including budgeting, service delivery, infrastructure development, governance, and performance management. It aligns local priorities with national and provincial frameworks while ensuring sustainable and accountable governance.

The IDP promotes integrated development through public participation and intergovernmental coordination. It sets out the Municipality's vision, priorities, sector plans, spatial frameworks, performance targets, and implementation programmes in terms of the Municipal Systems Act. It also integrates financial planning through the budget and SDBIP, supported by risk management under the MFMA to improve institutional resilience and performance.

Overall, the amended IDP strengthens Knysna Municipality's commitment to responsive and sustainable development, improved service delivery, and targeted investment in infrastructure and community needs over the medium to long term.

Knysna IDP Strategic Objectives
• To promote a safe and healthy environment through natural resource management and the provision of essential infrastructure services. • To provide enabling opportunities for social development and inclusive economic growth for communities. • To stabilize financial viability and improve revenue management for more effective service delivery. • To exercise good governance and improve public engagement through responsive and accessible systems and operations for a developmental Municipality.



FIGURE 18: EXTRACT WARDS MAP

The application area is located in **Ward 5** of the Knysna Municipality. The proposal does not have any direct bearing on the ward-based priorities outlined.

Planning Implication:

The proposal does not have any direct bearing on the ward-based priorities outlined. It is a small-scale cadastral adjustment aimed at addressing existing encroachments between Brenton Erf 253 and Brenton Erf 254 through subdivision and consolidation. The application does not involve any new development, infrastructure upgrades, or intensification of land use.

Accordingly, it does not relate to or impact key ward priorities such as water security and sanitation infrastructure. The existing residential use of the properties will remain unchanged, and no additional demand will be placed on municipal services or infrastructure. The proposal is therefore considered neutral in relation to the identified ward-based priorities.

SECTION D :

MOTIVATION

11. ASSESSMENT OF APPLICATIONS

11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

Section 42 of SPLUMA prescribes certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework, and 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;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

11.2. Knysna Municipality: Spatial Planning and Land Use Management By-law 2021

The Knysna Municipality: Spatial Planning and Land Use Management By-law, 2021 as promulgated by G.N 8492 dated 17 September 2021 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Par 6
The integrated development plan , including the municipal spatial development framework.	Par.10.4

CRITERIA	REFERENCE IN REPORT
The applicable local spatial development frameworks adopted by the Municipality.	Par.10.3
The applicable structure plans .	<i>Par.4</i>
The applicable policies of the Municipality that guide decision-making .	Par.11.2
The provincial spatial development framework .	Par.10.1
where applicable, a regional spatial development framework contemplated in section 18 of the Act and a provincial regional spatial development framework.	Par.10.2
The policies, principles and the planning and development norms and criteria set by the national and provincial governments;	Par.11.1
The matters referred to in Section 42 of the Act; Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act ; and	Par.19
applicable provisions of the zoning scheme	Par.5.4
any restrictive condition applicable to the land concerned	Par.5.3

12. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.10** of this report, the proposal is consistent with the relevant spatial planning policies. The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The Western Cape Spatial Development Framework is a provincial-scale planning tool focused on urban revitalisation and improved urban environments, while the subject property falls within the urban edge of Brenton-on-Sea.
- (ii) Due to the small-scale, cadastral nature of the proposal, it has limited direct relevance to provincial policy, although it generally aligns with efficient land use and optimal utilisation of existing developed land.
- (iii) The proposal is broadly consistent with the Garden Route District SDF, as it does not introduce new development rights, urban expansion, or infrastructure pressure.
- (iv) It supports orderly spatial management by regularising cadastral boundaries and aligning them with existing development, without conflicting with district spatial objectives or environmental considerations.
- (v) The property is located within the urban edge and the proposal does not expand the urban boundary or intensify land use.
- (vi) It supports efficient spatial management by aligning cadastral boundaries with existing structures and remains consistent with urban containment and sustainable development principles.
- (vii) The proposal has no direct relationship with ward-based priorities such as water and sanitation infrastructure or other service delivery needs.

- (viii) It is a minor cadastral adjustment that does not introduce new development, increase service demand, or impact municipal infrastructure, and is therefore neutral in terms of ward priorities.

13. ADMINISTRATIVE CONSENT

According to Section 33(4) of the Knysna Spatial Planning and Land use Management Bylaw on Municipal Land Use Planning, the municipality must have regard to the following, when considering the removal, suspension or amendment of restrictive title deed conditions:

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 vest in the person, as the owner of a dominant tenement.

Response:

The restrictive title deed condition relates to the subdivision of Brenton Erf 254. The removal of this condition will not negatively affect any financial or other rights enjoyed by neighbouring property owners or any other person.

The purpose of the application is simply to regularize existing encroachments by adjusting the property boundaries. No additional development rights are being created, no increase in density is proposed, and the existing residential use of the properties will remain unchanged.

The administrative consent will therefore not prejudice any person or reduce the value of any rights that may be associated with the restriction.

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

Response:

This restrictive title deed condition is in favour of the Administrator (i.e. Knysna Municipality). The condition merely restricts the subdivision of Brenton Erf 254 and does not appear to provide any direct personal benefit to any individual.

Furthermore, the proposed removal of the condition is solely intended to facilitate a minor boundary adjustment to regularize existing encroachments between Brenton Erf 253 and Brenton Erf 254. No additional development rights are proposed, and the existing residential character and use of the properties will remain unchanged.

It is therefore considered that the administrative consent will not adversely affect any personal benefits that may be associated with the condition.

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.

Response:

The administrative consent will enable the owner to regularize the existing encroachment of structures from Brenton Erf 253 onto Brenton Erf 254 through the proposed subdivision and

consolidation. This will align the cadastral boundaries with the existing development on the ground and ensure that the affected structures are situated entirely within the consolidated extent of Brenton Erf 253.

The amendment will also provide legal and cadastral certainty regarding ownership and property boundaries, thereby avoiding ongoing encroachment issues and simplifying future property administration, conveyancing, and municipal records. No additional development rights, increase in density, or change in land use will result from the removal of the condition.

d) The social benefit of the restrictive condition remaining in place in its existing form.

Response:

Given that the surrounding area is already developed as a residential neighbourhood and the proposed application does not introduce any change in land use or development intensity, the condition's continued existence is not considered to contribute meaningfully to broader social objectives such as public safety, access to services, or neighbourhood character. It is important to note that no new properties are being created, increasing the overall density, it is merely an amendment to the cadastral boundaries.

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

Response:

The administrative consent will provide a social benefit by enabling the regularization of existing encroaching structures between Brenton Erf 253 and Brenton Erf 254. This will resolve an existing cadastral irregularity and ensure that buildings are properly contained within a single, legally defined property boundary.

By addressing the encroachment, the proposal will reduce the potential for future disputes between property owners and promote legal certainty in respect of land ownership and boundaries. This contributes to improved neighbor relations and more orderly land administration.

f) Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

Response:

The proposed administrative consent will not affect any broader ownership rights beyond the specific limitation on subdivision of Brenton Erf 254. To the extent that any rights are derived from the condition, the amendment will only remove or alter those rights insofar as they relate to the restriction on subdivision.

No other substantive property rights, including ownership, use, or enjoyment of the surrounding properties, will be removed or affected. The proposal is limited in scope and is intended solely to facilitate a cadastral adjustment to address existing encroachments and to enable the subdivision of Brenton Erf 254.

g) Whether the removal would be in the public interest.

Response:

The administrative consent and allowing for the proposal will be in the public interest, greater than keeping the condition in place and not allowing the amendment of the boundaries of the properties, and to legalise the existing structures that encroach the property boundaries.

Not a removal of the condition. This condition will remain in place; an admin consent is requested. It must again be noted that no new properties are being created, it is merely an amendment to the cadastral boundaries.

14. DESIRABILITY

The concept "desirability" in the land use planning context may be defined as the degree of acceptability of a development on land units concerned. This section expresses the desirability of the proposed departure, taken in conjunction with the development principles and criteria set out through the statutory planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed application is considered desirable as it is consistent with applicable spatial development policies and objectives. It does not conflict with the established planning framework for the area. The approval of the application will not have a negative impact on the character of the surrounding area or neighboring properties. Both Brenton Erf 253 and Brenton Erf 254 are located within an established residential neighborhood, and no change in land use, density, or intensity of development is proposed. The purpose of the application is to regularize existing development by addressing encroachments from Brenton Erf 253 onto Brenton Erf 254. This will be achieved through the subdivision of the affected portion of Erf 254 and its consolidation with Erf 253, thereby ensuring that the existing structures are contained within a single cadastral unit. This approach will improve cadastral accuracy and provide legal certainty without altering the existing built form or residential character of the area.

The proposal will be in line with all the other development parameters as set out in the Knysna Municipality Zoning Scheme By-law (2020) and should therefore be supported.

15. CONSISTENCY WITH THE SURROUNDING AREA

Preserving the character of the area is a crucial consideration. As the application area is in the urban footprint of Brenton, the surrounding area is mostly residential. The application area is located along State President C R Swart Road and the immediate surrounding area is dominated by single residential erven with larger single residential dwellings. The zoning and primary use of the property will not change, staying consistent with the zoning of the surrounding properties.

The proposed subdivision and consolidation will not create erven that are out of character with the surrounding area. Erf sizes within the immediate neighbourhood vary considerably, ranging from approximately 600 m² to 1 600 m² in extent. Following the approval of the application, the

consolidated Brenton Erf 253 will measure approximately 1 079 m², while the Remainder of Brenton Erf 254 will measure approximately 859 m².

Both resultant erven will therefore fall comfortably within the range of erf sizes that already exist within the surrounding residential area. The proposal will not introduce an unusual or incompatible erf pattern and will remain consistent with the established residential character, scale, and development pattern of Brenton-on-Sea. The application is therefore considered compatible with the existing urban fabric and will not adversely affect the character of the neighbourhood.



FIGURE 19: SURROUNDING ERF SIZES

16. NO IMPACT ON EXISTING SERVICES

The proposal will have no impact on the existing municipal services infrastructure as no new development is proposed. The current capacity that is allocated for Brenton Erf 253 and Erf 254 is adequate. The existing road network and accessibility to the property are adequate and the proposal will have no impact thereon.

17. NO IMPACT ON EXISTING RIGHTS

The proposal is to legalise the existing structures that encroach onto Brenton Erf 254. No additional land use rights / additional development rights are being applied for. The proposal will not generate any noise pollution, it will not prevent any surrounding landowner from exercising their legal land use rights, nor will it result in any nuisances or invasion of privacy in any way whatsoever.

The proposal uplifts and enhances the area without deviating from the aesthetics and existing characteristics of the area. It can therefore be concluded that it would be desirable for the proposed subdivision and consolidation and administrative consent to be approved, as this will legalise the existing structures within the property boundaries.

18. RELEVANT CONSIDERATIONS, WESTERN CAPE - ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING

The following key considerations are taken into account to determine the desirability of the proposed land use application.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Economic impact	Positive or Negative impact on neighbourhood / settlement?	- Positive economic impact. Legalises the existing structures that encroach on the property boundaries. - Ensures existing structures do not need to be demolished and in turn increases property value. - No impact on surrounding property owners or their rights.
Social impact	Greater social justice, equity of access to opportunity	- The surrounding property owners will not be negatively affected by the proposal, the subdivision, consolidation, and administrative consent will not prohibit any of the adjoining landowners from exercising their primary rights. - The proposal will increase the property value and contribute positively to the market value of the surrounding area.
Scale of capital investment	> capital investment - > positive impact	Investment by landowners to legalise the existing structure and to amend property boundaries.
Compatibility with surrounding land uses		The proposal is in line with the character of the area and compatible with the various other properties in Brenton. See Par.9 & Par.15
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	- No impact on existing services infrastructure - No new development proposed - Refer to Par.6
Impact on safety, health & well-being of the surrounding community		Refer to Par.6, Par 16 & Par.17
Impact on heritage		- No heritage impacts - No new development proposed.
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	- Within urban edge. - No NEMA-listed activities were triggered.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
		- Outside any CBA areas. - No new development proposed.
Traffic impacts, parking access, and other transport considerations	Support for densification & functional public transport system?	- No additional traffic. - Access from the existing road network.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		- No views will be obscured. - Fits within the character of the area. - No new development proposed.
Timing – need to densify or protect urban edges	The best option for the site at this point?	- Within urban edge. - Comply with all the development parameters of the zoning scheme. - Full utilisation of the site and more intense use of the site.
Cumulative impacts	Unacceptable cumulative impacts?	Only positive impacts. No impact on any of the surrounding property owners.
Opportunity costs	Any unacceptable opportunity costs?	- No new development proposed (no investment) - No municipal funding is required.
Alignment with SDF's		Refer to Par.10

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

From the table above, it is clear that the proposed application on Brenton Erf 253 & 254 is desirable.

19. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws, and to provide for matters incidental thereto.

Section 59 of this Act prescribes the Land Use Planning Principles that apply to all land development in the province. These are summarised in the tables below. The tables below aim to summarise

how the proposed subdivision, consolidation and administrative consent on Brenton Erf 253 and Brenton Erf 254 complies with these principles.

19.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy is not applicable to the application area.</i>
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	▪ <i>This policy is not applicable to the application area.</i> ▪ <i>Not a Spatial Development Framework or Policy.</i>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area.</i>
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	<i>This policy is not applicable to the application area.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to Knysna Municipality	<i>The municipality must process this application within the prescribed guidelines of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).</i>
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land	Applicable to Knysna Municipality	<i>The municipality must process this application within the prescribed guidelines of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
or property will be affected by the outcome of the application.		
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	<i>An application is made for the subdivision and consolidation to allow the encroaching structures on one cadastral unit.</i>

19.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority.	COMPLY	▪ <i>The proposal is resource-frugal, as all activities make use of the existing services.</i> ▪ <i>The application area is within the urban edge of Knysna and within an established urban environment.</i> ▪ <i>No additional service capacity is required to enable the proposal.</i>
Ensure that special consideration is given to the protection of prime, unique and high-potential agricultural land.	N/A	<i>Not Agricultural land</i>
Uphold consistency of land use measures in accordance with environmental management instruments.	COMPLY	<i>The application area is located within an existing urban area and does not trigger any environmental listed activities in terms of the National Environmental Management Act (1998). Land use remains the same and consistent with the surrounding area, as no new development is proposed.</i>
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	▪ <i>It will not negatively impact the value of its surrounding properties.</i>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	▪ <i>The existing infrastructure is adequate, and no upgrade is required. See Par.6.</i> ▪ <i>No new development is proposed, so no new infrastructure will be needed.</i>
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	▪ <i>No new development is proposed, meaning no urban sprawl will be created.</i>
Result in communities that are viable.	COMPLY	▪ <i>The proposal will not detract from the existing character of the area and result in a viable residential community.</i>
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	<i>This principle is not applicable to the applicant or this development.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
The sustained protection of the environment should be ensured.	COMPLY	<i>In line with all Environmental policy documents and legislation.</i> <i>The application area is located within the existing urban area of Knysna and within the existing urban edge of Brenton.</i>

19.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	<i>N/A</i>	<i>No new development of land proposed.</i>
Integrated cities and towns should be developed.	<i>N/A</i>	<i>This policy is applicable to township developments.</i>
Policy, administrative practice and legislation should promote speedy land development.	Applicable to Knysna Municipality	<i>The municipality should process this application within the prescribed time frames of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).</i>

19.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	COMPLY	<i>The proposal is consistent with the various applicable spatial plans, policies and land use management systems.</i> <i>It will have no negative impact on the livelihood of the community.</i> <i>The proposed application complies with the requirements of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).</i>

19.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government should ensure an integrated approach to land use planning.	Applicable to Knysna Municipality	<i>This principle has no direct bearing on the application; however, the Knysna Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</i> <i>What is however important is that all decision-making is aligned with sound</i>
All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.		

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
The requirements of any law relating to land development and land use must be met timeously.		<i>policies based on nation, provincial and local development policies.</i>
The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

20. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) A subdivision of Brenton Erf 254 into Portion A and a Remainder in terms of Section 15(2)(d) of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).
- (ii) A consolidation of Brenton Erf 253 and Portion A in term of Section 15(2)(e) of the of the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021).
- (iii) A request to relax Condition D(6)(a) of the Title Deed T81771/2025, in terms of Section 15(2)(f) of the Knysna Municipality: Spatial Planning and Land Use Management By-Law (2021), to allow the subdivision of Brenton Erf 254.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the Knysna Municipality: Spatial Planning and Land Use Management By-law (2021), is desirable and it is therefore recommended that the application be supported by the relevant authorities and approved by Knysna Municipality.

Marika Vreken Urban and Environmental Planners
June 2026

