Collab. Ref.: 3053062
File Ref.: 564, Kny
App No.: 3657
JH Smit
Tel: 044-302 6318

Knysna
Municipality Munisipaliteit uMasipala
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Via Electronic Mail

2026-09-11

MG Sofianos Property Holdings CC
c/o DMV Architecture
Unit 7 254 Main Road
WALMER
6065
Email: neal@dmvarchitecture.co.za

Dear Sir/Madam,

DECISION: PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME: SITE DEVELOPMENT PLAN: 564, KNYSNA

Your application in the above regard accepted on 02 March 2026, refers.

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

1. That, **Approval Be Granted**, in terms of Section 60 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), for the site development plan numbered "*20260514-Hedges-Sk04-Rev01*" dated May 2026, in respect of Erf 564, Knysna.

2. **The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Spatial Planning & Land Use Management (2021):**
   (i) The development of the site shall generally be in accordance with the plan numbered "*20260514-Hedges-Sk04-Rev01*" dated May 2026. Any material revisions may be subject to an application in terms of Section 15(2) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021).

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

(ii) The applicant/landowner shall lodge detailed architectural drawings, including relevant specifications, to the Municipality's Aesthetic Committee prior to the submission of building plans.

(iii) The applicant/landowner shall submit a height certificate for all buildings, prepared by a registered professional, to demonstrate compliance with the prescribed height restriction, prior to the issuing of an occupation certificate in accordance with national building regulations.

(iv) The applicant/landowner shall lodge a fire plan, to the satisfaction of the Municipality's Chief Fire Officer, at the submission of building plans.

3. **The reasons for above approval are as follows:**

(i) In terms of their submission, the applicant has demonstrated that the proposed development complies with the development parameters of "shops" as prescribed in the Knysna Zoning Scheme By-law (2020). These parameters include coverage, floor factor, height, and parking, amongst others. Importantly, the building form and design would be consistent with the character of planning in the area and is unlikely to detract from the established character of the surrounding area.

(ii) Furthermore, the municipal departments lodged no objections to the proposed site development plan with the Aesthetic Committee of the Municipality setting out conditions to which the developer must comply while the Fire Department requires a fire plan. It is argued that these can be imposed as conditions of approval which need to be adhered to at the submission of building plans. It was also found that the applicant responded satisfactorily to the query of the Infrastructure Services directorate.

(iii) In terms of notice of decision dated 07 December 2009, a condition of approval imposes a minimum floor level of 3.0 above mean sea level. In their correspondence dated 09 July 2026, the applicant confirms their compliance with the minimum floor level and submitted revised plans

demonstrating compliance in respect of the new proposed building.

(iv) A boundary wall/fence height of 1.8m on the street boundary was also considered in terms of the site development plan. Should the applicant/landowner wish to raise the height of the boundary wall/fence beyond this maximum height, an application in terms of Section 15(2) of the Planning By-law may be apply.

(v) Upon the completion of the intended building work, the applicant/landowner will need to demonstrate compliance with the prescribed height restriction by obtaining a height certificate from a registered professional.

(vi) Lastly, the applicant's proposal is not only allowing additional retail space on an existing business site but is introducing additional residential space/units into the central business district which is supported by the Municipality's spatial planning policy.

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

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

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

7. The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the

Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

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

Should you have any further enquiries, please contact Mr. Shaun Madumbo on telephone number: 044-302 6268 or via e-mail address: smadumbo@knysna.gov.za .

Yours faithfully,

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