



# ZONING PARAMETERS

# PEZULA ZONING PARAMETERS

## 1. DEFINITIONS

Unless the context indicates otherwise, the under-mentioned words shall have the following meanings:

**“dwelling house”** means a building containing only one dwelling unit;

**“dwelling unit”** means a self-contained inter-leading group of rooms with not more than one kitchen, used only for the living accommodation and housing of a single family, together with such outbuildings as are ordinarily used therewith ;

**“cadastral boundaries”** means the erf boundary as indicated on the approved General Plan. This area will be pegged, but may not be fenced.

**“cadastral regulation plan”** means the co-ordinated plan indicating the disturbance areas as approved and filed by the Knysna Municipality.

**“coverage”** means the total area, expressed as a percentage of a site, that may be covered by buildings measured over outside walls and covered by a roof or projection; provided that the area covered by the first metre (as measured from the outside of the exterior wall concerned) of an eave or other similar projection shall not be included in the calculation of the permissible coverage; provided further that covered parking is included under the meaning of coverage;

**“disturbance areas”** means the predetermined area on the site that may be used for any building activity (e.g. house, outbuildings, second dwelling units, swimming pools, tennis courts etc.) and gardening. This area will be pegged, but may not be fenced.

**“outbuilding”** means a structure, whether attached to or separate from the main unit, which is designed to be normally utilized for the housing of domestic staff, for the garaging of motor vehicles and for storage purposes in so far as these uses are usually and reasonable required in connection with the main structure, but does not include second dwelling units;

**“second dwelling unit”** means a secondary dwelling which is constructed on premises where a dwelling already exists by means of the addition of a second kitchen with or without a stove and/or a dish-washing basin, but does not include a mobile home.

## **RESIDENTIAL ZONE 1**

**Primary Use** : Dwelling house and associated outbuildings subject to Pezula Architectural Guidelines

**Consent use** : Second Dwelling unit subject to Pezula Architectural Guidelines

### **Land Use Restrictions**

**Coverage:** at most 35%

For erven with indicated disturbance areas, the 35% shall apply to such disturbance area.

**Height:** at most 8m above natural ground level directly below a given point of the building with a maximum of 2 storeys, provided that only 60% of the footprint of the building may be double storey. An extra 20% may be added for double volume.

**Building lines:** A 4,5m street building line and a 2,0m lateral and rear building line shall apply to all cadastral boundaries.

This is subject to the provision that, in the case of erven with indicated disturbance areas, the disturbance area as indicated on the "cadastral regulation plan" shall represent the building line, and provided that it will not override the existing cadastral building line.

**Other:** No accommodation establishment (e.g. Bed & Breakfast) will be allowed.

**Second Dwelling Units:** Second Dwelling units may be allowed with the Council's consent, provided that the floor space of such a unit shall be included in the maximum coverage of 35%, and that the second dwelling unit may not exceed one-third of the floor area of the main dwelling up to a maximum of 90 square metres (excluding garages) in extent, provided further that a second dwelling unit or any other structures on a single residential site, shall not be alienated by means of sectional title.

## **Amendment of Cadastral Regulation plan**

The disturbance zone may only be moved in exceptional situations and a full motivation must be submitted for approval to the following:

- The ECO or delegated authority
- the developer/ Home Owners Association and
- the Architectural Design Review Committee

### **General**

- i) All owners must comply with the cadastral regulation plan.
- ii) Residential 1 properties will not be allowed to subdivide
- iii) All building plans must be accompanied by a:
  - (a) **Site plan:** indicating contours, heights and the position of the dwelling and driveway in relation to the disturbance area and the cadastral boundary. Such a base contour plan is to be prepared by a registered Land Surveyor.
  - (b) **A beacon certificate:** confirming that the house beacons in relation to the erf as well as the disturbance area have been pointed out to the owner or his/her agent by a registered Land Surveyor.
  - (c) **“As built” Plans:** It may be necessary, if warranted, to supply certification in respect of the “as-built” house in relation to the disturbance area as well as the height of the building in respect to the natural ground level. The above must be carried out by a registered Land Surveyor
  - (d) **Landscape Plan:** A Landscape Plan for the garden of the disturbance area must be submitted, and it must comply in all respects with the provisions of the Pezula Architectural Guidelines and must be approved by the Environmental Manager.

### **PRIVATE OPEN SPACE II (communal)**

Primary uses: The “nature area” except for areas identified for use of sport facilities, maintenance, roads and other communal facilities.

Consent uses: none.

The development of any “Private Open Space” area for any use indicated other than “nature area”, will be subject to the approval of a Site Development Plan.

## **PRIVATE OPEN SPACE II (Private)**

Primary uses: "nature area"

Consent uses: Single track walkways  
Low key seating areas such as benches  
Gazebo's and decks no more than 20m<sup>2</sup> in extent and  
3.5m high, provided that these structures shall comply  
with the Architectural Design Guidelines

No extension of disturbance zones into the Private Open Space areas will be permitted.