

PINE LAKE LIFESTYLE ESTATE ARCHITECTURAL GUIDELINES

10 February 2025
REV 6

A handwritten signature in black ink, consisting of a stylized 'S' followed by several horizontal strokes.

TABLE OF CONTENTS:

INTRODUCTION	3
1 DEVELOPMENT PARAMETERS.....	4
1.1 Land Use Rights.....	4
1.2 Development Parameters	6
1.2.1 Height	6
1.2.2 Open space	7
1.2.3 Building lines along the perimeter of a group housing site.....	7
1.2.4 Building lines within a group housing site.....	7
1.2.5 Parking and Access	7
1.2.6 Site Development Plan	7
1.2.7 Service Yard	7
1.2.8 Refuse Room.....	7
2 ARCHITECTURAL	8
2.1 Design Response.....	8
2.2 Plan Form.....	8
2.3 Scale and Proportion.....	8
2.4 Elevations and Facades.....	8
2.5 Roofs	9
2.5.1 Roof and Form.....	9
2.5.2 Flat roofs, pergolas, and screens	10
2.5.3 Materials	11
2.5.4 Eaves	11
2.6 Walls	11
2.7 Chimneys and Braais	12
2.8 Windows / Doors and Openings	12
2.9 Parapets	12
2.10 Columns	12
2.11 Balconies and Handrails	12
2.12 Boundary Walls, Screens and Fences.....	12
3 ENVIRONMENT	13
4 SERVICES	14
4.1 Services and Yards.....	14
4.2 Drainage and Other Services.....	14
4.3 Air-Conditioning; Plant Rooms and Ducting	14
4.4 Generator Rooms.....	14
4.5 Solar Panels / Solar Geysers.....	14
4.6 Television Aerials and Satellite Dishes	15
4.7 Temporary Structures	15
5 LANDSCAPING.....	15
6 SIGNAGE.....	15
7 LIGHTING	15
8 DRIVEWAYS AND HARD SURFACES	16
9 SECURITY.....	16
10 PLAN SUBMISSION AND APPROVAL PROCESS.....	16




INTRODUCTION:

These guidelines are to be read in conjunction with the Conduct Rules of the Pine Lake Lifestyle Estate Sectional Title Development Scheme, ROD, Environmental Authorisation, Stormwater Management Plan, Town Planning Scheme, Service Agreements and all other related rights and constraints applicable to the site.

The purpose of these guidelines is to establish an architectural design framework that inform and guide all architectural design within the development. This is to ensure an integrated complex, preserving architectural identity, whilst facilitating diversity, contributing to the value of the complex.

Pine Lake Lifestyle Estate is a contemporary residential development, with existing ancillary services. The intent is a delicate balance between the Natural and Built Environment through minimalist expression, earthy textures/colours and detail. The aim is to create an attractive blend of architecture and environment with the emphasis on preserving the natural environment.

In addition to the provisions of this Architectural Guideline, all is subject to the provisions of the Local Authorities, the National Building Regulations and SANS10400.

This is a document outlines the principles for maintaining quality within the residential development. These guidelines will continue to develop throughout the Design and Construction processes and the Body Corporate reserve the right to amend these guidelines.

Pine Lake Lifestyle Estate was a holiday resort that has now been converted into a retirement / Lifestyle Estate with communal recreation and ancillary uses. All alterations and additions shall comply with the Architectural Language of this Guideline.

Annexure A contains the approved Site Development Plan, and

Annexure B indicates the existing and proposed ancillary structures. Any alterations and additions to ancillary structures shall comply with the Architectural Language of this Guideline.

1. DEVELOPMENT PARAMETERS

1.1. Land Use Rights

The approved development rights on the property are for a group housing development with rights (consent use) for a retirement resort as per the Knysna Municipality's letter of approval under reference Collab 1216970 dated 16 August 2022 (copy attached).

All land use restrictions and development parameters will be in accordance with these conditions of approval, and the development parameters as set out in the Knysna: Zoning Scheme By-Law 2020 for "Group Housing" and "retirement resort".

All new and/ or proposed developments other than that listed in the above-mentioned approval must be approved by the Knysna Municipality and the Pine Lake Lifestyle Estate Body Corporate.

The existing land development approval allows for the existing resort uses and new ancillary land uses to the Pine Lake Lifestyle Estate. These buildings are all indicated on the Plan in **Annexure B**, and these include:

Building Name	Building Description / Use	Existing Finish	Future Building Style
Building A -	Generator Room	Bagged Face brick	To conform to these guidelines when alterations are done
Building B -	Storage	To be demolished	No new future structure planned.
Building C -	Storage	Bagged Face brick	To conform to these guidelines when alterations are done
Building CC -	Storage	Demolished	No new future structure planned.
Building D -	Recreational (Boat House)	Nutec Cladding	To conform to these guidelines when alterations are done
Building E -	Recreational (Boat House Storage)	Face brick	To conform to these guidelines when alterations are done
Building F -	Storage	Demolished	No new future structure planned.
Building G -	Vodacom Tower	Demolished	No new future structure planned.
Building H -	Office	Demolished	No new future structure planned.
Building I -	Storage	Demolished	No new future structure planned.

PINE LAKE LIFESTYLE ESTATE ARCHITECTURAL GUIDELINES DES 2024 REV 5

Building Name	Building Description / Use	Existing Finish	Future Building Style
Building J -	Server Room TV / Fibre	Plaster & Paint	To conform to these guidelines when alterations are done
Building K -	Storage	Face brick	To conform to these guidelines when alterations are done
Building L -	Storage	To be demolished	No new structure to be developed
Building M -	Workshop / Staff Acc. Units	Face brick	To conform to these guidelines when alterations are done
Building MM -	Storage	Face brick	To conform to these guidelines when alterations are done
Building N	Laundry Room	Face brick	To conform to these guidelines when alterations are done
Building O -	Recreational Facility (Bowling)	Plaster & Paint	To conform to these guidelines when alterations are done
Building OO -	Staff Accommodation Unit	Face brick	To conform to these guidelines when alterations are done
Building P -	Sewer plant	Tanks	To conform to these guidelines when alterations are done
Building Q -	Storage Chemical	Face brick	To conform to these guidelines when alterations are done
Building R -	Storage	Existing Nutec Cladding	To conform to these guidelines when alterations are done
Building S	Storage	To be demolished	No new structure to be developed
Building T -	Communal Club House / Restaurant (Wellness Centre)	Plaster & Paint	To conform to these guidelines when alterations are done
Building U -	Communal Recreation / Club House / Jacuzzis	Plaster & Paint	To conform to these guidelines when alterations are done





Building Name	Building Description / Use	Existing Finish	Future Building Style
Building V -	Reception	Plaster & Paint	To conform to these guidelines when alterations are done
Building W -	Staff Accommodation Unit	Face brick	To conform to these guidelines when alterations are done
Building X -	Staff Accommodation Unit	Face brick	To conform to these guidelines when alterations are done
Building XX -	Storage	Face brick	To conform to these guidelines when alterations are done
Building Y -	Security	Nutec Cladding	To conform to these guidelines when alterations are done
Building Z -	Communal Cafeteria / Recreation Venue	Nutec Cladding, Plaster & Paint	To conform to these guidelines when alterations are done
Building AZ -	Frail Care + Nurse Acc. Unit	Demolished	New building to conform to these guidelines
Building AB -	Ablutions/Change Rooms	Nutec Cladding, Plaster & Paint	To conform to these guidelines when alterations are done

1.2. Development Parameters

All buildings, structures and any ancillary structures, must be planned, designed and built as a harmonious architectural entity and special attention must be given to aesthetics, architectural coordination, urban design and landscaping.

The Knysna: Zoning Scheme By-law 2020 as applicable to "General Residential Zone 1" zoned properties, will apply and the following building lines and height restrictions will apply:

1.2.1. Height

- (i) The height of dwelling units and ancillary structures may not exceed 8,5 metres above Natural Ground Level.
- (ii) The general provisions regarding earth banks and retaining structures in the Knysna: Zoning Scheme By-Law apply.

1.2.2. Open space

Within a group housing site, outdoor space of at least 50 m² per dwelling unit must be provided and the outdoor space may include private or communal open space or any functional outdoor space that is inaccessible to motor vehicles and excludes service yards.

1.2.3. Building lines along the perimeter of a group housing site

The following building lines apply along the perimeter of a group housing site:

- (i) a street boundary building line of 5 metres applies where the group housing site abuts an external public street;
- (ii) side and rear boundary building lines are 3 metres along the perimeter of the group housing site; and (ii)
- (iii) the general building line encroachments in this By-law apply. (f)

1.2.4. Building lines within a group housing site

- (i) street boundary building lines on internal roads are 0 metres; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road; and
- (ii) side and rear boundary building lines within the group housing site are 0 metres, unless the Municipality requires a building line for fire-fighting purposes, in which case the common boundary building lines must be determined by the Municipality.

1.2.5. Parking and Access

- (i) Parking and access must be provided in accordance with the requirements of the Knysna: Zoning Scheme By-Law.
- (ii) Parking may be provided in the form of communal parking.

1.2.6. Site Development Plan

The development of the group housing site must be in accordance with the approved site development plan. (Addendum A)

1.2.7. Service Yard

Service yard(s) must be provided on the land unit in accordance with the Knysna: Zoning Scheme By-Law.

1.2.8. Refuse Room

A refuse room must be provided on the land unit in accordance with the Knysna: Zoning Scheme By-Law.



2. ARCHITECTURAL

The architectural language for the development will be established through the initial development as set out in the approved Site Development Plan. To protect the aesthetic character of the development the architectural language will be fixed, and any new developments/additions/alterations shall adhere to this guideline and not deviate or detract from the character of the development.

2.1. Design Response

New houses or alterations/additions to any structures or buildings, will strictly be according to the written consent and approval of the Trustees of the Body Corporate. Refer Clause 14.2 of the Pine Lake Lifestyle Estate Conduct Rules.

The ratios of open space between buildings and their natural context as well as the relation between the building and their wider context require consideration. Individual privacy must be considered in plan form during planning stages.

Any planned alterations/additions must be approved by the Pine Lake Lifestyle Estate Body Corporate as well as the affected adjacent neighbouring property owners.

Future additions to be planned as a harmonious architectural entity and must comply with the guidelines of this manual. This guideline document will be the architectural design guide for any development, whether residential or whether it is the facilities typically associated with a retirement resort; or ancillary to either of the land uses.

2.2. Plan Form

- 2.2.1 The Primary Building to be of simple rectangular shapes. Large monolithic structures built on platform are not allowed.
- 2.2.2 Fragmented primary elements to have rectangular shaped roofs.
- 2.2.3 Buildings to exhibit architectural quality and be fit for its purpose.

2.3. Scale and Proportion

- 2.3.1 Form and scale to be appropriate to context.
- 2.3.2 Buildings to reflect the human scale of the environment.

2.4. Elevations and Facades

- 2.4.1 The elevations must reflect the overall character of the development and project an image of contemporary natural architectural expression.
- 2.4.2 Long flat and monotonous facades to be avoided and where possible facades must be broken with vertical and horizontal architectural elements.
- 2.4.3 A combination of horizontal and vertical elements expressed within the character of the facade is encouraged (Refer Fig 1 - 3)



Fig 1 Typical Type A Units

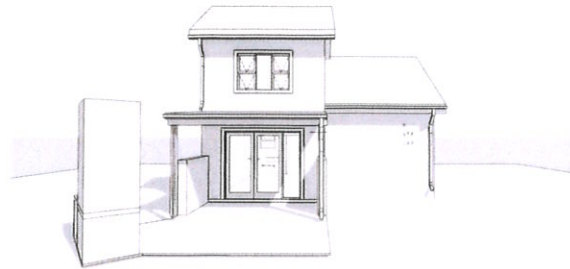


Fig 2 Typical Type C Units

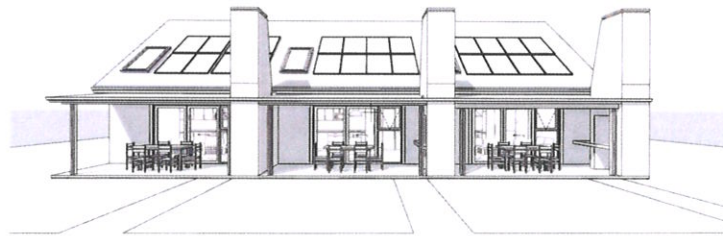


Fig 3 Typical Type E Units

2.5. Roofs

2.5.1. Roof and Form:

- (i) 35 Degree angled roofs or 25 Degree angled roofs will be allowed. (Refer Fig 4 + Fig 5)
- (ii) A combination of asymmetrical and symmetrical roofs is encouraged to resemble the existing context.
- (iii) Facias to completely cover rafter tails.
- (iv) Lean-to roofs will be permitted as covered stoep / veranda area only and must be kept to a minimum on relation to overall roof scale.
- (v) Elegant and contemporary roof structures. No hipped roofs will be allowed only simplified gabled ends resembling the existing context.
- (vi) Complicated pitched roof junctions to be avoided.
- (vii) The roof mass to reflect the plan layout.
- (viii) Where large roof volumes are visible, these roofs to be an integrated part of the design and elevation, detailing of gutters, fascia, etc. to be planned with care.

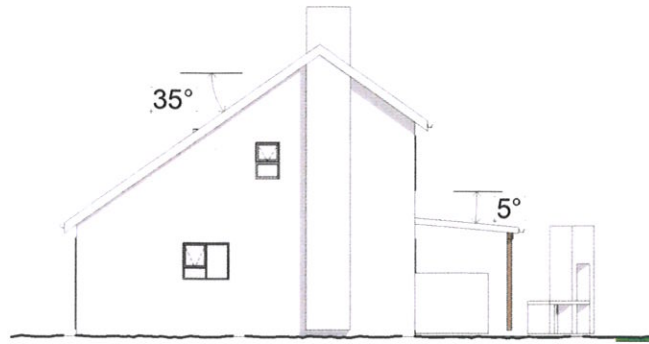


Fig 4 Typical Type D Units

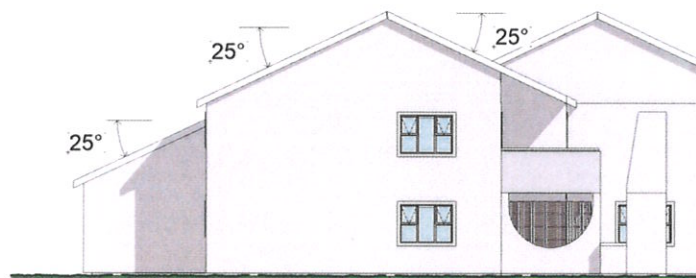


Fig 5 Typical Type A Lake Front Facing Units

2.5.2. Flat roofs, pergolas, and screens

- (i) Flat roofs will only be allowed as linking elements between pitch roofs where no other solution is possible.
- (ii) Only timber pergolas will be considered and should be stained to match all existing units exposed timber elements.
- (iii) All pergola's scale must be kept to a min and not dominate the existing main roof form.
- (iv) All pergolas must complement and articulate existing external openings in the facade and must be functional.
- (v) Where portions of pergola are covered (for example over front doors or stoep areas) this should be with IBR translucent roof sheeting to match all existing units.
- (vi) No coloured or profiled sheeting may be used to cover pergolas.
- (vii) PVC pergola and pergola supports are not permitted.

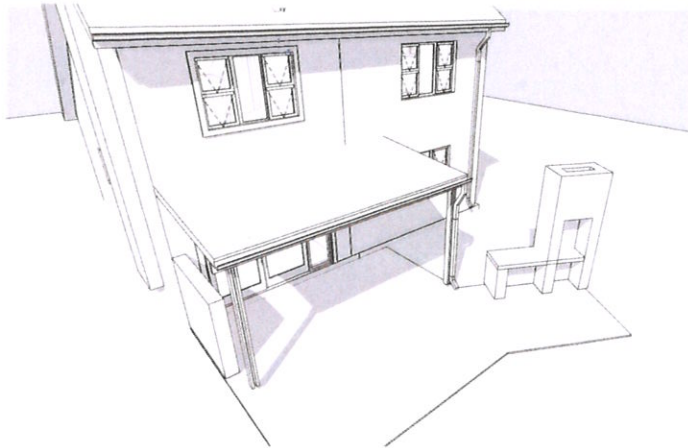


Fig 3: Typical Type D pergola + translucent roof.

2.5.3. Materials

- (i) Concrete roof tiles to match existing profiles. Colour: Charcoal.
- (ii) Concrete roofs waterproofed as per specialist with loose pebble finish. No exposed reflective paint will be permitted.
- (iii) Pergola and all exposed exterior timber: Stained and treated timber to match existing. No thatched roofs allowed.

2.5.4. Eaves

- (i) No decorative truss ends allowed.
- (ii) Eaves to be neatly closed and finished with Ogee profile gutters. Colour to match roof.
- (iii) Fascia's to be painted fibre cement to be consistent with the existing context.
- (iv) Barge boards to be painted fibre cement to be consistent with the existing context.

2.6. Walls

- 2.6.1 Existing face brick buildings are allowed. Any future developments / additions / alterations to be plastered and painted in natural earthy tones.
- 2.6.2 Natural earth tones to match existing feature plastered and painted walls are encouraged to complement the existing face brick walls.
- 2.6.3 Vertical expressed feature colours encouraged.
- 2.6.4 Fibre cement shiplap cladded walls will only be allowed when complementing plaster and painted feature walls.
- 2.6.5 Any other wall finishes should complement the natural environment and blend in with the context and will be for the approval and discretion of the Pine Lake Lifestyle Estate Body Corporate.

2.7. Chimneys and Braais

- 2.7.1 Chimneys and braais should be expressed as simple vertical elements.
- 2.7.2 The form of chimneys should be minimal in detail.
- 2.7.3 Braais should be placed taking into consideration effect of smoke on neighbouring properties.
- 2.7.4 Cowls to be minimal and streamlined. Material to be durable considering the environment.
- 2.7.5 'Whirley bird' / 'Cyclone' type cowls not allowed.

2.8. Windows / Doors and Openings

- 2.8.1 Opening position and privacy of neighbouring properties should take preference.
- 2.8.2 Only top hung opening sections will be permitted to tie in with the existing context.
- 2.8.3 Only charcoal powder coated aluminium profiles and section will be permitted.
- 2.8.4 No sliding sash or mock sliding sash windows allowed.
- 2.8.5 No cottage pane window frames allowed.
- 2.8.6 Panes to be rectangular with horizontal/vertical proportion.
- 2.8.7 The proportion and style selected to be consistent throughout building and to reflect the existing context of the development.
- 2.8.8 Minimum Mullions and Transoms encouraged.

2.9. Parapets

- 2.9.1 All parapets to be waterproofed as per specialist and to slope to internal face.
- 2.9.2 All waterproofing should be neatly ended to the face of the building.

2.10. Columns

- 2.10.1 No decorative columns allowed.
- 2.10.2 Columns to be minimalistic in nature and as slender as possible.

2.11. Balconies and Handrails

- 2.11.1 To comply with SANS 10400 Part D and SANS 10610-2:2010 Part 2.
- 2.11.2 All handrails' materials and design to match the existing context of the building type applicable and infill bars to comply with NBR.

2.12. Boundary Walls, Screens and Fences

- 2.12.1 No retaining boundary walls to exceed 1,5m in height, measured from NGL to preserve the natural character of the landscape.
- 2.12.2 The material and colour of solid retaining walls should match that of the building.
- 2.12.3 To preserve the natural character of the Pine Lake Lifestyle Estate environment no boundary walls will be allowed to frontage of units. Any boundary wall fencing etc. will only be accepted at the discretion of the Pine Lake Lifestyle Estate Body Corporate if proper motivation is provided in units with Exclusive Use Areas.
- 2.12.4 Screens and fences required for concealment of services or service yards must be kept to a minimum and must reflect the context of the building type designed for. Planted Clearview fencing is encouraged to minimise the impact on the natural character of the environment and to blend in.

PINE LAKE LIFESTYLE ESTATE ARCHITECTURAL GUIDELINES DES 2024 REV 5

- 2.12.5 In cases where service yard walls are accepted, the maximum height will not exceed 1.8m in height, measured from NGL.
- 2.12.6 No palisade fencing, concrete block walls, PVC picket fencing or any other contrasting fencing that detracts from the natural environment will be permitted and the final discretion remains with the Pine Lake Lifestyle Estate Body Corporate.

3. ENVIRONMENT

Promoting a sustainable development and nature estate.

- 3.1. Water and energy saving devices to be utilised in the development.
- 3.2. Where solar shading device proposed, the frontage transparency not to be compromised.
- 3.3. Pre-and post-storm water controls should be reflected on the plan that is submitted.
- 3.4. Stormwater runoff pre-construction should equal stormwater runoff post-construction.
- 3.5. All stormwater to be designed by a registered Civil Engineer.



4. SERVICES

4.1. Services and Yards

- 4.1.1 To be screened and strategically incorporated into the design.
- 4.1.2 Height to be 1.8m maximum. Refer 2.12.
- 4.1.3 Any length of yard wall not to exceed 25% of the boundary length.
- 4.1.4 The surface of the yard walls to match the main dwelling.
- 4.1.5 Floor finish should match that of the driveway.
- 4.1.6 Gates to be aluminium horizontal screened.
- 4.1.7 Service yards for laundry etc. preferably to be located between units on the sides and not to the frontage of units. Refer Clause 25.1 of Conduct Rules.

4.2. Drainage and Other Services

- 4.2.1 Special care to be taken to avoid any exposed services fixed onto walls.
- 4.2.2 No exposed or surface mounted services, electrical cables, condensate pipes, water pipes, etc. will be permitted.
- 4.2.3 All sewerage, water, electrical, telephone, and television service drops shall be underground.
- 4.2.4 All new external plumbing and pipework on the facade must be enclosed in a duct and concealed.

4.3. Air-Conditioning; Plant Rooms and Ducting

- 4.3.1 Plant areas to be hidden and the placement of condenser units needs to be carefully considered in relation to neighbouring properties and the effect of their noise levels.
- 4.3.2 Written approval for the placement of condensers or any other units that may create noise levels that can create a disturbance to neighbouring properties need to be obtained from the Pine Lake Lifestyle Estate Body Corporate.
- 4.3.3 It is recommended, that all air-conditioning ducting either be built-in or be designed in such a way that they are not visible to the public from any side.
- 4.3.4 The Pine Lake Lifestyle Estate Body Corporate reserves the right to instruct the removal or adjustments of any service unit that may result in disturbance to neighbouring properties.

4.4. Generator Rooms

The use of generators, fixed or mobile, will not be permitted in the estate. Refer Clause 39 of the Conduct Rules.

4.5. Solar Panels / Solar Geysers

- 4.5.1 The use of solar panels for generating solar heated hot water systems are encouraged.
- 4.5.2 Remote tank and panel system to be used, combined tank and panels on roof area not allowed.
- 4.5.3 Solar panels to be positioned with consideration and care to reduce visual impact.



- 4.5.4 Final positions to Pine Lake Lifestyle Estate Body Corporate approval.
- 4.5.5 All battery packs to be concealed.
- 4.5.6 Panels to be installed at the same angle as the roof.
- 4.5.7 Solar panels to be indicated on roof plan for approval by Pine Lake Lifestyle Estate Body Corporate.

4.6. Television Aerials and Satellite Dishes

- 4.6.1 Satellite dishes should be accommodated in the design with reduced visibility and positioned in an aesthetically pleasing manner taking into consideration the views from neighbouring properties.
- 4.6.2 Final positions to Pine Lake Lifestyle Estate Body Corporate approval.

4.7. Temporary Structures

- 4.7.1 No temporary structures will be permitted.
- 4.7.2 The necessary provisions must be made within the design.
- 4.7.3 No awnings will be permitted.

5. LANDSCAPING

Landscaping will be one of fundamental elements of this complex that will ensure integration.

- 5.1. Landscaping to be utilised as part of walkways and at the entrances, etc.
- 5.2. Plans to be submitted for approval.
- 5.3. Indigenous plants only.

6. SIGNAGE

All unit signs and numbering need to be consistent with the over development's signage and final approval will be according to the Pine Lake Lifestyle Estate Body Corporate's direction regarding design and placement.

7. LIGHTING

- 7.1. Energy efficiency is encouraged and where possible natural light to be used and efficient light bulbs.
- 7.2. Low level lighting is encouraged to preserve the natural character of the environment.
- 7.3. Timers and motion detection switches can also be used to save electricity.
- 7.4. Lights shall be placed so that they do not shine directly at neighbouring properties.
- 7.5. No High mast lighting or flood lighting will be permitted.
- 7.6. The Body Corporate reserved the right have any lighting removed that may create a disturbance to neighbouring properties.

8. DRIVEWAYS AND HARD SURFACES

- 8.1. Internal driveways and walkway finish to match the existing context and material used.
- 8.2. Samples to the final approval of the Pine Lake Lifestyle Estate Body Corporate.
- 8.3. In order to preserve the natural environment any new hard surfaces must be kept to a minimum and will be to the final discretion of the Pine Lake Lifestyle Estate Body Corporate.

9. SECURITY

- 9.1. Only visually unobtrusive security measures will be permitted, and intelligent security systems are preferred.
- 9.2. The final placement and direction of any security camera or device will be to the discretion and approval of the Pine Lake Lifestyle Estate Body Corporate.
- 9.3. Written approval from the Pine Lake Lifestyle Estate Body Corporate needs to be obtained before any security measures are installed.

10. PLAN SUBMISSION AND APPROVAL PROCESS

- 10.1. Refer Section 14. Alterations with specific reference to Clause 14.2 and 14.5 of the Pine Lake Lifestyle Estate Body Corporate Conduct Rules.
- 10.2. Plans for all new buildings; alterations and additions to be submitted to the Pine Lake Lifestyle Estate Body Corporate for approval.

PHASE 1: Electronic submission - Sketch plans to include:

- Land Surveyor Plan (Scale 1:100) and Site plan (Scale 1:200)
- Plans Scale 1:100
- 4 x Elevations Scale 1:100
- 1 x Section Min. Scale 1:100. Scale 1:50 preferred.
- Existing approved plans to be included for alterations and additions.
- 1x 3D design to be included.

PHASE 2: Electronic submission - Final Building Plan Submission:

- Any other information or details other than that described under PHASE 1 that may be required for the final approval process.

- 10.3. All scrutiny fees payable shall be established and advised upon submission and revised on a yearly basis.
- 10.4. The adjudicating architect shall be appointed and identified by the Pine Lake Lifestyle Estate Body Corporate and reviewed on a yearly basis.
- 10.5. Any person approved by South African Council for Architectural Profession may submit the plans under their identification of work for the architectural profession, not only the 'Estate Architect' can submit plans for the estate.
- 10.6. All plans must first be approved by Pine Lake Lifestyle Estate Body Corporate before being submitted to the Knysna Municipality.
- 10.7. Any proposed structures or alterations and additions on the estate, building plans with approval of the Body Corporate must submit plans to the local authority for the further assessment under the National building Regulations Act, 103 of 1977.



PINE LAKE LIFESTYLE ESTATE ARCHITECTURAL GUIDELINES DES 2024 REV 5

- 10.8. Decisions taken by the Pine Lake Lifestyle Estate Body Corporate shall be binding and final. An explanation of non-compliance will be issued.
- 10.9. The Pine Lake Lifestyle Estate Body Corporate reserves the right to interpret the Design and Architectural Guidelines and approve plans at its discretion.
- 10.10. Where variations are permitted, these should be deemed site-specific and not as precedent or an amendment to the rules.



ANNEXURE A: APPROVED SITE DEVELOPMENT PLAN

Legend:

- Existing buildings
- Proposed buildings
- Existing parking spaces
- Proposed parking spaces
- Existing roads
- Proposed roads
- Existing water bodies
- Proposed water bodies
- Existing vegetation
- Proposed vegetation
- Existing infrastructure
- Proposed infrastructure

Scale: 1:1000

North Arrow: N

Site Plan

Scale: 1:1000

Signature: J. H. Smith

Date: 24/5/2024

File Reference: 189/1/1/90

Authorised Officer: J. H. Smith

Signature: J. H. Smith

Delegation: P. 34

Date: 24/5/2024

It is hereby certified that this development plan (Plan no. 189/1/1/90) has been approved in terms of Sections 60 and 152(2) of the Kynasa Municipality By-law on Spatial Planning and Land Use Management (2021).

STAGE 1 INCEPTION: PROPOSED SITE DEVELOPMENT PLAN - Friday, April 26, 2024

PINE LAKE MARINA PROPOSED NEW RETIREMENT RESORT ON PTN 41 OF THE FARM RONDE VALLEY 187: SEDGEFIELD

REV 14

ARCXL ARCHITECTS

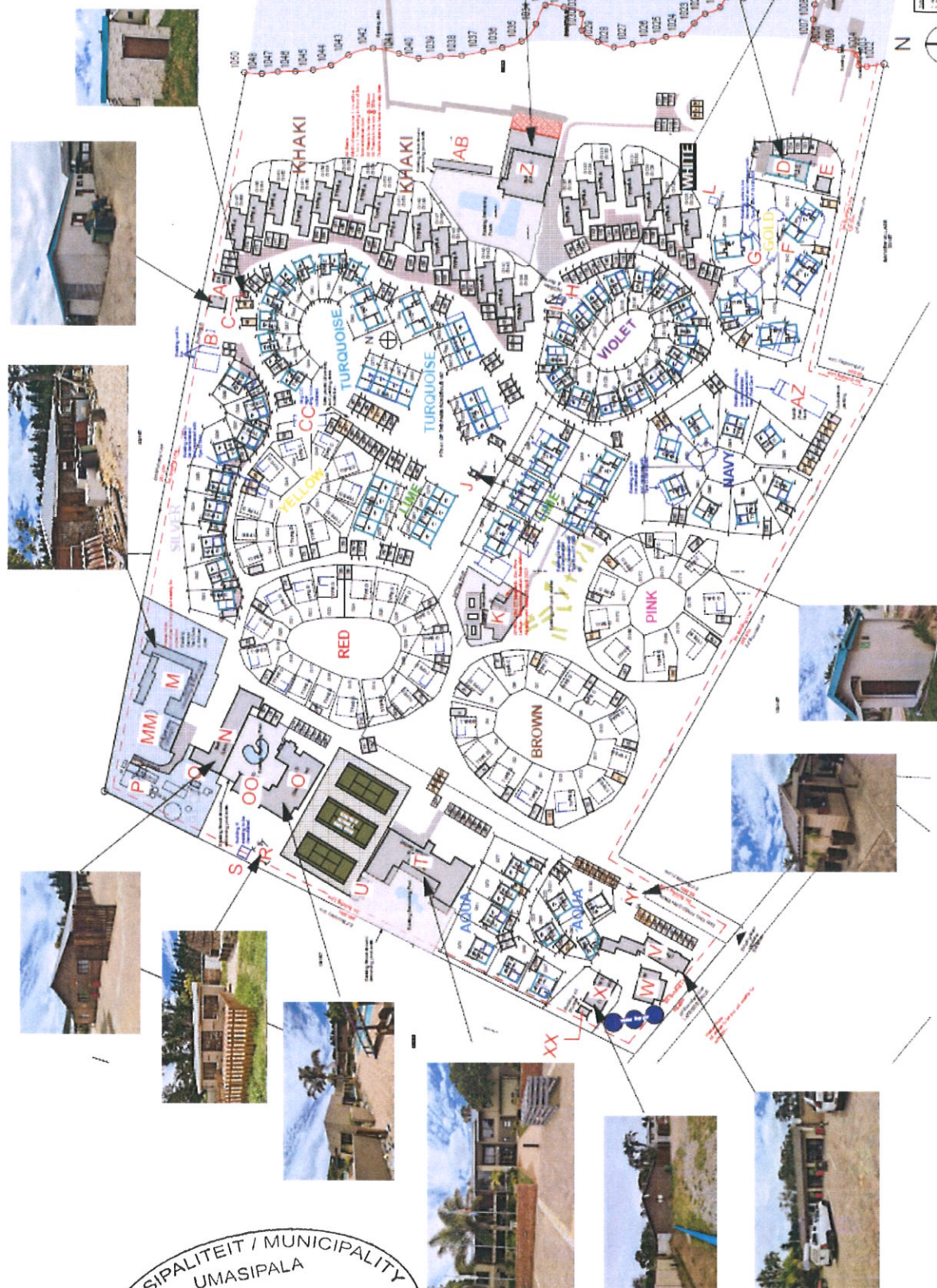


MUNISIPALITEIT UMASPALA
21 MAR 2024
KINSHASA

SITE PLAN

STAGE 1 INCEPTION. PROPOSED SITE DEVELOPMENT PLAN - Friday, April 26, 2024
PINE LAKE MARINA PROPOSED NEW RETIREMENT RESORT ON PTN 41 OF THE FARM RONDE VALLEY 187: SEDGEFIELD

REV 14

[illegible]

SITE PLAN

PROPOSED SITE DEVELOPMENT PLAN - Tuesday, 28 January 2025

PROPOSED SITE DEVELOPMENT PLAN - Tuesday, 28 January 2020
PINE LAKE MARINA PROPOSED NEW RETIREMENT RESORT ON PTN 41 OF THE FARM RONDE VALLEY 187: SEDGEFIELD

A R C X L ARCHITECTS

REV 20