

The Manager: Town Planning & Building Control  
Knysna Municipality  
P.O.Box 21  
Knysna  
6570

10<sup>th</sup> December 2019

**Erf 2957, 8 Hill Street, Knysna: Permanent Departure of Lateral building line.**

**The property is situated in the northern CBD area of Knysna town at the 18 Hill Street.  
The property to the west is Erf 13858 , on the boundary where the retaining wall will be build.**

**(i) Knysna Zoning Scheme regulations (1993)**

Street building line : at most 4.5m (title deed : no restriction)

Lateral building line: at most 2.0m (title deed: no restriction) Our application to 0.0m.

Rear building line: at most 2.0m (title deed: no restriction)

**(ii) Title deed information**

The property is registered in the name of **CHESTER DOUGLAS & JOHANNA LOUISE PERKS**

The registration number of the title deed is : **T000022755/2019**

The property was registered at the deeds office on the 10<sup>th</sup> of June 2019

The property is bonded by **STANDARD BANK**

The property size is **1062 square meters**

**(iv) Deviations from the scheme requirements**

a) Relaxation of the Lateral Building Line ( Single Residential Zoning 3.2.3.1)  
from 2.0m to 0.0m to build a retaining wall .(see building plans attached)

**(v) Consistency with SPLUMA Principles**

The proposed development on the property is consistent with the by-laws of SPLUMA. The owner will be able to protect the existing dwelling that he bought from ground water & the problem they have with mould, because water does not drain properly around the house to the storm water. There are also volumes of water from the vacant land behind them that runs over their land.

**(vi) Consistency with the SDF**

The proposal will not have a negative impact on the character of the area.

The wall is on the western side of the house and not visible from the street and

The empty pockets in the retaining wall will be planted with plants that will eventually cover the wall.

The proposed wall does not contradict what is written in the policy.

**(vii) Impact on Municipal Services**

Erf 2957, 18 Hill Street, is an existing developed property with existing services for electricity, water and sanitation.

No additional services will be required on approval of this application.

**(viii) Desirability**

The proposed retaining wall will have a low impact on the property, because it will be hidden from the street view and plants will be planted in the wall when completed.

**(ix) Access**

The access of the property is from the eastern side of the property, off Hill Street.

There is plenty of level off-street parking on the property .

**(x) Impact on the biophysical environment**

The proposed additions will have no negative effect on the environment.

No protected species will be cut or removed, the property is mainly covered in lawns.

The property falls approximately 1.0 meter over every 4 meters .

**(xi) Impact on the biophysical environment**

All surrounding neighbours and property owners confirmed their approval in writing to the Council and signed the consent forms & building plans provided.

No negative comments were received from the neighbours/property owners.

The proposal will not infringe on any neighbours privacy or have a negative effect on their views.

**(xii) Additional notes**

\*There are no restrictive title deed conditions.

\*The zoning scheme regulation for lateral building lines, prevents the owner from building a retaining wall.

\*The benefit for the owners of the property, should the departure be granted, is that the retaining wall can be built to keep the embankment in position and prevent mould and dampness in the existing dwelling.

\*The zoning and usage of the property will remain single residential in the event of departure being granted.

\*The granting of the departure will benefit the community by the way of sustaining and creating job opportunities in the local building sector.

I trust that you find the above in order and that you will contact me should you require any further information.

Yours faithfully

Nelis Genade

A handwritten signature in black ink, appearing to read 'Nelis Genade', with a horizontal line extending to the right.