

ANNEXURE D : DETAIL OF RETAINING WALL

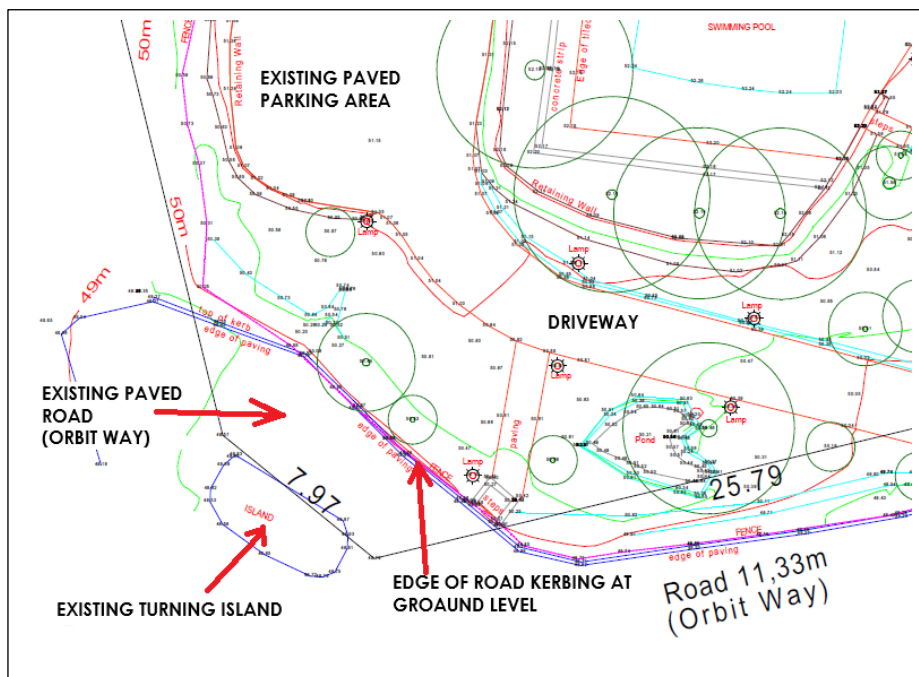
The initial comments from the Planning Department relating to the retaining walls on the boundary was as follows:

- (i) **Clause 26 of the Zoning Scheme By-law (2020) states that no earth bank or retaining structure should be more than 2m measured from natural ground level. The natural ground level is not shown on the sketch diagram provided; therefore, our office is unable to determine whether this provision of the zoning scheme is applicable in this instance.**

The following explains the configuration of the retaining wall on the street boundary, which is **not more** than 2m above natural ground level. The wall appears as shown below:



It is to be noted that the base of the wall is along the existing street level, which is natural ground level as per the construction of the road. The road, Orbit Way, is partially built on the client's property as a paved road giving access to other properties as well, although it is not constructed as a "public road".



The height of the retaining wall from the street level up to the level of the existing parking area is as shown below and is simply the extension of the previous parking area up to the constructed retaining wall.



Another view of the street and ground level is shown below as well as an aerial view:



The other retaining wall to be built on the northern boundary is less than 1m high where it encroaches the building line.

SUMMARY:

1. The above explanation should be sufficient to show the position and configuration of the retaining wall on the southern boundary of Erf 5110 Knysna. The natural ground level has been as per the construction of Orbit Way which provides access to a number of properties.
2. The height of the retaining wall as shown does not exceed the height of 2m as stipulated in clause 26 of the Knysna Zoning Scheme 2020.