

MOTIVATION IN SUPPORT OF
ERF 770
BRENTON ON SEA
KNYSNA

APPLICATION:

Departures in terms of Section 15(2)(b) of the Knysna Municipality Spatial Planning and Land Use Management By-Law (2021) for
“As-Built” Deviations of an Approved plan: The relaxing of Building lines

BACKGROUND:

ERF 770 was purchased by the owners to build a new dwelling as per Approved Plans: 2024/41237. The new dwelling was completed by end of 2025 and some deviations of that approved plan took place during the building process. See attached “AS-BUILT” Deviation Plan. Concrete retaining garden walls and Retaining boundary walls was built, due to the slope of the ground and to form some level patio and garden areas. Due to the fact that some of the boundary walls are also doubling as retaining walls, it is seen as a structure and not boundary walls only. Therefore the Building Line relaxation applications are needed to legalize the existing wall structures / retaining walls.

THE SUBJECT PROPERTY:

This application applies to ERF 770, Brenton on Sea, Knysna and situated in LeRouxna’s Vue Estate, off Amanda Place Street.
See Locality Plan.

The property is registered to Mr & Mrs Sharrocks with Title Deed Number: T000051215/2023.

There are no title deed conditions restricting the proposed encroachments.

The property is not bonded.

The property is zoned Single Residential Zone 1 and falls within the Knysna Municipal Area in terms of the Knysna Municipality Zoning Scheme By-Law 2020

The topography of the site is the main reason for the encroachments that took place while finishing the new build.

THE REQUIRED APPLICATIONS:

Departure of existing building lines as follows:

- in terms of Section 15(2)(b)

See applicable building lines and retaining structure Compliance in table below:

APPLICABLE BUILDING LINE	KNYSNA ZONING SCHEME BY-LAW Building Lines	COMPLIANCE
Eastern (Street)	4.5m	The proposal does not comply
Eastern (Lateral)	2m	The proposal does not comply
Western (Rear)	2m	The proposal does not comply
Northern (Lateral)	2m	The proposal does not comply

APPLICABLE BUILDING LINE	KNYSNA ZONING SCHEME BY-LAW Earth Banks & Retaining Structures (clause 26)	COMPLIANCE	NOTES:
Eastern (Street)	max 2m above NGL	The proposal complies	
Eastern (Lateral):			
1) part of new retaining driveway wall	max 2m above NGL	The proposal does not comply	Engineer signed off
2) existing road verge retaining wall	max 2m above NGL	The proposal does not comply	Estate road structure - NA
3) geyser housing	NA		
4) retaining garden/terrace wall	max 2m above NGL	The proposal complies	
Western (Rear)			
1) retaining boundary wall and seating	max 2m above NGL	The proposal complies	
2) stairway to lower garden	max 2m above NGL	The proposal does not comply	Engineer signed off
3) retaining garden/terrace wall	max 2m above NGL	The proposal complies	
Northern (Lateral)			
1) retaining boundary wall and seating	max 2m above NGL	The proposal complies	
2) Pool pump	NA		

ANTICIPATED IMPACTS:

Surrounding neighbouring properties will not be negatively influenced or compromised in any way. Several surrounding properties contain similar retaining structures due to the typical sloped topography of the area. The walls do not exceed any height restrictions associated with boundary wall or zoning scheme regulations and do not have a negative visual impact.

The as-built boundary walls and retaining walls is consistent in scale with the surrounding built forms and comply with the design manual of the estate.

The use of the property will remain residential. The proposed building line relaxations will not affect or compromise traffic safety in any way.

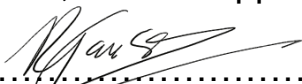
No additional services will be required with granting the relaxation of building lines to allow the as-built structures in this proposal.

All retaining structures were signed off by the appointed Engineer at the time, see letter and SANS10400 Form 4 attached.

CONCLUSION:

The main factor which contributed to the encroachment of the building lines, is the challenging slope of the site, which led to inevitable changes made during the construction process regarding the levels around the new dwelling.

Herewith the Application is made to relax the building lines as stated above to allow the existing deviations that were made, to be submitted and plans to be brought up to date, for final approval and Occupancy.

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Ramona Jansen

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