ERF 3743
SEDGEFIELD

Departure Application



16 October 2026

www.planningspace.co.za

TABLE OF CONTENTS

1. INTRODUCTION 1

2. BACKGROUND 1

3. PROPERTY INFORMATION 2

3.1 LOCALITY 2

3.2 PROPERTY DETAIL 2

4. PROPOSAL 3

4.1 DEPARTURE 3

5. FACTORS TO CONSIDER 4

5.1 EXISTING STRUCTURES 4

5.2 CONFIGURATION OF THE PROPERTY 5

5.3 BIO-PHYSICAL CONDITIONS 5

5.4 ANTICIPATED IMPACTS OF THE STREET BUILDING LINE RELAXATION 5

5.4.1 Streetscape and Character of the Area 5

5.4.2 Impact on Surrounding Properties 6

5.4.3 Impact on Road Safety 7

5.5 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK AND SEDGEFIELD LSDF 7

5.6 COMPATIBILITY WITH SPLUMA DEVELOPMENT PRINCIPLES 8

6. SUMMARY OF APPLICATION 8

LIST OF PLANS

Diagram 1: Locality Plan
Diagram 2: Aerial Photo
Diagram 3: Zoning Map
Diagram 4: Site Plan and Elevations

LIST OF ANNEXURES:

Annexure A: Power of Attorney and Company Resolution
Annexure B: Title Deed
Annexure C: Bond Holder's Consent
Annexure D: General Plan
Annexure E: Approved Building Plans

1. INTRODUCTION

Planning Space Pty (Ltd) has been appointed by **A Million Up Investments 124 Proprietary Limited**, the owners of Erf 3743 Sedgefield, to prepare and submit the following applications in terms of Section 15 (2) and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, to the Knysna Municipality (see Power of Attorney and Company Resolution attached as ***Annexure A***).

i. Section 15 (2) (b): Application for a **departure** from the provisions of the Knysna Zoning Scheme By-Law for a **street building line relaxation** from 4.5m to 1.26m to permit the planned first-floor patio and lounge area extension as indicated on Site Plan No. A100 Rev 1, dated 25 May 2026.

2. BACKGROUND

- Erf 3743 forms part of Erf 3590, which was subdivided to establish Cola Beach, as reflected on the General Plan attached hereto as Annexure D.
- The existing dwelling house was constructed in 2018, with Building Plans duly submitted to the Council for approval.
- Prior to the submission of the Building Plans, the previous owner was incorrectly advised by a Municipal Official from Building Control that a land use planning application was required before the plans could be considered. Acting on this advice, the owner submitted a departure application in July 2018 to permit a 1.8m high boundary wall in lieu of the 1.2m height restriction along the street boundary.
- It was subsequently established that the land use application was unnecessary, as the owner was eligible to submit Building Plans without the departure authorisation. The application was cancelled, and the fees paid were refunded to the owner.
- Building Plans were thereafter submitted and formally approved in February 2019.
- The current owner now intends to expand their living space by extending the existing first-floor patio and lounge areas. New Building Plans will be submitted for approval in accordance with the provisions of the current governing Zoning Scheme and the National Building Regulations.
- A detailed proposal is discussed in paragraph 4 of this motivating memorandum.

3. PROPERTY INFORMATION

3.1 LOCALITY

The subject property is situated at No. 1 Adriatic Street in Sedgefield (see Locality Plan attached as ***Diagram 1***).

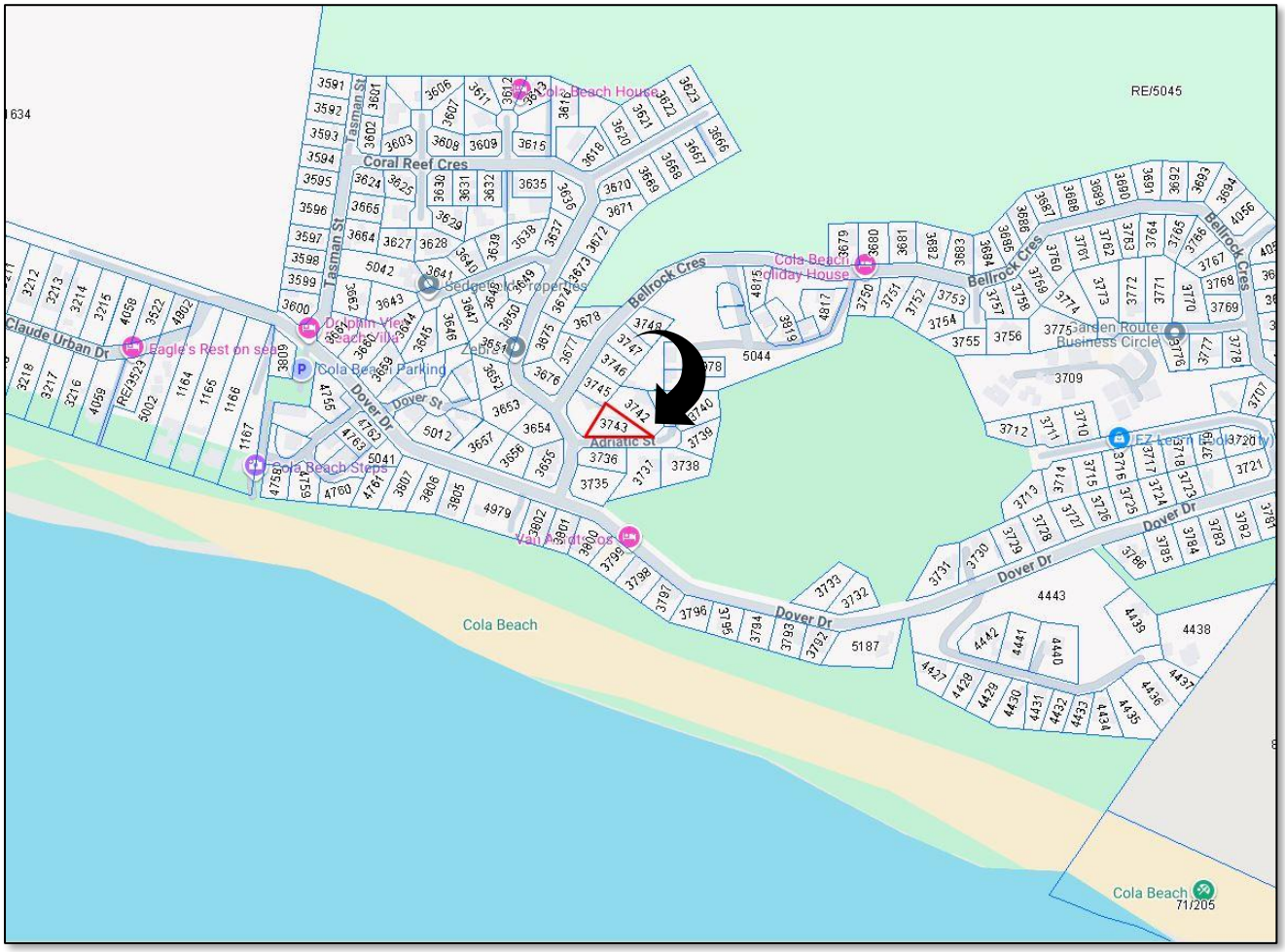


Figure 1: Extract indicating the locality of the subject property.

3.2 PROPERTY DETAIL

Title Deed Description	Erf 3743, Sedgefield, in the Municipality & Division of Knysna, Western Cape.
21 Digit code	C03900100000374300000
Title Deed Number	T000015874/2022 (Attached as **Annexure B**)
GP Diagram No.	GP 5369/1996 (attached as **Annexure C**)
Title Deed Restrictions	None
Property Size	1020 (One thousand and twenty) m²
Property Owner	A Million Up Investments 124 Proprietary Limited
Bonds	None
Land Use	Residential
Zoning	Single Residential Zone I

4. PROPOSAL

4.1 DEPARTURE

Erf 3743 is zoned Single Residential Zone I in terms of the Knysna Zoning Scheme By-Law that applies to the Sedgefield area, and development parameters are prescribed in the mentioned By-Law for the property. The subject site measures 1020m² in extent, and building lines pertaining to it are stipulated in the table below.

BUILDING LINE	KNYSNA ZONING SCHEME BY-LAW	COMPLIANCE
Street	4.5m	The proposal does not comply.
Lateral	2m	The proposal complies.
Rear	2m	The proposal complies.

The proposed extensions seek to expand the existing lounge and patio areas to enhance and modernise the owners' living space. The extension of the patio and lounge area will project beyond the street building line. Both the lounge and patio are situated on the first storey. The new structures are designed in harmony with the architectural style of the existing dwelling. The existing lounge on the first floor will be extended to the south and will be supported by brick columns and a reinforced concrete slab.

The existing patio, located on the western side of the dwelling house, will be extended to integrate and connect with the new lounge addition. This extension will enhance the owners' living environment by creating a more versatile space, enabling them to host family gatherings and enjoy an improved quality of life within their home.

On the western elevation, the new lounge will be fitted with glass doors, creating a natural flow between the interior living area and the patio.

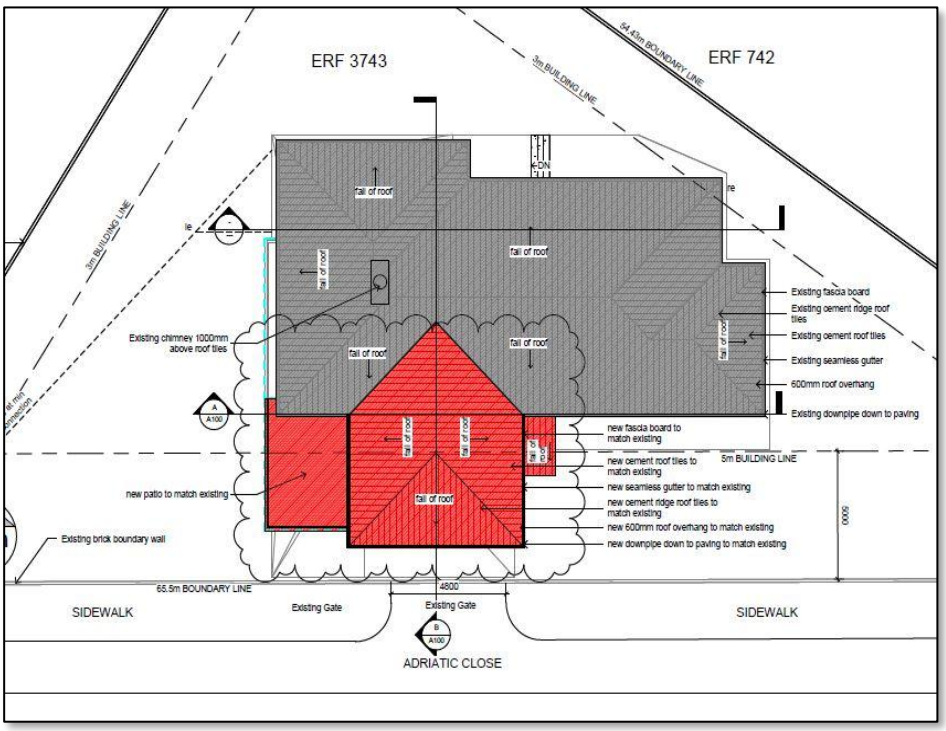


Figure 2: Extract from the Site Plan.

In addition to improving spatial flow, these doors will maximise natural light penetration, thereby reducing reliance on artificial lighting during daylight hours. The proposed extensions enable the owners to optimise the use of their property without the need for constructing additional buildings.

The proposed living area and patio extension towards the south will also improve the western view lines towards Gericke's Point, which is currently limited by the house to the west of the property. This slight extension will have a significant benefit for the owners, both in terms of their enjoyment of their home and also in terms of property value.

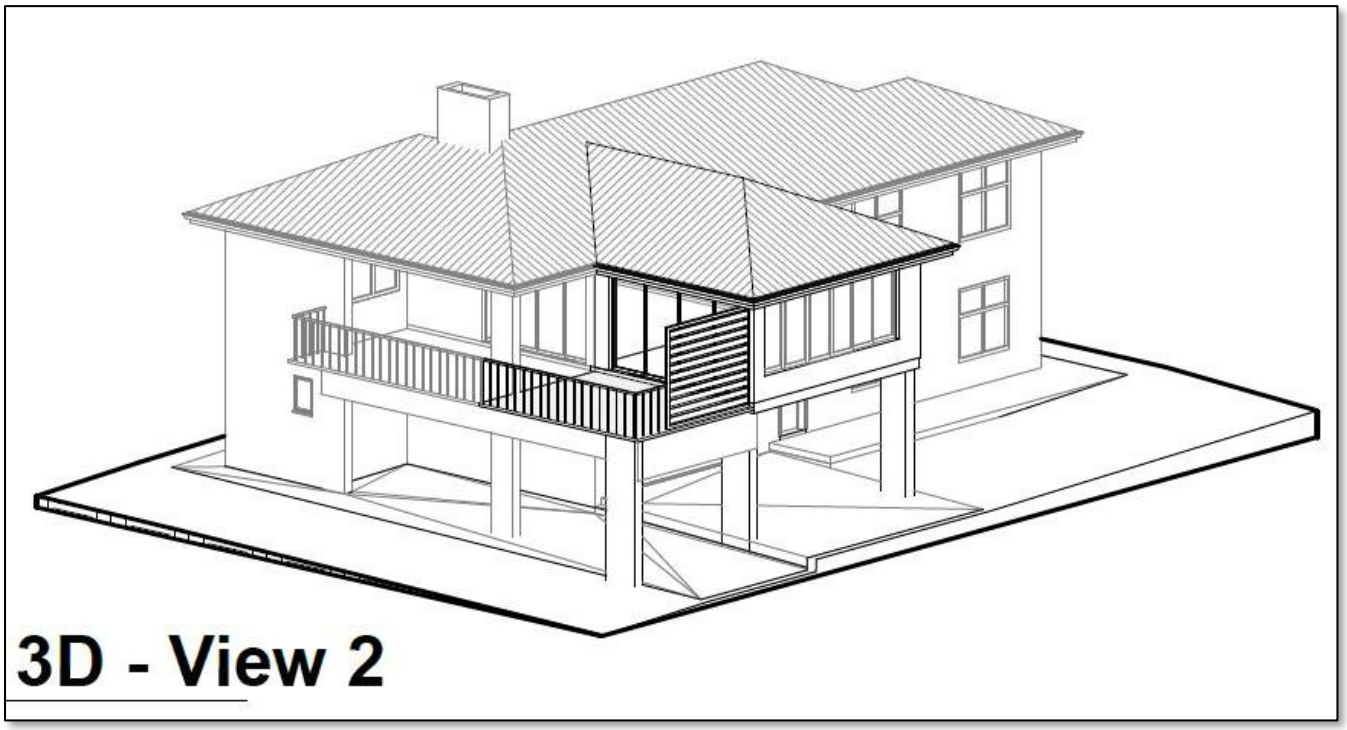


Figure 3: 3D View.

Therefore, the Council is respectfully requested to consider relaxing the street building line along the southern boundary from 4.5m to 1.26m to permit the proposed first-floor patio and lounge area extension.

5. FACTORS TO CONSIDER

5.1 EXISTING STRUCTURES

The existing main dwelling was built in accordance with the approved Building Plans dated February 2019 (refer to Annexure E). The structure is well within the prescribed building lines and complies with single residential development parameters that are applicable to the property. The layout of the existing house does not allow the extension of the living area in any other direction but to the south. The southern extension is also required to create a view line to the west, past the existing built environment. The new planned extensions will still comply with the other applicable development parameters prescribed in the Zoning Scheme, except for the street building line. This application seeks authorisation of the proposed extensions that will conflict with the By-Law.

5.2 CONFIGURATION OF THE PROPERTY

The property has an irregular configuration that restricts the extent of developable space. The odd triangular shape presents significant challenges to the build form of the house. Accordingly, the proposed extensions are considered reasonable and appropriate, given the limited developable space available on the property and the position of the existing house.



Figure 4: Northern Section of the property.

5.3 BIO-PHYSICAL CONDITIONS

The property has an even gradient, and the area where the extension is planned contains either a paved driveway or manicured lawn. There are no environmental considerations that can influence the decision to consider the application.

5.4 ANTICIPATED IMPACTS OF THE STREET BUILDING LINE RELAXATION

5.4.1 Streetscape and Character of the Area

The proposed extensions will not materially alter the streetscape or result in any adverse visual impacts that will harm the character of the area. The planned alterations will improve the architecture of the house by articulating the facade of the building and will be in line with the upmarket residential character of the area. Although the building

will be closer to the street than other buildings in the street, Adriatic Street is a short cul-de-sac that does not require linear uniformity. The encroachment will also only be on the first-floor level and not on the ground floor.



Figure 5: View of Adriatic Street.

5.4.2 Impact on Surrounding Properties

The position of the house on Erf 3742, to the northeast of Erf 3743, is at a much higher elevation and completely overlooks the existing house on the subject site. The house on Erf 3744, to the west of the subject property, is orientated to the west to optimise sea views. Therefore, the planned extension to the south of the subject property will have no impact on the views or privacy on neighbouring properties. The existing deck on Erf 3743 is already on the western side, and the proposed slight extension is not anticipated to result in any significant additional impact on the adjoining Erf 3744.

The owner of the property in question has planted a row of trees along the western boundary to serve as a natural screen, thereby safeguarding the privacy of the adjoining Erf 3744. This measure is illustrated in Figure 6.

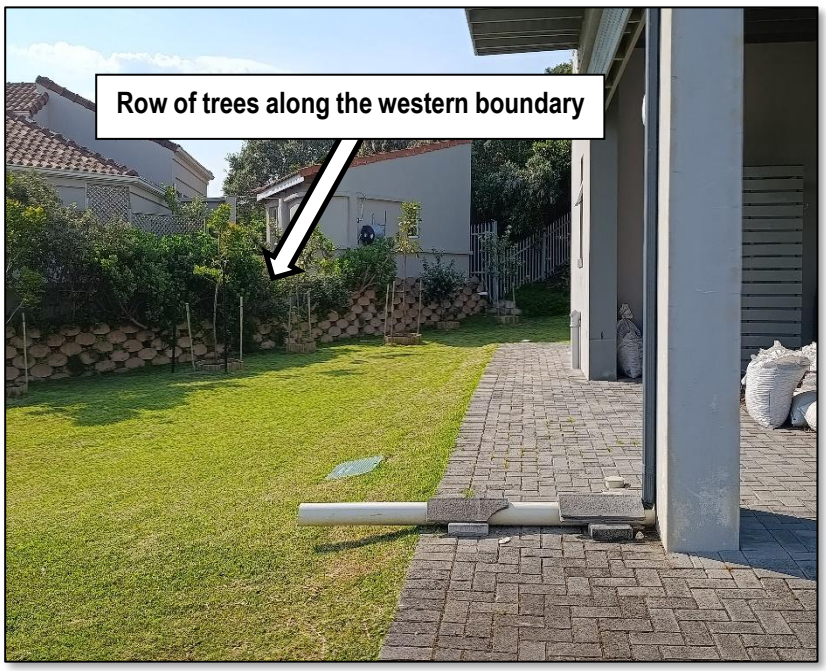


Figure 6: Row of trees along the western boundary of Erf 3743.

5.4.3 Impact on Road Safety

The current access and position of the existing garage on the subject site will remain unchanged, with no extensions proposed. Adequate manoeuvring space is available within the property in question to accommodate the owner's vehicle, ensuring appropriate space and sight distances to reverse out of the garage.



Figure 7: Existing garage on the subject site.

Furthermore, the requested relaxation of the street building line will have no implications for road safety, as the proposed lounge extension does not obstruct the line of sight for vehicles or pedestrians along the roadway.

5.5 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK AND SEDGEFIELD LSDF

The subject property is situated within the established urban area of Sedgefield and is utilised for single residential purposes, consistent with the residential development pattern of the area. The proposed development does not introduce a new land use or materially alter the established spatial function of the property.

The Sedgefield Local Spatial Development Framework (LSDF) provides the spatial planning framework for the future development and management of Sedgefield. While the LSDF does not prescribe specific street building-line

parameters for the subject property, departures from spatial planning provisions may be considered on a site-specific basis, taking into account the circumstances of the property and the spatial implications of the proposal. Accordingly, the proposed departure should be assessed in relation to its scale, visibility, impact on the surrounding character and properties, access and broader spatial compatibility, together with the applicable development parameters that are stipulated in the Knysna Zoning Scheme By-Law.

In this instance, the proposed departure relates to the extension of an existing, lawfully established residential dwelling and does not entail a change in land use or an increase in the number of dwelling units. The proposed first-floor lounge and patio extensions remain integrated with the existing dwelling and retain the established residential character and function of the property. The proposal is therefore considered to be compatible with the broader spatial planning objectives applicable to Sedgefield, subject to the site-specific considerations addressed in this report.

5.6 COMPATIBILITY WITH SPLUMA DEVELOPMENT PRINCIPLES

In considering the application, the decision-maker must be guided by the development principles outlined in Chapter II of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act No. 3 of 2014) (LUPA).

SPLUMA serves as a framework law, providing broad principles for a set of provincial laws that regulate planning. Therefore, it does not have significant relevance to minor applications permitted by the Zoning Scheme By-Law. For instance, the principle of spatial justice requires redressing past spatial and other development imbalances through improved access to and use of land. However, the nature of this application cannot directly contribute to spatial reform. These matters are best addressed through spatial development frameworks, zoning schemes, and other management systems.

It can be argued that by being compatible with a credible Spatial Development Framework that embraces the principles of spatial justice, spatial sustainability, spatial efficiency, and spatial resilience, the proposal will automatically comply with these principles. Furthermore, the use of the existing structure contributes to the efficient use of urban land.

6. SUMMARY OF APPLICATION

The Council is humbly requested to consider a street building line application in order to permit the planned first-floor patio and lounge area extensions.

The reasons for approving the proposal are summarised as follows:

- The planned extensions will improve the functionality of the property.
- The proposal is a logical extension of the existing first-floor living accommodation, following the established orientation and building form of the existing dwelling, and is necessitated by the constrained and irregular configuration of the property.
- The proposal will have a minimal impact on the neighbouring properties as the proposed extensions do not negatively impact on the streetscape and the privacy of the neighbouring properties.
- The proposal includes alterations to an established and lawfully constructed dwelling. Also, it will not change the residential character of the area in any way.
- The irregular and triangular configuration of the property, together with the position of the existing dwelling and the applicable lateral and rear building lines, significantly limits the practical opportunities for extending the dwelling within the prescribed building envelope.
- The proposal is not in conflict with Spatial Planning Policies.
- The proposal is not in conflict with the development principles set out in Section 7 of SPLUMA.
- The existing dwelling on site complies with the Knysna Zoning Scheme By-Law single residential requirements/provisions, apart from the street building line.