

Applicant's motivation

MOTIVATIONAL REPORT

APPLICATION FOR CONSENT USES on R/ERF 390 ROBERTSON

- GUEST HOUSE IN EXISTING DWELLING &
 - SECOND DWELLING enlarge to 150m²
-

1. PURPOSE OF APPLICATION

According to Section 15(1) of the Langeberg Municipal Land Use Planning Bylaw of 2015, no person may commence land development without the approval of the Municipality. According to Section 15(2) the owner of land may apply to the Municipality for, *inter alia*, consent uses contemplated in the zoning scheme.

The new owner of R/Erf 390 Robertson wants to use the existing dwelling for guest house purposes (4 guest bedrooms) and to extend the approved second dwelling (60m²) at the back of the garage to 150m².

The additional 90m² of second dwelling will replace the existing stores on ground and first floor level, with an additional 2,5m wide stoep in front.

2. LOCALITY AND ACCESS TO ERF

R/Erf 390 Robertson is located near the end of Albert Street in the block between Keerom Street and the Willem Nels River.

Access is obtained from Albert Street on the south-western side of the house towards the garage at the back of the house.

3. CHARACTERISTICS OF SITE AND SURROUNDING AREA

R/Erf 390 Robertson is 1071 m² in extent and belongs to Star Focus 126 (Pty) Ltd (with Pieter Louis and Nanet Theron as directors) according to Deed of Transfer T61466/2022.

The property consists of an existing dwelling house of $\pm 250\text{m}^2$ located on the 4m street building line. The house has a front stoep, four en-suite bedrooms and an open plan dining/kitchen/living space.

The double-garage (with attached outdoor toilet) and store at the back are located in the back half of the property on the north-western boundary building line.

Approximately three months ago, building plans were approved to build a double storey structure at the back of the existing garage that includes a second dwelling of 60m^2 (primary use) on ground floor with a store on top (primary use).

These are in process of being built.

The application erf is surrounded by other single residential properties.

Except for Erf 388, all the neighbour's dwellings are located near the street boundaries with little impact on one another:

- Erf 945: House is located near Albert Street boundary with a large open garden at the back;
- Erf 394: House is located near Albert Street boundary with a large garden at the back; garage/outbuildings are located next to application site;
- Erven 387, 391-393: Houses are all built near Le Roux Street with large gardens at the back.

The house on panhandle Erf 388 is located in the eastern corner near the south-eastern boundary with a large open garden towards the application property.

4. APPLICATION

Application is made in terms of the Langeberg Municipal Land Use Planning Bylaw, 2015:

Section 15(ii)(o):

- Consent use to use the existing dwelling house as a guest house with four guest en-suite bedrooms.
- Consent for a second dwelling of 150m^2 .

Development Parameters of proposed uses:

- 4 guest bedrooms
- Second dwelling: 150m^2
- Height: double storey (2nd dwelling)
- Coverage: 41,2%

- Parking: 7 bays provided on site (plus garage as alternative, but can also be used as store)

Both consent uses adhere to the definitions and development parameters as provided in The Langeberg Municipality: Integrated Zoning Scheme By-Law, 2018:

"Dwelling house" means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including: (a) a storeroom and garaging; (b) a second dwelling or additional dwelling, with a floor area which does not exceed 60 m²; provided that application for consent use must be submitted if the second dwelling or additional dwelling is larger than 60m²; (c) a braai room; (d) renewable energy structures for household purposes; (e) home occupation; (f) letting to lodgers for long term rentals; (g) a bed and breakfast establishment; and (h) home child care; and (i) a crèche.

Development parameters:

Coverage: 65%

Building lines: 4m street, 1,5m side and 2 m rear

"Guest house" means a dwelling house, second dwelling, or additional dwelling unit that is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment that exceeds the restrictions of a bed and breakfast establishment (more than 2 guest rooms or 4 guests), and includes inter alia self-catering accommodation facilities.

Specific development parameters for guest house are, *inter alia*:

- the owner or manager of a proposed guest house establishment must live on the property;
- no more than 6 rooms per land unit may be used for bedroom accommodation for paying guests or lodgers for long term rental, and no more than 12 paying guests or lodgers may be supplied with lodging or meals at any time;
- no alcoholic beverages or meals may be served except to resident guests for consumption on the premises; and the family residing in the dwelling;
- no weddings, receptions, conferences, training or any similar activities are permitted in a guest house;
- no activities that constitute, or are likely to constitute, a source of public nuisance may be carried out; and
- on-site parking must be provided in accordance with the provisions of this By-law.

"Second dwelling" means another dwelling that may, in terms of this Bylaw, be erected on a land unit where a dwelling house is also permitted; and the second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house; provided that:

- a second dwelling larger than 60m² as per the provision of "dwelling house" may only be erected in a use zone where provision has been made in column 3 of the table set out in Schedule 1 for a second dwelling as a consent use; and
- the second dwelling must remain on the same land unit as the dwelling house and not be alienated separately.

Specific development parameters for second dwelling:

- the total floor space of a second dwelling may not exceed 150 m² including the floor space of all ancillary buildings;
- a second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house;
- a second dwelling that is a separate structure to a dwelling house may not exceed a height of 6,5 metres to the top of the roof.

Parking requirements:

- 1 bay per guest bedroom: 4 required
- 2 bays per owners house: 2 required
- 1 bay for visitors/employee

TOTAL of 7 parking bays required

5. MOTIVATION

5.1 ADHERENCE TO DEVELOPMENT PRINCIPLES

Development principles are referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). Spatial justice, sustainability and resilience as well efficiency and good administration are met by the proposed application:

Spatial justice:

The layout of the existing dwelling house is ideal for guest house purposes and adequate parking is available on site.

Although the owners are living in Alberton at the moment, it is the intention of the owners to live on the application site at the back in the second dwelling.

In the meantime, a manager will be appointed to live on site and manage the guest house.

Spatial sustainability:

The proposed development adheres to all development parameters of the Municipal Integrated Zoning Scheme (IZS).

It will have a low impact on the neighbours due to the placement of surrounding structures as mentioned above, as well as:

- It is a small establishment with only four guest bedrooms, especially if you compare it with a bed and breakfast as a primary use that allows two guest bedrooms;
- Parking on site;
- The property is fenced off;
- The owners have already grown trees/plants to mitigate any visual impacts on Erf 394 (star jasmine will cover the north-western wall of the second dwelling and 15 Chinese poplar trees will be planted along the other side of the common boundary fence).

Efficiency:

The existing dwelling house will be optimal used for guest accommodation, while adequate space is available for a second dwelling. The large garden at the back allows for parking bays as well as a well-design garden with a small pool and boma.

Space for four parking bays next to the existing entrance road is available, as well as a turn-around space in front of the house to avoid any reverse movements into Albert Street.

Spatial Resilience:

The proposed consent uses will not impact negatively on the surrounding environment or on the character of the neighbourhood.

The existing house will be used for guest purposes with adequate parking on site, also at the back of the house.

The second dwelling is also at the back of the existing garage with low visibility.

The erf is fenced off with vibracrete walls to ensure privacy and a low visual impact on the surrounding environment.

The guest house will add income to ensure a sustainable livelihood.

Good administration

The application for consent uses is done by means of an integrated approach between the land owner, planning consultants and the administered authority (Municipality) and is guided by policies and legislation with inputs by all role players.

The neighbour's wishes for additional plants / natural buffer were adhered to.

The proposed guest house will be well managed and administered.

5.2 NEED AND DESIRABILITY

Robertson is known for its tourist attractions, accommodation and hospitality and hosts many events and festivals through-out the year.

The Breede River and Langeberg Mountains with associated sports and activities, ± 45 wine cellars in the surrounding environment, olive tasting facilities, arts and crafts, wellness and numerous wedding and venue facilities, skydiving, mountain bike and 4X4 routes create a "Winelands Love Story known for extraordinary experiences, wine and natural attractions", as promulgated on the Robertson Tourism website.

The proposed guest house with four en-suite guest bedrooms and modern open plan kitchen / lounge / living area will contribute to the large need for tourist accommodation through-out the year. The new and attractive guest house will be an excellent choice for providing accessible accommodation in town that is central to a variety of facilities / venues in and around the town.

The scale of the facility will not impact negatively on the surrounding area with adequate parking on site and an open, living area to the back similar to all surrounding erven.

The upgrading, modernization and maintenance of the existing house increase the value of the surrounding neighbourhood.

The second dwelling of 150m² (consent use) will be located in the same structure that was approved for a 60m² second dwelling (primary use) with store on the first storey.

The store on the first storey will be replaced by an en-suite bedroom and a study.

The narrow storage space between the garage and the approved second dwelling will be replaced by a bathroom and laundry for the second dwelling.

A 2,5m wide stoep will be added in front.

A small pool and boma will be constructed in the back garden for mutual use.

The second dwelling will be disguised from Erf 394 by means of star jasmine growing on the western wall of the structure, as well as new Chinese poplar trees on Erf 394 along the common boundary fence.

The existing vibracrete wall at the back of the property (north-eastern wall) is 3m high with minimal visual impact.

The side boundaries are fenced with 1,8m high vibracrete walls that ensure privacy and low visual impacts.

Adequate parking is provided on site. Four parallel parking bays are provided next to the internal access road.

To avoid reverse movements into Albert Street, the 4m wide area in front of the house will be used as turn-around space and covered with gravel pebbles.

Three additional bays are provided at the back between the guest house and the existing tree that provides a natural buffer between the guest parking facility and the garden.

The back parking bays will be used as a first choice for security and privacy reasons. With less cars visible, it will look like a normal dwelling house.

The existing double garage can also be used for parking and/or storing space.

Entrance to and from the erf will be secured by a sliding gate.

6. CLOSURE / SUMMARY

The proposed guest house and second dwelling adhere to all development parameters for Single Residential Zone I.

It is both needed and desirable from a land use point of view.