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| <b>EVALUERINGSVERSLAG</b><br>Ingevolge Artikels 56, 65 & 66 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning (PK 264/2015, 30 Julie 2015) |
| <b>AANSOEK: VERGUNNING VIR GASTEHUIS: ERF 1917, ROBERTSON</b>                                                                                                    |

|                                                                      |                  |              |            |               |            |
|----------------------------------------------------------------------|------------------|--------------|------------|---------------|------------|
| Verwysingsnommerr                                                    | 15/4/9/5-ROB1917 | Aansoekdatum | 13/08/2024 | Verslagdatum: | 05/05/2025 |
| Keerderdatum vir kommentaar / Laaste kommentaar of inligting ontvang |                  |              |            |               | 04/11/2024 |

**DEEL A: SKRYWER BESONDERHEDE**

|                            |                       |
|----------------------------|-----------------------|
| Naam                       | Jack van Zyl          |
| Postitel                   | Senior Stadsbeplanner |
| SACPLAN registrasienommerr | A/1170/2000           |

**DEEL B: BESONDERHEDE VAN EIENDOM**

|                                                   |                                                            |         |                                     |                                          |                                                                                                                                                                                                             |
|---------------------------------------------------|------------------------------------------------------------|---------|-------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Eiendomsbeskrywing (volgens Titellakte)           | Erf 1917                                                   |         |                                     |                                          |                                                                                                                                                                                                             |
| Fisiese adres                                     | Van Riebeeckstraat 5                                       |         | Dorp                                | Robertson                                |                                                                                                                                                                                                             |
| Huidige sonering                                  | Enkelresidensiële sone I                                   | Grootte | 2376m <sup>2</sup>                  | Is daar bestaande geboue op die eiendom? | <div style="display: flex; align-items: center;"> <div style="width: 30px; height: 30px; background-color: green; margin-right: 5px;"></div> <div>JA</div> <div style="margin-left: 20px;">NEE</div> </div> |
| Toepaslike soneringskema                          | Langeberg Munisipaliteit Geïntegreerde Soneringskema, 2018 |         |                                     |                                          |                                                                                                                                                                                                             |
| Huidige grondgebruik                              | Woonhuis                                                   |         |                                     | Titellaktenommer en -datum               | T35385/2004                                                                                                                                                                                                 |
| Enige beperkende titelvoorwaardes van toepassing? | JA                                                         | NEE     | Indien JA, lys voorwaarde nommer(s) |                                          |                                                                                                                                                                                                             |
| Enige 3de party voorwaardes van toepassing?       | JA                                                         | NEE     | Indien JA, beskryf.                 |                                          |                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |                                                   |                                                   |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------------|
| Enige ongemagtigde grondgebruik / bouwerk?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> JA   | <input type="checkbox"/> NEE                      | Indien JA, verduidelik                            |                                                                        |
| <b>DEEL C: BESKRYWING VAN AANSOEK</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                                                   |                                                   |                                                                        |
| Aansoek ingevolge Artikel 15 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 vir 'n vergunning vir Gastehuis op erf 1917, Robertson.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                          |                                                   |                                                   |                                                                        |
| <b>DEEL D: AGTERGROND &amp; OPSOMMING VAN AANSOEKER SE MOTIVERING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                                                   |                                                   |                                                                        |
| Die voorstel word uitgebeeld op die aangehegte terreinplan gemerk ROB1917-LBM-TP in Bylae 1 en beskryf in die motiveringsverslag in Bylae 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                          |                                                   |                                                   |                                                                        |
| Die aansoeker wil 'n gedeelte van die bestaande woonhuis op die erf te gebruik as gastehuis, bestaande uit 4 en-suite slaapkamers en 'n gemeenskaplike leefkamer wat vir selfsorg akkomodasie gebruik kan word.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |                                                   |                                                   |                                                                        |
| Die woonhuis se vloeroppervlakte is sowat 425m <sup>2</sup> , waarvan ±200m <sup>2</sup> vir die gastehuis aangewend sal word en 225m <sup>2</sup> vir die eienaar se akkomodasie (ingesluit 'n motorhuis).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                          |                                                   |                                                   |                                                                        |
| Die perseel kry motortoegang vanaf 'n groot cul-de-sac in Van Riebeeckstraat, wat ook gebruik sal word vir die gaste se toegang. Daar word 5 parkeerplekke op die erf voorgestel vir gsteparkering, addisioneel tot die dubbelmotorhuis en ruim oprit wat deur die eienaar gebruik word.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                          |                                                   |                                                   |                                                                        |
| Die aansoeker motiveer die voorstel aan die hand van die volgende:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                          |                                                   |                                                   |                                                                        |
| <ul style="list-style-type: none"> <li>• Behoefte aan gaste-akkomodasie in Robertson ter ondersteuning van vele toerisme-atraksies en -aktiwiteite in die omgewing, ingesluit die groeiende tendens om funksies / troues in die omliggende omgewing aan te bied.</li> <li>• Geleë in middel van 'n groot erf, ver van wonings op aangrensende erwe en afgeskerm deur bestaande bome.</li> <li>• Uitleg van huis is ideaal om te verdeel en as gastehuis te gebruik.</li> <li>• Relatief naby aan stedelike geriewe (winkels en hospitaal)</li> <li>• Voldoende ruimte vir genoeg op-perseel parkering</li> <li>• Geen impak op karakter van woonbuurt, want geen eksterne veranderinge word gemaak, bestaande huis en toegang sal gebruik word</li> <li>• Relatief klein onderneming met slegs 4 slaapkamers, wat nie baie meer is as 'n B&amp;B van 2 kamers / 4 gaste wat as inherente reg by 'n woonhuis toegelaat word.</li> <li>• Oogmerk is nie om vermaak vir gaste op perseel te voorsien nie, maar slegs as oornagplek te dien vir families of groepe mense wat atraksies / funksies in die omliggende omgewing besoek.</li> <li>• Eiendom is omhein.</li> </ul> |                                          |                                                   |                                                   |                                                                        |
| <b>DEEL E: OPSOMMING VAN OPENBARE DEELNAME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                          |                                                   |                                                   |                                                                        |
| Word openbare deelname ingevolge Artikels 45- 49 van die verordening vereis?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                          |                                                   |                                                   | <input checked="" type="checkbox"/> JA<br><input type="checkbox"/> NEE |
| Waar deelname vereis word, noem manier van advertering,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Pers | <input checked="" type="checkbox"/> Kennisgewings | <input checked="" type="checkbox"/> Wyksraadslede | <input type="checkbox"/> Ander                                         |
| <b>DEEL F: OPSOMMING VAN KOMMENTAAR ONTVANG GEDURENDE OPENBARE DEELNAME (indien van toepassing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                          |                                                   |                                                   |                                                                        |
| Daar is een beswaar ontvang van die eienaar van Van Riebeeckstraat 14 (erf 2125). Dit is aangeheg in Bylae 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                          |                                                   |                                                   |                                                                        |

Die beswaar is gegrond daarop dat daar in die laaste paar jaar verskeie besighede in die betrokke woonbuurt begin bedryf het – waarskynlik sonder die nodige toestemming of beheer – wat die rustige karakter van die residensiële woonbuurt versteur. Dit sluit in 'n haarsalon/skoonheidssalon oorkant die aansoekperseel, gastehuis en crèche. Toename in verkeer na – en van dié besighede, sowel as verwante straatparkering is 'n probleem. Die beswaarmaker voer aan dat 'n 4-slaapkamer gastehuis die probleem sal vererger. Hy is van mening dat die buurt residensiël gehou moet word en geen verdere besighede in die buurt toegelaat moet word nie.

Die aansoeker se reaksie op die beswaar word as volg opgesom (volledige brief aangeheg in Bylae 4):

- Twee van die besighede wat genoem word, is aan Van Zylstraat, wat 'n 'n besige versamelpad funksioneer en waar gemengde grondgebruike gewoonlik volgens beplanningsriglyne toegelaat word. Dié twee gevalle kan dus nie beskou word as deel van die rustige woonbuurt nie.
- Die enigste sakegebruik binne die woonbuurt is die haar- en skoonheidssalon op erf 2121. Alhoewel dit heelwat verkeer opwek, is daar tog voldoende voorsiening vir parkering op die perseel gemaak.
- 'n Gastehuis soos wat voorgestel word, is wesenlik 'n residensiële gebruik en kan nie as 'n sakegebruik beskou word nie.
- Daar word voldoende en maklik bruikbare parkering op die perseel voorsien, sodat die bestaande verkeersprobleme in die straat nie vererger sal word nie.
- Die eienaars sal steeds die westelike deel van die huis bewoon en sal dus in hul eie belang beheer uitoefen oor enige geraas of steurnis vanaf die gastehuis.
- Die teikenmark is om gaste oornag te akkomodeer wat betrokke is by troues in die onthaalfasiliteit wat die eienaar se dogter elders bedryf. Die gastehuis sal dus merendeels buite besigheidsure van die salon oorkant die straat okkupeer word
- Die huidige woonhuis se struktuur en skaal sal nie verander nie en sal dieselfde wees as voorheen toe dit deur 'n gesin met kinders bewoon was.



#### DEEL G: OPSOMMING VAN KOMMENTAAR VANAF STAATSINSTELLINGS EN/OF MUNISIPALE DEPARTEMENTE (indien van toepassing)

##### Elektriese Ingenieursdienste

No objections, subject to the following:

1. The erf has an existing single phase electrical connection.
2. Currently no additional electrical capacity is available for the erf.
3. Should electrical capacity become available the bulk services and connection costs will be applicable [Comment: This will only apply if the owner requests an enlargement / upgrade of the existing connection.]
4. All alternative electrical installations (UPS, Solar PV, LV standby generator) to obtain written permission pre-installation
5. Local and national legislation prohibits supply to be taken across erf boundaries [Comment: Not applicable, as the property will not be subdivided].

#### Siviele Ingenieursdienste

No objection. The current water and sewer connections to the property will remain. The current access to the property will function as access for the guest house.

#### Boubeheer

The following apply:

1. Any new structures or changes to existing structures must undergo thorough inspections to ensure compliance with structural integrity and safety requirements.
2. Proposed changes must align with the accessibility requirements outlined in the National Building Regulations, ensuring equitable access for all as necessary.
3. Fire safety measures and systems must meet or exceed the standards set by the National Building Regulations to ensure the safety of occupants.
4. Before any commencement of Building work, alterations to existing buildings and/or usage change of existing buildings, Building plans must be submitted to and approved by Langeberg Municipality's Building Control Department prior to construction as applicable.

The above includes both proposed new building work and "as-built" building work and where the use of buildings are changed. Any future developments or alterations must fully adhere to all aspects of the National Building Regulations and approval of this application may not be deemed to be an exemption thereof.

#### Verkeersdienste

Geen beswaar

#### Brand en rampbestuur

Geen kommentaar ontvang

#### Wyksraadslid Wyk

Geen kommentaar ontvang

### **DEEL H: MUNISIPALE BEPLANNINGSEVALUERING (Verwys na Riglyne vir Tersaaklike Oorwegings)**

Die beplanningsevaluasie van die aansoek is gegrond op die tersaaklike oorwegings ("relevant considerations") soos uiteengesit in the Wes-Kaapse Departement van Omgewingsake en Ontwikkelingsbeplanning se riglyndokument. Dit word bevestig dat die tersaaklike oorwegings in ag geneem is in hierdie evaluasie en dat die voorstel:

- in lyn is met die ontwikkelingsbeginsels van SPLUMA and LUPA;
- voldoen aan norme en standaarde, toepaslike nasionale en provinsiale regeringsbeleide, provinsiale ruimtelike ontwikkelingsraamwerk (PSDF) en die munisipale ruimtelike ontwikkelingsraamwerk (SDF) soos verduidelik in meer detail hieronder;
- nie bestaande regte en verpligtinge negatief sal beïnvloed nie;
- nie sal afbreuk doen aan die grondwetlike transformasievereistes nie;
- akkomodeer kan word binne die bestaande ingenieursdienste, maatskaplike infrastruktuur en oopruimtes;
- nie enige ondersoek ingevolge ander wetgewing vereis of behels nie;
- in lyn sal wees met die toepaslike bepalinge van die soneringskema;
- nie die omgewing in so 'n mate sal beïnvloed dat dit goedkeuring ingevolge omgewingswetgewing vereis nie;

- wenslik is, soos meer volledig motiveer word hieronder:

1. wenslik is, op die volgende gronde:

1. Dit sal n positiewe ekonomiese impak op die dorp in die algemeen hê aangesien die fasiliteit die meeste gebruik gaan word deur gaste van buite die dorp en streek, wat geld spandeer in die plaaslike ekonomie.
2. Dit sal nie 'n negatiewe sosiale impak hê nie, omdat die gebruik in wese dieselfde impak as die bestaande woonhuis sal hê, veral aangesien die eienaar steeds op die perseel sal woon.
3. Die gebruik word beskou as versoenbaar met die omliggende grondgebruike, wat hoofsaaklik bestaan uit enkelresidensiële erwe, met enkele aanvullende gebruike soos tuisberoepe. Die sonering bly onveranderd en daar word net voorsiening gemaak vir 4 ekstra gaste as wat die eiendom se primêre reg toelaat.
4. Dit kan akkomodeer word binne die bestaande kapasiteit van eksterne ingenieursdienste, aangesien die gebruik dieselfde besetting as 'n woonhuis sal hê.
5. Die fasiliteit behoort nie noemenswaardig by te dra tot verkeersprobleme in die betrokke straat nie, aangesien die bestaande toegang en voorgestelde gaste-parkering op die perseel heeltemal voldoende is om gaste se ekstra motors te akkomodeer.
6. Dit behoort nie 'n negatiewe impak op die veiligheid, gesondheid en welstand van die omliggende gemeenskap te hê nie, aangesien die gebou steeds basies dieselfde as 'n enkelwoning sal funksioneer. Dit is wel belangrik dat daar effektiewe beheer oor gaste sal wees en daarom moet vereis word dat, indien die eienaar nie meer op die persel gaan woon soos in die aansoek aangedui nie, daar ten alle tye 'n plaaslike verhuuringsagent betrokke moet wees om ook toe te sien dat die bewoningskapasiteit nie oorskry word nie en dat gaste nie 'n steurnis veroorsaak nie.
7. Dit behoort nie 'n negatiewe impak op die lewenskwaliteit van die inwoners in die onmiddellike omgewing te hê nie, aangesien dit:
  - versoenbaar sal wees met die residensiële karakter van die omgewing
  - nie 'n negatiewe visuele impak sal hê nie en nie die uitsig of toegang na sonlig van bure sal benadeel nie, aangesien die woonhuis uiterlik net so behou word;
  - nie 'n negatiewe impak op die privaatheid van bure sal hê nie, gegewe die klein skaal van die onderneming, grootte van die erf, bestaande plantegroei op die eiendom en die afstand van die woning van die aanliggende eiendomme af.
8. Daar word nie verwag dat die toestaan van die aansoek 'n negatiewe presedent vir sake-ontwikkeling in die betrokke woonbuurt kan skep nie, omdat gaste-akkomodasie 'n spesifieke bedryf behels wat op klein skaal versoenbaar is met 'n residensiële omgewing. Dit kan nie vergelyk word met 'n sake-onderneming waar daar 'n hoër omset van klante is en gevolglik meer verkeersbeweging en aktiwiteit in die omgewing.

**DEEL I: ADDISIONELE BEPLANNINGSEVALUERING VIR OPHEFFING VAN BEPERKINGS (Verwys na OVB riglyne)**

**NVT**

**DEEL J: AANBEVELING**

Dat die aansoek vir 'n vergunning vir Gastehuis op erf 1917, Robertson ingevolge Artikel 60 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 goedgekeur word, onderhewig aan die volgende voorwaardes opgelê ingevolge Artikel 66 van dieselfde verordening:

### **VOORWAARDES:**

1. Die omvang van die gastehuis en selfsorgakkomodasie is beperk tot die bestaande gebou soos aangedui in die aansoek en op die plan gemerk ROB1917-LBM-TP, naamlik 4 dubbel gastekamers / 8 gaste en gemeenskaplike leefarea.
2. Daar moet ten alle tye minstens 5 parkeerplekke (1 parkeerplek per slaapkamer plus 1 een parkeerplek vir besoekers) op die perseel voorsien word vir gaste, ooreenkomstig die voorgestelde parkeeruitleg op die plan gemerk ROB1917-LBM-TP.
3. Daar mag geen advertensietekens op die perseel aangebring of vertoon word sonder formele aansoek by en vooraf skriftelike toestemming van die Bestuurder Stadsbeplanning nie. Geen ekstra vlae, baniere of losstaande tekens wat van die straat af sigbaar is, word toegelaat nie.
4. Die onderneming moet altyd bestuur word deur die eienaar of 'n agent/bestuurder wat (in beide gevalle) op of naby die perseel moet woon. Indien 'n agent dit bestuur, moet hy/sy formeel deur die eienaar gekontrakteer word en voltyds beskikbaar wees om enige klagtes van rusverstoring onmiddellik op te volg. Die munisipaliteit mag te enige tyd die eienaar versoek om bewyse van sodanige kontrak en kontakbesonderhede voor te lê binne 'n gespesifiseerde tyd, die versuim waarvan as 'n oortreding van goedkeuringsvoorwaardes geag sal word.
5. Die bepalinge van enige wetgewing en regulasies betreffende geraasbeheer is op die perseel van toepassing en die eienaar is verplig om toe te sien dat die onderneming geen geraasoorlas veroorsaak nie, soos beskryf in die Regulasies Insake Geraasbeheer, afgekondig kragtens die Wet op Omgewingsbewaring, nr. 73 van 1989 (PK200/2013 van 20 Junie 2013). Die aansoeker moet in hierdie verband ook toesien dat die gebruik van enige buitelug ontspanningsfasiliteite – of geriewe op die perseel nie 'n geraassteurnis vir die inwoners van die aangrensende eiendomme veroorsaak nie en beperk word tot redelike ure.
6. Tensy anders bepaal in bestaande voorwaardes, is die toegestane vergunningsgebruikreg onderhewig aan die grondgebruikoms krywing en ontwikkelingsparameters vir "selfsorg-akkomodasie" soos vervat in Skedule 2 van die Langeberg Munisipaliteit Verordening op Grondgebruikbeplanning, 2015.

### **REDES VIR BESLUIT:**

Die voorgestelde vergunningsgebruik word as wenslik beskou op grond van die volgende:

1. Positiewe ekonomiese impak
2. Versoenbaar met die omliggende grondgebruik.
3. Toegang en voorgestelde gaste-parkering op die perseel is voldoende om te verhoed dat verkeersprobleme en straatparkering veroorsaak sal word
4. Geen negatiewe impak op die veiligheid, gesondheid en welstand van die omliggende gemeenskap word verwag nie
5. Geen negatiewe impak op die lewenskwaliteit van die inwoners in die onmiddellike omgewing word verwag nie, in die lig van:
  - a) Versoenbaarheid met die residensiële karakter van die omgewing
  - b) Geen negatiewe visuele impak deur woonhuis wat uiterlik onveranderd gelaat word
  - c) Geen impak op die privaatheid van bure
6. Sal nie 'n negatiewe presedent vir sake-ontwikkeling in die betrokke woonbuurt skep nie.

### **DEEL K: BYLAES**

6

|          |                                 |
|----------|---------------------------------|
| Bylae 1: | Liggings- en terreinplanne      |
| Bylae 2: | Aansoeker se motiveringsverslag |
| Bylae 3: | Beswaar                         |
| Bylae 4: | Aansoeker se reaksie op beswaar |

**DEEL L: SKRYWER HANDTEKENING**

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

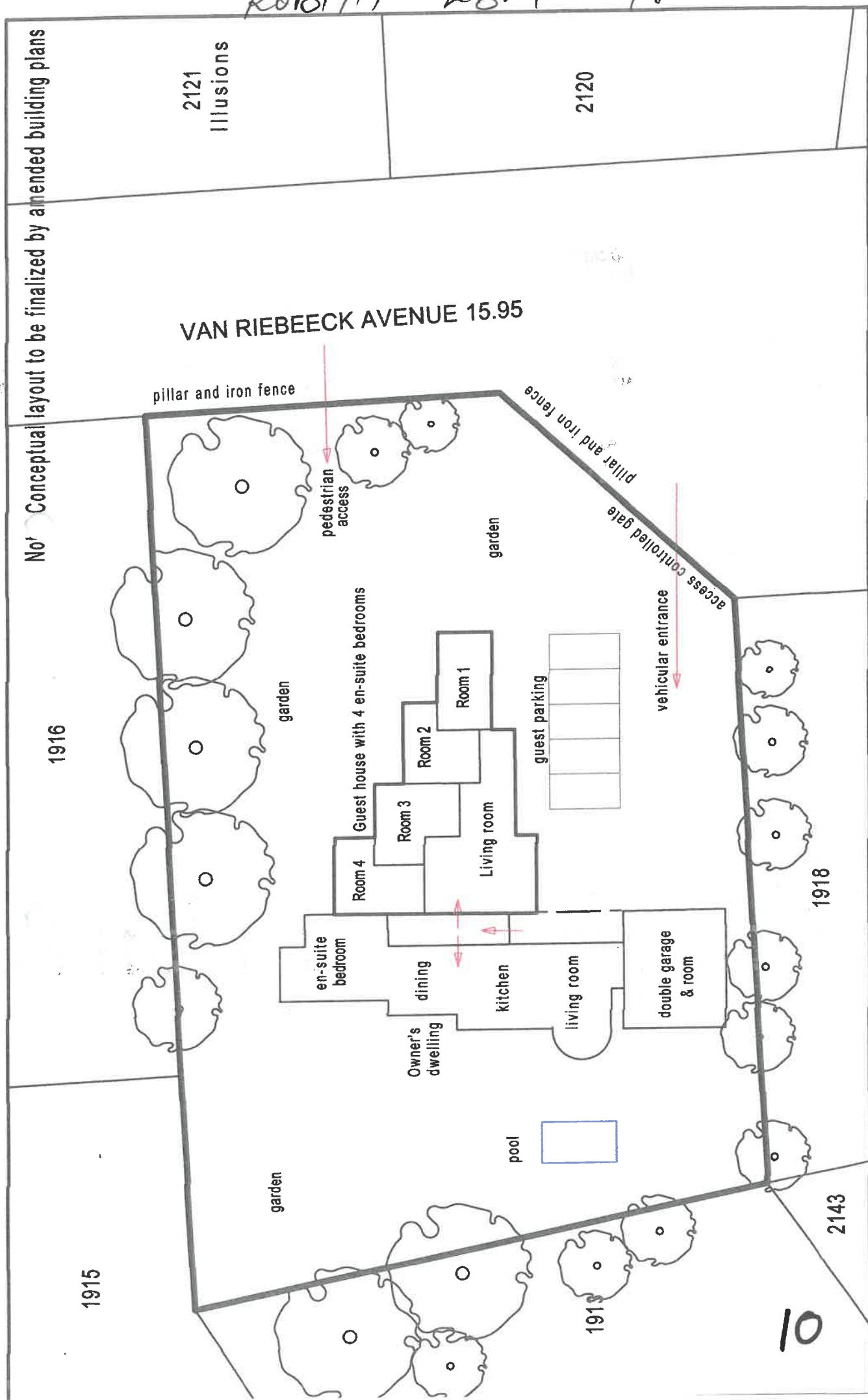
## Bylae 1

### Liggings en terreinplanne



ROB1917 - LBM - TP

No' Conceptual layout to be finalized by amended building plans



VAN RIEBEECK AVENUE 15.95

SCALE 1:350



ROB1917 - LBM - TP

ERF 1917 ROBERTSON: CONSENT FOR GUEST HOUSE

## **Bylae 2**

### **Aansoeker se motiveringsverslag**

# MOTIVATIONAL REPORT

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## APPLICATION FOR CONSENT USE:

**Guest house with 4 guest bedrooms within the existing house on  
ERF 1917 ROBERTSON**

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### 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.

As the large house is not optimally used by the owner and his wife, an application is made to the Municipality to use the eastern portion of the house with separate access, four bedrooms and an interconnected living room for guest house purposes.

### 2. LOCALITY AND ACCESS TO ERF

Erf 1917 Robertson is located in the cul-de-sac of Van Riebeeck Street in the south-eastern part of Robertson.

Vehicular access is obtained from the skew leg of the cul-de-sac in Van Riebeeck Street towards the double garage next to the dwelling house.

### 3. CHARACTERISTICS OF SITE AND SURROUNDING AREA

Erf 1917 Robertson is 2 376 m<sup>2</sup> in extent and belongs to Jacobus du Plessis according to Deed of Transfer T35385/2004.

The property consists of an existing dwelling house of ±425m<sup>2</sup> that is located more or less in the center of the property. The garage is located towards the southern boundary with the swimming pool in the back garden.

The layout of the house is ideal for guest house purposes as it allows for a functional separation in two independent parts:

- The western portion of the house will be used by the owner; while
- The eastern part of the house will be used for guest house purposes that includes four separate bedrooms shared by a common large living room.

Adequate space is available for guest parking next to the existing driveway.

The surrounding neighbourhood with access from Van Riebeeck and Rijger Avenues has a *single residential character*, except for the *Illusions Hair Design* and *Livine Sante Beauty Clinic* opposite on Erf 2121 Robertson.

Erf 1917 Robertson will remain Single Residential Zone I.

#### **4. APPLICATION**

Application is made in terms of Section 15(2)(o) of the Langeberg Municipal Land Use Planning Bylaw, 2015 for a consent use to use the existing dwelling house as a guest house with four guest en-suite bedrooms.

#### **5. LANGEBERG MUNICIPALITY: INTEGRATED ZONING SCHEME BY-LAW, 2018**

According to the Langeberg Municipality: Integrated Zoning Scheme By-Law a “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 requirements: 1 bay per bedroom & 2 bays per owner's home & 1 bay for visitors / employees

All the above parameters will be adhered to.

## 6. MOTIVATION

### 6.1 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 guest house will provide in the large need for guest accommodation in Robertson and the environment that emanates from the growing trend for functions and specifically weddings within the Breede River Winelands and the Langeberg and Riviersonderend Mountain ranges.

#### *Spatial Sustainability and Efficiency:*

The proposed guest house is located on a large erf in an attractive part of Robertson and close to the traffic circle, Robertson Shopping Quarter and the CareWell Robertson Hospital.

The existing large dwelling house will be optimal used for guest accommodation, while adequate space is available for on-site parking.

The four existing bedrooms (with en-suite bathrooms) in the eastern part of the house will be used as well as a common open space for living/relaxing/eating area with access to all rooms.

It will be self-catering accommodation as the guests have a wide number and variety of dining possibilities in town and beyond.

### *Spatial Resilience:*

The proposed consent use will not impact negatively on the surrounding environment or on the character of the neighbourhood, as the existing house will be used with an existing entrance and ample space for parking on site.

As the bedrooms are interlinked, it is common that such a facility offers accommodation for families or friends that share transport.

The aim is not to provide a destination with facilities to entertain the guests on site, but an overnight facility to cater for people attending functions/entertainment in the Langeberg municipal area.

It will have a low impact on the neighbours due to:

- Guest rooms are located in the center of a very large erf (Room 4 being 11,6m from Erf 1916 with trees in between and Room 1 is 17,7m from Erf 1918);
- It will be a small establishment with only four guest bedrooms, especially if you compared it to a bed and breakfast as a primary use that allows two guest bedrooms without land use approval;
- Adequate space for parking on site;
- Existing entrance with proposed parking between driveway and guest house; and
- The property is fenced off.

### *Good administration*

This application for a consent use 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 proposed guest house will be well managed and administered.

## **6.2 NEED AND DESIRABILITY**

Roberson is known for its tourist attractions, accommodation and hospitality and hosts many events, weddings 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.

*As most of these facilities do not have overnight accommodation to host the guests, or all the guests, the provision of additional overnight accommodation is essential.*

Roberson is centrally located and very accessible from all directions via the R60/Trunk Road 31/2 from Montagu/Ashton/Swellendam, the R317/Main Road 287 from Bonnievale, Main Road 290 from McGregor and Divisional Road 1342 from Agterkliphoogte.

The proposed attractive guest house with four en-suite guest bedrooms in a safe and attractive neighbourhood will contribute to the large need for tourist accommodation through-out the year.

## **7. CLOSURE / SUMMARY**

The proposed guest house adheres to all development parameters for Single Residential Zone I.

Due to the small scale (4 guest rooms in the existing dwelling house) and adequate parking on the large erf, the character of the property will remain the same with no negative impact on the surrounding area.

The application is therefore both needed and desirable from a land use point of view.

## **Bylae 3**

### **Beswaar**

The Manager: Town Planning

3 Piet Retief Street

Montagu

Attention: Mr J van Zyl

21 October 2024

**LANGEBERG MUNICIPALITY**

**PROPOSED CONSENT USE: ERF 1917**

**5 VAN RIEBEECK AVENUE, ROBERTSON**

Advertisement in the Standard – Breederivier Gazette, dated Thursday, 17 October 2024, regarding the above matter, refers.

The following proposed consent use is **strongly opposed** and for the following reasons. Objection is based on the area of Van Riebeeck Avenue, Reiger Avenue, Drommedaris Avenue and Van Zyl Street.

1. Erf 1925 – corner of Reiger Avenue and Van Zyl Street: A guesthouse is already being operated from these premises without the necessary approval
2. Erf 1926 – corner of Van Zyl Street and Drommedaris Avenue. A crèche / play school is being operated from these premises. Unsure if all the requirements, as set out by the Langeberg Municipality, have been met. (Traffic and parking have definitely not been addressed)
3. Erf 2121 – 6 Van Riebeeck Avenue: A number of years ago these premises were enlarged, as residents were informed, to accommodate aged parents. It is now a hair salon, beauty salon, photographic studio and guest house. During normal working hours there can be up to 16 vehicles parked on site and in the street, up to number 12 Van Riebeeck Avenue. The owner and a colleague park their vehicles in front of number 12 Van Riebeeck Avenue, each day, to relieve the parking problem at 6 Van Riebeeck Avenue
4. Erf 1917 – 5 Van Riebeeck Avenue: These premises are situated immediately across the road from Erf 2121, 6 Van Riebeeck Avenue. There is already a parking problem caused by number 6 Van Riebeeck Avenue and approving a 4-guest bedroom establishment will only exacerbate the problem

This area in question was once a quiet tranquil neighbourhood, with Van Riebeeck Avenue being a cul-de-sac and this is the reason why many people acquired property here. But with the establishments of businesses as set out above, the tranquil neighbourhood has developed into a busy commercial precinct.

Currently the flow of traffic, sometimes at high speed, along Van Riebeeck and Reiger Avenue to and from 6 Van Riebeeck Avenue, will only increase with the approval of further developments.

I maintain that this precinct should remain a residential one and NO further developments should be considered.

With the above in mind, I strongly oppose the approval of a 4- guest bedroom establishment at number 5 Van Riebeeck Avenue, Robertson.

I also propose that an investigation be done in Robertson to determine the number of residential properties which simply change to business without and approval or restrictions

Thank you

Dave van Schalkwyk

14 Van Riebeeck Avenue

Robertson

Mobile: 082 8960 629

## **Bylae 4**

### **Aansoeker se reaksie op beswaar**

21 November 2024

Municipal Manager  
Langeberg Municipality  
Private Bag X 2  
**ASHTON**  
6715

For attention: Jack van Zyl / Myrna Staal

**ERF 1917 ROBERTSON: APPLICATION FOR CONSENT USE (GUEST HOUSE): REPLY ON OBJECTIONS**

An objection was received from Dave van Schalkwyk on the proposed guest house on Erf 1917 Robertson.

His objections are based on the impact of business uses on the quiet tranquil neighbourhood within the block bounded by Drommedaris Avenue, Goedehoop Avenue, Geelhout Avenue and Van Zyl Street, i.e:

- Erf 4618: Kleuterkampus in Van Zyl Street;
- Erf 1925: Guest house on corner of Van Zyl and Rijger Avenue;
- Erf 2121: Hair salon, beauty parlour, photographic studio and guest house; and
- Erf 1917: Proposed guest house – this application.

Van Zyl Street and Church Street are the two main and busiest collector/distribution routes serving the southern neighbourhoods of Robertson between Voortrekker and Johan De Jongh Avenue. Planning guidelines usually encourage mixed land uses along busy and accessible traffic corridors, especially accepted and supportive community facilities and tourist accommodation that are needed within residential neighbourhoods.

The first two erven mentioned above are located along Van Zyl Street and can therefore not be included as part of this quiet tranquil neighbourhood.

The only concern is therefore the scale of business on Erf 2121 that is not supported by many of the residents in this area. It is the only business use within this quiet tranquil neighbourhood. Although this business generates a substantial amount of traffic, adequate parking has been provided on-site.

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The proposed use – a guest house – is a residential use and belongs in a neighbourhood. It is NOT a business use as stated by the objector.

The proposed guest house with four guest rooms will have adequate parking on-site with adequate turn-around space to avoid reversing across the sidewalk.

The small impact of these four rooms will therefore not exacerbate the existing traffic problem in Van Riebeeck Avenue and will have only a minor impact.

The owners reside in the western part of the house and will definitely not tolerate any noise or disruption. The intention is to provide an overnight facility for the parents / relatives of the brides / grooms as an extension of the DuVon wedding venue that is owned by their daughter.

Most occupancies will be over weekends when the business opposite the road is closed.

The house has still the same structure and size, therefore the same scale as in the past when the rooms were filled with children on an everyday basis. Current building work on the property includes renovating the house to provide at least two guest rooms that are allowed as a primary use in Single Residential Zone I.

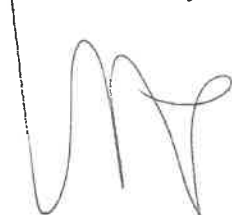
The proposed guest house will therefore have a small impact and this is the ideal location because:

- Quite neighbourhood;
- Small scale residential use;
- Large erf;
- Optimal use of an existing house that is under-utilized;
- Adequate parking with no reversing across sidewalk;
- Infrequent use, mostly during weekends; and
- The owners sharing the house will manage the guests.

It is agreed with the objector that no further businesses should be supported in this neighbourhood.

From the above it can be seen that the objections are not applicable on the proposed guest house on Erf 1917 Robertson *per se*.

Yours sincerely,



Anna-Christa Redelinghuys

Pr.Pln A/1076/1998

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