MOTIVATION REPORT; INTENDED BUILDING OF HOUSE (2nd Dwelling)

Erf-106, Brenton – on – Sea, ie Watsonia Str 106.

Owner; M. Roberts, Representative; R. Zerwick (Farther in Law)

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SIGNED; R. ZERWICK
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1 PURPOSE OF REPORT.

This report serves as an explanatory motivation for Approval for the following:

A) Application in terms of Section 15 (2)(0) of the Knysna Municipality By-Law on Municipal Land Use Planning, 2016, read with Clauses 3.3.1 and 4.6 of the Section 8 –Zoning Scheme Regulations (1992) for CONSENT RIGHTS USE on ERF-106, No. 106 WATSONIA DRIVE, BRETON-ON-SEA, Knysna to please permit a SECOND DWELLING UNIT.

B) Application in terms of Section 15 (2)(f) of the Knysna Municipality By-Law on Municipal Land Use Planning, 2016, for the REMOVAL OF CONDITION D.6 (B) set out in the DEED OF TRANSFER, No. T-64452/2004 & No. T-82603/2005 on ERF-106, No. 106 WATSONIA DRIVE, BRENTON-ON-SEA, Knysna in order to permit a SECOND DWELLING UNIT.

C) Application in terms of Section 15 (2)(b) of the Knysna Municipality By-Law on Municipal Land Use Planning, 2016, for a PERMANENT DEPARTURE on ERF 106, No. 106 WATSONIA DRIVE, BRENTON-ON-SEA, Knysna in order to please allow the proposed new second dwelling unit to become the main unit and the existing small unit to become the “second” unit and to remain a double story unit.

D) Application in terms of Section 15 (2)(b) of the Knysna Municipality By-Law on Municipal Land Use Planning, 2016, for a PERMANENT DEPARTURE on ERF 106, No. 106 WATSONIA DRIVE, BRENTON-ON-SEA, Knysna, in order to please allow a 1.0 meter –Eastern lateral Building Line in lieu of the 2 meter.

THE APPLICATION IS SUBMITTED BY Mr R. ZERWICK.

POWER OF ATTORNEY IS ATTACHED

2 SITE INFORMATION

The property is located at No 106 WATSONIA DRIVE, BRENTON-ON-SEA, as per ANNEXURE 5 – LOCALITY MAP. The road does provide vehicle and pedestrian access to the site.

The site is developed with a existing small double story house with garages under. Surrounding properties, except the erfs directly adjacent, left and right, are also developed and used for residential purposes.

The Zoning of the property is, like most surrounding properties in the area, Residential Zoning 1, as per the SECTION 8-ZONING SCHEME REGULATIONS.

In terms of the Title Deed, the Ownership vests with MARK ROBERTS – ANNEXURE 5.
3 FACTORS CONSIDERED RELEVANT TO THE APPLICATION

3.1 UNIQUE FACTS AND CIRCUMSTANCES OF THE PROPOSAL

This new addition to the existing house is a house for us as Elderly Parents where we will stay and in our late years be cared for, till our Amen day.

To be noted, as indicated on the Plans presented, is that we have made space provision to install the 2x 5000 liter water tanks, a 2000 liter Grey water tank and 3x Solar panels to power the Water heat pump, Oven and Fridges.

Both myself and Son, Mark Roberts are well Technically qualified in terms of the technical aspects of water/electricity conservation. I am known as a supporter of water management and my commitments are well known to those Municipal staff that know me since 2000.

We only want a Retirement home. It will greatly enhance the overall look as a completed unit from a aesthetics point and will have no negative impact on the rest of the streetscape.

3.2 RIGHTS OF THE SURROUNDING PROPERTY OWNERS.

The following scheme requirements have observed;

The second new dwelling is larger than the existing “main” unit, so the following Applications;

(THE FOLLOWING REQUEST WAS SUGGESTED BY Miss. Linda Mniki, WHO VERY KINDLY AND PROFESSIONALY ASSISTED ME DURING A HOURS MEETING ON 31/10/19)

3.2.1 A “Departure” application is requested to change the original “small” unit to the SECOND unit, thereby making the new UNIT the main unit, being larger in area, so the smaller units area is within the correct parameters.

3.2.2 A “Relaxation’ Application to allow the “Small “unit to remain a double storey.

The parking bays/areas is provided and is indicated on the Site Dev.Plan. Building lines as well as coverage requirements has been observed.

With regard to the consent use, it is submitted that, due to the fact that the Proposal only entails a second dwelling, closely linked to the existing house and is designed for the purpose of private residence for a elderly couple, there is no likelihood that the Proposal will result in the negative marring of the Brenton-on-Sea neighbourhood.

3.4 THE POTENTIAL IMPACT ON SERVICES.

Brenton-on–Sea is provisioned with Municipal Services, including sewerage removal by Pump, none of which will be negatively affected. Strict water management, through rain water catchment
will be applied. Municipal water will only be used in a no rain situation or when our water tank levels are low. This switch to Municipal water is automatic, BY PASSING our tanks directly into the house main inlet. The present Municipal water meter is undisturbed, and stay in normal operation.

The Grey water, when purified, is for toilets and garden use, to be topped up via the main water tanks when required.

The existing Septic tank will be relocated to the east/south top corner of the Erf so access for the Pump Truck is closer and on the erf boundary.

There is currently no indication that any additional requirements from our Municipality in this regard at some stage be required.

3.5 THE PROPOSAL IN RELATION TO EXISTING LAND USE.

The Proposal is of a residential nature and is in line with the purpose of /and the predominant use of properties in the surrounding area. It is therefore not out of the ordinary.

3.6 THE PRINCIPALS SET OUT IN “SPLUMA”AND SUBORDINATE LEGISLATION.

There are five “SPLUMA ‘ principals namely SPATIAL JUSTICE , SUSTAINABILITY , RESILIENCE , EFFICIENCY and GOOD ADMINISTRATION. We need not in this Presentation explain /exploit these points however our application can only rely on good Governance of Government and Government Agencies.

We submit to you that this Proposal/Presentation complies with the Principals of Efficiency in as far as it allows the Property Owner to utilize the property to its optimum level. The adding of a additional dwelling to form two separate units are regarded as a appropriate form settlement restructuring.

3.7 THE PROPOSAL IN RELATION TO THE SPATIAL DEV.FRAMEWORK.

“ At this stage it is unclear as to which Spatial Dev. Framework should be used to test the extent to which the Proposal is in line with the Spatial vision of the local Authority ”

“ However , since densification is laude as a measure , amongst others , to curb urban sprawl , the Proposal does speak to both the 2008 and the 2017 Spatial Dev. Frameworks. ”

3.8 THE PERCEIVED ATTITUDE OF THE LOCAL AUTHORITY TOWARDS SIMILAR PROPOSALS.
Judging from a number of applications which has been positively considered by Knysna Municipality in the recent past, including policies that have been approved to accommodate second dwelling units, it is submitted with good faith that the Proposal is in line with the Local Authority.

3.9 VEHICLE ACCESS AND PARKING.

The completed building will provide a ease of four combined parking bays, two in front of each double garage. No off-site parking is required as part of this application.

3.10 POTENTIAL IMPACT ON THE ENVIRONMENT.

There will be no negative impact on the environment what so ever, rather enhancing the natural plant life through good gardening practice and alien plant control. I have already established a good relationship with Individuals at Dept. Forestry, Mrs. Melanie Koen, who will issue her findings/permit this month.

3.11 PUBLIC INTEREST.

At this stage no negative comments or sentiments has been heard by us or more likely to be expressed given the non-intrusive nature of the Proposal. Any concerns by members of the public will be attended to with Kindness, as and when received.

3.12 CONDITIONS OF THE TITLE DEED.

Land use management with the Brenton-on-Sea area is often frustrated by the unpleasant overlap between Title Deed Conditions and Zoning Scheme Parameters.

To deal with the overlap the only option available to the Property Owner is often always the removal of this Title Deed restriction prohibiting a additional dwelling unit on the Erf.

Application is therefore submitted for the removal of this restriction. THE FEE FOR “REMOVAL OF TITLE DEED RESTRICTION “has been paid, RECEIPT No. 017805 –R714-00.

4 CLOSING STATEMENT

We can only rely on your Good judgement, accept our sincere request, and trust the fact that this second dwelling and its use is not only for our peace of living but to the benefit of our neighbours, general public and our MUNICIPALITY

YOURS SINCERELY: (Oom) RICK ZERWICK