KNYSNA ERF 2058
APPLICATION FOR
PERMANENT LAND USE DEPARTURE
CLIENT: MALLY RICHARDS
PREPARED BY: PARC.
OCTOBER 2019
CONTENTS

(I) TABLE OF CONTENTS

SECTION A:
1. BACKGROUND ..................................................................................................................4
2. THE APPLICATION ...........................................................................................................4
3. PROPERTY DESCRIPTION SIZE AND OWNERSHIP ..........................................................4

SECTION B : DEVELOPMENT PROPOSAL
4. DEVELOPMENT SPECIFICATIONS ....................................................................................6
5. KNYSNA ZONING SCHEME REGULATIONS, 1992 ..........................................................7
6. SERVICES INFRASTRUCTURE ...........................................................................................8

SECTION C: CONTEXTUAL INFORMANTS
7. LOCALITY ........................................................................................................................9
8. CURRENT LAND USE AND ZONING .............................................................................9
  8.1. Land Use ......................................................................................................................9
  8.2. Zoning ........................................................................................................................11
9. CHARACTER OF THE AREA ............................................................................................11
10. EXISTING POLICY FRAMEWORKS ...........................................................................13
  10.1. Draft Western Cape Provincial SDF (2013) ...............................................................13

SECTION D: MOTIVATION
11. CONSISTENCY WITH THE SURROUNDING AREA .........................................................15
12. ACCESSIBILITY OF THE AREA ....................................................................................15
13. NO IMPACT ON EXISTING RIGHTS ............................................................................16
14. CONCLUSION ...............................................................................................................16

(II) ANNEXURES

ANNEXURE A. Power of Attorney

ANNEXURE B. Application Form

ANNEXURE C. Title Deed

ANNEXURE D. SG Diagram
(III) PLANS

PLAN 1. Locality Plan ................................................................................................................................. 9

(IV) TABLE OF FIGURES

FIGURE 1. Proposed Site Development Plan .......................................................................................... 5
FIGURE 2. View of the Knysna heads ......................................................................................................... 10
FIGURE 3. View of the entrance.................................................................................................................. 10
FIGURE 4. View of watersedge street......................................................................................................... 11
FIGURE 5. Neighbours home from the street of erf 2057......................................................................... 12
FIGURE 6. Neighbours home from the street of erf 2059......................................................................... 12
FIGURE 7. View of the heads from erf 2058............................................................................................ 13
FIGURE 8. EXTRACT FROM THE Draft Zoning Scheme by Law Draft June 2014........................................ 14
FIGURE 9. House Richards erf 2058......................................................................................................... 15
FIGURE 10. Access to the home entrance via watersedge street.................................................................. 16
SECTION A: BACKGROUND

1. BACKGROUND

Erf 2058 Knysna, is located at 3 Watersedge Road, Knysna and is approximately 635m² in extent. The property is currently zoned as “Single Residential” in terms of the Knysna Zoning Scheme Regulations (1992).

Prior to the new proposed dwelling, there was a small home on the lot; the home did not add any architectural value to the island or the street. The client would like to make full use of the lot, however as they have made the decision to keep all the functions on the ground floor, to enhance the connection of the internal spaces with the landscape. This meant that straight off the starting block the client would only be able to make use of 50% of the allowable F.A.R.

Therefore, a permanent land use application is required to get access to a more area within the site setback lines on the subject property. The surrounding area is characterised by large double storey homes that maximise F.A.R.; therefore, the permanent departure can be considered to be a reasonable request from the client.

Single Residential Zone - Allowable

Site size = 635m²
Coverage = 35% = 222.25m²
F.A.R. = 635m²

Proposed Permanent Relaxation

Site size = 635m²
Coverage = 42% = 271m²
F.A.R = 271m²

2. THE APPLICATION

Mally Richards has appointed parc. to prepare and submit the required application documentation (refer to ANNEXURE A: Power of Attorney and ANNEXURE B: Application Form) for: A permanent land use departure in terms of section 15 (2)(b) of the Land Use Planning Ordinance of 1985 (15 of 1985) from the Knysna Zoning Scheme Regulations(1992) to increase the coverage percentage allowed on the lot.
3. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

A copy of the Title Deed that include all the information outlined below, is contained in ANNEXURE C. Surveyor General Diagrams for the subject property is contained in ANNEXURE D.

Erf Number 2058

Title Deed Number T3995/2019

Property Owner Mally Richards

Property Description Erf 2058 in die Munisipaliteit en Afdeling Knysna

Property Size 635m2 (Six Hundred and Thirty-Five Square Metres)

Title Deed Restrictions There are no title deed restrictions that could prevent the proposed development
SECTION B : DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

**FIGURE 1: PROPOSED SITE DEVELOPMENT PLAN** (Source: Author)
The application entails the relaxation of the allowable coverage of ERF 2058 from 35% to 50%. The new alterations would occupy open space within the setback lines and would improve the architectural aesthetic of the street.

The owners envisage to utilise the dwelling house as their primary residence. The current house has the space to accommodate (2) bedrooms rooms both with en-suite bathrooms on the South West of the property, separating the living room, dining, kitchen and double garage on the North East with a lovely internal courtyard to be used when there are windy days. The owner would like to make use of indigenous vegetation and the rear of the home will open out onto a large rear yard overlooking the picturesque lagoon views. The property is popular amongst the retired and elderly as the location serves as an ideal place for peace and serenity. The property is situated on Leisure Isle and access and egress is obtained via Wastersedge Road.

5. KNYSNA ZONING SCHEME REGULATIONS, 1992

Since the property is currently zoned “Single Residential” zone it is proposed to apply for a permanent land use departure to allow a reasonable alteration to the home. The home will be no more than 50% of the erf area. For a 500m² lot with Single Residential zoning one would be able to have a home of 250m², however because the home is 635m² only 35% or 222.25m² is allowed on the lot; 22.75m² less area on a bigger lot.

The Knysna Zoning Scheme Regulations (1992) does not allow for consideration of a lot which is only slightly bigger than 500m², hence a permanent land use departure will allow the property to be used to a greater capacity and allow an additional 70m² or a coverage of 50% on the first 500m² and 35% on the remaining 135m² = a maximum coverage of 297.25m²; while the proposed site development plan would be limited to 271m².

**Parameter Compliance**

Coverage At most 35% Property larger than 500 m² < 1 500m²  Approximately 222.5m² = 35% - Comply

Building lines Street: 4.5m
Lateral: 2m
Rear (Watersedge): 4.5m
Street: 4.5m – **Comply**

Lateral Bounding on Single Residential: 2m – **Comply**

Height 8m Above Natural Ground Level 2 Storey -5.425m - **Comply**

Parking = 2 parking bays in a garage
Visitor Parking= 2 Bays

6. SERVICES INFRASTRUCTURE

Given the fact that the application area is located within the existing urban fabric, and within an existing residential area, the proposed coverage relaxation would also be under the Draft Zoning Scheme by Law Draft June 2014 which proposes a 50% coverage and 1.5m lateral setback lines. The proposed additions would not put any strain on the existing services infrastructure.

Sufficient bulk services capacity exists for the existing establishment. As it is not intended to expand the accommodation establishment, but to add an office and small sitting area to appreciate the lagoon views.

There will be no additional capacity which will put more pressure on the bulk infrastructure capacity of the Knysna Municipality is not required.
SECTION C : CONTEXTUAL INFORMANTS

7. LOCALITY

(Plan 1: Locality Plan)

The subject property is located at 3 Watersedge Street situated along the South Western boundary of Leisure Isle, Knysna, overlooking the Knysna Heads. The subject property is located in close proximity to luxurious high-income houses and pristine guest house facilities. The subject property is surrounded by indigenous vegetation, perennial gardens and breath-taking views onto the Knysna Heads. Access and egress to the property is obtained via Watersedge Street.

8. CURRENT LAND USE AND ZONING

8.1. Land Use

The subject property is currently used as single residential home. The house provides a quaint 2 bedroom home with open living area. The single structure planned for the property include: a single storey residential component, a garage unit and a deck. It is the intention to expand the existing
residential building and add an office and small sitting area to appreciate the picturesque lagoon views.

**FIGURE 2: VIEW TO THE KNYSNA HEADS**

(Source: Mark Rosewall)

**FIGURE 3: VIEW OF THE ENTRANCE**

(Source: Mark Rosewall)
8.2. Zoning

Erf 2058 is currently zoned “Single Residential” in terms of the Knysna Zoning Scheme Regulations (1992). A new application for a permanent land use departure will allow for the lawful relaxation of the coverage restrictions.

9. CHARACTER OF THE AREA

The area is characterised by high income single residential properties and tourist accommodation establishments. The majority of the structures in the area are characterised by large and imposing dwellings that dominate the landscape. Horizontally and vertically.
The structures on the erven are typically large high-income residences with private access that take full advantage of the favourable aspect the location presents to the properties. The Single residential dwellings located at the top of on Watersedge Street affords uninterrupted views of the indigenous
vegetation and scenic views to the Knysna Heads and the Knysna lagoon. The proposed coverage relaxation will not disturb this.

**FIGURE 7: VIEW OF THE HEADS FROM ERF 2058**

(Source: Mark Rosewall)

10. EXISTING POLICY FRAMEWORKS

10.1. Draft Zoning Scheme by Law Draft June 2014

Although still in draft format, the Draft from June 2014 would allow for a “Single Residential” property to occupy more than the proposed coverage and would eliminate the hardship that sites slightly bigger than 500m$^2$ subjected to.
Given the fact Erf 2058 is a “single residential” lot, it would align to the draft as shown above.
SECTON D : MOTIVATION

11. CONSISTENCY WITH THE SURROUNDING AREA

The application area is located in Watersedge Street, located South of the Knysna CBD.

The application area is located on Leisure Isle and is characterised as a high-income residential area. The area is almost characterised by residential uses such as tourist accommodation, the nearby single residential properties remaining. The Leisure Isle area is surrounded by large high income single residential properties, the proposed coverage relaxation would only allow the property to enhance the surrounding area by keeping the consistency of the area and would benefit the surrounding neighbourhood.

The Site

FIGURE 9: HOUSE RICHARDS ERF 2058

(Source: Mark Rosewall)

12. ACCESSIBILITY OF THE AREA

The application area is located in Watersedge Street that is located on the South Western edge of Leisure Isle and is accessed via Watersedge Street.

The application area is visible from the Knysna Heads and will enhance the watersedge.
No impact on traffic flow access along Watersedge is expected as the proposed dwelling will respect all setbacks, and entry and access is maintained within said setbacks, as well as parking with no further intensification of the use.

**FIGURE 10: ACCESS TO THE HOME ENTRANCE VIA WATERSEDGE STREET**

(Source: Mark Rosewall)

**13. NO IMPACT ON EXISTING RIGHTS**

Knysna Erf 2507 and ERF 2509 has a right of access via Watersedge Street, this will be maintained. The house on Erf 2058 does not restrict the access to ERF 2507 or ERF 2509. It should further be noted that the additions will not violate the setbacks and will therefore not infringe any of the rights/views of ERF 2507 and ERF 2509. The proposed coverage relaxation on ERF 2058 would not in any way impact on the surrounding rights of any of the existing dwellings.

**14. CONCLUSION**

In light of this motivation, and the information contained within the foregoing report, it is clear that the application for: A permanent land use departure in terms of section 15 (2)(b) of the Land Use Planning Ordinance of 1985 (15 of 1985) from the Knysna Zoning Scheme Regulations(1992) to allow for a permanent land use departure will allow for the lawful relaxation of the coverage restrictions is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by Council.

Parc.