

## Nosipho Vonya

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**From:** Hans <hans@vreken.co.za>  
**Sent:** Friday, September 2, 2022 10:34 AM  
**To:** Nosipho Vonya; marike@vreken.co.za; dale@vreken.co.za; 'Bianca Lotz'  
**Subject:** RE: Incomplete Application

Hi Nosipho,

Please see my responses in **red** below:

Regards  
Hans

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**From:** Nosipho Vonya <nvonya@knysna.gov.za>  
**Sent:** 02 September 2022 09:25 AM  
**To:** marike@vreken.co.za; dale@vreken.co.za; 'Hans ' <hans@vreken.co.za>; 'Bianca Lotz' <info@vreken.co.za>  
**Subject:** Incomplete Application



Dear Applicant,

### **ERF 121, KARATARA: APPLICATION FOR REZONING & PERMANENT DEPARTURE**

1. Receipt of your application is herewith acknowledged.

Application dated	:23 August 2022
Date received by Municipality	:24 August 2022
Pre-consultation meeting held	:Yes

2. The application is considered incomplete and cannot be processed further. Please provide the Municipality with the following outstanding information and/or documentation within 14 days from the date hereof:

- (i) The application is for rezoning to "Community Zone I" to allow for a youth centre. It is held that there may another zoning category that can accommodate the proposed use. Therefore, it would be prudent to elaborate on how the proposed zoning is preferable or more desirable to other zoning categories of the Knysna Zoning Scheme By-law (2020).

Please refer to Par. 5 of the motivation report, as to why the rezoning is to 'Community Zone I' for a 'place of instruction'.

The proposed multi-functional youth centre can be considered as a “place of education” or as a civic facility for the promotion of knowledge to the community, therefore it is regarded as a ‘place of instruction’.

The ‘other’ zoning category referred to is ‘Community Zone III’ for a ‘institution’. The objective of this zone is to provide for a wide range of institutional uses including facilities for health. If one read the definition of ‘institution’, it is clear that it is more related to health services.

The multifunctional youth centre is definitely more an educational facility than a health facility, hence the rezoning to ‘Community Zone I’ for a ‘place of instruction’.

- (ii) At the pre-application consultation meeting, a key point was made that the motivation in support of the application include socio-economic data or information to support your application for the parking departure. Your motivation in this regard is noted, however, it relies on broad and national level information instead of more local (Knysna or Karatara) level information.

There is no data / information within any of the Knysna documents / policies / legislation regarding the socio-economic profile for Karatara, specifically related to:

- Ave household income
- Private vehicle ownership
- Afterschool facilities

As per Par. 10 of the motivation report, we have assessed all the applicable policy frameworks, none of these documents specifically address the points above.

The fact is, even if there is no official data or information of these matters for this specific area, the actual data and information of the operation (facility) itself can be used to draw conclusions regarding these socio-economic profile of the area:

- The fact that 30-40 children attend the youth centre, and that none of them can get there with their own transport, is clear that their parents doesn’t have enough money to have private vehicles.
- The fact that up to 150 people are fed 5x times per week, is clear that the ave household income in the area is not enough. Let alone to buy a car to drop their children of at the youth centre.
- On Saturdays they accommodate 80-130 children, once again, none of them can get there with their own transport, as they do not have the money to afford transport or they don’t own a private vehicle.

It is evident from the existing numbers of the youth centre and the existing socio-economic situation that the people in the Karatara area (that make use of the youth centre) do not have the necessary income to own private vehicles.

- (iii) Furthermore, the motivation in support of the parking departure relies heavily on the business model of the organisation and land use. A further point of argument the motivation does not address is the implications of the parking departure if the business model of the youth centre should change in future. How can a change in business model affect minimum parking provision on the site?

As per Par. 3 of the motivation report, the property has a title deed restriction that it may only be used for a multi-functional youth centre. If the business model change or another use is proposed, the title deed restriction must be removed, which would require a land use application, which will be assessed on its own merit again. Then the parking parameters can be reassessed again.

One can include conditions of approval that if the SDP should ever change that the parking provision should be reconsidered....

The social-economic situation of Karatara will change in the next few years, the reality of poverty and lack of educational facilities in these areas will not change anytime soon.

3. An Application Number shall be allocated once the application is considered complete in terms of the Knysna Municipality By-law on Municipal Land Use Management (2021).

4. Kindly note that failure to provide the outstanding information within the timeframes contemplated above may result in the Municipality refusing to consider the application and a new application having to be submitted.

Regards,

**Nosipho Vonya Principal Clerk: Land Use Management**

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