

MOTIVATIONAL REPORT

Consideration of a Site Development Plan in terms of Section 15(2)(g) of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021) for permission required in terms of the zoning scheme

NEW FARMHOUSE & FARMSHED FOR SCARAB VILLAGE PTY(LTD)

ON PORTION 135 OF FARM 187 RONDEVLEI – KNYSNA RURAL



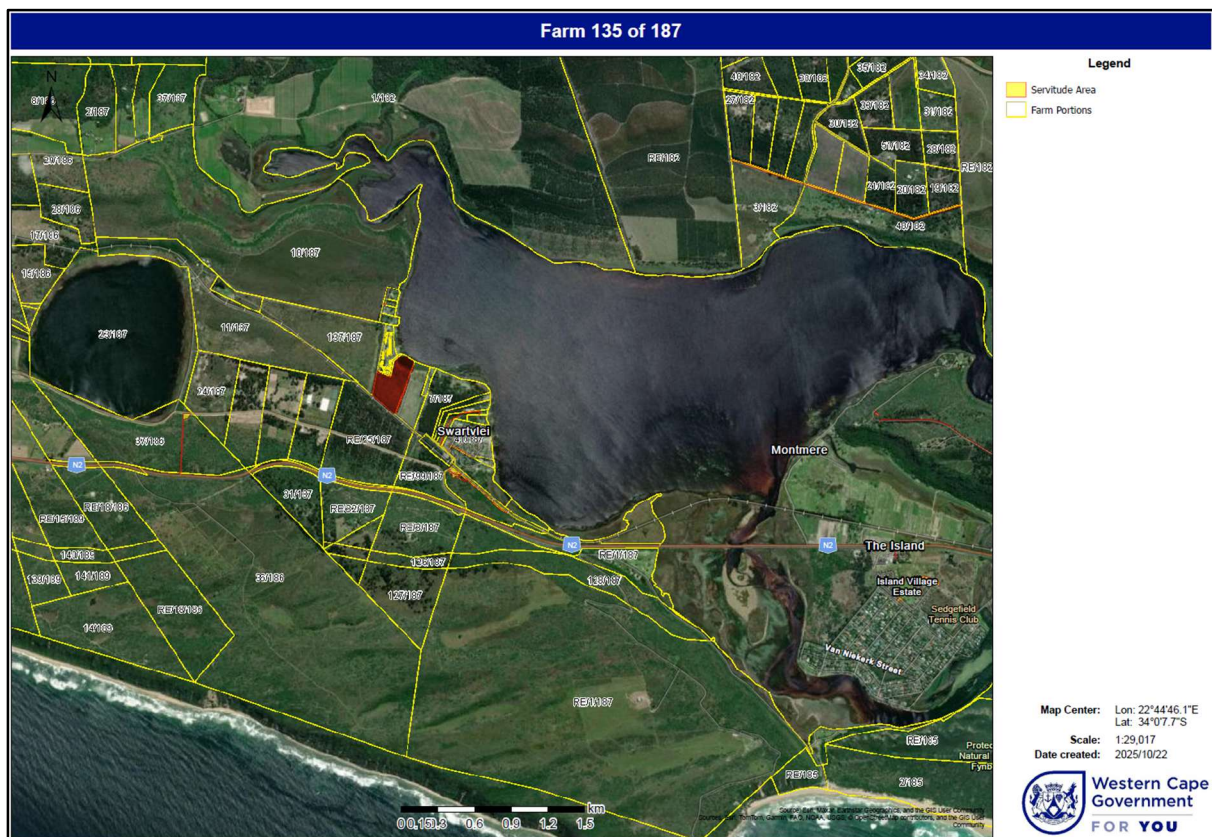
ZONING: Agricultural Zone I

MAIN HOUSE AREA SCHEDULE:	
12,68	COVERED PATIO
21,40	COVERED ENTRANCE
76,86	COVERED BRAAI
252,38	MAIN HOUSE
363,32 m²	
FARMHAND AREA SCHEDULE:	
27,21	GROUND FLOOR
13,58	FIRST FLOOR
40,79 m²	
SHED AREA SCHEDULE:	
322,79	GROUND FLOOR AREA
21,47	FIRST FLOOR STORAGE 1
67,35	FIRST FLOOR STORAGE 2
411,61 m²	
815,72m²	TOTAL AREA
80999m²	ERF AREA
0,88% COVERAGE (713,32m²)	

Complying with all statutory Knysna Municipality By-law on Spatial Planning and Land Use Management.

This Motivational Report needs to state that **NO DEPARTURE** is applied for – all the structures and activities fall within the Knysna Municipality: Zoning Scheme By-laws.

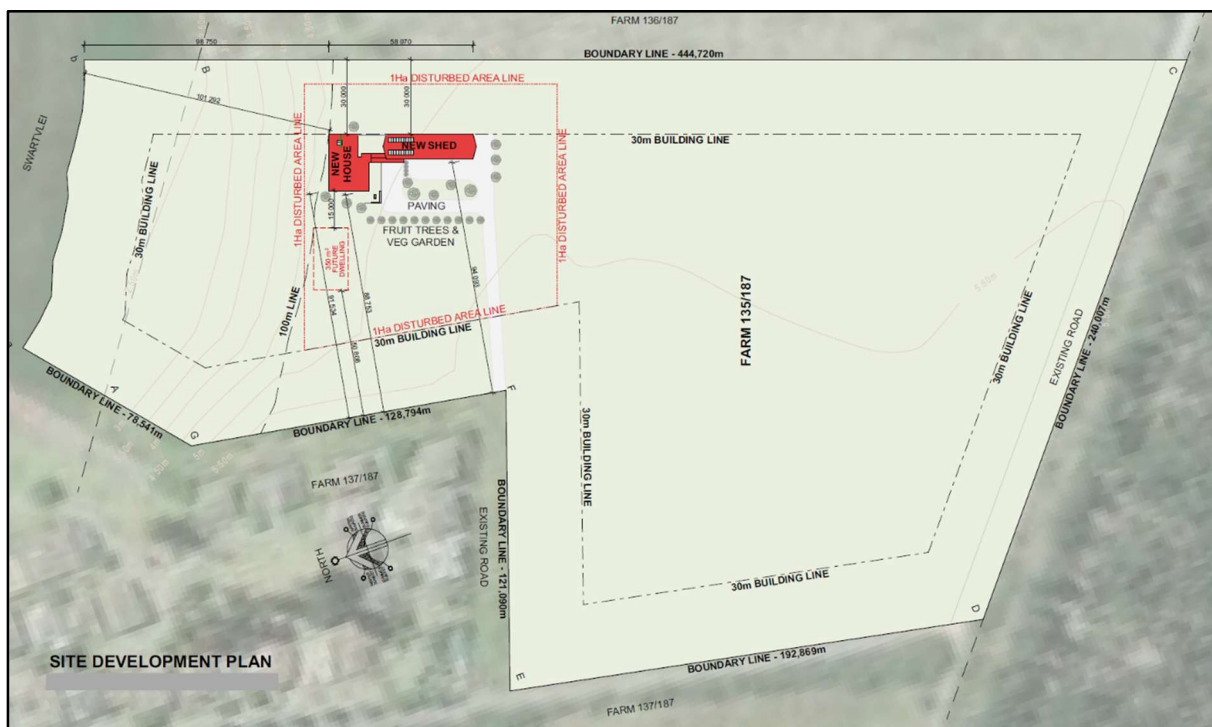
LOCALITY MAP:



Red coloured portion indicate position of Farm

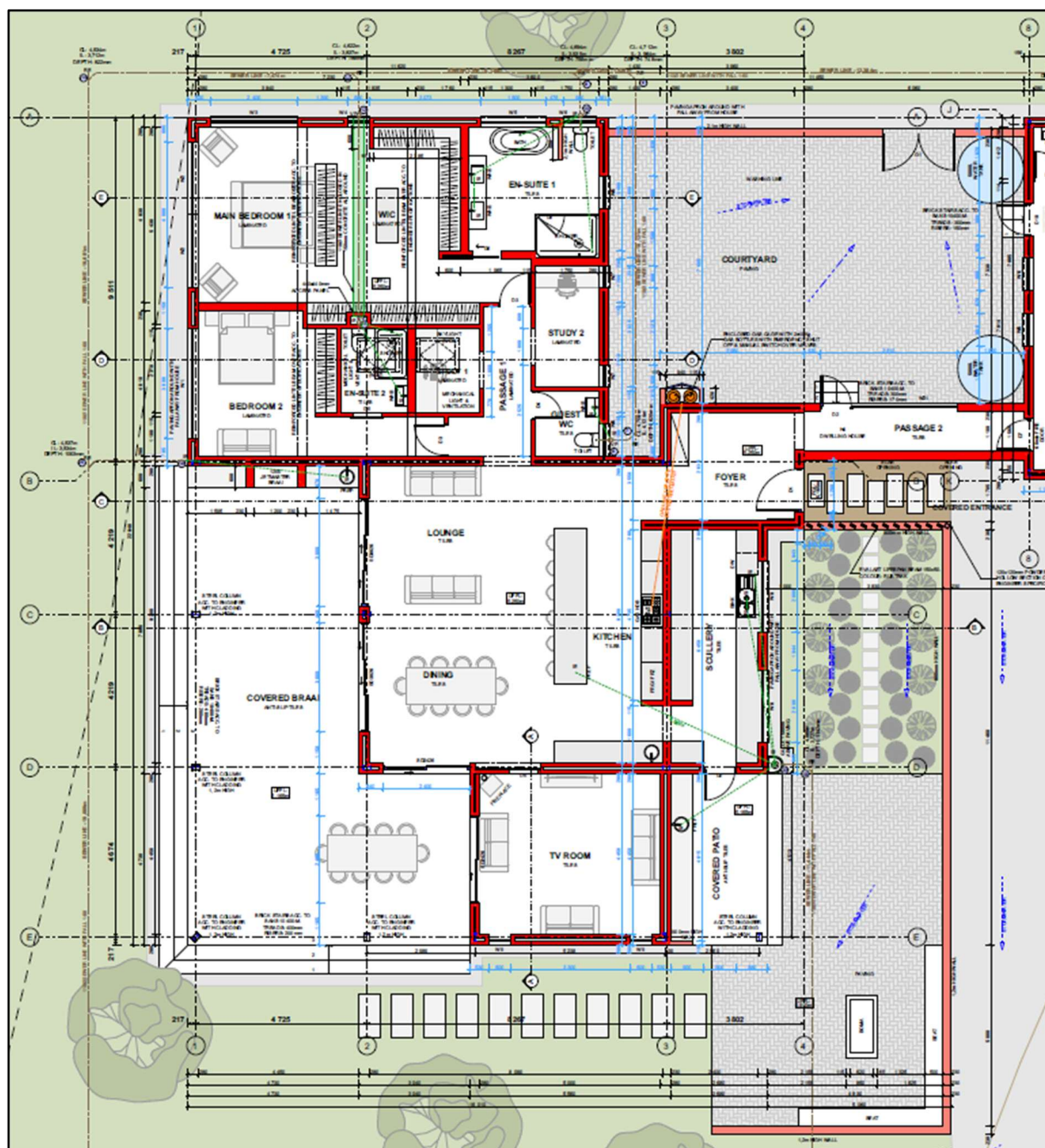
All plans & designs as prepared by: **M Smith Architectural Group (Pty)Ltd**

SITE DEVELOPMENT PLAN:

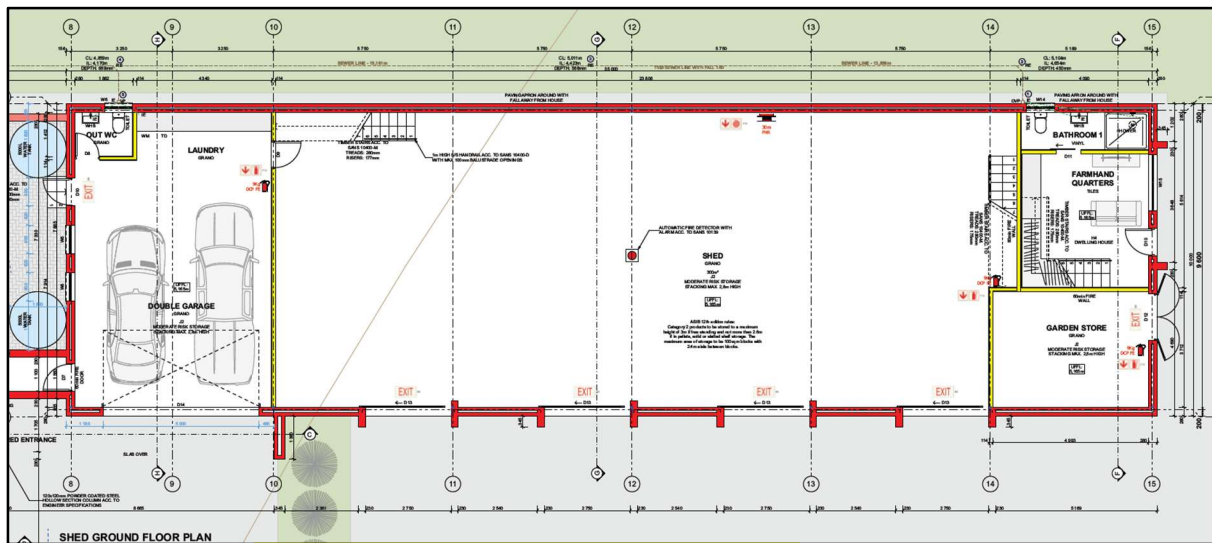


At this early stage the owner do not intend intensively farming the property (only restore and maintain)

FARMHOUSE LAYOUT:

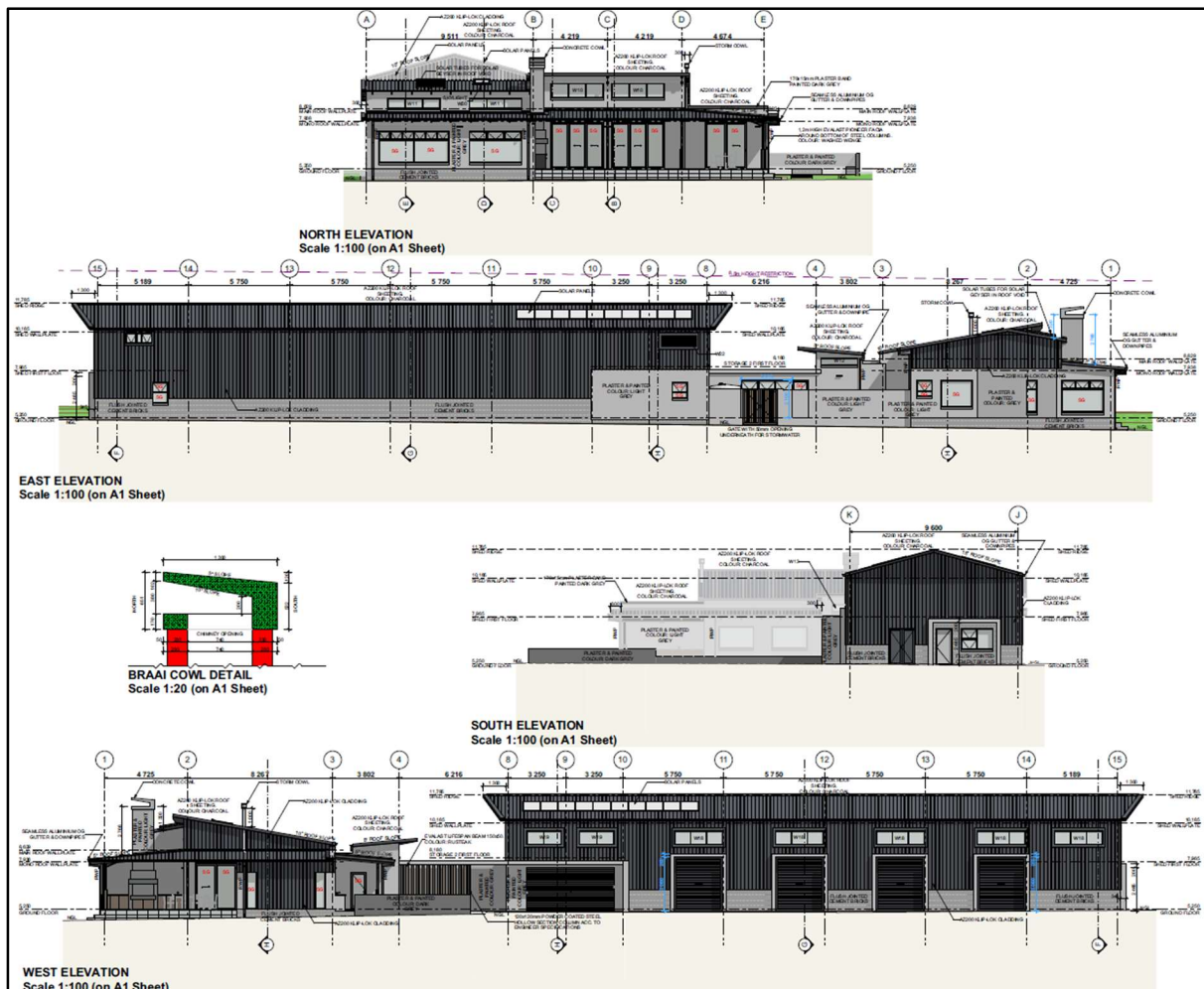


FARMSHED / AGRICULTURAL WORKER ACCOMMODATION:



- 1) Approx 20% of the floorspace is for normal cars to park
- 2) Approx 20% of the floorspace is for a groundsman accommodation to maintain the property
- 3) the balance of approx 180m² floorspace is for field equipment indoor parking to maintain the property (mower, mulcher, tractor, bakkie, garden equipment, quad bike, trailers etc)

ELEVATIONS:



Highlighted Texts indicate the items that would be applied for:

“agriculture”

Land use description: “*agriculture*” means the cultivation of land for raising crops and other plants, including plantations, the keeping and breeding of animals, birds or bees, stud farming, game farming, intensive horticulture; intensive animal farming; a riding school or natural veld, and:

(a) includes:

(i) the harvesting, cooling, storing, sorting, packing and packaging of agricultural produce grown on that land unit and surrounding or nearby farms;

(ii) harvesting of natural resources limited to living organisms for delivery to the market;

(iii) agricultural buildings or infrastructure that are reasonably connected with the main farming activities, including a dwelling house, barns, agricultural worker accommodation;

(iv) rooftop base telecommunication stations;

(v) linear infrastructure;

(vi) agricultural industry;

(b) and does not include aquaculture, an abattoir, a farm graveyard a farm shop, an animal care centre, any mining activity, utility services and renewable energy structures for commercial purposes.

Development parameters:

The following development parameters apply:

(a) Building lines

The road or street and common boundary building lines are 30 metres.

(b) Height

(i) Dwelling houses may not exceed 8.5 metres above natural ground level directly below a given point of the building with a maximum of 2 storeys; provided that a departure from the 2 storey limit may be considered due to the slope of the site; provided further that the 8.5 metres restriction is maintained and that the additional storey is added to the building on the lower side of the slope;

(ii) Agricultural buildings other than dwelling houses may not exceed a height of 15 metres from natural ground level.

(iii) Earth banks and retaining structures that are in the opinion of Municipality associated with bona fide agricultural activities are exempt from the general provisions in this regard in this By-law.

(c) Site development plan

For any development in this zone, including any part of the land not zoned Agriculture, a site development plan must be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and their proximity to tourist routes.

(d) Farm shop

Where a farm shop and a resort shop are operated from the same property the combined floor area of the farm shop and resort shop may not exceed 100m².

(e) Agricultural Industry

In addition to the above parameters the following apply:

- (i) the agricultural industry does not exceed a total floor area of 2 000m²; and
- (ii) the parking requirements for “industry” apply.

“additional dwelling unit”

Land use description: “*additional dwelling unit*” is a dwelling unit that may be erected on an agricultural land unit with the consent of the Municipality, in addition to a primary dwelling house or agricultural worker accommodation for bona fide agricultural workers, or both, provided that –

- (a) the number of additional dwellings can be permitted in the following ratio:

Area of land unit	Number of unit/s
Smaller than 10ha	1
Between 10ha and 20ha	2
Between 20ha and 30ha	3
Between 30ha and 40ha	4
More than 40ha	5

- (b) additional unit may not be erected within 1 km of the high-water mark of the sea or a tidal river except where a proclaimed township is situated between the additional dwelling unit and the sea or tidal river;

- (c) one additional dwelling unit may be erected within the 1km high water mark of the sea or a tidal river, provided that the additional dwelling unit is attached to the main house and does not exceed a floor area of 60m²; and
- (d) no alienation of additional dwelling units will be permitted whether by cadastral subdivision or sectional title.

Development parameters:

The development parameters applicable to “agriculture” apply, together with the following additional development parameters for “additional dwelling units”. Additional dwelling units may be erected with the consent of Municipality provided that:

- (a) a dwelling permanently occupied by a person engaged in bona fide agricultural activities on the land unit is not regarded as an additional dwelling unit;
- (b) the total floor space of an additional dwelling including the floor space in all ancillary buildings to the additional dwelling, may not exceed 175 m²;
- (c) an additional dwelling must be constructed in a style that is similar to the architecture of the main dwelling house, unless otherwise permitted by the Municipality;
- (d) an additional dwelling that is contained within the same building as a dwelling house must be designed so that the building appears to be a single dwelling house; provided that both units may have a ground floor, or one unit may be on the ground floor and the other unit above;
- (e) the existence of an additional dwelling may not in itself be sufficient reason for the Municipality to grant an application in terms of the Planning By-law to subdivide the land unit containing the dwelling units; and
- (f) the Municipality must certify that services are available for the construction of an additional dwelling.

“agricultural worker accommodation”

Land use description: “agricultural worker accommodation” means accommodation provided for bona fide agricultural workers, including accommodation for labourers and farm managers, as determined by the Municipality based on the extent of the bona fide agricultural activities on the land unit.

Development parameters:

The development parameters applicable to “agriculture” apply with the following additional development parameters:

- (a) the number of units must be reasonably connected to the bona fide agricultural activities on the land unit; and
- (b) no agricultural worker accommodation may be erected within 1 km of the high-water mark of the sea or a tidal river.

Signed on the 27th of October 2025, at Sedgefield Knysna District

Clifford Alan Elion

Name of Owner & Signatory:


Signature of Owner:

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Cell: 082 678 9900