



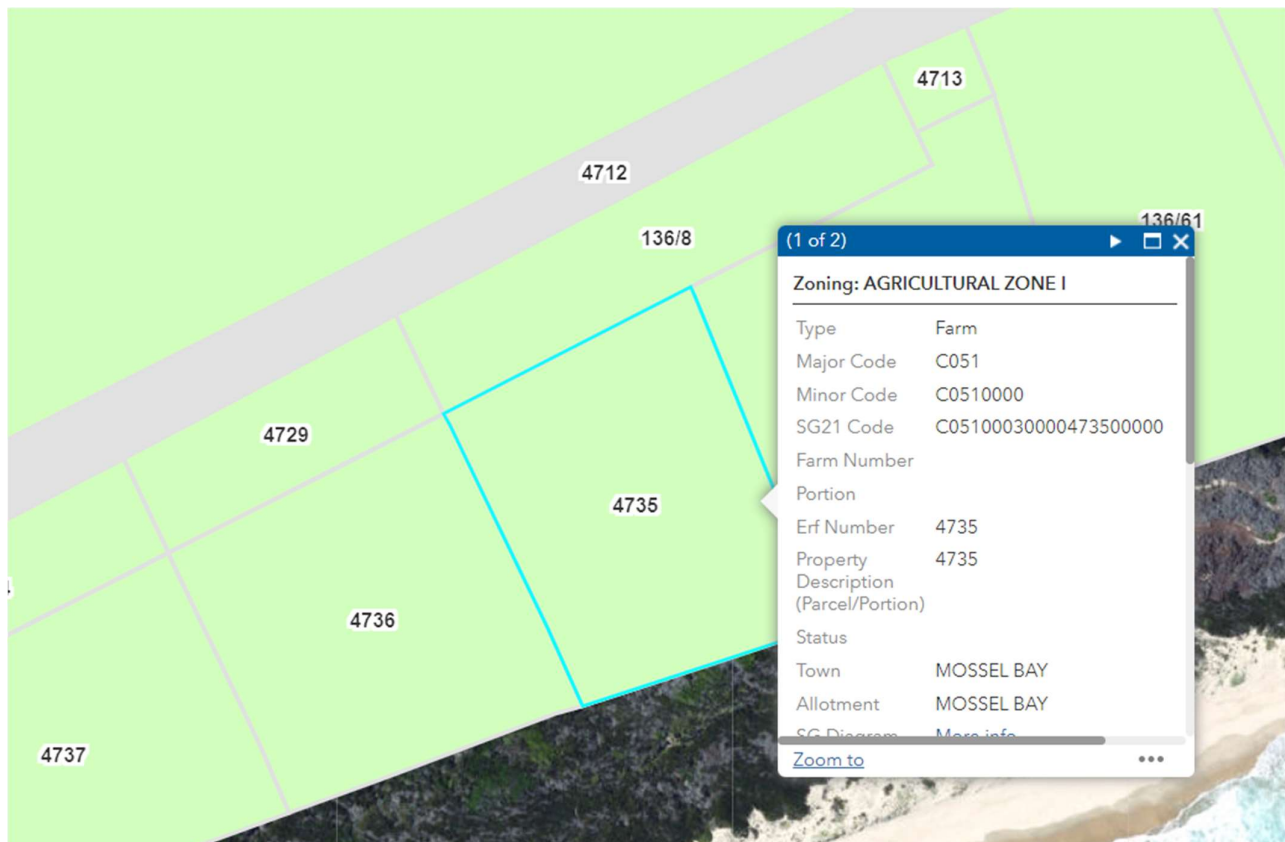
To whom it may concern

**ERF 4735, OTTO'S RUS, GREAT BRAK RIVER
MOSEL BAY MUNICIPALITY & DIVISION**

1. The abovementioned property refers.

Zoning

2. According to the Mossel Bay Zoning Scheme By-law (2021, Erf 4735 Great Brak River is zoned *Agriculture Zone I*. See extract from the zoning map below (Source: <https://mbm-gis.maps.arcgis.com/apps/webappviewer/index.html?id=a9985be1bc6741609b515ca899e155ca>)



3. The primary land use right for the property is therefore agriculture which is described as follows in the mentioned zoning by-law:

“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, agricultural worker accommodation;
 - (iv) additional dwelling units;
 - (v) a camping site limited to a maximum of 10 tent or caravan stands subject to the development parameters applicable to “tourist accommodation”, provided further that a single communal ablution facility is provided and for more than 10 tent or caravan stands a consent use must be applied for;
 - (vi) guest house within the primary dwelling unit or within one additional dwelling unit;
 - (vii) linear infrastructure;
 - (viii) rooftop base telecommunication station;
 - (ix) fibre node container;
 - (x) occasional use;
 - (xi) renewable energy structures for household and farming purposes; and
 - (xii) agricultural industry.

Guest house

4. According to par. (vi) above a guest house is a primary land use right. The current guest accommodation located within the primary dwelling of Erf 4735 Great Brak River, provides 4 guest rooms. Another two guest rooms can be added. It is proposed to add these guest rooms on ground floor level abutting the two western guest rooms instead of above the two existing guest rooms.
5. Each guest room can accommodate two guests with a total of 12 guest possible for the property, complying with the provisions of the zoning by-law.
6. On ground floor level the two guest rooms to be added will not be visible as with a double storey structure which protects the character of the area. Below is a photo taken from the north towards the subject property. The roof of the dwelling house located on Erf 4735 Great Brak River is just visible. Adding a floor will be as indicated approximately on the photo below. Such an addition above ground floor level will break the skyline.



7. Adding two rooms above ground floor will also have increased cost which has an impact on sustainability as well as the structural integrity of the structure. A report by a structural engineer in this regard is attached hereto as well.
8. Adding two guest rooms on ground floor will still comply with building lines.
9. The zoning by-law further determines that 1 parking bay must be provided per guest room and 2 parking bays for the owner/manager. The double garage of the primary dwelling provides the required parking for the owner/manager. A further 6 parking bays should therefore be provided for the 6 guest rooms. The attached site plan shows the parking provision for guests in close proximity to the primary dwelling.

Previous land use application

10. During July 2022 a land use application for a permanent departure to accommodate a 7th guest room (14 guests in total) was submitted to Mossel Bay Municipality as well as consent use for a tourist facility (restaurant). The proposed restaurant would have been for guests as well as visitors to the greater area.
11. This restaurant would have been established within the existing dwelling house and existing stoep with no additions needed. At least 40 patrons could have been accommodated at once. It was decided to not proceed with this land use application for permanent departure and consent use.
12. The previous land use application with the primary land use right for a guest house (6 guest rooms with total of 12 guests), would have added ±42 guests/patrons to the property. By not continuing with the mentioned land use application, the number of people at the property is only the 12 possible guests with the owner and his 3 children. With less guests/patrons less parking is also needed.

Yours Faithfully



MARLIZE DE BRUYN Pr. Pln.

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1 August 2023