



BUILDING LINES & GUEST HOUSES

BUILDING LINES

Several applications for 'Departure of Building Line' have been brought KOSRA'S attention over the past months for comment from Ndlambe Municipality. The current legislation allows Ndlambe Municipality to relax all building lines applications at their discretion after having followed public participation processes.

Considering that, we as the ratepayers of Kenton on Sea, would like to keep our area as green as possible, I will be putting forward my proposed guidelines for consideration regarding relaxation of Building Lines specifically in Kenton on Sea and how it they should be dealt with going forward. The following will form part of my proposal:

1. Only one lateral building line to be relaxed, not both (to allow service access)
2. Street Building Line - only for a width of 7,5m and to allow only single story construction where a departure has been approved to encroach on the said building line.
3. Lateral and Rear Building Lines on Pedestrian Lanes/Public Open Space/Rivers not to be relaxed.

I am busy working on a document outlining my proposal for building lines. As this will affect ratepayers of Kenton on Sea, comments from you are invited and will be appreciated in shaping this proposal that I intend submitting to the Municipality.

GUEST HOUSES

Kenton-On-Sea is fast developing into a Tourist Accommodation hotspot and that is a fact.

In terms of the new 'Ndlambe Integrated Land Use Scheme', Guest Houses are allowed only with the Consent of the Ndlambe Municipality under Residential Zone 1 and one of the requirements is that there should be a manager residing on the premises. The number of rooms is also restricted to 10 in total. The intention of 'Single Use' to be adhered to at all times as to enable Guest House to be reverted back to Single Residential property when necessary.

Rezoning for Guest Houses (from Residential 1 to General Residential) is not advisable at this stage as I have been in consultation with Ntombi from Ndlambe Municipality regarding this contentious issue and can confirm that she is currently hard at work in the process of developing a policy to allay any further confusion amongst developers, owners and architects. This policy will be published early in the new year for public participation and you will be informed to comment on it.

I therefore propose/urge owners of Guest Houses that were advised to 'Rezone to General Residential' by Ndlambe Municipality prior to this new scheme, to address this soonest by applying for 'Consent Use'.

Rate Payers are welcome to contact me for more information.

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KOSRA Town Planning Portfolio