

KNA ARCHITECTURE
7 Milner Rd, Woodstock
Cape Town, 7529

CITY OF CAPE TOWN:
LAND USE PLANNING

Erf 22: 08 Vineyard, Austinville, Gaylee, 7580

Date: 19 January 2022

Dear City of Cape Town

MOTIVATIONAL LETTER IN TERMS OF SECTION 129(8)

I write this letter on behalf of **Mr and Mrs Prins** the property owners of Erf 22, 08 Vineyard Avenue, Austinville, Gaylee

NATURE, DURATION, GRAVITY AND EXTENT OF THE CONTRAVENTION

The site is currently utilised for single residential purposes. The size of the property provides opportunity for an additional dwelling (house shop) to be developed. The owners saw an opportunity to make an income through the property by opening a house shop. The site is flat with no significant geographical features. Note that the construction of the house shop has created a few temporary job opportunities, with permanent opportunities in terms of maintenance and security. The extent of the contravention is 36sqm. It is important to note that the proposal has not compromised the city's functionality and sustainability or have a detrimental impact on social, visual, and functional amenities and infrastructure.

THE CONDUCT OF THE PERSON INVOLVED IN THE CONTRAVENTION

Please note that it was the intention of the owner to develop/construct the house shop on the subject site. Note that the existing structure found on site will was not demolished to proceed with this contravention. The owner saw an opportunity to make an income and only income by opening a house shop through the property. Please note that owner was not aware which step to take to comply with the municipal by-law.

WHETHER THE UNLAWFUL CONDUCT WAS STOPPED; AND

The unlawful building work was only noticed when it was already been operating. No officers came and stopped the building work during the period of construction.

WHETHER A PERSON INVOLVED IN THE CONTRAVENTION HAS PREVIOUSLY CONTRAVENED THIS BY-LAW OR A PREVIOUS PLANNING LAW.

The owners have never been previously involved in this nature of contravention. Existing building work on the property has remained the same and unaffected by the contravention,

[REDACTED]

[REDACTED]