

**City of Cape Town**  
**Town Planning Department**  
**Civic Centre**

**19 June 2019**

Dear Sir / Madam

**R.e. MOTIVATION REPORT FOR ERF 2750, 28 RUBUSANA AVE, LANGA**

**Physical Characteristics of the property**

The property site is dominated by sandy soils, and a gently flat surface suitable for rain- water flow and storm water drains.

**Existing Structure at Site**

Currently, there is 1 bedroomed main house with a combined dining room and a kitchen. In fact the house is only a two roomed house. There is also a small outside toilet with a toilet seat only. There is also a vibracrete wall at the front.

**Proposed developments**

The proposal is to extend the main house so as to create another bedroom and to extend the existing Kitchen/ Dining so as to create space for a living area with a small veranda that protects the door from rainwater. On the existing bedroom, the proposal is to add an ensuite bath that is going to serve bedroom 1 only.

**Effects of the proposal**

**Social effects**

The proposal to add an ensuite bath on the existing bed 1 emanates from the fact that the owner, Veronica Jayiya is blind so the son sees it right if she would have her bedroom with toilet seat, and bath so that she won't struggle with movement in and out her bedroom. Moreover, her movement in and out would need someone to help since she is blind and it would not be easy to get someone to her help each and every time, hence she finds it right if she would have everything in her bedroom. The proposal to extend a Kitchen/ dining to create space for living area would create more spacious area for day to day household activities of the house.

### **Engineering Effects**

The proposal for an ensuite bath to existing bedroom 1 would not affect the external engineering services of sewer connections since all sewer connections from the proposed bath will be connected to the existing internal sewer connection that connects to the municipal main sewer line.

### **Effects on the surrounding**

The proposed development does not negatively impact on the surrounding neighbouring properties since there will be neither a door nor a window on the adjacent property sides. Moreover, most people along Rubusana Ave, are also extending their houses so as provide enough space for everyday domestic activities.

### **Effects on Traffic**

The development does not negatively impact on any traffic movement along Rubusana Ave, since the proposed additions does not encroach the street building line of 1.0m from Rubusana Ave. Moreover, Rubusana Ave, is neither a busy street nor near a busy high- way road, hence there is no any effect of the proposed development to traffic movement or parking along Rubusana.

All in all, the proposal to add bedroom 2, living area and a small veranda is viable since it does not have any social, economic or environmental effects to the neighbouring properties and their day to day activities. In fact, the proposed development conform to the overall aesthetic view of the area since most people along Rubusana Ave, are also extending their houses.