

PROPOSED AMENDMENT TO THE CAMPERDOWN TOWN PLANNING SCHEME
TO PERMIT THE OPERATION OF BED-AND-BREAKFAST ESTABLISHMENTS IN
THE SPECIAL RESIDENTIAL AND AGRICULTURE ZONES WITH THE SPECIAL
CONSENT OF COUNCIL: AMENDMENT NO

Scheme clauses to be amended as follows:

Table A: Add: “33: Bed-and-breakfast:

means a private dwelling house where one room and not more than four rooms in the building or an approved outbuilding are let out for commercial tourist overnight accommodation, managed by the owner of the property, who shall also reside on the property, and where meals may or may not be provided for registered guests.”

Part 4: Add Clause 4.8 after Clause 4.7 as follows:

“4.8 Notwithstanding Clause 4.7 and the provisions of Table C, nothing in this scheme shall prohibit or restrict the conversion of part of the main dwelling house or outbuilding within the Special Residential zone or Agriculture zone for use a bed-and-breakfast establishment, provided that the special consent of the local authority has been obtained in terms of Section 67 *bis* of the Ordinance (No 27 of 1949), and such special consent shall contain the following conditions:

- (a) that the building shall retain the external appearance of a dwelling house, such bed-and-breakfast facilities either forming part of the existing dwelling house or being attached to the main dwelling by means of a wall not exceeding 5m in length Council may deviate from this requirement in exceptional circumstances. A maximum of 50% of let-able rooms shall be retained for private home use
- (b) the activity or use shall not occupy more than four (4) habitable rooms with a combined floor area that is not in excess of

- 25% of the floor area of the dwelling, subject to a maximum floor area of sixty (60) m².
- (c) that the accommodation of motor vehicles on the lot shall be as follows:
 - i) one (1) parking bay per guest room
 - ii) two (2) parking bays for the owner-occupier
 - iii) parking provision shall be such that motor vehicles must be able to enter and leave the property in a forward direction
 - iv) such parking shall be located to the rear of the dwelling, where possible
 - v) any vehicle with a tare mass exceeding 2 500 kg shall not be permitted on or adjacent to the Erf at any one time
 - (d) notwithstanding anything to the contrary contained in these clauses, a kitchenette may form part of the bed-and-breakfast establishment for self-catering purposes such unit is not to be occupied by any persons on a permanent basis, and may not be leased as a dwelling unit
 - (e) that a maximum of two (2) beds shall be provided in each guest room
 - (f) that all health, fire and national building regulations shall be complied with, along with the approval by the local authority
 - (g) that the establishment shall be registered with the local authority and the South African Tourism Board, or any such recognised controlling authority
 - (h) applicants for bed-and-breakfast establishments shall adhere to the planning controls of the respective authority, including:
 - i) satisfying the responsible authority that an application does not conflict with existing title deed restrictions or conditions

- ii) complying with the signage policy of the respective authority which shall be limited to a sign not larger than 600mm by 450mm and which indicates the nature of the activity and shall be compliant with the character of the dwelling
- iii) compliance with the requirements of the respective authority with regard to rear or other lighting
- iv) complying with the by-laws of the respective authority
- (i) that a register of all guests be kept
- (j) that a sewage disposal system be provided to the satisfaction of the local authority, and, where disposal is by means of septic tanks and french drains, a geo-technical report on the site will be required by the local authority
- (k) planting programmes could be stipulated as part of screening techniques
- (l) that the local authority may impose whatever other conditions it considers necessary to protect the amenities of the neighbourhood, provided that, if it is subsequently found that there is in fact an interference with the amenities of the neighbourhood, it may impose further conditions or call upon the owner and/or occupants to cease the use”

Table C to be amended to reflect “33 Bed-and-breakfast” as a special consent use (Column 4) in the Special Residential zone and Agriculture zone.

Prohibited use in all other use zones