

**PORTION 29 OF THE FARM UITZICHT NO 216**  
**APPLICATION FOR**  
**REZONING**



**CLIENT:** CRABS CREEK (PROPRIETARY) LIMITED  
**PREPARED BY:** MARIKE VREKEN URBAN AND ENVIRONMENTAL PLANNERS



**March 2016**

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## **SECTION A : BACKGROUND**

### **1. BACKGROUND**

Portion 29 of the Farm Uitzicht No is currently zoned as "Agriculture Zone I" with a consent use for a tourism facility (restaurant) and farm store, in terms of the Section 8 Zoning Scheme regulations.

The application area is located on the north-western bank of the Knysna estuary approximately 200m east of Divisional Road 1600 (Brenton). The application area is 4046m<sup>2</sup> in extent.

The application area is characterised by relative flat slopes covered with vegetation unique to river banks of the Knysna Estuary. The application area is currently vacant but was until 2013 being used for a tourist facility which included a restaurant gift shop and farm store. Permission was granted by the Knysna Municipality to demolish the structures on the property see ANNEXURE A for a copy of the demolition certificate. The applicant envisions to utilise the favourable site characteristics to develop a new restaurant and with 5 alienable resort units.

In order to implement the applicant's vision for the proposed property a rezoning application has to be lodged to accommodate the proposed land uses on the application area.

Crabs Creek (Proprietary) Limited, the registered owner of Portion 29 of the Farm Uitzicht No 216, has appointed Marike Vreken Urban and Environmental Planners to apply for the necessary land use rights to permit the envisaged land uses on the site.

### **2. THE APPLICATION**

Marike Vreken Urban and Environmental Planners has been appointed by Crabs Creek (Proprietary) Limited, to prepare and submit the required application documentation (refer to ANNEXURE C for Previous Letters of Approval

Demolition Certificate

Power of Attorney and Company Resolution and **ANNEXURE D** for Application Form), for:

- (i) The rezoning of Portion 29 of the Farm Uitzicht No 216, from "Agriculture Zone I" to "Resort Zone II" to allow for 5 resort units(Ordinance 15 of 1985)

### **3. PROPERTY DESCRIPTION SIZE AND OWNERSHIP**

A copy of the current Title Deed which includes all the information outlined below are contained in **ANNEXURE E**. The Surveyor General Diagram (SG 5763/57) for the application area is contained in **ANNEXURE F**.

Title Deed Number: T 80063/1991

Title Deed Description: Portion 29 (portion of Portion 13) of the Farm Uitzicht No

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	216
Property Owner:	Crabs Creek (Proprietary) Limited No 91/04384/07
Title Deed Restrictions:	<u>Condition K (b)</u> That the above property be used solely for agriculture and residential related purposes <u>Condition L</u> It shall be used for the purpose of erecting thereon one dwelling unit together with such one outbuilding as an ordinary required to be used therewith  <i>According to the endorsements on the Title Deed, Condition K(b) and L were successfully removed on 25 February 1994</i>
Bonds:	There are no bonds registered over the property. According to the title deed, all previously registered bonds were cancelled.
Property Size:	4046m <sup>2</sup> ( Four Thousand and Forty Six) Square Meters
Servitudes:	There are no servitudes registered over the property that prevent the proposed land use as applied for.

## **SECTION B : DEVELOPMENT PROPOSAL**

### **4. DEVELOPMENT SPECIFICATIONS**

*(Refer to Plan 4: Site Development Plan)*

The application area is currently vacant but it used to contain a building that was used as a tourist facility which included a restaurant gift shop and a farm store. A demolition certificate was issued during 2013 and all structures on the property were demolished.

The site development plan for the entire proposal on the application area is illustrated in Figure 3. The development proposal on the application area consists of the following:

- Parking Area;
  - Tourist facility to be used as a restaurant,
  - Five (5) Alienable Resort Units
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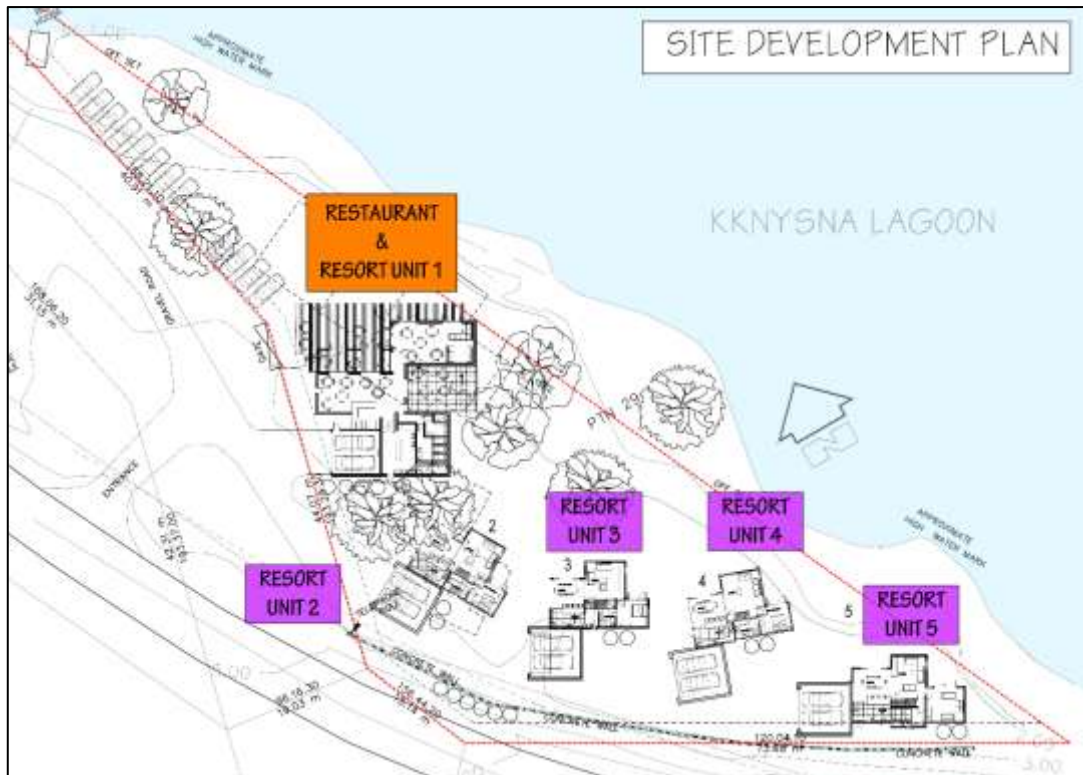


FIGURE 1: PROPOSED SITE LAYOUT

#### 4.1. Rezoning to Resort Zone II

(Refer to Plan 5: Architectural Layout & Perspectives)

The application area is currently zoned as "Agriculture Zone I" with consent uses for a farm stall and tourism facility in terms of the Section 8 Zoning Scheme Regulations.

The owners envisage constructing 5 resort units to be used for holiday housing. The primary use for Resort Zone II according to Section 8 Zoning Scheme Regulations 1985 includes "holiday housing" which is defined as:

*"... a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping site, mobile homes or dwelling units, and where the housing may be rented out or may be separately alienated by means of time sharing, sectional title division, the selling of block shares or the subdivision of the property on condition that a home owners association be established, but does not include a hotel or motel."*

It should be noted that the Section 8 Zoning Scheme Regulations does not have any development parameters applicable to resort zone II, but that the approval for a resort zone must be accompanied by an approved site development plan. Therefore the proposed resort units will comply with a site development plan, where the density, building height, building lines, coverage and floor area ratio are specified.



**FIGURE 2: PROPOSED RESORT UNITS**

The resort units cover approximately 120m<sup>2</sup> each and consist of two storeys each meaning each unit will have a floor ratio of approximately 220-240m<sup>2</sup>. The height of the proposed units will be limited to a maximum of 8m above NGL.

#### **4.1.1. Tourist Facility**

The application area has an existing right for a “tourism facility” (restaurant) as defined in the Section 8 Zoning Scheme Regulations.

During 1992 the Southern Cape Regional Service Council approved a consent use for a tourist facility on the agriculture zone 1 property. Therefore the existing right to operate tourist facility (restaurant) on the property is vested.

The owner merely wishes to redevelop a new restaurant, for which there is already approved land use rights.

The tourist facility will consist of a restaurant covering approximately 240m<sup>2</sup>. The restaurant will be located on the ground floor and will be approximately 8.5m from the high-water mark. The restaurant will provide approximately 70 seats and will be open to the public throughout the day. Parking for the restaurant will be provided along the north western boundary of the property.

It is important to note that the proposed development has been setback from the old restaurant footprint and that only disturbed areas will be developed. No development will take place within the salt marsh and restoration and rehabilitation of the salt marsh and vegetation occurring on the banks of the Knysna Estuary will be encouraged.





**FIGURE 3: PROPOSED RESTAURANT**

## **5. SERVICES INFRASTRUCTURE**

### **5.1. Civil**

Fraser consulting engineers compiled a Civil services report to investigate the civil services requirements and provision in order to accommodate required service on the proposed property, a copy of their report is attached as ANNEXURE G and the contents of the report can be summarised as follows:

#### **5.1.1. Water supply**

The Knysna Municipality will supply water to the development. There is a historical borehole on-site which can be harvested for some water supply. The main supply will be augmented with rainwater.

#### **5.1.2. Water Demand**

The Red Book (2004) 1 gives the daily demand for the 4 residential units and the apartment as approximately 1.0 kl/day/unit. This amounts to 5 kl/day for the five units. The Red Book gives the water demand as between 65 l/day/seat and 95 l/day/seat for community halls and restaurants. As it is proposed to be a day restaurant only, 65 l/day/seat was used, which amounts to 4.5 kl/day for the 70 seat restaurant.

The total demand is therefore 5 kl/day and 4.5 kl/day, totalling 9.5 kl/day.

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<sup>1</sup> Red Book (2004). Guidelines for Human Settlement Planning and Design. Compiled under the patronage of the SA Department of Housing by the CSIR Building and Construction Technology Division.

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### **5.1.3. Municipal Water Supply**

The nearest Municipal water pipeline is at Upper Belvidere. A pipeline will be required from Upper Belvidere to the development. The proposed pipeline route is 700m.

A copy of the confirmation from Knysna Municipality that the municipality will indeed be able to provide water for the proposed development is attached as **ANNEXURE H** to this report.

### **5.1.4. Borehole Water Supply**

The previous land-use, viz. the Crabs Creek Restaurant and Pub, used two boreholes for water supply. The borehole water can be used as a secondary supply. It is noted that if borehole water were to be selected as the primary option, it would be necessary to access their suitability with respect to quantity and quality. To achieve this, the following tests by a registered groundwater specialist will be required these test are included as **ANNEXURE I**.

A Department of Water and Sanitation Services (DWA) (National Water Act (1998)) general authorization allows the abstraction of 1kl/day/ha for general usage. As the demand will be 9.5 kl/day for the 0.44 hectare property, and as the restaurant is a commercial entity, we expect a Water Usage License Application will be required for borehole abstraction.

Borehole water abstraction as a secondary supply and within the volumes of a general authorization will not require a Water Usage License Application. The use of the borehole for secondary usage will require registration with Department of Water and Sanitation Services.

### **5.1.5. Rainwater Supply**

Schmidt, Schulze and Dent (1987)<sup>2</sup> states the Mean Annual Precipitation (MAP) for Knysna is 712mm/year. Using Red Book (2004) calculations and their guideline of 80% efficiency, a roof area of 220m<sup>2</sup>/unit, 125m<sup>3</sup>/year (125 kl) of household of rainwater can be harvested on average annually. According to the Red Book (2004), households of this size use within 800kl/day and 1200kl/day. It is believed that 800kl/ day can easily be achieved. However to be conservative our water supply calculations use 1000kl/day/household. The implication is that rainwater can supply 125 days of water supply.

### **5.1.6. Firefighting Water**

Municipal water will be the firefighting water supply, with Municipal water storage being the firefighting water storage.

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<sup>2</sup> Schmidt E.J, Schulze R.E and Dent M.C (1987). Flood Volume and Peak Discharge from Small Catchments in Southern Africa, based on the SCS Technique: Appendices. Department of Agricultural Engineering, University of Natal, Pietermaritzburg 3201. Prepared for the Water Research Commission. WRC Project no. 155.

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If borehole water is used, there will be on-site water storage required for firefighting.

The proposed development with houses of floor area over 200m<sup>2</sup> is classified as low risk group 1 by the Red Book (2004). The requirements for low risk group 1 firefighting water storage is 900 l/min for 2 hours, which amounts to 108 kl of storage.

The proposed floor areas are marginally above 200m<sup>2</sup>(220m<sup>2</sup>), and as there are only 5 units and a restaurant, we wish to classify the proposed development as low risk group 2.

Low risk group 2 requires firefighting water storage of 500 l/min for 1 hour, which amounts to 30 kl of storage. It must also be noted that the proposed development is alongside the estuary which can be an emergency source of firefighting water.

#### **5.1.7. Water Supply Infrastructure.**

The infrastructure required to harness the municipal is:

- A valved off-take from the Municipal system at Upper Belvidere;
- A 700m long pipeline to Crabs Creeks;
- Water meters for the common property, the restaurant, and the five units; and
- Fire hydrants which will also act as scour valves.

The alternative water supply is groundwater from the boreholes. The proposed infrastructure would include the refurbishment of the two existing boreholes, and possibly the addition of further boreholes.

The daily demand is 9.5 kl/day, and it is recommended that this volume is stored in tanks. Adding the low risk group 2 firefighting storage of 30 kl, a total of 40 kl of storage is required. The storage may be a series of 5kl or 10 kl plastic tanks, or a purpose built concrete tank.

It is also recommended that the tanks are clustered in one area to allow centralised equipment. Each residential unit, and the restaurant, would have a dedicated pressure pump to provide water pressure. These pumps would be located at the central water storage area.

The rainwater infrastructure would include roof guttering and tanks. A further item that is recommended is a "first foul flush" arrangement as shown in Figure 9.5 of the Red Book (2004). We do not expect the rainwater to be included into the reticulation system and it is likely to be withdrawn from the tanks taps.

One or two stand up fire hydrants should be provided in the development in locations that allow hoses of length less than 90m to reach any building fire. It is recommended that this distance is minimized to less than 50m. Should borehole

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water and not Municipal water be used, then on-site firefighting storage will be required, as well as a pressure pump. The pressure pump is to ensure that the water pressure at the hydrant exceeds 7m. According to Red Book (2004) requirements, the firefighting pump shall ensure that the pressure at the hose outlet should exceed 7m.

#### **5.1.8. Storm water**

There is a sub-catchment which includes the district road and ground above the district road. The runoff from this sub-catchment flows through the area used as a public parking area. This parking area is on the N2 side of the proposed development. As this upstream catchment is not being modified by the Developers, no SUDS measures are anticipated for these flows. However any modification to the parking areas shall be undertaken in a SUDS compliant manner.

The pipeline draining the district road is causing some shoreline erosion. . We recommend that an inconspicuous gabion outfall structure be built to arrest further erosion. The outfall structure shall incorporate a litter trap.

SUDS measures will be implemented within the proposed development. The rainfall from roofs, or the overflow from rainwater tanks as applicable, will be directed to underground soak aways. The hardening of surfaces will be minimized. Runoff will be directed to strategically landscaped areas such as grassed swales and natural vegetation gardens. If required, enhanced swales will be used.

Enhanced swales are swales underlain by engineered soak aways. In this way infiltration will be promoted so that runoff volumes do not exceed the current volumes. The promotion of infiltration will also improve the water quality of runoff to the downstream estuary. Furthermore, litter traps will be installed at any (if any) storm water outfalls to the estuary.

#### **5.1.9. Solid Waste Management**

The volume of solid waste generated for this type of affluence is typically 0.15 m<sup>3</sup>/week/household in un-compacted/loose form. As it will be used as a resort, without occupants going to work, the volumes per unit is more likely to be 0.25 m<sup>3</sup>/week/household.

An estimate for the volume generated by the restaurant is a 1.75m<sup>3</sup>/week. This totals 3m<sup>3</sup>/week for the proposed development during the peak season. The volume will reduce substantially in the off-season.

There shall be a waste transfer station for collection by the local Municipality. It shall be sized to handle the above quantities, and for the recyclable containers. The Architect may choose to separate the restaurant and residential waste stations so as to keep the restaurant waste separate from the residential waste. The waste stations shall ensure that baboons, monkeys and other animals cannot enter the station.

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#### **5.1.10. Sewage Management.**

The daily water demand is estimated as 9.5 kl/day for the residential units and the restaurant. Generally in the order of 80 % of this will enter the sewage system. Therefore we estimate the quantity of sewage likely to be generated as 8 kl/day. The proposed sewage system is waterborne sewers to a pumping station, and a rising main to the WWTW. The existing pumping station has a capacity in the order of 14m<sup>3</sup>.

However this pumping station is out of position for the proposed development. We therefore propose to build a new pumping station that will cater for all environmental requirements and will cater for 48 hours of storage. There is an existing rising main (possibly diameter 75mm) that crosses the district road. Standby pump would be available, and this could be kept outside of the sump, in a store, for emergency use. It is not proposed to have a dedicated standby electrical supply. However provision will be made that a mobile generator can be hired and connected to the pump.

This pipeline is slightly out of position and a new sewage rising main is proposed.

The owner and designer of the WWTW was consulted. Buchanan (2014) states that the WWTW has a capacity of 75m<sup>3</sup>/day. The average daily flow over a month for the year 2013 peaked at 18m<sup>3</sup>/day, with a plant capacity of 75m<sup>3</sup>/day, showing that the plant has sufficient capacity for the proposed development. From the information presented in Appendix C it is clear that the system is operating satisfactorily and will be suitable for the proposed development.

#### **5.2. Electricity**

There is an existing 11kVa Cable along the south west boundary of the property. Eskom is the owner of the electrical line. Power supply to the property is provided directly from Eskom to the restaurant and five resort units. It should be noted that all electrical elements on the property will be substituted by solar geyser and solar panels to mitigate the power demand by the proposed development.

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FIGURE 4: KNYSNA MUNICIPALITY ELECTRICAL SUPPLY

## SECTION C : CONTEXTUAL INFORMANTS

### 6. LOCALITY

*(Plan 1: Locality Plan)*

The application area is located on the southern bank of the Knysna River, where the river enters the estuary, approximately 150m downstream of the N2 National Road 'White Bridge' (Bridge B1419). This area is a recognised tourism node with various tourism activities that are located in this area.

The area falls within the municipal jurisdiction of Knysna. It is accessed by turning off the N2 National Road and crossing under the N2, and then travelling a further 150m along the Brenton District Road DR1600.



FIGURE 5: LOCALITY

## 7. CURRENT LAND USE AND ZONING

### 7.1. Land Use

(Plan 2: Land Use And Character of the Area)

The application area is currently vacant. Until recently, the property was used as a tourist facility which included a restaurant and gift shop with a farm store. A demolition certificate was issued by the Knysna Municipality to remove the existing structures on the property in 2013.

The foundation the previous restaurant still remains on the property. The figure below shows the existing disturbed areas on the application area.



FIGURE 6: EXISTING FOUNDATION OF REMOVED STRUCTURES ON SITE

### 7.2. Zoning

(Plan 3: Zoning Plan)

The application area is currently zoned as "Agriculture zone I", with consent use rights for a tourist facility (restaurant) and a farm stall, in terms of the Section 8 Zoning Scheme Regulations applicable to this area (see attached Zoning Certificate as ANNEXURE J.

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## 8. SITE CHARACTERISTICS

### 8.1. Topography

The topography of the site is rather flat with slopes flatter than 1:10. The slope is a bit steeper towards the road design but will have no direct impact on the proposed development. The contours on the property illustrate that a watershed forms on the centre of the property and will eventually drain towards the east into the Knysna Estuary.



FIGURE 7: SITE TOPOGRAPHY

The site is situated along the banks of the Knysna Estuary meaning that the majority of the site is lower than 5m above MSL.

### 8.2. Physical Characteristics

The application area use to accommodate a tourist facility but has since then been removed. The original foundation of the property still remains on the site. The historical land uses accommodated on the property resulted in increased disturbance areas associated with the primary use of the property. This resulted that the salt marsh and vegetation along the banks of the estuary to remain relatively undisturbed.

### 8.3. Vegetation

According to GRI<sup>3</sup> Vegetation types the vegetation on the northern half of the site is characterised by estuary associated vegetation and the southern section of the property is characterised as Groenvlei Coastal Forest. According to SANBI<sup>4</sup>, the majority of the site is irreversibly transformed. See below Figure 8 below:

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<sup>3</sup> Garden Route Initiative

<sup>4</sup> South African Biodiversity Institute

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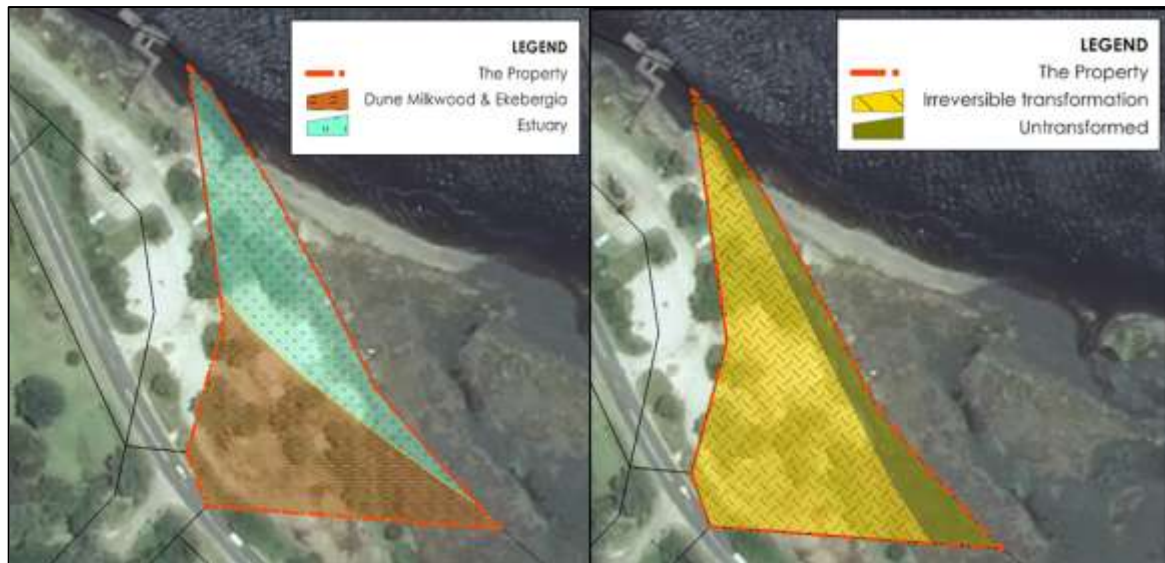


FIGURE 8: TRANSFORMED VEGETATION

The application area is home to the Milkwood and Ekebergia tree species. The mentioned trees share qualities that are characterised by a widespread genus of evergreen trees and shrubs which is restricted to deep sandy soils. This habitat. It is best developed next to extensive water bodies, where fires originate and burn upslope.

The variant associated with this biome include coastal Groenvlei forest which can include is Grassy fynbos community which occurs in scattered areas along the coastal plateau but the exact extent of this vegetation type is less than that incorporated by Mucina & Rutherford, 20065.

Critically Endangered eco systems are ecosystems that have undergone severe degradation of ecological structure, function or composition as a result of human intervention and are subject to an extremely high risk of irreversible transformation. The transformed areas on site indicate that the majority of the site has undergone irreversible transformations as a result of human habitation. The salt marsh and vegetation along the banks of the estuary is the only vegetation on the property that remains relatively undisturbed.

The entire property is classified as Knysna Sandstone Fynbos Eco system in terms of the National Environmental Management: Biodiversity Act, 2004 (refer Fig 4 above). This is classified as a critically endangered eco system of which less than 2.7% of this eco system is formally protected. Due to the irreversible transformation on the property the Knysna Sandstone Fynbos ecosystems have been poorly maintained and protected and has as such resulted in a property characterised by disturbed vegetation

#### 8.4. Astronomical Tides

<sup>5</sup> Mucina, L. & M.C. Rutherford (edms) 2006. The Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria.

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A Specialist report by Fraser Consulting Civil Engineer was conducted to assess the effect of high astronomical tides and low atmospheric pressures on raising estuary water Levels. This report concluded that:

Crabs Creek are higher at times of peak tidal events and extreme low pressure events than during the 100 year RI rainfall induced storm events.

The peak estuary water levels alongside Crabs creek were estimated to be 2.2m average MSL for high spring tide events accompanied with extreme low pressure events. For the 100 year RI rainfall induced events, water levels in the order of 2.0m average MSL were recorded.

The majority of Crabs Creek site is above these levels. The levels of the previous restaurant, which was never exceeded by estuary water levels, was 2.38m average MSL. The site infrastructure should be designed for the possibilities of rising sea levels.

The proposed 5 residential units and the restaurant is located within 32m of the high water mark:

- Unit 1/ Restaurant is positioned 8.5m from the high water mark
- Unit 2 is positioned 30.1 meters from the high water mark.
- Unit 3 is positioned 18.6 meters from the high water mark.
- Unit 4 is positioned 8.7 meters from the high water mark.
- Unit 5 is positioned 7.3 meters from the high water mark

The proposed building will be designed to withstand the effects of any rising sea levels. In this respect we recommend a conservative approach with floor levels above 3.2m amsl. Similarly any site infrastructure works shall also be appropriately designed for the possibilities of rising sea levels. Note that these peak tidal events accompanied by low atmospheric pressure, and the possibilities of rising sea levels, would only inundate certain sections of the site for short durations, and the water will not have any velocity.

## **9. CHARACTER OF THE AREA**

The surrounding land uses are predominantly rural in character, with a mixture of residential, tourist facilities and tourism accommodation. The intersection off the N2 National Road provides access to the Phantom Pass Road and towards Brenton which are characterised as by a mixture of residential and tourism related uses.

Several agricultural zoned properties occur in the area, but given the challenging topography of the area, these are not productive farms. These properties are used for rural residential and tourism orientated land uses.

The properties located along phantom road and Brenton District Road are predominantly for tourism associated uses. Given to the beautiful surrounding environment and easy accessibility

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to the N2 National Road, several tourist accommodation facilities are located in the surrounding area especially along phantom road and Brenton District road.

Examples of tourist accommodation facilities in the surrounding area include:

- Madibas Tide Country Hotel
- Phantom View Lodges
- Knysna Chalets
- Boma and Chutzpah Restaurant



**FIGURE 9: TOURIST ACCOMMODATION IN CLOSE PROXIMITY**

The predominant tourist facilities in the surrounding area are restaurants and a nursery which accommodates a small tea garden. Examples of tourist facilities evident in the surrounding area include the following:

- Cathy And Remy Restaurant
- Pembreys Restaurant
- Cycads For Africa





FIGURE 10: TOURIST FACILITIES IN SURROUNDING AREA

Due to the locality and the quiet nature of the surrounding area there are several private rural residential dwellings and resorts evident throughout the area which are labelled as private nature reserves and eco- estates. The following noticeable rural residential developments are located in the surrounding area:

- Westford Bridge
- Birds Hill Cottage
- Phantom Forest



FIGURE 11: RESIDENTIAL ESTATES AND PRIVATE RESIDENTIAL PROPERTIES IN SURROUNDING AREA

## SECTION D : POLICY FRAMEWORKS

### 10. SPATIAL POLICY FRAMEWORKS

#### 10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape parliament and serves as strategic spatial planning policy that “communicates the provinces spatial planning agenda”.

The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning. However it is important to note some of the key policies laid down by the PSDF have a bearing on the application.

The proposed development compliments the SDF spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in the urban areas;
- (iii) Strengthening resilience and sustainable development.

However it is important to note some of the key policies laid down by the draft PSDF have a bearing on the application.

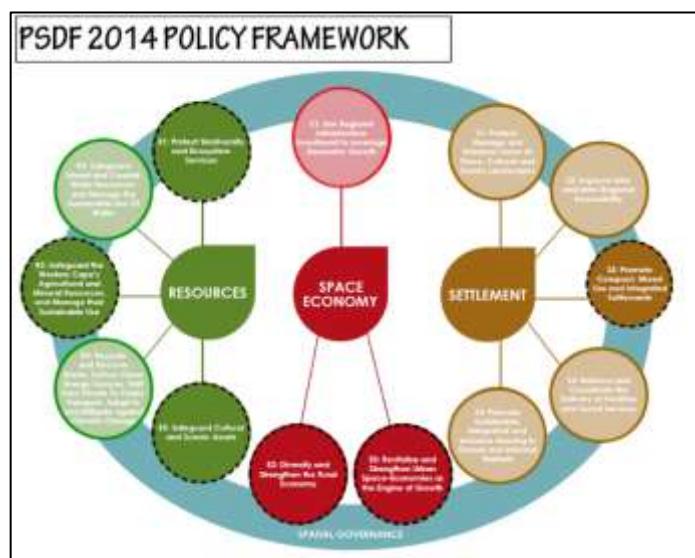


FIGURE 12: POLICIES WHICH ARE APPLICABLE TO PROPOSED DEVELOPMENT

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### **Policy R1: Protect Biodiversity & Ecosystem Services**

2. The Western Cape's CBA mapping, must inform spatial planning and land use management decisions throughout the province.

### **Policy R3: Manage, Protect & Sustainably Use Provincial Agricultural & Mineral Resources**

2. Promote and drive agri-tourism and agri-processing / value addition to increase the export value of agricultural goods in the agricultural areas of the Western Cape.

### **Policy R5: Protect & Manage All Provincial Landscape & Scenic Assets**

1. Scenic & Landscape character considerations must have explicit input on Land Use Management and infrastructure -development in the Western Cape.

2. The protection and enhancement of regional landscapes and scenic assets rely on appropriate responses to the heritage, biodiversity, agricultural and scenic assets of the province. It is essential to the future sustainability of the Western Cape that agricultural resource areas, ecosystem services, heritage and scenic assets are not undermined through inappropriate development and land use change.

5. Priority focus areas proposed for conservation or protection include:

- (i) Rural landscapes of scenic and cultural significance situated on major urban edges and under increasing development pressure;
- (ii) Undeveloped coastal landscapes under major development pressure;
- (iii) Landscapes under pressure for large scale infrastructural developments

### **Policy E2: Diversify & Strengthen the Rural Economy**

4. Compatible and sustainable rural activities (i.e. activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate) and of an appropriate scale and form can be accommodated outside the urban edge.

The 2009 PSDF draft Rural Land Use Planning & Management Guidelines should be reviewed and updated to serve as basis for clarifying the interpretation of this policy. The following criteria should be applied in assessing consistency with this policy:

- (i) Environmental authorisation;
  - (ii) Compatibility with land use activities suitable in the CBA it is situated in, and subject to an EIA
  - (iii) Does not alienate unique or high value agricultural land, or compromise existing farming activities.
  - (iv) Does not compromise the current or future possible use of mineral resources
-

- 
- (v) Is consistent with the cultural and scenic landscapes within which it is situated.
  - (vi) Does not involve extensions to the municipality's reticulation networks (i.e. served by off-grid technologies)
  - (vii) Does not impose real costs or risks to the municipality delivering on their mandate.
  - (viii) Does not infringe on the authenticity of rural landscapes.

12. Where there is a combination of land suitable for agriculture and raw water available in proximity to settlements, this strategic provincial asset should be safeguarded for agricultural purposes.

15. Land targeted for new commercial ventures (e.g. farming, fishing, eco-tourism, etc.) should have the same resource attributes as existing commercial ventures, and be in proximity to markets, facilities and transport.

### **Policy E3: Revitalise and Strengthen Urban Space-Economies as the Engine of Growth**

1. Priority should be given to building the national competitive advantages and innovation of the Western Cape established and emerging regional economic centres through appropriate health care to support the knowledge economy.

### **Policy S4: Ensure Balanced & Coordinated Delivery of Facilities and Social Services**

1. Balance sustainable service delivery and equitable access to education and health services to improve equitable access to social services

#### Planning Implication:

*Given the fact that the majority of the site has been disturbed as a result of historic land uses on the property little biodiversity precedents is evident on the property in terms of natural vegetation. The location of the units have been specifically selected on disturbed areas to mitigate further destruction of biodiversity properties on site. The environmental management plan will mitigate the impact during construction phase and ensure that the proper management tools are incorporated by the proposed development to promoting biodiversity off sets and facilitate ecosystem health along the banks of the Knysna Estuary. The proposed development will contribute to economic expenditure within the Knysna Municipality ultimately fostering economic growth within the town of Knysna. The development is highly consistent with other resort and tourist facilities already established in the area promoting a pattern of integrated land uses. Therefore the proposed uses on the property will align with the development policies of the Western Cape Spatial Development Framework 2014.*

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## 10.2. Draft Western Cape Rural Development Guidelines (2009)

The Western Cape Provincial Government has developed guidelines to provide guidance to its social partners on land use planning and management outside the urban edge (i.e. in rural areas). Forming part of the roll-out of the Provincial Spatial Development Framework (PSDF), their objectives in introducing rural land use planning and management guidelines are:

- To promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure that the poor also share in the growth of the rural economy.
- To safeguard the functionality of the province's life supporting ecosystem services (i.e. environmental goods and services).
- To maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, cultural and scenic rural landscapes, and natural resources.
- To provide clarity to the provincial government's social partners on what kind of development is appropriate beyond the urban edge, suitable locations where it could take place, and the desirable form and scale of such development

According to these guidelines, the principles underpinning the Western Cape's rural land use management guidelines are as follows:

- Decisions on rural development applications should be based on the following sustainable land use principles:
  - social inclusion,
  - effective protection and enhancement of the environment,
  - prudent use of natural resources, and
  - maintaining high and stable levels of economic growth.
- Good quality and ***carefully sited development should be encouraged in existing settlements.***
- ***Accessibility*** should be a ***key consideration*** in all development decisions.
- New building development in the open countryside away from existing settlements should be strictly controlled regarding scale, height, colour, roof profile, etc.
- ***Priority*** should be given ***to the re-use of previously developed*** sites in preference to greenfield sites.
- All ***development in rural*** areas should ***be well developed and inclusive***, in keeping and scale with its location, and sensitive to the character of the rural landscape and local distinctiveness.

Detailed management guidelines are presented for the full spectrum of rural land uses. The provincial approach to managing the various rural land uses is as follows:

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*Conservation use:* Biodiversity, heritage and scenic resources all form part of the rural conservation agenda, both at landscape and farm scales. The approach is to formally protect priority conservation areas, **establish ecological linkages across** the rural landscape, and **mainstream a conservation ethic into all rural activities.**

*Holiday accommodation:* Given the Western Cape's unique rural communities and landscapes, tourism offers exciting prospects to diversify and strengthen the rural economy. Accordingly the provincial approach is to facilitate the provision of a variety of holiday accommodation across the rural landscape that is in keeping with the local character.

*Rural Housing:* Towards integrated rural development and sustainable human settlements in the Western Cape, **new housing development beyond the urban edge urgently needs to be curtailed.** The provincial approach is to channel pressures for residential development to existing towns, villages and hamlets. The only two exceptions put forward for housing development in the rural landscape are: providing 'on-and-off farm' security of tenure for farm workers; and providing restricted residential rights to incentivise the consolidation of rural properties of high biodiversity value and their incorporation into the conservation estate.

*Tourist facilities:* Towards **diversifying** the Western Cape's **rural economic base** into the **tourism** and **recreation sectors;** and developing these sectors on a sustainable and equitable basis – the provincial approach is to facilitate appropriate investment in these sectors across the rural landscape.

The surrounding area is characterised by several resort developments which include a variety from chalets, eco estates and nature sensitive residential estates. The proposal to construct 5 resort units will therefore strengthen the character of the area promoting tourist accommodation and facilitating economic growth within the town of Knysna.

The proposed restaurant will contribute to diversity in tourist facilities evident throughout the Belvidere area strengthening economic development ultimately strengthening the economic sector. The proposed development will also aim to conserve, rehabilitate and strengthening the existing biodiversity properties to achieve a higher conservation value of which would be beneficial to surrounding property owners.

### **10.3. Knysna SDF (2008)**

The Knysna SDF was approved by Council during 2009. An extract of the Knysna SDF is shown in Figure 13 below.

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FIGURE 13: EXTRACT FROM THE KNYSNA SDF (2008)

According to the Knysna SDF the application area is earmarked as rural cluster or node as described in paragraph 6.1.2.a (IV)<sup>6</sup>. The application area forms part of the rural clusters identified in Belvidere North.

The Knysna SDF describes this area as rural and agricultural in character, although commercial agriculture might not be actively pursued in many cases. While very limited municipal infrastructural investment should occur, guidance is required for management of land-use within these settlements.

Land-use Management Guidelines for rural clustering include:

- Their agricultural character must be maintained;
- This applies to the aesthetics, and number of buildings, and minimum erf sizes;
- A minimum subdivision size of 3ha or greater, depending on the ruling order property size in the node would apply;
- The primary right would be a dwelling house, essential outbuildings, and such agricultural buildings as are necessarily required for bona fide agricultural activity on the property;
- Options for rural recreational and economic opportunities could be considered, as long as it is in keeping with the rural character
- No municipal infrastructural services are to be delivered in the short to medium term.

Resort & Second Home Clusters

<sup>6</sup> Pg19 Knysna Spatial Development Framework, 2008.

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The Knysna Spatial development framework elaborates on resort clusters<sup>7</sup>. Whilst this type of development seldom focusses on only tourism related activities their contribution to tourism development is not insignificant. The following land use management guidelines are proposed for resort developments:

These are important areas (Belvidere) for tourism, yet should only receive very limited municipal infrastructural investment. That which they do receive should focus on consolidating the existing tourism infrastructure.

Further 'urban' development should not be permitted in these areas. The Southern Cape Regional Structure Plan, Knysna- Wilderness-Plettenberg Bay Regional Structure Plan, and Western Cape Guidelines for resort development provide clarity on the types and scale of tourism development that will be permitted on the property.

#### Scenic Routes

The Brenton District Road 1600 is classified by the Knysna SDF as a Scenic Route<sup>8</sup>

This route should be a carrier of people (locals and tourists) travelling (bicycle & motorised transport) to specific destinations, and having coordinated nodal stops (viewpoints) at specific points, where people have the opportunity to stop and enjoy the scenery.

*It is clear from the above that the proposed resort development is consistent with the Knysna SDF. A letter from Knysna Municipality, dated 17 July 2015 (attached as **ANNEXURE L** to this report) confirms that the proposal is consistent with the Knysna SDF.*

#### **10.4. Guidelines for Resort Development in The Western Cape**

This document serves to provide guidelines for the assessment of applications for the zoning and development of resorts in the Province of the Western Cape.

It appears that according to these guidelines, freehold ownership associated with resort zoning (Resort Zone II), whether individual erf, sectional title, block sharing or other) is not desirable in any area outside the urban edge<sup>9</sup>.

In an attempt to prevent permanent occupation of units within a resort the document attempts to prohibit the fragmentation of ownership. This obviously refers to the prohibition of the sale of individual units as may be achieved through the appropriate zoning of the land<sup>10</sup>.

A second additional control is through the limitation of unit size (floor area), as well as the size of the exclusive land parcels permitted around the units.

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<sup>7</sup> Pg. 20 Knysna Spatial Development Framework, 2008.

<sup>8</sup> Pg27 Knysna Spatial Development Framework

<sup>9</sup> Pg 7. VPM Preliminary Town Planning Report March 2014 as part of EIA process

<sup>10</sup> Pg 7. VPM Preliminary Town Planning Report March 2014 as part of EIA process

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The Guidelines recommend that should free hold units be approved, these units must then be:

- a) Of a size of no more than 120m<sup>2</sup> total floor space each with individual exclusive use areas of 250m<sup>2</sup>
- b) Mixed with holiday accommodation (Resort Zone I units, non-freehold, Short term rental) within the resort complex, and
- c) Not more than 50% of the total number of units in the resort complex.

Par 3.1.8 of the Provincial Resort Guidelines clearly stated that if an area is located within a demarcated rural settlement or area demarcated for tourism purposes as identified in an approved SDF, free hold title ownership of resort units may be considered in such an area.

*It is therefore the considered opinion that the proposed sectional title resort development, that is located in a demarcated rural node (refer to Par 10.3 above), the proposal is consistent with the Provincial Resort Guidelines.*

## **11. GARDEN ROUTE BIODIVERSITY SECTOR PLAN FOR GEORGE KNYSNA AND PLETTENBERG BAY**

A Biodiversity Sector Plan provides a synthesis of prioritised information to planners and land-use managers, enabling the integration of biodiversity into land-use planning and decision making (LUPDM). It identifies those sites that are critical for conserving biodiversity, and, in this way, facilitates the integration of biodiversity into decision making (i.e. mainstreaming biodiversity).

Mainstreaming is crucial to overcoming the "conservation versus development" mind-set, and for ensuring sustainable development (National Biodiversity Framework, 2007).

SANParks, together with Cape Nature prepared these guidelines to accompany and further explain the Garden Route Critical Biodiversity Areas (CBA) Map for the George, Knysna and Bitou municipalities. The CBA map divides the landscape into five categories, namely; Protected Areas, Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), Other Natural Areas and No Natural Areas Remaining. The first three mentioned categories represent the biodiversity priority areas which should be maintained in a natural to near-natural state. The last two categories are not considered biodiversity priority areas, and can be targeted for sustainable development.

Figure 14 below shows an extract from the Garden Route Initiate mapping for the area where the application area earmarked as and Ecological support area.

According to the Garden Route Biodiversity Sector Plan, development in Ecological Support Areas (ESA) should avoid or have minimal biodiversity impacts. The following uses are identified that could be allowed in ESA: "...Conservation (*Conservation management activities such as alien clearing, research and environmental education*); extensive agriculture; **restricted holiday accommodation**; restricted rural residential; restricted **low impact tourist** and recreational **facilities** (*lecture rooms, restaurants, gift shops and outdoor recreation*) and *place bound rural business* activities..."

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*It is therefore the considered opinion that the proposed resort development is consistent with an Ecological Support Area, as identified in the GRI Handbook.*

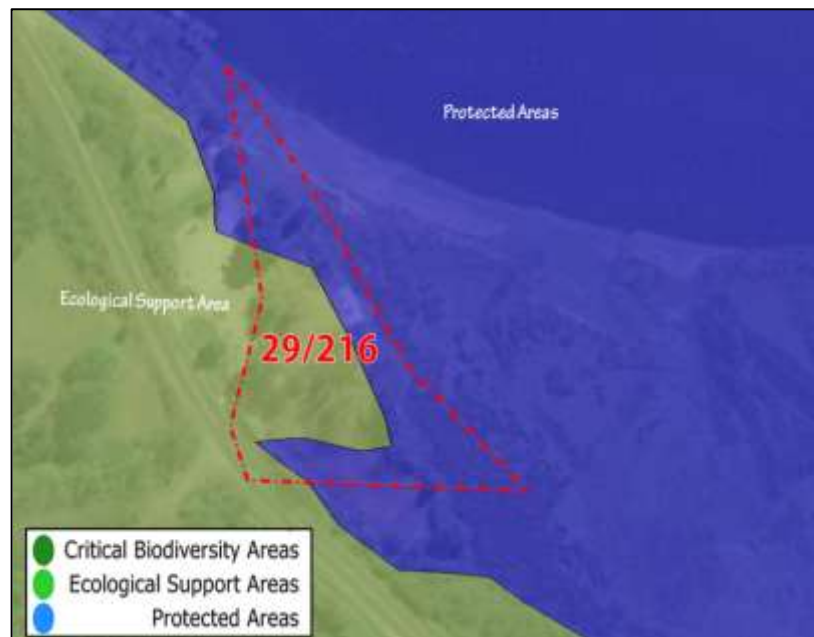


FIGURE 14: GRI ECOSYSTEMS STATUS

## **12. NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998)**

Three "listing notices" were published in terms of the regulations of the National Environmental Management Act. If any person envisages conducting any "listed activity", such a person must obtain environmental authorisation before the activity may commence. The proposed resort development outside the urban edge require environmental authorisation and Eco Route Environment consultants have been appointed to conduct a basic assessment in terms of NEMA and the Basic Assessment Report as prepared by Eco Route is attached as ANNEXURE M.

### *NEMA Section 2 Development Principles*

Chapter 1 of the NEMA contain certain principles that serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of this Act or any statutory provision concerning the protection of the environment. These principles include the following:

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Section (2) (2): Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.

*Spatial Implication: The application area is currently vacant and use to operate as a tourist facility. The proposed development will be located on transformed areas and an environment management plan will ensure that the remaining biodiversity on the property will be properly managed and maintained in accordance with the proposed development*

Section (2) (3): Development must be socially, environmentally and economically sustainable.

*Spatial Implication: The development will make use of rainwater harvesting to mitigate the demand water usage to the property. The restaurant will provide a place of entertainment and contribute towards economic growth within the town of Knysna. The resort units will allow for tourist to accommodate the units throughout the year. The proposed development is a more sustainable solution than the current status of the property*

Section (2) (4) (a) (I): That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied.

*Spatial Implication: It is suggested that the proposed development works closely with SANParks to minimize negative impacts on the receiving environment...*

Section (2) (4) (a) (iii): that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied.

*Spatial Implication: Negative impacts on the environment and peoples environmental rights will be identified and mitigation measures put in place to prevent negative impacts and enhance positive impacts.*

Section (2)(4)(b): Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.

*Spatial Implication: This is indeed the spirit of the entire development proposal.*

It can be concluded that an environmental impact assessment will not be required and that the proposed development is in line with the NEMA development principles

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### **13. NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)**

A Notice of Intent to develop was submitted to Heritage Western Cape on the 22 October 2015. The outcome of the NID was that the proposed development will have no impact on the heritage resources and that no further actions under section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. Refer to the comments as received from Heritage Western Cape as contained in ANNEXURE N.

## **SECTION E : MOTIVATION**

### **14. WESTERN CAPE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)**

The Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) states in Section 36 that the reasons for refusing an application may only be considered on the basis of the "lack of desirability" of the proposed land use. The following points must be taken into account when evaluating the desirability of this application:

- Consistency with spatial planning policies
- Character of the area
- Locality and accessibility
- Impact on Existing Rights
- Availability of Services

### **15. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)**

The Spatial Planning and Land Use Management Act (SPLUMA) was signed off by the presidency and is currently in full effect from the 1st of December 2015. The Western Cape provincial government will formally repeal LUPO from the planning legislation as the Knysna municipality is in process of gazetting its Municipal Land Use Planning By-law and establishing its municipal tribunal to decide on land use planning applications.

Knysna Municipality has indicated that their new planning bylaw will soon be adopted, and that the Planning Tribunal is in the final stages of being formally established. Land Use applications will only be submitted and processed in terms of the new SPLUMA and local planning bylaw, once the Tribunal has been established. It must also be noted that the application will be processed under which legislation it was submitted upon, meaning that this land use application should be regulated under the Western Cape Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

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## 16. COMPLIANCE OF THE PROPOSAL WITH THE NEMA PRINCIPLES

The principles as set out in Section 2 of the National Environmental Management Act (Act 107 of 1998) require a sensitive, conservative and sustainable approach to the environment. They acknowledge that development may lead to some impacts on the environment and accept that in such cases the best result is that the impacts should be minimized and mitigated. None of these, essentially sensible principles should be a problem for anything that is proposed on the application area. The 5 resort units and restaurant complies with these principles, and therefore it can be considered as being desirable and sustainable in terms of this Act.

## 17. CONSISTENCY WITH SPATIAL PLANNING POLICIES

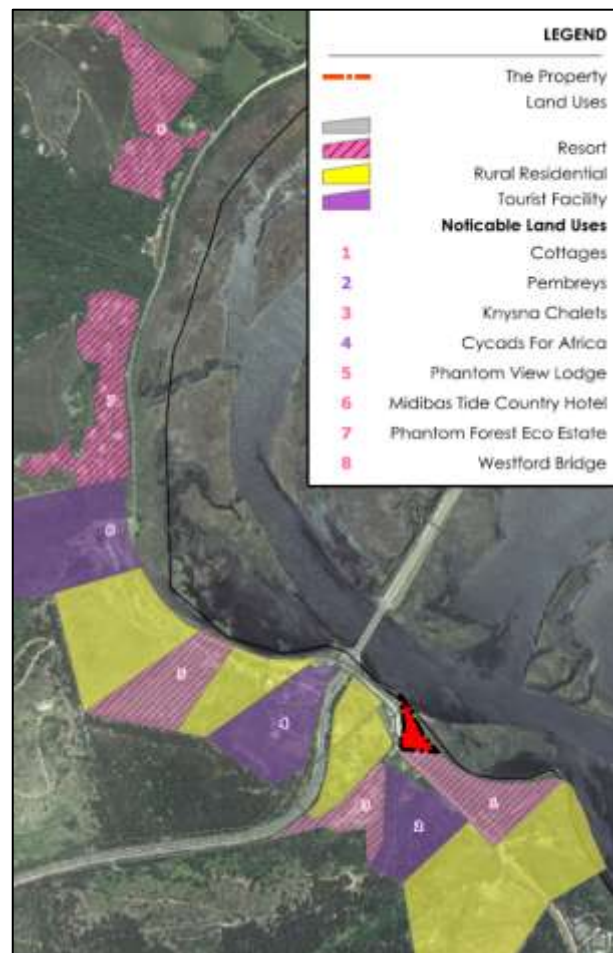
As discussed in Par 10:Spatial Policy Frameworks, the development proposal is consistent with the existing policy frameworks applicable for this area.

## 18. CONSISTENCY OF THE DEVELOPMENT WITH THE CHARACTER OF THE SURROUNDING AREA

The areas surrounding the application area is characterised by rural residential, resort developments characterised as eco estates and private nature residential areas. There are also several tourism facilities evident throughout the area.

The site is located within an existing rural node (various tourism activities and rural residential uses e.g. Cycads for Africa, Phantom View Lodges, Knysna Chalets and Madibas Tide Country Hotel) – hence it supports the rural economy and tourism industry of Knysna.

The proposed development will contribute to the existing resort developments throughout the area and will share the same characteristics in terms of visual appearance, height and density of existing resorts units within the surrounding area. The proposed restaurant will also contribute to the existing tourist facilities in the surrounding area allowing for more diverse tourist facilities for residents in close proximity and the Town of Knysna. The proposal's mixture of tourist accommodation and tourist facility will contribute to the tourism product and offerings of Knysna, ultimately facilitating economic development within Knysna.





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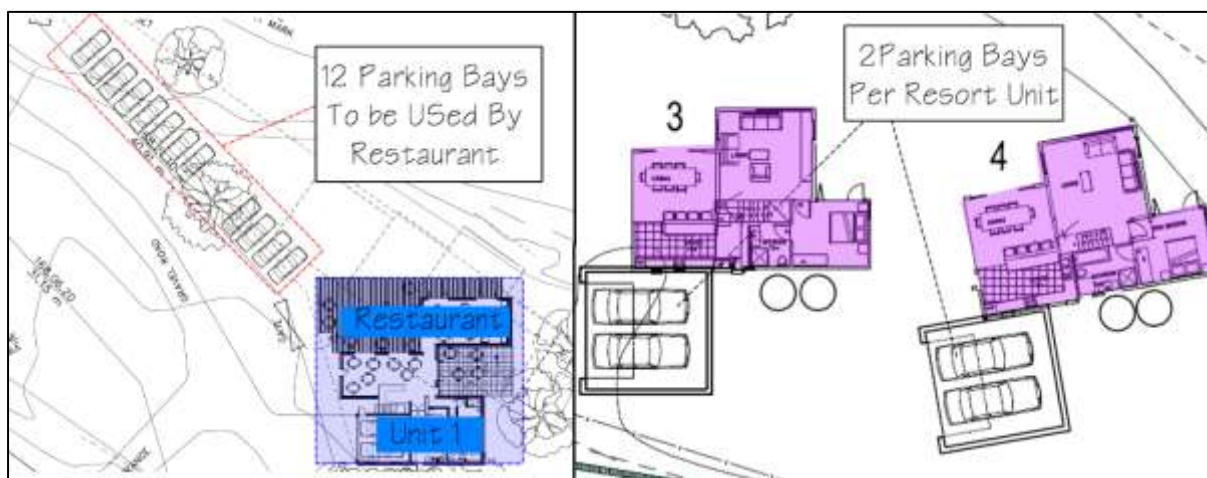
The proposed development will contribute to the existing character and facilitate the natural eco sensitive development pattern already established within the area.

## 19. ACCESS AND PARKING

Access to the property will be from the existing DR1600 district road that leads to Brenton on Lake and Brenton on Sea. This roadway is asphalt covered and leads off the N2 on the western side of the White Bridge. There are slip roads for vehicles turning off the N2: for turning right into the DR1600 when heading direction George for turning left into DR 1600 when heading direction Knysna for entering the direction George N2 from the DR1600. Vehicles entering the N2 Knysna direction from the DR 1600 are protected at a stop street and enter the N2 without crossing lanes, and when there is a sufficient gap. The proposed development will not significantly affect the intersection.

*FIGURE 15: CHARACTER OF THE SURROUNDING AREA*

In terms of parking each resort unit will make provision for two parking bays units. The size of the restaurant is approximately 240m<sup>2</sup>. According to the Section 8 Zoning Scheme Regulations No parking parameters are available for tourist facilities in Resort zone II. Since the restaurant will be operated as business use 1 parking bay will be provided for every 25m<sup>2</sup> being used for business related activities. Therefore, at least 12 parking bays needs to be provided for the restaurant. The size and shape of the property can easily accommodate the required 12 parking bays.



*FIGURE 16: PARKING PROVISION ON PROPERTY*

## 20. CONSERVATION OF THE NATURAL AND BUILT ENVIRONMENT

The architectural design of the proposed structures will recognise, conserve, maintain and enhance the integrity of the site, promoting an integrated architecture and landscape which will focus on the contextual importance of conservation and a sense of place which will contribute to the sense of ambiance and tranquil environment which already exists within the Belvedere area.

The design of the proposed restaurant and 5 resort units was informed by all relevant physical informants on the site, such as agricultural potential, sensitive vegetation and disturbed areas.

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The design and construction of, choice of materials, services for all new structures and intervention in existing structures will seek passive, site sympathetic and “green” solutions wherever possible.”

As mentioned in Paragraph 8 of this report, the application area is predominantly disturbed and the development footprint will only be on previously disturbed areas. The proposed

An Environmental Management Plan has been be drafted by an environment assessment practitioner, to ensure that implementation of the proposed development in an environmentally sustainable manner as envisioned.

## **21. SAFETY AND WELFARE OF THE COMMUNITY**

The entire property is not improved and is covered mostly by alien pines. The property, in its existing state, is not properly fenced. Vagrants and other negative social elements thrive on large portions of unused and unattended vacant land. The proposed resort development will improve the surveillance and security in the area and thereby improve the desirability and popularity of this area as a tourism destination.

The proposed development will therefore add value to the surrounding area, providing a high quality, aesthetically controlled development. The proposed development will also secure the common boundaries with surrounding properties.

Further to the above, the proposed resort development will:

- Stimulate rural economic expenditure contribute to local economic growth and economic expenditure within the Knysna local municipality.
- Contribute to the creation of new permanent employment opportunities (i.e. maintenance of the resort units as well as restaurant managers, cleaners, waiters, etc.);

## **22. INCREASE IN VALUE TO THE SURROUNDING COMMUNITIES**

The proposed development will be an asset to the area. This statement is supported by the following aspects:

- (i) The environment will be managed and rehabilitated contributing towards a more attractive landscape – *i.e. a more sought after area to live and invest;*
  - (ii) The resort units will comply with aesthetical requirements and contribute to the existing character of resort units in the Belvidere area - *i.e. higher property values;*
  - (iii) The development will diminish crime and illicit related activities on the property promoting safety and security to surrounding property – *i.e. a more desirable to live and invest*
  - (iv) Promotion of tourism offerings within the area.
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The proposed area borders on an environmental sensitive corridor to the east known as the Knysna estuary. The proposed "development" will assist financially in preserving and maintaining this area.

### **23. POTENTIAL OF THE PROPERTY**

The property is derelict and vacant with the marshy grasslands making it increasingly difficult to cultivate land for agriculture purposes. Given the small extent of the farm, the site is not an economically viable farming unit and to transform the site to resort zone with a restaurant will be more economically and environmentally sensible and will optimally utilise the potential of the property.

### **24. VISUAL IMPACT**

Taking into consideration the existing character of the area, the proposed development will have limited visual impact to surrounding property owners and the public who make use of Brenton Road.

Given the fact that the existing property is located on a low lying topography and the fact that the surrounding properties are elevated higher, minimises the effect of visual disturbance.

Furthermore, the aesthetic finish of the proposed structures will ensure that it complies with the architecture style of the surrounding area which will ultimately be mitigated by the colour scheme and surrounding vegetation. *Therefore, the proposed resort and tourism orientated development will have limited visual impact.*

### **25. ECONOMIC IMPACT**

According to the Knysna Spatial development framework the tourism industry is an integral part of the Knysna Municipality's economy. The proposed restaurant and resort unit will contribute to tourism industry and will facilitate economic opportunities and facilitate skills development resulting in the creation of permanent and temporary jobs. The proposed development will contribute the creation of the following employment opportunities.

- Restaurant manager
  - Kitchen Staff
  - Chef
  - Waiters
  - Resort Manager
  - Maintenance staff
  - Cleaning Staff
-

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Therefore, the proposed development will contribute to economic expenditure within the Knysna Municipality and could prove to be directly responsible for the financial gain for employees and their families should the development proceed.

## 26. NO IMPACT ON EXISTING RIGHTS

The proposal does not prevent any surrounding land owner to exercise their existing land use rights. The resort units and restaurant will contribute to surveillance in the rural area as a result a subsequent increase in safety and security in the area.

Hence there will be no impact on the existing rights of the surrounding property owners as a result of the application.

## 27. NO IMPACT ON THE AGRICULTURAL POTENTIAL / VIABILITY OF THE PROPERTY

Even though the property is deemed to be zoned for agricultural purposes, the property is not used for any agricultural production purposes at all.

According to the Draft Knysna ISDF (2016) the figure below illustrates that the locality of the application area is earmarked as a Class VII meaning that the application area has severe limitations for agriculture related activities that preclude the use of commercial plant production and restrict its use to other agriculture activities such as grazing and wildlife. Given the history of land uses in the property the property has not being used for agricultural purposes since the previous structures were constructed (*i.e. prior to 1992*).

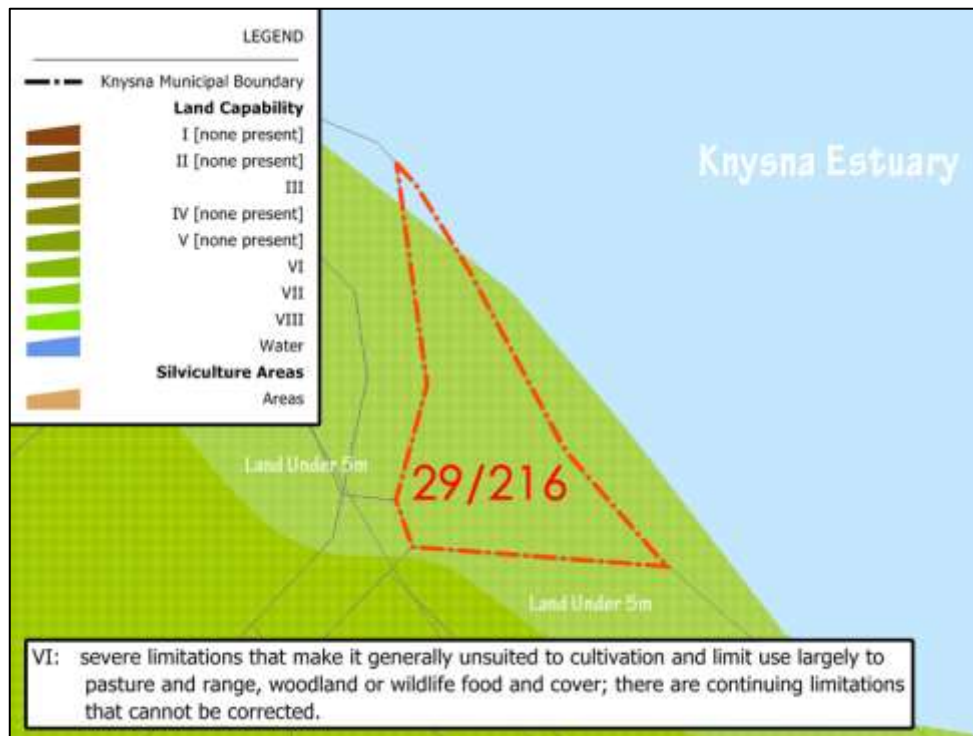


FIGURE 17: AGRICULTURAL POTENTIAL OF THE AREA

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According to this map, the application area is located in an area that is indicated as having low agricultural potential. This is in line with the site characteristics as the majority of the application area is disturbed while the banks bordering into the Knysna estuary is covered in grassy marshland. The existing characteristics contributes to the degree of difficulty to cultivate entire property making it financially unsustainable to cultivate the property on a seasonal basis. Furthermore given the small extent of the farm it is not viable to use the property for extensive agriculture purposes. Therefore, the agricultural potential of the site is extremely limited.

## 28. CONSISTENCY WITH SPLUMA PRINCIPLES

The development is consistent with the SPLUMA Principles for the following reasons:

Spatial Sustainability:	<ul style="list-style-type: none"> <li>▪ Development complies with Western Cape Spatial Development Framework (2014) as a spatial tool to guide future development on a provincial level.</li> <li>▪ Development complies with Knysna Spatial Development Framework (2008) as a spatial tool to guide future development on a local municipal level.</li> <li>▪ Development complies with guidelines for resort developments subject to the Western Cape rural development guidelines Framework.</li> </ul>
Spatial Justice:	<ul style="list-style-type: none"> <li>▪ The proposed Development does trigger environmental listed activities according to the National Environmental Management Act (1998). A basic assessment report has been drafted by the environment assessment practitioners</li> <li>▪ The proposed development is within an established rural node within the Knysna Municipality and supports the rural economy.</li> <li>▪ The proposed development will not contain any expansion of the urban area therefore urban sprawl is irrelevant to the application</li> <li>▪ The proposed development will contribute to the rural character of the surrounding area.</li> </ul>
Spatial Efficiency:	<ul style="list-style-type: none"> <li>▪ Development will make use of existing local resources to construct additional structures in the application area</li> <li>▪ the proposal supports to establish the tourism industry in the Knysna Region</li> <li>▪ The proposed development will contribute towards job creation in the surrounding area stimulating local economic development and skills development in the rural areas.</li> <li>▪ The proposed development will contribute to the management and conservation of natural environment and will encourage the rehabilitation and conservation of the</li> </ul>

	natural environment.
Spatial Resilience:	The development complies with the following spatial development frameworks. <ul style="list-style-type: none"> <li>▪ Western Cape Provincial Development Framework (2014)</li> <li>▪ Knysna Spatial Development Framework (2013)</li> <li>▪ Western Cape Rural land use planning and Management guidelines</li> </ul>
Good Administration:	<ul style="list-style-type: none"> <li>▪ This principle has no direct bearing on the application, however, the Knysna Local Municipality is obligated to consider the application fairly and within the prescribed timeframes.</li> </ul>

## 29. CONCLUSION

In light of this motivation, and the information contained within the foregoing report, it is clear that the application for:

- (i) The rezoning of Portion 29 of the Farm Uitzicht No 216, from "Agriculture Zone I" to "Resort Zone II" to allow for 5 resort units(Ordinance 15 of 1985)

Is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by Council.

Marike Vreken Urban and Environmental Planners