

24<sup>th</sup> March 2023

Knysna Municipality  
Planning & Development  
Land Use Management  
Attention: Mr. S. Mqhele

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### REZONING MOTIVATION

**Portion 104 of the Farm Uitzicht 216, Brenton**  
**Coordinates 34°04'17.9"S 23°02'53.2"E**

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### REZONING APPLICATION

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**Current Zoning:** Agricultural Zone 1 with Consent Use for Camping Facilities.

**New Zoning:** Open Space III with Consent Use for Tourist Accommodation.

- A range of consent uses is provided to supplement and support the main objective of this zone. The Primary Use of Open Space III is Nature Conservation Area with the following allowances:
- **Primary Use:**
  - One dwelling house is allowed if no dwelling house exists:
    - A building that contains one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:
      - a storeroom and garaging;
      - a second dwelling with a floor area not bigger than 60m<sup>2</sup> (excluding garaging), provided that application for consent use must be submitted if the second dwelling is larger than 60m<sup>2</sup>
      - a braai room,
      - renewable energy structures for household purposes
      - home occupation
      - letting to lodgers;
      - a bed and breakfast establishment; and
      - home childcare
    - Garaging for up to four vehicles is permitted.
    - Parking minimum requirements:
      - 2 bays per dwelling house
      - 1 bay per second dwelling
- **Consent Uses:**
  - Function venue:
    - A building/structure used for functions, weddings and expositions on mainly rural property
    - not larger than 500m<sup>2</sup>
    - 30m building lines
    - 8.5m height max 2 storeys

- Departure from 2 storeys may be considered due to the slope of the site
- Farm shop not exceeding 100m<sup>2</sup>
- Tourist accommodation:
  - Harmoniously designed and built holiday development, used for holiday or recreational purposes:
    - Consists of a single enterprise that provides overnight accommodation by means of short-term rental or time sharing only;
    - May include camping sites, caravan park, chalets, mobile home park, resort shop, private or public roads; and,
    - Does not include a hotel, guest lodge or wellness centre.

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#### FOCUS OF THE APPLICATION

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The property is located on the North-Eastern slopes of Portion 104 of the Farm Uitzicht 216 in Brenton on the Western Heads area. Its rear boundary is along the access road, CJ Langenhoven on the South-West side, its South-East lateral boundary borders the Featherbed Nature Reserve, Portion 59 of 216, its North-East lateral boundary borders Portion 103 of 216 and its North-East rear boundary is the High Water Mark of the tidal Knysna River Estuary (see “Annexure ‘A’: Portion 104 of Farm Uitzicht 216 K216!104 Beacon Certificate.pdf”).

The land slopes from the highest point, being the 116m contour in the North-West corner of the property, to its lowest point which is the High Water Mark of the tidal Knysna River Estuary. The land consists of steep slopes and gentle slopes within the property, with a steep bank from the shoreline up to the property, the top of which is the 14m contour (see “Annexure ‘B’ - 104of216 1m contours 2018 showing burnt structures.pdf”).

The economic investment that the Landowners want to make to their property will help to boost Knysna’s economy, by generating a job generating activity creating employment for skilled and semi-skilled labour. This is a factor in securing a secure financial future for the Knysna Municipality. The Landowners want to enhance their existing investment by being productive and building on what they already have whilst at the same time preserving what is on the ground. Developing the tourism sector will help to stimulate the performance of other demand sectors such as finance and business services, which will stimulate Knysna’s growth. Knysna’s economy is a service economy, driven by tourism and the services needed by those attracted to living in Knysna because of the quality of life it offers thanks to its unique environment.

Knysna’s human settlements and economy depend on the natural environment, so it is imperative that the integrity of the environment, forest and agricultural resources are protected as they form the economic foundation of Knysna. The location of the site will help to create contiguous growth to Lake Brenton and Brenton-On-Sea due to its close location. Working with the natural environment to improve job generating facilities will attract more visitors who will boost the economy and provide

more jobs for said community. This is important, especially if the implementation of the plans is inclusive and transformative as this will help to make the lives of the poor, better. The tourism sector therefore needs to remain authentic to keep its competitive edge. The sense of place and the experience of a small town embedded in its natural forest environment will be retained by the experience on this site.

Public access to the property will be at the Lake Brenton Jetty and from Dolly Raats Road from the N2 (see “Annexure ‘C’ – Portion 104 of Farm Uitzicht 216 Brenton Location Map.pdf” and “Annexure ‘D’ – Portion 104 of Farm Uitzicht 216 Knysna Location Map.pdf”).

Access to the property from Dolly Raats is along CJ Langenhoven and the access point to the site is at the end of CJ Langenhoven in the North-West corner of the property.

The land consists of 9.67 hectares which previously had pine trees, but since the fires of 2017 these were all burnt down. There are now low coastal shrub species and the existing lawn area at the bottom towards the top of the bank down to the shoreline (see “Annexure ‘E’: Portion 104 of Farm Uitzicht 216 K216!104n Google Earth 2013.pdf” and “Annexure ‘F’ - Portion 104 of Farm Uitzicht 216 Google Earth 2022-09-21.pdf”).

The site is classified as Ecological Support Area: Restore (ESA2) with a desired management objective to restore and/or manage to minimize the impact on the ecological infrastructure functioning, especially soil and water-related services (see “Annexure ‘G’ - Environmental Statement – Portion 104 of 216 after fires.pdf” prepared by Eco Route Consultancy). The desired management objective is to restore and/or manage to minimize impact on ecological infrastructure functioning, especially soil and water-related services to protect the health of the estuary. Therefore, sustainable urban drainage systems will be used to avoid polluted run-off into the estuary. Wastewater will be treated for each camping area and the dwelling house by means of biotechnic wastewater treatment systems, without the use of septic tanks or soak aways.

Rainwater will be harvested on each camping area and the dwelling house by means of water runoff from the roofs of permanent structures into rainwater tanks. This will reduce the load on the Knysna Municipality’s water supply to settlements. No unsustainable water extraction will occur.

Photovoltaic panels will be utilized for alternative, renewable energy purposes.

The landowners will join the Southern Cape Fire Protection Association and will ensure that active fire management units are in place and that they are legally compliant.

The building and infrastructure design will consider the increased risk of wildfires associated with more frequent extreme storms, higher wind speeds, dryer conditions and higher temperatures.

As part of their drive to preserve the natural landscape, the landowners will implement alien clearing on site to mitigate the risks in case of wildfires as this could lead to the destabilization of the slopes which could threaten the health of the Knysna River Estuary.

The landowners will actively support the Garden Route National Park’s (GRNP) Landscape Functionality Programme as well as Cape Nature’s Stewardship Programme to:

1. Help expand the conservation estate in the Garden Route,
2. Avoid further loss of critical biodiversity, and
3. Promote the rehabilitation of degraded areas where this supports landscape functionality.

Tourist accommodation consent use will be valuable for the Landowners as it will allow them to continue using the property for their own camping purposes but will also allow them to develop the land in a sustainable and precautionary manner through a harmoniously designed and built holiday development that will be used for holiday and recreational purposes, by letting visitors and tourists share in and enjoy being in nature and specifically Knysna's unique environment by providing facilities for those visitors and tourists to stay on the property.

The Landowners want to conserve the natural resources of the property by sustaining the flora and fauna on the property and preserving and protecting the remaining undeveloped landscape. To do this they will renovate the existing dwelling house (see the existing plans of the dwelling house before the fires "Annexure 'H' - Portion 104 of Farm Uitzicht 216 Existing Dwelling.pdf"), the garage and existing camping platforms (see the plans of the garage and camping decks before they burnt down "Annexure 'I' - Portion 104 of Farm Uitzicht 216 Existing Garage and Camping Decks.pdf") and add more camping facilities in a harmonious way (see "Annexure 'J' - Site Plan 1in1000 A1 1in500 A3 2023-03-10.pdf" and "Annexure 'K' - EUA with platforms 1in500 A1 1in1000 A3 2023-03-10.pdf", "Annexure 'L' - Typical Platform 1in50 A1 1in100 A3 2023-03-13.pdf", "Annexure 'M' - Typical Ablution & Cook-Wash Block 1in50 A1 1in100 A3 2023-03-13.pdf", "Annexure 'N' - EUA 1 1in100 A1 1in200 A3 2023-03-13.pdf", "Annexure 'O' - EUA 2 1in100 A1 1in200 A3 2023-03-13.pdf", "Annexure 'O' - EUA 3 1in100 A1 1in200 A3 2023-03-13.pdf", "Annexure 'P' - EUA 4 1in100 A1 1in200 A3 2023-03-13.pdf" and "Annexure 'Q' - EUA 5 1in100 A1 1in200 A3 2023-03-13.pdf"). The Landowners call these areas Exclusive Use Areas not to be read as EUAs according to Sectional Title Laws.

The dwelling house (see "Annexure 'H' - Portion 104 of Farm Uitzicht 216 Existing Dwelling.pdf") consists of a large entertainment/cooking/living area with a workshop and bathrooms and will be used as a communal facility. This dwelling was historically built over the 30m building line, so a departure from the North-West building line will form part of the process.

The existing garage building that burnt down in the fire will be reinstated on its existing footprint (see "Annexure 'I' - Portion 104 of Farm Uitzicht 216 Existing Garage and Camping Decks.pdf"). This garage was historically built over the 30m building line, so a departure from this building line will be applied for

The existing ground level camping concrete platforms that survived the fires will be incorporated into the new layout (see "Annexure 'B' - 104of216 1m contours 2018 showing burnt structures.pdf", "Annexure 'J' - Site Plan 1in1000 A1 1in500 A3 2023-03-10.pdf" and "Annexure 'K' - EUA with platforms 1in500 A1 1in1000 A3 2023-03-10.pdf").

The additional camping areas have been located on the gentler slopes of the property. The facilities on each camping area will consist of camping/caravan platforms and open timber decks (see

“Annexure 'L' - Typical Platform 1in50 A1 1in100 A3 2023-03-13.pdf”) and ablution and cooking facilities (see “Annexure 'M' - Typical Ablution & Cook-Wash Block 1in50 A1 1in100 A3 2023-03-13.pdf”). These camping/caravan platforms will be ground level concrete platforms on which tents can be erected or caravans parked with suspended timber decks creating outdoor living. The cooking and ablutions facilities for each camping area will be sized according to each camping area and will be permanent structures.

A second dwelling is allowed as a primary use if the floor area is not bigger than 60m<sup>2</sup> (excluding garaging). The Landowners want to erect a second dwelling on the property so if this structure is more than 60m<sup>2</sup>, then an application for a second dwelling will be applied for.

These facilities will be run by a single enterprise (The Lovemore Children’s Secondary Trust) that will provide overnight accommodation by means of short-term rentals.

There are more than 2 parking bays at the dwelling house, there will be a minimum of two (2) parking bays for the second dwelling and each camping area will have a minimum of one (1) parking bays, which are indicated on each EUA layout (see “Annexure 'N' - EUA 1 1in100 A1 1in200 A3 2023-03-13.pdf”, “Annexure 'O' - EUA 2 1in100 A1 1in200 A3 2023-03-13.pdf”, “Annexure 'P' - EUA 3 1in100 A1 1in200 A3 2023-03-13.pdf”, “Annexure 'Q' - EUA 4 1in100 A1 1in200 A3 2023-03-13.pdf and “Annexure 'R' - EUA 5 1in100 A1 1in200 A3 2023-03-13.pdf”).

The following authorities have been approached to provide comment on this application:

- The Knysna Municipality Planning & Development Land Use Management Department (see “Annexure 'S' - Portion 104 of Farm Uitzicht 216 Minutes 2022-06-09 Pre-Application Meeting” and “Annexure 'T' - Portion 104 of Farm Uitzicht 216 Minutes 2023-02-01 Special New Application Meeting.pdf”)
- SANParks’ initial comments from which the new SDP was established (“Annexure 'U' - Rezoning of Portion 104 of Farm Uitzicht 216 SANParks Initial Comments.pdf”).
- The Department of Environmental Affairs & Department of Planning’s (DEA&DP) Conservation Agency: Cape Nature’s initial comments from which the new SDP was established (“Annexure 'V' - 216-104\_Rezoning\_Knysna\_20230324 Cape Nature Comments.pdf”).
- The Department of Fisheries, Forestry and Environment (DFFE) (**Report in progress**).

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## REFERENCES AND READING MATERIAL

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### References:

- A-Summary-Overview-of-the-Biodiversity-Spatial-Plan
- Rural Areas Guideline\_March 2019
- Zoning-Scheme-By-law 2020
- Item-13.2-Knysna-Municipal-Spatial-Development-Framework-FINAL

### Reading Material:

TRACEY MILLS BRINK

# T M B A

A R C H I T E C T S

- 8582-Ex-Ord-Gaz-Invitation-for-comment
- Biodiversity Spatial Plan\_web
- DRAFT Western Cape Provincial Coastal Management Programme 2022-2027
- Eden District CML Situational Report Final June 2018
- EMF workshop report March 2016 v1\_0
- Estuaries of the WC - DL Brochure
- Estuarine Management - DL Brochure
- ICM Act with Amendments of October 2014
- Report on the implementation of the Western Cape Estuary Management Programme20\_21\_KS
- WC Coastal Access Assessment - Garden Route - Oct 2019 Appendix 1
- WC Coastal Access Assessment - Garden Route - Oct 2019 Appendix 2\_0
- WC Coastal Access Assessment - Garden Route - Oct 2019 Appendix 3
- WC EMFIS Activity Guidelines
- WC Estuaries Programme Report\_2016 17\_Final submitted.docx
- WC\_Guideline Informing Coastal Erosion Decision-Making

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## CONCLUSION

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Many thanks for your consideration in this regard and I hope that you will find that all is in order.

I look forward to hearing from you soon.

Kind regards,

Tracey Mills

Director  
Professional Architect