

ERF 2895 KNYSNA

Proposed Rezoning



VPM PLANNING

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1. INTRODUCTION

VPM Planning has been appointed by C. Mulliner & F S Orzechowski., the owners of Erf 2895 Knysna, to prepare and submit the following applications to the Knysna Municipality (See Power of Attorneys attached as **Annexure A**).

- I. Application in terms of Section 17 (1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for rezoning of Erf 2895 Knysna from “Single Residential” to “Business” zone , to allow a business building .
- II. Application in terms of Section 15 (1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the relaxation of the parking provision applicable to business zone.

2. BACKGROUND

Erf 2895 Knysna was originally zoned for “Single Residential” purposes and contained a dwelling house.

In 1991 the property was allowed a temporary use departure in order to conduct a business from the property. The previous letter of approval is attached hereto as “Annexure D”.

In 2008 the Municipality granted permission for the demolition of the existing house and the site has been vacant since. The site is presently used as an informal public parking area.

The property was recently bought by a new developer who would like to develop the site.

3. PROPERTY INFORMATION

3.1 LOCALITY

Erf 2895 Knysna is a vacant plot in the Central Business District (CBD) of Knysna. The property is situated on the South –eastern corner of Grey and Gordon Street as indicated on Diagram 1 and adjacent Figure 1. The subject property is situated in an area that is characterised by mixed land uses but predominately Business and Local Business zonings as seen on the attached Diagram 4: Zoning Plan.



Figure 1: Locality within the Knysna CBD



3.2 PROPERTY DETAIL

Title Deed Description:	Erf 2895, in the Municipality and Division of Knysna, Western Cape.
21 Digit code	C03900050000289500000
Title Deed Number:	T 3825/2007 (Attached as Annexure B) <ul style="list-style-type: none">• <i>in the process of being transferred to new owners(see letter of attorney attached as Annexure B1)</i>
SG Diagram Nr:	SG 7049/1965 (attached as Annexure C)
Title Deed Restrictions:	None
Property Size:	584 (Five hundred and eighty four) m ²
Property Owner:	The Steve's Trust Transferring to C Mulliner & F S Orzechowski
Bonds:	None

4. BIO –PHYSICAL SITE ANALYSIS

4.1 TOPOGRAPHY

The site has an even gradient and is situated approximately 2m above Mean Sea Level (MSL).

4.2 ENVIRONMENTAL CONSIDERATIONS

The site is vacant with no sensitive environmental features evident. The property is not situated in Critical Biodiversity Areas, Ecological Support Areas, or Protected Areas and does not contain any protected plant species. The development of the site will not trigger any listed activities in terms of the NEMA regulations.

4.3 IMPROVEMENTS

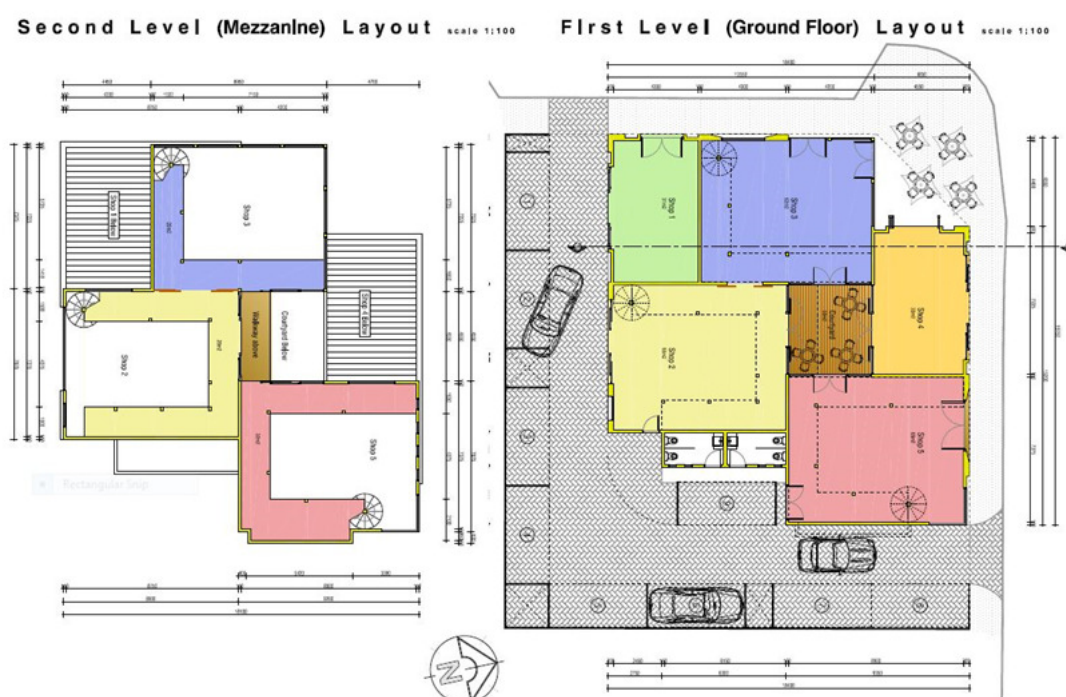
The site is vacant.



Figure 2: View of the Site from Agri Parking area

5. PROPOSAL

5.1 THE DEVELOPMENT CONCEPT (Diagram 5 and Annexure D: Architecture)



It is proposed to develop the site into a small double storey business building containing 5 specialist shops on ground floor with a total business floor area of $\pm 257\text{m}^2$. The shops are designed around a central courtyard. Some of the shops will be double volume, and will be provided with a partial mezzanine level that will be used for storage as indicated on figure 3 above.

5.2 URBAN ARCHITECTURE



Figure 5: North Perspective

A contemporary architecture with straight lines and natural wood is proposed. This will tie in with the other wooden buildings in Grey Street and also with the modern Rex Hotel Complex directly opposite the application.

The site is situated within the Urban Conservation Area (UCA). The aesthetic detail of the building design will be considered at building plan stage.

5.3 ACCESS AND PARKING PROPOSAL

The proposed site plan indicates an access point 2.2 m away from the south western corner off Gray Street with a site exit onto Gordon Street, allowing one way traffic through the site.

The parking area will be at the back of the building to reduce the visual impact of the parking lot as suggested in the Urban Conservation Area Guidelines.

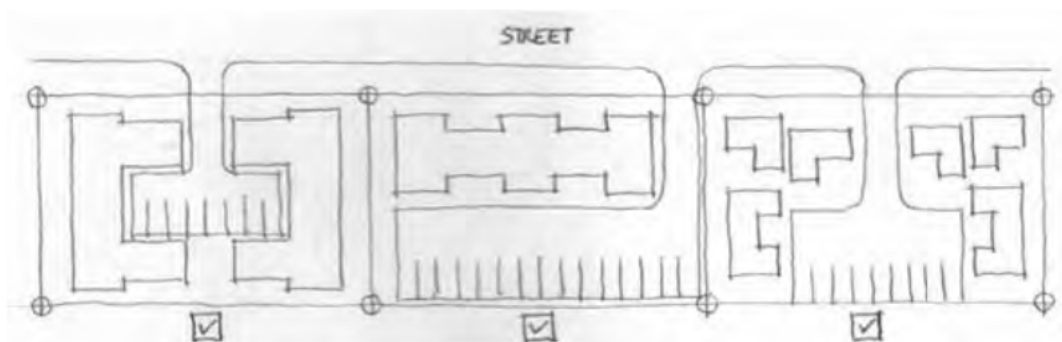


Figure 6: Parking layout requirements



The Site Development Plan makes provision for 9 bays. This does not comply with the parking ration set out in the Knysna Zoning Scheme which requires 1 bay for every 25m² of floor area dedicated to a business use. With a total floor area of 267m² (excluding public toilets and storage areas), the required parking bays calculate to 11 bays. An application to deviate from this requirement forms part of this application.

5.4 ENGINEERING SERVICES

Tuiniqua Consulting Engineers were appointed to prepare an Engineering Services report to address the Bulk requirements of the planned business building. The Report is attached as Annexure F.

The Report confirms the existing water, sewer and stormwater networks that run in Gordon Street and Grey Street and states that the planned development demand will be less than for normal domestic use that is currently available.

6. COMPLIANCE WITH KNYSNA ZONING SCHEME

6.1 PROPOSED NEW ZONING

It is proposed that Erf 2895 be rezoned to “Business Zone”. This zone allows business buildings, licensed hotels, flats (above ground floor only), residential buildings (above ground floor only) and warehouses (excluding transport undertakings).

The Knysna Zoning defines “business building” as a site and/or building which is used or intended to be used for shops and/or offices and includes liquor stores, financial institutions, professional offices, consultation rooms for doctors, share-markets or stock-exchanges, restaurants and buildings for similar purposes, but does not include places of assembly or entertainment, institutions, public garages, service stations, service trades, repair or related replacement functions, industries or noxious trades;

The proposed land use complies with the definition of a business building.

6.2 PROPOSED DEPARTURES

The proposed Site Development Plan complies with the zoning scheme parameters applicable to the Business Zone except for the provision of on-site parking;



The table below set out the building parameters applicable to the Business Zone and how the proposal compares with these parameters:

Business Zone	Parameters	Compliance on property size 584m ²
Maximum coverage	100%	±292m ² covered area = ±50%
Floor factor	at most 1,5 of which not more than 1,0 may be used for business purposes	±353m ² total floor area = 0.6
Height	At most 12m above the natural ground level, with 10m height restrictions applicable in the Conservation Area.	Less than 10m
Parking bays	1 bays per 25m ² of business =10	9 bays
Building Line	0m on all boundaries	0m

Table 2: Zoning Parameters

Application is hereby made for council's permission to depart from the provisions of the zoning Scheme with regard to the provision of parking.

The total floor area of the building calculates to approximately 353m². The Zoning Scheme stipulate that at least one parking bay for every 25m² total floor area of **that portion of the building which is devoted to business use**. As indicated on the floor plans, only 267m² of this space will be used as shop floor space. The mezzanine levels will be used for storage space for the 5 shops below. The parking requirement relating to the area of the building devoted to business use (shop floor areas) will calculate to 11 parking bays. The proposal is thus two bay short.

If the storage areas are regarded as business area, then a total of 14 bays would be regarded and the proposal will be 5 bays short.

- Arguments in favour of the shortage of parking include the following :
- Due to the historical settlement pattern, many businesses in this area do not have on-site parking and patrons expect to use available on-street parking or available parking area in the area and walk to where they want to be. This also reduces the amount of traffic generated in the CBD.
- Many patrons of the shops along Grey Street are tourists that arrive by coach and rely on foot to explore the central part of town.



- Due to the mixed use nature of the area, patrons would also be likely to visit more than one destination in the area and may therefore choose to park somewhere central and then walk to the different destinations. This shared parking scenario, results in the requirements of fewer parking bays per individual land use.
- Lastly it should be noted that the impact of providing of too much parking is as negative as the provision of too little. It often creates unsightly and sterile areas that do little to the character of the area or the street scape.

7. COMPLIANCE WITH GUIDELINES POLICIES

7.1 COMPLIANCE WITH URBAN CONSERVATION AREA GUIDELINES

The Urban Conservation Area Guidelines does not prescribe a specific architectural style, but rather aim to retain and also enhance the cultural heritage and aesthetic qualities of the conservation area. The proposed Site Development Plan complies with the UCA Guidelines as far as placement of building, parking area and access is concerned. The finer detail of the architecture will be considered by the aesthetic committee and building control office at a later stage.

From a town planning perspective, the UCA Guidelines put emphasis on street scape and the position of buildings to enhance the character of the area. The building has been designed parallel to property boundaries, resulting in a consistent and harmonious streetscape as proposed in the UCA Guidelines. The Guidelines states further that all commercial buildings must be designed sympathetically and sensitively to the existing character and proportions of other listed heritage buildings in the area. There is a heritage building directly across from the site that forms part of the Rex Hotel Complex.



Figure 7: The Rex Hotel



This building forms an integral part of an existing mixed-use centre. The historical building is used as a coffee shop and interacts well with the pedestrian friendly character of the street. The planned new building will be on the opposite corner and will also have a similar land use and scale that will allow the building to interact with the surrounding street life.

Certain architectural elements of the Rex Hotel will be repeated in this building for example the vertical wooden panels and large display windows on the street front. This will allow the two buildings to be in harmony with each other and will add to a certain rhythm in the street scape.

7.2. COMPLIANCE WITH KNYSNA SPATIAL DEVELOPMENT FRAMEWORK (2008)

The site is situated in an area that has been identified as the Core Business District. The SDF aims to retain and enhance the CBD as the core of the town and warns against bowing to pressure for out-of-town shopping centres and malls, which undermine the vitality and functionality of the CBD.

The document states that in order to maintain the vitality of the CBD. It should focus on:

- **Keeping** existing businesses in the CBD;
- **Attracting** new investment to the CBD;



Figure 8: Extract from Knysna SDF 2008

The successful application will allow the development of a vacant piece of land in the central business area of Knysna. The new building will attract new business to town and is therefore compatible with the provisions of the SDF.

7.3. COMPLIANCE WITH LOWER CENTRAL ENHANCEMENT STUDY

According to the Lower Central enhancement Study, the property is situated in T5.2 - The Urban Centre Zone 2. This zone should be commercial or office at street level with a strong residential character at higher levels or within an outbuilding. Strong emphasis will be on retaining the character of the streets with existing heritage buildings

The proposal does not have a residential component as recommended in this study. The option was considered and it was found that at the current performance of the residential market it is not a financially viable option. They have chosen not to add a third storey due to cost and also due to the lack of parking. The development does however



comply with all other recommendations contained in the guideline, especially as far as retaining the character of the street and building envelope is concern.

These recommendations include:

Building frontage shall be parallel to the principal frontage line	Comply – The building is parallel with both Grey and Gordon Street
Primary pedestrian access will be on the frontage line.	Comply –Primary pedestrian access is along Grey street frontage
Street level lodging or residential floor levels shall be raised a minimum of 500mm from the sidewalk level	Not applicable
Parking required could be subject to a sharing factor to encourage mixed use.	Not applicable
A building must respond to all streets onto which it fronts.	Comply – building respond to Grey Street
The floor level of a loft may not be lower than the wall plate height of the roof.	Not applicable
Dormers should not occupy more than 60% of the roof length	Not applicable
Within the street pedestrian connectivity and continuity is priority	Comply – pedestrian connectivity between Waterfront drive and the main street will be enhanced by the development

8. SITE DESIRABILITY

8.1 LOCALITY

Location is very important when choosing where to establish a business. The premises need to be favourably situated with regard to the target market. The planned business centre will focus on specialist shopping and leisure activities. In this instance the target market will be the local community and the passing tourist trade.

Situated along Gray Street, the site is highly accessible and also highly visible which will result in a high exposure to customers.

The similar specialist and upmarket shops and restaurants in the surrounding area are also complementary to the planned centre. A boutique hotel, coffee shops, restaurants upmarket clothing stores, interior design stores, and offices all form part of the direct surroundings. This concentration of activities creates a certain sense of place that attracts people.



8.2 BIO-PHYSICAL SITE SUITABILITY

The biophysical character of the site has been carefully assessed and was taken into account during the choice of location:

- The site does not contain any natural vegetation and has been earmarked for development.
- The conservation value of the development area can be described as non-existent;
- The property is suitable for development in terms of gradient (slopes not steeper than 1:4);
- The site does not contain any historical structures.
- The site is already supplied with the required infrastructure.
- The site has previously been granted limited business rights.

It can be concluded that the site has limited constraints which classify this site as highly desirable for development.

8.3. IMPACT ON THE SURROUNDING AREA

8.3.1 Character of the Area

The construction of a well-designed business building on this corner of one of the main connectors in Knysna will upgrade the area in general. The property is currently not maintained or lit at night and is an unsafe spot for pedestrians moving between the accommodation and activities in the Waterfront and the rest of town. The development will ensure the continuity of the build environment. The necessary lighting and landscaping will create a pleasant experience for pedestrians and other road users.

8.3.2 Traffic Impact

Technical services have expressed concern during the pre-application meetings regarding the increase in traffic and a decrease of the level of service at the adjacent intersection of Grey Street and Gordon Street. The proposed development plan and site plan was submitted to Bertie Phillips-Traffic Engineer at Kantey and Templer, whom confirmed that site access and circulation appear to be acceptable. The email response is attached to the Engineering Service Report.

The traffic impact of the development is negligible in the context of the CBD. In fact the traffic flow in the areas will be reduced by providing only 9 parking bays. Currently the site is informally used for public parking and can accommodate 15 to 20 cars.

8.3.3 Surrounding Land Uses



The site is surrounded with similar land uses as what is being proposed.

- To the west across the road from the property is the Rex Hotel Complex that includes of a variety of specialty shops, coffee shops and boutiques. The proposed business building will be on a smaller scale than the Rex Hotel but will be in harmony with the architectural style of the building, which will contribute to the sense of space.
- To the south is an old house that contains an Estate Agency. This business property will benefit from the additional people that will be attracted to this area.
- To the north, across Gordon Street, is the Chatters Bistro. It is not foreseen that the construction of a new business building will have any impact on a well- established restaurant.
- To the east is the large Agri complex. The back of the building and the parking area will be facing the loading facilities and parking area of the Agri complex. The similar land uses will not impact negatively on each other.

9. CONCLUSION

Application is made for the rezoning of Erf 2895 from “Single Residential” to “Business” to allow the construction of a small business centre that will include a number of small specialist shops and a small deli. The centre will introduce a new well-designed building in the town centre that will enhance the character of the area and ensure a safe and pleasing experience for pedestrians along Grey Street. The modest building will not extend significantly over any of the development parameters set out in the Knysna Zoning Scheme and are consistent with the forward planning documents, policies and guidelines applicable in the area.