

ERF 621 & 628
KNYSNA

Proposed Rezoning and Departures



VPM PLANNING

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6/24/2015



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1. INTRODUCTION

VPM Planning has been appointed by the Grey Street Trust, owners of Erf 628, and Elizabeth Catharina Maria Stander, the owner of Erf 628 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 Erven 621 & 628 Knysna from “Single Residential” to “Business” zone , to allow a Hotel.
- II. Application in terms of Section 15 (1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for a relaxation of the parking requirement from 61 to 41 bays.
- III. Council consent to enter into an encroachment agreement to accommodate a bus drop off facility in the Gordon Street Road Reserve.

2. BACKGROUND

Erf 621 and 628 Knysna are both zoned for “Single Residential” purposes and each contains a dwelling house.

In 2009 Erf 628 was rezoned to “Business”. With the slow recovery of the property market that followed since, the developers had to abandon their plans and the zoning has subsequently lapsed back to “Single Residential”.

3. PROPERTY INFORMATION

3.1 LOCALITY

Erven 621 and 628 Knysna is situated in Gordon Street adjacent to the Rex Hotel as indicated on Diagram 1 and Figure 1 below. The subject properties are situated in an area that is characterised by mixed land uses but predominately General Residential and 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 628, in the Municipality and Division of Knysna, Western Cape.	Erf 621, in the Municipality and Division of Knysna, Western Cape.
21 Digit code	C03900050000062800000	C03900050000062100000
Title Deed Number:	T 000103589/2005 (Attached as Annexure B1)	T 000123594/2004 (Attached as Annexure B2) <i>in the process of being transferred to Grey Street Trust</i>
SG Diagram Nr:	SG 13839/54 (attached as Annexure C1)	SG 532/1884 (attached as Annexure C2)
Title Deed Restrictions:	None	None
Property Size:	691 (Six Hundred and Ninety One Square Metres)	1190m ² (One Thousand one hundred and ninety Square Metres)
Property Owner:	Grey Street Trust	Elizabeth Catharina Maria Stander
Bonds:	The property is encumbered by a bond. The Bondholder's consent is attached as Annexure D.	None

4. BIO –PHYSICAL SITE ANALYSIS

4.1 TOPOGRAPHY

The sites have an even gradient and are situated approximately 2m above Mean Sea Level (MSL).

4.2 ENVIRONMENTAL CONSIDERATIONS

There is no sensitive environmental feature evident on the sites. 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

Both properties contain dwelling houses with associated infrastructure. Both structures will be demolished should this rezoning application be granted. The building is not listed as heritage buildings and has no architectural or aesthetic value.



Figure 2: Locality with in the Knysna CBD



Figure 3: Locality with in the Knysna CBD

5. PROPOSAL

5.1 THE DEVELOPMENT CONCEPT

The proposal includes the development of a hotel with 55 en-suite rooms designed around a central pool and garden court. The planning also includes $\pm 184\text{m}^2$ of shops at street level along Gordon Street. The architectural proposal is attached as Annexure F1-3.

The owners of the development site also own the adjacent Rex Hotel situated on Erf 16069. This hotel complex has been operational for a number of years and has proved to be very popular among tourist. The owners would like to extend the hotel with another 55 rooms as they have identified a growing need among tour operators for the type of service that they offer.

The hotel will be designed to have a natural flow between the two buildings. The planning includes a raised garden court that will be on the same level as the existing piazza of the Rex Hotel. The guest of both buildings will be able to share the swimming pool and new garden and the residents of the new section will be able to enjoy the restaurant and other facilities that the hotel currently provides.

The proposal includes a separate reception as well as entrance and parking for this new section.

5.2 ACCESS AND PARKING PROPOSAL

Access is provided off Gordon Street. The proposal includes 41 undercover parking bays underneath the new building.

According to the Knysna Zoning Scheme the development would require one bay per hotel room and 1 bay for every 25m² of business space.

1 x 55 rooms = 55 bays

184m² / 25 = 7 bays

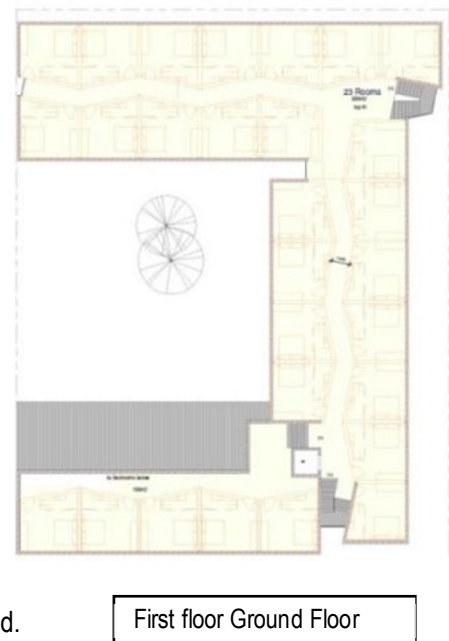
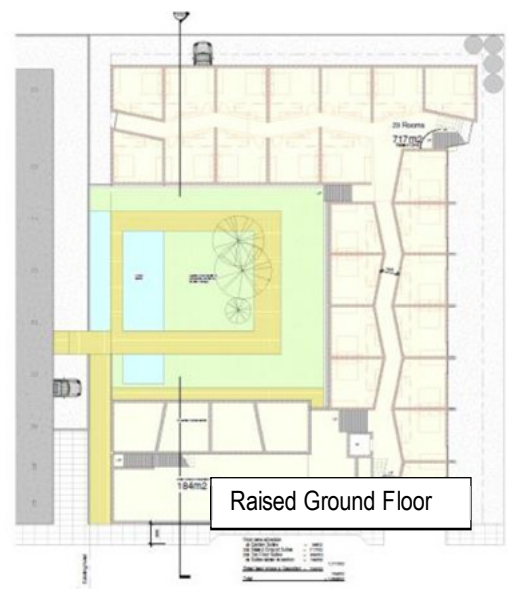
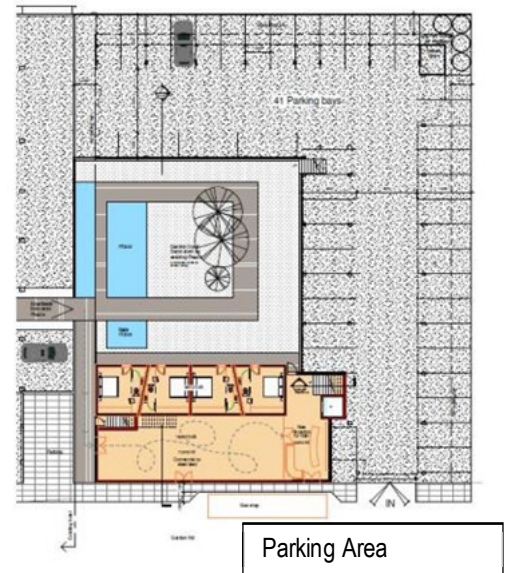
TOTAL PARKING REQUIREMENT = 61

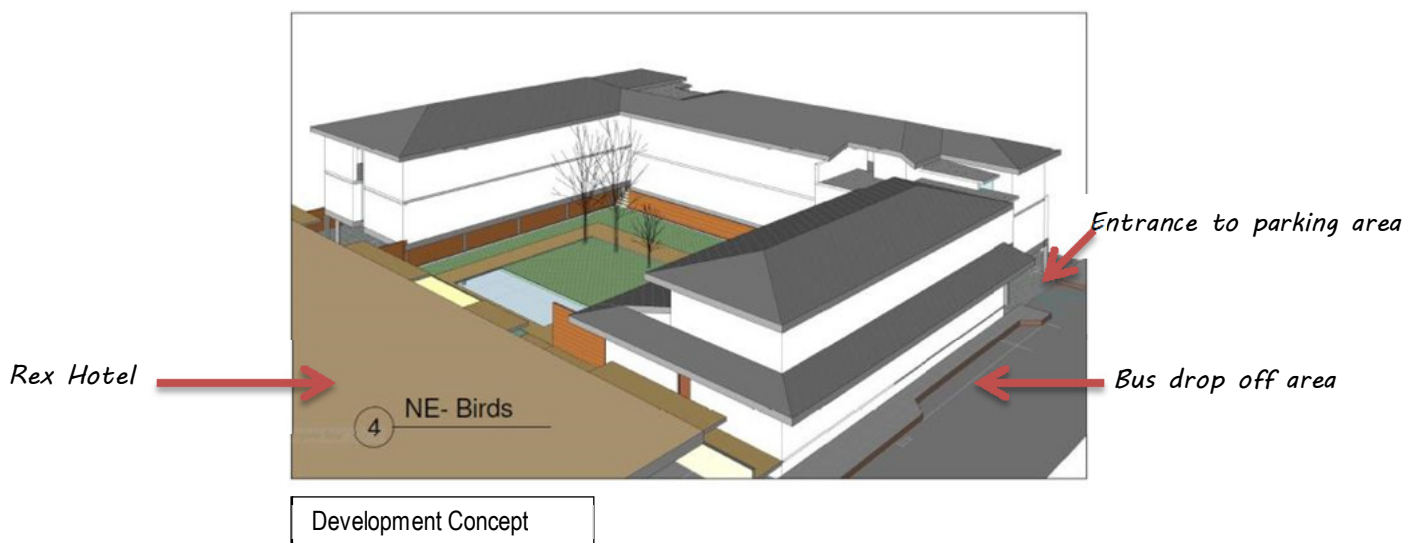
Application is therefor made to allow a departure from this development parameter.

The Hotel mainly focuses their marketing on tour bus companies. Hotel Guests are typically dropped off by coach and are picked up 3 days later. The reason why parking provision for the second phase is not complying with the requirements of the zoning scheme is that from experience, the hotel operator knows that the current parking area is never optimally used, as only a small percentage of guests arrive with their own transport.. The over supply of parkings will be a waste of space and will not contribute to the optimal use of the land.

In lieu of the parking shortage the development proposal allows for a bus loading bay in front of the hotel entrance in Gordon Street.

This section of Gordon Street is not a main through way and is perceived to be a low order access road and only has an office park, one block of flats, one dwelling house and a coffee shop that access from it. This makes it an ideal opportunity to create a bus stop from where tourist could safely reach the hotel. The buses will only drop-off and pick up guests and will not park or overnight there. This is what is presently happening with hotel guest. A properly designed and constructed bay will create a safer environment for the tourist and will also ensure that traffic is not blocked.





5.3 CONSOLIDATION

Erven 621 and 628 will be consolidated to accommodate the planned development.

Although the application could be regarded as the extension of an existing hotel, the planned extension will be situated on a separate cadastral entity. The reason for this is that there is a Sectional Title registered over the existing development on Erf 16069. It is a complicated procedure to consolidate land with Sectional Title Scheme. In order not to complicate the implementation of the extension, the second phase will be on a separate cadastral unit and will not form part of the existing Sectional Title Scheme. In terms of access and parking the extension can function on its own but from an operational point of view the two developments will be under one management team and will function as an entity.

5.4 ARCHITECTURE

The architecture of the extension will be similar to the existing Rex Hotel Being situated within the Conservation Area of Knysna, the Knysna Conservation area Guidelines shall be adhere to. The final building plans will be subject to review by the Knysna Aesthetic Committee.

5.5 ENGINEERING SERVICES

Tuiniqua Consulting Engineers has been appointed to prepare an Engineering Services Report that provides information regarding the civil infrastructure required for the development. The Report is attached as Annexure E

5.5.1 Water

There is an existing 110mm Municipal waterline situated on the Northern side of Gordon Street. It is proposed to connect to this line.

5.5.2 Sanitation

A 300mm existing sewer line runs along the southern side of Gordon Street and it is proposed to connect to this line. The report however recommends that the sewer line be upgraded to a 450mm sewer in future by the municipality.

5.5.3 Solid Waste

Solid waste collection point has been indicated on the Site plan in the undercover parking lot.

5.5.4 Electricity

It is proposed that the development connect to the existing electrical infrastructure.

6. COMPLIANCE WITH KNYSNA ZONING SCHEME

6.1 PRIMARY USE

It is proposed that Erven 621 and 628 be rezoned from Single Residential” 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 planned building will allow a mixed use development and can be described as both business building and hotel.

6.2 DEVELOPMENT PARAMETERS

The proposed Site Development Plan complies with the zoning scheme parameters applicable to the Business Zone, except for parking provision that has already been discussed:

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

Consolidated Property Size: **1881m²**

Total Floor area of planned building: **1895m²**

Business Zone	Parameters	Compliance
Maximum coverage	100%	±1006m ² cover floor are calculates to less that 55%
Floor factor	at most 1,5 of which not more than 1,0 may be used for business purposes	Floor area calculates to 1.01
Height	At most 12m above the natural ground level, with 10m height recommended in the Conservation Area Guidelines	Height will be less that 12m from natural ground level and for the most part also below 10m, apart from sections of the roof
Building Line	<p>0m on all boundaries</p> <p>In the case where the business zone has a common boundary with a single residential, group housing or general residential zone, the building line required in respect of the particular residential zone shall apply on both sides of the common boundary between the two zones.</p> <p>Business buildings and flats or residential buildings above business buildings may be erected on the street boundary. All other buildings shall comply with a building line of 4,5m from the street boundary.</p>	<p>The consolidated property borders a local business along the western lateral building line and a business zone along the eastern lateral building line an can therefore be 0m, although a 2m building line has been maintained. The rear boundary borders onto Single Residential properties and a 2m rear building line will apply and has been accommodated in the design. The building is regarded as a business building as well as a hotel; the section along Gordon Street contains shops and can therefore be erected on the street boundary.</p>
Parking	One bay per hotel room and 1 bay for every 25m ² of business space.	<p>61 bays are required but only 41 is provided:</p> <p>DEPARTURE REQUESTED</p>

Table 2: Zoning Parameters

7. COMPLIANCE WITH SPATIAL PLANNING POLICIES

7.1 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK 2014 (WCPSDF)

The PSDF 2014 has been approved by the Executive Authority, Minister Anton Bredell, Minister of Local Government, Environmental Affairs and Development Planning, and endorsed by the Provincial Cabinet. The Western Cape PSDF sets out to put in place a coherent framework for the Province's urban and rural areas by provides spatial planning principles.

The Table below provides a summary of the spatial principles contained in the document and an evaluation of the proposal against these principles.

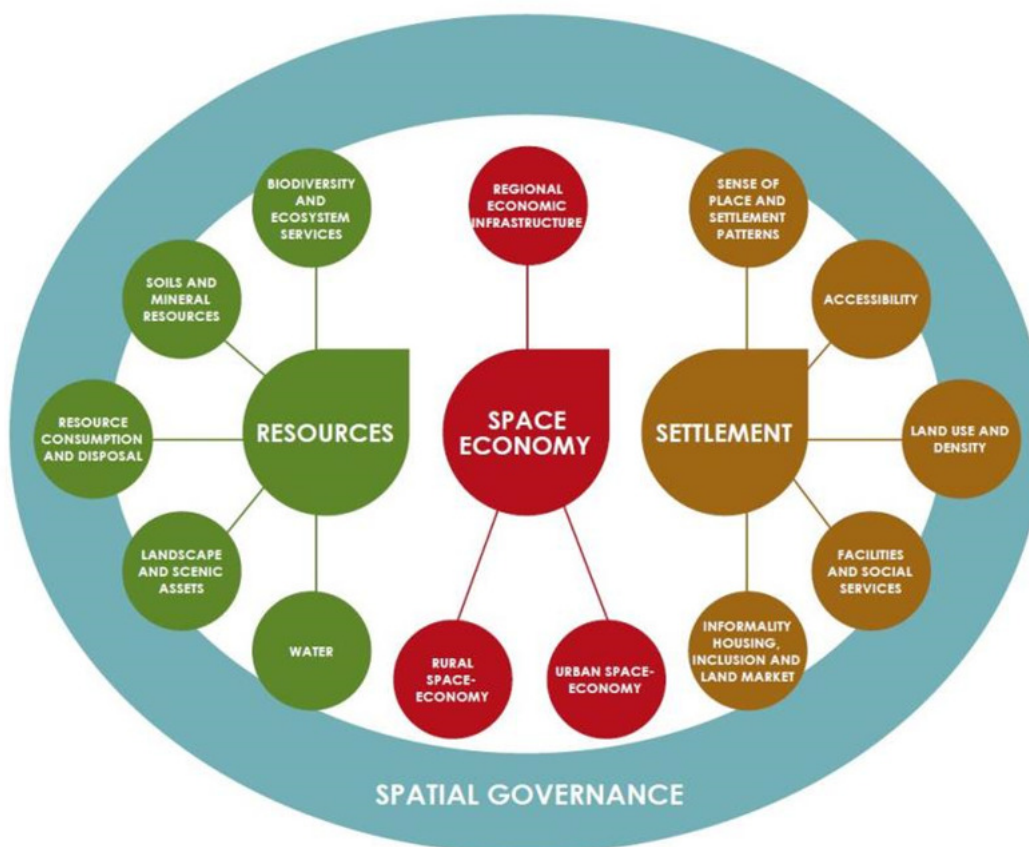


Table2: WCPSPD Principles

SUSTAINABLE USE OF PROVINCIAL ASSETS		
Policy	Applicable Method	Compliance of project
BIODIVERSITY AND ECOSYSTEM : POLICY R1: PROTECT BIODIVERSITY AND ECOSYSTEM SERVICES	<ul style="list-style-type: none"> • Consulting the latest CBA Mapping as well as the • Knysna SDF Priority Conservation Areas • and Urban Edge delineation applicable to the area 	<ul style="list-style-type: none"> • The property is not situated in Critical Biodiversity Areas, Ecological Support Areas, or Protected Areas • The property is with the urban edge of Knysna and does not impact on biodiversity or sensitive ecosystem
WATER: POLICY R2: SAFEGUARD INLAND AND COASTAL WATER RESOURCES, AND MANAGE THE SUSTAINABLE USE OF WATER	<ul style="list-style-type: none"> • 'water wise' planning and design approach • Rehabilitation of degraded aquatic systems • Introduce and retrofit appropriate levels of water and sanitation systems technologies, targeting informal settlements • Delineate and promulgate coastal development set-back lines that mitigate against impacts and reduce risks, and incorporate these into Municipal SDFs • Development along the coast, lakes, rivers and dams must not compromise ecological integrity, tourism potential and landscape character. Development should be contained within a limited footprint, preferably within or adjacent to existing settlements, and the required ecological buffers and setbacks must be adhered to. Ensure public access to aquatic assets, and acknowledge the importance of coastlines in contributing to the sense of place. 	<ul style="list-style-type: none"> • The development include rainwater harvesting facility; • The development is not close to a water body
SOILS AND MINERAL RESOURCES: POLICY R3: SAFEGUARD THE WESTERN CAPE'S AGRICULTURAL AND MINERAL RESOURCES, AND MANAGE THEIR SUSTAINABLE USE	<ul style="list-style-type: none"> • Record unique and high potential agricultural land • Record the location of mineral deposits and known reserves of construction materials • Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land use management system that safeguards biodiversity, protects resources and opens up opportunities for improved livelihoods and jobs. 	<ul style="list-style-type: none"> • The development is situated in the Central Business District of Knysna and does not impact on soil or mineral resources.
RESOURCE CONSUMPTION and DISPOSAL : POLICY R4: RECYCLE AND RECOVER WASTE, DELIVER CLEAN SOURCES OF ENERGY TO URBAN	<ul style="list-style-type: none"> • recycling programme • Promote a shift from private to public transport modes • Pursue energy diversification and energy efficiency • Mainstream water conservation and demand management 	<ul style="list-style-type: none"> • The Hotel will take part in the recycling programs available in the town and will separate solid waste on site. • The hotel will mostly rely on public transport (tour couch) to transport people to and from the hotel. • Rain harvesting will be implemented to supplement the water demand for gardens and swimming pool.

CONSUMERS, SHIFT FROM PRIVATE TO PUBLIC TRANSPORT, AND ADAPT TO AND MITIGATE AGAINST CLIMATE CHANGE		
LANDSCAPE AND SCENIC ASSETS POLICY R5: SAFEGUARD CULTURAL AND SCENIC ASSETS	<ul style="list-style-type: none"> • Input townscape and landscape making considerations into municipal SDF's. • Protect heritage and scenic assets from inappropriate development and land use change. • The delineation of urban edges • Conservation strategies and guidelines 	<ul style="list-style-type: none"> • The area is subject to Conservation areas Guidelines and these will be complied with. • The development falls within the Urban Edge for Knysna
OPENING-UP OPPORTUNITIES IN THE SPACE-ECONOMY		
REGIONAL ECONOMIC INFRASTRUCTURE : POLICY E1: USE REGIONAL INFRASTRUCTURE INVESTMENT TO LEVERAGE ECONOMIC GROWTH	<ul style="list-style-type: none"> • Prioritise developing the required bulk infrastructure capacity to serve the connection and compaction of existing human settlements, over developing bulk infrastructure to serve the outward growth of settlements 	<ul style="list-style-type: none"> • Bulk service infrastructure in the CBD should be upgraded to ensure that it can accommodate the densification and intensification of use in these areas.
RURAL SPACE-ECONOMY: POLICY E2: DIVERSIFY AND STRENGTHEN THE RURAL ECONOMY	<ul style="list-style-type: none"> • Not applicable to urban environment. 	
URBAN SPACE-ECONOMY: POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-ECONOMIES AS THE ENGINE OF GROWTH	<ul style="list-style-type: none"> • Existing economic assets (e.g. CBDs, township centres, modal interchanges, etc.) to be targeted to lever the regeneration and revitalisation of urban economies. • Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development (e.g. mixed use development and densification in appropriate locations 	<ul style="list-style-type: none"> • The development is in the CBD and can be regarded as a brownfield development that will result in urban renewal and optimal use of urban land.
DEVELOPING INTEGRATED AND SUSTAINABLE SETTLEMENTS		
SENSE OF PLACE and SETTLEMENT PATTERNS : POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES	<ul style="list-style-type: none"> • Prevent settlement encroachment and urban sprawl • Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements • Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns. • Use heritage resources, such as the adaptive use of historic buildings, to enhance the character of an area, stimulate urban regeneration, encourage investment and create tourism opportunities 	<ul style="list-style-type: none"> • The development is an infill and redevelopment project and is promoted. • The proposal responds to the tourism industry and Knysna is the primary node from where other settlements can be explored. • The existing Rex Hotel contains a historical building that has been incorporated in the design of the larger centre and is a good example of adaptive use. • Place specific guidelines exist in this area and will be complied with.

	<ul style="list-style-type: none"> • Conservation strategies, detailed place-specific guidelines and explicit development parameters must supplement urban edges to ensure the effective management of settlement and landscape quality and form. 	
ACCESSIBILITY: POLICY S2: IMPROVE INTER AND INTRA-REGIONAL ACCESSIBILITY	<ul style="list-style-type: none"> • Focus on compacting and connecting urban development • Curtail new settlement formation that increases average travel times. • Direct public funding to unlocking well-located land within cities and towns to reduce the operating costs of public transport 	<ul style="list-style-type: none"> • The central location of the development site result in high accessibility and no need for private transport
LAND USE AND DENSITY : POLICY S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS	<ul style="list-style-type: none"> • Target existing economic nodes (e.g. CBDs, township centres, • Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability 	<ul style="list-style-type: none"> • The development is situated within an economic node
FACILITIES AND SOCIAL SERVICES: POLICY S4: BALANCE AND COORDINATE THE DELIVERY OF FACILITIES AND SOCIAL SERVICES	<ul style="list-style-type: none"> • Not applicable to this project 	
INFORMALITY, HOUSING DELIVERY, INCLUSION AND URBAN LAND MARKETS: POLICY S5: PROMOTE SUSTAINABLE, INTEGRATED AND INCLUSIVE HOUSING IN FORMAL AND INFORMAL MARKETS	<ul style="list-style-type: none"> • Not applicable to this project 	

*only applicable methods listed

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 2 adjacent underdeveloped land parcels 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.

The SDF provides policy guidelines focus on revitalising the CBD. This includes enhancing the primacy of the CBD by:

- I. supporting existing businesses and attracting new business;
- II. improving the quality of the built environment; and
- III. maintaining and encouraging further development of the residential component of the CBD.

7.3 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 that form part of the large Rex Hotel Complex on Erf 16069 from the site that forms part of the.



Figure 7: The Rex Hotel

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 a natural extension of the architecture and build form. The proposal to create a shop front and side walk along Gordon Street will provide a pedestrian friendly street scape that will connect well with the already pedestrian friendly Grey Street.

The architectural elements of the Rex Hotel will be repeated in this building to create a harmonious entity.

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.

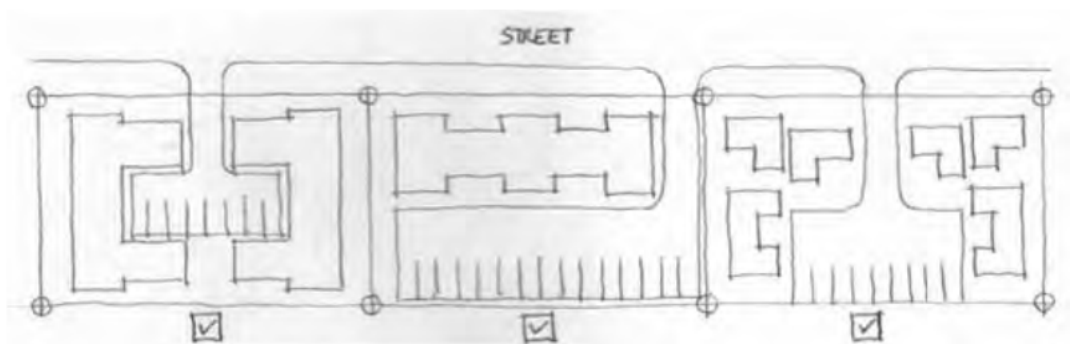


Figure 6: Parking layout requirements

7.4 COMPLIANCE WITH LOWER CENTRAL ENHANCEMENT STUDY

According to the Lower Central enhancement Study, the property is situated in T4 - The General Urban Zone. *This is a primarily residential zone. If appropriate a small commercial or office component is encouraged at street level, on corner lots only.* 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 of a Hotel could be seen as residential in the sense that people will be staying in the urban area. The purpose of having a residential component is essentially to ensure that the CBD stays vibrant at night after regular business hours.

The recommendations for this zone include:

RECOMMENDATION	COMPLIANCE
The principal building shall front the streetscape	Comply
No garages or parking lots shall front onto the street.	Comply
Only minimum vehicular access points allowed	Only one access of 6m wide is proposed
Infill projects with residential buildings behind or between older houses are encouraged.	There are no older houses worthy of conservation
A building must respond to all streets onto which it Fronts.	The Building respond to Gordon street, but also to the public court yard in the existing hotel complex
The floor level of a loft may not be lower than the wall plate height of the roof.	No Lofts
Dormers should not occupy more than 60% of the roof length	No Dormers
Within the street equal priority should be given to pedestrian and vehicular movement	Comply
a minimum 50% of street frontage to be provided	Comply

8. THE NEED FOR TOURIST ACCOMMODATION

In the beginning of this year, the Western Cape Tourism Sector Reported major increases at the start of peak the summer 2014 season, says Alan Winde, Minister of Finance, Economic Development and Tourism.

It was reported by Mr. Winde that tourist attractions across the Western Cape have seen a marked increase in visitor numbers. The benefits of this thriving industry are spreading across to Knysna as well, resulting in increased job opportunities for urban and rural residents. According to the Department of Finance, Economic Development

and Tourism, the tourism industry contributes more than R18 billion to our region's economy annually and employs 150 000 people. It's a crucial sector of the Western Cape economy," said Minister Winde.

The tourism industry is a key driver of the Knysna economy and is likely to remain so over the foreseeable future. Tourism is estimated to contribute between 20% and 22% to the local economy of Knysna. The Knysna Spatial Development Framework also recognises the role of tourism as one of the municipality's prime economic generators and the broadening of the tourism network is promoted.

Although there are numerous hotels in the area, the applicant has identified the need for a more accommodation opportunities. Presently, the Rex Hotel is a Four Star establishment that offers 30 luxury suites with facilities such as **Wi-Fi**, 24 Hour Reception, restaurants, retail outlets, spa, hairsaloon etc. The Hotel is very popular among tour bus companies and have a high occupancy rate. The additional rooms will provide the additional capacity that they require.

9. SITE DESIRABILITY

9.1 LOCALITY

The premise is ideally situated next to the existing Rex hotel. One of the main reasons for the success of this Hotel is its location. It is situated along Gray Street that is a very popular tourist pedestrian route that connects the Waterfront with the Main Road. Although the extension is not situated in Gray Street, it will enjoy the benefits as being part of the operational entity of the Rex Hotel which face onto Grey Street.

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

The surrounding area has developed into a an interesting part of town full of specialist and upmarket shops, restaurants, coffee shops, upmarket clothing stores, Interior design stores. These activities create a certain look and feel that attracts people.

9.2 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 sites do 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 sites are not subject to flooding;
 - The sites do not contain any historical structures.
 - The sites are already supplied with the required infrastructure.
 - One of the sites has previously been granted business rights.

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

9.3 IMPACT ON THE SURROUNDING AREA

9.3.1 Character of the Area

The construction of a well-designed hotel and business building in the Knysna CBD will upgrade the area in general. The property is currently not well maintained and does not contribute to the character of Knysna.

The developer has shown a confidence in the town with his initial development of the Rex Hotel. The success of the development has now resulted in a further major investment in to the area. These types of initiatives have a positive impact on surrounding area. As the attractiveness and safety of the CBD increases, more people will be drawn to the area, resulting in more spending and more economic growth and more investment in return.

9.3.2 Traffic Impact

Technical services have expressed concern during the pre-application meetings regarding the increase in traffic at intersection of Grey Street and Gordon Street and requested that a Traffic Impact Study be conducted.

One of the approaches for determining whether a traffic impact analysis should be required for a proposed development is the use of trip generation data. The trip generation of a proposed development is essentially the number of inbound and outbound vehicle trips that are expected to be generated by the development during an average day or during peak hour traffic.

The proposed development plan and site plan was submitted to Tuiniqua Consulting Engineer, who confirmed that the planned hotel will typically generate a maximum of 100 trips per day. Since most of the guests to this hotel will arrive by bus the amount of trip will be even less.

The table below provide guidance as to when a Traffic Impact Study is required.

Recommended Threshold	
(i)	More than 150 peak hour single direction trips ^(a) - prepare a Traffic Impact Study
(ii)	Less than 150 and more than 50 peak hour single direction trips - prepare a Traffic Impact Statement
(iii)	Less than 50 peak hour single direction trips - no study required
(iv)	Discretion of the responsible authority ^(b)
(a)	<i>Refers to peak direction "trip-ends" which includes primary and pass-by trips.</i>
(b)	<i>Based on the discretion of the responsible local authority, a Traffic Impact Study or Statement may be required eg if the development is located in a sensitive area, even though less than 50 peak hour trips are generated. Alternatively, only a Traffic Impact Statement may be required although the development generates more than 150 trips, but is for example located in an insensitive area.</i>

Table 2: Extract from the Road Access Guidelines prepared by the Provincial administration of the Western Cape 2002

The above table shows that the traffic impact of the development is negligible in the context of the CBD and does not require a Traffic Impact Statement or a Traffic Impact Study.

Furthermore, the clustering of activities and destinations in the CBD supports the efficiency of public transport. The more activities there are within walking distance, the less the dependency on private transport will be.

9.3.3 Impact on surrounding properties

The site is situated in a mixed use area.

- To the east directly adjacent to the property is the Rex Hotel Complex that includes of a variety of specialty shops, coffee shops and boutiques. The development will be an extension of this Hotel.
- To the south is an old house that contains an Estate Agency and a vacant lot that will in all likelihood be redeveloped in the future.
- To the north, across Gordon Street, is more residential in nature with the Meerenbosch Group Housing complex, a dwelling house and a block of flats. The inhabitants of these residential units may be impacted in the sense that there will be more people in the direct vicinity. The hotel will however not have a restaurant or bar facility that could create unacceptable noise levels.
- To the west is an office park that could benefit from natural surveillance by hotel guest in terms of crime prevention, especially afterhours when the premises is deserted.

There is no evidence that any of these properties will be negatively affected. In fact the extension of a Four Star Hotel will in all likelihood upgrade the area and positively impact on the value of surrounding properties.

10. CONCLUSION

Application is made for the rezoning of Erven 621 and 628 from “Single Residential” to “Business” to allow the extension of the Rex Hotel. This urban renewal project will contribute to the up-liftment of the area and the promotion of the tourism industry that will have a positive impact on the local economy. Being situated in the core business area of town, this proposal complies with spatial planning policy on a national, provincial and municipal level.