

ERF 1389 KNYSNA

# Proposed Amendment of Site Development Plan and Conditions of Approval



**The Moorings**

VPM PLANNING

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## 1. INTRODUCTION

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VPM Planning has been appointed by Chamber Lane Properties 11 (PTY) LTD, the developer of the Moorings Sectional Title Scheme, situated on Erf 1389 Knysna, to prepare and submit the following applications to the Knysna Municipality (See Body Corporate Resolution and Power of Attorney and Company Resolution attached as Annexure A and B).

- I. Application in terms of Section 42 (3) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the amendment of the following Condition , (iii), (iv) , (v), (vi) and (vii) of approval letter dated 7 March 2008;
- II. Application in terms of Section 42 (3) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the amendment of the following Condition , [b] (i) and [b](ii) and [c](ii), [c](iii) , [c](iv) and [c](xi) of approval letter dated 19 October 2012;
- III. Amendment of approved Site Development Plan No 207/753J dated 21 August 2012 as reflected on new Site Development Plan P22138\*0P100E dated 3 July 2015;

## 2. BACKGROUND

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The history of the resort, originally known as the Ashmead Resort, went as far back as 1959 when the site was used as a public camping site and caravan park. In 1983 Wincente Goleblowski purchased Erf 1389 Knysna to establish a family resort. The Provincial Administration (See Annexure E: Letter dated 20 January 1984) approved a Site Development Plan for Ashmead in 1984 (Plan No G483 dated November 1983). This Site Development Plan indicated approximately 45 resort units, 6 blocks of flats containing  $\pm 24$  units, 4 secluded dwelling units, a hotel and conference facilities, boat mooring facilities and maintenance facilities. It appears that later in 1984 an amended Site Development Plan (SDP) was approved. This plan indicates a marina development consisting of approximately 7 houses, 60 resort units, 37 flats, a hotel and administration and maintenance facilities. At the time these rights were only partially implemented with the construction of the hotel, a conference facility, 16 Chalets and 2 houses;



In July 2007 Chamber Lane Properties 11 (Pty) Ltd., purchased the property with the intention of establishing a five-star luxury resort. Application was made in November 2007 for the approval a Site Development Plan to implement the undeveloped existing rights. A formal approval in this regard were received from Knysna Municipality in a letter dated 7 March 2008 (See Annexure F). They have proceeded with the upgrade of the existing main building and the reconstruction of some of the existing units.

In 2012 an application to amend the approved 2008 Site Development, as well as conditions relating to the number of the units was submitted to the Knysna Municipality. In October 2012 an amended Site Development Plan allowing a maximum of 85 units, including the holiday apartment, holiday chalets, owners houses and the manager's house was approved. The latest site development plan reflecting these amendments as well as the conditions of approval is attached as Annexure F.

In July 2009 the Department of Environmental Affairs and Tourism issued a Record of Decision approving certain listed activities that were triggered by the 2009 EIA regulations. These activities related to the construction of structures within 100m from the high watermark and the dredging and upgrade of the channel.

The economic recession that followed since 2008 has caused the original developers to be liquidated and for a while the bondholder took over the development. The development company was recently bought from the bank by the Hotel Operator, Premier Hotel Group.

### 3. PROPERTY INFORMATION

#### 3.1 LOCALITY

Erf 1389 Knysna is zoned for "Resort" purposes and is located along the George Rex Drive, on the eastern shore of the Knysna Lagoon. The property is known as the Moorings and is operated by the Premier Hotel Group and is a well-known landmark in town.



Figure 1: Locality within the Knysna CBD

#### 3.2 PROPERTY DETAIL

Title Deed Description:	Erf 1389, in the Municipality and Division of Knysna, Western Cape.
21 Digit code:	C03900050000138900000
Title Deed:	T 94978/2000 substituted with Certificate of Establishment of a Body Corporate SS 72/2009 : Attached as <b>Annexure C</b> )
SG Diagram Nr:	SG 4833/2008 (attached as <b>Annexure E</b> )
Title Deed Restrictions:	None

Property Size:	8,8487ha (eight comma eight four eight seven ha)
Property Owner:	The Moorings Body Corporate (Sectional Title Register) Chamber Lane Properties 11 (registered development rights)
Bonds:	none

Table 1: Erf Detail

### 3.3 SECTIONAL TITLE REGISTER

Chamber Lane Properties 11 (Pty) Ltd herein after referred to as he “Developer” have applied for the registration of a Sectional Title Scheme over Erf 1389 Knysna. The developer has reserved themselves the rights to extend the scheme as contemplated in the Section 25 Plan that was registered with the Sectional Title Scheme (Sec.25 Plan attached hereto as Diagram 2). The Certificate of Real Rights under Section 12(1) (e) of the Sectional Title Act is attached as Annexure D.

The Knysna Municipality approved a Site Development Plan in 2012. This plan excludes certain buildings that were indicated on the Section 25 Plan. The proposed amendments to the Site Plan are essentially the same as what was originally reflected on the Section 25 Plan.

Building 40 (Boat houses and Loft Units,) Building 30 (Leisure Lounge) and Buildings 33, 34 and 35 (forest units) are all indicated on the Section 25 plan. The position and size of the units however deviates from the approved plan, and subsequently the Section 25 plan will have to be amended in the Deeds office, once the Municipality has approved the new plan.

Diagram 3, attached hereto; compare the new SDP and the registers Section 25 Plan.

## 4. BIO –PHYSICAL SITE ANALYSIS

### 4.1 TOPOGRAPHY

The property is situated on the western shore of the Knysna Lagoon, adjacent to the Ashmead channel. A central man-made canal forms the focus point of the site. The site has an even gradient and is situated approximately 2-3m above Mean Sea Level (MSL).





## 4.2 ENVIRONMENTAL CONSIDERATIONS

The vegetation on site has been transformed from its original status because of historic activities related to the establishment of the existing resort. The southern side of the property comprises mainly of grass and alien trees. All units are planned in this area, including the new boathouses will be on cleared grassy areas and will not require the removal of any vegetation. The northern side of the property consist of manicured lawns and garden with large indigenous trees. All the indigenous trees were surveyed and mapped and the position of new structures will take these trees into account.



Fig 3 Southern section with no vegetation

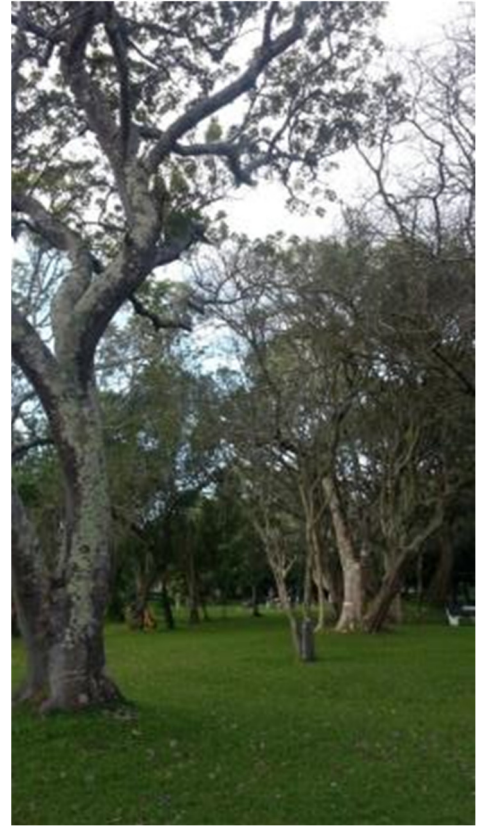


Fig 4 Northern side with manicured lawns and mature trees

There is some salt marsh vegetation along the lagoon edge of the property, but this area has previously been protected by a 10m setback from the boundary line that will also be respected in this SDP.

Diagram 2 attached hereto indicate that only a thin border along the lagoon edge is regarded as a “Critical Biodiversity area”. This area correlates with the area that is protected with the 10 building setback.

In summation, the proposed site itself can be classified as transformed and environmentally non-sensitive. The site is however in close proximity of sensitive Knysna lagoon and large tract of salt march directly on the boundary.

Previous construction was subject to an environmental management plan approved by the Department of Environmental Affairs and Tourism and future construction will also have to be abiding by these construction methods.

### 4.3 IMPROVEMENTS

The Moorings Resort is owned and run by the Premier Hotels & Resorts. This group offer a range of luxury hotels, lodge and conference facilities throughout South Africa, offering more than 1 354 bedrooms and employing in excess of 800 employees.

With over 20 years' experience developing and managing hotels, conference centres, boutique concept hotels and restaurants, the company has a proven longstanding reputation for delivering superior results through forward focused ingenuity and exceptional asset management.



Figure 5: Resort Main building and pool

Presently the Resort contains the following improvements:

Structures	Units	Area in m <sup>2</sup>
Holiday Apartments (3 storeys)	29	645
Resort Reception and restaurant with parking and bus loading	1	1545
Pool and pool facilities	1	290
Conference Facility with parking	1	845
Sales Office	1	95
Manager's House	1	202
Two dwelling units	2	770
Existing Semi –attached self-catering holiday chalets	16	1418
Man-made Marina with jetties	1	12177
Timber boardwalk	1	1045
existing slip way and bridge	1	160
parking and roads and service	1	3400

Table 2: Existing Structures

The resort has rights to construct an additional 38 chalets according to the approved site development plan



## 5. PROPOSAL

### 5.1 THE DEVELOPMENT CONCEPT

It is the intention of the developer to create an all-inclusive resort that caters for local tourist in season and conference tourism out of season. The new site development plan aims to address the needs of both these different market segments: An all-inclusive resort is one that, in addition to providing lodging, includes a wide range of other amenities such as unlimited food, beverages, sports activities, and daily and nightly entertainment. The developer would like to provide more resort facilities that will attract people that want to have a relaxing holiday without having to look for entertainment, places to eat and transport.

At the same time, the developer would also like to gear the resort to be able to handle large groups of business people that may not need a self-catering option, but enough private rooms to accommodate individuals. In this regard a versatile accommodation options are required for the resort.

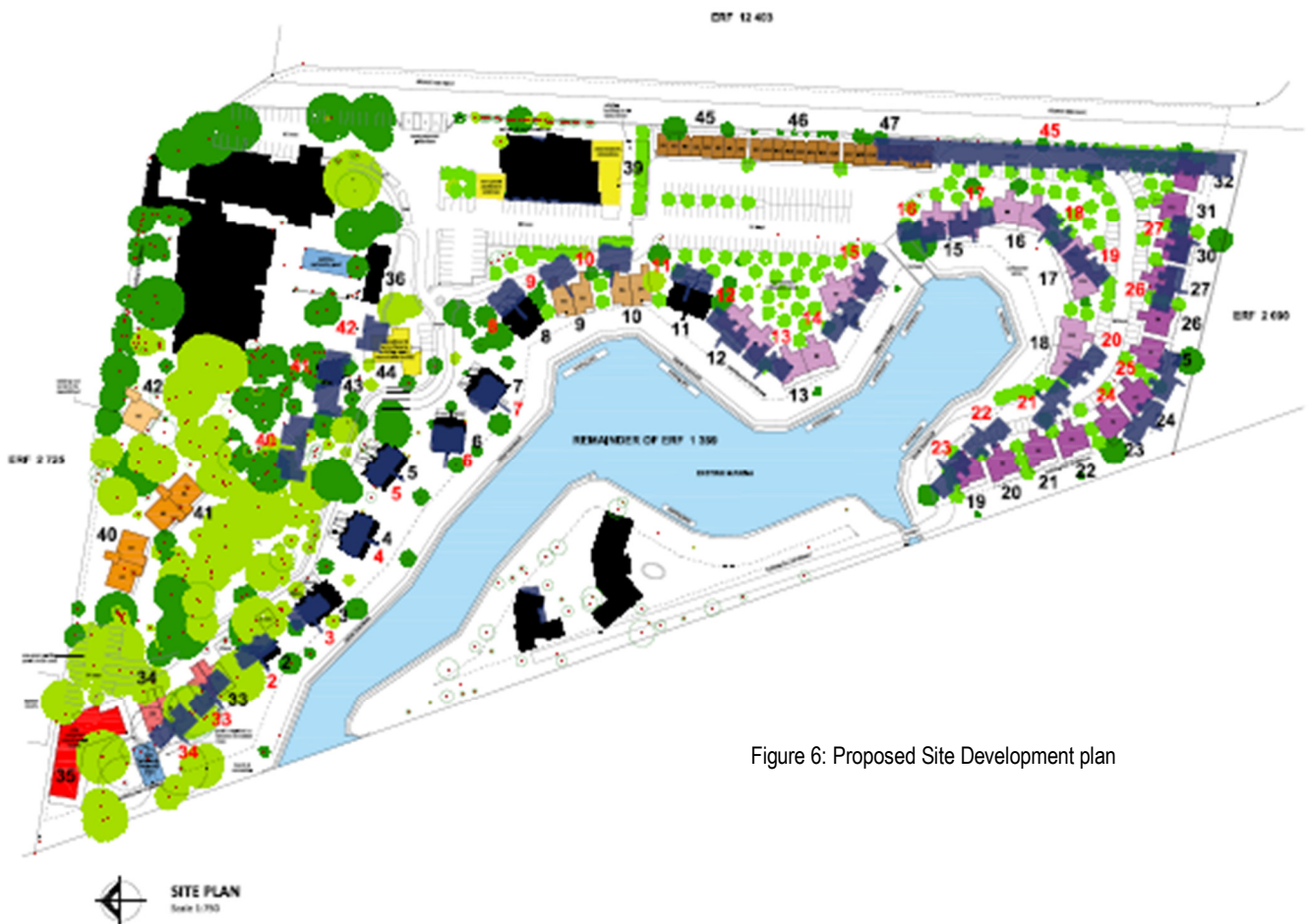


Figure 6: Proposed Site Development plan

## 5.2 PROPOSED AMENDMENTS

### 5.2.1 Extension and upgrade of the existing Conference facility:

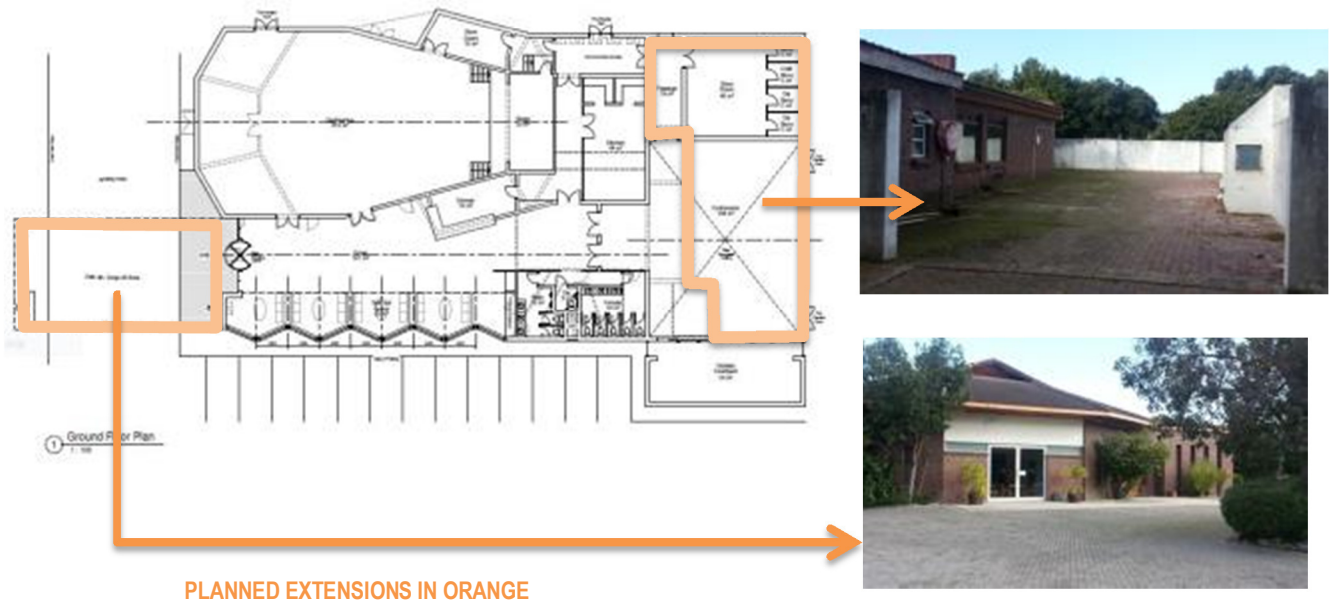


Figure 6: Existing Conference facility

The conference facility is pivotal to the success of the resort to attract out of season business tourism. The existing conference facility can accommodate a maximum of 240 delegates which makes it the largest conference facility in Knysna. Simola can accommodate up to 180 delegates while Pezula can host up to 140 delegates. The premier hotel has identified a need in town for a venue that can accommodate larger groups of up to 300 delegates.

The intention is to modernise the existing facility and to add approximately 230m<sup>2</sup> of floor space. The planned extensions are situated on previously disturbed paved areas, as indicated in fig 6 above.

### 5.2.2 Versatile accommodation options

Presently the accommodation on the resort consists of 29 self-catering, one – two - and three- bedroom holiday apartments, with a further 16 self-catering two-bedroom chalets as well as two dwelling houses. There is an additional 38 2-bedroom chalets approved, but not yet to constructed. The proposal is to change the configuration of these units to allow for a more versatile accommodation option that can either cater for families or conference delegates.

The new Site Development Plan (See diagram 5) allows for 6 different accommodation options. Floor plans of the different options are attached as Annexure I: Architectural Proposals.

Thirty Four of the new units (Type C, D, E and F) are positioned more or less on the same footprint as the previously approved 38 remaining units. The proposed units are however slightly bigger and some have four bedrooms as oppose to two.

UNITS TYPE	UNITS	FLOOR AREA	NR OF STOREY	FOOTPRINT
Type A	3	±121.00	3	120m <sup>2</sup>
Type B	12	±121.00	3	120m <sup>2</sup>
Type C (two bedroom units)	4	±164m <sup>2</sup>	2	75m <sup>2</sup>
Type D (two bedroom units)	4	±164m <sup>2</sup>	2	75m <sup>2</sup>
Type E (four bedroom units)	14	±236m <sup>2</sup>	2	115m <sup>2</sup>
Type F (four bedroom units)	12	±238m <sup>2</sup>	2	112m <sup>2</sup>

Table 3: Unit types

**Type C and D** are similar to the previously approved two bedroom units, with lounge and kitchen at ground level and 2-bedrooms upstairs. The units are however slightly larger than the previous units. These will be constructed more or less on the foot prints of old units.

**Type E and F** are similar in design except that type E units are semi attached where type F units are free standing units. The ground floor of Type E and F units consist of a lounge and kitchen as well as one bedroom. The second floor consists of three bedrooms. These units can be used as large family unit, but the 3 rooms upstairs could also be rented out individually, just as rooms, which is ideal for conference delegates who may not want to share a chalets or apartment with colleagues.

**Type A and B** units are new proposals to the Site Plan, although the concepts of these plans were indicated on the plan that is referenced in the Section 25 plan registered with the Sectional Title Scheme. On the section 25 plan these units are position in an area where there are too many trees and the new plan repositioned the units to an areas where there a no trees. The Type A and B are 3 storey two- bedroom apartments nestled among the trees. These buildings are close to the main complex that is also a 3 storey building. There is no direct vehicular access to these units as to not disturb the trees and tree roots.

**TYPE G** units are small one bedroom loft apartment situated on top of boat storage facilities. They were not included in the approved SDP, but these units were also indicated on the Section 25 Plan registered with the sectional title scheme.

### 5.2.3 Conversion of the old managers house into a resort dining facility

The proposal includes the conversion of the Manager's cottage into a resort facility that includes an informal dining facility for the hotel guest as well as a games and computer room for children. The extension will include the addition of a second storey onto the existing building to house the games room and a deck where informal lunches or dinners can be enjoyed.

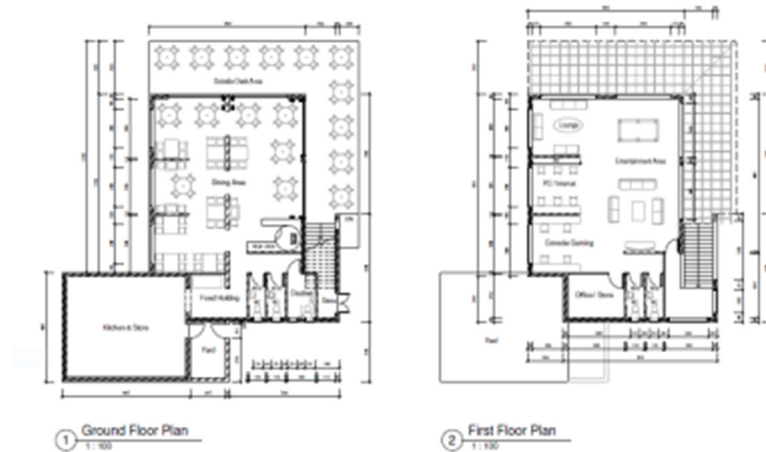


Figure 7: Old Manager House and new floor plans

#### 5.2.4 Conversion of the sales office into a Children entertaining area

It is proposed to turn the existing sales office into an entertainment area for smaller children.



Figure 8: Sales Office

#### 5.2.5 New resort leisure lounge and swimming pool

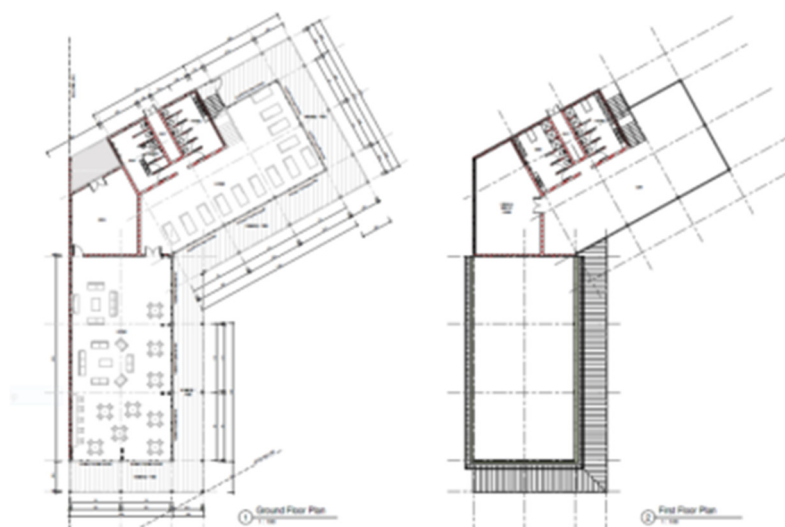


Figure 11: New building to replace old swimming pool



Lastly, the development concept includes a resort lounge and swimming pool area where guest can recline in a more private environment and enjoy a view over the Knysna Lagoon and Heads. This facility is planned in the south western corner of the site, where the old swimming pool used to be. This building will have ablutions facilities, a deck with reclining chairs and an indoor lounge area where hotel residents can relax.

### 5.3 ACCESS AND PARKING PROPOSAL

The existing access point off George Rex will stay in the same position but a new gate house is proposed. The access intersection from George Rex Drive is brick paved, wide and level. The sight distances in either direction are well over 250m due to the straight and level alignment of George Rex Drive.

Tour busses and service vehicles regularly use this access intersection and no capacity problems are foreseen for the additional traffic generated



There are 259 parking bays provided on the new site development plan. In addition, the existing 16 units and two dwellings have two private parking bays each. A total of 295 bays have been provided in the SDP as well as two bus bays.

The internal roads leading to the new 26 x Chalets are planned as 3m wide gravel road with grass verges allowing passing traffics similar to the existing resort roads.

Figure 10: Existing access roads

### 5.6 ARCHITECTURE AND LANDSCAPING

The Architecture of the new units will be similar to the architecture of the existing structures. The current architecture attempts to blend in with the natural surrounding by using natural colours and no-reflective material. It is the intention to plant indigenous trees in the southern part of the property so that it will have a similar forest feel to the northern section of the property.





Figure 11 & 12: Existing units

## 5.7 ENGINEERING SERVICES

The application is to increase the density of the resort from 85 units to 120 units, or from 158 rooms to 238 rooms. The Premier Hotel Group is presently migrating towards clean and renewable energy sources. This will not only reduce their load on the system, but will reduce their operational costs, and reduce their vulnerability to load shedding.

### 5.7.1 Water

The Moorings Resort is currently supplied with Municipal water from the Lower Old Place Reservoir via a water main along George Rex Drive. Detailed engineering designs to accommodate the additional load will be submitted for approval by the Director Technical Services.

### 5.7.2 Sanitation

The Resort is provided with Municipal sewer disposal service via the Loerie Park sewer pump station along George Rex Drive which pumps sewage directly to the Municipal treatment works. Detailed engineering designs to accommodate the additional load will be submitted for approval by the Director Technical Services.

### 5.7.3 Solid Waste

Solid waste collection point will remain in the same position at the back of the hotel.

### 5.7.4 Storm water

Due to the close proximity to the lagoon, storm water management is very important. Fortunately the property has an even gradient and is not subject to runoff from other properties. This reduces the risk of erosion.



Storm water management proposal were set out in the previous application and these will remain the same for this amendment as well. Drainage of runoff is toward the canal which was excavated on the property and then into the lagoon. Most runoff drains via sheet flow with two pipelines draining the paved parking areas

Concentration of street wills runoff to be limited by diverting to the canal as much as possible – silt traps and silt screens have been provided. Further methods of reducing storm water will be via rain water collection and the use of pervious materials for roads and parking areas.

#### **5.7.5 Electricity**

The Applicant will appoint an electrical consultant who will calculate the additional demand upon which augmentation fees shall be payable.

## **6. PROPOSED AMENDMENTS TO CONDITIONS OF APPROVAL**

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### **6.1 SITE DEVELOPMENT APPROVAL: 7 MARCH 2008**

In order to allow the abovementioned amendment, the following conditions of approval dated 7 March 2008 needs to be amended or removed.

#### **6.1.1 Condition III:**

“Only one additional unit maybe erected in the **north western portion** of the Site, this is to be placed on the already disturbed area of the swimming pool. The extension of road and sewer lines to serve this unit may not result in any disturbance of any indigenous forest species or their root systems”

The area as described will now be developed as the Residence lounge. It is requested that this condition be removed to allow the construction of a resort amenity rather than a unit on this already disturbed area. The road and parking area will be underneath the trees, but will not require the removal of any trees. It is proposed that eco green parking pavers be used to surface these areas. These pavers will prevent soil compaction and will allow water to reach the tree roots.

#### **6.1.2 Condition IV:**

“Floor levels of all buildings will be set at 3m MSL, and no holiday chalet unit may exceed a **height** of 6.5m. Units shall be limited to single storey with loft rooms in standard pitch roofs.”

The 6.5m Height restriction was set to limit the visual impact of the development on the lagoon edge. The floor levels and height of all the chalets will be complying with these height restrictions.

The new units will be similar in design to the already build units. The existing units are within the 6.5m height restriction but cannot be regarded as single storey with loft rooms, although the building plans for these units have to date been approved. It is requested that the condition relating to the single storey and roof structures be removed to allow the continuation of the exiting architectural style.



Figure 13 and 14 Current and planned double storey units

The planned forest apartments will be three storey's, in similar fashion as the hotel. These units are hidden by trees that is higher than the units. These units will be approximately 10m in height, similar to the main building.

It is requested that the height restriction be relaxed to allow the three storey forest units, and to allow the existing double storey designs to be continued.

#### 6.1.3 Condition V:

"The Floor areas of the holiday Chalets units to be re-developed shall not exceed 100m<sup>2</sup> for individual units and 80m<sup>2</sup> for semi-detached units, as proposed, and new units shall not exceed a **floor area** of 120m<sup>2</sup> each".

The purpose of the application is to transform the resort to cater for a wider variety of guests. From experience the developer identified the need for larger family units, especially during the December holiday when extended families tend to spend their time together. The larger units also allow more rooms that can be rented out individually at times when large conferences take place.

It is unclear why this size limitation was ever imposed. The Western Cape Guideline for Resort Development stated that if a resort is developed within the urban edges of a town or city, bigger units may be permitted, even though the immediate area may be natural or relatively sensitive. A total floor space of not exceeding a maximum of 175m<sup>2</sup>.

was recommended as a guideline. The document further state that even bigger units may, be considered, in such instance, as and when demand arises.

As indicated on Table 3, the floor areas of the unit vary between 120m<sup>2</sup>- 240m<sup>2</sup>.

It is requested that the unit size restriction be relaxed to allow larger units as there is a need for more spacious larger family units in the resort.

#### 6.1.4 Condition VI:

*"A minimum of two **parking bays** per unit shall be provided. At least one parking bay per 5m<sup>2</sup> shall be provided in respect of the conference center".*

There will be a total of 120 units that will require 240 bays. In addition the Conference facility calculate to approximately 1075m<sup>2</sup> and at a ration 1 bay per 5m<sup>2</sup> this will calculate to an additional 215 parking bays. The Conditions of approval is requesting a total of 255 bays. Application is made to amendment this condition as the requirement is excessive and not in keeping with the operational requirements of the resort.

The conference facility will typically be used by the hotel residence that will not require additional parking. Many conference delegates also come from other parts of the country or world and arrive by air and shuttle bus. The ration of private vehicles is there for much lower that one per delegate.

The table below presents a proposal of what parking ration will result in a functional arrangement for the resort. Although there is space on the site to provide more parking, too many parking bays will impact negatively on the ambience of the resort and should be avoided.

Unit Type	Parking Ration	Nr of units	Total parking Required
All Chalets (Type A, B C, D, E and F) as well as dwelling houses	2 per unit	67	134
Holiday apartments in main building	1 per unit	29	29
Boat Houses (Type G)	1 per unit	24	24
Restaurant in Main building	20 additional units	1	20
Conference facility	additional		88
TOTAL			295

It is requested that the provision of parking bays ratio be amended to reflect the configuration above.

#### 6.1.5 Condition VII:

"Building lines of 10m from the estuary (Lagoon Boundary) and 2m from the adjacent properties shall apply. A boundary fence setback of 12m and a building setback of 17.5m shall apply in respect of the centre line of George Rex.

The Site Development plan complies with the building lines set in the condition, but does not comply with the 17.5m building setback line along George Rex. This Condition has its origin in a letter from the Provincial Roads Engineer dated 1 September 1983 at the time of the rezoning of the property. This Road is no longer a Provincial Road and building restrictions applicable along Provincial Roads is no longer relevant.

Building line restriction	Compliance
Lagoon Building Line 10m	Comply
10 setback around manmade channel	Comply
Lateral Building lines 2m	Comply
Boundary set back from center line of George Rex Drive 12m	Comply
Building setback from the center line of George Rex Drive 17.5m	<b>The planned new boat storage facility and studio apartments is transgressing over this building line</b>

It is requested that the street set back line be removed from the conditions. The existing boundary wall is constructed on the 12m setback from the center line of the road and is approximately 1.8 m high. The wall is obscure from the street view by a row of mature trees. It is submitted that the additional 5.5m setback from this wall serve no real purposes. There is no direct access from the road and there is no visual obstruction that will impact on the safety of other road users.

## 6.2 AMENDMENT OF SITE DEVELOPMENT APPROVAL: 19 OCTOBER 2012

### 6.2.1. Amended Condition [b] i and Condition [c]ii

"The amended Site Development plan shall be substantially as indicated in plan nr 207/753/J dated 21 August 2012".

This condition need to be amended to reflect the new plan nr P22138\*0P100E dated 3 July 2015.

### 6.2.2. Amended Condition [b]ii and Condition [c](iv)

“The total number of Holiday units on the site including Holiday Flats, Holiday chalets, owners’ houses and Manager’s cottage may not exceed 85”. No additional units may be placed on the Island.

The new Site Development Plan makes provision for a total of 120 units. At the time the only reason why the density condition was stipulated is because that was the number of the units that the previous developer wanted. The new developer has extensive experience in the accommodation industry and has calculated a number of rooms required to make the resort viable. It is submitted that the additional amount of units will allow the resort to compete for national and international conferences. This will be beneficial, not only to the developer, but to the town as a whole.

### 6.2.3. Condition [c]iii:

“The amended site development plan shall be submitted to the Department of Environmental Affairs and Tourism for acknowledgement and acceptance prior to any building plans being submitted.

The previous SDP that this condition relates to was approved by the Department of Environmental Affairs and Tourism (DEAT). The Record of Decision was issued in July 2009. At the time the listed activities related to construction activities within 100m of the high-water mark as well as the dredging of the canal. The authorisation only related to the portion of the site that was below 100m from the high-water mark. The ROD did not make reference to a specific plan, but it did stipulate a total development footprint of 68 386m<sup>2</sup>, which calculate to a 77%coverage. The planned amendments will not extend over this footprint limitation. The total development footprint, which include the man-made water canal, measures approximately 32 717m<sup>2</sup>.

EXISTING AND PROPOSED STRUCTURES	UNITS	APPR. FOOTPRINT m <sup>2</sup>
Existing Holiday Apartment	29	645
Existing Resort Reception and restaurant		1545
Existing pool and pool facilities		290
Existing Conference Facility		1075
Existing Sales Office		95
Existing manager's House		202
Existing dwelling units	2	770
Existing Semi attached Units	16	1418
Holiday Chalets Type C, D, E, F	34	3485,00
New forest units	15	660,40
Boat houses	24	1170,00
New resort lounge facility and swimming pool		580,00
Existing man-made water body		12177
planned timber boardwalk		1045
Existing slip way and bridge		160
Parking and roads and service		7400
	120	32 717

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In 2014 the EIA regulations changed and it is our understanding that many of the previously listed, like the construction of buildings within a 100m of the high-water mark, no longer require approval from DEAT, if such activities are situated within the urban edge.

**6.2.4. Condition [b](xi):**

“Before the transfer of the 29 units may take place the existing junction of the George Rex Drive with Main Road 2 needs to be signalised, including a left turn slip lane on the north bound approach and associated geometric improvements as per ITS Engineers proposal. This junction upgrade must be facilitated between Knysna Municipality's Roads department and the developer.

The additional 29 units have not been constructed or transferred as to date and the intersection has not been upgraded either. In the light of all other implemented and planned development also impacts on this intersection, it is requested that this condition be reviewed. The initiative for the signalling as well as distribution of cost needs to come from the Knysna Municipality and cannot rest on a single developer.

## **7. COMPLIANCE WITH SPATIAL PLANNING POLICIES AND ZONING SCHEMES**

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### **7.1 KNYSNA ZONING SCHEME**

This zoning scheme became operative on 13 April 1992. The Ashmead Resort was operational prior to the commencement of this zoning scheme and the zoning was therefore deemed to be in accordance with the use right assigned to it (approved SDP). The conference center, as well as the public restaurant in the main building, forms part of this original zoning.

The property is zoned for “Resort” purposes. According to the Knysna Zoning Scheme the primary use in this zone is “holiday housing”. Holiday housing means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping site, caravan park, holiday flats or dwelling units, but does not include a hotel, motel or mobile homes; Consent uses include restaurants, shops, places of entertainment.

Specific land use restrictions shall be determined by the Council for each site which is being rezoned for resort development while existing (as existed to date of commencement of these regulations) developments and approvals which fit into this zone shall comply with the requirements stipulated at the approval of the development. With rezoning of land to resort zone, conditions shall be laid down with regard to density, layout, landscaping, building design, etc., and a layout plan shall be approved by and filed with the local authority, clearly indicating the position of all structures, stands and internal roads.



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The extension of the resort is not in conflict with the current zoning but the previously approved SDP and conditions of approval will need to be amended as described in par 6.

## **7.2 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK 2014**

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.

## SUSTAINABLE USE OF PROVINCIAL ASSETS

Policy	Applicable Method	Compliance of project
<b>BIODIVERSITY AND ECOSYSTEM :</b> POLICY R1: PROTECT BIODIVERSITY AND ECOSYSTEM SERVICES	<ul style="list-style-type: none"> <li>Consulting the latest CBA Mapping as well as the</li> <li>Knysna SDF Priority Conservation Areas</li> <li>and Urban Edge delineation applicable to the area</li> </ul>	<ul style="list-style-type: none"> <li>The property is not situated in Critical Biodiversity Areas, Ecological Support Areas, or Protected Areas;</li> <li>The property is with the urban edge of Knysna and does not impact on biodiversity or sensitive ecosystem;</li> </ul>
<b>WATER:</b> POLICY R2: SAFEGUARD INLAND AND COASTAL WATER RESOURCES, AND MANAGE THE SUSTAINABLE USE OF WATER	<ul style="list-style-type: none"> <li>'water wise' planning and design approach</li> <li>Rehabilitation of degraded aquatic systems</li> <li>Introduce and retrofit appropriate levels of water and sanitation systems technologies, targeting informal settlements</li> <li>Delineate and promulgate coastal development set-back lines that mitigate against impacts and reduce risks, and incorporate these into Municipal SDFs</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The development include rainwater harvesting facility;</li> <li>A 10m development setback line has been imposed by SANparks and Knysna Municipality;</li> <li>The development is being contained within the existing development footprint.</li> </ul>
<b>SOILS AND MINERAL RESOURCES:</b> POLICY R3: SAFEGUARD THE WESTERN CAPE'S AGRICULTURAL AND MINERAL RESOURCES, AND MANAGE THEIR SUSTAINABLE USE	<ul style="list-style-type: none"> <li>Record unique and high potential agricultural land</li> <li>Record the location of mineral deposits and known reserves of construction materials</li> <li>Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land</li> </ul>	<ul style="list-style-type: none"> <li>The development is situated in the urban edge of Knysna and does not impact on soil or mineral resources.</li> </ul>

	use management system that safeguards biodiversity, protects resources and opens up opportunities for improved livelihoods and jobs.	
<b>RESOURCE CONSUMPTION and DISPOSAL :</b> POLICY R4: RECYCLE AND RECOVER WASTE, DELIVER CLEAN SOURCES OF ENERGY TO URBAN CONSUMERS, SHIFT FROM PRIVATE TO PUBLIC TRANSPORT, AND ADAPT TO AND MITIGATE AGAINST CLIMATE CHANGE	<ul style="list-style-type: none"> <li>• recycling programme</li> <li>• Promote a shift from private to public transport modes</li> <li>• Pursue energy diversification and energy efficiency</li> <li>• Mainstream water conservation and demand management</li> </ul>	<ul style="list-style-type: none"> <li>• The Resort will take part in the recycling programs available in the town and will separate solid waste on site.</li> <li>• The hotel will often rely on public transport (tour couch) to transport people to and from the hotel.</li> <li>• Rain harvesting will be implemented to supplement the water demand for gardens and swimming pool.</li> </ul>
<b>LANDSCAPE AND SCENIC ASSETS</b> POLICY R5: SAFEGUARD CULTURAL AND SCENIC ASSETS	<ul style="list-style-type: none"> <li>• Input townscape and landscape making considerations into municipal SDF's.</li> <li>• Protect heritage and scenic assets from inappropriate development and land use change.</li> <li>• The delineation of urban edges</li> <li>• Conservation strategies and guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• The area is subject to Conservation areas Guidelines and these will be complied with.</li> <li>• The development falls within the Urban Edge for Knysna</li> </ul>
<b>OPENING-UP OPPORTUNITIES IN THE SPACE-ECONOMY</b>		
<b>REGIONAL ECONOMIC INFRASTRUCTURE :</b> POLICY E1: USE REGIONAL INFRASTRUCTURE INVESTMENT TO LEVERAGE ECONOMIC GROWTH	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk service infrastructure along main activity corridors such as George Rex should be upgraded to ensure that it can accommodate the densification and intensification of uses planned along the activity corridor.</li> </ul>
<b>URBAN SPACE-ECONOMY:</b> POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-	<ul style="list-style-type: none"> <li>• Existing economic assets (e.g. CBDs, township centres, modal interchanges, etc.) to be targeted to lever the regeneration and revitalisation of urban economies.</li> </ul>	<ul style="list-style-type: none"> <li>• The development can be regarded as densification of an existing development that will result in urban renewal and optimal use of existing economic assets.</li> </ul>

ECONOMIES AS THE ENGINE OF GROWTH	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• The ability to attract large conference groups will have a positive economic impact on the space economy of the rest of the town.</li> </ul>
<b>DEVELOPING INTEGRATED AND SUSTAINABLE SETTLEMENTS</b>		
<b>SENSE OF PLACE and SETTLEMENT PATTERNS :</b> POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES	<ul style="list-style-type: none"> <li>• Prevent settlement encroachment and urban sprawl</li> <li>• Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements</li> <li>• 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.</li> <li>• 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</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• The development is an infill and redevelopment project and is promoted.</li> <li>• The proposal responds to the tourism industry and Knysna is the primary node from where other settlements can be explored.</li> <li>• The existing resort has been operating since 1983 and has become a landmark in Knysna. The new proposal will continue this historic land use.</li> </ul>
<b>ACCESSIBILITY:</b> POLICY S2: IMPROVE INTER AND INTRA-REGIONAL ACCESSIBILITY	<ul style="list-style-type: none"> <li>• Focus on compacting and connecting urban development</li> <li>• Curtail new settlement formation that increases average travel times.</li> <li>• Direct public funding to unlocking well-located land within cities and towns to reduce the operating costs of public transport</li> </ul>	<ul style="list-style-type: none"> <li>• The location of the development site along a major connector and scenic route result in high accessibility. The concept of an all-inclusive resort will also limit the need to travel.</li> </ul>
<b>LAND USE AND DENSITY :</b> POLICY S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS	<ul style="list-style-type: none"> <li>• Target existing economic nodes (e.g. CBDs, township centres,</li> <li>• Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability</li> </ul>	<p>The development is an existing resort, and the application merely aims to improve the resort.</p>

### 7.3. KNYSNA SPATIAL DEVELOPMENT FRAMEWORK (2008)

Erf 1389 Knysna is situated **within the Urban Edged** of Knysna. This section of the lagoon edged has been identified in the SDF as a **“Recreational Area”**. Recreational uses in the area include mostly public facilities such as the Knysna Golf Course, Loerie Park Sport field and public parks with braai facilities. The SDF promotes the upgrade of these facilities rather than creating new facilities. (Pg 30 KSDF,2008).



Fig. 15 Extract from the KSDF 2008

The KSDF also set out some proposals and policy guidelines for development along the Lagoon Edge which include the **promoting of public access** and use of

the lagoon edge as an important part of experiencing the key place-making element of Knysna Basin. The Resort is open to any member of the public that choose to stay there. This guest will be able to enjoy the planned facilities along the lagoon edge. In this sense the densification of the resort will allow more guests and more affordability that will allow more people being able to enjoy this facility along the lagoon edge. Resorts in general are more accessible to people than for example a security estate that excludes all but a few home owners.

The **pedestrian walkway** from the eastern head to town is also an important focus point of the planning in this area. The walkway along the Resort boundary is already develop and is traversing over the property. This situation will remain.

The SDF also encourage **densification** of suitable Areas. Redevelopment of existing sites to achieve higher densities is one method that is promoted to obtain higher overall urban densities. Areas that is situated along major routes (e.g. George Rex Drive) has been identified as suitable for densification)

Up to 40du/ha gross is recommended. This proposal will increase the current resort density from  $\pm 10$  units per ha to  $\pm 14$  units per ha.



Fig. 16 Pedestrian walkway over the property

The SDF stipulate the following issues that need to be considered before densification should be allowed:

- Impact on neighbouring properties (see par 9.3.1)
- Streetscape / architectural character; (see par 9.3.1)
- Traffic impact (see par.9.3.2.);

- Access, parking and landscaping (see par.5.3);
- Capacity of municipal infrastructure (see par. 5.7).

## 8. THE NEED FOR TOURIST ACCOMMODATION

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The purpose of the National Department of Tourism (NDT) is to be a catalyst for tourism growth and development in South Africa. Their aim is to increasing the number of foreign arrivals. In 2013/14, international tourist arrivals in South Africa grew by 10,2% year on year to almost 9,2 million due to the inisiative of this department. ( <http://www.gov.za/about-sa/tourism>).

This growing interest in the country also impacts on the Western Cape. In the beginning of this year, the Western Cape Tourism Sector reported major increases at the start of peak the summer 2014 season. It was reported by the Department of Finance, Economic Development and Tourism 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".

The tourism industry is also 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..Unfortunately the local Tourisme industry is still fairly seasonal and is largely limited to the summer months, except for out of season events like the oyster festival. The Knysna Spatial Development Framework also recognises the role of tourism as one of the municipality's prime economic generators, but also understands the limits of its seasonality. The broadening of the tourism network is promoted in the SDF.

Business tourism — conferencing combined with leisure activities — is fairly new to South Africa and has become a key focus of the Department of Tourism. It is a growing sector of the Tourism industry and have increased in South Africa, especially since the establishment of the country's first South African National Convention Bureau (SANCB) as a business unit under South African Tourism (SAT) , which promotes South Africa as a major international tourism and business events destination.

South African Tourism CEO Thulani Nzima says that 88 secured bids for major events between 2013 and 2017 "will generate upwards of R2.6bn into our economy. The results that we are registering now are quite impressive, but we are just at the beginning of the process."



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Business tourism had sustained the index at near-normal levels during the winter months, when the index usually declined. In a seasonal town like Knysna, a year round tourism activity will have positive impact on the sustainable economic growth of the town.

Along with a number of other companies targeting the lucrative meetings, incentives, conventions and exhibitions (MICE) industry, Premier Hotels and Resorts has also turned their focus on business tourism. In addition to the planned upgrade of the Moorings, the company has recently carried out a multimillion-rand refurbishment of the Premier Hotel Pinetown and has begun refurbishing the Premier Hotel Cape Manor property to gear them for the growing MICE industry. MD of the Premier Group Samuel Nassimov believes that Knysna have competitive advantages that will ensure its popularity in the Business tourism Industry.

## **9. SITE DESIRABILITY**

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### **9.1 LOCALITY**

The success and popularity of the Resort since its establishment more than 30 years ago is directly related to its unique location on the lagoon boundary. The accessibility from the N2 as well as the proximity to other tourist attractions is also important factors.

### **9.2 BIO-PHYSICAL SITE SUITABILITY**

The biophysical character of the site has been carefully assessed and was taken into account during the planning of the additional resort facilities;

- The site is not environmentally sensitive due to the transformed nature;
- The sensitivity of the lagoon edge and water canal has been considered in building placement by applying a 10 setback from these features.
- The indigenous trees on the property have been surveyed and buildings are placed in such a way that minimum disturbance of trees and routes will occur.
- The property is suitable for development in terms of gradient and height. The site is not prone to flooding, but climate change and possible sea level rise has been taken into account by ensuring that all floor levels will be 3m above Mean Sea Level
- The sites do not contain any historical structures.
- The sites are already supplied with the required infrastructure.
- The site has development rights.

- The site is large enough to absorb the increased density without impacting on the current low ambiance of the resort.

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

### 9.3 IMPACT ON THE SURROUNDING AREA

#### 9.3.1 Character of the Area

The property is situated along a main activity corridor namely George Rex Drive. A diverse range of land uses is evident along this corridor:

- Erf 2232 south east of the property contains the Knysna Municipal Golf Course.
- Erf 1390 north east of the property contains a driving range, as well as a municipal sewer treatment plant and a cemetery further north.
- Erf 2790 north east of the property contains Municipal offices
- Erf 12403 directly to the west of the property, across George Rex drive, has recently applied for planning permission to allow a mixed use development
- Erf 2725 directly to the north is the Loerie Park Sport Complex
- Other land uses further along George Rex drive include, public picnic areas, Camping sites, Restaurants, Guest lodges and bars.



Fig. 17 Aerial picture from surrounding areas

In summary, the surrounding area can be described as a mixed-use area. The planned amendments are unlikely to have any impact on the character of the area. The land use will not change and neither will the outward appearance.

### 9.3.2 Traffic Impact

A Traffic Study was conducted by TTS in February 2011 when the previous SDP was submitted. The TIA reported that at the time, all the intersections operate at acceptable levels-of-service except the Main Road (N2)/George Rex Drive intersection. This intersection was, and still is operating at capacity and the traffic is control by a pointsman during the peak periods. The report recommended that this intersection be upgrade with signal control. The necessity for a traffic signal at this intersection was also highlighted in a study titled Knysna Main Road Improvements conducted by ITS for the Knysna Municipality (October 2005). The report also recommended that the northbound approach should include a left-turn slip lane to facilitate free traffic flow onto the Main Road (N2). The report confirmed that this is an existing traffic issue and that the additional impact on this intersection as a result of the proposed development is insignificant. The cost of the upgrade should be shared by the relevant road authorities and all the road users along this road proportionally.

The proposed addition of 35 holiday units to the development plan will generate a no more than of 140 trips per day. Since this will be an all-inclusive resort, many of the guests to this hotel will arrive by bus or shuttle and will not leave the resort for the duration of their stay. The trip generation will here fore 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 <sup>(a)</sup> - 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 <sup>(b)</sup>
(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 5: 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 traffic volumes already using the George Rex Drive and N2, and does not require a Traffic Impact Statement or a Traffic Impact Study.

### **9.3.3 Visual Impact**

The planned extension will not have an addition visual impact. The forest units will be set among the trees and will not be visible from the Lagoon or from George Rex Drive. The Boat house units will be situated along George Rex Drive, but will be obscured by the existing wall and lane of matured trees.



Fig. 18 View of wall and tree along George Rex

The Leisure Lounge will be visible from the lagoon, but this will result in a dilapidated pool and pool house being replaced with a new building.

### **9.3.4 Impact on the natural environment**

The proposal will not impact negatively the natural environment. The site is not environmentally sensitive in terms of vegetation. The land scape proposal in fact includes the planting of more indigenous tree. The sensitive salt marsh along the lagoon will be protected from development by the 10m building setback line imposed on the property.

### **9.3.4 Social Economic Impact**

The Premier hotel currently employ  $\pm 60$  people in Knysna, the increased capacity of the resort will require at least a 50% increase in employment opportunities for local people. There will also be temporary employment for construction workers during the construction period that will last 9-12 months.

The successful marketing of the resort as a business tourism event will result in an influx of people from all over the world that will increase Knysna's exposure as a tourist destination. More year round tourist will also increase spending patterns that will benefit other business in town. Certain larger events will also require more rooms than what will be available at the resort and the over flow will be taken up by other accommodation establishments around town.

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## 10. CONCLUSION

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Application is made for the amendment of conditions and Site Development Plan of the Moorings Resort. The planned extension and upgrade of the Moorings Resort include 35 additional holiday units, adding additional rooms to approved units, upgrade and extension of the conference facility and additional resort amenities such as a leisure lounge and pool, additional dining facilities, and kid's entertainment areas.

The proposal provide the necessary facilities required for the Premier Hotel Group to target the lucrative meetings, incentives, conventions and exhibitions (MICE) industry, which will have the desired effect of broadening Knysna seasonal tourist trade.

The proposal is in line with the Spatial Development Frameworks on Provincial and Local level that promote the intensification and densification of existing uses.

In terms of Section 36 of the Land Use Planning Ordinance (Ord. 15 of 1985) we submit that the contemplated land use cannot be refused, because;

- it does not lack desirability;
- it will not have any negative effects on existing rights concerned;
- it will not impact negatively on the safety or welfare of the members of the community
- And it preserves the natural and build environment and makes optimal use of existing natural and man-made assets.