APPROVAL OF A SITE DEVELOPMENT PLAN

ERF 4970
Sedgefield
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1. INTRODUCTION

VPM Planning has been appointed by Boundary Investment (PTY) LTD, the owner of consolidated ERF 4970 Sedgefield, to prepare and submit the following applications in terms of Section 15(2) and Chapter IV of the Knysna Municipality: Standard Municipal Land Use Planning By-Law, to the Knysna Municipality (See Power of Attorney and Company Resolution attached as *Annexure A*).

a) Section 15 (2) (l): Approval of a Site Development Plan (DRW No. SED4970/12 JUNE 2017) as required in terms of Conditions B[i] and [ii] of the Letter of approval dated 31 October 2016;

b) Section 15 (2) (b): Departure from the boundary wall height as stipulated in the Fences and Fencing By-law and Sedgefield Zoning Scheme to allow the relaxation of boundary walls from 1.2m to 2.1 meter.

2. PROPERTY DETAIL

2.1 LOCALITY

Fig.1: Locality plan
The property, is situated to the west of the Sedgefield Central Business district to the South of the N2 and to the north of Flamingo Avenue, west of Vink street (See Locality Plan attached as “Diagram 1”).

2.2 PROPERTY DESCRIPTION

Erf 4970 is a consolidated Erf and comprises erven 186, 187, 2024, 2033, and 4969.

<table>
<thead>
<tr>
<th>Title Deed Description:</th>
<th>ERF 4970 Sedgefield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Deed Number:</td>
<td>T32477/2017 (see Annexure B and C)</td>
</tr>
<tr>
<td>Title Deed Restrictions:</td>
<td>The Title deed contains restrictions that can be relaxed with the consent of Sedgefield Investments (Proprietary Limited). The necessary consents have been obtained (see Annexure D).</td>
</tr>
<tr>
<td>Property Size:</td>
<td>6678 (SIX THOUSAND SIX HUNDRED AND SEVENTY-EIGHT) m²</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Boundary Investment (PTY LTD)</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Business Zone (See Zoning Certificate attached as Annexure H)</td>
</tr>
<tr>
<td>Bonds:</td>
<td>N/A</td>
</tr>
<tr>
<td>S.G Diagram No</td>
<td>S.G No 3724/2011</td>
</tr>
</tbody>
</table>

2.3 TOPOLOGY

The site has an even gradient with no risk of slope instability or flooding.

Fig. 2: Picture indicating slope on site
2.4 VEGETATION

The vegetation on the site is sparse, with mostly alien trees such as pine and wattle. There does not appear to be any protected trees or sensitive wetlands on the site.

Fig.3: Black wattle
Fig.4: Small clump of vegetation
Fig.5: Sparse vegetation with lone pines

2.5 IMPROVEMENT AND LAND USE

The site contains a bottle store that is still in use as well as a backpacker’s lodge that is no longer in use. Both these buildings will be demolished. The buildings do not have any heritage value and the necessary demolition permits will be obtained in due course.

Fig.6: Old back packers lodge
Fig.7: Bottle store
3. BACKGROUND

- Erven 186, 1767 (consolidated erven 201 and 202), 2024 (consolidated erven 209 and 210), 2033 (consolidated erven 193 and 194) were zoned "Business" in terms of the Sedgefield Zoning Scheme of 1980.

- Erf 187 was zoned "Single Residential" in terms of the same Zoning Scheme.

- In August 2011 Council approved the closure of a Portion of Sedgewarbler Road, as well as the rezoning of the closed portion to "Business and the consolidation of the said portion with one of the adjacent Business zone properties. (See Annexure F)

- In October 2011 erven 187, 186, 1767, 2024, 2033 as well as the closed road portion (Erf4969) were consolidated to create Erf 4970;

- In October 2016 council approved the rezoning of a portion consolidated Erf 4970 (previously Erf 187) from Single Residential to Business Zone. (see letter of approval attached as Annexure G)

- One of the conditions of this approval is that a detailed Site Development Plan be submitted and that this plan be subjected to another round of Public Participation. It is the purpose of this application to obtain the approval of the Site Development Plan.
4. PROPOSAL

4.1 DEVELOPMENT CONCEPT

It is the intention to develop the consolidated business stand into a neighbourhood shopping centre. The purpose of this application is to obtain approval for the Site Development Plan as requested in Conditions [b] [ii] and [iii] of the conditions of rezoning approval (Letter dated 2016-10-31 attached as “Annexure G”.

The Site Development Plan (DRW No. SED4970/12 JUNE 2017) attached as Diagram 4, proposes a Shopping Centre with a total floor area of ±3510m² with a leasable business floor area of ±3025m² on one level. The center will contain an anchor tenant, a restaurant/ fast-food outlet, line shops, public toilets, loading areas and refuse collection areas.

In order to accommodate the residential properties Erf 187 that was previously zoned for Single residential will only be used for parking and landscaping purposes and will be walled to ensure the neighbours privacy.

Fig.10: Extract from proposed Site Development Plan
4.2 ACCESS AND PARKING:

4.2.1 Vehicular Access:

Access to the development is proposed at two points from the service road along the northern boundary of the site. Both of these access points lead directly into two separate parking areas.

Although the Sedgefield zoning scheme restricts access/exit ways to not more than one each per site per street abutting the site, it should be kept in mind that the site originally comprises 4 individual business sites that could all have taken access from the service lane. There are therefore effectively less access points than originally planned for along this route.

The vehicular access/exit ways to and from the site shall be restricted to a maximum total width of 6m where it crosses the street boundary.

The Engineering Report attached as “Annexure J” confirmed that the site distances of both these entrances are safe.

An additional delivery access is provided from Vink Avenue on the eastern boundary of the site.

4.2.2 Parking

Two formal parking areas are proposed, one each on the western and eastern sides of the proposed development. A total of 81 parking bays have been provided on site. The Sedgefield Zoning Scheme stipulate that 30m² (one gross parking space) for every 60m² of the total floor area of that portion of the building dedicated to business use. This would calculate to 58 bays.

The intention is to screen the parking bay from the surrounding residential properties with a wall and to allow sufficient landscaping and permeable areas that will soften the aesthetics of the area.
4.2.3 Loading bays

An on-site loading area has been provided in the south-eastern corner of the site. Access to this loading bay can be obtained from Vink Street, which is a small access road that connects the N2 service road with Flamingo Avenue. There are no residential properties in Fink Street.

This position will insure minimum impact on the surrounding residential properties, as it does not abut directly onto the two adjacent residential properties. The area borders onto the back of Erf 211 which is the municipal office and library. Directly to the east is another business building, a small taxi depot and the post office.

The loading area will also be screened from the adjacent property by way of a 2.1m brick wall.
4.2.4 Pedestrian Access

The SDP allows for a paved and landscaped pedestrian area along the street front of the building.
4.3 **BOUNDARY WALL**

The street front along the Service road will not be walled in, and the building will be designed in such a way that it encourages interaction between pedestrians and the shop fronts.

The property will be fenced along the southern and western boundary with a 2.1m height brick paved wall. This is mainly to improve the privacy to the adjacent properties.

The Knysna Municipality’s Fences and fencing By-Law allows erection of a fence on lateral and rear boundaries of premises which is not more than 1.8m in height from the ground. The By-Law also allows erection of a fence within 4.5m of a street boundary which is not more than 1.2m in height from the ground level.

The proposal does not comply with the By-Law and permission is requested to allow a relaxation of this height restriction to allow a screening wall between the proposed shopping centre and the residential area.

4.4 **SERVICES**

Element Consulting Engineers has been appointed as project engineers and has prepared a Services Report, attached hereto as *Annexure J*.

4.4.1 Water

It is calculated that an AADD = (3015/100) x 400 = 12,060 l/day demands can be expected for the planned development. Preliminary investigations indicated that bulk water is available for this development, bearing in mind that the area was originally designed for business use.

The Department of Technical services confirmed in a letter dated 21 September 2015 that water and sewer services is available for this development. The letter is attached as *Annexure K*.

A preliminary layout and design criteria and standards are set out in the Report. This will be formalised at final design stage to the satisfaction of the Director Technical services.

4.4.2 Sewage Disposal

The Average Dry Weather Flow (‘ADWF’) can be calculated as 60% of the AADD, amounting to an ADWF for this development of 7,236 l/day or 0.084 l/s.
Correspondence with the Knysna Municipality indicates that the existing Waste Water Treatment Works (WWTW) is being upgraded and is due for completion within 12 months. Treatment capacity will be available at the treatment plant upon completion of the plant upgrades. Pre-liminary design layouts and criteria are included in the report and will be finalised in the final Service agreement.

4.4.3 Storm water

The development property and immediate surrounding area are not currently serviced with a formal storm water network. A formal storm water reticulation system will be provided by a combination of surfaced parking areas and roadways, kerbs, channels, cut-off drains, inlet structures and concrete storm water pipes. A number of alternatives for the design of a formal storm water system are discussed in the Services report, and will be finalised in the final Services agreement.

4.4.4 Electricity

BDE Consulting Engineers is appointed as electrical engineers on the project and has provided an Electrical Services Report (attached hereto as Annexure I). The report confirmed that bulk electrical supply is available, but that the local network will have to be upgraded by the addition of a mini-sub.

4.4.5 Solid Waste

A dedicated solid waste collection area has been indicated on the site development plan. The site will also have an enclosed refuse room where refuse can be stored and separated. A formal arrangement for the removal of solid waste will to be entered into with the Knysna Municipality.

4.4.6 Augmentation

Erf 4970 originally comprised of 7 business erven, one single residential Erf and a street portion. Augmentation levies is due on the street portion as set out in the rezoning approval pertaining to this portion (See condition[c] [viii] of Letter of approval dated 2011-08-01) and on the Residential Portion, formerly known as Erf 187(See condition[b] [viii] of Letter of approval dated 2016-10-31).
5. FACTORS TO CONSIDER

5.1 Compliance with conditions of previous approvals

- There are no conditions of approval relating to the portions of Erf 4970 that was originally zoned for business purposes;
- Conditions of the rezoning of the portion of the Erf previously known as Erf 187 only relates the submission of a detailed SDP that needs to be subject to further public participation, which is dealt with in this application;
- The Conditions relating to the closed road portion can be summarised as follow:

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building plans should be submitted and is subject to the provisions of the Sedgefield CBD Enhancement Study;</td>
<td>See Par 5.4</td>
</tr>
<tr>
<td>The closed portion must be consolidated with one of the adjoining business erven;</td>
<td>Done, See Annexure E for the Consolidation Diagram</td>
</tr>
<tr>
<td>New SG plans to be provided to the Municipality;</td>
<td>See above</td>
</tr>
<tr>
<td>Any services to be relocated will be for the account of the developer;</td>
<td>The preliminary reports have not indicated any services that need to be relocated.</td>
</tr>
<tr>
<td>No further Electrical Upgrades will be permitted until ESKOM have upgraded their 132kV supply line;</td>
<td>The required Eskom upgrade has been implemented;</td>
</tr>
<tr>
<td>Access to be retained to Erven 195 and 203 and this section of Sedgewabler remain Public road;</td>
<td>This has been done, see Consolidation Plan</td>
</tr>
<tr>
<td>Augmentation fees payable based on final area being alienated;</td>
<td>Erf 4969 represents the closed portion and measures 515m²</td>
</tr>
<tr>
<td>Council Services to be protected as deemed necessary;</td>
<td>There are no servitudes registered at present, but if any unknown services are detected the will either be removed or protected by servitude</td>
</tr>
<tr>
<td>Prior to building plan submission, the loading site and aesthetics will be discussed with the</td>
<td>This application will be circulated to the Sedgefield ratepayers for comment</td>
</tr>
</tbody>
</table>
5.2 Compliance with Zoning Scheme Parameters

The Sedgefield Zoning scheme allows "Business buildings" as a primary use in the "Business Zone". A “business building” is defined as a building used or intended to be used as shops and/or offices and includes banks, professional chambers, doctors’ surgeries, stock or produce exchanges, restaurants and buildings designed for similar uses, but does not include places of assembly, places of amusement, institutional buildings, public garages, industrial buildings or noxious industrial buildings;

The planned shopping centre falls within the definition of a business building.

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

<table>
<thead>
<tr>
<th>Business Zone Parameters</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total building area ±3510m²</td>
<td>Property size 6676.8m²</td>
</tr>
<tr>
<td>Maximum coverage</td>
<td>100%</td>
</tr>
<tr>
<td>Floor factor</td>
<td>at most 1.5 of which not more than 1.0 may be used for business purposes</td>
</tr>
<tr>
<td>Height</td>
<td>Not specified</td>
</tr>
<tr>
<td>Parking bays</td>
<td>1 bays per 60m² for business use = 58.5</td>
</tr>
<tr>
<td>Building Line</td>
<td>0m on all boundaries on street and 3m where abutting on to residential zones</td>
</tr>
</tbody>
</table>

Table 2: Zoning Parameters
5.3 Biophysical Site Conditions

The site is suitable for development of this nature;

- The consolidated site provided enough space for a well-planned shopping Centre with easy access and parking;
- There are not any sensitive environmental features evident on the site;
- The site has an even gradient;
- There are no any heritage buildings on site.

5.4 Compliance with the Knysna Spatial Development Framework

Council has recently approved a new Site Development Plan as part of the 2017 IDP. This plan is supposed to be a synopsis of the previously, approved 2008 SDF and the recently proposed 2016 SDF. This SDF is called a "Draft Strategic Synthesis" and is as vague as the name suggests. Sedgefield has been left off the plan completely and the only specific reference to the town can be found on page 31 and reads as follow.

**Sedgefield**

"The environmental and ground water pollution risks associated with further development in Sedgefield constrain viable densification as areas such as the Island would need full service reticulation to densify without polluting the groundwater and river system. In addition, its unique character as a quiet, slow town is should be protected suggesting that it remain largely a holiday and retirement town. However, there are opportunities for infill and densification close to the N2 that should be pursued to establish a town centre “heart” for Sedgefield’.

The site development plan will have the same level of compatibility with the SDF as the original zoning proposal. The zoning of the property and the land use has already been determined prior to the 2008 and 2016 SDF. The SDF does not contain any specific design proposals that could be incorporated into the SDF.
5.5 Compliance with the Sedgefield Main Road Enhancement study 2007

The Sedgefield Main Road Enhancement study was approved by Council in 2007. The document is regarded as a recommendation document and is not prescriptive in nature. It is specifically stated in the document that it is not a set of Architectural or Urban Design Guideline that can be used to adjudicate Site development plans; it was merely the intention of the report to inform such further guideline manuals. It was confirmed by the Town Planning Department that to date these manuals have not materialised.

The general principles of this document include the following:

- Promote pedestrian and cycle friendliness;
- Provide convenient and unobtrusive parking;
- Increase economic opportunity;
- Ensure that future development re-enforce rather that detract from the desirable character of Sedgefield.

The planned shopping centre aims to achieve these goals.

- The design provides for a landscaped pedestrian walkway in the road reserve in front of the building;
- The centre is provided with ample parking space. The parking area has been split into two areas in order to reduce the visual impact that a large paved area could typically have on a streetscape. The parking areas are also partially walled and landscaped to further soften the impact.
- The shopping centre will provide economic opportunity to smaller line shops and franchise owners and will also increase job opportunities for people who will be employed in the new shops.
- The centre is relatively small and the developers have deliberately not developed the site to its maximum potential as to not negatively impact on the small-town character of the CDB.

5.6 POTENTIAL IMPACTS

5.6.1 Traffic Volumes

A Traffic Impact Statement has not been performed, as the necessity of a Traffic Impact was not requested during the pre-application meeting. Bearing in mind that the property was originally designed as 7 separate business sites that could each have generated conflicting traffic, it is submitted that the consolidated site would be unlikely to generate more traffic than the sum of its parts would have.
5.6.2 View and Sunlight blocking

The surrounding properties do not have an ocean or mountain view that could be blocked by the planned mall. Both the adjacent residential buildings face south, away from the development. The Proposes building position respects the 3m building lines along the residential boundaries. The main bulk of the building is only 6m high, which is less than the typical 8.5m allowed for residential buildings. There is a centre atrium that reaches approximately 9.5m, but this will not impact on the available light to the north as the shadows will not reach the adjacent properties to the north. As shown on the sketch below. It can be argued that the shadows caused by the 7m high building will be less than that of a number of normal residential buildings of 8.5m.

Fig.15: Picture showing unavailability of views

5.6.3 Noise Levels

The proposed mall is located adjacent to a residential area and care should be taken during design and placement of noise generating equipment. Typical equipment that can cause noise problems:

- Extract and fresh air fans.
- Air condition systems compressors & condensers.
- Product refrigeration compressors & condensers.
- Positioning of offloading bays – truck noise.

Paragon Systems Design (Pty) Ltd is specialised mechanical engineers that are appointed to prepare Noise Control Specifications for the Sedgefield Mall. Their report is attached as Annexure L. The Report contains a table with acceptable noise levels.
During design of services and placement of above mentioned equipment, the noise generation aspects need to be evaluated. Sound prevention mechanisms can be implemented to ensure that installations are compliant to respective regulatory requirements. During commissioning of equipment noise readings will be done during different times of day and night to verify compliance to required standards.

5.6.4 Kitchen Emissions and Ventilation

Under the Health Act (1977), there are regulations governing general hygiene requirements for food premises and the transport of food, in terms of which any person who handles food or permits food to be handled, such as a restaurant, is required to possess a certificate of acceptability. The management of emissions and solid waste will form part of this evaluation and certification. This is a function of the department of Health and will be dealt with as a separate requirement.

Kitchen Emission and ventilation relating to the planned restaurants is something that will be taken into account with the final building plan designs of the restaurant.

8. CONCLUSION

The purpose of the application is to obtain the approval of the Site development plan as stipulated in the conditions of approval. The proposal is in line with the zoning original components of the property and also with the conditions of rezoning of the street and one residential property. It is respectfully requested that the Municipality consider the application favorably as there is no reason to regard it as undesirable.