

**PEZULA CASTLE  
ERF 20379  
KNYSNA  
(NOETZIE)**

**CONSENT USE APPLICATION**



Planning  Space  
Town and Regional Planners

Rev 2

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**LIST OF PLANS**

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Diagram 2: Aerial Photo

Diagram 3: Zoning Map

Diagram 4: CBA & ESA Map

Diagram 5: Site Plan and Elevations

**LIST OF ANNEXURES:**

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Annexure B: Title Deed

Annexure C: SG Diagram

Annexure D: Approved Building Plans

# INFORMATION REQUIRED IN TERMS OF SECTION 38. OF THE BY-LAW

## COMPULSORY INFORMATION AND DOCUMENTATION REQUIRED

	CONSENT USE CONTEMPLATED IN THE ZONING SCHEME	ANNEXURE REFERENCE
Completed & signed application form	√	T2
Power of Attorney / Owner's consent (1)	√	Annexure A
Resolution (2)	√	Annexure A
Proof of registered ownership (3)	√	Annexure B
Bondholder's consent (if any)	√	Not required
Written motivation (4)	√	Main document
S.G. diagram / Extract of general plan	√	Annexure C
Locality plan	√	Diagram 1
Zoning plan	√	Diagram 3
SDP / conceptual layout plan	√	Diagram 5
Subdivision plan [incl street name(s) &no]	-	Not required
Proof of payment of application fees	√	Attached
Copy of title deed	√	Annexure B
Conveyancer certificate (7)	√	Not required
Minutes of pre-application meeting (8)	√	Not available

# 1. INTRODUCTION

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Planning Space Garden Route Pty Ltd. has been appointed by Danistan Investments Proprietary Limited, the owner of Erf 20379 Knysna, to prepare and submit the following application in terms of Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021:

- i. Section 15 (2) (o): Application Consent to allow a Bed and Breakfast Establishment on a Single Residential I Property within the Noetzie Overlay Zone.

## 2. PROPERTY INFORMATION

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### 2.1 LOCALITY

The property is situated in Noetzie Township, which is situated to the south-east of the Pezula Private Estate. The area is accessed through the N2 via the Noetzie Road, which is a 5km dirt road that ends at a secluded beach with several majestic Castles. This property can be accessed through a private driveway that leads off the informal parking at the end of Noetzie Road, as indicated on the Locality Map attached as Diagram 1.

### 2.2 PROPERTY DETAIL

Title Deed Description	Erf 20379 Noetzie, in the Municipality & Division of Knysna, Western Cape.
21 Digit code	C03900050000203790000
Title Deed Number	T000048307/2001 (Attached as <b>Annexure B</b> )
S.G./GP Diagram Nr	SG 5394/2007 (attached as <b>Annexure C</b> )
Title Deed Restrictions	None
Property Size	4922m <sup>2</sup>
Property Owner	Danistan Investments Proprietary Limited
Bonds	None
Land Use	Holiday home
Zoning	Single Residential Zone I

## 3. BACKGROUND

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Erf 20379 was previously known as Portion 96 of the farm Noetzie No 394. The property is better known as the Pezula Castle. Portion 96 was created in 2007 when Portion 91 was consolidated with portions of the remainder of the farm Noetzie 394, to rectify certain historical encroachments.

The Pezula Castle complex is one of the most exclusive private villas in the world. A beachfront vacation home so special, that out of more than four thousand entries, it was awarded "Best Property in South Africa" by CNBC. The Castle complex was constructed in the 1930s but was extensively renovated in 2006. Building plans for all the structures were submitted and approved in 2006. The Main Castle has luxurious living areas with three spacious en-suite bedrooms and staff quarters.

The Honeymoon Castle is a separate private villa on the same property that offers one bedroom with an en-suite bathroom, an open plan living area with a dining room, a fully equipped kitchen, lounge and adjoining bathroom (Approved Building plans attached as Annexure D).

There is also separate outbuilding on the property that was also approved as staff accommodation and garages and generator room.

The Pezula Castle is rented out as a holiday home, but it is the intention to operate the facility as a Bed and Breakfast with 4 bedrooms in accordance with the provisions of the Noetzie Overlay Zone.

## 4. PROPOSAL

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### 4.1 THE CONCEPT

The Buccara Group owns a collection of luxurious villas, penthouses, castles, and yachts in unique places all over the world. For more than a decade, Buccara has been hosting bespoke getaways for a select group of discerning travellers. The group also owns the Craigross and the Lindsay Castle in Noetzie. The concept is based on relaxation, luxury and privacy.

The Pezula Castle offers the discerning tourist a very unique travel experience. The Castle is situated on the beach and all the rooms have beautiful views and the large living areas are luxurious and well equipped. The remoteness and isolation of the Castle is one of the most attractive aspects of the property. The main castle has three ensuite guest rooms and the Honey Moon Castle has one bedroom.

## 4.2 ACCESS AND PARKING

According to the Noetzie overlay zone, parking for Bed and Breakfast establishments shall be provided with either on-site or off-site subject to agreement with surrounding landowners according to Council's requirements as they may be laid down from time to time. Parking shall be provided at the ratio of one bay for two beds in Bed & Breakfast establishments. These bays shall be provided either on or off-site.

This property is one of few in the Noetzie township that benefits from road access. This historical access has been enjoyed by the castle for many years and has recently been formalised in a servitude agreement between the owners of Erf 20379 and the owners of the Remainder of Farm 394.

The Site Plan attached as Diagram 5, indicates that there is a parking court with 4 bays as well as double garage at the Manager's house.

## 5. FACTORS TO CONSIDER

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### 5.1. ZONING CONSIDERATIONS

The Noetzie Zoning Scheme regulated development in the Noetzie township until 2020 when it was superseded by the Knysna Zoning Scheme By-Law. Previously, all the residential properties in Noetzie were zoned "Resort II" with "holiday housing" as primary use and a Bed and Breakfast, with a maximum of 4 rooms or 8 guests as a consent use. With the transition to the new Zoning Scheme By-Law in 2020, the "Resort II" properties were converted to "Single Residential I" zoning with one dwelling unit stipulated as a primary use.

A special planning area overlay zone has been created in respect of the former Noetzie Transitional Local Council area. The purpose of the Noetzie Overlay Zone is to give recognition to the uniqueness and importance of Noetzie's natural environment, the need for a precautionary approach in land use management, and restrictions on further development. The extent of the overlay zone is depicted on the Zoning Map.

The land use description, consent uses, and development parameters set in the overlay zone override the land use description, consent uses and development parameters of the base zone.

The building plans for the entire complex have however been approved under the old Noetzie Zoning Scheme which allowed for "**Holiday housing**" as a primary use. Holiday housing was described as a harmoniously designed and built holiday development consisting of dwelling units. Base on this description the small castle was approved as a second unit on the property. The approved building plan is attached hereto as Annexure D. The proposal will be

contained within the approved structures and no alterations will be required. As indicated on the approved Site Plan, the structures on site comply with building lines and coverage stipulated in the zoning scheme.

The Noetzie overlay zone provides for Bed and Breakfast with a maximum of 4 rooms as a Consent use. The proposal complies with this provision.

## **5.2 LOCATION**

Being one of the Noetzie Castles, the property is a tourist attraction in itself and the use of such a unique property for tourist accommodation is therefore appropriate. The unique experience of staying in a castle on a beach is world-class. The remoteness of the area appeals to tourists but is not conducive to permanent occupation, being away from urban amenities such as shops, schools and job opportunities. Very few properties in Noetzie serve as permanent residences. Using such magnificent property once or twice a year for holiday purposes is also not making the best use of resources. The use of the property for year-round tourist accommodation allows more people to enjoy this unique location without impacting sensitive surroundings.

## **5.3 ANTICIPATED IMPACTS OF THE DEPARTURE**

Noetzie is a charming beach near Knysna that is surrounded by several castles. The beach is tucked away into a secluded section of the Knysna coastline. The surrounding area was declared a conservancy in 1999 and comprises natural forests and borders the Noetzie River. The Noetzie village consists of ±50 holiday homes. The Pezula Castle is one of the older castles and is one of the iconic images of Noetzie. The request for consent to use this property for a Bed and Breakfast will not have any physical manifestation. The existing building will not be altered, and access and services are available.

Although pristine and beautiful, Noetzie beach is not the most popular beach for swimming and sunbathing, mainly because of the difficult access to the beach and extremely unsafe swimming conditions due to the prevalence of strong currents. Other more accessible beaches in the area, such as Buffalo Bay, Brenton and the Sedgfield and the blue flag beaches of Plettenberg Bay are more accessible, better equipped and have safer swimming conditions. As a result, the Noetzie beach is sparsely occupied at the best of times, and it is unlikely that the guest of this establishment will have any additional impact on the beach.

Furthermore, the property does not have any direct neighbours that may be affected. To the east, there are public stairs that lead to the beach and to the east of the stairs, is the Craigross Castle which also belongs to Danistan Investments Pty Ltd.



## 5.4 COMPATIBILITY WITH THE KNYSNA SPATIAL DEVELOPMENT FRAMEWORK.

The Knysna Spatial Development Framework recognises the importance of the coastline and natural environments in the sense that they offer destinations of unique scenic, heritage, recreational and economic value. Noetzie is described as a rural/coastal hamlet where tourism as an economic activity is promoted. The Pezula Castle will offer a very special travel experience, and it will attract very discerning international tourists.

## 5.5 COMPATIBILITY WITH SPLUMA DEVELOPMENT PRINCIPLES

Section 7 of SPLUMA describes a set of development principles that are supposed to be considered when evaluating any development application. These principles include the principles of Spatial Justice, Spatial Sustainability, Spatial Efficiency, Spatial Resilience and Good Administration. It is not always possible to implement these principles effectively on a micro level. For example, the principle of spatial justice requires that past spatial and other development imbalances must be redressed through improved access to and use of land. The location of this property in an isolated coastal hamlet and the nature of the consent that is sought cannot directly contribute to spatial reform. The principle of spatial resilience is also not unpacked in any specific detail and as such, it is difficult to take guidance to assess if this principle has been adhered to.

The value of the SPLUMA principles will depend on their inclusion in provincial legislation and municipal by-laws, as well as in planning processes. It is sufficient to say that these principles are aligned to current policy, significantly the Knysna Spatial Development Framework. Being compatible with the Spatial Development Framework, a minor application such as this could be regarded as compliant with the SPLUMA development principles.

# 6. CONCLUSION

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Council is humbly requested to consider an application for Consent to allow a Bed and Breakfast with four rooms on a residential property in a positive light. The reasons for approving the proposal are summarised as follows:

- Being one of the Noetzie Castles, the property is a tourist attraction and the use of such a unique property for tourist accommodation is there for appropriate.
- The Noetzie overlay zone allows commercial activity in the form of holiday accommodation.
- The Castle complex has 4 bedrooms and can take up to a maximum of 8 guests, this is in line with the limitation set for Bed and Breakfast establishments in the Noetzie Overlay Zone.

- The proposal is in line with the Knysna Spatial Development Framework and as such also with the development principles set out in Section 7 of SPLUMA.
- The proposal will not negatively impact any of the neighbours.
- Access to the site and on-site parking are available.
- The Castle is serviced and does not require any additional municipal services.
- The proposal will have no significant impact on the natural environment, the beach or the character of the area.