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local structure plan
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NAHOON MOUTH

LOCAL STRUCTURE PLAN

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NAHOON MOUTH LOCAL STRUCTURE PLAN

1.0 INTRODUCTION

1.1 BACKGROUND

- a) Following a broad environmental evaluation of all open space in the Municipal area of East London, the City's Town Planning Branch have drawn up a Framework Plan for the area between Marina Glen and the Ihlanza River. This plan identifies the need for an environmentally sensitive development plan for the area between the the Golf Course and the Nahoon River called the Nahoon Beach Framework Plan. Map No. 1 indicates the extent of the Framework Plan area. The Nahoon Beach Framework Plan identified the three principles for development. These were:

Principal

1. Development must be aesthetically and environmentally sensitive to the surrounding area.
2. Capacities on Nahoon Beach should be based on maximum desirable carrying capacities i.e. 8m² per person.
3. Access to beaches will have to be controlled.

These principles were also stated as recommendations and were approved by Council in terms of Minute 14233 dated 1 June 1992.

The Framework Plan Study Area comprises approximately 104 hectares of land, some of which has been significantly disturbed by its use as a tip site, whilst other areas are reasonably undisturbed and well covered by coastal and riverine vegetation. (Refer to Map No. 1).

- b) In terms of this Framework Plan the need for two further Local Structure Plan Areas were identified. The first being the Nahoon Beach Local Structure Plan which covers the area from the Ihlanza River to the Golf Course. The second of these, the Nahoon Mouth Local Structure Plan deals with the area between the Ihlanza River and the Nahoon Mouth.

The report which follows is the second mentioned of the two proposed Local Structure Plans.

1.2 THE STUDY AREA (refer to Map 1 and Map 2)

The extent of the study area is indicated on Map No 2. The study area extends from the Ihlanza River to Nahoon River and includes only the Municipal owned land adjacent to the beach.

2.0 ANALYSIS

2.1 SURVEY INFORMATION (refer to Map 3)

The erven included in the Study area are portions of Erf 10348 and 10427 both of which are owned by the Municipality. The study area contains 7 lease areas namely: Campsite No 3 (3,33 ha). Campsite No 2 (1,77 ha). Site A (860m²), The Nahoon Tearoom which is on Site B (2 600m²), The East London Surf Lifesavers Club Shack, and

the old Scout Hall they use for storing canoes adjacent to Site A; and finally the Nahoon Bowling Club lease area.

2.2 EXISTING ZONING (refer to Map 4)

At present most of the study area is zoned as Public Open Space. There is a strip of Proposed Road Widening which remains as a legacy of the proposed Coastal Freeway. The Nahoon Tearoom lease area is zoned for General Business. Campsite No 2 is zoned as Public Open Space and also contains a Proposed Roadway Zone. Campsite No 3 contains the following zonings: Undetermined; Public Open Space; Proposed Road Widening. The portion of Erf 10427 which falls between Harewood Drive and Beach Road is zoned as Public Open Space.

most of study area = Public open space

2.3 EXISTING LAND USE (refer to Map No 5)

The Nahoon Tearoom and Nahoon Campsite No 3 are at present vacant. Campsite No 2 is currently used as a caravan park. The area known as Campsite No 1 contains braai facilities. The Surf Lifesavers Shack which is on Erf 10348 is also included in the study area. This is the only facility provided for the lifesavers.

Site A is used for residential purposes.

The building adjacent to lease Site A is used by the East London Canoeing Club.

* Erf 10427 zoned as Public Open Space is used during peak seasons for overflow parking for beach uses.

The rest of the study area is predominantly used for tourist and recreation purposes.

2.4 ACCESSIBILITY

Access to the site is gained from two sides by means of Beach Road and Princess Alice Drive which form a loop road and runs through the site. There is fairly high volume of traffic on this road. It has been noted by the Traffic Department that Beach Road is the road mainly used for access to the Beach.

However people launching boats at Playwaters have to use Princess Alice Drive for access because of the angle of the road site at Playwaters.

While Beach Road/Princess Alice Drive is a through road its importance considering other alternatives is questioned.

2.5 EXISTING PARKING

At present there are 3 parking areas in the study area. The largest of these is situated in front of the Nahoon Tearoom and can contain 40-50 vehicles. Most of the parking bays are poorly marked and the surface of the parking area is poor. The bricked parking area outside the Lifesavers Shack can accommodate 30-40 vehicles. There is an informal parking area outside the Dolphin Hotel and the Nahoon Bowling Club which can accommodate approximately 40 vehicles. There are thus only ± 80 formally marked parking bays on the study area. However the total number

of cars that can be provided for in this study area including the parking that can be provided on Erf 10427 (opposite the Dolphin Hotel) is well over 200 spaces. This is considered to be adequate, however should more development occur on Erf 10427 be developed more spaces will be needed.

2.6 ENVIRONMENTAL ASPECTS

2.6.1 Sensitive Areas (Refer to Map No 6)

A report on Open Space Planning in East London (July 1990) identified a Nearshore Coastal Zone which stretches to the back of the vegetation of the primary dune. The vulnerability of this environment is well known, as is the erosive phase to which the dunes in the coastal area of the Eastern Cape is presently being subjected. Campsite No 1 and Campsite No 3 are situated in this zone. Inspection has shown that portions of these properties are of great conservation interest and contain some highly sensitive features. These include steep vegetated dunes and prime coastal forest (including numbers of legally - protected white - milkwood trees).

2.6.2 Slope Analysis (Refer to Map No 6)

All the slopes in the study area that are steeper than 1 in 5 are indicated on Map 6. These steep slopes are mainly associated with the rivers and the coastal dunes and are part of the primary coastal dune. Slopes steeper than 1:5 are not considered suitable for any type of development.

2.7 RECENT DEVELOPMENT PROPOSALS

1. A proposal for 'A-Frame' huts on Campsite No 3 for holiday accommodation was not approved by Council as was a scheme for 25 Luxury houses at campsite No. 3.
2. There have been several offers to develop the Nahoon Tearoom, none of which have yet been approved.

2.8 LAND VALUES

The Valuations Branch has provided the following indication of land values which can be a basis for drawing up a lease agreement:

- (i) Campsite No 2 : 1,77 ha at R5,80 per m² = R103 000
- (ii) Campsite No 3 : 3,33 ha at R5,80 per m² = R193 000

2.9 SERVICES

The area is adequately supplied with electricity, water and sewerage services.