



Buffalo City Development Agency

Nahoon Mouth & Sports Precinct Local Spatial Development Framework

*Phase 3: Development Strategy Report
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DRAFT

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Glossary of Key Terms/Abbreviations

BCM	Buffalo City Municipality
BCDA	Buffalo City Development Agency
IDP	Integrated Development Plan
SDF	Spatial Development Framework
LSDF	Local Spatial Development Framework
BCDS	Buffalo City Development Strategy
ARP	Arterial Roads Plan
DOT	Department of Transport
ECDOT	East Cape Department of Transport
HCM	Highway Capacity Manual
ITP	Integrated Transport Plan
LOS	Level of Service (as defined by Highway Capacity Manual)
PTFP	Public Transport Framework Plan
PTP	Public Transport Plan
TSP	Traffic Safety Plan

1. Introduction

This report, an outcome of work undertaken during Phase 3 of the Nahoon Mouth & Sports Precinct Local Spatial Development Framework, is intended to: -

- Highlight the key development potentials and restrictions for the study area, based on the conclusions reached in Phase 2: Development Perspective;
- Identify an overall development scenario for the subject sites, given an understanding of their development contexts, potentials and restrictions as identified in the Development Perspective; and
- Based on this, formulate a proposed development strategy for each of the subject sites, in keeping with the overall rationale/scenario for development.
- Identify potential catalytic or enabling projects and related activities.

2. Synthesis: Development Perspective (Refer to Plan Nos 9.1 – 9.7)

2.1 Current Reality – Characteristics

The individual sites that comprise the study area can generally be categorised in terms of **three distinct functional areas** with their own characteristics, namely:

2.1.1 Nahoon Mouth Area

Generally characterised by its low-density residential setting with a focus on low-intensity tourism accommodation, non-motorised sport and recreational activities linked to the beach, estuary and surf.

- Signs of increasing tourism accommodation developments (B & B, Guest Houses and Holiday Flats).
- From original title conditions and present zonings, it is clear that the land underlying the Nahoon Mouth sites is intended for “Public Use” (sale only with permission of parliament) and Resort purposes.
- Sites range from Moderate to High Environmental Sensitivity with disturbed areas in-between.
- Facilities and Open Space systems are poorly maintained and in certain parts under-developed.
- The “dunes” area is presently fenced to discourage public access.
- Littering and illegal dumping is prevalent in public areas.
- Accessibility limitations due to the main access being a lower order road with traffic calming measures.
- Lack of parking to accommodate major events and to accommodate visitors during peak tourism season.
- The Bulk sewer network in and around the area is reportedly subject to regular failure and leakages. This poses a major threat to health of residents, tourists and people engaged in recreational activities in the area.
- No other major civil infrastructure limitations are reported.
- High Potential for Low Intensity Tourist and Recreational development focus.

2.1.2 Nahoon Reef Area

Land Use activities focus mainly on beach access, bathing/surfing, low impact recreation (hiking, view points) and conservation.

- From original title conditions, it is clear that the land is intended for “providing access to beach and conservation purposes”.
- The Bulk sewer network in and around the area is reportedly subject to regular failure and leakages and poses a major threat to health of visitors and people engaged in recreational activities in the area.
- The area is predominantly rated as highly environmentally sensitive – set within an area of similar classification. Hence the emphasis on retaining the natural character and focus on conservation.
- Accessibility to the area is reasonable, with opportunities to improve this.
- High Potential for Low Intensity recreation and conservation focus.

2.1.3 Sports Precinct

Land Use activities in the area focus mainly on high intensity to low-intensity sports developments.

- Sites range from low to moderate environmental sensitivity. No highly sensitive areas were identified.
- Accessibility to the area is reasonable, with opportunity for improvement of access arrangements to parts.
- Potential for development of sports/tourism related accommodation and facility development.
- No major Civil Infrastructure limitations are reported.

2.2 Strategic Direction based on the City's existing Strategic Planning Documents

Within the relevant strategic plans of the City, which includes the Integrated Development Plan and Spatial Development Framework, the Buffalo City Development Strategy and the Buffalo City Tourism Master Plan, the following are noted:

In the **Buffalo City Municipality Integrated Development Plan**, sites forming part of this plan are not specifically noted as forming part of an identified development node or for focused investment. However, the Spatial Development Framework, which forms part of the IDP, proposes that the area from Nahoon Point to the Blind River be declared as a Nature Reserve. The overall objective of this proposal included:

- To promote the area for Tourism and learning visitors
- To promote the area for *bona fide* palaeoanthropological research
- To protect the area from exploitation that could lead to environmental degradation
- To create awareness around the significance of this area.
- To provide safe picnicking, fishing and hiking areas.

The **Buffalo City Development Strategy** sets out an ambitious “Development Agenda” for the greater Buffalo City area. Whilst the document focuses on the strategic and investment objectives required to enhance the economic growth prospects of Buffalo City, it also relates a vision of economic growth in Buffalo City linked to the development of East London as a so-called “Lifestyle City”, which has the potential to attract entrepreneurs and other influential role-players in the development of what is called the tertiary economy (in sectors such as information technology, tourism and leisure, financial services etc.) rather than the secondary economy (which includes primarily manufacturing and related activities).

Linked to the notion of marketing and enhancing a “Lifestyle City”, is the focus on attracting investment into the area through the release of strategic, municipally-owned land parcels as well as the promotion of the area in general as a venue for events such as sports tournaments, trade fairs and arts and cultural festivals.

It is from within the accumulated references to developing a “Lifestyle City” and attracting investment into the area, that this current project to investigate development options for the sites identified within the broader Study Area should be seen. The study area clearly comprises sites of central importance in any prospective initiative to create Lifestyle-linked opportunities around tourism, sports and leisure activities as well as other possible investment possibilities.

The **Buffalo City Tourism Master Plan** identified Nahoon Beach as one of the City's prime tourism nodes and suggested the following:

- The node could accommodate development of further accommodation establishments.
- The attractions and activities in the area are nature based.
- Water, Sanitation and Electricity services are not seen as a constraint for development in the node. (*A question mark is however placed on Sanitation*)
- The beach areas are environmentally sensitive and would be regarded as a capacity constraint on tourism development.
- The concept for development of the Nahoon Caravan Park was to transform it into a seaside resort to include a swimming pool and restaurant. This was to be a private initiative facilitated by the Municipality.
- Improvement of access to the Caravan Park and directional signage from the main roads was proposed.
- East London Golf Course, the AstroTurf and the Nahoon Reef and beach surf areas are included within what is regarded as Buffalo City's top 7 sporting facilities / destinations.
- The surfers' marathon is one of the annual events in Buffalo City that attract numbers of local and out of town visitors.
- Tourism products on offer in Buffalo City include sun, sea and sand holidays, adventure (hiking & surfing), nature based events, sport and conference. All of these form an integral part of the activities and facilities within the study area.

2.3 Development Considerations – Previous Development Recommendations in the Study Area

- **1991 – Nahoon Mouth Framework Plan.** Focussing on the areas described as the Old Picnic Site and Caravan Park (as one land unit) and the Dunes (as a second land unit). Core recommendations of this plan included the following:
 - The land was earmarked for alienation. To be used for tourism and recreation related activities.
 - Low intensity, low-density development with minimal disturbance of the natural environment and not to alter the existing character of the area.
 - Height of structures not to exceed the tree line.

- Land and all facilities to be available for public usage and not to be exclusive.
- The primary dune system not to be developed and kept under Municipal control.
- The Tearoom and area around the parking area and the Surf Lifesavers Shack were identified as activity nodes. Private investment and provision of public facilities were encouraged at these nodes.
- Parking improvement and expansion were proposed.
- Dune protection (of the dune areas between the two nodes), with limited but clearly defined access through the dunes.
- Charging for vehicle entrance during peak times, to raise funds for improvement of the area and to prevent overcrowding.
- **1991 – Marina Glen to Ihlanza River Framework Plan.** Focussing on the areas described as the East London Golf Club, Glen Eagles Sports Precinct, Nahoon Reef, the Driving Range and surrounds. Core recommendations of this plan included the following:
 - Dunes, coastal vegetation, river valleys and other sensitive areas should be protected.
 - No development in Nearshore Coastal Zone without proper ecological / environmental impact.
 - The area behind Nahoon Beach (bounded by the old tip site, wastewater works and Nahoon Mouth residential area) to be indicated for intensive recreation/tourist orientated development.
 - Circular hiking trails to be developed.
 - Residential development on the Golf Course and along Glen Eagles Road.
- **1992 – Nahoon Beach Framework Plan.** Focussing on the areas described as Nahoon Reef, the Driving Range, the Caravan Park, the old Picnic Site and the Dunes. Core recommendations of this plan included the following:
 - Proposed additional parking areas behind the Nahoon Beach dunes, close to the Nahoon Corner parking area and the Driving Range with footpath access through the dunes to the beach.
 - Proposals for a special bus service from the beach to Nahoon and Vincent during peak seasons.
 - Proposal to establish a walking trail along the Ihlanza River and Magic Forest.

- **1992 – Nahoon Beach Local Structure Plan.** Focussing on the areas described as Nahoon Reef and the Driving Range. Core recommendations of this plan included the following:
 - The Ihlanza River and magic forest proposed for recreational use.
 - The area accommodating the Driving Range was proposed for development of sports Fields.
 - An area between the Driving Range and the Ihlanza River was proposed for development of a caravan park and bungalows.
 - An area above Nahoon Reef, between Nahoon Corner and the Reef access road, was proposed for development of chalets.
 - The area behind Nahoon Beach, close to the driving range was proposed for development of picnic facilities and overflow parking.
 - An area between James Pearce Park and the Driving Range was proposed for residential development.

- **1993 – Nahoon Mouth Local Structure Plan.** Focussing on the areas described as the Old Picnic Site and Caravan Park (as one land unit) and the Dunes (as a second land unit). Core recommendations of this plan included the following:
 - Old Picnic Site proposed for development of Caravan Park, chalets and recreational facility.
 - Caravan Park proposed for development of chalets, in addition to the existing caravan stands.
 - The Dunes proposed for development tourist accommodation.
 - Formal access to the beach.
 - Height development restriction proposed for the Dunes proposed.
 - Proposed additional parking development behind the tearoom and next to Playwaters.
 - Proposed trading areas at parking areas.

2.5 Recent Developments in the Study Area

- The East London Golf Club facilities continue to be upgraded from time-to-time and the establishment of the Club as a key conferencing venue is of note. The continued investment in the Club and its facilities are evidence of the ongoing vitality of the enterprise.

- In terms of the initiative to establish a greater Nahoon Nature Reserve, several tracts of Open Space within the Coastal Belt have been fenced off in recent years.
- Finally, as part of the drive to establish the Nahoon Nature Reserve as an area of importance in the East London tourism market, several improvements have been carried out to tourist/ recreational infrastructure around Nahoon Reef, including the setting out of a number of boardwalks and an Education/Conference facility development at Nahoon Point.

2.5 Range of land uses / activities that we can consider for including in development proposals

- Tourism and leisure – beach recreation, passive recreation (picnic, hiking, viewing, restaurants / refreshments and eatery), recreational sport (jogging, surfing/kite surfing, paragliding, canoeing, fishing), competitive / organised sport (surfing, surf lifesaving, golf, hockey, soccer, softball, badminton, cross country / trail running)
- Accommodation establishments– camping, chalets, dormitory, guesthouses, catered accommodation/hotel
- Learning visitors – environmental education, team building and training, palaeontological / environmental research.
- Conservation (marine & terrestrial)
- Infrastructure linked to the above – access (pedestrian, cycle, roads), parking, civil & electrical infrastructure (water, electricity, sewerage), ablution, signage.
- Conferencing, fairs, festivals

2.6 Submissions from Interested & Affected Parties

Following Public Meetings held at the Nahoon Primary School premises on 29 July 2008 and 13 November 2008, at which over 120 Interested and Affected Parties attended, a number of submissions containing comments and suggestions/proposals were received. These are summarised below: -

Submission Received from:	Submission / Summary of Comments
Charles Foster (Stirling High School)	Verbal submission made at the Public Meeting. <ul style="list-style-type: none"> Stirling High has a lease on portion of the Glen Eagles site along Galway Road and wishes to develop an AstroTurf hockey field there.
Jurgen Kietzmann (Border Kei Chamber of Business)	<ul style="list-style-type: none"> Notes he is working with the University of Fort Hare on a Strategic Plan for their Human Movement Science Department and, as part of this strategy, a High Performance Sports Centre is recommended in the East London area. Proposes that portion of the Glen Eagles site is well-suited to this purpose.
Kevin Cole (Principal Natural Scientist, East London Museum; member of Nahoon Point Management Committee)	<ul style="list-style-type: none"> Notes that BCM has accepted that the area between the Blind River and Nahoon Beach be designated a Nature Reserve. Adds that discussions have been held with BCM to the effect that additional portions of open space including portions of sites 2a and 3a would also be incorporated into the proposed Reserve. Principal submission, therefore, is "To retain the continuum of open space (excluding the Golf Course, Glen Eagles and Campsite as drawn on circulated information map) as nature reserve to mitigate against further corridor and fragmentation effects, supporting principles of accepted conservation biological practices". In addition, proposes that the formalities of the promulgation of the area from the Blind River through to Playwaters (and immediate adjacent POS) be declared a nature reserve as a BCM contribution to the IDP Coastal Management Plan initiatives and the Biological Convention to the Republic of South Africa is a signatory.

Submission Received from:	Submission / Summary of Comments
	<ul style="list-style-type: none"> • Further, propose that infrastructural developments supporting the passive ecotourism potential of the area be considered – boardwalks, upgrading of some picnic areas (not all) and that a rehabilitation programme be instituted to allow the indigenous coastal flora to revitalize. • Records that the Nahoon Point Management Committee would object to any housing developmental proposals in the above areas on the grounds that in some respects this would be in conflict with the Coastal Management Act. • Finally, submits that assessment of land use, infrastructure, the environment etc. for the Nahoon LSDF would be compromised if attention was not given to the conservation buffer areas such as Marina Glen (Eastern Beach).
Gavin Stewart (IAP)	<ul style="list-style-type: none"> • Discovering what is planned for adjacent areas is critical to avoid creating new knots e.g. If the rest of the “Common” is to be housing (despite denials), overflow parking for the Nahoon Beach will have to be found elsewhere: at the Dunes site, the caravan park or the campsite? • About the only options for housing or hospitality complexes appear to be The Dunes, a strip of Gleneagles Sports Complex along Epsom Road, and/or a low-rise, golf club hotel. • Allow the golf course a low-rise hotel or lodge, maybe in the lower car park. • Provided the Common remains open, a single, low-rise, upmarket garden complex becomes possible for the Dunes area, without choking the primary dune or the extension of a declared nature reserve from Nahoon Point to Playwaters. • Include a Sports Lodge (cum backpackers lodge) as a potential commercial development within the Gleneagles Sports complex, both to provide dormitory accommodation for visiting teams (with some single and double rooms) and to generate some rates from this sporting zone. (Could be used as hostel overflow early in the year?)

Submission Received from:	Submission / Summary of Comments
	<ul style="list-style-type: none"> • Prohibit tacky Tuscan architecture in the Dunes – thatch or dark green roofing and clinker brick would give a Dunes complex the lowest possible profile. • We all need to find some system for the control of dumping (especially of builders’ rubble and bottles, broken and otherwise) and vandalism in the whole Nahoon Mouth area – bush, pathways, beach, approach roads, etc... But that might be up to the residents to enforce.
<p>Karen Henderson (Current leaseholder for Beach Break)</p>	<ul style="list-style-type: none"> • Vision for the area includes the following: - <ul style="list-style-type: none"> ○ Nahoon main beach to be neatened up by removal of lifesavers stick shelter and para-gliders’ solar panel lookalike launch pad etc. ○ Revamp car park and buildings (Beach Break area) using a consistent theme to create a village centre type appeal. ○ Shade cloth canoe racks and harsh precast walls (at EL Surf Lifesavers boathouse) to be removed and replaced with more aesthetically appealing materials/design to blend into village centre theme. ○ Beach Break should be upgraded to convert shade cloth area into an all-weather enclosure to ensure that trading is less weather-dependent. Alternatively, the lease terms can be renegotiated to allow the leaseholder to invest in the premises with a prospect of achieving a return on moneys invested. ○ The area surrounding the car park could include a Tourist Information Kiosk. ○ Revamp the Nahoon Caravan Park and include as part of this a new, stylish building at the entrance, to blend into the village centre theme. ○ The swings and play area alongside the boardwalk to Nahoon Mouth need to be replaced and the area

Submission Received from:	Submission / Summary of Comments
	better maintained.
<p>Aniela Batschari (IAP)</p>	<p>Submission as follows: -</p> <ul style="list-style-type: none"> <p>• Caravan Park</p> <p>[O]nly little effort is needed to upgrade facilities such as beautifying entrance, modernise ablution (eco-friendly), a bit of landscaping (but leaving it as lush and green as possible), adding a number of rustic wooden cottages (affordable accommodation), ensure constant security system is in place.</p> <p>• Camp Site</p> <p>The few braai spots should remain and be upgraded. It is a perfect weekend hang out, but just needs to be maintained and secured.</p> <p>The ablution facilities at the board walk to the Nahoon River need to be a bit upgraded. Most importantly they need to be cleaned regularly.</p> <p>The board walk also needs to be maintained and bins installed to avoid littering. Lights should be lining the boardwalk from the parking until the ablution.</p> <p>The parking area needs to be upgraded a bit.</p> <p>Nahoon Beach Break needs to stay. It is an original organically grown asset to the area and it employs an all female staff who are always friendly. It has been grown into a lovely spot, beautifully integrated into the natural surroundings. No Mugg and Beans will ever compete with the Beach Break. It is the only spot at Nahoon beach where one gets a true holiday feeling, no matter what season it is.</p> <p>• The Dunes</p> <p>The lifeguard complex needs upgrading and could extend into a more multifunctional centre during holiday season with the hiring of surfboards, umbrellas, etc. It could also feature a small info hall about the dangers of drowning, sharks, etc. It should also feature small stalls to be used during season for small business to sell - souvenirs, crafts, ice cream, drinks etc.</p>

Submission Received from:	Submission / Summary of Comments
	<p>The ablution is in URGENT need of renovation - it stinks!</p> <p>The river needs URGENT attention, it is an environmental threat.</p> <p>The walk along the river up to Beach Rd. needs to be upgraded and lights installed. Although there might be space for housing at the top part of the dunes, close to Furstenberg construction, the area needs to be conserved as much as possible as one still finds Kingfisher, Knysna Loeries, Blue Duiker etc.</p> <p>It would be great to have some kind of a dune path, running from the camp site and extending to the other side of the river. The path could be signed and used for environmental education, explaining the necessity of dunes.</p> <p>Nahoon Point</p> <p>All parking areas need to be upgraded</p> <p>The boardwalk should get more extended.</p> <p>Ablution at the parking areas needs to be upgraded and maintained regularly. Especially the area towards Nahoon Beach needs to be made as attractive as possible to maintain the status of one of the most sought after surf spots in the country. It needs to be accommodating for when there are surf competitions.</p> <p>Footprints needs to stay as it is a unique spot as an environmental centre as much as an eatery.</p> <p>All of the above areas should be declared a nature reserve and any housing development should not take place (who wants to live close to the sea with rising sea levels in any case...)</p> <ul style="list-style-type: none"> • EL Golf Course <p>The golf course should be upgraded to meet world class standards.</p> <ul style="list-style-type: none"> • Glen Eagles Site <p>The site could be developed for housing - middle class</p>

Submission Received from:	Submission / Summary of Comments
	<p>town houses, highest eco-friendly standards</p> <ul style="list-style-type: none"> • Driving Range If the range is needed to boost the EL golf course it also needs to be developed. If not this area could also be used for housing - upmarket golf course estate houses, highest eco-friendly standard. • I would hope to see the coastal area pockets maintaining their natural beauty and whatever upgrading would take place needs to blend with the environment and needs to be environmentally friendly. However it needs to be made more attractive, especially in terms of cleanliness and accessibility - bins, signs, notice boards, walkways, hikes, etc.

In summing up the submissions received, to date, the following is noted: -

- In general, the submissions all appear to support limited development in parts of the study area. None propose high-impact uses, with the highest-impact use being proposed being a High Performance Sports Centre and AstroTurf at the Glen Eagles site.
- The Glen Eagles site is acknowledged by all as the most likely site for some form of higher-impact development. However, a large portion of this site is held in lease by the Stirling High School, which is actively seeking to build an AstroTurf hockey field thereon.
- The submissions all seek to retain, enhance or extend the Nahoon Point Nature Reserve.
- Most submissions propose the retention of existing uses with improvements to aesthetics and maintenance.

None of the submissions appear to support the concept of higher-order residential development in the Nahoon Mouth area.

3. Formulation of Development Strategies – Responding to the current reality, public input and response and Buffalo City’s Strategic Direction

The current reality – as embodied in the conclusions of the Development Perspective report and present strategies for the City’s development relevant to the study area – forms the foundation on which strategies for directing decisions on future development of the sites are built.

In order to provide clearer insight into the rationale underpinning the proposed strategic direction advocated herein, the strategic approach is dealt with at two levels: (i) The broader development concept or overall strategy; and (ii) Specific development concepts or strategies in respect of each of the subject sites.

3.1 Broad Overall Development Strategy

1. From an overall perspective, the development concept is drawn from the idea of East London as a so-called “Lifestyle City”, and in particular on the development of the tourism and leisure sectors of the so-called tertiary economy, as these notions are espoused in the Buffalo City Development Strategy and captured in the Municipality’s IDP.
2. Consequently, development decisions in the study area are to be based on criteria that will focus on:
 - a. Firstly – conservation of the environment and those unique characteristics of the study area that contribute to its competitive advantage;
 - b. Secondly – long term sustainability of the particular use; and
 - c. Thirdly – optimal efficiency for the development and operation of each use or activity.
3. A key element of the overall concept is the approach of attracting private investment for targeted development and operation of facilities or functions by offering sufficient lease or contract periods, as opposed to sale of municipal / public land.
4. In all of the above, the most critical aspect will be the focus on improving basic service delivery aspects - addressing those service aspects that are failing or are absent (such as the sewerage system, cleansing and maintenance).

3.2 Area-Specific Development Strategies

3.2.1 Strategies for development in Nahoon Mouth

1. Focus on development initiatives that will compliment and reinforce the low-intensity tourism accommodation, non-motorised sport and recreational activities linked to the beach, estuary and surf – within its low-density residential setting.
2. Target better utilisation of existing facilities and formulating proposals for optimal utilisation of disturbed and developable public spaces.

3.2.2 Strategies for development in Nahoon Reef

1. Focus primarily on conservation of the natural character of the area and compatible low impact recreational activities.
2. Focus on improving access to the Reef area and integration between the sports precinct and the compatible activities offered by the site (bathing/surfing, hiking and low impact recreational activities).

3.2.3 Strategies for development in the Sports Precinct

1. Focus on the non-sensitive vacant land parcels (including infill areas) for developing compatible higher intensity sports facilities, conferencing and accommodation developments.

4. Detailed Development Proposals – Individual Sites

This section proposes the various land use components identified on each of the subject sites within the Study Area.

4.1 Site 1A - Campsite No.2 (Caravan Park) and Site 3A - Campsite No.1 (Picnic site and Playwaters) – Refer Plan

The security fences around the sites and the access road to Princess Alice Drive and Playwaters presently separate the two sites.

The following is proposed:

- The access road being re-routed to the western extent of the caravan park. This road functions as access road to approximately 20 residential dwellings, the Border Canoe Club facility and Playwaters.
- A mini-circle be constructed to calm and direct traffic along the re-routed access to Princess Alice Drive, Border Canoe Club and Playwaters, and towards the beach parking.

- A section of the caravan park (around the entrance, up to the ablution facility) be set aside for extension of the existing parking area at the Tea Room/ Beach Break Café.
- The Surf Lifesaving Clubhouse and Caravan Park Manager's residence to retain their access from the parking area.
- The caravan park and picnic site be consolidated.
- The southern part of the caravan park to be extended into the less sensitive part of the picnic site.
- The northern extent of the caravan park and the less sensitive part of the picnic site to be developed with self-catering chalet type development.
- The concept of a central reception and parking area with elevated wooden chalets (below the tree canopy), linked via a network of elevated boardwalks needs to be explored.
- Pedestrian access from the picnic site to the river area needs to be formalised / improved by constructing boardwalk access.
- The narrow strip of land between the beach access way and parking to be conserved with clearly marked access points to the beach (possibly by way of some upgraded boardwalk access).
- The Border Canoe Club facility to be continued to be used as a clubhouse and canoe storage facility.
- Remnant thicket clumps containing indigenous species and a few protected species to be retained and protected.
- Invasive species to be removed.

4.2 Site 2A - Campsite No.3 (The Dunes)

The following is proposed:

- The highly sensitive frontal dune system be excluded from any proposed development to retain a corridor for faunal movement.
- The already transformed and disturbed low sensitivity areas to be developed with carefully positioned self catering or, ideally, individual free-standing rooms with a central catering facility.
- It is recommended that the site be “packaged” for private sector investment with a long term lease (30 – 40 year).

- The “package” is to include clear parameters in terms of the developable footprints, coverage, height, finishes, materials and possibly an architectural theme.
- The BCM amenities offices (old tearoom) should either be included in the above private sector investment package, for integration with a future tourism accommodation facility, or for private sector investment as a restaurant.
- The Beach Break tearoom to be considered for similar long-term lease option or, alternatively, to be upgraded at municipal cost and made available for a shorter term lease period.
- The “Lifesavers Shack” building to be maintained and, if required, upgraded to meet the required standard for a facility of this nature.
- All developments should aim at limiting the modification of the natural / undisturbed landscape.
- All dilapidated/broken structures not utilised should be demolished and be removed from the site.
- All alien invasive species must be removed.

4.3 Site 4A - Nahoon Point

The following is proposed:

- The site (and adjoining areas of similar conservation importance) should be formally proclaimed as a conservation area/ nature reserve.
- All alien invasive species should be removed.
- Broken pipe structures at the Mermaid’s Pool Area should be removed.
- Ablution facilities should be upgraded and maintained.
- The Nahoon Corner and backup parking at Nahoon Corner needs to be repaired.
- Hiking trails to be stabilised and elevated boardwalks to be introduced where required.
- Infrastructure related to other low-intensity recreational activities to be maintained.

4.4 Site 1B - East London Golf Course

The East London Golf Club venue accommodates 3 bowling greens, an 18-hole course with a Clubhouse, conference facilities, practise greens and other minor buildings.

The following is proposed:

- That a large traffic circle be constructed at the intersection of Gleneagles Road, The Drive and Turnberry Road, near the current entrance to the Golf Course.
- That a new road between the Golf Course and the Philip Katz Stadium that connects Gleneagles Road to the Nahoon Reef access road be designed and constructed.
- Relocate and align access to the Golf Course and the Philip Katz Stadium to a mini-circle to be constructed along the new road alignment.
- The indigenous vegetation (Transfish/Cintsa Dune Thickets) located within the ecologically important coastal zone and intact clumps of thicket within the transformed areas (fairways and greens) should be maintained as they are important from an ecological and conservation perspective as refuges for fauna and flora.
- It is recommended that the Golf Course be retained and that, apart from a small pocket of land near the main entrance and between the Clubhouse and the Softball fields, no further development should take place.
- In order to secure the Club's rating as one of the top golf courses in the country, continued maintenance and upgrading of the course and facilities should be encouraged.
- Alien Invasive species need be removed.
- All informal pathways should be closed off and rehabilitated to prevent further deterioration and access by golfers into the thicket areas bordering the fairways should be prohibited.
- Existing pathways should be stabilized, preferably using either an elevated boarded walkway or a walkway level with the surface that will not interfere with the movement of fauna.

4.5 Site 2B - Glen Eagles

The following is proposed:

- Subject to agreement by Stirling High School (as lessee/presumptive lessee of the portion of land directly across the road from Stirling High School) and Border Hockey, construct a second Astro-Turf on the eastern side of the existing Astro-Turf.
- Restrict parking within Glen Eagles Road road reserve. Provide “on site parking” at the various sports facilities within Glen Eagles Sports Complex.
- Land uses that could be considered for vacant portions of the Glen Eagles site include:
 - Accommodation facilities (ranging from dormitory type to guest house development).
 - High performance sports complex with associated facilities.
 - Conferencing facility.

4.6 Site 3B - Driving Range

The following is proposed:

- Retain the existing facility.
- Remove alien vegetation.
- Although not within the defined site, the area between the driving range and James Pearce Park could be considered for a low visual-impact accommodation / hotel facility.

5. Conclusion & Recommendations

All of the study areas except the Glen Eagles study area fall within 1 km inland of the boundary of the coastal public property and as such fall within the Coastal Protection Zone as defined in the National Environmental Management: Integrated Coastal Management Act.

The coastal protection zone was created for enabling the use of land that is adjacent to coastal public property or that plays a significant role in a coastal ecosystem to be managed, regulated or restricted in order to:

- protect the ecological integrity, natural character and the economic, social and aesthetic value of coastal public property;
- avoid increasing the effect or severity of natural hazards in the coastal zone;
- protect people, property and economic activities from risks arising from dynamic coastal processes, including the risk of sea-level rise;
- maintain the natural functioning of the littoral active zone;
- maintain the productive capacity of the coastal zone by protecting the ecological integrity of the coastal environment

The Glen Eagles as well as the East London Driving Range sites have a much lesser interaction with the “natural environment” in that they have been predominantly transformed and disturbed, while the Nahoon Mouth, Nahoon Point and East London Golf Course sites have greater interaction within the coastal environment and still comprise predominantly of intact vegetation.