

1 Issues

1.1 Issues identified

1.1.1 By I&APs

A **summary** of issues as identified from the responses received is shown in the centre column of the table below. To indicate how the issues were identified, actual comments are shown in the left hand column and are cross-referenced with the number of the person or organisation that submitted the comment as shown in section ????. This will make it easier for the authorities reviewing the report and the consultants undertaking specialist studies to address the specific comments. Where relevant, comment on the identified issues is shown in the right hand column.

<p style="text-align: center;">Comments and/or issues listed</p> <p style="font-size: small;">(Every effort has been made to capture the full content of comments. However, in some instances very long comments have been shortened. Also, no responsibility is taken for not being able to decipher handwriting correctly – where possible indicated by)</p>	<p style="text-align: center;">Main issues identified</p>		<p style="text-align: center;">Comment or mitigation</p>
<ol style="list-style-type: none"> 1. This is to confirm that we are in full support of this project. It will be good for Knysna and could address to housing situation in Knysna. (1) 2. This site has been neglected for a very long time and became a high risk for a squatter camp and dumping site. (3) 3. The proposal as advertised not only offers a wonderful solution to an alternative and positive use of this site but will also take care of the current unmanaged storm water and constant flooding situation being experienced every year. (3) 4. We see it as positive development with a lot to offer the surrounding resident (3) 5. This site in question has only been a dump site and can only recommend that this site be cleaned up and used for housing which we are so short of in Knysna (4). 6. I congratulate the Developers for choosing to do a TND project on this important site. This is cutting edge stuff in compliance with current best practice in environmental preservation and the optimization of an urban sense of place. We in Knysna should be well pleased that we have Urban Planners with the depth of knowledge and experience gained from international exposure to bring this development to fruition. It is another example of a small town like Knysna punching well above it's weight. (5) 7. I am glad to hear about the new development in Knysna. As an electrical company, we depend on new developments in and around the Knysna area. The development will have a huge economic impact on the town. A vast number of people are currently unemployed and the project will generate new business for the town and lots of permanent job opportunities. It is not just a development that will create job opportunities but it will also serve the community, create healthy living environments and build a stronger neighbourhood. It also gives people especially the elderly and the youth the freedom to be within walking distance from all amenities. (6) 8. Hierdie stuk grond is 'n hartseer gesig op die oomblik en dit is vir volgens my absoluut nodig dat daar 'n goeie ontwikkeling hier plaasvind voordat dit in 'n "squatter camp" verander. (7) 9. This letter serves to confirm that Hayward Construction and all its members and employers are in support of the 	<p>Positive to development</p>	<p>1</p>	<p>Noted</p>

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<p>development that has been proposed. We feel that a well planned and controlled development of this nature can only improve on the neglected land as is (8)</p> <p>10. In almost all situations more emphasis will be made on the environment and how to protect and develop the indigenous fauna and flora in conjunction with the development, than the land left to be invaded by alien species and vagrants. Not only will the development improve the immediate surrounds but will create much needed work in the construction phase as well as the ongoing permanent employment. (8)</p> <p>11. Ek is n boorling van Knysna en het oor die jare gesien hoe die toestand van die terrein verval het met storting van Geo Parkes & Sons se Eucalyptus afval. Die ontwikkeling sal voorwaar 'n verbetering teweegbring. (9)</p> <p>12. As a resident of Knysna, living in Rexford, who drives past the proposed Development site on a daily basis and have studied the BID document, fully support the proposed Development. I believe that due to the heavy traffic increase from Sparrebosch, Pezula, Hunters Home and Rexford areas we desperately need facilities (offices and shops) to alleviate the traffic congestion problem from George Rex Drive onto the N2. The development will enhance a site that has been a dump site in prior years, control the flow of water (thereby getting rid of a swamp area) and provide much needed accommodation for the lower to middle income groups. (10)</p> <p>13. As the owner of one of Knysna's largest construction companies and concerned about sustainability, I support the proposed development for the following reasons: (a) We have spent large amounts of time and money in addressing the chronic skills shortage in our industry and area. In order that we continue with our objectives we require new developments and the long term effect of this development will be substantial. (b) We struggle to attract management to our area to assist with our training programs. This is due to the shortage of affordable housing. This development will offer us the opportunity in bringing new people to our area thereby growing our business by the way of job creation. (10).</p> <p>14. This is to confirm that we are aware of the above development, believe it is of high quality and standard, and are in favour of it going ahead. (11)</p> <p>15. At present the area is used as a dump yard and is like some of the other areas in Knysna a sore eye for our town. All these dumps must be removed that the town could earn the title "Town of the Year Award". It is probably also one of the only remaining flat pieces of developable land available in Knysna. (12)</p> <p>16. The proposal as advertised not only offers a wonderful solution to an alternative and positive use of this site but will also take care of the current unmanaged storm water and constant flooding situation being experienced every year. We see it as positive development with a lot to offer the surrounding resident. (12)</p> <p>17. We believe this project will benefit the community due to the fact that: (a) It will increase convenience for residents of the area who would not need to drive to town to take advantage of basic services such as ATM's and Service Stations (which has been the case in the past). (b) Convert the area into a development from which Knysna as a whole would benefit instead of the dump site which it currently is. (c) Create job opportunities. (d) Create housing opportunities for Knysna Residents. (13)</p> <p>18. This site has been lying unused and we think it is a wonderful idea and opportunity for Knysna. (14)</p>		

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<p>19. Firstly we would like to say congratulations on utilizing the area which has become a decrepit eye sore used as a dump site and potential squatter area. We are exceptionally glad to see someone making use of this. We think the development will contribute to effective storm water and sewer drainage. It is also an excellent idea to have a Community Hall and Service Station with shops nearby as this would mean residents in the surrounding areas would not need to commute to town to fill up their vehicles or draw cash. (15)</p> <p>20. We think the unique design and overall concept makes excellent business sense and we wish you luck with this project! (15)</p> <p>21. We would like to comment on the proposed George Rex Place development as advertised. What a great opportunity this will be for local residents to be able to afford their own place. (16)</p> <p>22. Nie net sal hierdie ontwikkeling meer huise beteken nie, maar ook meer werksgeleenthede in Knysna. (17)</p> <p>23. In addition the development is an improvement to the property and therefore our town, our suburb and ultimately the value of our properties as adjoining property owners. (18)</p> <p>24. I sincerely hope that this development is permitted to go ahead as I feel it will become an asset to our town in time to come as other similar developments have become. (18)</p> <p>25. As a building in Knysna we would like this proposed development to commence. (19)</p> <p>26. We would like to comment on the proposed George Rex Place development as advertised. This site has been neglected by everybody for more than one can remember. Nobody ever paid attention to it and it became a swampland, a dump site and a place for vagrants and potential squatter area. It is probably the only remaining flat pieces of developable land available in Knysna. We as new owners of erf 8598 on the corner of Hunters Estate Drive and Lindsay Street, see this as a very positive development. (20)</p> <p>27. We think the proposed design for the development of erf 12403 Knysna is fantastic. Knysna needs all new area's being developed to be planned and executed properly and not in a haphazard fashion as in the past. (21)</p> <p>28. This piece of land which was neglected, dumped on and totally forgotten can now be revived by building, planting and rehabilitating portions of wetlands. This flat land is perfect for young families starting out - sport fields across the roads, kids can cycle to school (only 1 x main road to cross) and golf across the road. (21)</p> <p>29. On paging through the Guide Plan and Motivational Report we can see that this project has been well researched and planned. Our town has plenty property available for the higher income earners but very little for the average income earners. These smaller units are well designed perfect for young professionals. We fully support the proposals and hope the density will be increased. (21)</p> <p>30. We have been fortunate enough to witness first hand the manner in which sensitive issues such as the environment, socio-economic factors and an overall sense of place have been dealt with by Chris Mulder and Associates on the Thesen Islands Development. We feel that the CMAI approach is all-encompassing and are comfortable that their team will apply cutting-edge development principles to the George Rex Place. (22)</p> <p>31. We note that the Background Information Document appears comprehensive, well-researched and it addresses all of</p>		

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<p>the pertinent issues. (22)</p> <p>32. Whilst there is an abundance of vacant land in the area for new developments, we support a shift towards densification of our Town, thereby lessening the impact on the broader Environment. (22)</p> <p>33. We feel that the specific issues pertaining to ERF 12403 have been well researched and addressed and support the notion that the proposed development will serve to re-habilitate the erf which is currently in a poor state. (22)</p> <p>34. Nobody ever paid attention to it and it became a swamp land, a dump site and a place for vagrants and a potential squatter area. (23)</p> <p>35. In fact some of the most prominent Knysna residents used it unceremoniously and in everybody's view it is a wood waste dump site without anyone of the Government departments, or the Municipality or anyone of the so-called conservationists ever batting an eye or screaming to the newspapers. It is probably the only remaining flat pieces of developable land available in Knysna. (23)</p> <p>36. The proposal as advertised not only offers a wonderful solution to an alternative and positive use of this site but will also take care of the current unmanaged storm water and constant flooding situation being experienced every year. (23)</p> <p>37. I fully support the proposal but PLEASE increase the density and add more houses!! Knysna needs them, Knysna needs the jobs created by this type of development to help sustain the town's economy and the growth rate this country needs. (23)</p> <p>38. We at Knysna Equipment hire believe the development know provisionally as George Rex Place will not only provide an economic boost for the area as some of the bigger developments in the area are nearing an end but this eco-sensitive mixed use development should create over 1500 jobs during the construction phase as well as 720 permanent posts in the area. The direct investment is approximately 290 million with indirect impact in the form of goods and services could mount to a figure in excess of 700 million. (24)</p> <p>39. Ek is goed bekend met die perseel, soos genoem in u dokument is die grootste gedeelte van die grond moeras ook as gevolg van die padhoogte, besaai met afval van die industriële gebied, hout saagsels, ens. (25)</p> <p>40. Daar is 'n groot behoefte vir behuising in die spesifieke area - hofsaaklik omrede die kort afstand na die CBD, skole, private hospitaal en die industriële gebied. (25)</p> <p>41. Die tekort aan intreevlak behuising vir jong gesinne en ouer mense wie na Knysna verhuis - die beskikbaarheid in Knysna is tans uiters beperk. <i>Ons by Seeff Knysna het reeds n lys van potensiele kopers wie beslis in die ontwikkeling sal belangstel.</i></p> <p>42. CMAI se kundigheid in die suksesvolle ontwikkeling van laagliggende ontwikkelings (Thesen Eiland).</p> <p>43. Die afronding van die ontwikkeling en vernaamlik die ontwerp van die strukture en landskaps agritektuur sal beslis waarde tot die omgewing voeg. (25)</p> <p>44. I would like to give my unconditional support for proposed development of the above mentioned site on the following</p>		

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<p>grounds : I have been a resident of Knysna since 1986 and more specifically a resident of Belvedere Estate for 5 years. Dr Mulder's care for the integrity of the site and his planning and adherence to all conditions laid down by the approving bodies has been seen over the past two decades. He is in fact has always delivered more than has been promised. I have also been involved with the Thesen Island project for the past 7 years and have seen this toxic and environmentally damaging site been rehabilitated into one of the world's finest marinas creating huge work opportunities and revenue for Knysna. The same shall apply to the site on erf 12403 and I know that this rather degraded site can be vastly improved by allowing it to be carried out as per the proposal set out in the Background Information Document of April 2006. (26)</p> <p>45. As this site is currently in a seriously neglected condition and knowing the participating consultants understanding of our local problems. (27)</p> <p>46. We are in full support of the proposal and look forward to seeing it approved. (27)</p> <p>47. Although certainly not an admirer of the developments by Chris Mulder Associates, I cannot find too much wrong with the proposed development of erf 12403 Knysna as presented in the Background Information Document. (28)</p> <p>48. As a resident in Hunters Home I will not even see this new development, but as also a home owner in Hunters Village, with a view to retirement there at a later stage, I will be overlooking the new development in it's entirety. I am not looking forward to some 8 years of building activities there, but one cannot, and should not stop reasonable development, provided it is in keeping with the style in one's town, and is <u>open to all</u>. Especially the latter cannot be said for Thesen Island unfortunately. The Knysna Municipality made a grave mistake in allowing such a tight security area there, denying access for the general Knysna public. (28)</p> <p>49. After studying the Background Information Document we need to congratulate you with the thorough investigation that has been made. This company has been involved with three major developments in Knysna, being Sparrebosch, Pezula and Thesen Island over the last ten years. (29)</p> <p>50. Knowing the current condition of the site, the availability of work and the responsible development planned, we can only support the proposal and its motivation totally. (29)</p> <p>51. I am a resident of Thesen Island and can see first hand the remarkable environmental improvements that have been made by Dr Mulder, his associates and team also at the same time creating a wonderful place for us to live. (30)</p> <p>52. We watch everyday as the island improves and remain in awe at the civil engineering achievement and the amount of local work this project created directly and indirectly, albeit now gradually finishing and closing down. (30)</p> <p>53. I would give any backing to the team's next project, confident that work will be created and improvements made. (30)</p> <p>54. We are in receipt of your proposal document regarding the above project to which we have no objection. (31)</p> <p>55. We believe the proposed area was used to dump contaminated sawdust and in very large amounts, we also believe that this contamination would be removed as part of the project. (31)</p> <p>56. Congratulations on putting together this comprehensive BID for the above development. We think this will be a huge</p>		

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<p>improvement to this (at the moment) rather awful eyesore. (32)</p> <p>57. After scrutinizing the intentions of erf 12403, Knysna and knowing the availability of suitable work for our 8 permanently employed local people for the last seven years. We support this proposal one hundred percent and would be grossly disappointed should we be compelled to retrench this competent qualified labour force and see this well planned development not taking place. (58)</p>			
<p>1. According to your brochure there is MINIMAL allowance for green areas. This is most unfortunate as it will inevitably reduce the value, not only of the new development but of the whole area. (2)</p> <p>2. While it is acknowledged that residents views are seldom taken seriously, it therefore seems that the proposed development will go ahead anyway, I would like to suggest that the developer re-think the plan to include some three storey buildings which will have the same effect as above. (2)</p>	<p>Degrade value of area</p>	<p>2</p>	<p>The process guides the type of development. The comments indicate that some prefer a lower density and others a higher density.</p>
<p>1. I would like to suggest that very little thought has been given to the real desirability of this scheme and that you suggest to the developer that he gives serious consideration to the protests already lodged with you. (2)</p> <p>2. We wish to convey our very strong objections concerning the proposed development on erf 12403 Knysna which borders directly on our properties in Hunters Village. (34)</p> <p>3. In response to the above notice, I should like to protest against the proposed development. The erf in question is one of the comparatively few remaining green areas left to natural vegetation. In 1996 I was told that Knysna Heights was the last remaining land to be developed. Since then our city fathers have permitted uncontained development and our green areas become less and less. Are we to continue in this way until nothing is left? Do Professor M Marker's warnings receive any attention at all? (36)</p> <p>4. The British Airways in-flight magazine tells of cod having become over-fished in Northern seas and no longer commercially available. But not to worry, an Australian variety of fish has been found which can adapt to cold seas and will replace cod on UK tables. Not to worry??? We are killing our planet! If we do not stop developing our natural green areas, the day will come when Knysna is no longer "a place of beauty, the gateway to Eden, a place of lush vegetation, scenic splendour, a visual panoramic delight from the gentle curve of the ocean to the jagged Outeniquas." Its beauty will have been eroded by development. <i>Let us not destroy this wetland.</i> (36)</p> <p>5. What a tragedy that the developers have once again got their claws into one of Knysna's natural treasures. There are so few left - yet the wealth-hungry carry on, seizing every opportunity to turn Knysna's dwindling nature legacies into bricks and mortar, roads and highways.... Clear, demolish, build and build is the predominating rule of "progress" today. Now it's the turn of Wetlands to be sacrificed to this unworthy cause. (37)</p> <p>6. Once the George Rex road to The Heads has been turned into a cluttered dispensary of traffic, Knysna will certainly have lost her status as "Jewel of the Garden Route" - if it has not already done so. (37)</p> <p>7. We are very much against the development of the land mainly because of the wealth of bird life and also the fact that much of the area towards the Golf course side appears to be marshland. (38)</p> <p>8. "SA's Wetland win South Africa appears to be winning the battle to restore its spoiled wetlands, with more hectares</p>	<p>Negative to development</p>	<p>3</p>	<p>Noted</p>

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<p>being rehabilitated each year than are lost to urban development and poor land management, says the wildlife organisation WWF. Wetlands expert, David Lindsay, says the Working for Wetlands programme was rehabilitating about 7,000 hectares of wetlands each year.” I do hope that it will be decided not to develop erf 12403 Knysna. Let us protect what we have and not have to rehabilitate later! (40)</p> <p>9. Please record my objection to the change of zoning and development on wetlands (other than on the 20% originally). (41)</p> <p>10. Already work in preparation for the development has affected bird and life whilst the sand dump is affecting the drainage of the Golf Driving. In January 2005, Joy Cole as mayor, spoke to the E P Herald in an article entitled “Mayor bans big scale developments as Knysna resources running scarce.” Nothing has happened to improve these resources. (41)</p> <p>11. Concerning erf 12403, Knysna, I am against the development of it into residential and commercial nodes with rehabilitated wetlands. It will entail having to have greater security in Hunters Village and cause heavy congestion in George Rex Drive. (42)</p> <p>12. I am writing to object to the development of Erf 12403 on the grounds that it will adversely affect the bird and animal wild life presently occupying the site. (43)</p> <p>13. My wife and I are semi-retired pensioners living in Milkwood Drive in Upper Old Place in Knysna. We live in a company-owned house and are personally liable for payment of the rates ie. we are in fact Knysna ratepayers. We enjoy a view of The Heads, the lagoon and the wooded wetlands east of Ashmead and which also includes all the other features of this once pristine area. But now our view of the wetlands is marred by the mass of unsightly sand that has been dumped there and obviously worse is still to come. We cannot sit back and watch another wetland in what is still left of this area being destroyed. This is then my interest in the mater - and there is yet much more to be said. (44)</p> <p>14. I wish to oppose the development of erf 12406 Knysna to multi-housing and commercial buildings for the following reasons. Where is the water coming from? The environment will be upset. More congestion and air pollution. Flat damp ground is not suitable to building on. Knysna is a small town with not enough infrastructure to cope with yet more cars and people. Such a beautiful area. More parks are needed. Please stop this development if you can or restrict it to the minimum. Look at Thesen’s Island!! (45)</p> <p>15. Mr Badenhorst, this is my second fax, giving my extreme objection to the development for erf 12403. (46)</p> <p>16. Mayor bans big-scale developments. (46)</p> <p>17. Mayor halts big developments (46)</p> <p>18. With the increase of commercial projects and residences especially if not permanently occupied, crime will increase. (4)</p> <p>19. I strongly oppose the development and rezoning of this erf. It is not me that is affected. It is KNYSNA that will be affected. We need that wetland. It comes as a shock that the erf is to be developed. When we saw truckloads of soil</p>		

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<p>being dumped opposite Ashmead there was public objection. We were assured in our newspaper that there was going to be no development. There is a strong opinion that environmental studies swing the way of the person who pays for the study. How do we get to keep Knysna healthy with wetland and copses which bring the wildlife that attracts people to this area. I object to this development. (48)</p> <p>20. If building is allowed within 40m of the boundary, golf balls being hit into the area could mean the end of the driving range. We believe the driving range provides a facility enjoyed by locals and visitors. (49)</p> <p>21. With regard to the proposed development east of Ashmead. I wish to object strongly as when I bought at Hunters Village. I believed my view of the wetland area would not change from what I hear there might be 160 three storied houses which could be similar to the ghastly development on Thesen Island. Are 3 storeys permitted? (50)</p> <p>22. It is such a shame that greedy developers come to Knysna causing the town to be over developed. (50)</p> <p>23. When I purchased my plot in Hunters Village, Knysna in 1997, I was assured that the large tract of land in front of the Village (erf 12403) was a wetland area which would never be commercially developed. It is also regarded as a bird sanctuary in Knysna. The above notice which was advertised in the local press on 23 February 2006 informs us that application has been made to have erf 12403 rezoned as “residential and commercial with rehabilitated wetland”. (51)</p> <p>24. I was delighted when much of the alien Australian Black Wattle was removed from erf 12403 and was about to write a letter to the Municipality of Knysna congratulating them on this initiative, only to discover that the clearing had in fact been done by the “developer” in the furtherance of his own plans. (51)</p> <p>25. When will the Knysna authorities take a stand and say “no more” to this sort of ruination of Knysna’s few remaining natural assets? Please, don’t let this development ever happen. (51)</p> <p>26. In January 2005, the Knysna Mayor banned all large scale development in Knysna until sufficient infrastructure is in place to handle the ever increasing demand on services (The Herald 04/01/05). I object to the proposed rezoning and development of Erf 12403 as the infrastructure is clearly not in place to handle the holiday crowds at present, let alone the increased demands of this and other proposed major developments in Knysna. (52)</p> <p>27. Wood waste dump 3.5.3 page 8 quote “although wood waste has caused no significant contamination of the surface poor ground water, its highly compressible nature makes it unsuitable for any form of load bearing structure.” This, in my opinion makes the area unsuitable for building! in other words leave it as designated wetland and remove the wattles. (52)</p> <p>28. A service station is unattractive and certainly not necessary. There are too many service stations already as indeed there are shops. I agree wholeheartedly with the sentiment expressed on Pg 30 “The economic capital cannot draw more from society and the environment that what it can yield sustainable in the long term”, but the proposed development does not, in my opinion, meet the required criteria. (52)</p> <p>29. Lastly, is the appeal in Action Ads cosmetic and will this project go ahead in spite of the strong opposition against it. I believe one of the developers has allegedly stated they will go ahead “no matter what?” (53)</p> <p>30. My husband Helmut P F Lasig and I wish to express in the strongest possible terms our VEHEMENT OPPOSITION</p>		

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<p>to the proposed development of the above listed property into residential and commercial nodes. Our decision in mid 2000 to purchase erf 9559 (no. 44) in Hunters Village was made only after we had been given the firm assurance by the marketing agent that there was no possibility whatsoever that the land situated between Hunters Village and Ashmead Resort would ever in future years be utilized for any development or building of any description, since the area in question is marshy wetland, supporting abundant bird life. We were thus given to understand that the MAGNIFICANT UNOBSTRUCTED VIEWS OF THE LAGOON which we currently enjoy would never at any time be jeopardized. (54)</p> <p>31. In conclusion I REITERATE our TOTAL OPPOSITION to the development of ERF 12403 KNYSNA into residential and commercial nodes. (54)</p>			
<ol style="list-style-type: none"> 1. We are however disturbed about the apparent low density of residential units in the proposal. Although the developers are claiming that they cannot reach the government's required densities we disagree. (3) 2. Why should the densities not be increased to get closer to the required 27 units per HA as situated by the government for urban infill. (3) 3. We fully support the proposals but PLEASE increase the density and add more houses. !! We need them, we need the jobs created by this type of development to help sustain our economy and the growth rate this country needs (3) 4. We fully support the proposals and ask that you must try and increase the density and add more houses. We need this type of development to help sustain our economy and the growth rate this country needs. (6) 5. Ons is heeltemal ten gunste van die voorgesteld planne en voel daar kan self meer eenhede beplan word! (7) 6. Our establishment has been appointed as the official agents of short term letting of houses on Thesen Islands in Knysna. As you know Thesens is in generally regarded as a quite dense development although not according to the densities now prescribed by the authorities. I have received so many compliments from local and overseas guests regarding the development. I am therefore of the opinion that the developers should attempt to increase the density at George Rex. It would be the ideal area in town where young and old can afford to buy their own piece of property and live and work without contributing to major traffic increases. The more dense the more affordable the housing would become. (12) 7. We fully support the proposals but PLEASE increase the density and add more houses. We need them. (12) 8. We would like to comment on the proposed George Rex Place development as advertised. There is a housing problem in Knysna, especially for young couples, retired and single people. We would however like to see that this proposed development make the stands smaller. By doing this it will create more stands which will bring down the price of the stands. (14) 9. We would like to suggest that you make the stands smaller, to accommodate more houses which will mean that the stands will be more affordable. Knysna needs more houses and job opportunities. (16) 10. Die George Rex Development is 'n uitstekende idee. Maar waarom die erwe so groot maak? Knysna sit me 'n tekort aan bekostigbare behuising. As die erwe kleiner gemaak word kan daar meer huise gebou word, wat kan beteken 	<p>Increased density</p>	<p>4</p>	<p>These comments will be used to identify a higher density alternative to be evaluated.</p>

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<p>dat die erwe goedkoper sal wees en makliker bekombaar vir die gewone salaristrekker in Knysna. (17)</p> <p>11. We are however disturbed about the apparent low density of residential units in the proposal. Although the developers are claiming that they cannot reach the government’s required densities we disagree. Why should the densities not be increased to get closer to the required 27 units per Ha as situated by the government for urban infill. (20)</p> <p>12. There are more than enough opportunities for wealthy people who want to live on stands of 1000 sq meters and more, who can afford to drive where they want to, who do not need to work and want to look at “their view” and walk their dogs in “quiet streets.” We have to work and we want to work and live in a house of our own so that we can also get in to the mainstream economy and make some money and live in a decent neighbourhood like this one. We full support the proposals but PLEASE increase the density and add more houses !! We need them, we need the jobs created by this type of development to help sustain our economy and the growth rate this country needs. (20)</p> <p>13. Some thought should be given to increasing the density to fall in line with government policy and to make it more affordable for the general public. (21)</p> <p>14. I see it as a positive development with a lot to offer the surrounding residents. I am however disturbed about the apparent low density of residential units in the proposal. Although the developers are claiming that they cannot reach the government’s required densities we disagree. Why should the densities not be increased to get closer to the required 27 units per Ha as stipulated by the government for urban infill. (23)</p> <p>15. Why can the units not all be three stories? We need more housing in Knysna to accommodate the people who sustain the town - the people who man the shops, the banks, the hospitals, the offices. Why can we not have more houses for young couples, for single parents and retired people who still want to live in their own homes. (23)</p> <p>16. Ek het die dokumentasie mbt die George Rex ontwikkeling nagegaan en wil slegs onder u aandag bring dat ‘n hoër digtheid van eenhede oorweeg moet word. Ontwikkelings eiendom binne die Knysna area raak skaarser wat tot gevolg het dat inheemse woud opgeoffer word vir ontwikkelings. Did bestaande ontwikkeling is n ieder geval tans ‘n vlei area. (59)</p> <p>17. As you are well aware, there is huge need and market for cheaper residential property in Knysna. Unfortunately it is not easy to cater for this market in Knysna. The reasons being the high costs of infrastructure and available land. (60)</p> <p>18. Most if not all of the planned developments and those approved for the area are low to medium density projects and the developers will not be able to create or deliver cheaper stands to the market. (60)</p> <p>19. The developers of the George Rex Drive property have a perfect opportunity to address this need. They must be allowed to do a high-density development to enable them to bring the unit costs down. (a) Why not increase the density even more? (b) Why keep on making land available out of town for expensive real estate? (c) Is it really so bad to sit in traffic for 5 minutes twice a day if you can live in Knysna? (60)</p> <p>20. No one can or will be able to stop development because there is a need, but why not fully utilise the land that is available (especially in town) and leave the country estates (to farmers). (60).</p>		

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<ol style="list-style-type: none"> 1. We need more housing in Knysna to accommodate the people who sustain the town - the people who man the shops, the banks, the hospitals, the offices, the police force etc. There is no future for young married couples in Knysna because the houses are unaffordable. (3) 2. Wealthy people who want to live on large stands, who can afford it, have more than enough opportunities to do so, who do not need to work and can only enjoy “their views” and walk their dogs in “quiet streets”. (3) 3. We the workers class of this town also want to afford our own house or flat and are prepared to work for it so we can also get into the main stream economy and make some money and live in a decent neighbourhood like this one. (3) 4. If I have once concern it would be that the target market may be exclusively upper-middle class. I would really like to see say 15-20% of the units earmarked for some of the people who help to keep Knysna running - the teachers, nurses, policeman, fireman etc. Whilst I recognise the imperative of economic viability, maybe some creative subsidies from the Municipality can be explored to enable a few in this category to rent some of these units if not actually buy them. (5) 5. Dit is vooruitgang en beteken dat daar vir ons werkende klas behuising gaan wees in Knysna!!! Die gee die beginners ‘n kans om ook eiendom te besit en nie net die hoe inkomste groep nie. (7) 6. More developments of this nature should be proposed for Knysna, there is a lack of accommodation for the younger, “middle income” group. (8) 7. In closing we would like to add that we hope the cost of housing is affordable for Knysna medium wage earners as this is one area Knysna is seriously lacking in. (13) 8. As this is the last available flat land available for development in the Knysna basin, it would create higher density for young couples, single parents and people not being able to afford to build their own home. The benefits of this development would be great for all people. And the job opportunities that it would create would benefit the community of Knysna. (19) 9. We agree that Knysna needs more houses to accommodate the people who sustain the town - the people who man the shops, the banks, the hospitals, the offices. Why cannot we have more houses for young couples, for single parents and retired people who still want to live in their own homes? (20) 10. There are more than enough opportunities for wealthy people who want to live on stands of 1000 sq meters and more, who can afford to drive where they want to, who do not need to work and want to look at “their view” and walk their dogs in “quiet streets”. There are many people in Knysna that have to work and want to work and live in a house of their own an dalso get into the main stream economy and make some money and live in a decent neighbourhood like this one. (23) 11. Die tekort aan intreevlak behuising vir jong gesinne en ouer mense wie na Knysna verhuis - die beskikbaarheid in Knysna is tans uiters beperk. <i>Ons by Seeff Knysna het reeds n lys van potensiele kopers wie beslis in die ontwikkeling sal belangstel</i> 	<p>Target market</p>	<p>5</p>	<p>These comments support the identification of a higher density alternative.</p>

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<ol style="list-style-type: none"> 1. Die verkeersknoep wat by die George Rex / N2 interseksie wat voorsien word, is eintlik alreeds n probleem van die Plaaslike en Nasionale regerings - dit is nog net nie aangespreek nie. Kom ons hoop met hierdie ontwikkeling in die vooruitsig sal hulle hul verantwoordelikhede ernstig opneem en die probleem met visie oorkom (bv n sirkel soos in Plett). Ek dink in elk geval dat van die verkeersdruk verlig sal word na voltooiing met n groot aantal mense wat nie tot in die dorp hoef te ry nie. (9) 2. With the planning for George Rex Place there is only one real problem, and that is the intersection of George Rex Drive and Howard Street. Already now this intersection can become quite difficult to negotiate, and leaving it as is, aggravated by a construction period for the necessary culvert, just is not on. The George Rex Drive / Howard Street intersection also would require a roundabout (rather than traffic lights). (28) 3. Special attention needs to be given however to the capability of George Rex Drive. Although it is only really busy at peak times, a slip road on and off the N2 (instead of the dreaded and dangerous plastic cones) would I feel do the trick. (30) 4. Any improvements to George Rex Drive at peak times would be very useful and a roundabout as planned could slow down the fast moving traffic from "The Heads" direction down, due to the clear road, traffic currently travels too fast. (31) 5. The road system in Knysna is totally inadequate and that includes George Rex Drive and its intersections so this development can only worsen the situation. (33) 6. We would also like to see upgrading of G Rex Drive / N2 intersection before development is considered. (35) 7. It is also a concern that George rex Drive, which is becoming a very busy road, will take additional strain if another 100+ houses and a shopping are developed, bearing in mind that the Fernwood development will be coming on stream shortly. (41) 8. Also the development will put further strain on the traffic flow on George Rex Drive. (43) 9. The inevitable congestion on George Rex Drive, which has already dangerous levels of traffic and is rapidly deteriorating as a result of development to the west of our village. (47) 10. Is also alarming not to mention the increase to traffic on the George Rex Drive. (50) 11. The question of traffic congestion on George Rex Drive must also be considered. Traffic is already heavy since the development of Sparrebosch / Pezula. Can this road really accommodate all the extra traffic that this proposed wetland development will generate? (51) 12. The main road / George Rex Drive is clearly not handling "present" traffic efficiently. The proposed roundabout must be built and seen to work efficiently, again before any new development is considered. (52) 13. Knysna is a small town with a main street that is already failing to cope with the amount of daily traffic, let alone seasonal traffic. Most of the influx comes from the area in question. This is fact, since the development of Thesen Island, Hutters Home, Concordia, Wit Lokasie and Rexford, traffic in the town has increased by a large margin. Surely 	<p>Traffic & roads</p>	<p>6</p>	<ol style="list-style-type: none"> 1. Hierdie aspek word in die TIA aangespreek. Dit is wel tans 'n probleem en ograderings word aanbeveel, nie net om die ontwikkelingsverkeer te hanteer nie maar ook die huidige verkeer 2. See comment 1 above. This issues is addressed in TIA and recognized as a problem that needs to be mitigated. 3. Issue similar to 1 and 2 above. The intersection needs to be upgraded with either a signal or a roundabout. 4. A number of roundabouts are being proposed and these will have the benefit of slowing down traffic along George Rex Drive. 5. The impact of the development and the required mitigations to deal with the expected traffic are addressed in TIA. 6. See 1, 2 and 3 above. 7. See 1, 2 and 3 above. 8. Correct, mitigation to detail with the impact is proposed in the TIA. 9. Correct, mitigation to detail with the impact is proposed in the TIA. 10. Correct, mitigation to detail with the impact is proposed in the TIA. 11. Correct, mitigation to detail with the impact is proposed in the TIA. 12. Correct, mitigation to detail with the impact is proposed in the TIA. 13. The expected impact of the development can be accommodated by the proposed mitigation measures in the vicinity of the site.

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<p>Mr Badenhorst you can see that further development, at this stage is going to cause unbelievable havoc. (53)</p> <p>14. Traffic - I noted the planned roundabout at or near the Ashmead entrance into the new development, and also plans for a roundabout at Bokakierie Street. What would be needed even more is a new roundabout at the George Rex / Howard Street interchange, which carries a lot more traffic than Bokmakierie and will become even more busy now. I trust I do not have to point out that a roundabout at the interchange of George Rex and Main Road (N2) already is long overdue; just an additional Eastbound right-turn lane and additional Westbound through lane will hardly address the problems at that intersection! (56)</p> <p>15. The traffic study indicates an average of 267 new vehicles trips on George Rex during morning and afternoon peaks. In addition, the large Fernwood Estate along the road to Pezula, which appears to be about to start, may generate even more George Rex traffic. George Rex is already near capacity during peak periods. During these periods the intersections and cycle/ pedestrian path operate at full capacity. Turning right from side streets into George Rex is time consuming and hazardous, and cyclists and pedestrians are at risk. Motorists are so pre-occupied with looking left and right for a gap in vehicle traffic, that they do not always see pedestrians and cyclists, who are dodging vehicles and each other. The additional traffic load created by this development and Fernwood Estate will overload the intersections and cycle path during peak periods. RECOMMENDATION : (a) George Rex Drive and intersections should be upgraded before any new developments are approved. This should include a wide, dedicated cycle and pedestrian path on the lagoon side (to avoid intersections) (b) Council should consider charging an augmentation fee for access roads to new developments. (61)</p>			<p>14. Correct, mitigation to detail with the impact is proposed in the TIA.</p> <p>15. These are reasonable statements and have been addresses in the TIA. Pedestrians and cyclist facilities should be improved and mitigation will be required to deal with the increase in traffic volumes.</p>
<p>1. We need the jobs created by this type of development to help sustain our economy and the growth rate this country needs. (12)</p> <p>2. Not only will this create a solution for our housing problem, but also more jobs would be created. (14)</p> <p>3. The development will also generate income for our town and will create permanent jobs in the area as well as increasing the value of existing property around the development. (15)</p> <p>4. This development will create more jobs and houses and it will have a positive impact on Knysna's economy. (16)</p> <p>5. Secondly, I am the manager of a building contracting company trading in Knysna and reliant on the development of such properties. We would like to think that we offer investors to Knysna a reasonable service and to our staff, sub-contractors and suppliers a stable source of income afforded to us by such developments, without which we would not exist. (18)</p> <p>6. We need more development to sustain our workforce. The more development with more houses creates more employment. More work with more employment generates food on the tables. (19)</p> <p>7. Knysna has a huge problem employing professional and skilled labour due to the lack of affordable accommodation. This development is just what Knysna needs. (21)</p> <p>8. We currently employ over 60 people and such developments are the life blood of our organisation and we are keen to see well researched projects such as these get the green light for the good of the area and the community. (24)</p>	<p>Socio economic</p>	<p>7</p>	<p>1. Noted</p> <p>2. Alternates 2, 3, 4 will generate employment both during the construction phase and during operation of the development.</p> <p>3. Income in terms of new business sales will be generated as well as permanent jobs during operation</p> <p>4. Alternatives 2, 3 & 4 will have a positive impact on the economy</p> <p>5. Construction of the development will happen over a number of years. During all of these years, benefits will be positive for the construction sector.</p> <p>6. Alternatives 2, 3 & all generate both temporary and permanent employment opportunities.</p> <p>7. Noted</p> <p>8. Noted</p>

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<p>9. We regularly are approached by local residents for work which we simply do not have and this well planned information document will undoubtedly employ in the vicinity of plus-minus 15 much needed permanent positions. (27)</p> <p>10. We employ thirty previously disadvantaged local residents and as our Thesen Island and Pezula work is rapidly nearing completion, it would be a shame to retrench the majority of these people knowing the current availability of suitable development work to retain their services. (29)</p> <p>11. Work would be created and judging on past projects by the particular team, a very exciting , commercial and residential area would be created, that would nestle very nicely into a much improved and currently run down environmental area. (31)</p> <p>12. The need to create employment is obvious but until such time as the supporting infrastructure can cope further development should be put on hold. (33)</p> <p>13. Para 5.8 of the Information Document is typical of what one can expect from developers: look at what we are doing for employment, etc. Yes, new development does create jobs, and then, once it is finished, the Community is let with even more unemployed people. Development creates in influx of hopeful unemployed from other areas, who then are left behind unemployed in our area instead of in their original areas. Yes, some these may find more permanent non-construction employment in the completed development, but in the main these developments do not create permanent jobs. And eventually such run-away development as we experience in Knysna will have to come to a halt, as we lack the possibility to keep on creating permanent jobs to absorb the overflow from construction immigration. (56)</p> <p>14. Finally, the issue of jobs and the contribution this proposed project might make to the relief of the acute unemployment is confusing. The evidence that is presented in the Background Document shows that there remains a net increase in unemployment not withstanding the availability of major developments such as Thesen Island, Simola and Pezula. it would seem that in view of the persistent immigration into the Knysna area, this situation will continue. In short, we remain to be convinced that this proposed development will help, materially, the problem. It makes good copy! (57)</p> <p>15. It has become standard practice for developers to submit (sometimes optimistic) projections of the jobs their development will generate. This is then used to drive their applications for changed zoning, higher densities, extra height etc. The authorities need to be aware that many of these jobs would be created by compliant development ,without acceding to the developers clamour for relaxation of regulations. How many of the new jobs are created specifically by relaxing regulations? This is the relevant number. Furthermore, most of the jobs are temporary. The environmental damage is permanent. The recipients of the new jobs need to be housed. Perhaps an augmentation fee should be considered. (61)</p>		<p>9. Given a leakage factor of 30%, alternate two will generate 508 permanent jobs for the local community, alternate three, 382 permanent job opportunities and alternate four, 595 permanent job opportunities for the local communities.</p> <hr/> <p>10. Local involvement will be promoted through procurement policies and BEE guidelines.</p> <p>11. Noted</p> <p>12. Procurement and BEE guidelines will be developed to ensure the maximisation of local opportunities. Refer to the technical report for proposed infrastructure development as part of the development.</p> <p>13. The development is sustainable. Due to the nature of the development, the construction impacts will be felt over a number of years. During operation the jobs generated in the area, could reduce unemployment by up to 4.4% (depending on the alternative chosen.</p> <p>14. See above comments</p> <p>15. The model to determine job creation is an internationally recognised model and it is generally considered conservative in its findings. During construction the jobs created will be for the length of the project; however it is a very large project, which will generate these types of jobs for a number of years. Jobs created during operation <u>will be</u> sustainable. A range of jobs will be available in the services, manufacturing, construction, trade and finance sectors.</p>

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<p>16. The triple bottom line policy of government has provided a means whereby developments can be tested. Our concern is that when decisions are made at provincial or national level, the demands required of ecological integrity may, and often do, take second place. A table needs at least three legs to be stable. If any one is weak or missing the table will not sustain its function! (55)</p> <p>17. We, however believe BEE is important and trust that it will be adequately addressed in all faces of the development. (1)</p>			<p>16. This report illustrates the impacts for two the sustainable development legs, namely the economic and social legs. Other specialists studies addressing the environmental leg are also being completed as part of the overall study. Therefore all three legs of sustainable development are being investigated.</p> <p>17. BEE guidelines will be applied both during the Operational and Development phases of the development.</p>
<p>1. I am a resident of Hunters Home, residing close to the proposed development and adjoining a wetland that has been affected by George Rex Drive similarly to the property in question. These wetlands form the basis of the natural storm water reticulation in this area and has come ineffective as a result of George Rex Drive not permitting satisfactory flow of storm water into the lagoon. The net result is that these wetlands have become choked up, overgrown, sterile and little more than mosquito breeding grounds, urgently requiring attention. (18)</p> <p>2. The proposal as advertised not only offers a wonderful solution to an alternative and positive use of this site but will also take care of the current unmanaged storm water and constant flooding situation being experienced every year. (20)</p> <p>3. We are particularly worried by the already inefficient handling of the water and storm water and sewage problems in our area. (35)</p> <p>4. I have also heard that the residential area will consist of +/1 200 houses, some of which will be multi-storied, and this despite the fact that when we experience heavy rain parts of the area in question remain waterlogged for many days. (It is, after all, recognised as a wetland area). (51)</p> <p>5. The culvert under George Rex Drive must be enlarged to ensure drainage. The permit No. 12403/P1 (Pg 24) issued by the Knysna Municipality 19 August 2005 clearly did not specify where this stockpile of soil was to be dumped. I am told that this is interfering with drainage of the area. (52)</p> <p>6. The dumping of the soil in the wetlands has not been proven as to where the water will go when the next floods occur. Anyone who has lived in Knysna over the past thirty years will know that flooding is a phenomenon that will happen. Environmentally the wetlands are there for a purpose and I would like to know if genuine unbiased environmentalists have in all sincerity Okayed this project. We must not forget the endangered wild life in the wetland, which is their last outpost. (53)</p>	<p>Stormwater /flooding</p>	<p>8</p>	<p>1-4: The layout of the development will allow for stormwater management. More detail on this will be provided in the proposed layouts described in this report.</p> <p>5,6: The permit has been cancelled by the Municipality and further requirements re the stockpile has been implemented by the developer.</p>
<p>1. Also I trust that the trees on the tree-lined streets, as shown in the artist's impression will indeed materialise. Unfortunately one has learned to treat such artist's impressions with a lot of caution and tons of salt. (28)</p> <p>2. It is sincerely hoped that the trees shown along the tree lined streets of this new development are not just a bit of artist's imagination? One often sees such highly flattering artist impressions, which then turn out to be far from the</p>	<p>Landscaping</p>	<p>9</p>	<p>To be included as part of the layout plan.</p>

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<p>eventual reality. Thesens Island is a point in view where the relation of the plot sizes with the house sizes in the original artist impressions were highly imaginary, not to say “misleading”! What assurance can you, as Municipality, give us, the Knysna public, that the landscaping indeed will be checked and policed by you !? (56)</p>			
<ol style="list-style-type: none"> 1. In regard to water: we don't have enough water right now. The development is phased to run from now to 2012 or 2014 or thereabouts. The report says we have enough water till 2009. What happens after that? The water available from present sources is finite. The Mayor has said at two public meetings at which I have been present that she would place a moratorium on future development. (33) 2. We are particularly worried by the already inefficient handling of the water and storm water and sewage problems in our area. (35) 3. Adequate supplies of water and electricity and efficient sewage disposal must be ensured BEFORE any new development is considered. (52) 4. How can this project go ahead when the infrastructure cannot cope for the following reasons: burst pipes in the area have caused a lot of trouble and digging up of the roads. How can these pipes cope with what the developers have in store. (53) 5. We note in the summary that municipal services can be provided to the development without any extension to present infrastructure. This is not strictly true. The Water Treatment Works is presently being extended at a cost of R20 million to allow for the treatment of 21.8 MI/day. (55) 6. Water - With the water shortages already being experienced right now, I do not believe the developers assurance that the water supply from the Municipality will be sufficient. Consequently may I suggest that it is made mandatory that each and every single dwelling on the new development is forced to have rainwater collection tanks installed, and that additional rainwater collection tanks are incorporated into the development wherever possible. Once also should bear in mind that, by paving and roofing a large part of this so-called wetland, rain- and storm water has less round to drain into. It would be prudent to reduce that least the rainwater element by installing rainwater collection tanks. It is easier to do this at the design stage than later after the dwellings have been built. I know as I struggled to have up to 8000 L of tanks installed at Hunters Home. (56) 7. The impact upon our limited freshwater resources and public open spaces is intense, and coupled with the equally important limited infrastructure of the town makes a review of any NEW development proposals at municipal, provincial and national level essential. It may appear unrealistic not to allow a landowner the opportunity to recoup something from his capital expenditure, but not to have appreciated the sensitivity of the land purchased does stick the Forum as unfortunate. (57) 8. The Knysna Municipality has a permit from the Department of Water Affairs to extract about 10 MI/day from the Knysna river. Consumption already peaks around this amount, despite water restrictions. (I have not accessed the actual usage). A major expansion is underway at the purification works, to increase the capacity to about 22 MI/day. This capacity is unusable on the present permit. The municipality recognizes the urgent need for a study to determine the raw water reserve of the river (how much flow must be left to sustain life). This has met with delays. To date Water Affairs has not even appointed consultants. Many existing homes in the poorer suburbs are not yet 	<p>Water & infrastructure</p>	<p>10</p>	<p>The Municipality has confirmed that water and other services are available for the development.</p>

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<p>connected to water, and water borne sewerage. In allocation of resources, these would have priority over new developments. RECOMMENDATION (a) complete the study on sustainable raw water availability. (b) lift restrictions, if capacity allows (c) determine the total demand of all existing suburbs, including those still requiring reticulation (d) any remaining excess, after satisfying the abovementioned, may be allocated to new developments, on merit. (61)</p>			
<ol style="list-style-type: none"> 1. The sewerage system will connect into the existing works. The smell which emanates from the works from time to time indicates that the system malfunctions or is overloaded. (33) 2. We are particularly worried by the already inefficient handling of the water and storm water and sewage problems in our area. (35) 3. Adequate supplies of water and electricity and efficient sewage disposal must be ensured BEFORE any new development is considered. (52) 4. Ground water seepage from the adjacent Knysna sewage works (Pg 10A) resulting in high phosphate concentrations and pathogenic organisms are polluting the area and the lagoon. This must be rectified at source immediately and certainly before permission to develop this Erf is given and pollution to the lagoon increased. Any expansion of the sewage works will bring the development closer to the mandatory 800 metres. Will the State Health agree to this? (52) 5. Our readers will appreciate that by increasing through urbanisation of the area of hard surfaces, the magnitude of storm water flows increase while their quality decreases. This, coupled with the aging sewerage infrastructure of the town and the increase in informal settlements in the catchments of the streams that flow from the Tertiary uplands to the estuary, is a formula for serious environmental concern, if not disaster, and affecting not only the oyster industry but eh very ambiance of the estuary as a place in which to swim, fish and sail with safety. (57) 6. The Guide Plan identifies the problem of contaminated ground water seepage from the adjacent Knysna Sewerage Works. The wetlands of erf 12403 presently act efficiently as an extension of the sewerage works. The proposed canals and enlarged culvert under George Rex Drive will surround the development with sewage en route to the lagoon. Additionally, residential developments are not permitted within 500m of a sewerage works. (National Health Department). RECOMMENDATION (a) Address the 500m restriction with the relevant authorities. (b) Stop the seepage from the sewerage works before approval of any development on this erf. (61) 1. It was further shown that the underground water was not polluted. Low dissolved oxygen concentrations are due to bacterial activity within and below the sawdust and timber fragment dump. Indeed low oxygen concentrations are invariably associated with hygromorphic soils. This would also account for the elevation in phosphorus, but certainly not as “extremely high” as used in the Document to indicate seepage from the sewage works. (55) 2. Our earlier finds pointed to little if any significant contact with sewage drainage from the works. The E.coli counts were low and in some instances returned zero counts per 100 ml of sample. This is supported by the low TDS values, given that the sewage works outflow shows marked increase in TDS, up to 2000 mg/l. An alternative explanation suggests that these results could indicate that the wetland, notwithstanding, the damage to the surface is responding to enriched inflows from the eastern canal. Thus, if there is any intention of allowing treated effluent into 	<p>Sewage</p>	<p>11</p>	<p>The Municipality has indicated that services are available for the development.</p> <p>With reference to seepage the intention is to provide a cut-off wall to prevent seepage from reaching the proposed development.</p>

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<p>the wetland, the impact of increased nutrient and salinity loading of the groundwater flow must be evaluated. (55)</p> <p>3. We note that the three sampling sites used by Dr Bornman were along the eastern border of the wetland and seemingly in a direct line from the sewage works. It is perhaps understandable that the drainage along this sector should show elevated nitrogen and phosphorus concentrations in ground water. Both Allanson Associates (1995) and Arcus Gibb (2003) have shown that the levels of likely pollutants are within DWAF limits where the subsurface aquifer is sampled downstream of the upper drainage line, supporting the role of the southern western sector of the wetland in effecting significant reduction of pollution potential. (57)</p> <p>4. All this points to the need to address, more critically, the expansion of the development into a portion of the wetland that has been shown to have the potential to effect purification of the sewage contaminated drainage from the east, notwithstanding its surface contamination with sawdust wastes! There is no evidence (as yet) that the proposed waterways will do equally well. In our view the south - western portion of the wetland should be restored as described in the attached commentary by Dr Brian Allanson. (57)</p> <p>5. As a water forum we are particularly concerned with the deterioration in the water quality of the Knysna estuary. Very recent assessments (February and April 2006) of the bacterial quality of the estuary at 12 sites ranging from the White Bridge to Bollard Bay, and including the Ashmead channel, has shown a disturbing increase in the incidence of faecal E. coli in the open water of the main channels. (57)</p> <p>6. This must raise a red flag, warning the Council and community of Knysna to the very real danger of the estuary failing to meet the DWAF guidelines for marine influenced recreational water, namely the in20 water samples taken over a period of time, eg one year 95% of the samples must not show greater than 100 colony forming units per 100ml. At present, the estuary falls well outside of this limit following rainfall of > 30 mm over a 24 - 36 hours! (57)</p> <p>7. New data (2006) on the bacterial quality of the estuary before and after heavy rain points, unequivocally, to the overall impact of development, poor sanitation, as a result of an ageing infrastructure, and storm water inflows, have upon the ecological integrity of the estuary - the primary agent of our overall existence. (55)</p>			
<p>1. The inadequacy of the electricity supply situation has been adequately demonstrated in recent times and improvement cannot be expected for some considerable time. (33)</p> <p>2. Adequate supplies of water and electricity and efficient sewage disposal must be ensured BEFORE any new development is considered. (52)</p>	Electricity	12	The Municipality has indicated that electricity services are available for the development.
<p>1. The important role wetlands play in this lagoon area has constantly been brought to our attention. We urge you therefore to please “think before you act.” (34)</p>	Wetlands/birds	13	1. The majority of the present wetland area owes its existence to the polluted (nutrient enriched) groundwater. Although it would appear from the limited sampling done during the baseline study that the wetlands are effective in the removal of the majority of pollutants, it is not the function of the wetlands to treat raw sewage. It is also not environmental best practice to depend on the wetlands of Erf 12403 to clean untreated sewage as it

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<p>2. My interest is in the size of the development and wetland destruction. (15)</p> <p>3. These wetlands are an important filtering area for the storm water from the Fisherhaven area, Hunters Estate, the Private Hospital and Hunters so that the water is reasonably clean when it enters the Lagoon. (41).</p> <p>4. The fact that most of the area under discussion is proclaimed Wetlands and is the habitat of numerous species of birds. Wetlands also have been proved to be essential to the health of surrounding areas, ie human inhabitants. (47)</p>		<p>poses a serious health risk to humans and allows a diffuse discharge of pollutants (of unknown quantity and quality) into the Knysna Estuary. Ideally all storm water and treated sewage must be conveyed in a suitably constructed conveyance system for discharge at predetermined locations, where the quality and quantity of water and pollutants can easily be monitored. If it is the intention to use the wetlands to scrub untreated and treated effluent of nutrients and other pollutants it would be advised to create an artificial wetland that is properly designed for that specific purpose and where the influent and effluent can be monitored accurately.</p> <p>2. The size of the development will impact on the wetlands. Alternative 2, 3 and 4 propose to rehabilitate and conserve 27%, 24.9% and 24.2% respectively of the wetland area. The rehabilitated wetlands, although smaller than the present distribution, will have a higher diversity of fauna and flora and the benefits to the ecology and human health may well outweigh the cost of losing some degraded wetland area.</p> <p>3. See response no. 1 above.</p> <p>4. The site has not been proclaimed officially as a wetland area worthy of conservation. There are also no conditions which prohibit the development of the property. The diversity of wetland habitat created by the development will increase the diversity of animals and plants on Erf 12403. The dense monospecific stands of common reed and bulrush had excluded most bird species from the site. It is already evident that clearing the reeds in addition to the heavy rains over the recent months had substantially increased the diversity of animals on the site. Most obvious is the use of the open water areas by waterfowl that was previously excluded from the site.</p>

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<p>5. Any housing or commercial building in this area will be prone to flooding as it has been observed that after heavy rain or very high tides much of the area under discussion is under water. With the increase of Global Warming (and this is beyond dispute) flooding becomes even more likely. (47)</p> <p>6. The drainage of the area. The dumping of soil has already disrupted the drainage pattern. (49)</p> <p>7. What will happen to the bird life? (50)</p>		<p>5. The Department of Environmental Affairs and Development Planning (DEA&DP) follows the Western Cape Nature Conservation Board's guideline that stipulates, "no development may take place below the 1:50 year floodline". Existing developments below the 1:50 year floodline are considered historical mistakes and no further expansions / extensions will be allowed by DEA&DP. No permanent residences should therefore be allowed below the 1:50 year floodline to reduce the socio-economic risk of a flood. The proposed development will be elevated above the 1:100 year flood level and the predicted sea level rise, i.e. higher than most homes in other residential areas surrounding the Knysna Estuary. The development itself will be elevated but the surrounding network of canals and wetlands will remain at their present elevation. The development will in reality be a series of islands surrounded by wetlands. Flooding of the property will be regulated through the canals. Higher flow will be expected in the canals than what occurred previously as sheet flow across the surface of most of the property. The increased flow will be attenuated by suitable indigenous wetland vegetation and storm water Best Management Practices.</p> <p>6. Soil was stockpiled in the less sensitive areas where there was no surface water flow. The stockpile of soil would have altered the hydrology of the groundwater slightly, but not detrimentally.</p> <p>7. The construction phase will impact on the bird life on the site. Once the site has been developed and the wetlands rehabilitated it is expected that the diversity of bird life, especially waterfowl, will increase because of the increase in habitat diversity. At present the diversity of wetland avifauna is depauperate.</p>

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<p>8. How are the residential and commercial nodes subsequently built thereon going to affect the magnificent views of the lagoon, currently enjoyed by Hunters Village residents? (54)</p> <p>9. It is said that HIGH DENSITY housing is proposed. Are these structures SINGLE storey, or are HIGHRISE buildings envisaged? - the latter would most certainly ADVERSELY affect, if not ENTIRELY OBSCURE, the lagoon views from Hunters Village! (54)</p> <p>10. You note on page 24 that “no detailed investigation on the site nor status of the wetlands had been undertaken.” This is not strictly true as the aquatic ecologist practice of Allanson Associates, in collaboration with Hilland Associates, investigated the site between 1994 and 1995 in some detail for Messrs Cotran, who were considering developing the site. Hilland Associates were tasked with a description of the plant communities of the wetland and the contiguous areas. Allanson Associates determined if the sawdust dump posed a threat to the lagoon in terms of the quality of the water that flowed from the wetland into the lagoon (Ashmead), and if it could be removed with safety. It did not. The report was lodged with Messrs Cotran, Knysna and with the then National Parks Board, Knysna. (55)</p> <p>11. This investigation (1995) showed that, notwithstanding the damage done to the wetland by dumping sawdust upon it, there was a flow in May 1995 of some 0.3m³/day of underground water from Precinct 4 down the hydraulic gradient</p>		<p>8. The proposed development will remove extensive stands of alien vegetation from the property and replace it with a sustainable development that will take cognisance of the sensitive wetlands and the sense of place of the area. The construction phase will be disruptive but should be of short duration.</p> <p>9. The high density development will include double story buildings, but no high rises are planned. The elevation of Hunter’s Village above Erf 12403 will ensure lagoon views.</p> <p>10. Both reports mentioned were studied and referenced extensively in the baseline report. Both reports had specific terms of reference that did not include a detailed study of the reference condition or state of the wetlands. The same goes for the Bornman & Adams report of 2004. The wetland report of 2004 had specific terms of reference (ToR) that did not include the development of the entire site (only 20%). The main aim of the report was to identify the most suitable location of the 20% developable area. Unfortunately, because of the limited ToR, the study did not go into sufficient detail, particularly regarding changes that have taken place over time. It was only when the new study was commissioned, with a broader ToR, that it was discovered that the site had been subjected to numerous impacts and that significant changes had occurred over time. The historic impacts, anthropogenic induced changes and poor water quality affected the conservation value of what was perceived in 2004 to be a relatively intact natural wetland.</p> <p>11. Agreed. The proposed canal system will however assist</p>

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<p>towards the estuary. This allowed the establishment of elements of a wetland flora, and in the open water patches a diverse community of aquatic macroinvertebrates. This flow is independent of the surface flow through the culvert at the south west corner of the erf, and explains, in some measure, why the wetland exists and is sensitive to flooding. The Background Document points understandably to the management of storm water flows, but it would be wise to take the low overall hydraulic conductivity of the site into account as well. In other words while surface storm water flows may be accommodated by increasing the culvert size, slow dissipation from the wetland will be unchanged. (55)</p> <p>)</p> <p>12. The reports by Dr Bornman have been read with great interest as they confirm and expand on the earlier findings. The impact of excessive growth of emergent reeds and bulrush upon wetland plant and animal diversity is well made. It is for this reason that an expansion of the open water areas of the wetland would provide the opportunity for hydrophytes such as sago pond weed (<i>Potamogeton pectinatus</i>) to become established. If this were possible, an increase in wetland bird diversity would follow. (55)</p> <p>13. The growth of reeds (<i>Phragmites australis</i>) is not always associated with sewage works seepage, as such. It is a plant common throughout the south coast, and together with mud rush (<i>Juncus kraussi</i>) and bulrush (<i>Typha latifolia</i>) are common surface manifestations of fresh to brackish wetland conditions: witness Groenvlei and Swartvlei. (55)</p> <p>14. This I submit, is a far cry from the proposal before us - namely that the entire site be used for development with waterways interspersed within the built environment and around the boundaries. The waterways can never take the place of the wetland per se. They will cut into the saturated soils of the wetland that normally support a variety of plants; including marginal plants around pool areas that may or may not become covered with hydrophytes. A further concern would be whether the waterways would act as drainage canals that would, over time, drain the marsh. The impact of this scenario upon a contiguous urban community is likely to be negative. (55)</p>		<p>in the flushing of groundwater from the property. It will be very important to design the canal system with the drainage lines and hydraulic conductivity of the soil in mind.</p> <p>12. Agreed. Increasing the diversity of wetland habitat will increase the diversity of wetland fauna and flora. The fresh to brackish nature of the open water areas will be ideal habitat for <i>Potamogeton pectinatus</i>, which in turn will provide habitat and food to a host of faunal species.</p> <p>13. Agreed. The lush growth (aerial extension) of the reeds and rushes indicated that the plants were growing under optimal conditions and were receiving sufficient nutrients. It was initially (Bornman & Adams 2004) only hypothesised that the dense near monospecific stands of reeds and rushes were as a result of eutrophic water leaking from the sewage works. The nutrient and bacterial analyses of the groundwater during the baseline study confirmed our suspicions.</p> <p>14. A large part of the wetland formed as a direct result of anthropogenic impacts. Increasing the flushing and tidal exchange below George Rex Drive will increase drainage in the wetland to a state more similar to what occurred under reference conditions. The canals will cut into the saturated soil and assist in draining storm water from the property. The only permanent pool areas presently on the property are associated with the canal constructed in the past with the purpose to drain storm water from the site. The</p>

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<p>15. An expanded open wetland could, as this scenario suggests, become a haven for bird life, and provide recreational and educational opportunities, for example, bird watching, and is far from a “disaster”. I appreciate the walking trail! (55)</p> <p>16. We recognise that the edaphic and ecological features of this erf have been impacted by the earlier building of George Rex Drive; and in so doing the wetland changed from a well-defined interface between the high marsh of the estuary and the extensive freshwater marshes formed at the base of the eastern hills, to one dominated by climax common reed and bulrush. In addition, by 1936 agricultural activities had extended into these piedmont wetlands and paved the way for further developments eg the Knysna Golf Course. (57)</p> <p>17. This change has been well described by Dr Bormman in his report to the developers. His interpretation, however, of the marshland as a whole may be debated. In this regard note should be taken of the geotechnical report presented by Siyakhula Lab cc in the Guide Plan and Motivational Report that records a surface layer 200 - 500 mm thick of rich organic silty sand below which are found silt and clay sands to 1400 mm which rest upon light to dark grey sands of marine origin. (57)</p> <p>18. We argue that this points, unequivocally, to the earlier marine origins of the littoral of the Knysna estuary described in earlier publications by Prof M. Marker and which emphasised an earlier high sea stand of some 5 - 6 msl. Once the sea receded, the layer of marine sands became infiltrated and eventually covered with freshwater mobilised deposits from the hill slopes to the east. (57)</p> <p>19. By cutting into the marine littoral, George Rex Drive altered rather than destroyed the wetland - increasing the area that is now freshwater dominated. What came close to destroying the wetland were the extraordinary insensitive</p>		<p>open water areas and surrounding emergent wetlands in the proposed development will increase wetland diversity. As the wetlands will be a prime feature of the proposed development I doubt if the developers or the home owners one day would allow the wetlands to drain and die back.</p> <p>15. Open water areas and submerged macrophytes in a healthy wetland environment will increase faunal and floral diversity. The proposed development offers bird watching and a walking trail in a safe environment which will be a significant improvement on what is currently available.</p> <p>16. Agreed.</p> <p>17. Note was taken of the report. The sandy nature of the entire soil horizon is typical of coastal areas adjacent to estuaries that at one stage were covered in estuarine or marine water. The organic surface layer can form extremely quickly in a stable freshwater wetland environment. The fact that most of the property was farmed at one stage makes it difficult to draw conclusions on the paleoenvironment.</p> <p>18. Agreed</p> <p>19. Disposal of wood waste, farming of the wetlands and exotic species invasion had a significant impact on the wetlands. I expect though that it was the initial</p>

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<p>activities of a timber products manufacturing company that dumped sawdust waste upon the wetland. (57)</p> <p>20. It seems too, that some of your observations in your brochure are seriously flawed. Would you actually suggest that the sedge area on the town side of George Rex Drive are also man made?</p>			<p>disturbance caused by the construction of George Rex Drive and the concomitant change in the hydrology that started the decline in the functionality of the natural wetlands.</p> <p>20. The <i>Juncus kraussii</i> stand is a typical brackish community found in the supratidal zone and above in most of our estuaries in South Africa. These species can grow relatively quickly if conditions are favourable. Their distribution indicates the maximum reach of estuarine water during exceptionally high tides. The only reason why the community can outcompete the faster growing freshwater wetland plants is because of the slightly saline soils. Whether this community is a remnant of the original supratidal estuarine wetland community that use to occur there prior to 1936 or whether it re-colonised the area after the construction of George Rex Drive is irrelevant. If conditions favour their tolerance ranges then this species will colonise new areas. It is expected that this community will increase with the increase in culvert diameter below George Rex Drive.</p>
<p>1. We would be overlooking this commercial / residential establishment spoiling not only the view but even more importantly would interfere with the existing wetlands, at present home to a multitude of birds! (34)</p> <p>2. We enjoy a view of The Heads, the lagoon and the wooded wetlands east of Ashmead and which also includes all the other features of this once pristine area. But now our view of the wetlands is marred by the mass of unsightly sand that has been dumped there and obviously worse is still to come. (44)</p> <p>3. Add to the above the visual impact on property owners in the Hunters area generally, who invested on the understanding that they would have a clear view west. (47)</p>	<p>Visual</p>	<p>14</p>	<p>1. As reported in the vegetation specialist study (section 13.9) the character of the existing vegetation depends much upon the historical use of the land. This has ranged from dumping to large scale clearing—all anthropogenic impacts. The proposed development provides an opportunity to rehabilitate the estuarine wetland to the southwest and introduce trees and vegetation that will attract a variety of wildlife. See photo simulation 1GR in the visual impact assessment (section 13.11).</p> <p>2. Noted. The dumping and construction will not be a permanent visual impact.</p> <p>3. See photo simulation 1 GR for illustration. The stand owners in Hunter's Home Estates sit well above 25 msl. The view to the heads and the lagoon will not be</p>

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<p>4. The raising of height limitation from 2 (8m) to 3 (9m) storeys on top of an increased floor level of 3.5 metres above mean sea level is unacceptable to the residents of Hunters Village and others, who have bought at considerable cost a home with a view of the lagoon and will now lose it. (52)</p> <p>5. Visual Impact: (a) The development proposes infill of 1.5m and buildings 9m high, totalling 10,5 above the existing natural ground level of + 2,0 msl. This is not in keeping with the surrounding ambience (sports fields, low rise residential) or the building regulations. (b) The view from George Rex Drive will be unbroken masonry 10,5m high. RECOMMENDATION: Adhere to building regulations. (61)</p> <p>6. The Sense of Place in Knysna is firmly based on the estuary in all its moods. We submit that we are fast approaching the time when even this long - suffering entity will begin to crack under the weight of development demands. It simply is not realistic to claim that this or that development has minimal or no negative effects. Of course they do and have done since the time of George Rex. What we have done in the 20th and are doing in the 21st century is to increase the rate at which these cracks appear. (55)</p>			<p>blocked by any development</p> <p>4. Noted. See previous comment. The vistas to the heads and lagoon will not be blocked. Site lines are from above 20/25 msl and will not be impaired by structures.</p> <p>5. Noted.</p> <p>6. Noted. The visual character of this property is to be retained as the estuarine wetland is conserved and the open space is planted with native trees and landscaped features. This should play its role in avoiding conservation worthy features and rehabilitating a brownfield site.</p>
<p>1. Flat damp ground is not suitable for building on. (45)</p>	<p>Suitability to build on</p>	<p>15</p>	<p>This is an engineering issue and the statement seems not to be accurate.</p>
<p>1. I wish to question why interested parties are only now being requested to respond, when the said area was in fact cleared of the majority of its trees several months ago, and the dumping of unsightly mountains of soil commenced. (54)</p> <p>2. In a letter published in the Knysna-Plett Herald of 8.12.2005, Knysna's Municipal Manager Mr David Daniels, stated that a number of people had called the Municipal offices to enquire about the materials being stockpiled on a vacant parcel of land alongside George Rex Drive, diagonally opposite the Ashmead resort. Mr Daniels went on to state that a conditional permit was issued on 19.8.2005 by the Environmental Co-ordinator for the TEMPORARY stockpiling of soil on the LEAST sensitive portion of the site, namely the north-western corner. - The statement went on to say what conditions of permit application had not been fully met.... and stockpiling ceased soon after a directive was sent to the applicant on 4.11.2005. "NO APPLICATION HAS BEEN RECEIVED FOR DEVELOPMENT OF THE SITE." said Mr Daniels. (54)</p> <p>3. By just how much does the present level of the ground need to be raised in order to "rehabilitate" the wetlands? (54)</p> <p>4. In the decision to "rehabilitate the wetlands", presumably by greatly raising the current ground level, have allowances been made for future deluges of rain and subsequent flooding of vast areas of low-lying land, such as occurred on 22.12.2004, when 189mm of rain fell in Knysna in a 6 hour period? (54)</p> <p>5. We note with alarm the comment by Mr M P Abrahams of the State Health department regarding the dimension of the buffer zone around Waste Water Treatment Works. (55)</p> <p>6. The Forum appreciates the quality of the document's presentation and the detail it contains, which together have</p>	<p>Other</p>	<p>16</p>	<p>1. The clearing of the land and the EIA process for development is not linked. The clearing of the land is being dealt with by the Municipality.</p> <p>2. At that stage an application has not been submitted. Note – such application is made to DEADP and not the Municipality.</p> <p>3. The level of the land and rehabilitation of wetlands are not linked.</p> <p>4. The required areas will be as required by the civil engineer.</p> <p>5. This issue will be taken up with Dept of Health and reported elsewhere in the document.</p> <p>6. Noted</p>

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<p>made the task of commenting upon the proposal that much easier. (57)</p> <p>7. In our view the debate surrounds the need for a further major development within the Knysna Basin amphitheatre, having regard to those already building, eg Pezula, Thesen islands, and those that have been given approval : the Knysna River Reserve, upstream of the Red Bridge and extending from the river to the Rheenendal Road; the extension to the Simola Project; Fernwood Glen and Uitzicht. (57)</p> <p>8. Extensive stock piling took place in 2005, soon after the erf changed hands. This was a violation of conditions imposed by the Department of Land Affairs on 27th September 1994, whereby they required inter alia, that sawdust be removed and wetlands be re-established <u>before</u> development started. Should the proposed development not go ahead, Knysna will have acquired another eyesore. The stockpile is also interfering with the drainage of the area (e.g. flooding of the golf driving range). RECOMMENDATION Council should obtain a bank guarantee from the developer to pay for the removal of the stockpile, if removal becomes necessary. (61)</p> <p>9. Council reserved the right to require the provision of a school site on this erf (item f, Annexure C of their letter dated 18.10.2002). If this right still exists, it has value for Knysna. A school may complement the Traditional Neighbourhood Design concept. RECOMMENDATION That Council carefully consider this provision and exercise or waive this right in writing before granting permission for the development. If the right is waived, a public explanation should be given. (61)</p>			<p>7. Noted</p> <p>8. This being dealt with by the Municipality. The original permit has been withdrawn and other requirements stipulated.</p> <p>9. This application is made to change the previous conditions.</p>
<p>1. Since 1994 and with the experience gained from the Thesen Islands project, it may well be possible, as the Document states, to use the sawdust and wood chips in the preparation of soils etc. If this is possible then it will remove an untenable burden on the south-western wetland sector, making rehabilitation possible. Such rehabilitation will require that once the affected areas have been cleared, they are left for the natural processes of repair to take place. (55)</p> <p>2. A Preliminary Environmental Site Assessment by Arcus Gibb 2003 for the Bendigo Management (Pty) Ltd confirmed the earlier findings of Allanson Associates 1995 which found that the sawdust dumping was not a source of pollution for the estuary,. In fact Arcus Gibb 2003 records that the concentrations of nutrients (NOx N, NH4 N) were within the DWAF Aquatic Ecosystem Guidelines, while one of the three samples measured for the total phosphorus was “significantly” above required levels. This report also records that the maximum level of Cu concentrations reported by Allanson Associates (303 ug/l has fallen to 7 ug/l! (57)</p>	<p>Sawdust/rehabilitation</p>	<p>17</p>	<p>The possibility of removing the saw dust and potential for composting will be investigated.</p>
<p>1. Figure 18 tells us that the proposed waterways will tend to vary in depth, depending upon rainfall and subterranean flows. Keep in mind that unlike the Thesen Island system, the waterways are not irrigated by tidal flow, so that the potential of nuisance algal blooms due to enrichment is much higher. The canals will also require management to prevent reed growth from interfering with wind induced water movement. (55)</p> <p>2. Turning to Urban Growth and Densification, we find the emphasis upon the Smart Code interesting. If our reading of the literature is correct, the Smart Code arose as a means of recovering the aging buildings of USA towns, and so prevent urban sprawl. It was also used to initiate a “Land Bank” which received funds from a 3% increase in property tax. With the accumulated funds, initiatives to protect land from incipient development resulted in outright land purchase, so protecting sensitive areas. (55)</p>	<p>Layout/design</p>	<p>18</p>	<p>Points noted and to be addressed in alternative layouts to be evaluated.</p>

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<p>3. Unfortunately this aspect of the Smart Code has not reached Knysna yet! Although the long-term security of Steenbok Park on Leisure Isle as been successfully negotiated with the present Town Council. The availability of this land came about as a result of a gift in 1935 from Mr Cearn the original developer of Leisure Isle. In this regard I did ask the previous owner of erf 12403 if he would consider donating the erf to the people of Knysna. He was unable to do so. (55)</p> <p>4. The further concept of Traditional Neighbourhood Design is of wide interest, but in the context of Knysna, we find it conflicts with the present building policy of the town. Two large shopping malls are being constructed, at present, in the main street. Experience in the past has shown that small retail units cannot compete with respect to price or variety of product. A consequence is that the Malls get bigger and the smaller retailer slowly disappears. Should we not ask how the Harbour Town is faring on Thesen Island? (55)</p> <p>5. The document speaks of “Sense of Place” (page 11) of Knysna. We hope that this will underpin all the architectural designs and placement of the buildings. Not least among which is the height of the buildings. (55)</p> <p>6. As George Rex Drive is at 2.5m and the new ground level is 3 - 3.5 MSL, the range of heights above the George Rex Drive horizon will be from 9.5 for houses 10.5m for 3 story buildings from minimum finished floor level. This level could add further height to the buildings if George Rex Drive is taken as that datum! It is for this reason that we would seek a lower height limit that would, in general, allow only single storey dwellings. (55)</p> <p>7. Our concern is that the development will repeat the error created by the Thesen Island Development which presents, at the moment and for some time to come, a hard edge to the eastern and western shoreline of the Island. In so doing this development has compromised the “Sense of Place”, when viewed from the estuary and George Rex Drive. (55)</p> <p>8. May I suggest that the newly re-established dirt road opposite Howard Street into the wetlands on the Lagoonside be provided with a bit of parking area and be made into a paved walking path for the use of present residents plus the new residents of George Rex Place. (56)</p> <p>9. The concept of Traditional Neighbourhood Design is of wide interest, and has been addressed in Dr Allanson’s memo. But we wish to underline the need to retain a sense of proportion with respect to the height of the buildings. Eight metres is double storey and we ask the question why a single storey dwelling would not suffice? We are of the opinion that a petrol station on George Rex Drive is considered inappropriate and insensitive development. (57)</p>			
<p>1. An alternative scenario would be to restrict the built environment to the main area of dry land available, and allow the existing wetland, presently covered with sawdust and the estuarine fragment bounded by Howard Street and George Rex Drive, to recover. Such a change would make the new canal system redundant so that the erven (13 house sites and 5 group housing sites) presently covering part of the dump area, would become sited on firmer ground. (55)</p> <p>2. Also see Increased Density</p>	<p>Alternatives</p>	<p>19</p>	<p>Apart from this “lower density” alternative a higher density option will also be evaluated.</p>
<p>1. The development contains inter alia the following residential units: (a) 10 group-housing units on 135 square meters each (density 74 per ha) (b) 20 group housing units on < 300 square meters each (density > 33 per ha) (c) 45 single residential units on < 500 square meters each (density > 20 per ha). The council letter dated 15.12.1993 approving</p>	<p>Previous approval</p>	<p>20</p>	<p>This application is made to change the previous rights.</p>



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the re-zoning of erven 1392 and 1391 (of which erf 12403 forms a part) requires that group housing must not exceed 20 units per ha. No units in the proposed development comply. Single residential units must not exceed 10,5 per ha. Only 2 out of 56 comply. RECOMMENDATION : Adhere to the Council's requirement and the existing ambience of the surroundings. (61)			