

Our Ref: Pr11/53b12

10 May 2019

Your Ref:

BY E-MAIL: Manie.Abrahams@westerncape.gov.za

The District Manager: Eden District
Western Cape Department of Health
Private Bag X6592
George
6530

FOR ATTENTION: MR M ABRAHAMS

Dear Sir,

KNYSNA ERF 12403 – PROPOSED NEW MIXED USE, MULTI-PURPOSE SPORT DEVELOPMENT

Reference is to our discussion of 10 May 2019, regarding the proposed new development on Knysna Erf 12403.

I herewith attach the following information for our perusal:

- (i) Locality Plan
- (ii) Layout Plan
- (iii) Specialist Planning Report as inputs into the NEMA Authorisation process.

1. Proposal

Erf 12403 Knysna is located in the eastern parts of Knysna, directly west of George Rex Drive between Marlin Street to the North and Howard Street to the south. The property is located between various mixed land uses, such as the Premier Hotel to the west; the Knysna golf course to the south; Hunter's Estate Retirement Village and Private Hospital to the east and the Knysna Waste Water Treatment works and Knysna Industrial area to the north of the site.

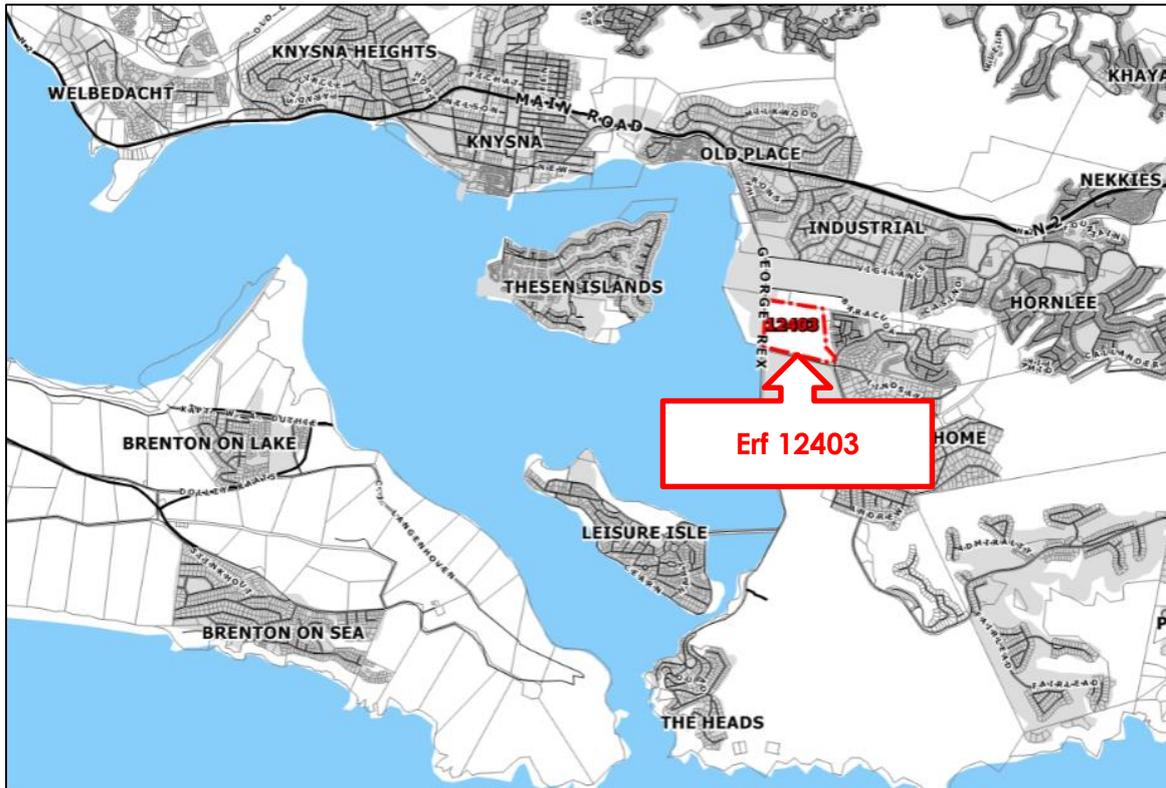


FIGURE 1: LOCALITY

The applicant intends to develop a mixed use development, with access to the northwest off George Rex Drive and an alternative access onto Howard Street to the south. The purpose of this development is to have a “sport; adventure and tourism” focus. The proposal will consist of a high-performance aquatic centre, a sport’s village (for accommodation for athletes and supporters), sports-orientated retail and professional services (physio-therapists, biokineticists, gym, massage, sport psychology, etc.

The proposed development will consist of the following mixed uses:

- 2 x “General Residential Zone” portions;
- 5 x “Business Zone” portions;
- 1 x “Business Zone” with consent use for a ‘Place of Entertainment’ portion;
- 4 x “Private Open Space” portions;
- 2 x “Special Zone” portions.

The detailed preferred development alternative is described in Paragraph 4 of the attached planning application.

Kindly note that the proposed uses are for temporary accommodation (business, sports centre, and temporary accommodation – tourist accommodation). NO permanent residential accommodation are proposed on the site.

2. The Application & Motivation

The application area is located within 500m of the Knysna Municipality’s Waste Water Treatment Works (WWTW).

Permission is therefore requested to allow the proposed development within 500m of the Knysna Municipality's WWTW and the Knysna Cemetery.



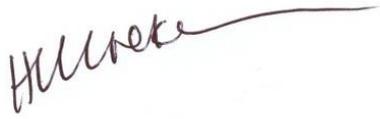
FIGURE 2: APPLICATION AREA IN RELATION TO KNYSNA WWTW

The following aspects have to be taken in to consideration when this application is considered:

- (i) The accommodation on the property is of a temporary nature, as this is focussed on tourism accommodation (hotel and sports village);
- (ii) The WWTW is located to the north of the application area, and it drains towards the Knysna Lagoon, and does not drain towards the application area.
- (iii) The Knysna Cemetery drains towards the Knysna WWTW, and not the application area.
- (iv) The reigning wind direction in the area is South East, hence any smells, etc. from the WWTW will be blowing away from the site, rather than towards the application area.

We trust the above is in order. Please do not hesitate to contact the writer, if you require any additional information in this regard.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Marike Vreken', with a long, sweeping horizontal line extending to the right.

MARIKE VREKEN
Pr. Pln1101M SAPI 10233