

KNYSNA ERF 4127 & 4963

APPLICATION FOR
CONSENT USE



CLIENT: MOONSTONE INVESTMENTS

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SECTION A :**BACKGROUND****1. THE APPLICATION**

Rodgerprops Twenty CC is the owner of Knysna Erf 4127 and 4963 and envisages developing a 'Day Hospital' on the property to cater for patients requiring operations and procedures that do not require overnight care within the facility. To this end Marike Vreken Urban and Environmental Planners has been appointed by Rodgerprops Twenty CC (refer to *ANNEXURE A: Power of Attorney & Company Resolution*), to prepare and submit the required application documentation (refer to *ANNEXURE B: Application Form*) for:

- A consent use to allow an 'Institutional Building' on a 'General Residential' zoned property (Knysna Erf 4127 and 4963) in terms of the Knysna zoning scheme regulations (1992)

Knysna Erf 4127 and 4963 will also be consolidated to create a single property upon which to undertake the proposed development.

2. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

A copy of the Title Deed for Knysna Erf 4963 and Erf 4127, which includes all the information outlined below, is contained in *ANNEXURE C*.

Erf Number	4127	4963
Title Deed Number	T116773/2003	T116773/2003
Title Deed Description:	Erf 4127 in the municipality and division of Knysna Province of the Western Cape	Erf 4963 in the municipality and division of Knysna Province of the Western Cape
Property Owner	Rodgerprops Twenty CC Reg No 2001/030853/23	Rodgerprops Twenty CC Reg No 2001/030853/23
Title Deed Restrictions:	There are no title deed restrictions that prevent the application	There are no title deed restrictions that prevent the application
Bonds:	There is a bond registered on the property. Bondholder's consent has been applied for and will be provided in due course.	There is a bond registered on the property. Bondholder's consent has been applied for and will be provided in due course.
Property Size:	1128m ² (one thousand one hundred and twenty-eight square metres)	9030m ² (nine thousand and thirty square metres)
Servitudes:	There are no servitudes registered over the property. A copy of the Surveyor General Diagram for the property is contained in <i>ANNEXURE E</i> .	There are no servitudes registered over the property. A copy of the Surveyor General Diagram for the property is contained in <i>ANNEXURE E</i> .

SECTION B :**CONTEXTUAL INFORMANTS****3. LOCALITY**

(Plan 1: Locality Plan)

Knysna Erven 4127 and 4963 are located in the Hunter's Home area of Knysna. The application area is located at the intersection of Barracuda and Katonkel Street. Access to the property is currently obtained from Katonkel Street.

4. CURRENT LAND USE AND ZONING**4.1. Land Use**

(Plan 2: Land Use Plan)

The site is currently vacant, with no structures built on the property. The property has been heavily transformed with two main terraces. There is some vegetation on the site including pioneer species, mainly grasses, and alien invasive vegetation. The transformed nature of the site can be seen in Figure 1 below.



FIGURE 1: THE SITE SHOWING VEGETATION AND TERRACING

4.2. Zoning

(Plan 3: Zoning Plan)

Knysna Erf both Erf 4127 and Erf 4963 are currently zoned 'General Residential' zone with additional consent use rights for 'Group Housing' in terms of the Knysna Zoning

Scheme Regulations (1992). A copy of the zoning certificates issued by the Knysna Municipality on 14 August 2012 confirming this is attached as *ANNEXURE D*.

5. CHARACTER OF THE AREA

(Plan 2: Land Use Plan)

The area surrounding the application area has a distinctly mixed-use character. The area is characterised by mixed residential and medical related land uses as well as some industrial and municipal uses.

The Knysna Private Hospital is less than 300m to the south west of the application area. The Hospital acts as a hub for a medical node that has formed around it. 'Hunter's Estate: medical sub-Acute Facility and Retirement Village' is located adjacent to the Hospital and less than 200m from the application area. Hunter's Estate includes space for several consulting rooms; this space is currently occupied by practitioners such as doctors, physiotherapists, dentists and other specialist medical services.



FIGURE 2: KNYSNA LIFE PRIVATE HOSPITAL TO THE SOUTH OF THE APPLICATION AREA

There are several medium to high density retirement complexes located in the immediate vicinity of the application area. Hunter's Estate includes a high-density residential component of approximately 24 units. Hunter's Village, further to the south of the application area, offers a lower density retirement option and includes over six hectares of gated residential development. 'Forest Gardens Estate' is also to the south of the application area as is 'Highlands Estate'. The Amble Ridge retirement village is under construction to the South East of the application area, when complete this development will include over 130 residential units as well as a clubhouse and frail care facility. The 'Anchorage' apartment complex is located directly to the west of the application area.



FIGURE 3: THE ENTRANCE TO HIGHLANDS ESTATE



FIGURE 4: THE ANCHORAGE APARTMENTS.

6. SITE CHARACTERISTICS

(Refer to Plan 4: Contour Plan)

The site is characterised by a sloping topography. The site slopes at a moderate angle from its highest point of approximately 78m above mean sea level (MSL) in the north east to a low point of approximately 58m above MSL in the south west of the property, giving the property an average slope of 1:6.

A visibility analysis has been undertaken to reveal where the site can be seen from as a result of the topography in evidence; the figure below shows the results of the analysis. The view-shed for the property is seen in yellow.

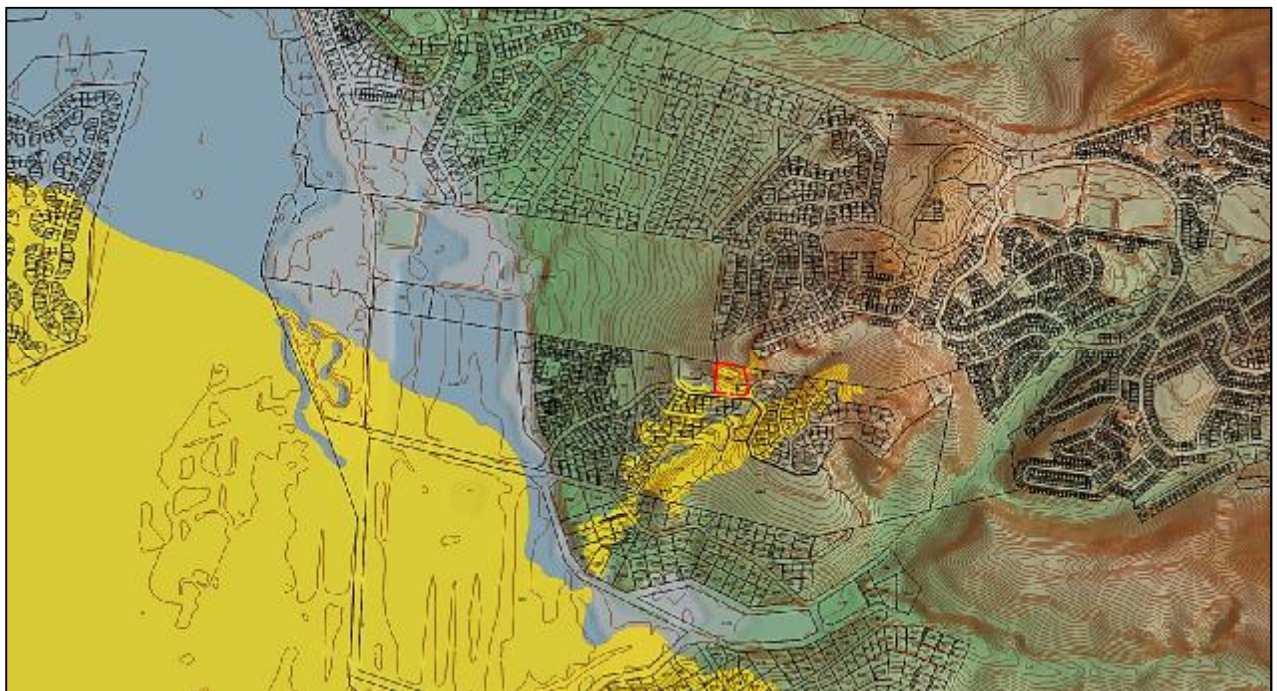


FIGURE 5: AREAS FROM WHERE IT IS POSSIBLE TO VIEW THE APPLICATION AREA

The site is vegetated with low mixed vegetation, consistent with the site having been cleared, as can be seen in the figure below.



FIGURE 6: VEGETATION IN EVIDENCE ON THE PROPERTY

SECTION C :**PROPOSAL****7. THE APPLICATION**

(Refer to Plan 5: Site Development Plan)

The application is for consent use to allow an 'Institutional Building' on a 'General Residential' zoned property in terms of the Knysna Zoning Scheme Regulations (1992).

The Knysna Zoning Scheme defines an institutional building as:

"a building or portion of a building used or intended to be used as a health or welfare institution and/or for the administration thereof, and includes a hospital, clinic, or reformatory, whether private or public, but does not include a jail or place of detention."

The development proposal consists of a twenty-two-bed 'day hospital' and associated uses.

7.1. Day Hospital Concept

A day hospital is a facility that provides professional health care and is equipped to undertake medical procedures and interventions that do not require patients to remain in the facility overnight. Day hospitals can be beneficial to health care infrastructure since they remove strain from existing hospitals in the area and provide a more efficient and therefore less costly health care option to patients.

7.2. Proposed Structures

The intention is to develop the healthcare facility in Phases. Two main buildings are proposed on the application area, as can be seen in *Plan 5*.

Phase 1 will consist of the main building to the west of the site will include the majority of the facilities including:

- A 14 bed 'ward'
- Two two-bed private rooms
- A private sound-proofed ward with four beds for paediatric patients
- Two main theatre/procedure rooms
- Patient consultation rooms
- Waiting areas for patients
- Nurses' and Doctors' facilities including staff rooms and changing/locker rooms
- Store rooms and cleaning areas
- Office and administrative areas
- A cafeteria

The main building will consist of a single storey, with a small basement service area, and will have a building footprint of 1 350m².

The second phase comprises of a building to the south and east of the property will include an x-ray suite and pathology lab as well as additional doctors' rooms. This building will consist of a maximum of three storeys and will have a building footprint of 600m² - thus this building will have a floor area of 1800m².



FIGURE 7: ARCHITECT'S SKETCH OF THE PROPOSED DAY HOSPITAL

8. SERVICES PROVISION

8.1. Civil Services

Nieuwoudt & Co. Consulting Engineers were appointed to investigate the civil service provision for the proposed day hospital; their civil services report is attached here as ANNEXURE F.

8.1.1. **Water**

Presently the Municipal civil services provided to the subject properties consist of a 90mm diameter Water Main in Barracuda Street with static hydraulic pressure measured at over 60kPa. The water available to the properties is supplied from the Corlett Drive Reservoir.

The civil services report calculates the projected Annual Average Daily Demand (AADD) for water as follows:

$$\text{AADD} = 3750\text{m}^2 @ 0,5\text{k}\ell/\text{day per } 100\text{m}^2 \text{ of floor area} = \mathbf{19,0\text{k}\ell/\text{day}}$$

8.1.2. **Sewer**

An existing 160mm diameter Sewer Main also in Barracuda Street below the two stands is in place to drain effluent to the nearby Municipal Sewer Works at pipeline gradients varying between 1:120 and 1:8.

The civil services report calculates the projected Annual Average Daily Volume for sewerage disposal as follows:

$$\text{AADV} = 100\% \text{ of AADD water demand of } 19.0\text{k}\ell/\text{day} = \mathbf{19,0\text{k}\ell/\text{day}}$$

8.2. **Electrical Services**

The subject properties are within the urban fabric for Knysna and are currently zoned for General Residential purposes. The zoning rights in place on the application area mean that over 100 apartments could be accommodated on the site (refer to paragraph 11 for detailed explanation). The electrical demand required for the proposed development is not likely to be greater than that that would be required for 100 residential units.

BDE Consulting Electrical Engineers have been appointed to investigate the electrical services capacity for the proposed development. Their Electrical Services Report will be forwarded to the Knysna Municipality as soon as it is made available.

8.3. **Traffic Access & Parking**

Access to the Day Hospital can be provided from both Barracuda and Katonkel Streets as shown in the Site Development Plan. Both accesses will lead to parking areas with a structured circulation pattern.

The Knysna Zoning Scheme Regulations (1992) require that one parking bay be provided per five 'seats' within an institutional building. Since the proposed hospital will have 22 'beds', a minimum parking requirement of only six parking bays would result. This parking provision would clearly not be sufficient to service a development of this kind, therefore the attached Site Development Plan details 152 parking bays on the site.

The proposed access from Katonkel Street will have 50 associated parking bays as well as an emergency / delivery access route. This parking area will feed into the main

entrance to the day hospital towards the north of the building. The Barracuda Street access will lead to a further 102 parking bays and a secondary entrance to the main building as well as the entrance to the western building.

There will be only slight impacts on traffic as a result of the proposed development. The scale of the development is such that there will be little increase in traffic in the area. Vehicle trips resulting from the development will be evenly spread throughout the day and therefore will be unlikely to contribute to peak traffic volumes.

SECTION D :

MOTIVATION

9. CONSISTENCY WITH POLICY FRAMEWORKS

9.1. Western Cape Provincial SDF (2009)

The Provincial Government of the Western Cape approved the Western Cape Spatial Development Framework as a statutory structure plan in terms of the Land Use Planning Ordinance. The WCPSDF in general lays down broad policy, except on matters of provincial or regional interest which may be addressed in more detail.

Some of the proposals in this draft policy document that will inform any development proposal on the subject property include:

- (i) ***Urban Edges shall be defined around the boundaries of urban settlements*** to enable them to achieve an **average** settlement density of 25du/ha within 10 years in those settlements that do experience growth
- (ii) All land ***within an Urban Edge*** in those settlements where such a line is designated ***to be used for Urban Development purposes***. Settlements are to be restructured so as to break down the apartheid spatial patterns and increase urban functional efficiencies.
- (iii) 50% of the five major urban activities; public transport, (access points), ***residence, recreation, shopping, and employment should be accessible within walking distance (1000m) of residential dwellings***.
- (iv) Policy support and particularly social, economic and infrastructural investment should be carefully assessed to ensure that the maximum economic growth and employment benefits are created.

It is clear that the proposed development will meet the above quoted policy guidelines of the draft Provincial SDF, and therefore the proposal could be considered to be consistent with the guidelines of this document.

9.2. Knysna SDF (2008)

During November 2008 the draft Knysna SDF was adopted for planning purposes as a statutory planning document although it has not yet been formally endorsed by the Provincial Government.

The Knysna SDF indicates that the property is *within the urban edge* for planning purposes, meaning that it is suitable for urban development. The application area represents one of the few remaining developable properties in the area large enough to accommodate the proposed development. Infill development is recognised by the SDF as being an important spatial planning policy for the municipality in order to: *“compliment and reinforce the sustainable restructuring of towns in the Municipality. Its purpose is to increase thresholds, to increase access to facilities and services, and to reduce bulk infrastructure costs”*.

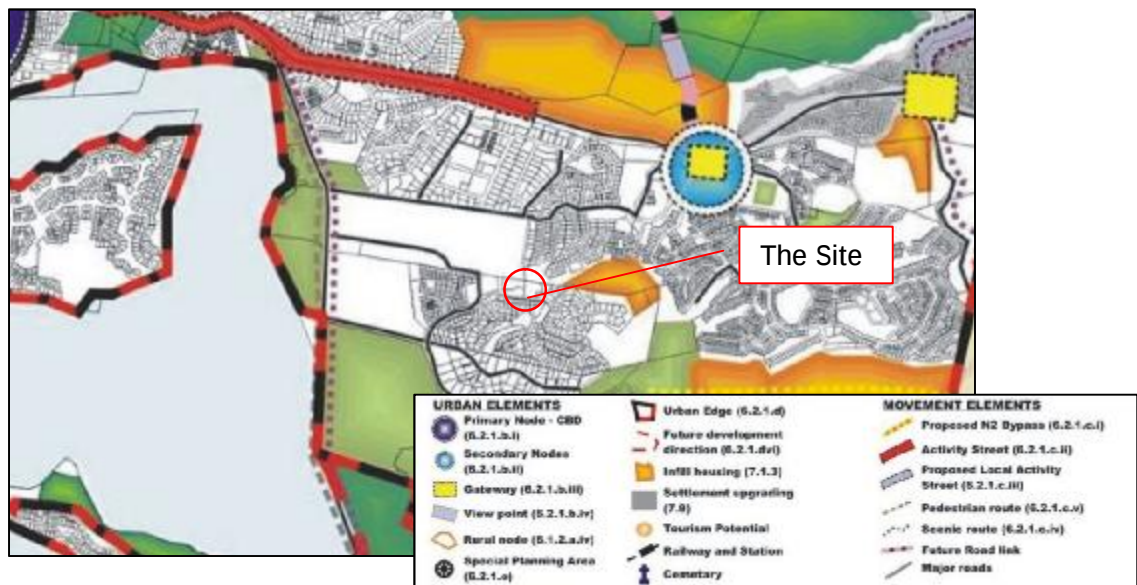


FIGURE 8: EXTRACT FROM THE KNYSNA SDF SHOWING THE APPLICATION AREA

The SDF identifies an area to the north-east of the development area for infill and housing development, this proposal is likely influenced by the fact that the area separates the Hornlee suburb from the Hunter's Home area of Knysna – former Coloured and White group areas respectively. As such the confluence of development between these two neighbourhoods is of strategic importance as it will contribute to the removal of apartheid planning structures in the area. The proposed development is a move toward this goal since it erodes the buffer between the former Group Areas.

Since the proposed development is within the Urban Edge, will contribute to infill development and spatial restructuring the proposal can be considered consistent with the Knysna SDF.

9.3. Garden Route Biodiversity Sector Plan

A Biodiversity Sector Plan provides a synthesis of prioritised information to planners and land-use managers, enabling the integration of biodiversity into land-use planning and decision making. It identifies those sites that are critical for conserving biodiversity, and, in this way, facilitates the integration of biodiversity into decision making, in order to facilitate sustainable development (National Biodiversity Framework, 2007).

The CBA map divides the landscape into five categories, namely; Protected Areas, Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), Other Natural Areas and No Natural Areas Remaining. The first three mentioned categories represent the biodiversity priority areas which should be maintained in a natural to near-natural state. The last two categories are not considered biodiversity priority areas, and can be targeted for sustainable development. The CBA mapping, however, has been compiled largely as the result of desktop study and has yet to be ground proofed.



FIGURE 9: CBA AREAS IN RELATION TO THE APPLICATION AREA

As can be seen in *Figure 9* above, the property is bordered in the north and west by an area identified as a Critical Biodiversity Area. This CBA encroaches onto the application area in the west of the property; however as can be seen from the attached Site Development Plan (*Plan 5*) this portion of the site will not be developed in terms of the proposal. This portion of the property is also highly transformed and infested with alien vegetation

It should also be noted that the property is not within a listed 'threatened ecosystem', it is listed as within a 'garden route shale fynbos' area that is not endangered.

Since no development will take place on a Critical Biodiversity or Ecological Support Area the proposal can be seen as consistent with the Garden Route Biodiversity Sector Plan.

10. EXISTING RIGHTS

The application area is currently zoned 'General Residential' in terms of the Knysna Zoning Scheme (1992). Uses allowed as a primary zoning right within General Residential Zone include Licenced Hotels, Residential Buildings and Flats.

The Zoning Scheme further prescribes a maximum floor factor of 1 for buildings in General Residential Zone. The size of the combined Erf 4127 and Erf 4963 is 10 158m². Therefore a

block of flats with a maximum floor area of 10 158m² can be constructed with the existing rights conferred.

If a generous apartment floor area of 80m² is considered, with a 25% addition for circulation space, then **101 flat units could currently be constructed on the site**. This would create a situation where 101 families - including all their attendant consumption of services, creation of vehicular trips and other impacts on the area - could be resident on the site.

10.1. Civil Service Comparison

The attached civil services report in ANNEXURE F compares the impact of the construction of 100 flats with the proposed development. The water and sewer consumption of a 100 unit block of flats was calculated as follows:

Water - AADD = 100x Flat units @ 0,5kl/day per unit per day = **50,0kl/day**

Sewer - AADV = 70% of water demand of 50,0kl/day = **36,0kl/day**

The predicted service provision required for the proposed day hospital is:

Water - AADD = 3750² @ 0,5kl/day per 100m² of floor area = **19,0kl/day**

Sewer - AADV = 100% of AADD water demand of 19.0kl/day = **19,0kl/day**

As can be seen from the above comparison the predicted demand for both water and sewer services with the proposed use is *significantly lower* than the demand would be for a development that is in line with the existing rights on the property.

10.2. Traffic and Parking

The existing rights on the properties would allow for the construction of approximately 100 flat units. According to the Knysna Zoning Scheme Regulations (1992) a minimum of 1,5 parking bays per flat must be provided on the property for a block of flats in a general residential zone. This would mean a requirement for 150 parking bays for a 100-unit development. Since the use of the property would be residential in nature it would be likely that the majority of residents would leave the property for work and return from work during peak hours each day, meaning an increase of peak traffic flows from the property of 150 vehicles.

Conversely, the proposed day hospital would have very low impacts on traffic volumes in the area. The scale of the development is such that little traffic will be created and significantly the nature of the development means that vehicle trips will be spread through the day such that there will be minimal impact on peak traffic flows and thus no impact on congestion or travel times.

11. KNYSNA ZONING SCHEME (1992)

The proposed development complies with all the development parameters prescribed by the Knysna Zoning scheme as can be seen in the table shown below:

Parameter	Specification of General Residential Zone	Parameters applicable to the Site	Specifications of the Proposed Development
Floor factor	At most 1,0	Property area = 10 158m ² so Max floor area = 10 158 x 1 = 10 158m²	Proposed floor area = 3 150m ² therefore COMPLY
Coverage	At most 50%	Property area = 10 158m ² so Max building footprint = 10 158 x 50% = 5 079m²	Proposed building footprint = 1950m² Therefore COMPLY
Height	At most 12m above the natural ground level directly below a given point or portion of the building	12m above natural ground level = 3 storeys	Maximum 3 storeys proposed - below 12m Therefore COMPLY
Building Lines	Street: 8,0m Lateral & Rear: 4,5m	8,0m to the south and south-east 4,5m to the north, west and north-east	COMPLY
Parking	The Knysna Zoning Scheme requires 1 bay per 25m ² floor area for 'business area'.*	Proposed floor area = 3 150m ² Min parking required = 3 150 / 25 = 126 bays	Proposed parking provision = 152 bays Therefore COMPLY

* Note: The required parking provision for General Residential Zoned properties does not particularly apply to the proposed development – referring to a requirement for a number of 'dwelling units' or 'bedrooms' in the case of hotels – if these parameters are used very low requirements for parking result. The zoning category information also states that *"All the above parking requirements only represent a minimum and the Council may require more parking if in its opinion a specific development justifies a more strict parking requirement."* We therefore suggest that the parking requirement for 'business' zoned properties be applied since it is stricter than that for General Residential Zone and based on floor area rather than other ambiguous measures.

The proposed development therefore more than complies with all the prescribed parameters of General Residential Zone, and no departures are included with this application. The underlying reason behind the imposition of zoning parameters is in order to ensure that there is sufficient space and capacity to provide services to any proposed development, as well as to ensure that the rights and amenity of surrounding property owners is not impacted as a result of a development. For example building lines are imposed relative to building heights within any particular zone in order to maintain a sense of openness and to ensure a reasonable penetration of light and air between buildings.

The fact that no relaxation of the parameters applicable to the current zoning rights in place on the subject property are required in order to facilitate the development is therefore evidence that the proposal can be accommodated within the area without undue impacts on the surrounding property owners.

12. CONSISTENCY WITH THE CHARACTER OF THE AREA

The area is characterised by medical uses and a profusion of retirement and care-orientated residential uses.

The addition of a day hospital to the area will enhance the symbiotic relationship of related uses in the area. The proposed development of a day hospital in this immediate area will therefore be in keeping with the character of this emerging medical node.

The proposal can therefore be considered consistent with the character of the surrounding area.

13. URBAN INTEGRATION & SPATIAL RESTRUCTURING

The proposed development will encourage mixed use and further the goals of PSDF to bring 50% of the five major urban activities; (public transport, residence, recreation/social uses, shopping, and employment) should be accessible within walking distance (1 000m) of residential dwellings.

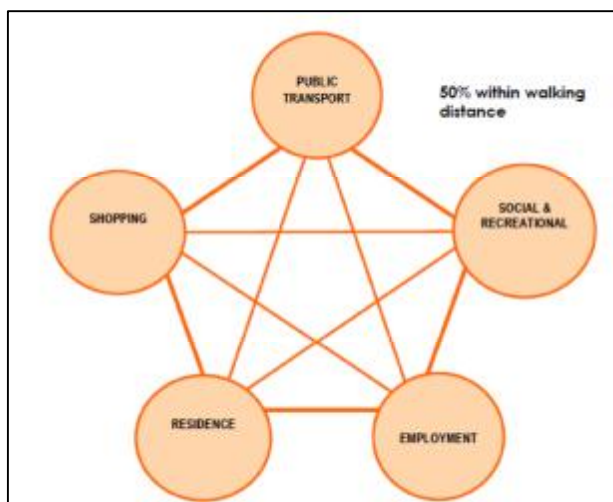


FIGURE 10: EXTRACT FROM PSDF SHOWING IMPORTANCE OF URBAN INTEGRATION

This application will further this aim by bringing both employment opportunities and social welfare facilities closer to the residents of the area.

14. POSITIVE IMPACT ON 'MEDICAL NODE'

The Hunter's Home has become a strong 'Medical Node' for the Knysna area, providing specialist medical care (e.g. hospital; radiography; physiotherapy; orthopaedic services; gynaecology; paediatric services, etc.) and skilled employment options to local Knysna residents. The proposed development will strengthen this node by providing a greater diversity of medical options to residents.

The proposed development aims to provide a service that has thus far been absent in Knysna – the option to obtain a premium healthcare alternative in a facility that avoids unnecessary and inefficient overnight stays and therefore provides a more pleasant experience and more cost effective option to patients.

The node creates an environment that encourages professional collaboration and the interface of specialist professional knowledge within the node. This allows for innovation and efficient collaboration between medical practitioners and thus improved service quality for patients.

15. LOCATIONAL NEED

The proposed day clinic can be regarded as a service that is locationally bound to an existing medical node where medical specialists agglomerate. The proposed site is within walking distance from the existing medical node (hospital and specialist rooms). This means that the

specialists that are already in this area do not have to spend time travelling backwards and forwards to another location to perform medical procedures. Hence less vehicular trips must be undertaken by specialists that results in improved efficiency and increased productivity. This further reduces the strain on transport and municipal services.

Further to the presence of other medical facilities in the area there is also an agglomeration of retirement facilities in area - likely directly as a result of the presence of the private hospital. These local residents in close proximity to the proposed development will directly benefit from a greater availability of medical services in the area since they, as older persons, are at a high risk of needing medical treatment.

16. LOCAL ECONOMIC DEVELOPMENT

Currently the economic drivers of Knysna and surrounds are the tourism industry and the agricultural (timber) industries. The construction industry used to play a significant role in the local economy of Knysna, but with the global economic recession and the depreciation of property values, the construction industry in Knysna has suffered significantly. Knysna is in dire need of “clean industries” that will still support the tourism industry and contribute to local economic development.

The proposed day hospital will strengthen the existing medical node, and will also provide an opportunity for additional economic activities in Knysna.

Moreover, the multiplier effects of the development related to the use by patients and families and other stakeholders of accommodation establishments, restaurants and retail facilities in the area could have a further substantial impact in terms of economic growth and job creation. The proposed day hospital can also attract patients for example for plastic surgery and patients can then recover and recuperate in Knysna before returning home.

The proposed development will create several new permanent jobs for Knysna at a variety of skill levels. Additional employment opportunities will not only raise the standard of living of newly employed individuals but also attract skilled professionals to the town, and thus increase spending in Knysna and improve the prosperity of the town as a whole.

17. NO IMPACT ON EXISTING RIGHTS

The proposal will have no negative impacts on the rights of the surrounding property owners.

The application area has existing historical General Residential zoning rights that have been in place on the property since at least as far back at 2004 - see attached approval letter dated November 2004 (ANNEXURE G) that grants rights for ‘Group Housing’ on the property in addition to the (then already) existing General Residential zoning rights. The General Residential rights on the property mean that over 100 flats could be built without any land use approval (see Section 11).

The proposed development constitutes a far less intensive use of the property than would be possible considering the existing rights that are in place on the property. The proposal therefore will have no negative impacts on the rights of surrounding property owners.

Should the application be approved there will be no excessive additional noise or air pollution, low impact on traffic, and no impact on the character of the area.

18. CONCLUSION

In light of this motivation, and the information contained within the foregoing report, it is clear that the application for consent use for an Institutional Building on a General Residential Zoned property in terms of the Knysna Zoning Scheme (1992) is desirable. It is therefore recommended that the application be supported by the relevant authorities and approved by Council.

Marika Vreken Urban and Environmental Planners
October 2012