# SUPPLEMENTARY AGENDA

## PLANNING AND INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING
Monday, 23 April 2018

<table>
<thead>
<tr>
<th>ITEM NO</th>
<th>ITEMS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.9</td>
<td>REPORT ON SOUTHERN CAPE CORRIDOR DEVELOPMENT (N2 BYPASS) PROJECT SITE VISITS</td>
<td>2</td>
</tr>
<tr>
<td>8.10</td>
<td>REPORT ON NEKKIES WEST SOIL SLIP</td>
<td>12</td>
</tr>
<tr>
<td>8.11</td>
<td>SUPPLEMENTARY ITEM: ESTABLISHMENT OF A TASK TEAM FOR THE HORNLEE DENSIFICATION PROJECT DEMONSTRATION HOUSES</td>
<td>14</td>
</tr>
<tr>
<td>8.12</td>
<td>ADDRESSING BOUNDARY DISPUTES</td>
<td>16</td>
</tr>
</tbody>
</table>
8. NEW MATTERS SUBMITTED BY THE MUNICIPAL MANAGER

8.9

09/04/18 REPORT ON SOUTHERN CAPE CORRIDOR DEVELOPMENT (N2 BYPASS) PROJECT SITE VISITS

REPORT FROM DIRECTOR PLANNING & DEVELOPMENT

PURPOSE OF REPORT

To report on the site visit undertaken by the Planning and Integrated Human Settlements Section 80 Portfolio Committee on 19 February 2017.

PREVIOUS RESOLUTIONS

“P01/02/18
SOUTHERN CAPE CORRIDOR DEVELOPMENT (N2 BYPASS) PROJECT STATUS PRESENTATION

UNANIMOUSLY RECOMMENDED

[a] That the contents of the status report regarding the Southern Cape Corridor Development Project, be noted; and

[b] That a site visit be arrange to other possible sites, as soon as the meeting is adjourned at 14:00 with Councillors, Committee members and Human Settlement Department.

File number: 9/1/2/13
Execution: Director: Planning and Development
Manager: Integrated Human Settlements”

BACKGROUND

On 19 February 2018 members of the Planning and Integrated Human Settlements Section 80 Portfolio Committee, Integrated Human Settlements Department, and representatives from the Housing Development Agency (HDA) conducted a site visit to some sites to be investigated for future development projects. Attached are maps of identified project sites.

DISCUSSION

A follow up site visit with consultants from HDA regarding preparation of quick scans of the areas to determine which properties are worth pursuing for development was commissioned on 5 April 2018. A report on the findings from HDA will be presented at the next planning and development section 80 meeting.

FINANCIAL IMPLICATION

N/A
RELEVANT LEGISLATION

Housing Act 107, 1997
National Housing Code, 2009

RECOMMENDATION FROM THE MUNICIPAL MANAGER

[a] That the contents of the report regarding the site visits be noted,

[b] That a report on the findings of the Housing Development Agency be presented to the next section 80 meeting.

ADDENDUM/S

Maps of identified sites

Execution: Director: Planning and Development
Manager: Integrated Human Settlements
10/04/18 REPORT ON NEKKIES WEST SOIL SLIP

REPORT FROM DIRECTOR PLANNING & DEVELOPMENT

PURPOSE OF REPORT

To report on the Nekkies West soil slip.

PREVIOUS RESOLUTIONS

“P10/02/18

CONSOLIDATED MONTHLY REPORT: INTEGRATED HUMAN SETTLEMENTS (OCTOBER - DECEMBER 2017)

Resolved BY MAJORITY

[b] That the Manager: Human Settlements investigate the challenges regarding the Nekkies soil slip and report back to the next Planning and Integrated Human Settlements Committee meeting in April 2018.”

BACKGROUND

A site visit to the Nekkies West area was conducted on 30 November 2015 to inspect ground stability issues that have been encountered an area bordering the Bongani stream. This instability is affecting existing services (sewer mains and the access road) as well as the development of new houses in the area.

It is the intention of the municipality to develop BNG houses in the area and the civil engineers have voiced their concern about ground instability in the area, which has already affected at least one house and has compromised the main sewer line.

Preliminary indications are that the north facing slopes along the Bongani stream are gradually slipping into the stream and dragging structures and services with it. The situation is considered serious in the short term and very serious in the long term with more houses possibly at risk. The situation warrants a thorough investigation by a Geotechnical Engineer.

DISCUSSION

The proposed way forward is to conduct a detailed investigation into the cause of the movement in order to determine the best possible engineered solution. The work would consist of a subsurface investigation to investigate the geology and soil conditions and identify any potential failure planes.

FINANCIAL IMPLICATION

An amount of R 300 000,00 is included in the draft budget for the 2018/19 financial year for the appointment of a Geotechnical Engineer to conduct a detailed investigation into and make recommendations regarding the soil slip.
RELEVANT LEGISLATION

Housing Act 107, 1997
National Housing Code, 2009

RECOMMENDATION FROM THE MUNICIPAL MANAGER

That the contents of the report regarding the Nekkies West soil slip be noted

ADDENDUM

N/A

Execution: Director: Planning and Development
Manager: Integrated Human Settlements
8.11

11/04/18 SUPPLEMENTARY ITEM: ESTABLISHMENT OF A TASK TEAM FOR THE HORNLEE DENSIFICATION PROJECT DEMONSTRATION HOUSES

REPORT FROM DIRECTOR PLANNING & DEVELOPMENT

PURPOSE OF REPORT

To provide the Committee with feedback on the establishment of a Task Team for the Hornlee Densification Project demonstration houses.

PREVIOUS RESOLUTIONS

“P14/02/18

PROGRESS REPORT ON THE IMPLEMENTATION OF THE HORNLEE DENSIFICATION PROJECT

UNANIMOUSLY RESOLVED

[b] That a task team be established consisting of the Department Town Planning & Building Control, Department Integrated Human Settlements and the Department Property Management to investigate and determine suitable sites and the extent of the demonstration houses in consultation with the Ward Councillors.”

BACKGROUND

At a meeting held on 27 February 2018, the Planning & Integrated Human Settlements Portfolio Committee discussed a progress report on the Hornlee Densification project. The Committee recommended the establishment of a task team to investigate and determine suitable sites and the extent of the demonstration houses in consultation with the Ward Councillors.

DISCUSSION

The service provider is having further discussions with the Western Cape Department of Human Settlements to obtain support for the Hornlee Densification Project. The initiating meeting for the establishment of the task team will take place on 2 May 2018. The purpose of the meeting will be to identify potential sites, set up a programme and secure funding from the Western Cape Department of Human Settlements for the demonstration houses.

FINANCIAL IMPLICATIONS

There are no financial implications for the establishing of a task team.

RELEVANT LEGISLATION

1. Knysna Municipality By-law on Municipal Land Use Planning (2016);
3. 
RECOMMENDATION FROM THE MUNICIPAL MANAGER

That Council note the feedback report on establishing a Task Team for the Hornlee Densification Project demonstration houses.

Execution: Director: Planning and Development
Manager: Town Planning and Building Control
8.12

12/04/18 ADDRESSING BOUNDARY DISPUTES

REPORT FROM DIRECTOR PLANNING & DEVELOPMENT

PURPOSE OF REPORT

To provide the Committee with feedback on departmental engagements on addressing boundary disputes and locating boundary pegs.

PREVIOUS RESOLUTIONS

“P11/02/18

MONTHLY REPORT: TOWN PLANNING AND BUILDING CONTROL (SEPTEMBER – DECEMBER 2017)

UNANIMOUSLY RESOLVED

[b] That the matter be discussed internal with Building Control Department and the Housing Department and report back to the next Planning and Integrated Human Settlement meeting in April 2018."

BACKGROUND

During the meeting held by the Planning & Integrated Human Settlements Portfolio Committee on 27 February 2018, Councillors raised the matter of boundary disputes and after the removal of boundary pegs. Historically, administrative staff members of the Department of Human Settlements try to assist with the resolving of disputes by pointing out the position of missing pegs. In instances, where a party did not accept this pointing out, the department has had to pay for formal surveying and certification from a project budget.

DISCUSSION

The pointing out of property boundaries where tampering had occurred, happened on an informal basis by the officials from the Human Settlements Department. However, from a legal and practical point of view, the services of a Professional Land Surveyor is required to determine boundaries.

A professional land surveyor is needs to issue beacon certificates for boundary pegs in terms of the Land Survey Act 8, 1997 (Act No. 8 of 1997) and also to calibrate the locality of the boundary pegs with the coordinates of the General Plan that was approved by the Surveyor General for the town extension.

As a way to try and mitigate the instances of tampering, a meeting was held with the current project consultant request that they would use concrete to secure pegs and avoid the relocation or tampering of pegs on future projects.
FINANCIAL IMPLICATIONS

Given the migration to mSCOA budgeting, provision needs to be made in the budget for the payment of a professional surveyor when the municipality’s determination is challenged.

RELEVANT LEGISLATION


RECOMMENDATION FROM THE MUNICIPAL MANAGER

[a] That Council note of the feedback report on resolving boundary disputes and locating boundary pegs.

[b] That Council makes provision in the next budget for the payment of professional surveyors where boundary disputes occur.

Execution: Director: Planning and Development Manager: Town Planning and Building Control Manager: Integrated Human Settlements