



Knysna

Municipality Munisipaliteit uMasipala

SEDGEFIELD

LOCAL SPATIAL DEVELOPMENT

FRAMEWORK

2024/2025

STAKEHOLDER

ENGAGEMENT REPORT



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ABBREVIATIONS

COGTA	Department of Cooperative Governance and Traditional Affairs
DALRRD	Department of Agriculture, Land Reform and Rural Development
DDG	Deputy Director General
JDMA	Joint District and Metro Approach
DEADP	Department of Environmental Affairs and Development Planning
DM	District Municipality
FPSU	Farmer Production Supporting Unit
WC	Western Cape Province
GIS	Geographic Information System
HOD	Head of Department
ICT	Information and Communication Technology
LM	Local Municipality (Knysna)
NGO	Non-Government Organisation
NSDF	National Spatial Development Framework
OTP	Office of the Premier
PDP	Provincial Development Plan
PSC	Project Steering Committee
MSDF	Municipal Spatial Development Framework
RSDF	Regional Spatial Development Framework
SACN	South African Cities Network
SALGA	South African Local Government Association
SDG(s)	Sustainable Development Goals
SEZ	Special Economic Zone
SOPA	State of the Province Address (WC Province)

GLOSSARY OF TERMS

Bioregional Planning

The bioregional approach is intended to simultaneously include many aspects of the natural and human life in a community. It will have a different emphasis depending on the conditions and location of the place.

Integrated Planning

In recent years, calls for cross-sectoral coordination and integrated planning approaches have echoed across different fields of planning. Internationally recognized, one of spatial planning's primary roles is to enhance the integration between sectors such as housing, transport, energy, and industry, and to integrate planning policy within the often-complex hierarchy of plans. It is therefore crucial that the approach to the preparation of a regional strategy must facilitate cross-sectoral analysis and institutional arrangements while also ensuring constant consideration of the various scales of planning, highlighting the links between policymaking and delivery at national, regional, and local scales.

RACI Classification

A RACI matrix is a document that clarifies which individuals or groups are responsible for a project's successful completion, and the roles that each will play throughout the project. The acronym RACI stands for the different responsibility types: Responsible, Accountable, Consulted, and Informed

Spatial Planning

Spatial planning is mostly recognized as a public sector function to influence the future spatial distribution of activities. The aim is to create a more rational territorial organization of land use and the linkages between them, to balance demands for development with the need to protect the environment, and to achieve social and economic objectives (Wegener, 1998). Spatial planning tries to coordinate and improve the impacts of other sectoral policies on land use, to achieve a more even distribution of economic development within a given territory than would otherwise be created by market forces. Spatial planning is, therefore, an important function for promoting sustainable development and improving quality of life.

Sustainable Development

The planning system is facing up to some of the most important challenges of our time – climate change, economic restructuring, demographic shifts, housing affordability, and deep questions about the nature of our democracy. The acknowledgement of major global issues of environmental degradation and resource depletion, as well as the deterioration of living standards has contributed to the collective agreement that sustainability is no longer a minor developmental issue, but a trans-disciplinary challenge that must be placed at the forefront of the development agenda.

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1 INTRODUCTION

1.1 BACKGROUND

The Sedgefield Spatial Development Framework is a strategic policy document designed to address the complex and dynamic spatial challenges faced by the province. Spatial planning is inherently multidimensional, requiring a comprehensive understanding of the diverse needs, aspirations, and concerns of various stakeholders, including government agencies, communities, businesses, and environmental advocates. The success of the Sedgefield LSDF hinges on its ability to reconcile these often-competing interests, fostering collaboration and consensus-building among stakeholders. Through proactive and inclusive engagement, the document aims to create a shared vision for sustainable development, promote equitable resource allocation, and ensure that the spatial landscape aligns with the population's evolving needs. As such, the Sedgefield LSDF exemplifies the integral role of stakeholder engagement in shaping policies that not only withstand the test of time but also contribute to the holistic well-being of the community and the municipality as a whole.

This report serves as a record of consultations and notifications that took place over the 12-month lifespan of the Sedgefield Local Spatial Development Framework, to ensure that appropriate and required processes have been followed to enhance and safeguard the credibility of the final deliverable.

1.2 METHODOLOGY

Multiple approaches to communication and consultations will be utilised through the development process of the Sedgefield Local Spatial Development Framework. The approaches and platforms will be influenced by the RACI classification system, which determines the intensity and frequency of consultation required for the success of the project.

The RACI classification groups stakeholders into four groups namely: 1) Responsible, 2) Accountable, 3) Consulted and 4) Informed. The following table indicates how the various stakeholders of the Sedgefield LSDF have been classified.

Table 1: RACI Classification and Consultation Methods of Stakeholders

Departments	RACI Classification	Frequency of consultation	Consultation Methods & Platforms
KNYSNA MUNICIPALITY			
Planning & Economic Development	Responsible	High	Emails, formal and informal meetings and discussions, reports
Infrastructure Services Directorate	Accountable	High	Emails, formal and informal meetings and discussions, reports
Office of the Municipal Manager	Accountable	Medium-high	Emails, formal and informal meetings and discussions, reports
Community Services	Accountable	Medium	Emails, formal and informal meetings and discussions, reports
Financial Services	Accountable	Medium-high	Emails, formal and informal meetings and discussions, reports
Office of the Mayor	Accountable	Low	Emails, formal and informal meetings and discussions, reports
Integrated Human Settlements	Accountable	High	Emails, formal and informal meetings and discussions, reports
Corporate Services	Accountable	Low-medium	Emails, formal and informal meetings and discussions, reports
Ward Councillors	Informed	Low-medium	Email, formal meetings
GARDEN ROUTE DISTRICT			

Departments	RACI Classification	Frequency of consultation	Consultation Methods & Platforms
Community Services	Consulted	Medium	Emails, Consultation meetings, Informal discussions
Planning and Economic Development	Consulted	Medium	Emails, Consultation meetings, Informal discussions
Roads and Transport Planning	Consulted	Medium	Emails, Consultation meetings, Informal discussions
PROVINCIAL GOVERNMENT			
COGTA	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Environmental Affairs and Development Planning (DEADP)	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Treasury	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Mobility	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Local Government	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Cultural Affairs and Sport	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions

Departments	RACI Classification	Frequency of consultation	Consultation Methods & Platforms
Health and Wellness	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions
Education	Consulted	Low-medium	Emails, Consultation meetings, Informal discussions

2 RECORD KEEPING

2.1 CONSULTATION RECORDS AND FINDINGS

2.1.1 PUBLIC NOTICES

As part of the council resolution taken on the 15th of May (**See Annexure A.1**), it was noted that the notice of intent to develop the Sedgfield LSDF must be published on the municipal website and local media.

The notice was published (**See Annexure A.2**) on the Sedgfield Municipality Website. on the 19th of June 2024, informing the community members of the intent to develop a Local Spatial Development Framework (LSDF) for Sedgfield.

This notice was supplemented by additional media platforms where the notice was shared on the Knysna Municipality's Facebook page (19 June 2024), as well as being placed in the EDGE Community newspaper's 694th edition on the 10th of July 2024, and Facebook page, as indicated by the figures below.

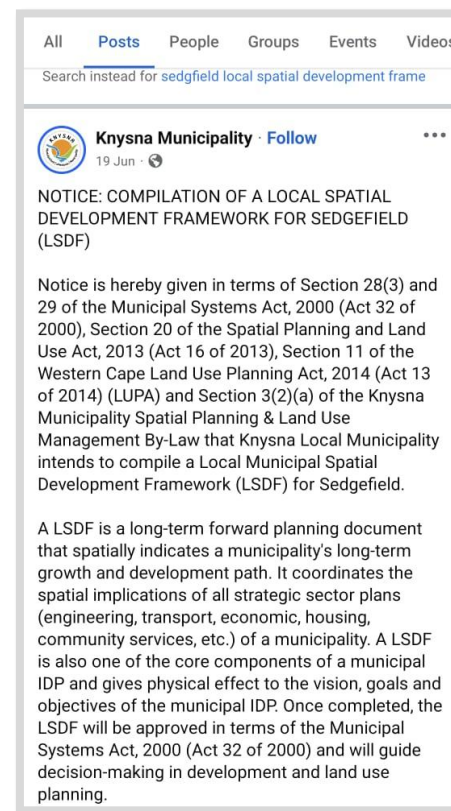


Figure 2: Knysna Municipality Sedgfield LSDF Facebook Notice



Figure 1: Knysna Municipality Sedgfield LSDF Notice by the EDGE Community Newspaper

2.2 PHYSICAL AND VIRTUAL CONSULTATIONS

As part of the second phase of the project, which aims to gather information and provide a true reflection of the current state of affairs in the Sedgfield area regarding spatial planning and governance, the service provider will undertake the first extensive round of consultations.

Which will be followed up on where further information will be needed as the project progresses.

2.2.1 SUPPLEMENTARY PARTICIPATION & ALIGNMENT CONSULTATION RECORDS

The Knysna Municipal Spatial Development Framework is being developed concurrently with the Sedgefield LSDF development; as such, the summary of the public engagements (**See Annexure B.2**) has been utilised to ensure alignment and as a source of additional information that informed the spatial proposals and interventions for the Sedgefield LSDF.

2.3 INTERESTED AND AFFECTED PARTIES.

A component of the public participation process allows and encourages public and private entities to register as interested and affected parties to ensure that individuals are notified of the progress made on the project, as well as when comments can be made on the draft documents. This section will provide information on the entities and individuals who registered as interested and affected parties.

Table 2: List of Interested and Affected Parties

Name	Contact Details	Industry/ Group	Consultation Methods & Platforms
Sedgefield Island Conservancy	sedgefieldislandconservancy@gmail.com	Sedgefield Island Conservancy	Stakeholder Engagement Sessions (Physical)
Paul Dougall	082 566 6011	REMAX	Stakeholder Engagement Sessions (Physical)
Vuyisile	smutsvilleisforum@gmail.com; vuyisile@dag.org.za	Smutsville Informal Settlement Forum	Stakeholder Engagement Sessions (Physical)
Jacky Weaver	044 343 2110 masithandane.office@gmail.com	Private Person	Stakeholder Engagement Sessions (Physical)
Revive Sedgefield	revivesedgefield@gmail.com	Revive Sedgefield	Stakeholder Engagement Sessions (Physical)
Janet Ebersohn	janet@ecoroute.co.za	Eco-route/ Estate Agents	Stakeholder Engagement Sessions (Physical)
Cape Nature	tndlovu@capenature.co.za; thulani@capenature.co.za	Cape Nature	Stakeholder Engagement Sessions (Virtual)

3 SUMMARY OF PUBLIC COMMENTS RECEIVED ON THE DRAFT SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF)

Between 6 April 2025 and 21 May 2025, a total of 127 formal written comments and objections were received from individuals, conservancies, community organisations, institutions, and planning professionals. These comments span a range of spatial, environmental, infrastructure, and procedural issues related to the proposals and mapping contained in the draft LSDF.

Attached to this letter as **Annexure A.4** is a comprehensive Excel spreadsheet that provides a detailed record of each submission, including the date received, name of the individual or institution, email address, summary of the comment, and the affected erf number(s) or area(s), where applicable. The spreadsheet allows for structured analysis and cross-referencing to guide revisions to the draft LSDF. **Annexure A.5** contains the summary of the response to these comments within the document. Since most of the feedback shared during these sessions echoed the written submissions, these have not been added to the spreadsheet to avoid duplication.

3.1 SUMMARY OF MOST REFERENCED ERVEN AND AREAS OF CONCERN

Based on the submitted comments, the following properties and locations were raised most frequently, indicating concentrated public concern and requiring careful review:

Erf/Area	Number of Mentions	Primary Issues Raised
Paul Kruger Street	60+	Traffic, wildlife risk (tortoises), sewer capacity, infrastructure overload, rezoning (MU2)
RE Erf 1627	12	Urban edge exclusion, historical planning inclusion, site suitability

Erf/Area	Number of Mentions	Primary Issues Raised
Island Village	25+	Infrastructure, tourism impact, traffic, mixed-use opposition
Erven 1873–1879	6	Objection to high-density housing, infrastructure strain, loss of character
HD5, HD9, MZ6 Zones	15+	Flood risk, biodiversity sensitivity, calls for removal from urban edge
Swartvlei / Sandpiper NR	5	Conservation importance, dune protection, proposed buffer zone
Cloud 9 / Erf 1652	5	Opposed slope development, some propose low-impact or 2 du/ha options

3.2 KEY RECOMMENDATIONS AND PROPOSALS FROM PUBLIC COMMENTS

Based on the concerns raised, the following key recommendations emerged that could warrant reconsideration, reclassification, or amendment within the LSDF:

1. Remove or Reclassify the MU2 Corridor on Paul Kruger Street. Due to overwhelming opposition, consider removing or redirecting the mixed-use corridor to a less sensitive route. Implement traffic calming and preserve Island Conservancy character.
2. Reinstate RE Erf 1627 within Urban Edge (Partially or Fully). Supported by historical SDF records and recent environmental assessments. Recommend mixed-use and open space split as per proposal from the landowner and appointed planners.
3. Remove HD5, HD9, MZ6 from Urban Edge. These areas are flood-prone and overlap CBAs and CPZs. Suggest exclusion or conditional development subject to environmental impact assessment and mitigation.
4. Reject or Relocate MZ3 Truck Stop and Industrial Proposals. Proposed industrial zones and truck stop locations are widely opposed due to

proximity to tourism nodes and residential areas. Consider relocation further from town or scrapping entirely.

5. Incorporate Climate and Environmental Overlays. Include updated floodlines, sea-level buffers, and biodiversity corridors in all maps. Align with SANParks, DEA&DP, and CapeNature data sources.
6. Address Infrastructure Shortfalls Before Approving Development. Recommendations include: phased infrastructure upgrades, audited capacity assessments, and inclusion of a capital expenditure framework for prioritising services.
7. Enhance Public Participation Mechanisms. Establish feedback loops, publish comment responses, and integrate community-based data (e.g. household surveys) to inform future SDF amendments and housing strategy.
8. Protect Ecological and Heritage Assets. Include Swartvlei Dune System, Island Conservancy, Cloud 9 slopes, and Sandpiper Reserve as conservation/buffer areas, with limited low-impact uses where appropriate.
9. Lake Pleasant Living should not be indicated as a Heritage and Tourism Zone as the area is an existing residential area with most residents opposed to any commercial.

This summary provides the consolidated view of objections received but should not be considered exhaustive of all risks or future development considerations. A precautionary and inclusive planning approach should be maintained, incorporating ongoing public input, professional studies, and ecological reviews in all decision-making processes.

3.3 KEY POLICY INTERVENTIONS TO CONSIDER IN THE REVISED LSDF

Theme	Policy Intervention / Proposal
Urban Edge Management	Reassess and clearly justify the inclusion/exclusion of areas such as RE Erf 1627, HD5, HD9, and Cloud 9 from the urban edge. Introduce tiered urban edge categories (e.g., conditional, phased) to allow for structured development over time.

Theme	Policy Intervention / Proposal
Environmental Safeguards	Exclude Critical Biodiversity Areas (CBAs), Coastal Protection Zones (CPZs), and wetlands from development areas. Apply environmental screening overlays and include a requirement for site-specific EIAs before rezoning.
Infrastructure Readiness	Align all proposed densification and rezoning with a verified municipal infrastructure audit (water, sewer, stormwater, roads). Include an implementation plan or capital expenditure schedule for phased infrastructure upgrades.
Mixed-Use Corridors	Reconsider or relocate the MU2 Mixed-Use Corridor from Paul Kruger Street to a less ecologically and socially sensitive zone. Propose a revised mixed-use strategy aligned with existing commercial nodes and road hierarchies.
Housing & Densification	Introduce context-sensitive density policies that distinguish between different precincts (e.g., The Island vs Smutsville vs Town Centre). Integrate inclusionary housing principles and promote affordable housing only where infrastructure permits.
Local Economic Development	Protect and reinforce Sedgefield's informal/gig economy (grey economy) through zoning that enables SMMEs, Saturday markets, and live-work units. Recognise and support the Engen Market Node as a strategic informal business hub.
Mobility & Safety	Include proposals for traffic calming, pedestrian walkways, and bicycle-friendly infrastructure—especially around Paul Kruger Street and The Island. Identify an alternative northern bypass route to relieve pressure on internal residential roads.
Climate Change Resilience	Introduce a Climate Change Adaptation Zone overlay in the LSDF, including buffers for flood-prone areas, 5m sea-level contours, and managed retreat zones.

Theme	Policy Intervention / Proposal
	Use climate-smart criteria for urban expansion decision-making.
Ecological Corridors	Protect existing ecological linkages (e.g., along Perdespruit, Swartvlei Dune System, Phantom Pass) by formalising them as green corridors or urban conservation zones.
Community Participation	Require a public consultation and feedback mechanism in the LSDF that explains how comments are incorporated. Recommend a Community Development Survey be undertaken to inform social needs planning (e.g., schools, clinics, transport).

4 INTEGRATION OF STAKEHOLDER COMMENTS INTO THE REVIEWED LSDF

The Sedgefield LSDF underwent significant refinement following an extensive public participation process and written submissions. Feedback was carefully assessed to ensure that legitimate concerns—ranging from biodiversity protection and coastal resilience to urban growth and infrastructure capacity—were fully integrated into the spatial vision. The table, as part of **Annexure A.5**, reflects the core changes that were made to the LSDF based on those comments and their corresponding sections.

4.1 KEY RESPONSES

The following changes were made to address some of the key comments and concerns that were received:

1. Coastal Management Line (CML) and Urban Edge Adjustments

- **Who Commented:** Janet Ebersohn, DEA&DP (Yanga Xashimba), SANParks, Lizemarie Botha
- **Key Issues Raised:**
 - Use of outdated or non-gazetted Provincial CML
 - Exclusion of Erf 1627 from Urban Edge
 - Inappropriate inclusion of CBAs (e.g., Cloud 9)
- **LSDF Changes Made:**
 - CML adjusted to reflect the gazetted National CML
 - Clearer referencing of the Urban Edge rationale with environmental assessments included
 - Cloud 9 and other sensitive CBA sites now clearly marked for environmental screening and/or excluded from expansion zones

2. Traffic, Road Access and Infrastructure Capacity

- **Who Commented:** Karen Bates, Dieter & Elke Kaufholz, Island Conservancy, Caroline Harris, Hettie Bailey, others

- **Key Issues Raised:**
 - MU2 corridor through Paul Kruger Street
 - N2 realignment concerns
 - Truck stop locations near residential areas
- **LSDF Changes Made:**
 - MU2 corridor realigned or downgraded in zoning intensity near Paul Kruger Street
 - Proposed truck stop areas (e.g., MZ1, MZ3) revised or moved to less sensitive locations
 - Traffic calming measures and alternative access routes referenced in the transport section

3. Ecological & Biodiversity Protection

- **Who Commented:** SANParks, NMU (Dr Guerbois), Planning Space, Diana Young, AfriForum
- **Key Issues Raised:**
 - Flood-prone zones (HD5, HD9)
 - Degradation of biodiversity corridors and tortoise habitat
 - Need for ecological buffers and managed retreat zones
- **LSDF Changes Made:**
 - Flood-prone areas removed from densification proposals
 - Introduced ecological buffer overlays and corridors
 - Clearer protection guidelines for CBAs, wetland systems, and tortoise habitats

4. Inclusion of Erf 1627 and Site-Specific Proposals

- **Who Commented:** Lizemarie Botha (Planning Space), Janet Ebersohn, Clifford Elion
- **Key Issues Raised:**
 - Historical inclusion of Erf 1627 in Urban Edge

- Environmental studies showing western developable portion

- **LSDF Changes Made:**

- Western portion of Erf 1627 conditionally included in Urban Edge
- Site identified for mixed-use and conservation hybrid development
- Environmental mitigation measures and conservation areas acknowledged

5. Public Participation and Communication Improvements

- **Who Commented:** Sedgefield Ratepayers Association, Island Conservancy, multiple individuals
- **Key Issues Raised:**
 - Poor consultation, technical language, unclear maps
 - Lack of feedback on prior inputs
- **LSDF Changes Made:**
 - Glossary of terms added
 - Maps clarified with legend and cross-referencing to main text
 - Public comments report annexed with clear response matrix (as per your screenshot)

6. Housing, Density, and Infrastructure Planning

- **Who Commented:** Gerald & Martie de Jager, Bruce McDonald, Western Cape Infrastructure Dept, Diana Young, Sedgefield Community
- **Key Issues Raised:**
 - Unjustified high-density zoning (HD4, HD5, HD9)
 - Mismatch between densification goals and infrastructure readiness
 - Lack of affordable housing near existing nodes
- **LSDF Changes Made:**
 - **Densification** nodes re-evaluated, particularly HD5 and HD9

- Servicing and phasing plan included for catalytic and housing projects
- Priority given to infill housing near Smutsville and existing economic nodes

7. Protection of Conservancy and Village Identity

- **Who Commented:** Island Conservancy, AfriForum, Diana Young, others
- **Key Issues Raised:**
 - Island already functions as mixed-use; rezoning unnecessary
 - Conservancy and “Slow Town” identity under threat
- **LSDF Changes Made:**
 - MU2 zoning removed/reduced from The Island
 - Island area designated as a “Low-Impact Mixed Use” overlay with home occupation protections
 - Reference to Sedgefield’s “Slow Town” designation restored in the vision and tourism sections

8. Integration of Climate Adaptation and Green Infrastructure

- **Who Commented:** DEA&DP, Cheryl Frei, SANParks, Diana Young
- **Key Issues Raised:**
 - Lack of managed retreat strategies
 - Absence of climate change adaptation overlays
- **LSDF Changes Made:**
 - Adaptation zones and sea-level rise buffers added
 - Green infrastructure emphasis increased in urban design and implementation sections

9. Economic Development and Youth-Oriented Strategies

- **Who Commented:** AfriForum, Diana Young, Community Members
- **Key Issues Raised:**
 - Overreliance on retirees and art-tourism

- Lack of SMME, informal economy, and youth planning
- **LSDF Changes Made:**
 - **Economic chapter enhanced with remote work hubs, incubator spaces, and public art corridors**
 - **Smutsville market node retained and supported**
 - **New policies proposed for youth education and skill development**

10. Map Corrections and Zoning Clarifications

- **Who Commented:** Marike Vreken, Chris Fimpel, Carl Woodhouse, etc.

- **Key Issues Raised:**
 - Misaligned zoning categories (e.g., Erf 3507)
 - Map-text discrepancies
- **LSDF Changes Made:**
 - Zoning maps revised to reflect actual zoning rights
 - Clarification on node hierarchy (e.g., “Neighbourhood Node” vs “Secondary Node”)
 - Overlays adjusted to align with base cadastral and zoning data

4.1.1 CHANGE TRACKER FOR KEY RESPONSES

Comment Source	Issue Raised	Addressed In
SANParks	Encroachment on dunes, lack of buffers for protected areas	Sections 4.2.1.10, 6.2.1, 6.2.8
Community (Smutsville)	No safe beach access; flooding from stormwater overflow	Sections 4.2.1.10, 6.2.2, 6.2.5
Ward Councillors	Need for more social infrastructure (schools, clinics, halls)	Sections 4.2.1.7, 6.3 Action Area 7
Technical Services	Poor layout is causing high servicing costs in informal areas	Section 4.2.1.1, 4.2.1.10
Public Review Workshop	Desire for artisan economy and support for small home-based businesses	Sections 6.2.6, 6.2.8, and Home Occupation Policy
Environmental NGOs	Concerns over wetland encroachment and the spread of alien vegetation	Sections 6.2.4, 6.2.8, and 6.3 (Env. Programme)

4.2 CONCLUSION

The updated LSDF demonstrates a proactive and inclusive approach to planning by integrating meaningful input from local communities, conservation agencies, property owners, and public sector entities. By directly aligning the revisions with the comments received, the LSDF enhances legitimacy, improves environmental safeguards, and ensures that Sedgefield's future development is both context-sensitive and community-supported. This strengthens the plan's implementation prospects and aligns it with the values of transparency, equity, and resilience.

5 ANNEXURES

5.1 A.1: COUNCIL RESOLUTION

SPECIAL COUNCIL MEETING
MINUTES
15 MAY 2024

SC05/05/24 PROCESS PLAN FOR THE COMPILATION OF THE SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK

This item was discussed first on the agenda.

UNANIMOUSLY RESOLVED

- [a] That the Inception and Communication Report for the Sedgefield Local Knysna Local Spatial Development Framework BE APPROVED as Process Plan in terms of Section 10(1) of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021);
- [b] That notice BE PUBLISHED in local media and on the Municipal website informing the public of the proposed Sedgefield LSDF Amendment and the process to be followed; and
- [c] That Council workshops be arranged at the end of Phase 2 (Status Quo) and Phase 4 (Draft LSDF) respectively.

File Number: 15/2/6/1/3/1

Execution: Director: Planning & Economic Development
Manager: Land Use Management

SPECIAL COUNCIL MEETING
MINUTES
26 JUNE 2025

SC03/06/25 ADOPTION OF THE FINAL DRAFT SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF)

UNANIMOUSLY RESOLVED

- [a] That the public comments received during the April and May 2025 opportunity for public comment **BE NOTED**.
- [b] That the presentation on the draft Sedgefield Local Spatial Development Framework (LSDF), be noted;
- [c] That the public participation process be extended for a further 30 days and thereafter the LSDF be submitted to the Planning, Economic Development and Tourism Committee, for consideration.

File Number : 15/2/6/1/3/1

Execution : Director: Planning & Economic Development
Manager: Land Use Management

**M01/12/25 ADOPTION OF THE FINAL DRAFT SEDGEFIELD LOCAL SPATIAL
DEVELOPMENT FRAMEWORK (LSDF)**

RESOLVED BY MAJORITY

- [a] That the public comments received during the April, May, September and October 2025 opportunity for public comment **BE NOTED**.
- [b] That the provincial assessment received on the Draft Sedgefield LSDF **BE NOTED**.
- [c] That the 2025 Sedgefield Local Spatial Development Framework (LSDF) **BE ADOPTED** in terms of Section 10 of the Knysna Municipality: Spatial Planning & Land Use Management By-law (2021).
- [d] That a notice regarding the adoption of the 2025 Sedgefield LSDF, **BE PLACED** in the local press and Provincial Gazette, in terms of Section 10(2) of the Knysna Municipality: Spatial Planning & Land Use Management By-law (2021).
- [e] That the approved Amended Sedgefield LSDF **BE SUBMITTED** to the office of the MEC for Local Government in the Western Cape in accordance with Section 32 of the Municipal System Act 32 of 2000.
- [f] That the adopted Sedgefield LSDF be **MADE PUBLIC** by distribution to local libraries and be placed on the municipal website.

File Number: 15/2/6/1/3/1

Execution: Director: Planning & Economic Development
Manager: Land Use Management

5.2 A.2: PUBLIC NOTICES



PUBLIC PARTICIPATION NOTICE

COMPILATION OF A LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR SEDGEFIELD (LSDF)

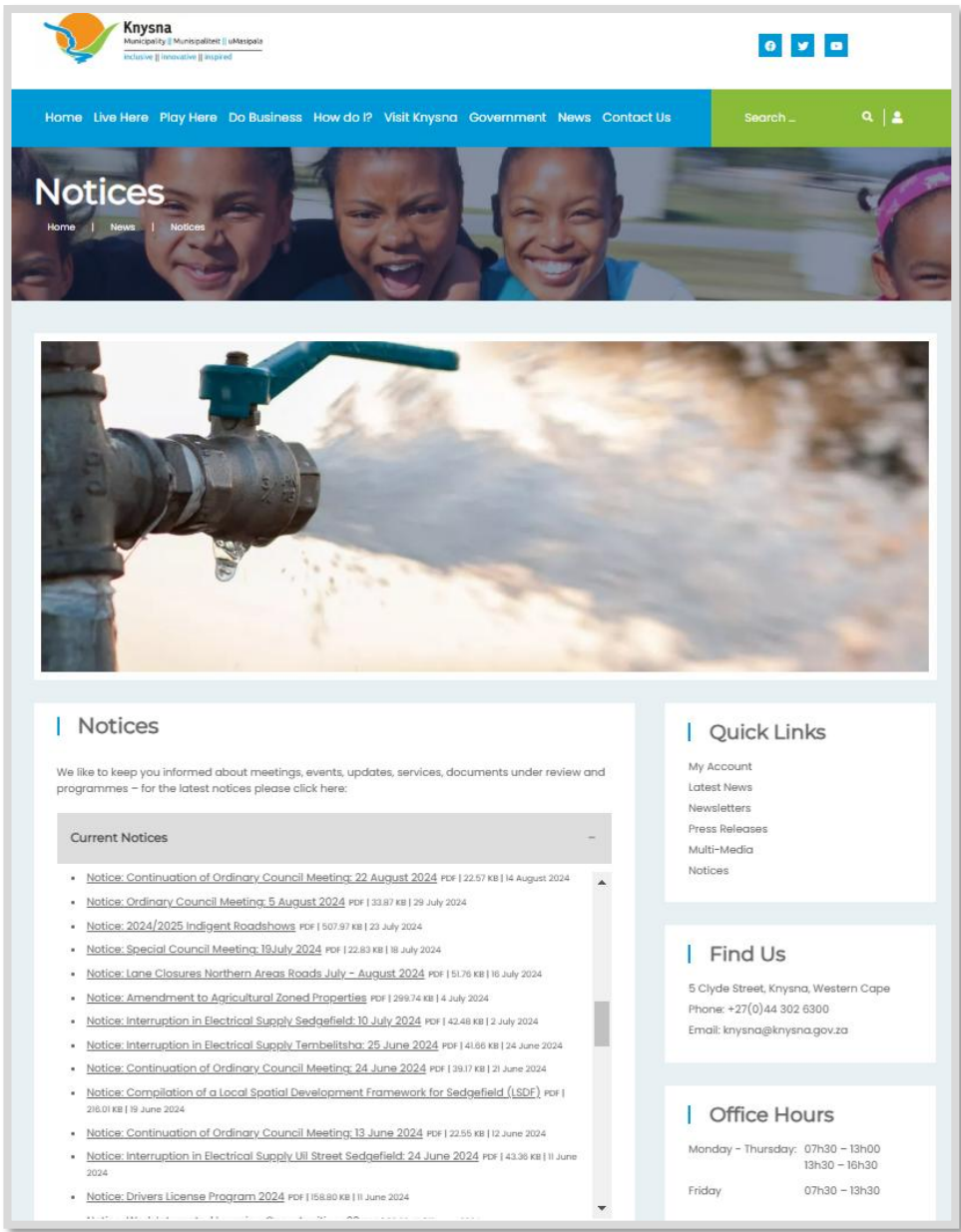
Notice is hereby given in terms of Section 28(3) and 29 of the Municipal Systems Act, 2000 (Act 32 of 2000), Section 20 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013), Section 11 of the Western Cape Land Use Planning Act, 2014 (Act 13 of 2014) (LUPA) and Section 3(2)(a) of the Knysna Municipality Spatial Planning & Land Use Management By-Law that Knysna Local Municipality intends to compile a Local Municipal Spatial Development Framework (LSDF) for Sedgefield.

A LSDF is a long-term forward planning document that spatially indicates a municipality's long-term growth and development path. It coordinates the spatial implications of all strategic sector plans (engineering, transport, economic, housing, community services, etc.) of a municipality. A LSDF is also one of the core components of a municipal IDP and gives physical effect to the vision, goals and objectives of the municipal IDP. Once completed, the LSDF will be approved in terms of the Municipal Systems Act, 2000 (Act 32 of 2000) and will guide decision-making in development and land use planning.

A Project Committee will be established in terms of Section 11(a) of the Land Use Planning Act, 2014 (Act 13 of 2014) and Sections 4 and 5 of the Knysna Municipality Spatial Planning & Land Use Management By-Law. The committee, during the compilation of the LSDF, must adhere to the procedural requirements outlined in Section 12 of LUPA and Section 6 of the Knysna Municipality Spatial Planning & Land Use Management By-Law. Government departments, organs of state, or other role players will actively participate in the entire drafting process of the LSDF. The final draft LSDF will be advertised for public comment when available.

Should you have any additional questions regarding the process or want to register as a relevant stakeholder/interested party on the Sedgefield LSDF, please do not hesitate to contact the Manager: Land Use Management, Mr Hennie Smit from Knysna Municipality at hsmit@knysna.gov.za or 044 302 6319.

MR. SETLOANE MALEPENG
ACTING MUNICIPAL MANAGER





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**AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF) AND
COMPILATION OF THE SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF):**

NOTICE OF PUBLIC PARTICIPATION MEETINGS

Knysna Municipality is embarking on a public participation process in terms of the Amendment of the Knysna Municipal Spatial Development Framework (MSDF) and compilation of the Sedgefield Local Spatial Development Framework (LSDF). Public meetings will be held as per the schedule below. The documentation (including draft Capital Expenditure Framework and draft Implementation Framework) for the Amendment of the Knysna Municipal Spatial Development Framework and Sedgefield Local Spatial Development Framework are available at all municipal offices, libraries and on the municipal website, <https://www.knysna.gov.za/do-business/planning-development/land-use-management/>. Communities are encouraged to familiarize themselves of the content thereof and provide comments by **20 May 2025**. The itinerary for public engagement sessions are as follows:

DAY 1 – 05/05/2025

18:00 – 19:30: Ward Committees meeting (Evening) at Council Chambers, 5 Clyde Street, Knysna

DAY 2 – 06/05/2025

08:30 – 10:30: Greater Knysna Business Chamber at Committee Room, 5 Clyde Street, Knysna

11:00 – 13:00: Developers Focus Group session with the public (Including Interested and Affected Parties) at Committee Room, 5 Clyde Street, Knysna

13:30 – 15:30: Environmental Focus Group session with the public (Including Interested and Affected Parties) at Committee Room, 5 Clyde Street, Knysna

16:00 – 18:00: Meeting with Knysna Community Associations at Committee Room, 5 Clyde Street, Knysna

DAY 3 – 07/05/2025

09:00 – 10:00: Socio- Economic (Incl. Businesses) Focus Group session with the public (Including Interested and Affected Parties) at Committee Room, 5 Clyde Street, Knysna

10:30 – 12:30: Integrated Infrastructure Team & Knysna MISA Support Committee at Infrastructure Services Board Room, Knysna Mall, 1st Floor, Knysna

13:00 – 15:00: Knysna Planning, Infrastructure, Integrated Human Settlements & Economic Development Internal Departments at Committee Room, 5 Clyde Street, Knysna

16:00 – 18:00: Meeting with Sedgefield Ratepayers and Residents Association at Old Sedgefield Council Chambers, 15 Flamingo Avenue, Sedgefield

DAY 4 – 08/05/2025

08:30 – 10:00: Sedgefield LSDF Meeting at Sedgefield Town Hall, 15 Flamingo Avenue, Sedgefield

10:30 – 16:30: Public Open Day at Knysna Library Hall, Memorial Square, Knysna

Enquiries may be directed to the Manager: Land Use Management, Mr. Hennie Smit, at 044-302 6319 or hsmil@knysna.gov.za.

**LULAMILE MAPHOLOBA
MUNICIPAL MANAGER**

15/2/6/1/7

FURTHER PUBLIC PARTICIPATION NOTICE

THE AMENDED KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (SDF) & THE SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF)

Notice is hereby given that the amended SDF & LSDF reports is open for further public input and comment.

Copies of the amended SDF & LSDF reports can be accessed at Knysna Municipality's Land Use Management Department and on the website at the following address: <https://www.knysna.gov.za/do-business/planning-development/land-use-management/>, as well as all libraries.

Any comment/representation/objection/input in respect of the amended SDF & LSDF reports may be submitted in writing for the attention of Hennie Smit (044-302 6319 or hsmit@knysna.gov.za/knysna@knysna.gov.za) on or before the **3 October 2025**. Submissions received after this date will not be considered.

**LULAMILE MAPHOLOBA
MUNICIPAL MANAGER**



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KENNISGEWING VIR VERDERE PUBLIEKE DEELNAME

DIE GEWYSIGDE KNYSNA MUNISIPALE RUIMTELIKE ONTWIKKELINGSRAAMWERK (KMROR) & DIE SEDGEFIELD PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERK (SPROR)

Kennis word hiermee gegee dat die gewysigde KMROR en SPROR verslae oop is vir verdere publieke insette en kommentaar.

Afskifte van die gewysigde KMROR & SPROR verslae kan verkry word by Knysna Munisipaliteit se Stadsbeplanning afdeling en die webblad by <https://www.knysna.gov.za/do-business/planning-development/land-use-management/> asook alle biblioteke.

Enige kommentaar/vertoë/beswaar/insette ten opsigte van die gewysigde KMROR & SPROR verslae kan skriftelik ingedien word vir die aandag van Hennie Smit (044-302 6319 of hsmit@knysna.gov.za/knysna@knysna.gov.za) voor of op **3 Oktober 2025**. Indienings wat ná hierdie datum ontvang word, sal nie oorweeg word nie.



www.knysna.gov.za

10117

5.3 A3: GAZETTE NOTICES

20 March 2025	Province of the Western Cape: Provincial Gazette 9043	151
BREEDE VALLEY MUNICIPALITY APPLICATION FOR CONSENT USE, PERMANENT DEPARTURES AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 2623, 22 GREENWOOD AVENUE, WORCESTER		
OWNER: CJ Dunn	APPLICANT: E van der Merwe	
NOTICE IS HEREBY GIVEN in terms of Sections 44 and 45 of the Breede Valley Municipal Land Use Planning By-law that an application has been received in terms of Section 13(2)(a) of the Breede Valley Municipality: Municipal Land Use Planning By-law for:		
- Consent Use for an additional dwelling unit and a house shop - Permanent Departure from the street building line on Greenwood Avenue from 4m to 0m to accommodate the existing wendy house structure and the car port - Permanent Departure from the side building line from 2m to 0m to accommodate the existing car port. - Removal of Restrictive Title Deed Conditions D(6)(a), (b), (c) and (d) from Title Deed T46233/2011 which prohibits/affects the proposed additional dwelling unit and building line departure.		
Full particulars of the application are available at the office of the Manager: Municipal Planning and Building Control, 3rd Floor, Civic Centre, Worcester, during office hours.		
Objections and/or comments in terms of Section 49 of the Municipal Land Use Planning By-Law, should be submitted in writing to the Municipal Manager, Private Bag X3046, Worcester, 6849 on or before 17 March 2025. Any objections and/or comments received after the 30-day period will be considered invalid.		
Any enquiries may be directed to Karen Fouché, (023) 348 2622/ kfouch@bvm.gov.za		
BVM Reference Number: 10/3/1/73		
Notice Number: 007/2025		
D McThomas MUNICIPAL MANAGER		
20 March 2025	25132	
KNYSNA MUNICIPALITY AMENDMENT OF THE KNYNSA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (SDF)		
Notice is hereby given in terms of Section 20(3)(a) and (b) of the Spatial Planning and Land Use Management Act (SPLUMA) 2013 (Act 16 of 2013) known as SPLUMA and read together with Section 28(3) of the Municipal Systems Act of 2000, that the Knysna Local Municipality is in the process of Amending its Spatial Development Framework (SDF) and that a draft SDF Report is open for public input and comment.		
The Spatial Development Framework is a long-term forward planning strategic and policy framework which spatially provides the direction regarding the growth and development path of the municipality. The SDF is the key component of Integrated Development Plan (IDP) as stated in Section 26(e) of the Municipal Systems Act of 2000, which the municipality is obliged to adopt. It will also be used as a policy framework tool, to guide decision-making, aimed at the creation of sustainable, integrated and economically viable settlements.		
Copies of the Draft SDF can be accessed at Knysna Municipality's Land Use Management Department and on the website at the following address: https://www.knysna.gov.za/do-business/planning-development/land-use-management/ , as well as all libraries.		
Any comment/representation/objection/input in respect of the Draft SDF may be submitted in writing for the attention of Tamzyne Romans (067 867 3788 or tamzyne@tsnani.co.za) or Hennie Smit (044-302 6319 or hsmiit@knysna.gov.za) on or before the 20 May 2025 . Should you fail to lodge comments/representation/objections to the above person by the said date, it will not be considered.		
LULAMILE MAPHOLOBA MUNICIPAL MANAGER		
20 March 2025	25134	
BREEDEVALLEI MUNISIPALITEIT AANSOEK OM VERGUNNINGSGEBRUIK, PERMANENTE AFWYKING EN OPHEFFING VAN BEPERKENDE TITELVOORWAARDE(S): ERF 2623, GREENWOODLAAN 22, WORCESTER		
EIENAAR: CJ Dunn	AANSOEKER: E van der Merwe	
KENNIS GESKIED HIERMEE in terme van Artikels 44 en 45 van die Breede Vallei Munisipale Grondgebruiksbeplanning Verordening dat 'n aansoek ingevolge Artikel 13(2) van Breede Vallei Munisipale Grondgebruiksbeplanning Verordening ontvang is vir:		
- Vergunningsgebruik vir 'n addisionele wooneenheid & huiswinkel - Permanente Afwyking van die straatboulyn in Greenwoodlaan vanaf 4m na 0m om die wendyhuus struktuur en 'n afdaak te akkomodeer - Permanente Afwyking van die kantboulyn vanaf 2m na 0m om die bestaande afdaak te akkomodeer. - Opheffing van Beperkende Titelloorwaardes D(6)(a), (b), (c) en (d) uit Titellakte T46233/2011 wat die voorgestelde addisionele woon-eenheid en boulynverslapping verbod/beperk.		
Volledige besonderhede van die aansoek is beskikbaar by die kantoor van die Bestuurder: Munisipale Beplanning en Boubeheer, 3de Vloer, Burgersentrum, Worcester, gedurende kantoorture.		
Besware en/of kommentare in terme van Artikel 49 van die Munisipale Grondgebruiksbeplanning Verordening, moet skriftelik gerig word aan die Munisipale Bestuurder, Privaatsak X3046, Worcester, 6849 voor of op 17 Maart 2025. Enige besware en/of kommentare ontvang na die 30 dae periode sal geag word as ongeldig.		
Navrae kan gerig word aan Karen Fouché by kfouch@bvm.gov.za of 023 348 2622		
BVM Verwysingsnommer: 10/3/1/73		
Kennisgewingsnommer: 007/2025		
D McThomas MUNISIPALE BESTURDER		
20 Maart 2025	25132	
KNYSNA MUNISIPALITEIT WYSIGING VAN DIE KNYNSA RUIMTELIKE ONTWIKKELING RAAMWERK (ROR)		
Kennis geskied hiermee ingevolge Artikel 20(3)(a) en (b) van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur (SPLUMA) 2013 (Wet 16 van 2013) bekend as SPLUMA en saam gelees met Artikel 28(3) van die Munisipale Stelselswet van 2000, dat die Knysna Munisipaliteit 'n Konsep Ruimtelike Ontwikkelingsraamwerk (ROR)-verslag opgestel het.		
Die Ruimtelike Ontwikkelingsraamwerk is 'n langtermyn vooruit beplanning strategie en beleidsraamwerk wat ruimtelik die rigting gee rakende die groei- en ontwikkelingspad van die munisipaliteit. Die ROR is die sleutelkomponent van die Geïntegreerde Ontwikkelingsplan (GOP) soos uiteengesit in Artikel 26(e) van die Munisipale Stelselswet van 2000 wat die munisipaliteit verplig is om aan te neem. Dit sal ook gebruik word as 'n beleidsraamwerkinstrument om besluitneming te rig, gemik op die skepping van volhoubare, geïntegreerde en ekonomies lewensvatbare nedersettings.		
Afskrifte van die Konsep ROR kan verkry word by Knysna Munisipaliteit se Stadsbeplanning afdeling en die webblad by https://www.knysna.gov.za/do-business/planning-development/land-use-management/ asook alle biblioteke.		
Enige kommentaar/vertoef/beswaar/insette ten opsigte van die Konsep ROR kan skriftelik ingedien word vir die aandag van Tamzyne Romans(067 867 3788 of tamzyne@tsnani.co.za) of Hennie Smit (044-302 6319 of hsmiit@knysna.gov.za) voor of op 20 Mei 2025 . Indien u versuim om teen genoemde datum kommentaar/vertoef/besware by bogenoemde persoon in te dien, sal dit nie oorweeg word nie.		
LULAMILE MAPHOLOBA MUNISIPALE BESTURDER		
20 Maart 2025	25134	

32	Provinsie Wes-Kaap: Provinsiale Koerant 9181	23 Januarie 2026
BREEDE VALLEY MUNICIPALITY BREEDE VALLEY MUNICIPAL LAND USE PLANNING BY-LAW		
REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 1581, 11 PIENAAR STREET, TOUWSRIVIER		
Notice is hereby given that the Competent Authority (PSJ Hartzenberg) on 27 November 2025, removed conditions contained in Section B, applicable to Erf 1581, Touwsrivier, from Title Deed T055168/2022 in terms of Section 32 of the Breede Valley Municipal Land Use Planning By-law. (BVM Ref No 10/3/1/68)		
23 January 2026	26040	
KNYSNA MUNICIPALITY ADOPTION OF THE KNYNSA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2024/2025)		
Notice is hereby given in terms of Section 20(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) that the Knysna Municipality at a Council meeting held on 11 December 2025, has adopted an amended Knysna Municipal Spatial Development Framework (2024/2025) by way of Resolution No: M 02/12/2025.		
DR. LULAMILE MAPHOLOBA MUNICIPAL MANAGER		
23 January 2026	26041	
BREEDEVALLEI MUNISIPALITEIT BREEDEVALLEI MUNISIPALE GRONDGEBRUIKBEPLANNINGVERORDENING		
OPHEFFING VAN BEPERKENDE TITELVOORWAARDES: ERF 1581, PIENAARSTRAAT 11, TOUWSRIVIER		
Kennis geskied hiermee dat die Gemagtigde Amptenaar (PSJ Hartzenberg) op 27 November 2025, voorwaardes vervat in Afdeling B, van toepassing op Erf 1581, Touwsrivier, vanuit Titellakte No 055168/2022, ingevolge Artikel 32 van die Breedevallei Munisipale Grondgebruik-verordening, opgehef het. (BVM Verw No 10/3/1/68)		
23 Januarie 2026	26040	
KNYSNA MUNISIPALITEIT AANNEMING VAN DIE KNYNSA MUNISIPALE ONTWIKKELINGSRAAMWERK (2024/2025)		
Kennis word hiermee gegee in terme van Artikel 20(1) van die Ruimtelike Beplanning en Grondgebruik Wet, 2013 (Wet 16 van 2013) dat die Knysna Munisipaliteit by 'n Raadsvergadering op 11 Desember 2025, 'n gewysigde Knysna Munisipale Ruimtelike Ontwikkelings-raamwerk (2024/2025) aangeneem het by wyse van Resolusie No: M 02/12/25.		
DR. LULAMILE MAPHOLOBA MUNISIPALE BESTURDER		
23 Januarie 2026	26041	
KNYSNA MUNISIPALITEIT ADOPTION OF THE SEDGEFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK (2025)		
Notice is hereby given in terms of Section 10(2) of the Knysna Municipal Bylaw on Spatial Planning and Land Use Management (2021) that the Knysna Municipality at a Council meeting held on 11 December 2025, has adopted the Sedgefield Local Spatial Development Framework (2025) by way of Resolution No: M 01/12/2025.		
DR. LULAMILE MAPHOLOBA MUNICIPAL MANAGER		
23 January 2026	26042	
KNYSNA MUNISIPALITEIT AANNEMING VAN DIE SEDGEFIELD PLAASLIKE ONTWIKKELINGSRAAMWERK (2025)		
Kennis word hiermee gegee in terme van Artikel 10(2) van die Knysna Munisipaliteit Verordening op Ruimtelike Beplanning en Grondgebruiksbestuur (2021) dat die Knysna Munisipaliteit by 'n Raadsvergadering op 11 Desember 2025, die Sedgefield Plaaslike Ruimtelike Ontwikkelingsraamwerk (2025) aangeneem het by wyse van Resolusie No: M 01/12/25.		
DR. LULAMILE MAPHOLOBA MUNISIPALE BESTURDER		
23 Januarie 2026	26042	

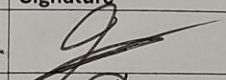
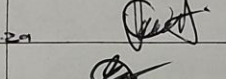
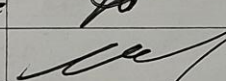
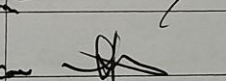
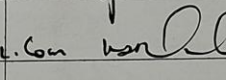
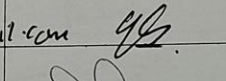
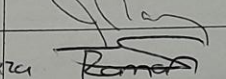
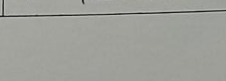
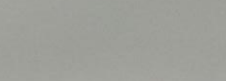
5.4 A.4: CONSULTATION RECORDS

5.4.1 ATTENDANCE REGISTERS



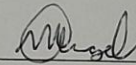
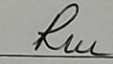
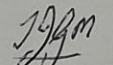
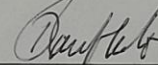
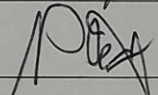
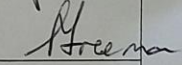
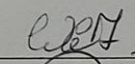
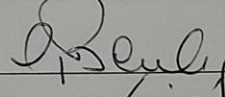
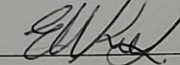

Sedgefield Local Spatial Development Framework - Attendance Register

Sedgefield Town Hall: 8:30-10:00

Name & Surname	Organisation	Contact Number	Email	Signature
Hendrie Smit	KM	0609987124	hsmite@knyasa.gov.za	
Andrew Danywa	KM	0609986994	directorplanning@knyasa.gov.za	
Cleane Vanston	L.M. Ward Cntr	0606126788	C.vanston@knyasa.gov.za	
Jan Frans Lotz	CITEPLAN	0847747011	INFO@CITEPLAN.NET	
Hermann Freiboth	Uit SA Reo	0732205569	hcfreiboth@gmail.com	
Charlotte Freiboth	Uit SA Reo	0836624825	hcfreiboth@gmail.com	
Ken Oakes	Resident	0810498368 0712786601 0788	oakesken@yahoo.com	
Gyila Bocl	.	0712786601 0788	darryl.gyila@gmail.com	
Judith Nien		0722230173		
Tameyne Romers	Tshani Consulting	0678673788	tameyne@tshanic.co.za	

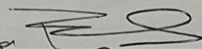
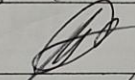
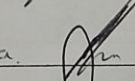
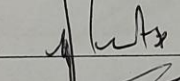
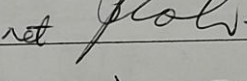
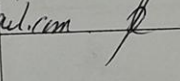
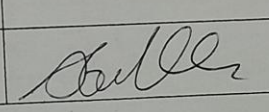
Sedgefield Local Spatial Development Framework - Attendance Register

Sedgefield Town Hall: 8:30-10:00

Name & Surname	Organisation	Contact Number	Email	Signature
M Angel	Resident	081 416 5354	marieangel@gmail.com	
R. Maingard	"	0783604718	ronnie.maingard@gmail.com	
R. Maingard	"	"	"	
D. Kaufholz	"	083 753 0183	dkaufholz1@gmail.com	
BENJAMIN STEYL	"	0642737484	bsteyl@gmail.com	
S. FREEMAN	"	0823279223	freemast21@gmail.com	
W.E. FREEMAN	"	0823279223	"	
E. Beale	"	0842582654	"	
E. Kool	"	0824929451	elaineekool@gmail.com	
I. RUSSELL	"	0836752056	ianandsue.russell@gmail.com	

Sedgefield Local Spatial Development Framework - Attendance Register

Sedgefield Town Hall: 8:30-10:00

Name & Surname	Organisation	Contact Number	Email	Signature
Viv Barlue	Resident	0842087465	vivansoe27@gmail.com	
Joe Barlue	Resident	0744681023	"	
Dele du Plessis	Resident	082 458 4820	admm@londoco.co.za	
Frank Pieterse	Resident	083 458 6842	fpieterse@gmail.com	
Marius Nade	Resident	083 657 2987	mariisrita@web.co.za	
J. Koch	RESIDENT	0837718870	jdk1@telkomsa.net	
M Vreken	MUTEP	0829275316	marika@vreken.co.za	
D. Rawson	Resident	0828802390	deniserawson4@gmail.com	
G. Rawson	Resident	0829030288	"	
S Cullinan	Resident	0724602056	shashi.cullinan@gmail.com	

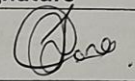
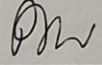
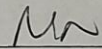
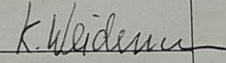
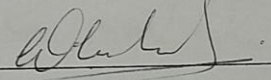
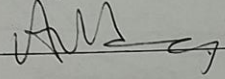
Sedgefield Local Spatial Development Framework - Attendance Register

Sedgefield Town Hall: 8:30-10:00

Name & Surname	Organisation	Contact Number	Email	Signature
BRANCHAM	—	082 894 6492	VENNAN@BRANCHAM	[Signature]
Sylvia Ferguson	—	087 588 7976	segierefergusons@gmail.com	[Signature]
Richard Kotze	—	071 3510306	richard.kotze@gmail.com	[Signature]
Melissa Nakson	private	0741745010	melwatsont1@gmail.com	MCA
RICHARD HUCKLE	MOTH	022 336 0716	MOMDAD@TRIANGULAR	[Signature]
CAROL CLARK	—	072 206 7429	caroleclark@gmail.com	[Signature]
LAWRENCE BOATWRIGHT	SEDEFIELD ISLAND CONSERVANCY	0833767846	lboat01@gmail.com	[Signature]
ANN STAMBOULIE	PVT	083 305 8883	ASTAMBOULIE@wot.co.za	[Signature]
Chloe GUERBOIS	NRM / Bunes Project	076 7841934	chloe.guerbois@mandela.ac.za	[Signature]
VUJISI PARI	LARD 1 COMMITTEE	066 0695971	VUSPARI@GMAIL.COM	[Signature]

Sedgefield Local Spatial Development Framework - Attendance Register

Sedgefield Town Hall: 8:30-10:00

Name & Surname	Organisation	Contact Number	Email	Signature
HERSIUS JONES	Smuts Community leader	0744628502	—	
Ben van der Walt	Resident	0729749581	benwv@gmail.com	
Magda Naude	Resident	082 452 5878	magda.naude@gmail.com	
Brian Naude	Resident	082 8005938	bnaude.x@gmail.com	
Karin Weidemann	Resident	083 3058067	weidka@gmail.com	
K. J. Kamffer	RESIDENT	0834007340	kamfferw@gmail.com	
Michael Finlay	Resident	—	glussmy23@gmail.com	
RETHEA LOMBAARD	RESIDENT	0716728806	rethealndp@gmail.com	
GIVEN DEVLIN	RESIDENT	0687606428	—	
CHARMAINE HUDSON	RESIDENT	083 5549202	CHARMAINEHUDSON24@gmail.com	

5.4.2 MINUTES

**KNYSNA LOCAL MUNICIPALITY
SEDFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK**

DATE: 7TH MAY 2025

TIME: 16:00 – 18:00

VENUE: OLD SEDFIELD COUNCIL CHAMBERS

MINUTES OF THE SEDFIELD RATEPAYERS ASSOCIATION MEETING

CHAIRPERSON: Mr. Hennie Smit

ITEM DESCRIPTION	ACTIVITY
1. OPENING	
1.1 Opening and Welcoming	The meeting commenced at 16:00, with Mr. Smit opened the meeting by welcoming the ratepayer's association.
1.2 Purpose of the meeting	Mr. Smit explains the reason for the meeting and what should be discussed.
1.3 Credentials and Apologies	Mr. Smit confirmed attendance and introduced the personal from the service providers which include: • Mr. Jan-Frans Lotz (CITEPLAN) • Ms. Tamzyne Romans (Tshani Consulting) • Ms Luran (Tshani Consulting) Apologies made for ward councillors absence.
1.4 Confirmation of the Agenda	No formal agenda was followed. It was suggested that the meeting focus on the LSDF and therefore should start with the LSDF discussion.
2. PRESENTATION	
2.1 Overview of Sedfield LSDF	Mr. Lotz presented a short overview of the LSDF proposals and strategies, highlighting key elements of the document:
2.2 Discussions	• Draft Vision • Objectives of LSDF • Spatial Strategies • Supporting Policies • Land Use Proposals

Comments & Discussions:

- Member raises issue that the vertical and horizontal alignment in the policy analysis is switched around. Mr Lotz acknowledges comment and responds the team will take a look at it.
- Members concerned demographic projections are flawed. They are looking at providing additional population data through voters roles. Ms Roman responds by indicating that for the SDF's Stats SA data has to be used and voters role data is not seen as a reliable source.
- Questions where raised about how the vision was formulated and concerned the residents were not consulted during its formulation. Mr Lotz responds and assures residents it is only a draft vision and resident inputs will be used to formulate final vision. Ratepayers association busy with questionnaire to help formulate vision.
- Residents concerned Sedgefield earmarked as dormant town and not earmarked for development. Ms Romans responds by saying the town has a designation through the Knysna MSDF.
- Members concerned about water provision and infrastructure. Mr Smit responds by explaining LSDF will guide future infrastructure provision and plans.
- Resident complains Erf 1634 is outside urban edge and earmarked for open space. Has proof that the property can be developed and should be put inside urban edge. Mr Lotz responds by confirming urban edge can be amended and possibility of including erf will be investigated.
- Residents worried about CML not indicated around estuaries and would like CML predictions to be added to maps if possible.
- Residents emphasise important fynbos along base of Cloud 9 which should not be earmarked for development.
- Residents refer to responsibility of municipality and its role in providing services. Calls for better service provision and upkeep of infrastructure. Furthermore indicated the satisfaction with some parts of LSDF and worried about other sections and would like to know the residents inputs are taken seriously and would lead to amendment of the document. Is specifically worried about road conditions and collapsing cliffsides along river and estuarie. Mr Smit responds by indicating this session is not meant for complaints regarding service provision and the municipality's handling of maintenance. He also explains how the stakeholder engagement reports will form part of the final deliverables given to the council for approval of the LSDF and each comment will need to be addressed by the service provider
- More concerns were raised about the how the urban edge is delineated and the proposed mixed use proposals along Paul Kruger Street. Also wants to know why nodal development is proposed ahead of ribbon development along the main street.
- Issues were also raised about the proposed industrial area.
- Need for a secondary school emphasised as only a private secondary school is currently available. Also requested the extension of the cemetery. Mr Smit responded by informing residents the EIA for extending the cemetery is in process.
- The relocation of the Fire Station and provision of a fully serviced police station were two request from the community. Furthermore questions were raised regarding what is happening to the rail road. Mr Smit responded that the rail line has been conceded to private company via tender process.
- Requests for circle development on N2. Details to be provided via written comments. Questions were also raised regarding the N2 bypass route proposed. Mr Lotz and Ms Romans responded by explaining the line is only conceptual and not formally declared reroute. The route is yet to be finalised by SANRAL. Further questions were then raised about the urban edge running up to the proposed N2 bypass and if it will change when the proposed N2 bypass changes. Mr Smit then also responds to say that the urban edge will not necessarily move with the N2

- Members highlight that they have communicate with SANRAL regarding circle developments, however SANRAL has indicated they would rather focus on the N2 bypass than on circles on the current road. Ms Roman responded by saying the N2 within town may not be SANRAL responsibility but rather the municipalities. Community wants map indicating ownership of N2.
- Residents raised concerns regarding lack of evacuation routes out of Sedgefield in case of emergencies such as veldfires. Additional evacuation routes should be established.
- Resident wanted clarification regarding statement that new developments should not be reliant on municipal electricity. Mr Lotz responded by highlighting the fact that is only applicable to the Off-Grid Policy. Mr Smit also responds by saying that developments outside the urban edge may receive power directly from ESKOM and not from the municipality.
- Members raised the issue of Sedgefield only having water reserves for 48h if something is to go wrong with water supply systems. Also indicated there is no water borne sewer system in Sedgefield and pump trucks are insufficient for amount of sewerage to be collected. Growing population is to big a burden on infrastructure. Mr Smit responds by saying a service provider has been appointed to take high quality arial photos which can be used to clearly see the growth in households within Sedgefield. Asked if this data can be used in LSDF. Mr Smit responded that LSDF can be amended once the arial photography is available.
- Community raises issue with growing population and asks if the number of new people moving to Sedgefield can be stopped due to lack of land and infrastructure capacity. Mr Smit and Ms Romans respond by saying it is within the town or municipalities rights to stop people from moving to Sedgefield and the LSDF is there to help plan for the growing number of people coming to the town. Ms Romans further explained that if the towns developable land is exhausted, land just outside of town will be developed as suburbs of Sedgefield and linked to the main town to allow Sedgefield to grow further.
- Questions raised about cost of LSDF and who paid for it and at what phase are we currently at. Mr Smit responded by telling the members it was funded by a national grant and not municipal money. Mr Lotz responded that the project is currently at phase 4 of 8.
- Member once again raises issues with his property Erf 1634 being left outside the urban edge and has a problem with the edge being set as is. Highlighted his own studies showing the erf is much more developable than some of the other properties earmarked for development. Wants answers as to why his property has been earmarked for open space. Mr Lotz responded by saying the urban edge is not final and can be amended as part of responding to the comments. Furthermore the team will look at his property and any other comments regarding the urban edge and possible developable land.
- Residents once again raise concerns about water security and how development will harm aquifer regeneration and possible pollute the water. Wants aquifer recharge zones to mapped and protected.
- Reference is made to the document that limits development to 2 storeys within the town even though existing buildings and zonings allow for higher buildings. Mr Lotz responds to say the team will look at the proposal again. Mr Smit also mentions that the existing zonings rights can not be taken away as part of the LSDF policies.
- Residents are worried about Paul Kruger Street mixed use corridor as it would create too much traffic which would require the widening of the street. Gateway development at Engen is also worry as it would attract more traffic to Paul Kruger Street which is not meant for through traffic. Wanted to know why only the southern properties were earmarked and why only the street as the whole area is currently being used for guest lodging and home occupation. Mr Lotz responds to say southern properties were chose as they are bigger and that the proposal will be relooked.
- Member worried about the vision and that it does not take into account the vision of the younger people within Sedgefield and how the town can help them.

	• A section is required to talk to the impact the influx of visitors has on the town and what measures can be taken to limit this impact. Does not understand why HD9 is on the mountain and Op15 is not in the document. They are also worried about vision and the lack of public participation of the process. Other residents mention that other public participation session is happening the next morning in the town hall. Mr Smit responds to concerns on the process of LSDF and mentions that the process is guided by SPLUMA and that the LSDF is earmarked to be finished by end of June. • Resident wants to ensure document plans for the whole year and not just the peak seasons as many restaurants and businesses suffer throughout the year and therefore minimal business development is required. Wants sustainable economy for Sedgefield that is thriving throughout the year. • Residents worried more job opportunities will attract more people which will harm the town. • Resident asked what infill medium density housing means to which Mr Lotz responded and said its town housing types of development filling up the remaining open space with developed areas. Concerns were raised regarding the technical jargon and wording of the document and a larger glossary of terms is required. • It was suggested that where information is unreliable or outdated it should be mentioned to allow for new data to be sourced through surveys and projects. • Resident asked what the orange areas on the map were to which Mr Lotz responded that they are densification zones. It was then asked how it will happen. Mr Lotz explained that on the lower end it involves allowing second dwellings on properties and on the higher end the consolidation of properties to allow for group housing or town housing. The concerns then shifted to how infrastructure would be able to handle this. Mr Smit added that bulk contributions would be required from developers to help the provision of infrastructure, but mentioned that a proper policy is required for bulk contribution and the ring fencing of the money collected through the policy to spend solely on infrastructure development. • Members asked if future meetings could put maps on projector to see plans better. • Concerns for development on dune ridges were raised. Mr Smit mentioned that there is an explicit policy to not develop on dune ridges. Problems also raised regarding the proposed pedestrian bridge and why it would be necessary. • The residents wanted to know when the LSDF would be reviewed and if they would be part of the review process. Mr Smit and Ms Roman responded by saying the LSDF can be reviewed yearly and a full review would be done in 5 years. The review process will also require public participation process. • The residents feel infrastructure development is being ignored by the LSDF. Ms Roman explained that infrastructure provision is a municipal wide problem being handled within the Knysna MSDF and implementation framework which the LSDF will also get. Residents wish to see the implementation plan for the LSDF. Mr Smit then goes on to explain how the implementation plan should influence the budget but does not happen currently. He believes the MSDF CEF will help with addressing this issue. • Members noticed no property has been earmarked for a secondary school within Sedgefield or for additional primary schools. • The residents want tangible results from plans and promises from the municipality. Mr Smit responds by referencing the new municipal manager and how he believes this will allow for better service delivery. • Finally members were worried about the lack of sewerage plan to tackle ailing infrastructure. • Ratepayers association chairman closes meeting from their side.
3. Closure	The meeting was concluded at 6:00 PM.

KNYSNA LOCAL MUNICIPALITY
SEDFIELD LOCAL SPATIAL DEVELOPMENT FRAMEWORK

DATE: 8TH MAY 2025

TIME: 08:30 – 10:00

VENUE: SEDFIELD TOWN HALL

MINUTES OF THE SEDFIELD RESIDENTS MEETING

CHAIRPERSON: Mr. Hennie Smit

ITEM DESCRIPTION	ACTIVITY
4. OPENING	
1.1 Opening and Welcoming	The meeting commenced at 8:30, with Mr. Smit opening the meeting by welcoming the residents.
1.2 Purpose of the meeting	Mr. Smit explains the reason for the meeting and what should be discussed.
1.3 Credentials and Apologies	Mr. Smit confirmed attendance and introduced attendees from municipality and service providers side: • Mr. Jan-Frans Lotz (CITEPLAN) • Ms. Andiswa Dunywa (Director Planning and Economic Development) Apologies made for: • The ward councillors on their way • Ms. Tamzyne Romans (Tshani Consulting) on their way
1.4 Confirmation of the Agenda	No formal agenda was followed.
5. PRESENTATION	
2.1 Overview of Sedfield LSDF	• Residents are concerned about developments at the mouth of the river. • Concerns about fire risk at Myoli Beach and the lack of evacuation routes with only one route in and out. Also concerned about existing developments in the area and the negative impact it has on the infrastructure especially road which cannot hold up on current sand base. Mr Smit responds to municipal service delivery worries and also that a proper bulk contribution policy is required to protect money meant for infrastructure maintenance and development. Furthermore he mentioned the need for a road infrastructure framework plan to identify road upgrades and urgent maintenance. He
2.2 Discussions	

	explains the role of the implementation framework and CEF that will include such projects and earmark required infrastructure projects such as road upgrading. • Mr Smit welcomes ward councillor • Residents once again emphasises the road to Myoli Beach is being washed away and congested during holidays as verges of road are used for informal parking. Director responds by explaining the current session is not meant to focus on infrastructure and service delivery concerns but should focus on the draft LSDF and spatial issues of Sedgefield. • Residents want infrastructure planning to guide spatial plans. Mr Smit explains that spatial plans inform infrastructure plans. • Residents also concerned about lack of open space around Myoli beach and that continued development will harm the area. The ward councillor once again reminds residents that the session is to focus on the LSDF and spatial problems. Also reminds the residents that the town has grown the past couple years and will continue to grow and requires development. • Resident is worried about tone of document focussing too much on the mosaic sculpture route and should rather place more focus on the nature within Sedgefield and how it can be used for tourism and that it should be protected. Believes OP3 should be brought in more. • People worried about development and its impact on their homes and the loss of open space near their homes. Also worried about stormwater around Smutsville. Stormwater management plan proposed. • Residents want existing residents needs to be put first before plans are implemented for future growth. Does not support high density residential development and should at most be medium density. Also wants site for high school to be earmarked within the LSDF. • Residents of Smutsville require services and houses. Current housing projects too small to make difference in the community. Space within proposed urban edge also too small to provide housing for all the residents of Smutsville and new residents. • Resident mentions that the slope behind Uil Street is gentle at first, but becomes too steep for development towards the mountain. Also believes the mountain is too steep for any development and is covered in protected fynbos which should be protected. Also worried about N2 bypass route. • Resident emphasises that the beach, estuaries, rivers and mountain are important features of Sedgefield that need to be protected. Does not want Cloud 9 to be developed. • Resident wants new high school site to be south of N2 and close to the children which will use the school. Also wants water supply issues to be solved. Ms Roman explains N2 bypass and the route is not finalised. • Resident is worried about LSDF can be implemented through legislation to ensure developers do not take advantage of LSDF proposals and a manner not meant to be. • Resident mentions the vision should be developed to cater for the young working population as well to ensure the economic base is not eroded by a vision catering to the retired population of the town. Also worried vision will not be implemented due to budget issues. Mentioned that R400 million would be required to fix existing roads and therefore the budget would not be sufficient for the LSDF proposals and required infrastructure
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	provision. Suggested that an economic feasibility study be developed for the town to ensure sustainable projects are implemented. Believes that more studies should be done before LSDF is designed and that SDF process is flawed and should be amended. Also worried an unrealistic LSDF would not be implementable through IDP and budget. 9 • Asked if committees can be developed to inform LSDF because they are worried the plans principles is not taking into account current resident's needs. Ms Roman replied that it would take to long and is not feasible to make timelines. • Ms Dunywa thanks residents for their involvement. • Ms Roman gives short overview of Knysna MSDF. • Mr Smit closes the meeting
6. Closure	The meeting was concluded at 10:30 AM.

5.4.3 DEPARTMENTAL COMMENTS AND INPUT REQUESTS

From: Hennie Smit <hsmit@knysna.gov.za>
Sent: Tuesday, July 22, 2025 11:24 AM
To: Casper
Cc: jan-frans@msjv.co.za; Tamzyne Romans; kreason@tshani.co.za; Director Technical; Director IHS; Lindile Petuna; Ricardo Davids; Rhydon Parry; Shaun Maree; Mpumelo Nzuzo
Subject: RE: Knysna MSDF / Sedgefield LSDF consultation session with Infrastructure Services / IHS / IDP

Hello Casper

Thank you for providing the questions for our meeting at 13h00 this afternoon. I am copying my colleagues to take note of your questions.

Kind Regards

Hennie Smit Manager: Land Use Management
P O Box 21. Knysna. 6570. Western Cape. South Africa
Tel +27 (0)44 302 6319 (switchboard) or +27 (0)60 998 7124 (Mobile)
e-mail hsmit@knysna.gov.za

From: Casper <Casper@citeplan.net>
Sent: Tuesday, 22 July 2025 10:32
To: Hennie Smit <hsmit@knysna.gov.za>
Cc: jan-frans@msjv.co.za
Subject: RE: Knysna MSDF / Sedgefield LSDF consultation session with Infrastructure Services / IHS / IDP

Good morning Hennie,

Herewith some of the concerns, questions will still need to address in the CEF of the Sedgefield LSDF:

1. Infrastructure Master Planning Alignment

- Have the **Stormwater, Roads, Electrical, and Bulk Services Master Plans** for Sedgefield been recently updated or are updates underway?
- Can we obtain the most recent **bulk infrastructure capacity assessments** (especially for Smutsville, CBD, and new growth nodes)?
- Are there any **known constraints or capacity limits** (e.g., water pressure zones, sewer treatment thresholds) that might affect proposed LSDF nodes?
- We made a proposed for the **Waste Transfer Station Development**, is there existing proposals or locations identified for this?

2. Project Readiness & Cost Estimates

- Can Engineering Services **verify or refine the budget estimates** provided in the Project Matrix (e.g., Items 1, 2, 4, 20, 24)?
- Are any of these projects **already included in the IDP or funded via MIG or other sources**?
- What is the status of **designs or feasibility studies** for catalytic and strategic projects (e.g., Stormwater in Smutsville, Roads upgrades)?

3. Prioritisation Criteria

1

- What criteria does Engineering use when **sequencing infrastructure projects** – can we align this with the LSDF's categorisation (Catalytic, Strategic, Quick Wins)?
- Are there **inter-departmental coordination mechanisms** in place (e.g., with Human Settlements or Planning) to ensure catalytic and strategic investments are synchronised?

4. Operations & Maintenance Implications

- Which projects on the list will have **significant future O&M costs**, and are these costs accounted for in municipal long-term budgeting?
- Will new infrastructure (e.g., boardwalks, greening corridors, or NMT routes) require **specialised maintenance plans or equipment**?

5. Resilience and Sustainability

- Are there specific **engineering design standards or guidelines** to promote **climate resilience** (e.g., permeable stormwater infrastructure, energy efficiency)?
- How can we **strengthen the link** between green infrastructure goals and conventional engineering investments?

6. Intergovernmental Coordination

- What is Engineering's role in **coordinating with Provincial or National departments** for large items like the **Secondary School** or HDA-driven land acquisition?
- Are there any existing **MoUs or implementation protocols** between Engineering and other lead departments (e.g., SANParks for fire buffers or Environmental for rainwater harvesting)?

5.5 A.5: SUMMARY OF WRITTEN COMMENTS

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
1st Round of Public Participation					
1	13/05/2025	Janet Ebersohn	janet@ecoroute.co.za	Questions the use of a non-gazetted provincial Coastal Management Line (CML), suggests using national CML. Raises concerns about exclusion of Erf 1627 from urban edge despite completed environmental studies. Objects to inclusion of CBA areas like Cloud 9 for housing; supports prior submission on Erf 1627.	Erf 1627
2	19/05/2025	Dieter & Elke Kaufholz	dkaufholz1@gmail.com	Support for OP10 open space designation; object to MU2, MZ1 and MZ3 near Island Village. Concern over noise, traffic, sewer strain, pollution, and N2 realignment through dunes.	Erf 4451
3	19/05/2025	Louis du Preez	louis@remaxlakes.co.za	Objections to MU2 rezoning on Paul Kruger Street; concerns about tortoise safety, traffic, mixed-use implications. Opposes MZ1, MZ3, HD4 near residential areas and conservation zones. Advocates for preserving Island life and traffic rerouting to N2.	15 Paul Kruger Street
4	13/05/2025	Karen Bates	karenbates8992@gmail.com	Strong objection to mixed-use and commercial zoning (MU2, MZ1, MZ3) and traffic intensification on Paul Kruger/Dr Malan Streets. Mentions impacts on biodiversity, tortoises, residential character, infrastructure. Requests traffic calming, rerouting and infrastructure upgrades.	52 Island Village
5	13/05/2025	Podge & Merrill Milton	podgemilton@gmail.com	Oppose MU2 zoning on Paul Kruger Street. Argue it undermines quiet retirement environment. Raise concerns on water, sewage infrastructure, and fairness of southern-side-only designation.	10 Paul Kruger Street
6	20/05/2025	Ian Russell	ianandsue.russell@gmail.com	Objects to MU2 mixed-use zoning on Paul Kruger Street and lack of justification. Raises concerns about water infrastructure, flood risks, unsuitable development areas (HD5, HD9, MZ6), and poor map quality. Questions public consultation process and requests detailed feedback mechanism.	24 Paul Kruger Street

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
7	19/05/2025	Caroline Harris	calphil@mweb.co.za	Objects to traffic rerouting through The Island due to tortoise protection and safety concerns. Questions N2 realignment implications and environmental risks from truck stops near residential and sensitive ecological areas. Requests more traffic calming and ecological consideration.	Island Village
8	12/05/2025	Debbie Orford	finance@nschemicals.co.za	Objects to MZ1, MZ3, and MU2 zones affecting Paul Kruger Street and Island Village. Cites concerns about increased traffic, noise, infrastructure strain, threats to biodiversity (tortoises, Sea Horse), and unclear zoning impacts on property rates and services. Emphasizes conservancy status of Island.	77 Island Village
9	06/05/2025	Cathy Birkett	cpbirks@mweb.co.za	Objects to MZ1, MZ3, MU2, and HD4 proposals near Paul Kruger Street and Island Village. Concerns include traffic, pollution, ecological degradation, infrastructure limitations, tortoise deaths, and lack of 5m elevation compliance. Requests protection of Island's character and further consultations.	24 Island Village
10	20/05/2025	DEA&DP – Yanga Xashimba	Yanga.Xashimba@westerncape.gov.za	Official comment on behalf of DEA&DP. Recommends improved spatial integration of vulnerable communities (e.g., Smutsville), map alignment with latest biodiversity data, inclusion of climate adaptation zones, and detailed capital expenditure framework. Emphasizes flood risk planning and managed retreat for CML areas.	Smutsville; CML; MZ6; HD5; HD9
11	05/05/2025	James Drewett	jamesdrewett2@gmail.com	Raises concerns about MU2 zoning on Paul Kruger Street without proper consultation. Requests clarity on the proposal origin, impacts on conservancy status, and property rates. Questions assumptions about population growth, calls for floodplain mapping and affordable housing integration.	28 Paul Kruger Street, RE 1627
12	19/05/2025	Gerald & Martie de Jager	martiedejager4@gmail.com	Object to rezoning of Erven 1873 and 1879 to Zone 3 for high-density, multi-storey housing. Concerned about loss of privacy, property value, overburdened infrastructure, and community character around Erf 1882.	Erven 1873, Erf 1879, Erf 1882

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
13	20/05/2025	Breda Lombard Town Planning	breda@bredalombard.co.za	Submission as a professional planner (A/700/1992) in support of Western Heads-Goukamma Conservancy (WHGC) comments on the draft Knysna MSDF	Knysna LM
14	21/05/2025	Western Cape Department of Infrastructure - Marvin Mathews	marvin.mathews@westerncape.gov.za	Supports SDF service edge concept. Suggests identifying parcels for social facilities and aligns with the PSHDA plan. Recommends applying BNG density targets and enhancing detail on housing integration in the MSDF.	None specified
15	20/05/2025	Noetzie Conservancy Owners' Association (NCOA)	municipal@noetzie.co.za	Welcomes exclusion of Noetzie from urban edge. Requests designation as a buffer zone, improved vegetation mapping, wetland protection, marine buffer zone, road upgrades, and resists resort development outside urban edge.	Noetzie area (general)
16	20/05/2025	Janet Ebersohn	janet@ecoroute.co.za	Queries whether the national or provisional Coastal Management Line (CML) is used. Recommends only the gazetted national CML be applied. Raises issue with unclear OP15 designation. Emphasises that prior environmental studies (e.g. for Erf 1627) should inform urban edge decisions. Highlights that Cloud 9 development area overlaps a CBA requiring ecological offsets. Suggests all proposed housing expansion zones undergo at least screening-level environmental assessment.	Erf 1627
17	20/05/2025	Lizemarie Botha (Planning Space)	lizemarie@planningspace.co.za	Highlights inconsistencies between mapped land uses and environmental sensitivities (e.g., HD9, HD5 on CBAs). Points out mismatch between urban edge maps and textual vision. Criticizes unrealistic development goals given infrastructure constraints. Raises concerns about conflicting density policies, unclear building height limits, Coastal Management Line interpretation, and home occupation rights.	HD5, HD9

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
18	20/05/2025	Diana Young	dianayoung1944@gmail.com	Endorses Sedgefield Island Conservancy's submission. Suggests planning support for informal 'grey economy' and markets. Criticizes neglect of Sedgefield's Slow Town status. Highlights urgent schooling and water supply issues. Suggests community data survey to improve planning accuracy.	Smutsville, Engen Market Node
19	19/05/2025	Carel & Suzie Fouche	cfouche@afol.com.na	Supports a structured plan for modest development. Objects to promotion of Sedgefield as a major urban node. Emphasises need for infrastructure repair over expansion. Warns of increased pollution, financial burden, and loss of lifestyle and character from overdevelopment.	53 Bleshoender Street
20	19/05/2025	Dieter & Elke Kaufholz	dkaufholz1@gmail.com	Support designation of land near Perdespruit as Open Space (OP10). Object to MU2 on Paul Kruger Street due to traffic, noise, loss of character. Oppose MZ1 and MZ3 due to risks from truck stops, pollution, and inappropriate proximity to residential areas. Request proper consultation on N2 realignment.	Erf 4451
21	13/05/2025	Janet Ebersohn	janet@ecoroute.co.za	Queries use of national vs provincial CML; raises OP15 clarity; highlights EIA findings on Erf 1627; cautions development in CBAs like Cloud 9; supports prior town planner's submission.	Erf 1627

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22	(unspecified)	Lizemarie (Planning Space)	lizemarie@planningspace.co.za	Lizemarie Botha of Planning Space, on behalf of the owners of Remainder Erf 1627, Sedgefield, submitted a formal objection to the Draft Knysna SDF 2025 and the Sedgefield Local Structure Plan. The submission objects to the exclusion of Erf 1627 from the urban edge and its designation as "Open Space." The property, currently zoned "Undetermined," is earmarked for future rezoning to a Subdivisional Area to accommodate a mix of land uses, supported by specialist environmental assessments and a refined site development plan. Historically, the erf has been included in all spatial frameworks since 1988, with its removal in the 2020 SDF not supported by any known consultation or motivation. Environmental studies confirm that only the eastern portion of the site, affected by the Perdespruit wetland system, is sensitive, while the western area is degraded and suitable for development. The proposed development includes formal conservation of ±16 ha as Open Space III, ±5 ha as Private Open Space (urban agriculture/sports), and residential development on the remaining western portion. The submission requests that Erf 1627, or at least its developable portion, be reinstated within the urban edge and designated for mixed-use development, noting that it presents an opportunity to meet local housing needs while safeguarding environmental features and promoting sustainable, consolidated growth.	Erf 1627

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23	19/05/2025	Diana Young	dianayoung1944@gmail.com	Ms Diana Young, a founding member of the Sedgefield Island Conservancy and former town councillor, submitted detailed comments on the Draft Sedgefield LSDF, strongly endorsing the Conservancy's submission. She highlighted the need to recognise the informal "grey economy" thriving in areas like Smutsville/Sizamile and urged the Municipality to support SMMEs through designated incubator zones. She emphasised the economic and social importance of the Saturday market hubs along the N2, warning against any disruption to this vital node. Ms Young criticised the LSDF for omitting reference to Sedgefield's former "Slow Town" status, noting its potential to boost inclusive tourism and job creation. She raised concern over the absence of a public high school in Sedgefield and the inaccessibility of existing options, calling for reliable transport solutions for learners. On housing, she referred to a comprehensive 2013 study for Smutsville/Sizamile funded by the Dutch government, recommending it as a basis for informed planning. She also cautioned against unsustainable water solutions, citing threats to the Groenvlei spring and Karatara River due to over-extraction. Finally, she proposed a household survey to inform planning decisions with accurate local data, suggesting the use of incentives to encourage participation.	
24	19/05/2025	Carel & Suzie Fouche	cfouche@afol.com.na	Expresses concern about traffic and infrastructure on Paul Kruger Street; emphasises Island's tranquil, residential identity.	-
25	(unspecified)	Dieter & Elke Kaufholz	dkaufholz1@gmail.com	Objection to proposed changes in Paul Kruger Street; highlights conservation, tortoise fatalities, and increased traffic issues.	-
26	19/05/2025	Dieter & Elke Kaufholz	dkaufholz1@gmail.com	Support OP10 (open space designation). Object to MU2 rezoning of Paul Kruger Street, citing loss of tranquillity, noise, privacy, sewerage issues, and inadequate water supply. Strongly oppose truck stops and commercial development (MZ1, MZ3) near residential areas. Question N2 realignment.	Erf 4451

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27	20/05/2025	Ian Russell	ianandsue.russell@gmail.com	Objects to MU2 rezoning on Paul Kruger Street. Questions rationale, opposes increase in traffic through residential streets. Highlights poor map quality, flood-prone development sites (HD5, HD9, MZ6), water resource limitations, and lack of public engagement. Requests floodlines in maps and clarification on public feedback process.	24 Paul Kruger Street, HD5, HD9, MZ6
28	12/05/2025	Debbie Orford	finance@nschemicals.co.za	Objects to MU2, MZ1, MZ3. Raises concerns over traffic, pollution, safety, sewerage overflow, and change in residential character. Questions NMT node and rezoning impacts on rates. Supports maintaining Island as a conservancy.	77 Island Village
29	20/05/2025	Tessa Joubert	tessa.joubert@gmail.com	Objects to extending urban edge into Sandpiper Nature Reserve. Recommends protected status for Swartvlei Dune Ecosystem. Cites biodiversity, flood protection, Khoi heritage, and ecological infrastructure value. Proposes low-impact, non-permanent development only.	Swartvlei, Sandpiper Nature Reserve
30	06/05/2025	Cathy Birkett	cpbirks@mweb.co.za	Objects to MU2, MZ1, MZ3, HD4. Highlights impact on tortoise population, traffic, noise, sewerage, and conservancy status. Concerns about 5m sea-level building regulation, infrastructure capacity, and loss of village character.	24 Island Village
31	20/05/2025	Randolph Daames	rdaames@knysna.gov.za	Formal cover letter submission for comments on the Knysna MSDF amendment.	Not specified
32	20/05/2025	Itumeleng Langeni (MTO Group)	Itumeleng@mto.group	Comments on behalf of MTO Forestry regarding the Knysna MSDF and not relevant to Sedgfield LSDF	Forestry land (general)

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33	20/05/2025	Yanga Xashimba (DEA&DP)	Yanga.Xashimba@westerncape.gov.za	Smutsville Integration: The LSDF must more explicitly spatially integrate historically marginalised communities like Smutsville. This includes ensuring access to economic opportunities, social facilities, and public transport routes through mixed-use nodes and infill development closer to the town centre. Ecological and Flood Risk Areas: Specific concern was raised over the inclusion of areas such as HD5, HD9, and MZ6 within the Urban Edge. These areas intersect with Critical Biodiversity Areas (CBAs) and are either flood-prone or within the Coastal Protection Zone (CPZ). DEA&DP recommends their removal from proposed development zones, or at minimum, subjecting them to stringent environmental screening. Climate Change Adaptation Zones: DEA&DP advised incorporating climate adaptation overlays—such as buffers along floodplains and areas sensitive to sea-level rise—to mitigate long-term risk. This includes managed retreat strategies in high-risk coastal and estuarine areas. CML & Urban Edge Realignment: The response urged the Municipality to align the Coastal Management Line (CML) with the gazetted National CML, not an outdated provincial version, and to avoid including undeveloped land within the CML in the urban edge boundary. Implementation Clarity: DEA&DP highlighted the need for a phased capital expenditure framework that clearly outlines short-, medium-, and long-term priorities aligned with the spatial proposals, infrastructure demand, and available budgets. This was to ensure feasibility and proper sequencing of catalytic and housing development projects. Map and Text Alignment: DEA&DP recommended that the land use designations in the maps (e.g., HD zones, open space, mixed-use) be better	Smutsville, HD9, HD5, CML zones

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				aligned with the spatial policies and wording in the main text to avoid conflicting interpretations during implementation.	

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34	13/05/2025	Dr Andre Kruger	rooirokkie.ak@gmail.com	Raises concerns about future flooding risks in Brenton-on-Sea based on Climate Central data and CML. Objects to expansion into Knysna Sand Fynbos and incorrect naming/urban edge mapping of Brenton areas. Recommends using alien-infested land instead of endangered ecosystems.	Brenton-on-Sea, Belvidere
35	20/05/2025	The Scotts	dinieanddibbie@gmail.com	Objects to MU2 rezoning of Paul Kruger Street and rerouting of traffic. Criticises LSDF for removing police station proposal, questions aquifer sustainability and future water sources, and opposes developments on HD9, HD5, MZ6 due to flood/ecological risk.	Paul Kruger Street, HD9, HD5, MZ6
36	20/05/2025	Martin te Groen	mtegroen@mweb.co.za	Objects to MU2 rezoning and any traffic redirection through The Island. Cites impact on elderly, infrastructure, and aquatic systems. Proposes bypass to the north of the N2 and a moratorium on further guesthouse consent uses on the Island. Requests improved policing and planning enforcement.	27 Louw Wepener Street, The Island
37	20/05/2025	Nicholas Leonard	nicholas.leonard2@gmail.com	Nicholas van Aswegen strongly objects to the proposed MU2 mixed-use zoning along Paul Kruger Street and adjacent areas, citing concerns over traffic congestion, infrastructure strain, noise, and the loss of the area's residential and ecological character—particularly in the Island Conservancy. He also questions the lack of transparency around the proposed development of RE Erf 1627 and HD4, criticising insufficient consultation, potential environmental impacts, and the LSDF's failure to align with Sedgefield's Slow Town ethos and sustainable development principles.	Erf 1627
38	20/05/2025	Martin te Groen	mtegroen@mweb.co.za	Requests amendment of HD9 designation to allow 2 units per hectare on Erf 1652 (Cloud 9). Cites higher elevation, poor agricultural soil, self-provided services, and limited municipal support as rationale for moderate densification.	Erf 1652 (Cloud 9)
39	20/05/2025	Martin te Groen	mtegroen@mweb.co.za	Objects to MU2 corridor through Paul Kruger. Reiterates objection from Louw Wepener St; cites risk to frail residents, noise, bypass alternatives. Suggests removal of MU2 zone.	26 De Wet Street, The Island

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40	20/05/2025	Martin te Groen	mtegroen@mweb.co.za	Supports extending MUI zone westward from Kwikkie St to Wagtail St. Suggests 10 Lark Avenue is ideal business buffer on the N2 service road. Proposes mixed-use edge to buffer residential areas.	10 Lark Avenue, Sedgefield
41	2025/05/13	André Kruger	rooirokkie.ak@gmail.com	Raises concerns about climate risk, flooding, and unsustainable development in Brenton-on-Sea and Belvidere. Criticises the inclusion of high-risk zones in the Urban Edge and warns of development threats to Knysna Sand Fynbos. Proposes redirection of urban expansion to degraded alien-invaded lands. Supports the role of ecological buffers and sensitive development.	Not specified
42	2025/05/20	Nicholas Leonard	nicholas.leonard2@gmail.com	The comments on the Draft Sedgefield LSDF raise strong objections to the proposed Low-Intensity Mixed-Use Development along Paul Kruger Street, citing concerns about traffic congestion, noise, loss of residential character, water and sewage capacity, and threats to the Island's conservancy status and tortoise population. Residents emphasise that infrastructure is already under strain, and further development would worsen problems, compromise privacy, and disrupt the tranquil, conservation-focused environment. Additional concerns include insufficient public participation, lack of clarity on development proposals such as RE 1627, the risks of uncontrolled densification, inadequate consideration of environmental constraints, and potential security issues related to commercial development. Overall, the submissions call for proper consultation, better infrastructure planning, and stronger protection of the Island's unique natural and residential character.	Paul Kruger Street, RE Erf 1627

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43	2025/05/20	Dr Chloe Guerbois (Nelson Mandela University)	Chloe.Guerbois@mandela.ac.za	Ecological Corridors & Biodiversity: She emphasises the importance of maintaining intact forest corridors and ecological networks in the Sedgefield area, particularly near Phantom Pass, to support species movement and long-term ecosystem resilience. Weakening of Environmental Safeguards: She warns that the draft LSDF appears to dilute critical environmental thresholds by enabling densification and infrastructure expansion in areas that were previously environmentally restricted, especially those near Critical Biodiversity Areas (CBAs). Development Pressure: She cautions that the LSDF creates a narrative of inevitable growth which may legitimise urban sprawl and irreversible ecological degradation, especially in sensitive forest and fynbos areas.	Not specified
44	2025/05/19	Martie de Jager	martiedejager4@gmail.com	Formally objects to high-density and multi-storey proposals near Erf 1882, Sedgefield. Highlights infrastructure strain, visual intrusion, loss of privacy, and negative impact on residential quality. Seeks exclusion of the erf from such proposals.	Erf 1882, Sedgefield
45	2025/05/20	Homtini Farm (Kelly Steenhuisen)	admin@hominifarm.co.za	Strong objection to the urban edge expansion at Keurhoek. Details ecological value of CBA areas, ecosystem service dependency for farming, and current community-integrated land use on Homtini Farm. Highlights contradictions with CapeNature guidelines and calls for environmental justice.	Homtini Farm, Keurhoek
46	2025/05/09	Hettie Bailey	hettiebailey@gmail.com	Objects to the proposed developments in the LSDF, raising concerns about increased traffic, noise, pollution, and threats to the Island's tranquillity, infrastructure, and protected species such as the Angulate Tortoise and seahorse. He stresses that mixed-use rezoning, commercial and medium-density developments are inappropriate for the area, will compromise	Paul Kruger Street

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				security, environmental integrity, and residential character, and should not proceed without full resident approval.	
47	2025/05/20	Jessica Seath (Knysna Estuary Research Foundation)	jessica@knysnaestuary.co.za	Institutional critique of the MSDF for failing to acknowledge SANParks' custodianship and biodiversity imperatives. Warns against estuary access intensification and glamping in conservation zones. Recommends SDF revisions to foreground environmental stewardship.	Knysna Estuary
48	2025/05/20	Jan van der Westhuizen	jan@experttech.com	Submission by the Knysna Business Chamber highlighting catalytic economic projects for inclusion in the MSDF. Supports local economic development and urban renewal priorities.	Multiple strategic sites
49	2025/05/20	Barrie Gasson	gasson@sybaweb.co.za	Commentary focused on challenging the accuracy of MSDF mapping and future planning assumptions. Points to ecological oversights and data quality issues. Likely calls for redrawing or omitting unsupported development zones.	Not specified
50	2025/05/20	Barrie Gasson	gasson@sybaweb.co.za	Formal commentary questioning the strategic soundness of MSDF spatial delineation. Highlights issues with flood lines, infrastructure feasibility, and governance consistency. Recommends downscaling certain catalytic projects.	Multiple strategic nodes
51	2025/04/10	Werner Frei	wfrei.sedge@gmail.com	Objected to rezoning and densification along Paul Kruger Street. Highlights infrastructural overload, ecological risks to tortoises, and calls for better enforcement of zoning compliance.	Paul Kruger Street area
52	2025/04/09	Hans Anema	hansa608@gmail.com	Objected to LSDF proposals for The Island, including mixed-use and traffic corridors. Emphasises preservation of Island's peaceful, residential nature.	Island Village

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53	2025/05/19	Brent Ingel (SPM Projects)	spm.brent@gmail.com	Strong objection to low-cost housing on Erven 1873–1879. Suggests land use for fire/police station instead. Critiques economic impact, infrastructure capacity, and property devaluation risks.	Erf 1870–1879, Sedgehill
54	2025/05/19	JJN Bester, B Ingel and M Watson	spm.brent@gmail.com	Duplicate of Brent Ingel's detailed objection. Emphasises infrastructure strain, zoning sensitivity, and proposes public safety precinct use instead.	Erf 1870–1879, Sedgehill
55	2025/05/20	Knysna Tesourier (AfriForum)	tesourier.knysna@afriforumtak.co.za	AfriForum submitted a formal memorandum raising concerns about municipal transparency, heritage protection, infrastructure reliability, and democratic accountability in spatial planning.	General – Knysna and surrounds
56	2025/04/11	Cheryl Frei	cherylfrei@gmail.com	Comment on Sedgefield LSDF alignment with climate resilience, infrastructure readiness and ecological buffers. Advocates for greater emphasis on green infrastructure and small-town integrity.	General – Sedgefield
57	2025/05/08	Peter Dinsmore	peterdinsmore@gmail.com	General objection regarding proposed developments on Cloud Nine and Paul Kruger. Highlights slope instability, loss of landscape value, and impact on tourism and biodiversity. Requests review of development footprint.	Cloud Nine, Paul Kruger Area
58	2025/05/20	Talita van Zyl	ttvz@vodamail.co.za	Objection to MU2 Corridor along Paul Kruger. Concern that tourism-lodging uses may evolve into full business zoning, increasing traffic and impacting neighbourhood peace. Opposes high-density housing on Cloud Nine.	Paul Kruger Street, Cloud Nine
59	2025/05/08	Peter Dinsmore	peterdinsmore@gmail.com	Objection to high-density development on Gardenia Street citing zoning (Zone 1), inadequate infrastructure (sewage, electrical, road), and concern over increased noise and pollution. Requests alternative land use planning.	Erf 1860
60	2025/05/08	Alan Morris	alanmorris233@gmail.com	Concerns about proposed truck stop and high-density nodes conflicting with Sedgefield's village character; questions economic viability and sustainability of increased residential and commercial development.	General
61	2025/05/20	Dominic de Villiers	devilliersd59@gmail.com	General concern about the increase in traffic and pressure on road infrastructure; lack of clarity on mixed-use developments and objections to potential rezoning impacts.	General

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62	2025/05/20	Karen Tarr	karen.tarr@mudita.co.za	Objection to MU2 and HD4 on The Island; raises issues around outdated infrastructure, strain on services (sewage, electricity), road safety, impact on tortoise populations, and social implications of truck stops.	MU2, MZ3, HD4
63	2025/05/16	Shane van Blerk	netvanblerk@gmail.com	Objection to truck stop and related warehousing at entrance to town; concerns about traffic, safety, infrastructure and deterioration of Sedgefield's tourism identity.	General
64	2025/05/20	Kathy Waddington	kathywaddington1@gmail.com	Critiques contradiction between LSDF's preamble and proposed developments (truck stops, density increases, industrial zones). Argues against large-scale housing due to poor infrastructure, ecological concerns, and tourism-based economy.	General
65	2025/05/21	Yamagoo (Name not provided)	yamagoo@mweb.co.za	Support for and alignment with Kathy Waddington's detailed objection; calls for better infrastructure before additional development.	General
66	2025/05/19	Dolphin Stationers	dolphinstationers19@gmail.com	Support for Waddington's objection; asks for aligned objection to be placed on record.	General
67	2025/05/20	Marika Vreken	marika@vreken.co.za	Opposition to industrial development; objection submitted to proposal impacting Dolphin Stationers property. Argues it would compromise environmental value and tourist appeal.	Professional Comment
68	2025/05/19	JJN Bester, B Ingel, M Watson	spm.brent@gmail.com	Planning consultant objection on behalf of client to a specific zoning or density designation; references professional planning rationale and alignment with SDF principles.	Erven 1873–1879
69	2025/05/20	Marika Vreken	marika@vreken.co.za	Formal planning objection raised by professional town planner on behalf of clients; focused on land use inconsistencies, infrastructure constraints, and procedural planning issues in the LSDF. Requests alignment with Knysna zoning scheme and SPLUMA principles.	Multiple erven within Sedgefield, not all specified

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70	2025/05/20	Marike Vreken	marike@vreken.co.za	Follow-up submission with additional planning objections including stormwater, heritage overlay, and transportation impact considerations. Reinforces prior concerns with professional inputs.	Various (Sedgefield study area)
71	2025/05/06	Bernard Sheridan	sheridan6573@gmail.com	Concerned resident objecting to MU2 and MZ3 proposals. Highlights infrastructure inadequacy, traffic safety risks, and threat to the Island's conservancy and tortoise population.	General Island area
72	2025/05/20	Kevin and Brenda Goss	krandbi@gmail.com	Objection to MU2 and MZ3, noting increased traffic on Paul Kruger Street, threats to pedestrian safety, and ecological concerns relating to tortoise deaths and lack of speed enforcement. Concerned about crime and water pressure.	Erf 39 Hertzog Street, The Island
73	2025/05/19	Birgit Sankey	birgit.sankey@outlook.com	Objection referencing environmental degradation, water pressure issues, and misalignment of high-intensity development proposals with the character of The Island. Calls for traffic calming and better enforcement.	The Island general area
74	2025/05/20	Vanessa Weyer	Not Provided	Submission referencing strong concerns over ecological integrity of Sedgefield and the impact of truck stop and increased densification on sense of place, heritage, and safety of The Island.	Paul Kruger Street, The Island
75	2025/05/20	Vanessa Weyer	Vanessa.Weyer@sanparks.org	Comment submitted on behalf of SANParks – content of submission not detailed here but expected to reflect conservation and land management concerns.	Unspecified
76	2025/05/14	Patsy Griffiths	patsy.griffiths@gmail.com	Patsy Griffiths of 33 Island Village, Paul Kruger Street objects to the proposed Mixed-Use Corridor (MU2) designation in the LSDF. She cites severe infrastructure issues in Sedgefield, including low water pressure, poor road conditions, sewage capacity, and lack of policing—particularly problematic during peak tourist seasons. She warns that additional development, especially truck stops and industrial zones, threatens Sedgefield's tourism appeal and the safety of residents and wildlife on Paul Kruger Street and	MU2

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				The Island. She supports the detailed submission made by the Sedgefield Island Conservancy.	
77	2025/05/12	Ben C W van der Waal	bcwvis@gmail.com	Concerns about overdevelopment, environmental protection, illegal building, and neglect of the lagoon. Suggests creation of boardwalks, limiting expansion, enhancing infrastructure, and fostering local governance. Advocates for protecting village character and leveraging local expertise.	Sandpiper Reserve, Northern areas near Swartvlei
78	2025/05/16	Chris Fimpel	fimpel@mweb.co.za	Major concerns on water scarcity, insufficient sewage systems, inappropriate truck stop placement (MZ3), infrastructure overload on Paul Kruger Street, and lack of clarity on social facility planning. Emphasises need for urgent infrastructure upgrades before considering development.	Unspecified
79	2025/05/16	Chris Fimpel (Duplicate Entry)	fimpel@mweb.co.za	Duplicate of above comment from Chris Fimpel. Concerns about water, sewage, traffic, truck stop location, and social facilities.	Same as above
80	2025/05/19	R Vermeulen	rhijnv@gmail.com	Objection to the MU2 Mixed Use Corridor on Paul Kruger Street and the MZ3 Truck Stop proposal. Key issues raised include potential increase in traffic, danger to pedestrians and wildlife (particularly tortoises), lack of road maintenance, and environmental concerns near Swartvlei Lagoon. The submission questions the viability and sustainability of proposed mixed-use and industrial zones, citing impact on property values, lack of infrastructure (water, sewerage, electricity), and inadequate enforcement capacity. Calls for prioritising tourism-supportive uses over industrial development, and meaningful community engagement in zoning decisions.	No 70 Island Village, Paul Kruger Street

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81	2025/05/08	Carl Woodhouse	niccw25@gmail.com	Provides a detailed technical critique of the LSDF document including errors in section headings, mismatched data labels, questionable projections for infrastructure like water, sewage, electricity, and hospital needs. Requests clarification on assumptions used in calculations (e.g., reservoir sizing), expresses concern about pedestrian infrastructure planning and placement of informal settlements near critical services. Recommends alternative infrastructure options (e.g. desalination) and criticises the mismatch between maps and their respective commentary sections.	General town-wide observations
82	2025/05/08	Carl Woodhouse	niccw25@gmail.com	Duplicate of prior comment submission. Offers structured feedback on LSDF data and structure errors. Concerns with water and electricity planning assumptions, sewage treatment capacity, informal settlement siting near critical infrastructure. Proposes better mapping alignment and prioritisation of utility planning over densification proposals without adequate services.	General comments, including DZ4
83	2025/05/20	SANParks (Dr Vanessa Weyer)	Vanessa.Weyer@sanparks.org	SANParks objects to several aspects of the Sedgefield LSDF. Key concerns include: lack of acknowledgement of the Swartvlei System within GRNP; limited integration of biodiversity conservation; unsupported high-density development in flood-prone areas (e.g., HDZ4, HDZ5, HDZ9, DZ2); concern over mixed-use and industrial zones MZ1, MZ3, and MZ6 near Swartvlei Estuary; risk of pollution, estuarine degradation, and climate change impacts; lack of incorporation of environmental legislation terms like CML, CPZ, EFZ, and floodlines; lack of clarity on the re-alignment of the N2 highway through estuarine areas under SANParks jurisdiction. SANParks urges the LSDF to reflect environmental constraints, reconsider urban edge expansions, and exclude development in ecologically sensitive areas.	Not specified; general zones like HDZ4, HDZ5, HDZ9, DZ2, MZ1, MZ3, MZ6

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84	2025/04/10	Ann Koch	annkoch613@gmail.com	Strong objection to the rezoning and subdivision for High Influx Housing Development Project on Erven 1873–1879, due to negative impact on property values, unsuitable topography for high density, flood risks, and inadequate infrastructure. Original use of the land for fire station/community centre abandoned.	1873, 1874, 1875, 1876, 1877, 1878, 1879
85	2025/03/20	Bruce McDonald	mcdonaldba6573@gmail.com	Criticised lack of public engagement. Supports affordable housing in Smutsville and local economic opportunities. Objects to HD9, HD5, MZ1, MZ3, MZ6 due to ecological sensitivity and flooding. Questions feasibility of population projections and infrastructure strategies. Criticised generalisations and misrepresentations in the SDF document.	HD5, HD9, MZ1, MZ3, MZ6
86	2025/05/01	Peter Miller	peteragmiller@gmail.com	Highlighted issues of unemployment and infrastructure constraints. Criticised vertical development proposals and absence of proper police station and sewage upgrades. Suggested new road access from N2 and need for additional traffic circle for safety. Requested prioritisation of water security and traffic calming.	Unspecified
87	2025/05/20	Elizabeth Van Wyk	riversidesedge@gmail.com	Strong objections to MU2 Mixed-Use on Paul Kruger Street. Detailed ecological and social impacts including flooding, evacuation issues, wildlife loss, and infrastructure strain. Cited loss of Sedgefield's character and need to preserve its identity as a slow town. Opposes overdevelopment and densification trends in the LSDF.	Paul Kruger Street, The Island

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88	2025/04/05	Dianne Bowen	dibowennz@gmail.com	Criticised limited public participation. Requested detailed information on MU2 Paul Kruger proposal and development of RE 1627. Opposed unchecked densification and called for environmentally conscious development. Called for affordable housing models that preserve the town's character.	RE 1627, Paul Kruger Street
89	2025/05/01	Peter Miller	peteragmiller@gmail.com	Concerns over high unemployment, congestion, densification, inadequate police presence, failing infrastructure (roads, water, sewer). Advocates for an additional arterial road and traffic calming measures.	Unspecified
90	2025/05/05	Richard Willis	richard@dougi.co.za	Extensive objections to MU2 Mixed Use Zone on Paul Kruger Street, citing concerns about traffic, tortoise safety, residential character, and infrastructure strain. Questions raised about origins and public consultation of the proposal.	Paul Kruger Street
91	2025/05/19	Jane Andrews	janeandrews@telkom.co.za	Supports prior objections against MU2, HD4, and MZ3 zones. Highlights traffic, tortoise safety, environmental and sewer concerns. Requests more public input and answers about rezoning intentions.	Paul Kruger Street
92	2025/05/19	Sylvia Ferguson	segieergusons@gmail.com	Concerns about road degradation, inadequate sewage, densification threats, erosion, endangered species protection, and illegal squatting. Strong argument for preserving Sedgfield as a low-impact town within the Garden Route National Park.	Kingfisher Drive, Crane Walk, Myoli Beach, The Island
93	2025/05/20	Johan (Western Heads Goukamma Conservancy)	johan@paradisefound.co.za	Strong objection to proposed Urban Edge expansion including Lake Brenton Erfs 416, 415 and Uitzicht Portion 81. Notes presence of Critical Biodiversity Areas and violation of provincial biodiversity planning guidelines. Requests rehabilitation of forestry areas.	Erf 416, 415, Uitzicht Portion 81

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
94	2025/05/14	S P Griffiths	patsy.griffiths@gmail.com	Opposes mixed-use designation for Paul Kruger Street due to traffic, wildlife safety, and infrastructure strain; supports Island Conservancy objections; highlights general infrastructure inadequacy.	None specifically listed
95	2025/04/01	Linda Rasmussen	lindathepianotuner@gmail.com	Supports establishment of police and fire station near Plumbago and Gardenia Streets.	Near Gardenia Street
96	2025/04/03	Mr CR Agostini	rovkra@hotmail.com	Objects to housing on Erven 1873 and 1879; prefers fire/police station; concerns about property devaluation, infrastructure strain, environmental impacts.	1873 and 1879
97	2025/05/09	Graham F Bailey	hettiebailey@gmail.com	Objects to MZ1/MZ3, MU2, HD4 proposals; notes impact on traffic, infrastructure, tortoise habitat, and residential amenity; queries zoning intentions and public participation.	HD4 area (Dr Malan Street), MU2 (Paul Kruger Street)
98	2025/04/10	Werner Frei	wfrei.sedge@gmail.com	Raises concerns on densification, inadequate infrastructure, public participation gaps, unclear development motives; demands transparency and updated data sharing.	RE 1627
99	2025/04/03	Podge and Merrill Milton	podgemilton@gmail.com	Objection to MU2 mixed-use on Paul Kruger Street; concern for conservancy character, water supply, densification, infrastructure burden. Questions on RE 1627 and lack of consultation/data collection.	Paul Kruger Street, RE 1627
100	2025/05/19	Ann Stambolie	astambolie@wol.co.za	Detailed critique on LSDF inconsistencies, lack of public consultation, and contradictions in densification vs conservation. Financial loss due to devaluation of property from MU2 proposal.	21 Paul Kruger Street, RE 1627
101	2025/05/19	Kees Estie	estiekees@gmail.com	Questions the viability of N2 bypass; traffic congestion near Wild Oats Market; Paul Kruger singled out for redevelopment; sewerage and future densification concerns.	35 Island Village, Paul Kruger Street

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
102	2025/04/11	Cheryl Frei	cherylfrei@gmail.com	Opposes MU2 for Paul Kruger; calls for traffic circle near 1-stop; poor infrastructure and water supply; lack of schools and police; critical of exponential growth assumptions.	Paul Kruger Street, The Island
103	2025/05/20	Talita van Zyl	ttvz@vodamail.co.za	Objecting to MU2 Mixed Use on Paul Kruger; fears of eventual commercialisation, increased traffic, loss of peace. Cautions against Cloud Nine dune development, discourages high-density slope housing.	Paul Kruger Street, Cloud Nine
104	2025/05/19	John McKay	sundogjohn1@gmail.com	Concerns about uncontrolled development harming environment and essential services.	Unspecified
105	2025/05/20	Clifford Elion	cliffprop@gmail.com	Requests that Erf 1627 be re-included in urban edge based on development history.	RE 1627
106	2025/03/30	Gita Beck	darrylgita@gmail.com	Seeks clarity on tax implications for residents not participating in mixed-use development.	Unspecified
107	2025/04/05	Mary Woolmington	mary.woolmington@gmail.com	Requests details on MU2 proposal and status of RE 1627 development.	RE 1627
108	2025/05/20	Kevin Goss	krandbi@gmail.com	Objects to MU2 and truck stop MZ3; cites safety, traffic, and environmental concerns.	MU2, MZ3
109	2025/04/09	Leonie du Preez	knysna@crispandneat.co.za	Seeks clarity on urban edge expansion and if infill means low-cost housing.	Unspecified
110	2025/05/19	Mike Mays	mgmays12@gmail.com	Strong opposition to truck stop and mixed-use proposal; safety, crime, social issues cited.	Unspecified
111	2025/05/16	Chris Fimpel	fimpel@mweb.co.za	Critical of water and sewage infrastructure capacity, questions about truck stop viability.	Unspecified
112	2025/05/20	Karen Tarr	karen.tarr@mudita.co.za	Objects to MU2 and HD4; raises concerns over road safety, infrastructure strain, and tortoise habitat.	MU2, HD4

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
113	2025/04/01	Sarah Cook	islandwoodsa@gmail.com	Raises issue with public participation process, exponential growth assumptions, and wildlife risks.	Unspecified
114	2025/04/21	Saffyre Malherbe	fairydusted08@gmail.com	Strong concerns on densification, water pressure, traffic and lack of infrastructure on The Island.	Unspecified
115	2025/05/10	Lyn Mayhew	lyn@3i.co.za	Opposes MU2 zoning and threats to The Island; emphasizes need for participatory planning and wildlife protection.	MU2
116	2025/05/08	Charl van der Merwe	cjvdm53@gmail.com	Proposes environmental and slow-town principles integration; criticizes lack of planning for climate and water.	Unspecified
117	2025/05/14	Jennifer Wucherpfe nnig	jenwuch@gmail.com	Requests land inclusion for development; highlights land invasion risks and family security issues.	Unspecified
118	2025/05/19	R. Vermeulen	rhjnv@gmail.com	Objects to MU2 and truck stop; raises issues of tortoise conservation, rezoning effects and service capacity.	MU2
119	2025/05/06	CP Demetriou	lakideo@gmail.com	Objects to proposed Low-Intensity Mixed-Use zoning in Paul Kruger Street; raises environmental, traffic, infrastructure and heritage concerns; mentions protected tortoise species and infrastructure limitations.	Paul Kruger Street; HD4
120	2025/05/06	Bernard Sheridan	sheridan6573@gmail.com	Requests clarity on public participation process; opposes MU2 on Paul Kruger Street; concerned about RE 1627 development and exponential growth assumption; requests transparency and community consultation.	RE 1627
121	2025/04/07	Ron & Colleen Ansell	colleen.ansell@gmail.com	Questions public participation; requests information on Paul Kruger MU2 zoning; concerned about exponential growth, infrastructure, tourism degradation; opposes development between Village and The Island.	RE 1627
122	2025/05/20	Planning Space (Lundi Khuphiso)	lundi@planningspace.co.za	Requests RE 1627 to be reinstated in urban edge and designated for mixed use; provides environmental sensitivity assessments, historic planning alignment, and development proposal.	RE 1627

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
123	2025/05/20	Sedgefield Ratepayers Association (Andy Brough)	andy.b@harcourts.co.za	Comprehensive critique of LSDF; requests consistent application of housing densities; demands proper environmental, infrastructure and economic impact studies; reserves right to appeal process.	Multiple incl. RE1627, RE5045, 1634, 4550, 2058
124	2025/05/02	AfriForum (Deon de Jager)	deon.dejager@afriforum.co.za	Raises service delivery issues (refuse, sewerage, noise, dumping); suggests inclusion of illegal taverns and landfill upgrades in IDP; requests better community participation structures.	Streets in Sedgefield, Dumping sites
125	2025/04/30	Sedgefield Island Conservancy (Lawrence Boatwright)	lboat01@gmail.com	Raises concerns about Paul Kruger MU2 zoning, enforcement capacity, poor map referencing; requests clarity on open space definitions and stronger environmental protections.	Erf 4550, 1248, 1249, 1524, 1625, 2022
2nd Round of Public Participation					
126	2025/09/15	Keith Killops	keith@gkconsulting.co.za	An enquiry made by Keith Killops regarding the incorporation of the Sedgefield LSDF proposals into the Knysna MSDF.	Unspecified
127	2025/09/16	Laurelle Bason	laurelleleigha@gmail.com	Seeks clarity regarding the inclusion of the Lake Pleasant Hotel/Estate located on Groenvlei Road into the proposed Sedgefield Urban Edge and what the zoning designation/proposed land use will be.	Lake Pleasant
128	2025/09/18	Marius Nadel	mariusrita@mweb.co.za	Tourist facilities around Swartvlei and other conservation areas are deteriorating and require immediate budget allocation. Similarly, while the revival of the George–Knysna Outeniqua Train could boost tourism, no Precinct Plan is in place for the Sedgefield Station area to ensure this becomes a viable mixed-use economic asset. A major concern is the contradiction between the Municipality's acknowledgment of failing infrastructure in the IDP and LSDF, and the simultaneous proposal of new developments that will increase pressure on	Multiple Areas

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
				already strained systems while offering limited financial return. Roads are in critical condition, with an estimated R400 million required for repairs in Sedgefield alone, yet funding is wholly insufficient, and the backlog increases annually. Water and sewage systems, both bulk and reticulation, are at crisis point, with a real risk of collapse during peak holiday seasons due to insufficient capacity and funding. The Municipality must prioritise protecting existing ratepayers and investors, as their contribution sustains the local economy. Based on extensive professional planning experience, the current planning approach of Knysna Municipality shows warning signs similar to those that have historically led to the decline of other towns. These inputs are not exhaustive but intended to initiate urgent, constructive engagement. With regard to the proposed Heritage and Tourism Zone, it is essential to note that the Lake Pleasant development lawfully consists of 27 sectional title residential units. Each unit holds an individual Title Deed, has received Council approval for residential use through Clearance Certificates, is registered at the Deeds Office and the Office of the Surveyor General, and many have mortgage bonds registered. This established legal status must be recognised in future planning proposals. Significant and extensive road proposals are included in the LSDF. Insufficient detail is provided on the extent of these proposals nor how these will impact on the surrounding land-uses and the town. The proposed N2 re-alignment and intersections and pedestrian crossings need more clarity. Main collector roads within Sedgefield are over capacity and also require proper integrated land-use and transport planning solutions.	
129	06/10/2025	Jason Harris	overlandspirit@gmail.com	Strongly objects to the inclusion of Lake Pleasant Living within the Urban Edge and its designation as a Heritage and Tourism Zone. This is a legally established, permanently occupied residential sectional title scheme, not a tourism precinct or urban expansion area. The proposed HTZ and Urban Edge inclusion threaten residents' property rights, privacy, property values,	Lake Pleasant Living

No	Date Received	Name or Institution	Email Address	Description of Comments	Erven Applicable/ Reference
				and the tranquil residential character of the community, while placing additional pressure on already inadequate infrastructure and municipal services. Such changes also pose a risk to the area's ecological integrity and conservancy status, contradicting the LSDF's own environmental objectives. Furthermore, the planning process has lacked transparency, with unclear zoning implications, questionable mapping accuracy, insufficient public consultation, and no evidence-based justification for these designations. They therefore request a clear explanation for this inclusion and the removal of the HTZ overlay from Lake Pleasant Living.	

5.6 A.6: SUMMARY OF RESPONSES TO COMMENTS

Section	Nature of Change	Reason / Linked Comment
4.2.1 Human Settlement Development	The entire section was restructured and expanded into sub-sections with 9 detailed strategies.	Response to concerns over informal settlements, the need for densification, and infrastructure.
4.2.1.10 Smutsville Settlement Upgrading Zone	A new subsection was created with detailed spatial actions, infrastructure strategies, and social facility needs.	Community concerns about informal housing, flooding, limited space, and education needs.
6.2 Spatial Planning and Land Use Guidelines	Section rewritten to consolidate land use principles, zoning tools, SANParks buffer policies, and design guidelines.	SANParks' input on ecological buffers; community concern about land use change and sprawl.
6.2.2 Coastal Access and Social Equity	Strengthened principles on universal access, historic equity, and coastal buffer protection.	Concerns have been raised about limited beach access from Smutsville and the Cola Beach path degradation.
6.2.4 Guidelines for Development Applications	Expanded to include stricter visual, ecological, and edge management criteria.	Visual impact and wetland encroachment issues were raised by residents and SANParks.
6.2.6 Land Use Guidelines (Table)	Converted previous text into table format and added detailed land use parameters, incl. for artisan uses.	Requested clarity on permissible uses and zones, especially around workshops and crafts.
6.2.8 Additional Guidelines (Community & SANParks Input)	New section added covering dune protection, heritage overlays, wetland buffer zones, and fire interface zones.	SANParks and the community asked for greater environmental protections and invasive species control.
6.3 Key Action Areas and Strategic Programmes	New tables added with specific geographic action zones and aligned municipal programmes.	Need for clearer implementation focus, budget alignment, and IDP integration.
CEF Table (within 6.3)	Added secondary school needs, informal settlement upgrading, and off-grid strategies.	Identified during community engagements and SDF alignment sessions.
Monitoring and Evaluation	A new section has been added with indicators and feedback mechanisms.	Required for implementation tracking; raised by both Planning and LED directorates.
Conclusion	Added to reflect integrated vision, SDF alignment, and implementation readiness.	Final wrap-up requested during internal review to ensure alignment with Knysna MSDF.

5.7 B.1: SUPPLEMENTAL PARTICIPATION & ALIGNMENT CONSULTATION RECORDS

5.7.1 KNYSNA MSDF PUBLIC PARTICIPATION SUMMARIES



AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

KNYSNA COMMUNITY ASSOCIATIONS

Client	Knysna Municipality			
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)			
Engagement Type	Knysna Community Associations			
Date Time	13 th of August 2024	16h00 – 18H00	Venue	Knysna Town Hall

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
H. Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
K. Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
T. Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
V. Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za
Rodney Nay	RN	Ward 1 & 2 Committee	0824526447	rodneynay1948@gmail.com
Mark Crocker	MC	Thesen Island	0720249464	bco@tihoa.co.za
Dave Stromberg	DS	Leisure Island Residents Association	0738879769	Davidstromberg1@gmail.com

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Tamzyne Romans opened the meeting, welcomed all attendees.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting Tamzyne gave an overview of the project, outlining its objectives and the purpose of the session.	Tshani Consulting CC
4	<u>Discussion</u> Dave Stromberg started the discussions around Leisure Isle, where the following was noted: ▪ He noted that the area features a 1 km long safe beach. ▪ He mentioned that residents envision this area as the face of Knysna's Beachfront. ▪ He pointed out that Steenbok Nature Reserve, connected to the neighbourhood, is a popular destination. ▪ He further highlighted the following issues: ○ He stated that there are no public toilets for the disabled. ○ He noted that waste runoff is affecting the park. ○ He mentioned that neighbourhood residents are responsible for maintaining the seawall because the Municipality does not. Rodney Nay had the following input about Sedgefield: ▪ He noted that the town lacks access to its beaches. ▪ He stated that a beach maintenance program is necessary.	ALL

Item	Discussion Points	Activity/ Personnel
	- He pointed out the segregation of communities within the Knysna area. Mark Crocker gave the following inputs on Thesen island: - He noted that the island is privately owned. - He mentioned that the infrastructure is municipally owned. - He pointed out that due to a lack of maintenance by the municipality, the community has taken on the responsibility for maintaining the infrastructure.	
6	Way Forward - Tamzyne Romans (TR) assured attendees that their feedback would be thoroughly documented and reviewed by the technical team. - Tshani Consulting to integrate the insights and feedback from today's discussion into the project.	Tshani Consulting CC
7	Closure TR thanked attendees for coming to the workshop and closed at 18h00.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	



AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

MEETING WITH GREATER KNYSNA CHAMBER OF BUSINESS

Client	Knysna Municipality		
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)		
Engagement Type	Meeting With Greater Knysna Chamber Of Business		
Date Time	13th of August 2024 13h30 – 15H30	Venue	Knysna Town Hall

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Hennie Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
Shaun Madumbo	SM	Knysna Municipality	0609987913	smadumbo@knysna.gov.za
Zelmarie van Rooyen	ZR	GKBC	0824477703	zvrtown@mweb.co.za
Mark Sokianos	MS	GKBC	0824485782	mark@mgprop.co.za
Richard Thorpe	RT	GKBC	0832517792	solutions@iron.co.za
J. Weshoz	JW	GKBC	0834686780	jon@experttech.com
Anton Gerber	AG	Interested Party	0824102407	agtrust@mweb.co.za
Kreason Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
Tamzyne Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
Vuyisa Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Kreason Naidoo opened the meeting and welcomed all attendees.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting Tamzyne gave an overview of the project, outlining its objectives and the purpose of the session.	Tshani Consulting CC
4	Discussion Lizel had the following inputs: - Lizel emphasized the necessity of a comprehensive Municipal Spatial Development Framework (MSDF) that tackles both immediate and long-term planning needs. - She noted that while tourism is vital, it should not be the sole focus of the town's development. - She discussed the significance of the boat-building industry, particularly its connection to the fibreglass sector. Attendee 1 had the following inputs: - They questioned the demographic shifts in Knysna, particularly regarding the profiles of new residents and the misalignment between housing developments and job creation. - They also discussed strategic issues related to the N2. Kreason responded as follows: - Kreason highlighted the pivotal role of the boat-building industry and boat storage as major economic contributors.	ALL

Item	Discussion Points	Activity/ Personnel
	▪ He noted the importance of the MSDF in managing the rise of informal settlements and emphasized the need for local planning guidelines. ▪ He also mentioned that the Community Environmental Forum (CEF) is integrated into the Spatial Development Framework (SDF) to address environmental concerns. ▪ He stated that Tshani Consulting will set up a meeting with SANRAL to discuss the concerns around the N2 Bypass. Attendee 2 had the following inputs: ▪ They raised concerns about basic service constraints, including illegal dumping and the transportation of contaminated waste to Plettenberg Bay and Mossel Bay. ▪ They stated that there is a need to rezone industrial areas, noting that current zones are too small and new areas are required for expansion ▪ They noted that there is an underutilized taxi rank in Hornlee, near a dumping site, and it was identified as needing improved development plans. ▪ They noted that Rheenendal was highlighted as suitable for forestry, ▪ They stated that there is a need for better accommodation and public transport connectivity to Knysna. ▪ They stressed the importance of establishing a permanent facility for the homeless outside the CBD. ▪ Additionally, they examined the impact of the Garden Route's agricultural sector on the local economy ▪ They advocated for dedicated spaces for youth camps and tourism, particularly for cyclists and runners.	

Item	Discussion Points	Activity/ Personnel
	- They stated that there is a need for integration of affluent and less affluent communities in Knysna, there needs to be a focus on affordable housing. They proposed middle-income housing as a buffer between green belts and existing neighbourhoods. - They raised concerns about the shortage of land for educational facilities in Knysna, particularly for a college and schools. They also highlighted the need for primary schools in Knysna and secondary schools in Sedgefield and Rheenendal. They pointed out that Sedgefield students currently travel to George to attend Outeniqua, exposing gaps in the local educational infrastructure. Kreason responded as follows: - Kreason addressed the need for rezoning industrial areas, noting that current zones are too small and new areas are required for expansion. - He noted the underutilized taxi rank in Hornlee and the need for development plans. - He agreed with the statement that Rheenendal is suitable for forestry and stated that it will be included in the process if feasible. - Kreason noted that Tshani will look into the influx of new residents that is leading to the displacement of current residents and how this can be minimised. - He stated that the educational need is something that will be looked into and noted that Tshani Consulting CC will be projecting the future educational facility need for the municipality too.	
6	Way Forward - Kreason Naidoo (KN) assured attendees that their feedback would be thoroughly documented. - Tshani Consulting to integrate the insights and feedback from today's discussion into the project. - Tshani Consulting to Circulate the Attendance Register on the 19th of August 2024 - Greater Knysna Chamber of Business to forward their written comments by the 16th of August 2024	Tshani Consulting CC



Item	Discussion Points	Activity/ Personnel
7	Closure KN, thanked attendees for coming to the workshop and closed at 15h30.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024
Written Comments	Greater Knysna Chamber of Business	16 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	



AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

SWOT AND VISIONING WORKSHOP & ISC MEETING

Client	Knysna Municipality		
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)		
Engagement Type	SWOT and Visioning workshop & ISC		
Date Time	13th of August 2024 09h00 – 12h00	Venue	Knysna Town Hall & Microsoft Teams

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Tessa Joubert	TJ	Resident	0824818230	Tessa.joubert@gmail.com
Shaun Madumbo	SM	Knysna Municipality	0609987913	smadumbo@knysna.gov.za
Hennie Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
S. Phungula	SP	Knysna Municipality	0443023669	sphungula@knysna.gov.za
SB. Sitinga	SBS	Knysna Municipality	0443027267	ssitinga@knysna.gov.za
L. Mniki	LM	Knysna Municipality	0443026383	lmniki@knysna.gov.za
Nwabisa Pondoyi	NP	Knysna Municipality	0443026397	npondoy@knysna.gov.za
Kreason Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
Tamzyne Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
Vuyisa Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za
Shaun Dyers	SD	SANRAL	021 957 4600	dyerss@nra.co.za
Caren George	CG	Department of Environmental Affairs and Development Planning	0214832724	caren.george@westerncape.gov.za
Cheslin Fortes	CF	Department of Environmental Affairs and Development Planning	0739258252	Cheslin.Fortes@westerncape.gov.za
Monalisa Gcilitshana	MG	Garden Route District Municipality	044 803 1440	monalisag@gardenroute.gov.za
Siviwe Nondobo	SN	SANParks	0814486655	siviwe.nondobo@sanparks.org

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Wilmari Havenga	WH	Western Cape Government: Dept of Infrastructure	044 272 6071	Wilmari.Immelmman@westerncape.gov.za
Cikizwa Mbolambi	CM	Department of Environmental Affairs and Development Planning	021 483 2138	cikizwa.mbolambi@westerncape.gov.za
Jonathan Windvogel	JW	Heritage Western Cape	0214839736	jonathan.windvogel@westerncape.gov.za
Monwabisi Fani	MF	SALGA	0828254893	mfani@salga.org.za
Yanga Xashimba	YX	Department of Environmental Affairs and Development Planning	0764040493	Yanga.Xashimba@westerncape.gov.za
Duma Goso	DG	PRASA Western Cape	0791050656	Dgoso@metrorail.co.za
Rafiqua Mosaval	RM	Department of Economic Development and Tourism	065 943 6267	rafiqua.mosaval@westerncape.gov.za
Danie Swanepoel	DS	Department of Environmental Affairs and Development Planning	082 784 7551	danie.swanepoel@westerncape.gov.za
Chamell Pluim	CP	South African National Parks, GRNP Wilderness Section	0604674260	Chamell.Pluim@sanparks.org
Claire du Plessis	CP	WCED	044-8038374	Claire.DuPlessis@westerncape.gov.za
Fiona Brown	FB	DEDA	0214839378	fiona.brown@westerncape.gov.za
Vuyani Zuma	VZ	Department of Environmental Affairs and Development Planning	0605032192	Vuyani.Zuma@westerncape.gov.za

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Kreason Naidoo opened the meeting and welcomed all attendees.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting The team is currently advancing through Phase 3, focusing on the development perspective, key issues, and stakeholder engagement. This phase underscores the importance of public participation to gather valuable	Tshani Consulting CC

Item	Discussion Points	Activity/ Personnel						
	input from relevant stakeholders. A broad consultation strategy is being implemented, particularly in Knysna, to ensure a thorough and inclusive contribution from all key stakeholders.							
4	<u>Presentation:</u> Kreason Naidoo delivered a concise presentation summarizing the key outcomes of the SDF amendment process thus far, highlighting the completion of the status quo analysis and policy context. He then facilitated a SWOT exercise, guiding attendees through providing input to each element—Strengths, Weaknesses, Opportunities, and Threats. Participants contributed their insights on sticky notes, which were displayed on a board to showcase the collective input. The session successfully captured a comprehensive SWOT analysis. Additionally, KN presented the draft content for Phase 3, which focuses on development perspectives, identifying key issues, and engaging the public in the planning process.	Tshani Consulting CC						
5	<table><tr><th colspan="2"><u>SWOT Outcome:</u></th></tr><tr><th>Strengths</th><th>Weaknesses</th></tr><tr><td> ▪ Natural Assets: Biodiversity, ▪ Lagoon, Forests ▪ Scenic Beauty ▪ Tourist Infrastructure ▪ Diversity of ecosystem for leisure activities- Forest, Coast, Lake, Dunes ▪ Development appetite- high income residential. ▪ Diverse Economy. </td><td> ▪ No social cohesion ▪ Lack of low-middle income housing ▪ Socio-economic inequality (economic disparities) ▪ Poor environmental management ▪ Slow housing delivery ▪ Lack of integration(spatial, economic, social) ▪ Lack of infrastructural capacity ▪ Water restrictions – new norm </td></tr></table>	<u>SWOT Outcome:</u>		Strengths	Weaknesses	▪ Natural Assets: Biodiversity, ▪ Lagoon, Forests ▪ Scenic Beauty ▪ Tourist Infrastructure ▪ Diversity of ecosystem for leisure activities- Forest, Coast, Lake, Dunes ▪ Development appetite- high income residential. ▪ Diverse Economy.	▪ No social cohesion ▪ Lack of low-middle income housing ▪ Socio-economic inequality (economic disparities) ▪ Poor environmental management ▪ Slow housing delivery ▪ Lack of integration(spatial, economic, social) ▪ Lack of infrastructural capacity ▪ Water restrictions – new norm	All
<u>SWOT Outcome:</u>								
Strengths	Weaknesses							
▪ Natural Assets: Biodiversity, ▪ Lagoon, Forests ▪ Scenic Beauty ▪ Tourist Infrastructure ▪ Diversity of ecosystem for leisure activities- Forest, Coast, Lake, Dunes ▪ Development appetite- high income residential. ▪ Diverse Economy.	▪ No social cohesion ▪ Lack of low-middle income housing ▪ Socio-economic inequality (economic disparities) ▪ Poor environmental management ▪ Slow housing delivery ▪ Lack of integration(spatial, economic, social) ▪ Lack of infrastructural capacity ▪ Water restrictions – new norm							



Item	Discussion Points		Activity/ Personnel
	- Diverse environment. - Natural reserves - Tourism resources	- Unsustainable influx of people- loss of sense of place. - Poor governance- corruption - Lack of land for development - Lack of environmental protection and loss of biodiversity. - Poor management of the littoral active zone, stabilisation thereof with alien vegetation - Poor access to natural resources and pressure on natural resources - Centralisation of law enforcement in Knysna - Lack of enforcement capacity - Ageing Infrastructure- roads not maintained - Lack of spatial transformation – Blak people are still “excluded”	
	Opportunities - Establishment of middle-income housing schemes - Diverse housing market - Diverse potential to tourism product - Boat building industry and manufacturing industry	Threats - Lack of comprehensive disaster management plans and strategies, e.g. Response to Knysna fires - Law and unemployment - Climate Change - No High School in Sedgefield - Drugs	

Item	Discussion Points		Activity/ Personnel
	▪ Innovation in conservation and environmental protection ▪ Reclaim of recreational areas ▪ Restore railway line ▪ Youthful population- presents a workforce to support the aged- retired ▪ Coastal location/ linkage between Gqeberha and Cape Town ▪ Tourism, wonderful environment ▪ Destination marketing ▪ Establishment of tourism related activities – adventures, water sports ▪ Rural villages- Agri- community, pilot project, broken community. ▪ Development along N2- Hiede Valei development- development nodes	▪ The location/ presence of N2 in the CBD ▪ Over focus on the tourism sector, may lead to disregard of permanent residents ▪ Population growth- urban sprawl. ▪ Insufficient homeless shelters ▪ Disenfranchised informal traders on the main road in Concordia ▪ Land invasion ▪ Institutional capacity and leadership and governance challenges ▪ Deteriorating infrastructure ▪ Environmental degradation ▪ Climate change ▪ Development along coast ▪ Low lying areas- the Island, Sedgefield ▪ Fire ▪ Road infrastructure- escape routes during fires ▪ Water restrictions	
6	<u>Visioning</u> Kreaseon Naidoo encouraged participants to imagine Knysna's future and articulate their aspirations for the town. KN highlighted that it is essential for the vision to align to the vision developed at a provincial, district and other municipal visions for the LM including the IDP, previous SDF, etc. The Provincial Spatial Development		All

Item	Discussion Points	Activity/ Personnel
	Framework (PSDF) envisions a highly skilled, innovation-driven, resource-efficient, and collaborative society with abundant opportunities. The current vision (Knysna SDF, 2020) aims to establish Knysna as a place that benefits all its residents, creating an equitable and sustainable community while maintaining a vibrant ecosystem. During the visioning process for the Spatial Development Framework (SDF), attendees contributed diverse ideas to shape a cohesive future vision. This collaborative effort focused on developing a framework that aligns with Knysna's unique characteristics and growth potential, including the possibility of coastal town consolidation and metro expansion. Key themes emerged from these discussions: ▪ Authentic Community: Envisioning Knysna as a place that works for all its residents, with opportunities for growth and integration, including the potential consolidation of coastal towns and enhanced connectivity. ▪ Integration and Harmony: Enhancing public transport, promoting racial integration, and ensuring harmony with environmental development. ▪ Resilience and Sustainability: Prioritizing economic and environmental sustainability and building resilience through thoughtful planning.	
7	<u>Discussion</u> Attendee 1 had the following inputs: ▪ They expressed concerns about the municipality being “too heavy,” referring to its operations. He questioned whether the municipality is operating with the correct strategy. ▪ They asked how to make Knysna more investable and noted a lack of collaboration with Bitou municipality. He also questioned how Knysna can be more investable, especially considering infrastructure issues.	All



Item	Discussion Points	Activity/ Personnel
	- They emphasized the need to push more resources into the economy to make Knysna more attractive for investment. Attendee 2 had the following inputs: - They noted a concern about the balance between development and protecting the environment. She stated that too much emphasis on protection might hinder investment. - They questioned the balance between protecting the environment and economic development, asking how this balance can be maintained. Attendee 3 had the following inputs: - They pointed out the ongoing challenges with land use and stated that there are major issues that need addressing. - They questioned how the SDF will address these land use challenges and asked whether there are plans to engage the community in resolving these issues. Attendee 4 had the following inputs: - They noted that Knysna has many constraints, especially regarding infrastructure, which affects its attractiveness to investors. - They suggested exploring alternative engineering solutions to overcome infrastructure challenges, potentially making Knysna more investable. - They asked if these alternative engineering solutions are being considered in the current planning. KN responded as follows - KN responded to the concerns raised about the municipality's operations, acknowledging the infrastructure issues. He stated that these are key challenges in Knysna.	



Item	Discussion Points	Activity/ Personnel
	- He noted that while development is essential, it needs to be balanced with environmental concerns to ensure sustainable growth. KN also emphasized the importance of collaboration with neighbouring municipalities like Bitou. - He acknowledged the infrastructure constraints and stated that the municipality is exploring alternative engineering solutions. He emphasized the need to balance development with the protection of Knysna's unique environment.	
8	Way Forward - Kreason Naidoo (KN) assured attendees that their feedback would be thoroughly documented. - Tshani Consulting to integrate the insights and feedback from today's discussion into the project. - Tshani Consulting to Circulate the Attendance Register on the 19th of August 2024	Tshani Consulting CC
7	Closure KN, thanked attendees for coming to the workshop and closed at 11h00.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	



AMENDMENT OF THE KNYNSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

SOCIO – ECONOMIC FOCUS GROUP

Client	Knysna Municipality		
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)		
Engagement Type	Socio-Economic Focus Group		
Date Time	14 th of August 2024 11h00 – 12h00	Venue	Knysna Town Hall

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Edwin Pedre	EP	Knysna APD	0786315500	pedroedwin7@gmail.com
Yolanda Maras	YM	Knysna APPD	0614827179/ 0834771781	Managerknysnaapd@gmail.com
Nella Gysman	NG	Knysna Education Trust	0443824638/ 0791874088	Fcdrey.manager@knysnaedutrust.co.za
L Mngqibise	LM	Department of Labour	0793655458	Lungeto.mngqibisa@labour.gov.za
Hennie Smit	HS	Knysna Municipality	0609987124	hsmil@knysna.gov.za
Kreason Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
Tamzyne Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
Vuyisa Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Tamzyne Romans commenced the meeting by warmly welcoming all attendees.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting Tamzyne gave an overview of the project, outlining its objectives and the purpose of the session. She also explained what an SDF (Spatial Development Framework) is and how it is utilized in practical applications.	Tshani Consulting CC
4	<u>Discussion</u> The following discussions took part in topics. The following inputs were given regarding the Education Sector - Knysna APD noted that the ECDs were operating at full capacity - Tshani requested members to provide statistics on existing Early Childhood Development (ECD) facilities, as they are operating at full capacity. - The Knysna Education Trust noted that the northern suburbs of Knysna lack ECD facilities. - The Knysna Education Trust noted that there is a need for an additional primary school in Knysna town, but there is a lack of available space. - The Knysna Municipality noted that land within Bokmakierie has been designated and zoned for educational purposes.	All



Item	Discussion Points	Activity/ Personnel
	- APD stated that there is a shortage of schools equipped to accommodate children with special needs, including both mental and physical disabilities. - Knysna Education trust highlighted the need for a skills center in Knysna, as there is no technical school. The center could support industries such as construction, hospitality, agriculture, and boat building. It was mentioned that many young graduates remain unemployed in Knysna, while those who can afford it seek tertiary education in Cape Town and George. The following inputs were given regarding Homeless Shelters: - APD noted that Knysna currently lacks homeless shelters, although people from the Garden Route District Municipality (GRDM) are being directed to Knysna under the mistaken impression that facilities exist. The following inputs were given regarding Youth Issues and Drug Rehabilitation: - Knysna Education Trust stated that drugs are a major problem among the youth, and there are no rehabilitation centers available in the area. The following inputs were given regarding Medical Services: - Knysna Education Trust highlighted the potential of medical tourism in Knysna. It was mentioned that Knysna has two hospitals, with minimal referrals to George and Mossel Bay. They also noted that there are clinics in each area, with mobile clinics serving the outskirts. - APD stated that there are however issues with ambulance access in the northern suburbs. The following inputs were given on Recreation: - APD noted that locals primarily use Leisure Isle for recreation due to there being an insufficient amount of other facilities in the town. When asked for the reasons for Living in Knysna, the following was stated: - Respondents mentioned that job opportunities brought them to Knysna.	



Item	Discussion Points	Activity/ Personnel
	- It was noted that some people live in Knysna because it is their hometown. - It was stated that Knysna is considered safer than Cape Town. - It was mentioned that Knysna offers a good environment and desirable lifestyle. The following Additional Points were noted: - It was noted that there is an existing Precinct Plan for Karatara. - It was stated that Knysna lacks a Home Affairs and SASSA offices. - It was mentioned that there are two public old age homes in the area. - It was noted that there is a high employment rate for domestic workers. - It was mentioned that Knysna has approximately 21 estates.	
8	Way Forward - Tamzyne Romans (TR) assured attendees that their feedback would be thoroughly documented. - Tshani Consulting to integrate the insights and feedback from today's discussion into the project. - Tshani Consulting to Circulate the Attendance Register on the 19th of August 2024	Tshani Consulting CC
7	Closure TR, thanked attendees for coming to the workshop and closed at 12h00.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	

MATERIAL UTILISED IN THE MEETING

FLYER

Background & Objectives

The amendment of the Knyrna MSA was necessitated by changing circumstances:

- Updating the Policy Context
- Accounting for latest statistics and data
- Addressing the urban, spatial concepts, strategies, and programs
- Aligning with the SDF
- Strengthening the legal and administrative framework

The main objectives to achieve the 2024 Knyrna Policy Framework are:

CONTACT US

Knyrna Municipality
Municipaliteit // uMasipala // Municipality

Knysna
Municipaliteit // uMasipala // Municipality
Inclusive // innovative // inspired

AMENDMENT OF THE
**KNYSNA MUNICIPAL
SPATIAL DEVELOPMENT
FRAMEWORK (MSDF)**

August 2024

TSHANI CONSULTING C.C.

Tyger Ferreira II, 51 Wood Way, Bellville, Cape Town
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Status Quo

TOTAL POPULATION
2011: 95 977 2024: 138 983

POPULATION PROJECTIONS

POPULATION GROUP

NUMBER OF HOUSEHOLDS
2011: 21 893 2024: 32 398

EDUCATION LEVEL

LANGUAGE

UNEMPLOYMENT RATE
24.3%

WHAT IS AN SDF?

The purpose of the Spatial Development Framework is to develop a strategic and policy framework that will address spatial, social, environmental and economic issues faced by the Bulk Supply.

The SDF will provide a strategic direction to the Municipal Integrated Development Plan (IDP). It will also be used as a policy framework to guide service delivery, investment in the creation of sustainable, integrated and community made local development.

Key Issues

- Housing backlog remains unaddressed by the municipality.
- Unclear direction on IDP for open proposals by SAKKAL.
- High costs for building affordable houses on steep slopes.
- Waste management services to the municipality.
- Lack of space for recreation facilities despite known budget in SDF and IDP.
- Limited room for industrial and residential expansion.
- Absence of area-specific development frameworks and Priority Planning Policies.
- Missing Services Master Plans.
- Sewer capacity issues evidenced by recent sinkholes.
- Toilet bank capacity in rooms and discharges among to it structures.
- Overload institutional facilities with the land audit Committee's advice.
- Insufficient funds for road upgrades and maintenance.
- Lack of an integrated public transportation service chapters.

Bulk Infrastructure

- 82.8 per cent of households had access to piped water supply, while the remaining 17.2 per cent through community water supply.
- 98.6 per cent of households have access to flush toilets or chemical toilets.
- Local authorities removed refuse on least weekly for 88.2 per cent of households in the area.
- 94.9 per cent of households have access to electricity (domestic) for lighting.

Key Housing Trends

- Slowing Informal Settlements
- Urbanization Drives Growth
- Insufficient Housing Delivery
- Delayed Housing Provision
- Challenges in Upgrading
- Community Needs

KNYSNA LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK MUNICIPAL LOCALITY PLAN





AMENDMENT OF THE KNYSNA LOCAL MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

MEETING WITH SEDGEFIELD RATEPAYERS AND RESIDENTS' ASSOCIATION

Client	Knysna Municipality		
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)		
Engagement Type	Meeting with Sedgefield Ratepayers and Residents Association		
Date Time	14 th of August 2024 16h00 – 18H00	Venue	Sedgefield Old Council Chambers

ATTENDEES				
Name	Abbreviation	Organisation	Contact Number	Email Address
H. Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
K. Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
T. Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
V. Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za
Bruce McDonald	BM	Resident	0847071104	mcdonaldba5673@gmail.com
Marion Barrell	MB	SR&RA	0826981198	Agulhas.padrao@gmail.com
Tessa Joubert	TJ	Resident	0824818230	Tessa.joubert@gmail.com
Annie Brinkhuis	AB	Small-Scale Fishers / Traditional	0780700261	Brinkhuisannie1@gmail.com
Peter Edgington	PE	Resident	0812708277	sunbird@vodamail.co.za
Bridgette Edgington	BE	-	-	-
Gert Shrobel	GS	Resident	-	strobelmg@gmail.com
Monike Shrobel	MS	Resident	-	strobelmg@gmail.com
Cliff Elion	CE	Resident	0826789900	cliffprop@gmail.com
Paul Dougall	PD	Resident	0825666011	panl@remaxlakes.co.za
Len Moults	LM	Resident	0836042361	magalies@me.com
Frank Eckart	FE	VCT/ EGS	0741747380	frank.eckardt@uct.ac.za

ATTENDEES				
Name	Abbreviation	Organisation	Contact Number	Email Address
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Lilith Seals	LS	SR&RA	0824408625	lseals@gmail.com
Lawrence Boatwright	LB	Island Conservancy	0833767846	lboatl@gmail.com
Helia van Zyl	HZ	Island Conservancy	0823322206	helia@safecyte.co.za
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Andy Brough	AB	SR&RA	0832274318	andy.b@harcourts.co.za
Roy Phillips	RP	Resident	0728362966	royandcarmen2022@gmail.com
Keith Killads	KK	Resident	0836522282	keith@gkconsulting.co.za
Randal B+R	RBR	Resident	0833758145	bridgetr1950@gmail.com
Eldred Butler	EB	Resident	0726209610	eldredbutlet@gmail.com
Rodney Nay	RN	Ward 1 & 2 Committee	0824526447	rodneynay1948@gmail.com
Terry Holten	TH	Resident	0832123963	terry.holten@adept.co.za
Meryl Holten	MH	Resident	0825530837	merylholten@gmail.com
Dick Groot	DG	Resident	0723459630	dgroot@mweb.co.za
B.T. Meneses	BTM	Resident	0848087530	swallowsnest42@gmail.com

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

	Discussion Points	Action/ Personnel
1	OPENING AND WELCOME: Kreason Naidoo opened the meeting, welcomed all attendees.	Chairperson



	Discussion Points	Action/ Personnel
2	BACKGROUND Kreason gave an overview of the project, outlining its objectives and the purpose of the session.	Tshani Consulting CC
3	DISCUSSION The following are the key points that arose from the discussion: Attendee 1 (A1) had the following inputs: ▪ They noted a problem with regards to the High School in Sedgfield. ▪ They stated that Sedgfield lacks a physical high school; instead, students rely on virtual schooling. ▪ They and various member noted that this situation highlights a pressing need for a dedicated educational facility. KN responded as follows: ▪ He noted the issue also arising in prior meetings and noted the capturing of the issue in the social facilities assessment of the report. Attendee 2 (A2) had the following inputs: ▪ They highlighted the matter of the Urban Edge and Urban Expansion. ▪ They also noted that the perception of Sedgfield as a retirement destination is shifting in that the demographic now includes young families with children, increasing the demand for facilities and amenities. KN responded as follows: ▪ He noted the reality of this shift, the implications on existing facilities, and the backlog of needed facilities. ▪ He highlighted that this shift necessitates additional space and alternative transport methods and that current general services are not equipped for the anticipated growth, making expansion potentially costly.	ALL



	Discussion Points	Action/ Personnel
	Attendee 3 (A3) had the following inputs: ▪ They highlighted the need to address the lack of transport alternatives ▪ They noted that the absence of a local high school raises concerns about transportation for students attending schools elsewhere. ▪ They concluded that affordable and reliable transport options are needed to address this issue. KN responded as follows: ▪ He noted the matter for the need for transport alternative and expressed it will be captured in the SDF report Attendee 4 (A4) had the following inputs: ▪ They noted the matter of the environmental fragility being of great concern. ▪ They highlighted that Sedgefield's physical environment is delicate, with limited space for expansion. ▪ They further noted regarding this, that Tourism is central to the local economy, necessitating a careful balance between environmental sustainability, tourism, and growth. KN responded as follows: ▪ He agreed to the notes of the importance of tourism and need for environmental protection. ▪ He highlighted that professional management is essential for integrating these aspects effectively and that the input will be added into the report. Attendee 5 (A5) had the following inputs: ▪ They brought to attention the matter of informal trading. ▪ They highlighted informal trading and the presence of hawkers impacting the town's appearance. ▪ They expressed that the economic position of Sedgefield is not reflected in its support for informal markets.	

Discussion Points	Action/ Personnel
KN responded as follows: ▪ He noted the issue and assured the addition of it into the report. Attendee 6 (A6) had the following inputs: ▪ They noted the importance of and issues with the Public Sector Coordination. ▪ They noted that there is a lack of communication between public sector departments, affecting overall capacity. Improved collaboration and accountability are needed. KN and HS responded as follows: ▪ KN and HS noted it as being a recurring issue brought about in regard to the municipality and expressed that the SDF has the potential to assist in better communicating and assigning of responsibilities through the Capital Expenditure Framework that will be included into the report. Attendee 7 (A7) had the following inputs: ▪ They expressed a concern with regards to Traffic management and its infrastructure. ▪ They shared concerns that roads in Sedgefield are frequently redone due to heavy truck traffic from Gqeberha (Port Elizabeth). They further expressed that the intersection near the Sedgefield market requires a traffic light. ▪ They also mentioned that the mapping of potential development areas within and outside the urban edge is also needed. KN responded as follows: ▪ He noted the need for improved traffic management which will be added into the report. ▪ He also expressed the potential in the N2 bypass to remedy the issue, although noted that the status of the development is unclear. ▪ He mentioned that Tshani Consulting will attempt to directly contact SANRAL on the matter for confirmation	

Discussion Points	Action/ Personnel
Attendee 8 had the following inputs: ▪ They expressed concerns to Water Security. ▪ They noted that the current Integrated Development Plan (IDP) promises water security, yet the situation remains unresolved. It had been expressed that solutions such as a Water Management Plan or dam are necessary. KN responded as follows: ▪ He noted the matter of water security as an experienced issue and expressed that there is the need for a linkage in the documents to assure alignment to priority matters, such as the water security matter, to assure resources are pulled towards it. KN further noted that this is to be included in the report. Attendee 9 (A9) had the following inputs: ▪ They expressed that potentials in developments in Open Land and Conservation ▪ They highlighted that there are undeveloped open land parcels that could be integrated into municipal-wide open space systems. KN responded as follows: ▪ He noted that balancing development with conservation efforts is crucial. ▪ He expressed that a prior study was conducted with the environmental group to note their concerns and begin the process of analysing ways to achieve this balance, which will be highlighted in the SDF report. Attendee 10 (A10) had the following inputs: ▪ They expressed concerns with regards to Tourism Accessibility. ▪ They highlighted that existing tourism attractions, such as lakes, are often inaccessible.	

Discussion Points	Action/ Personnel
KN responded as follows: ▪ He expressed that the matter had also arisen in the meeting with the environmental group and that it has been noted. ▪ He shared that there should be a dedicated champion which is needed to drive improvements and coordinate stakeholder efforts in the presence of such recurring issues. Attendee 11 (A11) had the following inputs: ▪ They highlighted the problem of Homelessness. ▪ They expressed that homelessness remains a significant issue in Knysna Municipality. KN & HS responded as follows: ▪ KN and HS noted that addressing this problem requires a consensus on priorities to align with the Spatial Development Framework (SDF). Attendee 12 (A12) had the following inputs: ▪ They expressed grievances in the Institutional Capacity of the municipality and its competency as a result. ▪ They expressed that the municipality's capacity and competence in managing responsibilities need evaluation and suggested that a public performance assessment can help ensure growth and efficiency. KN responded as follows: ▪ He noted the matter to be included in the report. Attendee 13 (A13) had the following inputs: ▪ They expressed concern to the matter of the Landfill and Waste Management.	

Discussion Points	Action/ Personnel
▪ They mentioned the lack of effective waste management and the reliance of the Knysna Municipality on the George Municipality for the disposal of said waste is of detriment to the Municipality KN responded as follows: ▪ He noted that issue of the landfill being in critical need of being addressed and that much had been expressed on a recurring basis. ▪ He advised that the suggestion of reducing waste production and exploring waste-to-energy options or recycling can decrease reliance on dumpsites. Attendee 14 (A14) had the following inputs: ▪ They expressed the potential in Medical and Tourism Opportunities for locals in the area. ▪ They highlighted that developing adventure tourism, such as raised walkways, jetties, and cycling routes, can significantly contribute to the area and that establishing a tourism institution and enhancing youth centres, sports, and recreational facilities are also important. KN responded as follows: ▪ He noted the potentials of such developments being a great benefit to the area and highlighted that such suggestions will be assessed in the report. Attendee (A15) had the following inputs: ▪ They highlighted the problem of the lack of Cemeteries in the area. ▪ They expressed that the town cemeteries are at capacity.	

	Discussion Points	Action/ Personnel
	KN responded as follows: - He noted that this need is to be addressed as part of broader municipal planning. - He elaborated that the possible land for this issue will need to be identified, and the matter is to be assessed in the report.	
4	WAY FORWARD: - KN assured attendees that their feedback would be thoroughly documented. - Tshani Consulting to integrate the insights and feedback from today's discussion into the project. - Tshani Consulting to Circulate the Attendance Register on the 19th of August 2024	Chairperson
5	CLOSURE KN thanked attendees for coming to the workshop and closed the meeting at 19h00.	Chairperson

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	



AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

ENVIRONMENTAL FOCUS GROUP MEETING

Client	Knysna Municipality			
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)			
Engagement Type	Environmental Focus Group			
Date Time	14th of August 2024 09h00 – 10H00	Date Time	14th of August 2024 09h00 – 10H00	

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Hennie Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
Janet Bodenstein	JB	Resident	0825577122	j.bodenstein@mweb.co.za
Vanessa Weyer	DW	SANPARKS	0747078199	vanessa@sanparks.org
Levaël Davis	LD	Ward Councillor	0609987136	ldavis@knysna.gov.za
Elisbeth Hartzenberg	EH	Smutsville Informal Settlement	0617368960	Ehartenberg145@gmail.com
Bruce McDonald	BM	SANPARKS	0847071104	Mcdonaldba6573@gmail.com
Chloe Gerbers	CG	NMU	0767841934	Chloe.gerbers@mandela.ac.za
Mandy Lombard	ML	Homeowner & Nelson Mandela University	0834542284	mandylombard@gmail.com
Kate Southey	KS	Knysna Municipality	0609986940	ksouthey@knysna.gpv.za
Janet Ebersohn	JE	ECO Route	0825577122	janet@ecoroute.co.za
Susan Cambell	SC	WHC	0825706804	susan@mvel.co.za
Kyle Smith	KS	SANPARKS	0829281297	Kyle.smith@sanpark.org
Tessa Joubert	TJ	Resident	0824818230	Tessa.joubert@gmail.com
Kreason Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za



Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Tamzyne Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
Vuyisa Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za
Dave Edge	DE	Western Heads Goukamma Conservancy	-	orachrysops@gmail.com
Eion Brown	EB	Noetzie Conservancy Owners Association	-	eionroybrown@gmail.com
Melanie Gosling	MG	Noetzie Conservancy Owners' Association	0728631425	melanie.gosling@gmail.com
Wendy Dewberry	WD	-	-	
Emily Taylor	ET	Stellenbosch University	-	emilytaylor@sun.ac.za
Sabrina Gosling	SG	Noetzie Conservancy Owners' Association	0845527555	municipal@noetzie.co.za

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Kreason Naidoo opened the meeting, welcomed all attendees and allowed each to introduce themselves.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting KN presented the background and purpose of the meeting by giving a brief overview of the project to date, and what the expectations of the meeting were.	Tshani Consulting CC



Item	Discussion Points	Activity/ Personnel
4	<u>Discussion</u> Susan Cambell Noted the following: ▪ She noted that there is a Development of the Western Heads Structure Plan ▪ She asked the attendees to visualise themselves on Cloud nine and noted that when you look out from the view point everything you see is visually sensitive areas Kreaseon Naidoo Responded as follows: ▪ He noted that the Guidelines are important to the process Vanessa Weyer(VW) had the following input: ▪ VW noted that the status of the vegetation in Knysna, specifically along the coast line is critically endangered. Mandy Lombard (ML) had the following input: ▪ She questioned Knysna Municipalities capacity to handle the influx of people into the municipality and the influence on the environment. ▪ She noted that there are 3 main conservation issues within the municipality, namely: Fire, Water - abstraction due to alien vegetation and Extreme Biodiversity. ▪ She suggested that the municipality use land that is being exited by forestry, which is already flat areas, for future development ▪ She stated that the Coastal land should not be touched for future development ▪ She noted that TSHANI Consulting should consider the NPAES & NEMPA Documents	ALL



Item	Discussion Points	Activity/ Personnel
	Chloe Gerbers (CB) had the following input: ▪ She asked how the environment will be valued in the process of the SDF, and overall, what is the main value of the SDF. Kreason Naidoo Responded as follows: ▪ He noted that the environmental wealth of Knysna brings with it Financial Benefit ▪ He noted that from a community perspective it is a balancing act between environment and development Janet Ebersohn (JE) had the following input: ▪ She stated that the Western Cape Environmental Legislation needs to be included in the process ▪ She noted that there are offsets at the Knysna heads, but DEA&DP hasn't adopted the CBA Areas ▪ She questioned what the balance will be between the people's rights and environmental concerns ▪ She stated that NEMBA & NEMA do not supersede current legislation ▪ She noted that there is agricultural land on the Western Heads that has been sold with Development Rights Susan Cambell had the following additional inputs: ▪ She supported the discouragement of development along the Knysna Coast line ▪ She stated that the coastline can be an asset, specifically in Sedgefield there is a need to identify public access points to the coast for recreational purposes	



Item	Discussion Points	Activity/ Personnel
	Mandy Lombard (ML) had the following additional inputs: - She noted that there is a gated community along the coast, in relation to this she stated that this is against ethics as it is blocking public access to the coast Kyle Smith (KS) had the following inputs: - He stated that the Legislation does not cover the values of the environment Kreason Naidoo Responded as follows: - He noted that in terms of the guidelines, the inputs can collectively be looked at Chloe Gerber (CB) had the following additional inputs: - She requested that Tshani Consulting provide the timeframes for the project - She asked what the difference is between the current SDF and the SDF that is being developed Kate Southy (KS) had the following inputs: - She noted that DFFE has risk analysis data. - She queried the amendment process and where and what it is based on. Kreason Naidoo Responded as follows: - He gave clarity of the SDF process, including what sparked the need for the amendment Individual had the following inputs: - They noted that in terms of the Coastal Setback Lines, we need to plan for the worst-case scenario.	



Item	Discussion Points	Activity/ Personnel
	The also questioned the validity of the Coastal Management Lines, currently they follow the “purple line” which Knysna lies behind.	
6	Way Forward - Inputs to be received by the Focus Group to be documented and circulated as soon as possible - Tshani Consulting CC to circulate the Attendance register on Monday the 19th of August 2024.	Tshani Consulting CC
7	Closure Kreason Naidoo thanked everyone for attending the meeting and officially closed the meeting at 11:00.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Kreason Naidoo	Tshani Consulting CC, Town Planner A1454/2011	



AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

PHASE 3: SPATIAL CONCEPT

DEVELOPERS FOCUS GROUP

Client	Knysna Municipality		
Project	Amendment of the Knysna Municipal Spatial Development Framework (WC 001)		
Engagement Type	Developers Focus Group		
Date Time	14th of August 2024 12h30 – 14H30	Venue	Leisure Isle Community Hall

Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Hennie Smit	HS	Knysna Municipality	0609987124	hsmit@knysna.gov.za
Sihle Phungula	SP	Knysna Municipality	0443026363	sphungula@knysna.gov.za
Martin Jonker	MJ	Plan 4 SA	0844106132	martinj@plan4sa
Daniel Jablant	DJ	Autumn Star	0824663816	danworderT@gmail.com
Gerry Cloete	GC	Clomark Properties Company	0824416203	gerry@clomark.om
Peter Vadas	PV	Pembreys	0824439425	pembreys@telkomsa.net
Jenny Des Fountain	JDF	REDZ Properties	0728438121	jennydes@redsproperties.co.za
Marika Vreken	MV	MVTRP	0829275310	marika@vreken.co.za
Ruben Schukyt		MVTRP	0790988091	ruben@vreken.co.za
Kreason Naidoo	KN	Tshani Consulting CC	0829402502	kreason@tshani.co.za
Tamzyne Romans	TR	Tshani Consulting CC	0678673788	tamzyne@tshani.co.za
Vuyisa Nokwe	VN	Tshani Consulting CC	0723076540	vuyisa@tshani.co.za
Jonathan Stoller	JS	Signatura Property Development	-	dyerss@nra.co.za
Piet Van Niekerk	PVN	Private	-	plervn7@gmail.com



Attendees				
Name	Abbreviation	Organisation	Contact Number	Email Address
Gregory Barnes	GB	Axon Investment Services Pty Ltd	0726143919	greg@axon.co.za

PROJECT PHASE	ACTIVITY	TIME FRAME
Phase 3: Spatial Concept	Deliverables for phase Public Participation Consultation	08/07 – 30/08

RECORD OF MINUTES

Item	Discussion Points	Activity/ Personnel
1	Opening and Welcome Kreason Naidoo commenced the meeting by warmly welcoming all attendees. He began by introducing himself and then invited each attendee to introduce themselves, fostering a collaborative atmosphere from the outset.	Tshani Consulting CC
2	Attendance and Apologies Attendance indicated above. No apologies were noted.	All
3	Background and Purpose of Meeting KN presented the background and purpose of the meeting by giving a brief overview of the project to date, and what the expectations of the meeting were. Kreason highlighted the crucial need to gather insights from developers and stakeholders regarding the challenges they encounter within the Knysna Municipality. Attendees were encouraged to discuss both the difficulties they face and potential solutions, with assurances that their feedback would be documented and incorporated into the SDF amendment.	Tshani Consulting CC

Item	Discussion Points	Activity/ Personnel
4	<u>Discussion</u> Attendee 1 Noted the following: ▪ She will share with Tshani documents from previous studies, including the Strategic Integrated Development Framework which was completed nearly eight years ago but halted due to local political issues and implementation never realized. ▪ She noted that in terms of the Municipality Operations, the departments operate in silos, causing inefficiencies. ▪ She noted that on a broad level there is always conflicts between conservation and development, often the greens are extreme greens, and developers sometimes develop too much. ▪ She indicated that there are countless policies from entities like Cape Nature and SAN Parks, however these policies have never been ground trothed, and workshopped with the public. They are trying to use SDFs to impose these policies on land owners, however, the land owners don't understand and don't know what the implications are. She also noted the data is wrong, GIS is incorrectly used at a national scale to document the critically endangered. ▪ Land Use Challenges: ○ Over the years the area between Belvedere and Phantom Pass has shifted from resort recreation to a rural node to conservation. ○ There are also erven in this area between Belvidere and Phantom Pass that is zoned for Agriculture however, it's not productive agriculture land as it's too small, there's no agriculture potential the soils aren't good. ▪ It was noted that there is no cemetery space left ▪ It was noted that population growth is massive, but queries who that population is?	ALL



Item	Discussion Points	Activity/ Personnel
	▪ It was noted that we can not only provide low-income housing as it is not feasible. There is a detailed economic study completed that shows the need for middle income housing development contribution, however due to the high-cost of development this has never been realised. ▪ The development contributions in Knysna are the highest in the district. She also noted that the high development contributions collected by the municipality do not translate into infrastructure improvements. ▪ She noted the following points in terms of Tourism and Economic Development: ○ The local economy is heavily reliant on tourism; however, the economic sector is currently stagnant. The tour buses rarely stop in Knysna, they stop in Mossel Bay, and they stop in Plettenberg Bay. ○ There is outdated or non-functional infrastructure supporting tourism. ○ Noted in the status quo there was a list of tourism attractions, but in reality, there is not much to do in Knysna. ▪ She added that there is a need for better public access to the lagoon and development of attractions, need to map the points of public access to the Lagoon. ○ The Lagoon has assets that aren't being used, From the Water front to the White bridge has potential to be Knysna's Promenade ▪ Allow mixed use along the waterfront specifically between the current waterfront mall and Theisen Island ▪ She highlighted that CML is a GIS process done at a provincial level. Meant to be a guideline, however those implementing the SDF use it as law.	

Item	Discussion Points	Activity/ Personnel
	KN Responded as follows: - Points raised earlier vs points raised now are all valid points - CBD itself needs a breath of fresh air - KN noted that the elephant in the room is the N2, Tshani to have a meeting with SANRAL. Attendee 2 noted the following: - The land for the N2 was bought over 40 years ago, but there was one Mayor who voted against it. - They noted that what is important here is if you are SANRAL if the project is happening, they will say yes, because the land has been expropriated over 40 years ago and will not acknowledge if the road will happen in our life time. - Municipality should take a standpoint on whether they want it or not and where they would want it. KN responded with the following: - He stated because the residents have raised this issue over and over, we as Tshani are now compelled to assess the risk and make recommendations - In terms of priority, we also note that the Bypass Rd would have the biggest impact because it then creates the diversion of traffic, it opens up pockets of land for development accessibility. - The bypass road will also give the chance to revive the CBD - He noted that this is a high-level SDF for the entire municipality, so we're not going to get into the detail of the CBD itself, but we would recommend that a precinct plan needs to be done for the CBD. - He noted that the issues with parking in the CBD also need to be dealt with, He noted that we need to come up with unique situations applicable to Knysna.	

Item	Discussion Points	Activity/ Personnel
	- He made the point that people often say that the bypass will kill the economy, however, that is often not true. There was a study done for the N2 bypass between East London and Pietermaritzburg, and the chances of people stopping in a small town is minimal allowing the moving of a road like the N2 to have a minimal impact on the local economy. - He noted that Knysna has a different age group of people who have different needs which are coming into this area. - He noted that we've got to be careful because there are a lot of examples where, you know, we need to look at things like sequential development, no leapfrogging because the cost of infrastructure just shoots up the moment you start to say, well, there's a property here, we skip 5 farms and we develop here to bring water, to bring electricity, to bring sanitation. Attendee 3 asked the following: - Then what about off grid developments because there is that possibility as an example currently that that's been OK and it's it could be a recently bigger developments and what is the augmentation ladies contribute towards an off grid? What can be done next because to pay those and then still pay the cost of going where you don't require services, where you can pop from space to space because you're running with wind development and I'm talking, you know, employment passes and I'm talking five or six hours. So how does one, how does the municipality come to the party there in terms of the service there? KN responded as follows: - He noted that he does not have an immediate response, however Tshani is meeting with Engineering on the 15th of August and will raise that question there.	

Item	Discussion Points	Activity/ Personnel
	- He questioned the existing contribution development contribution policy, how it works, Do we need to relook at it? Municipality responded as follows: - The municipality urgently requires a policy on development contributions. There is also a need for a development contributions calculator and an automated standard operating procedure for service-level agreements, complete with timeframes. This would ensure that once approval is granted, the process of obtaining a legal service agreement can proceed efficiently to the next step. KN responded as follows: - He also spoke about the idea of alternative engineering solutions; he noted that the SDF is not here to resolve alternative engineering solutions. However, to encourage development, to sort out development challenges, we need to look at different options and the different options is to look at alternative engineering solutions. - We have also identified that the municipality operates with a silo mentality, leading to significant capacity issues. The right people are not in the appropriate departments or positions, resulting in ineffective decision-making. As part of the governance and institutional arrangement assessment of the SDF, we need to pinpoint these challenges, such as the prolonged processing times for applications. If the municipality aims to be a lifestyle destination, it must ensure that processes, like consent applications, do not take years to complete, as this could diminish its appeal. Attendee 4 noted the following: - We'll be down the line five years from now and we still wouldn't have built that high school order to primary schools because we need a driver. So, what this this town needs, is a task force in Knysna that	



Item	Discussion Points	Activity/ Personnel
	has a 5 or a 10-year development plan and it's their responsibility to drive the bottlenecks and to get them removed. ▪ We've got trillions of litres of waters moving through the nice night heads. Four times a day you can put an electric, you can put a generator in there that'll give this whole town and George power for free. But we need somebody with ideas. and we need somebody that'll drive it. ▪ He asked to discuss the bypass road. Although the idea seems elusive due to funding constraints, there are viable alternatives. One option is to convert the N1 into a one-way road heading towards Plettenberg Bay, while the road coming down past the waterfront could serve as a bypass, functioning as a one-way road going west towards George. A study could reveal that this setup would result in a three-lane road heading east and a two-lane road heading west. This configuration could increase parking capacity by 30% and reduce the number of traffic lights on the N1 through town to just two. ▪ Tourism is the lifeblood of this town—without it, there are no jobs. It's crucial that people start promoting this message and emphasize the importance of taking care of our tourists. ▪ We have two traffic departments. What is the provincial traffic doing in Knysna? There's only one road going through the town—just one road. We've got 15 traffic vehicles patrolling it, and they end up harassing the public and our tourists. I've seen it during December: when tourists leave Knysna, they remember two things—traffic fines and potholes. ▪ He noted that he bought a property in Knysna and has been paying rates and taxes for 10 years. I've also paid for water and electricity services for a decade, only to find out that when I finally want to build a house, I can't even put a spade in the ground. Then I'm told I need an OSCA permit. Fine, I submit my plans, but now I'm told I need an OSCA permit. When I apply, they tell me there are butterflies or frogs on the site, so I need an Environmental Impact Assessment (EIA) that will take	

Item	Discussion Points	Activity/ Personnel
	another year and cost me 150,000 Rand. We can't operate this way. If a stand in Knysna is sold to the public as a residential stand, all the necessary rights and approvals should already be in place. You can't treat the public like this. - He noted that we need a dedicated group of people who can lay out a clear vision for what will happen in this town over the next 10 years. We need to identify waterfront properties for development, engage interested developers, and push these projects through the City Council to get the job done. KN responded as follows: - He agreed with the statements and noted he liked the idea of having drivers for the catalytic projects Attendee 5 noted the following: - The population projection should be married with the urban edge to get a better understanding of what is needed. He also noted that what needs to be considered in the Urban edge is that not all land within the current edge is developable. KN responded as follows: - In his opinion urban edges need to be reviewed annually. Circumstances change, economic conditions shift, and the direction of growth within a town can also change. - He noted that we also need to respect that an urban edge is there to assist the municipality, the provision of services. - He noted that there should be a differentiation between services edge and urban edge. Municipality noted the following:	

Item	Discussion Points	Activity/ Personnel
	- There are issues with application non-compliance and insufficient departmental capacity. - Need to address delays and improve efficiency. KN responded as follows: - He noted the challenge lies in balancing the interests of developers with those of environmental practitioners, some of whom are primarily focused on protection rather than development. Additionally, there's a new emphasis on offsets. Government environmental departments are now insisting that if your project impacts the environment, you need to offer compensatory measures or rehabilitation elsewhere. In Knysna, you'll likely encounter more of this sentiment, where the focus will be on identifying suitable offsets for any development in sensitive areas. - He noted that we need to look at the scenarios whether catalytic development happens or not, and from a conceptual perspective terms and we need to say that's the scenario then how we overcome that.	
6	Way Forward - Kreason Naidoo (KN) assured attendees that their feedback would be thoroughly documented and reviewed by the technical team. - KN also informed the group that there would be additional opportunities for public input through further consultations and reviews of draft documents. These will be publicized in local newspapers and made accessible in public spaces such as libraries.	Tshani Consulting CC
7	Closure Kreason Naidoo thanked everyone for attending the meeting and officially closed the meeting at 14:35.	Tshani Consulting CC

Action Items (this section is the most important)	Responsible Personnel / Organisation	Likely timeframe
Documentation of Inputs	Tshani Consulting CC	ASAP
Circulation of the Attendance Register	Tshani Consulting CC	19 August 2024

	Name	Company, Role	Signature
Prepared By	Tamzyne Romans	Tshani Consulting CC, Town Planner C/9752/2023	
Approved By	Krearon Naidoo	Tshani Consulting CC, Town Planner A1454/2011	

MATERIAL UTILISED IN THE MEETING

FLYER

Background & Objectives

The objectives of the Knysna MSD are to:

- Establish the Knysna MSD
- Review the Knysna MSD and data
- Review the vision, spatial context, strategy, and process
- Review the Knysna MSD
- Review the Knysna MSD

The Knysna MSD is to ensure the Knysna MSD is a successful and sustainable development.

CONTACT US

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STATUS QUO

TOTAL POPULATION
2011: 95 977 | 2024: 134 043

POPULATION PROJECTIONS
2011: 95 977 | 2024: 134 043

POPULATION GROUP
2011: 95 977 | 2024: 134 043

NUMBER OF HOUSEHOLDS
2011: 21 893 | 2024: 32 398

EDUCATION LEVEL
2011: 95 977 | 2024: 134 043

UNEMPLOYMENT RATE
2011: 95 977 | 2024: 134 043

AMENDMENT OF THE KNYSNA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF)

August 2024

TSHANI CONSULTING C.C.

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WHAT IS AN SDF?

The purpose of the Spatial Development Framework (SDF) is to provide a strategic and policy framework that will address spatial, social, economic and environmental issues faced by the Municipality.

The SDF will provide a strategic, vision, and policy framework for the Municipality's development. It will also be used as a policy framework to guide decision making, control the use of land, and to ensure the development and management of the Municipality.

Key Issues

- Housing backlog remains unaddressed by the Municipality.
- Unclear direction on R2 by-pass proposals by SANRAL.
- High costs for building affordable houses in cheap urban.
- Water management issues in the municipality.
- Lack of space for recreation facilities despite urban development in SDF and COG.
- Unlimited room for industrial and residential expansion.
- Absence of area-specific development frameworks and Priority Planning Policies.
- Mixing Services Master Plans.
- Sewer capacity issues evidenced by recent overflows.
- Too much capacity concerns and dislocation among bus passengers.
- Potential institutional conflicts with the land Audit Commission's duties.
- Insufficient funds for road upgrades and maintenance.
- Lack of an integrated public transportation services chapters.

Bulk Infrastructure

- At least 10% of households have access to paved roads.
- At least 10% of households have access to water supply.
- At least 10% of households have access to electricity.
- At least 10% of households have access to sewerage.
- At least 10% of households have access to solid waste collection.
- At least 10% of households have access to public transport.
- At least 10% of households have access to recreational facilities.
- At least 10% of households have access to cultural and heritage sites.
- At least 10% of households have access to health services.
- At least 10% of households have access to social services.
- At least 10% of households have access to educational facilities.
- At least 10% of households have access to employment opportunities.
- At least 10% of households have access to safe and secure housing.
- At least 10% of households have access to a clean and healthy environment.
- At least 10% of households have access to a sustainable and resilient community.
- At least 10% of households have access to a vibrant and inclusive economy.
- At least 10% of households have access to a safe and secure future.

Key Housing Trends

- Rising informal settlements.
- Urbanization Drives Growth.
- Inefficient Housing Delivery.
- Delayed Housing Provision.
- Challenges in Upgrading.
- Community Needs.

KNYSNA LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

MUNICIPAL LOCALITY PLAN



The map shows the spatial development framework for the Knysna Municipality, including the Knysna Municipality, Knysna Local Municipality, and Knysna Local Municipality. The map also shows the Knysna Municipality, Knysna Local Municipality, and Knysna Local Municipality.